

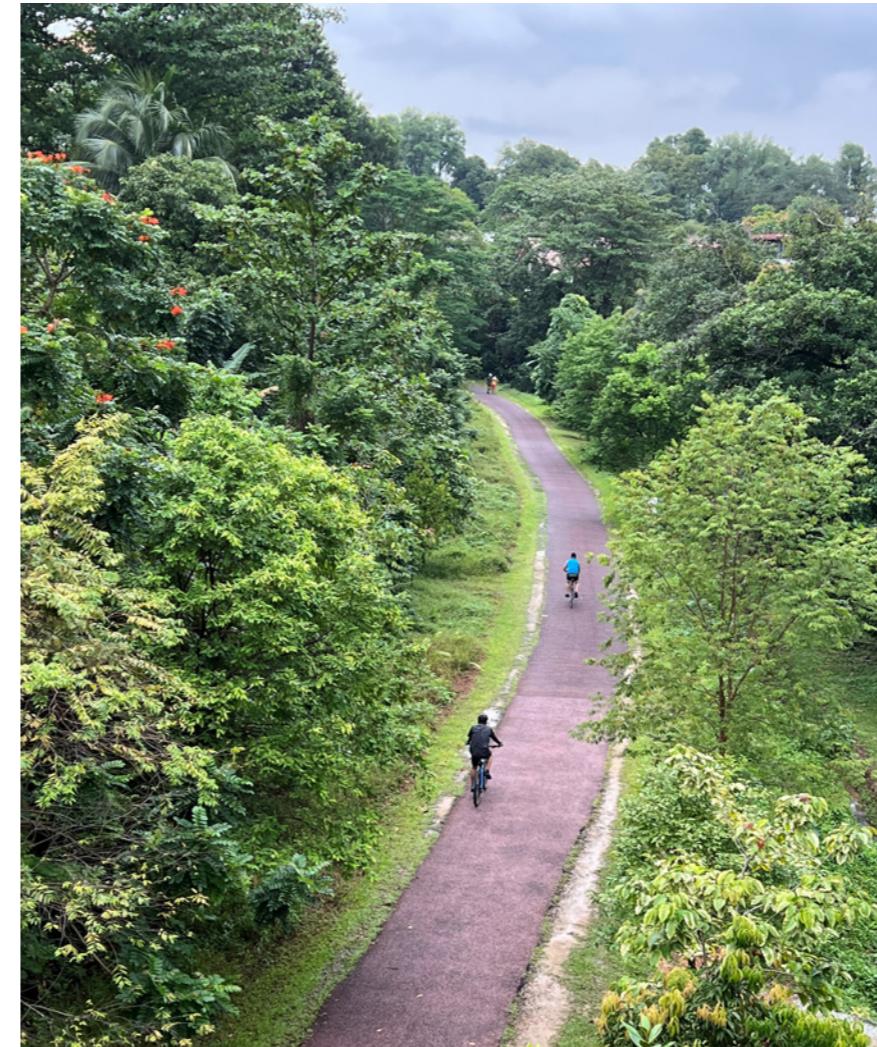


**HDB'S SALES LAUNCH
MAY 2022**

GHIM MOH ASCENT



Bounded by Ghim Moh Road, Ghim Moh Close, and the Rail Corridor, Ghim Moh Ascent is located near Buona Vista MRT station. This development comprises 4 residential blocks. Two blocks are 40 storeys high and the other two blocks have varying heights ranging from 8 to 31 storeys. The name 'Ghim Moh Ascent' references the development's location and the staggered height of the blocks. You can choose from 867 units of 3- and 4-room flats. Ghim Moh Ascent is offered under the new Prime Location Public Housing (PLH) model. Find out more about the PLH model, at <https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/plh>.



Ghim Moh Ascent is located within the Health District @ Queenstown. Residents of Ghim Moh Ascent will be able to access a range of initiatives that will be implemented to enhance their physical, social, and mental well-being. For example, Ghim Moh Ascent will feature a range of recreational facilities closely located to one another to foster family and inter-generational bonding. These include playgrounds for children, fitness stations for adults and elderly, and a hardcourt. The roof gardens on the 9th storey of some residential blocks and atop the MSCP also make for ideal spots for residents to interact with one another, or to unwind and relax. Additionally, Ghim Moh Ascent has been planned with good connectivity to the Rail Corridor and the Ulu Pandan Canal and Park Connector, where residents can be closer to nature and enjoy a variety of activities to boost their health. Other sports amenities in the town include the Queenstown Swimming Complex & Stadium.



A childcare centre and residents' network centre will also be located within Ghim Moh Ascent. Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public.

