



Build-To-Order Jan 2014



Homes where dreams are built

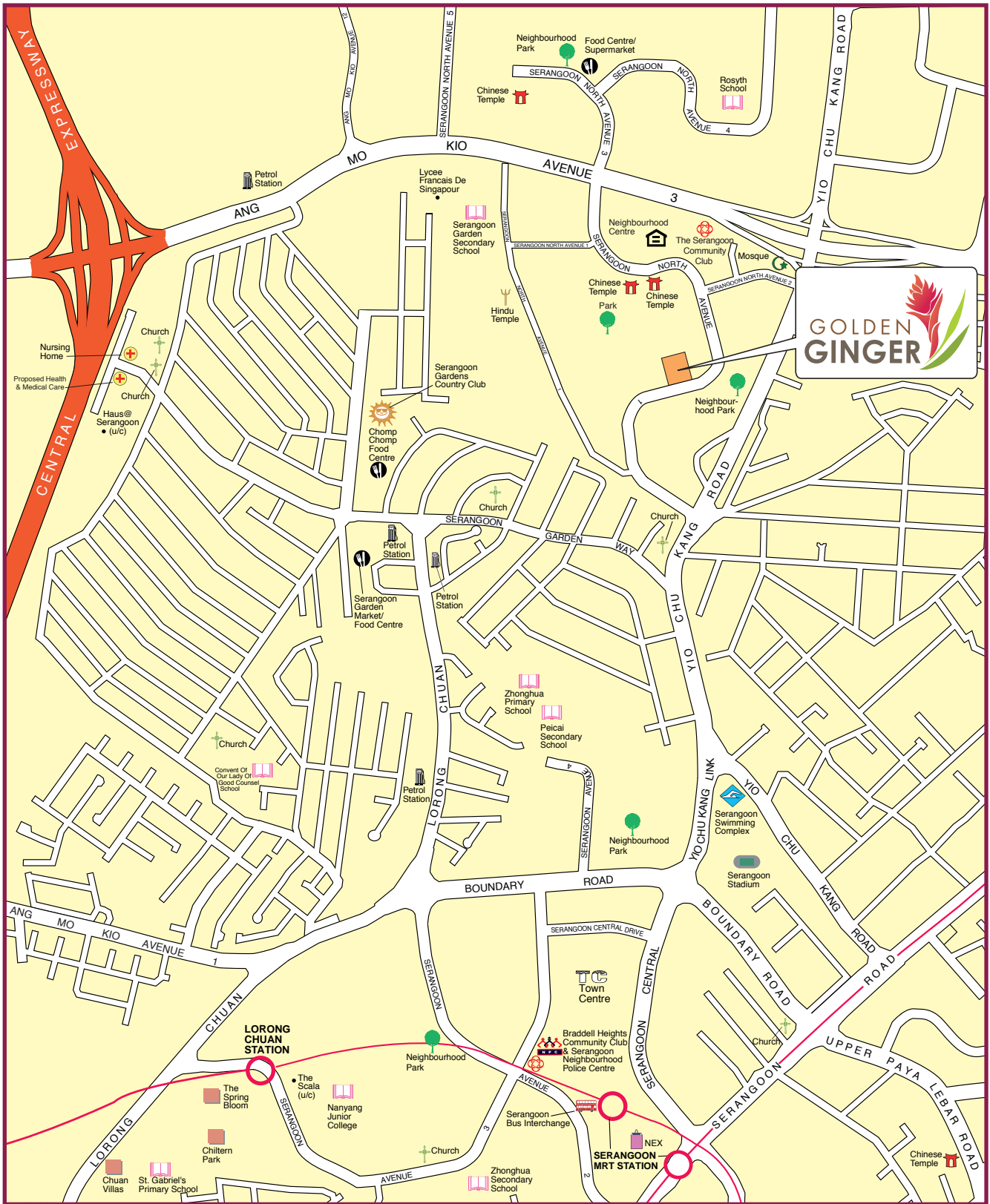


Artist's Impression

Enjoy the spice of life

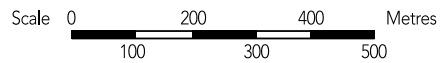
Located in Serangoon, Golden Ginger offers 150 Studio Apartments housed in a single 14-storey residential block. The name "Golden Ginger" lends inspiration to the yellow hues reflected in the development's facade.





