



HDB's Sales Launch August 2020







### At Nature's Doorstep

Kebun Baru Edge will be located along Ang Mo Kio Avenue 1 and across the street from Bishan-Ang Mo-Kio Park. Its name reflects its location along the town's edge, thus marrying the urban environment and lush greenery in the neighbourhood together.

Kebun Baru Edge incorporates nature into its design with a central precinct green providing a space for residents to mingle and interact. Roof gardens and pavilions also offer quiet spaces to wind down after a long day. The children's playgrounds and fitness corners offer you and your family a chance to stay active and connected.







The development will comprise 2 residential blocks with staggered heights of up to 29 storeys. You can choose from 380 units of 4- and 5-room flats.

Please refer to the site plan for the facilities to be provided in the development. Facilities in this development will be accessible by the public.





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' committee centres and day activity centres), 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.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.

ANG MO KIO



LEGEND:

MRT Line & Station (u/c)

MRT Line & Station (Under Construction)

Future MRT Line & Station (working names only)

North-South Corridor (u/c)

MOE Kindergarten

Scale 0 200 400 Metres  
100 300 500

- Notes:**
1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
  2. Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc.
  3. Proposed Health & Medical Care include examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
  4. The 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.
  5. 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 Living

In a bid to go green for the earth, Kebun Baru Edge will have several eco-friendly features to encourage green and sustainable lifestyles, 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 car-sharing schemes
- Use of sustainable and recycled 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 Features

The common areas within Kebun Baru Edge will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.



Welcoming Homes

Kebun Baru Edge offers 4-room and 5-room flats.

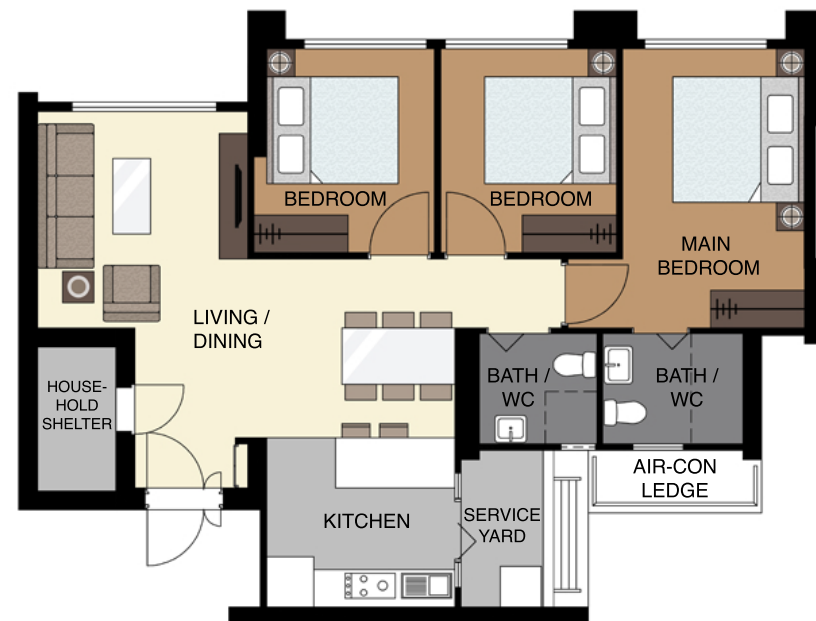
More than just a well-designed and functional interior, these flats also come with the following finishes and fittings:

4-room and 5-room	
<ul style="list-style-type: none"><li>• Floor tiles in the:<ul style="list-style-type: none"><li>• household shelter</li><li>• bathrooms</li><li>• kitchen, service yard</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Wall tiles in the:<ul style="list-style-type: none"><li>• bathrooms</li><li>• kitchen, service yard</li></ul></li></ul>

Optional Component Scheme

The Optional Component Scheme (OCS) provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached OCS leaflets for details.