Artist's impression

ABOUT QUEENSTOWN



Ghim Moh Market and Food Centre



Photo courtesy of Fairfield Methodist School (Secondary)



Ulu Pandan Community Club
Photo courtesy of People's Association



Buona Vista Community Club
Photo courtesy of People's Association

Ghim Moh Ascent will be located in the Health District @ Queenstown, a first-of-its-kind multiple stakeholder collaboration project to create integrated solutions that will enhance the health and well-being of residents across their life stages. In planning and designing the built environment, HDB will place greater emphasis on solutions that encourage residents to lead active lifestyles and improve their physical well-being, while the relevant agencies will pilot and implement a range of programmes that support healthier and more productive lifestyles among the residents. More details on the Health District @ Queenstown are available on HDB's InfoWEB, at

https://www.hdb.gov.sg/cs/infoweb/designingforlifeinourtowns2021/exhibition/Live_Well_Queensway

Explore the wide variety of food and shopping choices at the nearby Ghim Moh Market and Food Centre. Visit Where2Shop@HDB at <https://www.hdb.gov.sg/cs/infoweb/residential/where2shop/explore/queenstown> to discover more HDB heartland shops in the town. The Star Vista and Holland Village are located nearby. To pick up a new hobby, you can participate in the activities and classes organised by the neighbouring Ulu Pandan Community Club and Buona Vista Community Club. If you enjoy reading, the Queenstown Public Library is just a short bus ride away.

Schools in the vicinity include Fairfield Methodist School (Primary and Secondary) and Anglo-Chinese Junior College. The Buona Vista MRT station, bus services, and the Ayer Rajah Expressway (AYE) will serve residents' transport needs.

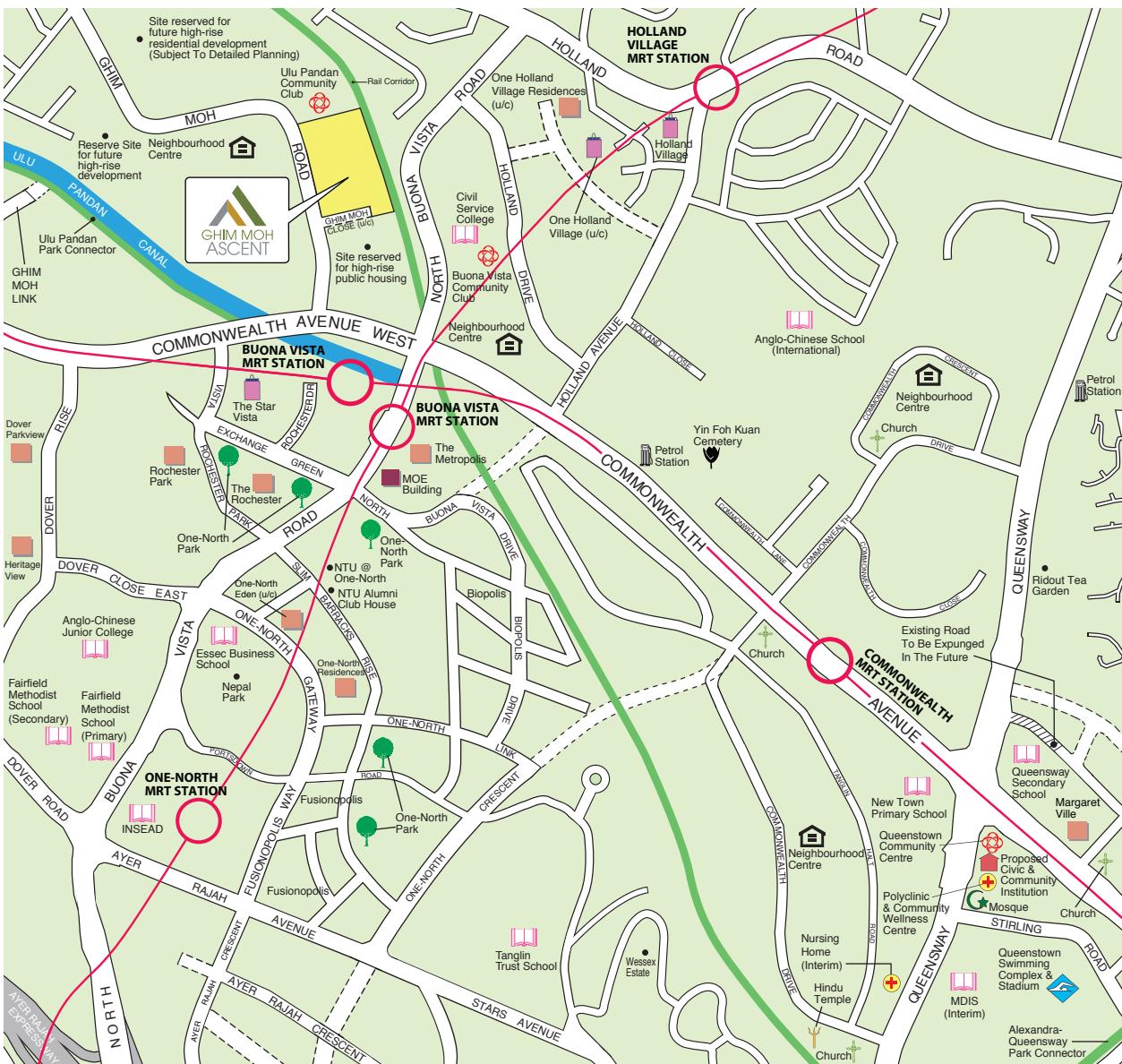
IMPORTANT NOTES

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

In addition, housing projects may be located near roads, railways, airbases, and land used for non-residential purposes. Hence, residents may experience higher noise levels. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. The information provided is indicatively based on the current planning intent of the relevant authorities and is subject to change from time to time.