LEGEND:

-  MRT Line & Station
-  (u/c) Under Construction





A relaxing sanctuary

The two-level garden deck within Golden Ginger serves as a hub for both active and passive pursuits. Here, you can work up a sweat at the adult and elderly fitness stations while the young ones have fun at the children's playground. On the other hand, the precinct pavilion located on the ground floor serves as an ideal venue for group activities. Seniors can also visit the Senior Activity Centre to make friends and engage in regular social activities.

Alternatively, the resting benches and pergolas provided serve as ideal spaces where you can mingle with your friends or enjoy quiet moments amidst lush greenery. Those with green fingers can also enjoy gardening at the community garden.

For added convenience, a minimart and cafe will be provided within the development.



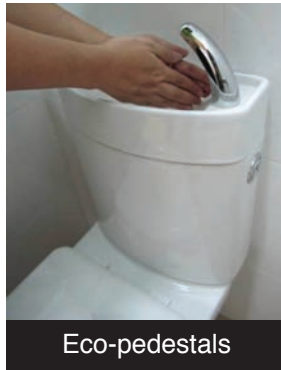
Eco-Friendly Living

To encourage an eco-friendly lifestyle, Golden Ginger is designed with several eco-friendly features:

- Separate chutes are provided for recyclable wastes
- Motion sensor controlled energy efficient lighting is installed at common staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development



Separate chutes for recyclable wastes



Eco-pedestals



Bicycle stands

Charming Residences

Golden Ginger offers Studio Apartments which are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment will be in a ready-to-move-in condition and furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen, providing a hassle-free move-in process. Three-quarter height windows will be provided in the living/ dining area and bedroom.



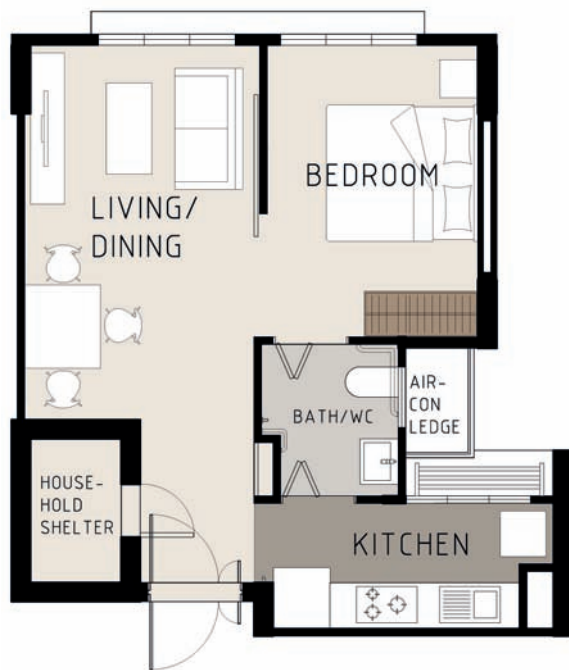
In addition, each Studio Apartment will come with a built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures will also be provided within the units. These include grab bars to provide support, ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.