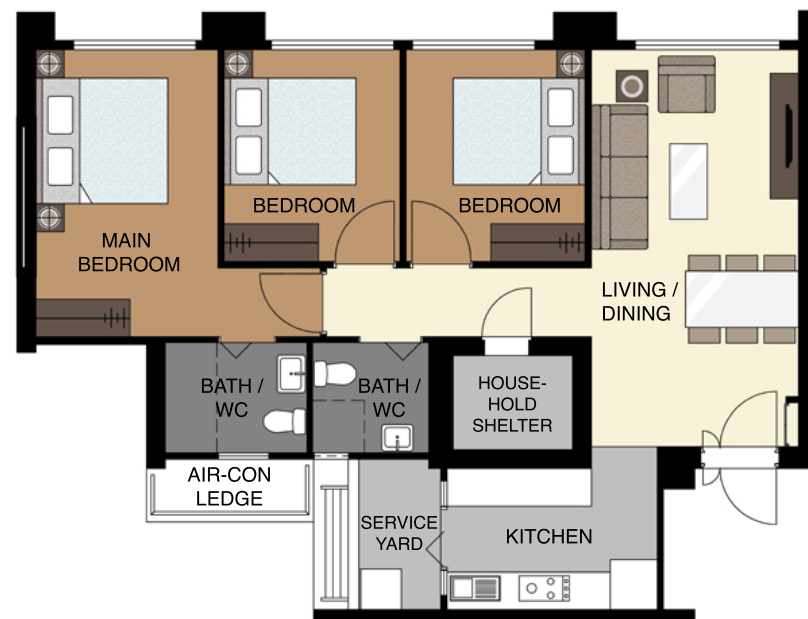
When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.



**4 ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
 APPROX. FLOOR AREA : 93sqm  
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



**5 ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
 APPROX. FLOOR AREA : 113sqm  
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**4 ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
 APPROX. FLOOR AREA : 93sqm  
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

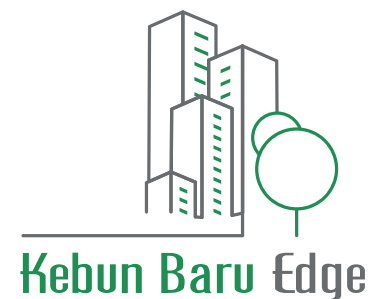


**5 ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
 APPROX. FLOOR AREA : 113sqm  
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

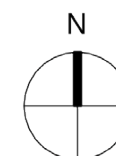
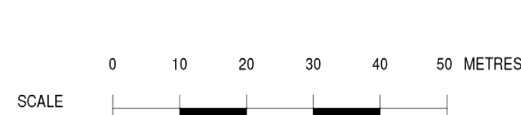




Applicants are encouraged to visit the place before booking a flat.



Kebun Baru Edge



## LEGEND

	4 - Room		Centralised Refuse Chute / Chute for Recyclable Refuse
	5 - Room		Corridor
	Reserved for Development / Existing Development		Lift
	Surrounding Buildings / Structures		Service Bay
	Linkway / Link Bridge (LB) / Precinct Pavilion (PP) / Drop - Off Porch (DOP) / Shelter (S)		
	Trellis		
	Future Amenities Facilities (FA/F) at 1st Storey		
	Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)		
	Electrical Sub-Station (ESS) at 1st Storey		
	Utility Centre (UC) at 1st Storey		
	Multi-Storey Car Park		
	Open Space		
	Staircase		
	Driveway		

Block Number	Number of Storeys	4 Room	5 Room	Total	Lift Opens At
246A	29	84	56	140	Every Storey
246B	4/23/29	156	84	240	Every Storey
Total		240	140	380	

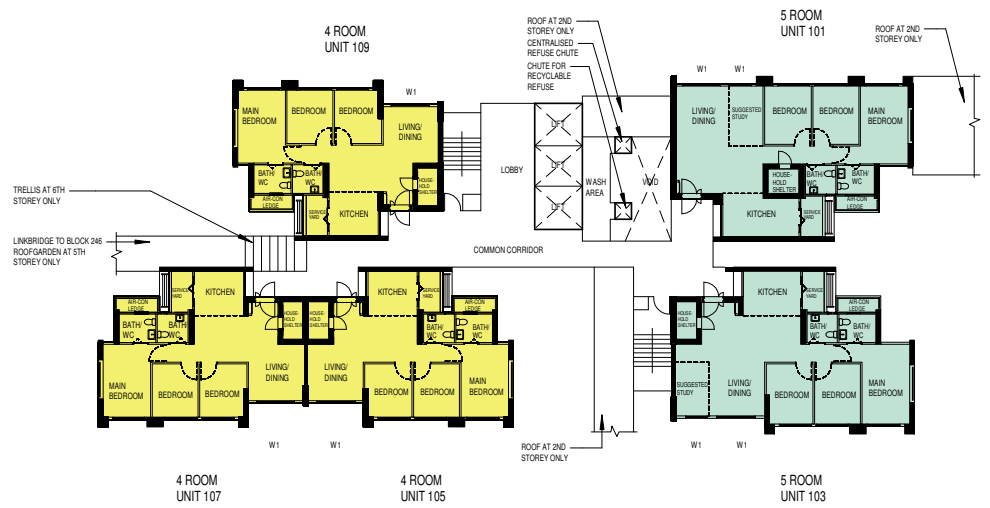
## Notes:

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

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.



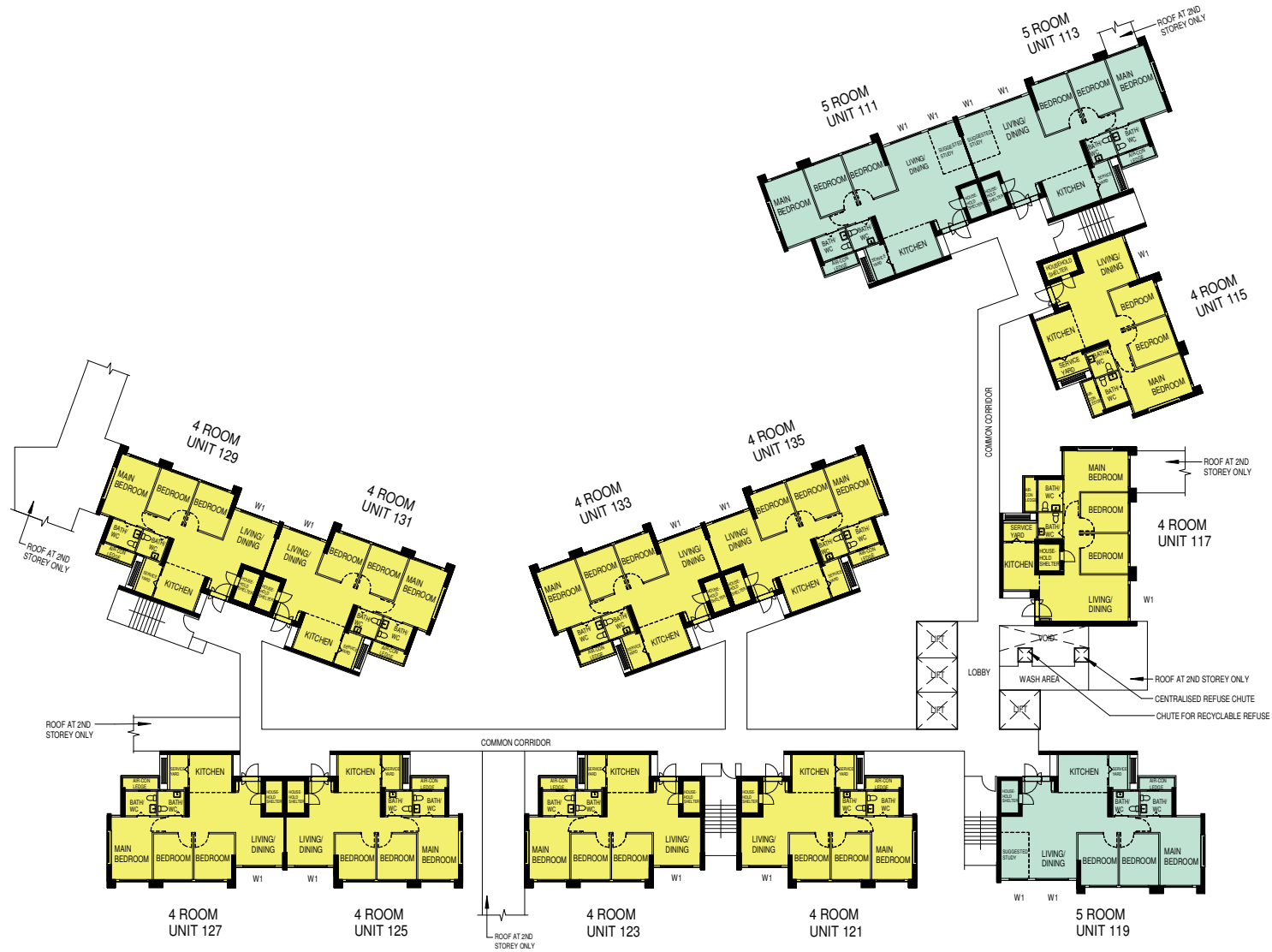




**BLOCK 246A**  
**(2ND TO 29TH STOREY FLOOR PLAN)**  
 UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN  
 ROOF GARDEN LEVEL OF MSCP BLOCK 246

<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED,          ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED          TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
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**BLOCK 246B**  
(2ND TO 4TH STOREY FLOOR PLAN)

<p><b>WINDOW LEGEND:</b> W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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BLOCK 246B  
(5TH STOREY FLOOR PLAN)

<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT</p>
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# **BLOCK 246B (6TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN  
ROOF GARDEN LEVEL OF MSCP BLOCK 246

**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 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED  
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 246B  
(7TH TO 23RD STOREY FLOOR PLAN)

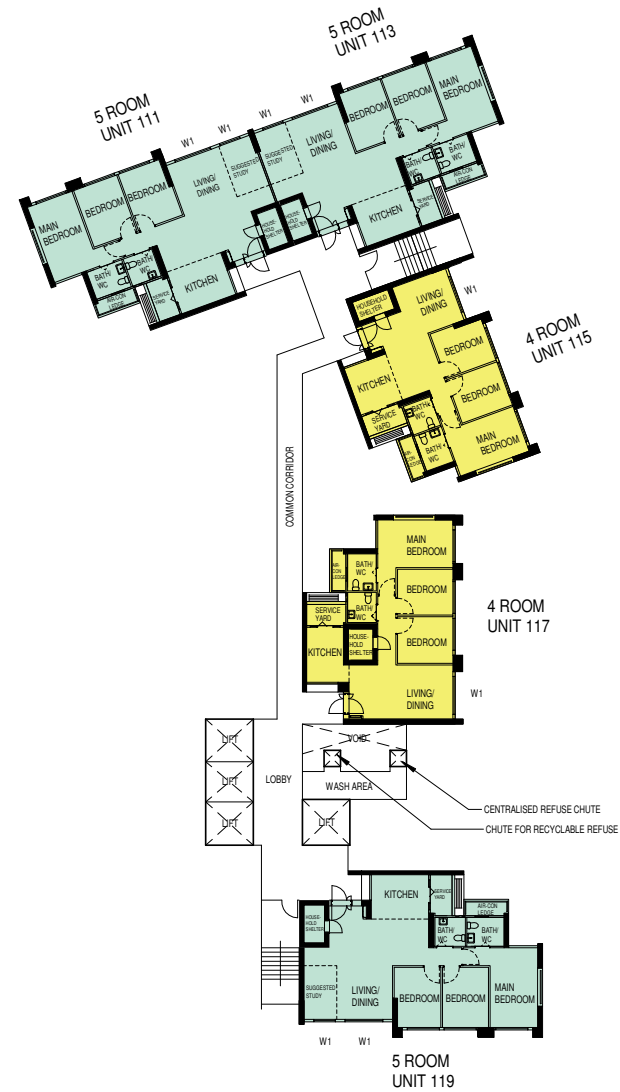
<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT</p>
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BLOCK 246B  
(26TH TO 29TH STOREY FLOOR PLAN)

<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT</p>
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## General Specifications For Kebun Baru Edge

For 4-room & 5-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/ solid blocks/ bricks with cement plastering/ precast panels/ precast lightweight concrete partitions/ drywall partition system.

### 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/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
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](http://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 the 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 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.
- 10) We reserve the right to use or allow the use of:
  - the void deck in 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' committee 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.



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# OPTIONAL COMPONENT SCHEME

## (4- AND 5-ROOM FLATS – KEBUN BARU EDGE)

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 items will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the kitchen, household shelter, service yard and bathrooms
- 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.*

August 2020