QUEENSTOWN



 MRT Line & Station

(u/c) Under Construction

===== Under Construction / Future Road

A scale bar representing 500 metres. It features a horizontal line with tick marks at 0, 100, 200, 300, 400, and 500. The segments between 0-100, 100-200, 200-300, 300-400, and 400-500 are all equal in length, visually representing an interval of 100 metres for each segment.



Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.

2. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.

3. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.

4. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Ghim Moh Ascent will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electric vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



||||||||||||||||||||
**SEPARATE CHUTES
FOR RECYCLABLE
WASTE**



||||||||||||||||||||
**BICYCLE
STANDS**



||||||||||||||||||||
**ABC WATERS DESIGN
FEATURES**

SMART SOLUTIONS

Ghim Moh Ascent will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage



FINISHES AND FITTINGS

More than just a well-designed and functional interior, the flats will come with the following finishes and fittings:

3- AND 4-ROOM

<ul style="list-style-type: none"> • Floor tiles in the: <ul style="list-style-type: none"> • Bathrooms • Household shelter • Kitchen/ utility (3-room) • Kitchen and service yard (4-room) 	<ul style="list-style-type: none"> • Wall tiles in the: <ul style="list-style-type: none"> • Bathrooms • Kitchen/ utility (3-room) • Kitchen (4-room)
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OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

LAYOUT IDEAS

3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 66 sqm

Inclusive of Internal Floor Area of 63 sqm and Air-con Ledge



To cater to changing lifestyles and to provide more flexibility in the use of kitchen space, HDB has designed the flats with a combined kitchen/ utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add a partition to separate the utility from kitchen, as indicated in dotted lines.

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 89 sqm

Inclusive of Internal Floor Area of 86 sqm and Air-con Ledge





APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.

A horizontal scale bar with numerical markings from 0 to 100 in increments of 10. The word 'SCALE' is written vertically to the left of the scale, and 'METRES' is written horizontally to the right of the scale.



Notes:

Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

SITE PLAN



FLAT TYPE

 3 ROOM 4 ROOM

PLAY FACILITIES

- ① CHILDREN PLAYGROUND
- ② ADULT FITNESS STATION
- ③ ELDERLY FITNESS STATION

COMMUNAL AREAS

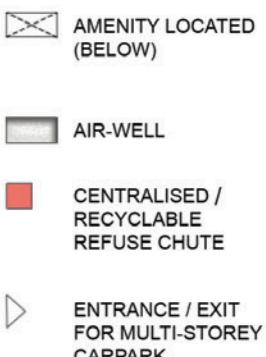
- ④ HARDCOURT
- ⑤ PRECINCT PAVILION
- ⑥ DROP OFF PORCH

SOCIAL AMENITIES

- ⑦ FUTURE AMENITIES /
FACILITIES AT 1ST STOREY
- ⑧ CHILD CARE CENTRE
AT 1ST STOREY

9 RESIDENT NETWORK CENTRE AT 1ST STOREY

OTHERS



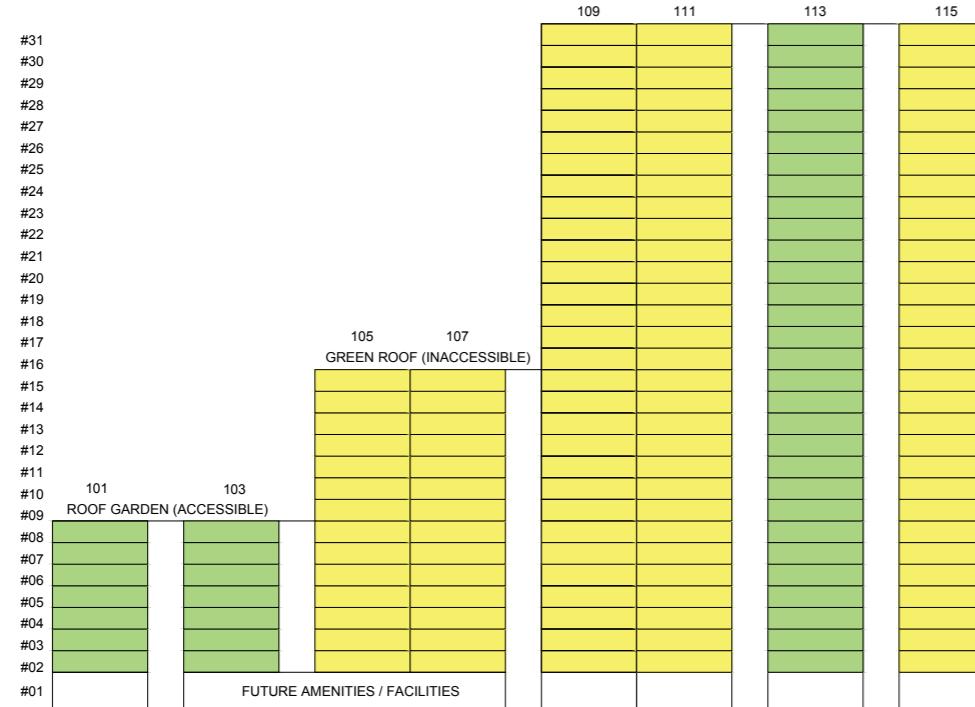
Block Number	Number of Storeys	3-Room	4-Room	Total
48A	8/15/31	44	118	162
48B	8/15/31	74	88	162
49A	40	39	231	270
49B	40	39	234	273
Total		196	671	867