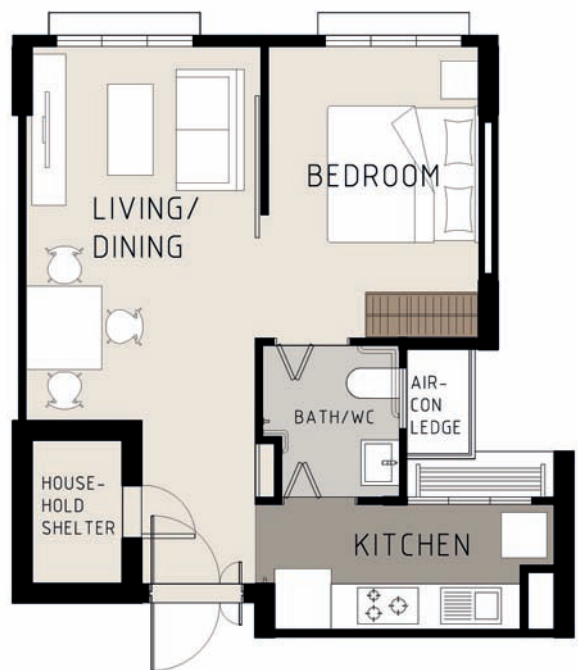
LAYOUT IDEAS FOR
STUDIO APARTMENT TYPE A
APPROX. FLOOR AREA 37 sqm
(Inclusive Of Internal Floor Area 35 sqm
and Air-Con Ledge)



LAYOUT IDEAS FOR
STUDIO APARTMENT TYPE A
APPROX. FLOOR AREA 37 sqm
(Inclusive Of Internal Floor Area 35 sqm
and Air-Con Ledge)



LAYOUT IDEAS FOR
STUDIO APARTMENT TYPE B
APPROX. FLOOR AREA 47 sqm
(Inclusive Of Internal Floor Area 45 sqm
and Air-Con Ledge)



LAYOUT IDEAS FOR
STUDIO APARTMENT TYPE B
APPROX. FLOOR AREA 47 sqm
(Inclusive Of Internal Floor Area 45 sqm
and Air-Con Ledge)



LEGEND

- Studio Apartment Type A
 - Studio Apartment Type B
 - Surrounding Buildings
 - Open Space
 - Drop-off Porch / Linkway / Precinct Pavilion/ Shelter at 1st storey / Link bridge(LB)
 - Trellis / Pergola
 - 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 (MSCP)
 - Air-well
 - Staircase
 - Reserved for / Existing Development
 - Driveway
 - Cafe / Mini-Mart at 1st storey
 - Senior Activity Centre (SAC) at MSCP Roof Garden (Lower Deck)
-
- Corridor
 - Lift
 - Centralized Refuse Chute / Chute for Recyclable Refuse
 - Service Bay

