



THE MOMENT YOU'VE BEEN WAITING FOR!

BUILD-TO-ORDER JUL 2013

TELOK BLANGAH
PARCVIEW





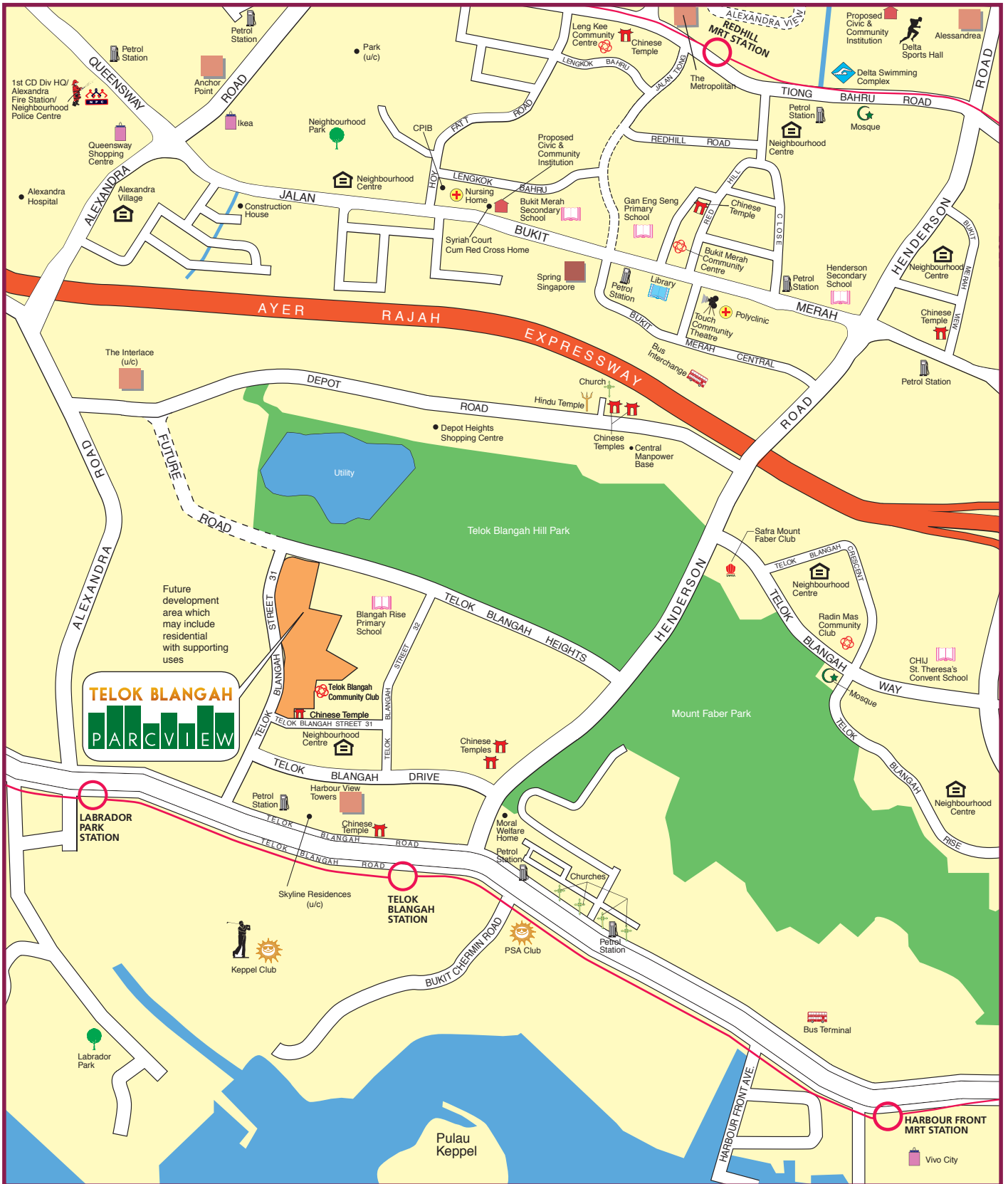
Artist's Impression

Homes by the Park


Bounded by Telok Blangah Heights and Telok Blangah Street 31, Telok Blangah ParcView comprises seven 30-storey high residential blocks. You can take your pick from the 1,480 units of Studio Apartments, 3- and 4-room Standard Flats offered at this development.