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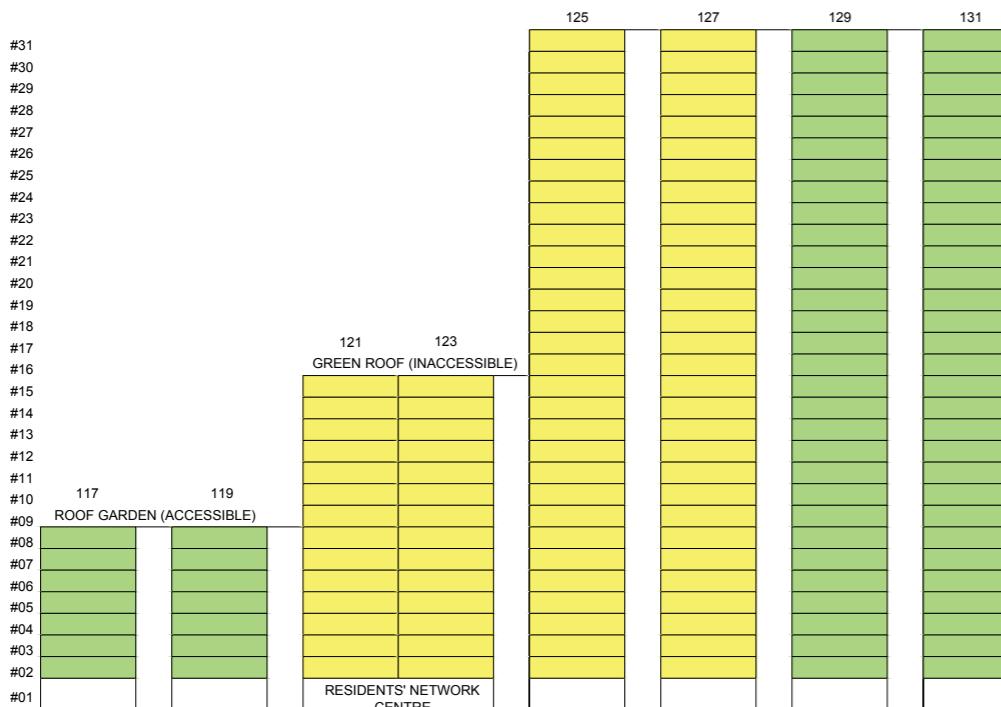
UNIT DISTRIBUTION