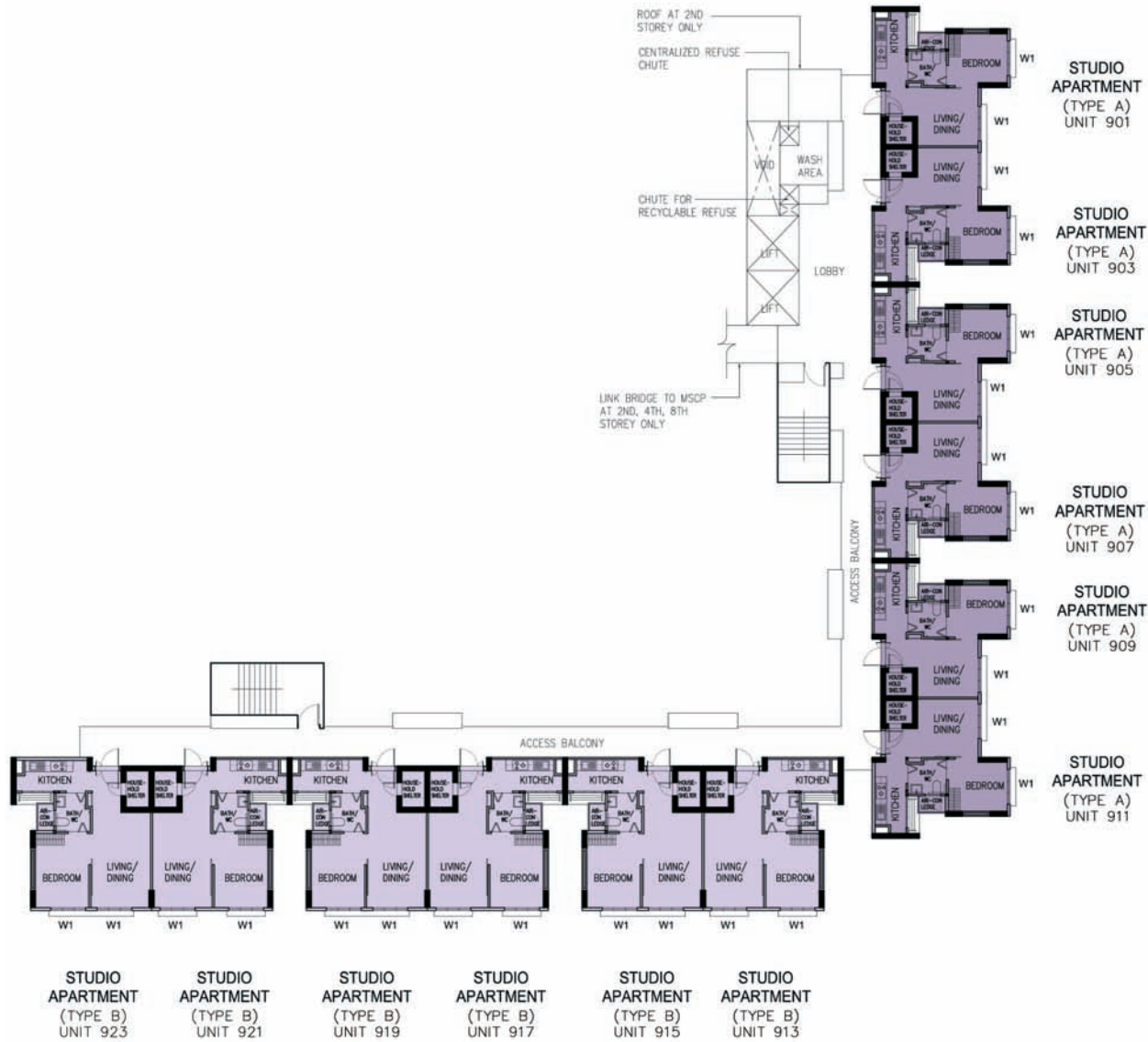


Applicants are encouraged to visit the place before booking a flat.



Block Number	Number of Storeys	Studio Apartment		Total	Lift opens at
		Type A	Type B		
149	13/14	78	72	150	Every Storey