At Telok Blangah ParcView, you will get to enjoy lush surrounds as the development is located near Telok Blangah Hill Park, and features abundant greenery within its landscape.

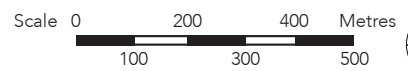




LEGEND:

 MRT Line & Station
 (u/c) Under Construction

 Under Construction/Future Road





Artist's Impression

Activity Spaces for Everyone

Right in the heart of Telok Blangah ParcView is an extensive central green where your young ones can have fun at the playgrounds while you work out at the adult and elderly fitness stations. Those seeking quieter spaces for outdoor relaxation can head to the many small intimate gardens found throughout the development. There are also roof gardens located on top of the multi-storey carpark blocks and atop Block 92, which houses social and community facilities. For the more active, the hardcourt is a great place to enjoy a game with the family.

You will find daily conveniences within easy reach as Telok Blangah ParcView will have its own minimart, an eating house, shops, a child care centre and a Residents' Committee Centre.

A Senior Care Centre will also be set up within the development to provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services. Seniors can also visit the Senior Activity Centre to make friends and engage in regular social activities.



Transcending Tranquillity

Choose from Studio Apartments, 3- and 4-room Standard Flats.

The 3- and 4-room flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms. Corner windows will be provided in some 4-room flats.

Studio Apartments 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 also be provided in the living/dining area and bedroom.

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.



The 3- and 4-room flats in Telok Blangah ParcView will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package.

The cost of installing these optional components will be added to the selling price of your flat.



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



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



LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



LEGEND

- Studio Apartment Type A
- Studio Apartment Type B
- 3-Room
- 4-Room
- Drop-off Porch/Linkway/Shelter/Precinct Pavilion
- Pergola/Trellis
- Link-Bridge (LB)
- 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 Carpark
- Air-well
- Open Space
- Blk 92-Residents' Committee Centre (RCC), Senior Activity Centre (SAC) & Senior Care Centre (SCC) at 1st storey/ Childcare Centre (CCC) & Future Social Community Facilities (FSCF) at 2nd storey
- Blk 91-Shops (S), Minimart (MM) & Eating House (EH) at 1st storey / Future Social Community Facilities (FSCF) at 2nd storey
- Service Road / Driveway
- Staircase
- Surrounding Buildings
- Reserved for / Existing Development
 - Corridor
 - Centralised Refuse Chute
 - Lift
 - Service Bay
 - Carpark Lot for Senior Care Centre (SCC)
 - Handicap Lot for Senior Care Centre (SCC)

Block Number	Number of Storeys	STUDIO APARTMENT (TYPE A)	STUDIO APARTMENT (TYPE B)	3 ROOM	4 ROOM	Total	Lift Opens at
90A	30	-	-	48	174	222	Every Storey
90B	30	-	-	-	116	116	Every Storey
91A	30	-	-	112	116	228	Every Storey
92A	30	29	87	58	-	174	Every Storey
92B	30	56	-	56	116	228	Every Storey
93A	30	-	-	56	172	228	Every Storey
93B	30	-	-	56	228	284	Every Storey
Total		85	87	386	922	1480	

Standard Flats



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



BLOCK 90A 2ND TO 6TH STOREY FLOOR PLAN

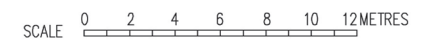
LEGEND :

4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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