 3 ROOM

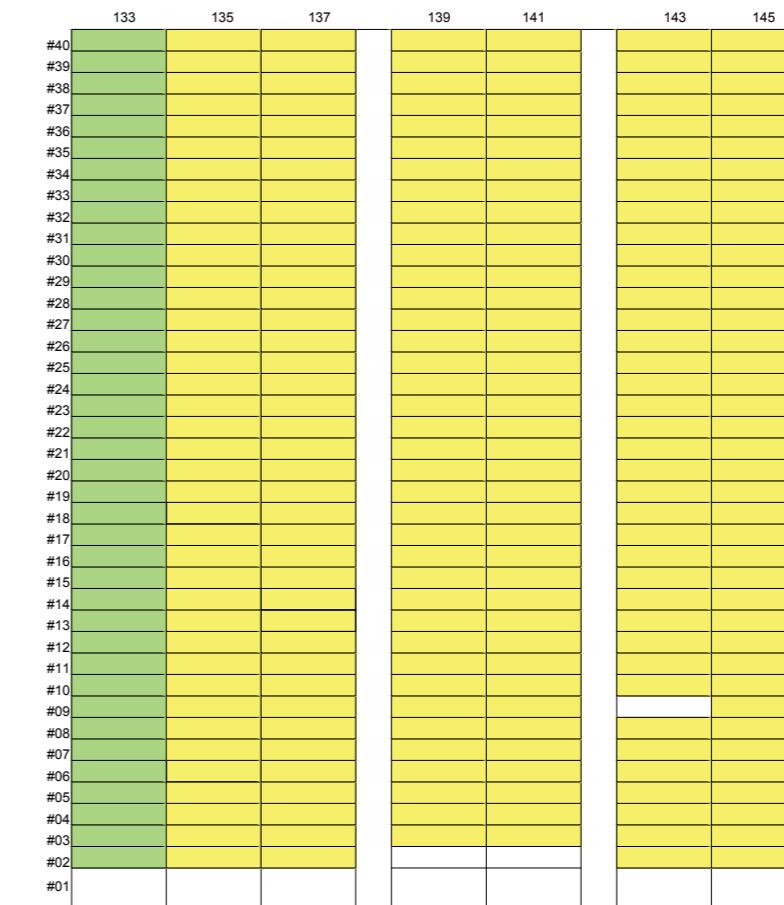
 4 ROOM



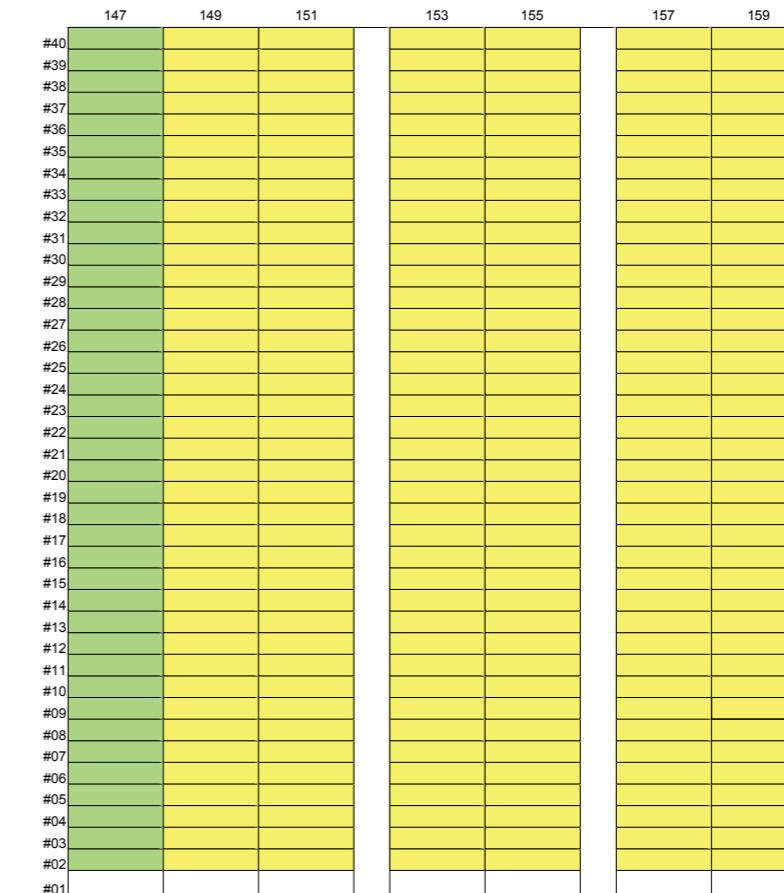
BLOCK 48A



BLOCK 48B



BLOCK 49A



BLOCK 49B



BLOCK 48A | 2ND TO 7TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT



BLOCK 48A | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 48A | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 48A | 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

WINDOW LEGEND	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 48A | 11TH TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

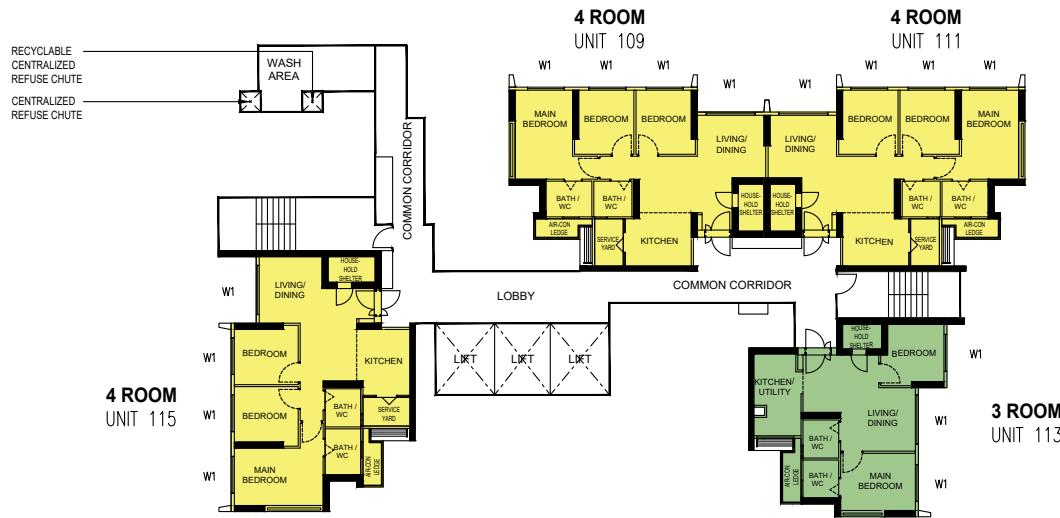
<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 48A | 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