Studio Apartments



LEGEND

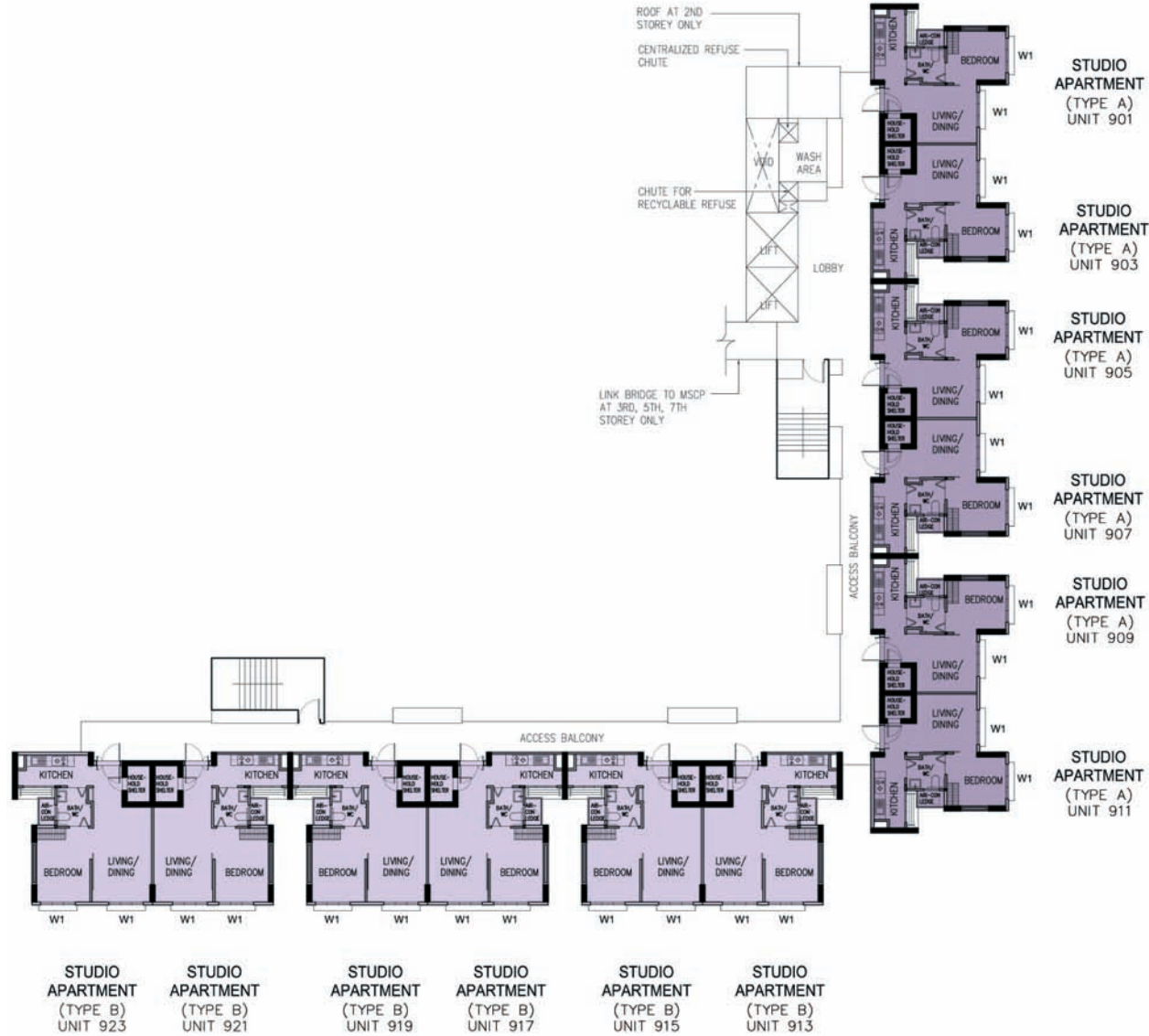
- STUDIO APARTMENT TYPE A
- STUDIO APARTMENT TYPE B

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

**BLOCK 149
2nd, 4th, 6th, 8th, 10th & 12th
STOREY FLOOR PLAN**



The coloured floor plan is not intended to demarcate the boundary of the flat.



LEGEND

- STUDIO APARTMENT TYPE A
- STUDIO APARTMENT TYPE B

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

**BLOCK 149
3rd, 5th, 7th, 9th, 11th & 13th STOREY
FLOOR PLAN**



The coloured floor plan is not intended to demarcate the boundary of the flat.

General Specifications for Golden Ginger

(For Studio Apartments)

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 systems.

Windows

Aluminium framed windows with tinted glass

Doors

Entrance	:	decorative solid timber door and metal gate
Bedroom	:	laminated sliding timber door
Bathroom/WC	:	PVC folding door
Household Shelter	:	metal door

Finishes

Ceiling	:	skim coated or plastered and painted
Kitchen/Bathroom /WC wall	:	ceramic tiles
Other wall	:	skim coated or plastered and paints
Living/Dining/Bedroom floor	:	glazed porcelain tiles with timber skirting
Kitchen floor	:	glazed porcelain tiles
Bathroom /WC floor	:	ceramic tiles
Household Shelter floor	:	glazed porcelain tiles

Fittings

Quality locksets
Quality sanitary fittings
Kitchen cabinets with cooker hood, gas hob and kitchen sink
Built-in wardrobe
Clothes Drying Rack

Services

Gas services and concealed water supply pipes
Conceal electrical wiring to lighting and power points (including water heater and air-conditioning point)
Television points
Telephone 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) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

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

Disclaimer

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
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- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.



**HOUSING &
DEVELOPMENT
BOARD**

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