BLOCK 90A 7TH TO 30TH STOREY FLOOR PLAN

LEGEND :

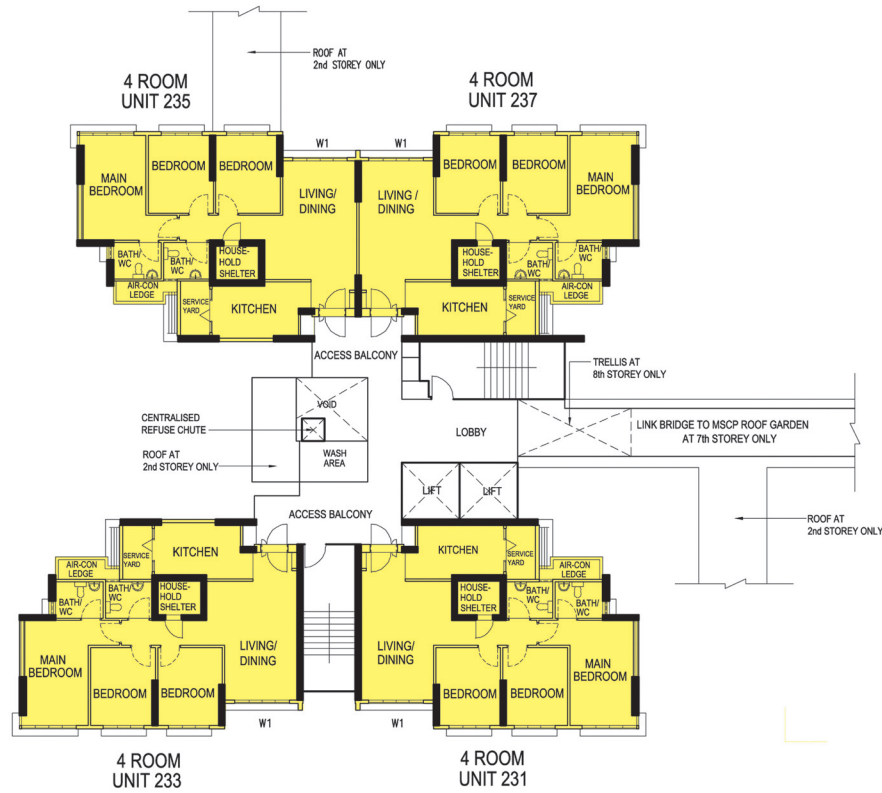
- 3 ROOM
- 4 ROOM

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

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SCALE



BLOCK 90B 2ND TO 30TH STOREY FLOOR PLAN

LEGEND :

4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

SCALE



BLOCK 91A 2ND STOREY FLOOR PLAN

LEGEND :

4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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SCALE 0 2 4 6 8 10 12 METRES



BLOCK 91A 3RD TO 30TH STOREY FLOOR PLAN

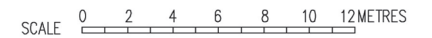
LEGEND :

- 3 ROOM
- 4 ROOM

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

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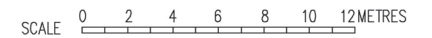
BLOCK 92A 2ND TO 30TH STOREY FLOOR PLAN