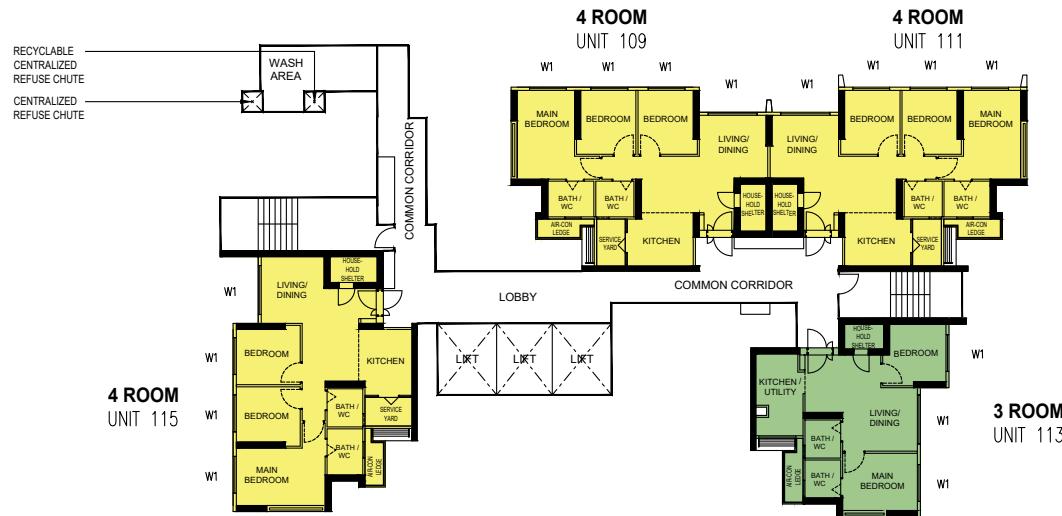
<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE BOUNDARY OF THE FLAT
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BLOCK 48A | 17TH TO 23RD & 25TH TO 31ST STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 48A | 24TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 48B | 2ND TO 7TH STOREY FLOOR PLAN

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 48B | 8TH STOREY FLOOR PLAN

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 48B | 9TH STOREY FLOOR PLAN

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT



BLOCK 48B | 10TH STOREY FLOOR PLAN

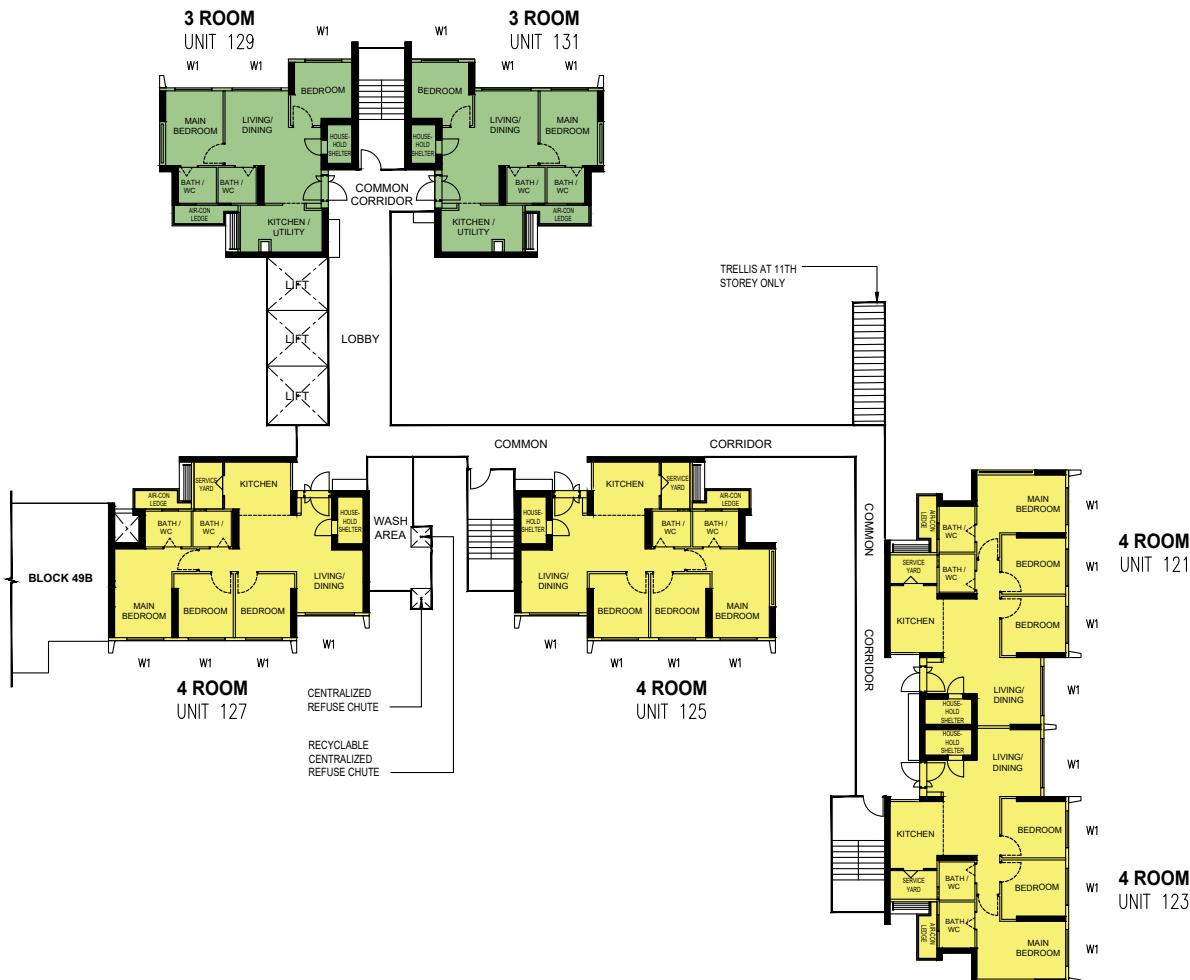
WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT



BLOCK 48B | 11TH TO 15TH STOREY FLOOR PLAN

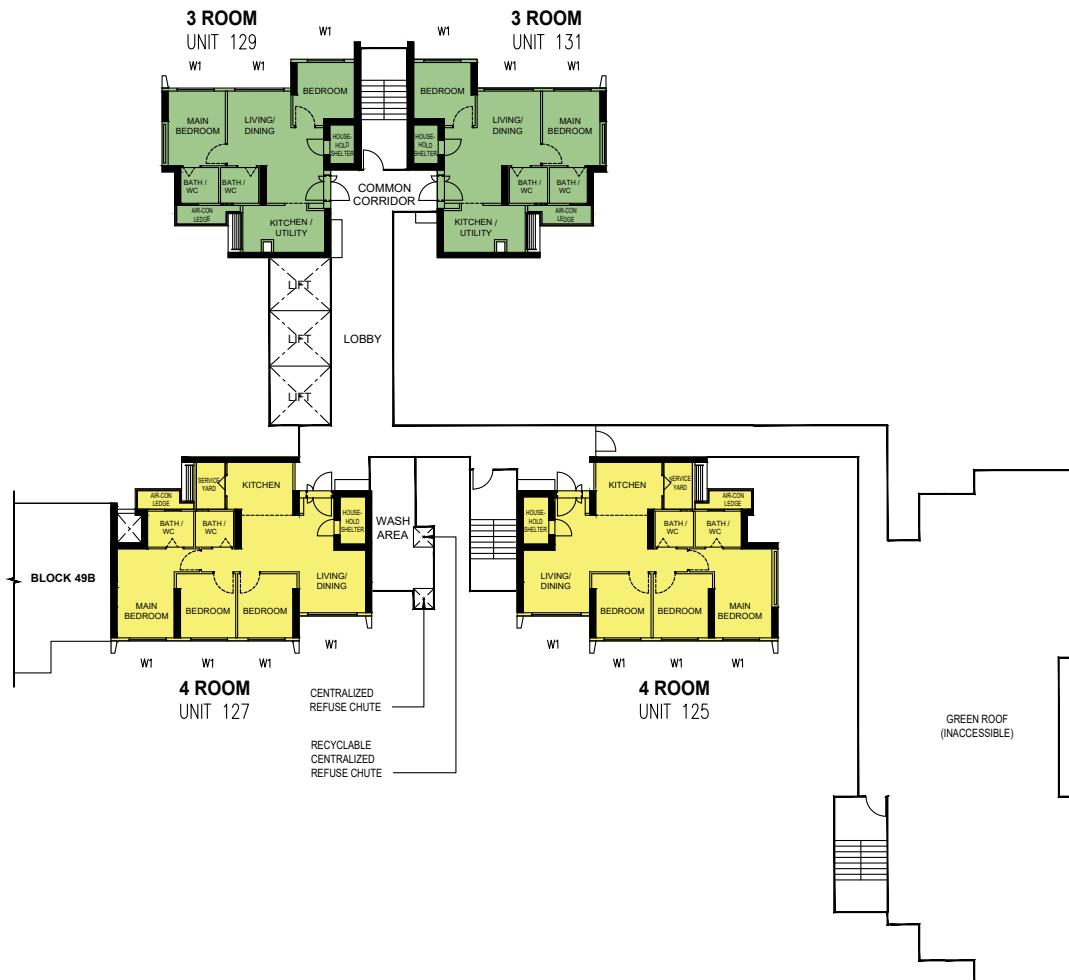
WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT



BLOCK 48B | 16TH STOREY FLOOR PLAN

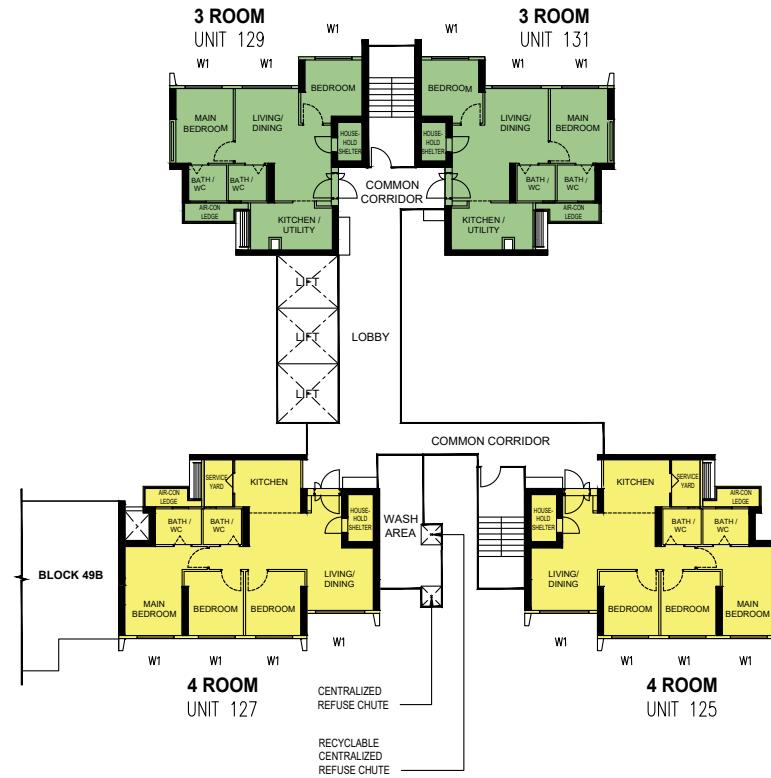
WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

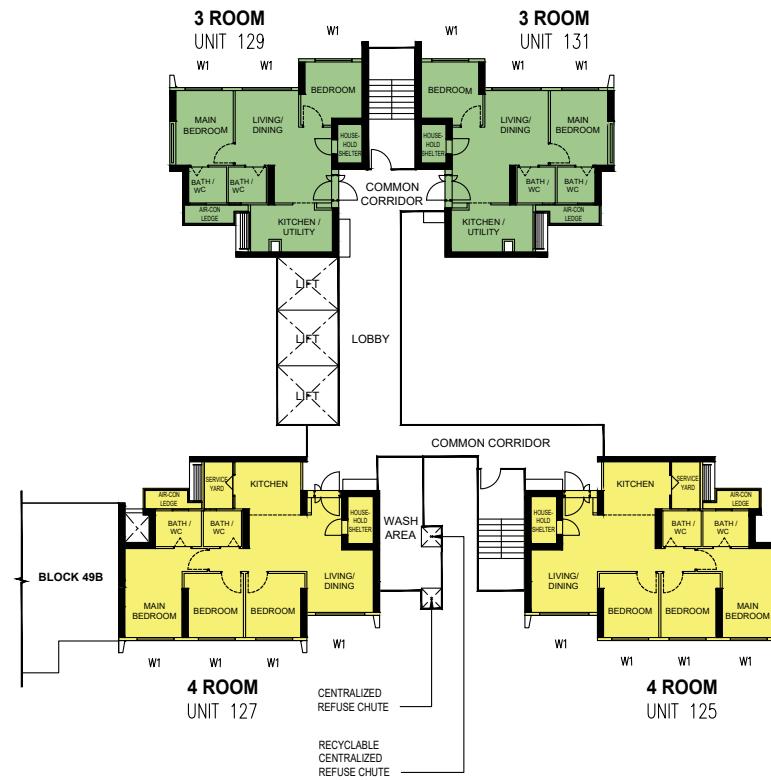
SCALE 0 2 4 6 8 10 METERS

THE COLORED FLOOR PLAN IS NOT INTENDED
TO DEMARCADE THE BOUNDARY OF THE FLAT



BLOCK 48B | 17TH TO 23RD & 25TH TO 31ST STOREY FLOOR PLAN

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARcate THE BOUNDARY OF THE FLAT
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BLOCK 48B | 24TH STOREY FLOOR PLAN

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLORED FLOOR PLAN IS NOT INTENDED
TO DEMARCADE THE BOUNDARY OF THE FLAT



BLOCK 49A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 49A | 3RD TO 8TH, 10TH TO 16TH, 18TH TO 24TH, 26TH TO 32TH & 34TH TO 40TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

WINDOW LEGEND	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 49A | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 49A I 17TH, 25TH & 33TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 49

WINDOW LEGEND	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 49B | 2ND TO 8TH, 10TH TO 16TH, 18TH TO 24TH, 26TH TO 31ST STOREY FLOOR PLAN

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 49B | 9TH, 17TH & 25TH STOREY FLOOR PLAN

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 49B | 32TH & 34TH TO 40TH STOREY FLOOR PLAN

<u>WINDOW LEGEND</u>	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 49B | 33RD STOREY FLOOR PLAN

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

THE COLORED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR GHIM MOH ASCENT

For 3-room, 4-room

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ Bathroom/ WC	: glazed porcelain tiles
Walls	
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

DISCLAIMER

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not statements or representations of fact.
- 3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and are subject to final survey.
- 9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, and land used for non-residential purposes and hence, residents may experience higher noise levels.
- 10) We reserve the right to use or allow the use of any:
 - Void deck of any apartment block
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,
 for:
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' network centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

OPTIONAL COMPONENT SCHEME

(3-, 4-, AND 5-ROOM FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS item will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the bathrooms, household shelter, kitchen, and service yard
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
 - wash basin with tap mixer
 - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.