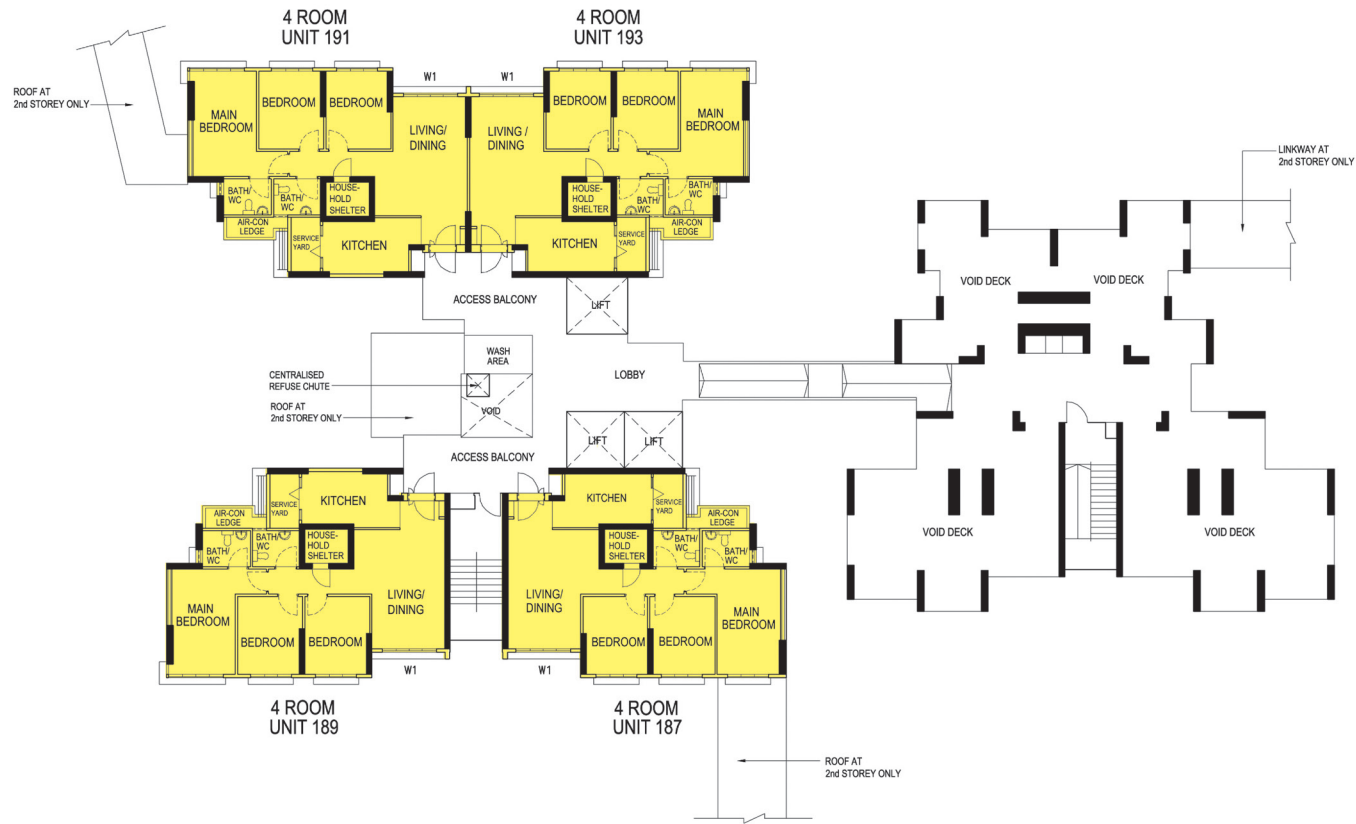
LEGEND :

- STUDIO APARTMENT (TYPE A)
- STUDIO APARTMENT (TYPE B)
- 3 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)
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BLOCK 92B 2ND STOREY FLOOR PLAN

LEGEND :

4 ROOM

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

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SCALE 0 2 4 6 8 10 12 METRES



BLOCK 92B 3RD TO 30TH STOREY FLOOR PLAN

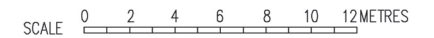
LEGEND :

- STUDIO APARTMENT (TYPE A)
- 3 ROOM
- 4 ROOM

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

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**BLOCK 93A
2ND STOREY FLOOR PLAN**

LEGEND :

4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

SCALE 0 2 4 6 8 10 12 METRES



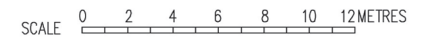
**BLOCK 93A
3RD TO 30TH STOREY FLOOR PLAN**

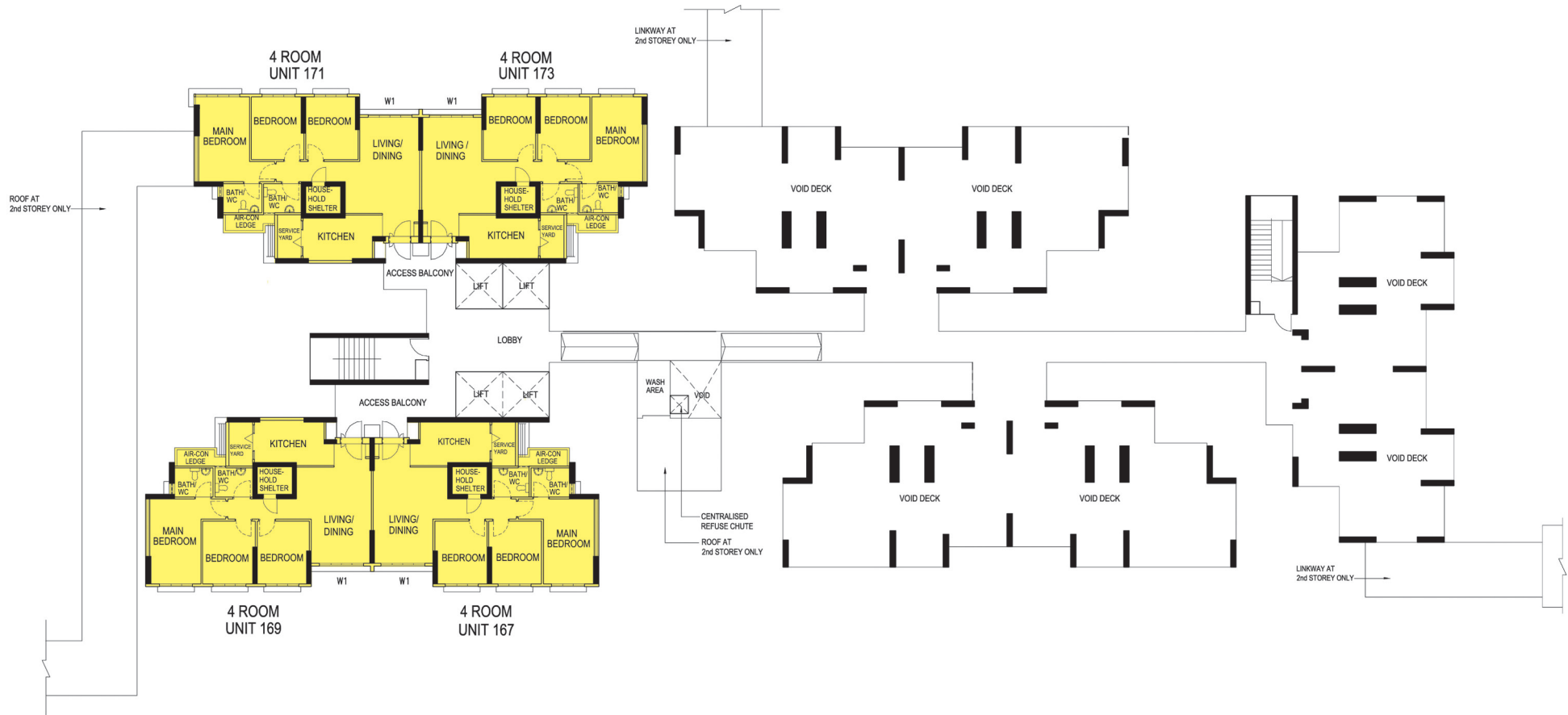
LEGEND :

- 3 ROOM
- 4 ROOM

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

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





BLOCK 93B 2ND STOREY FLOOR PLAN

LEGEND :

4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

SCALE 0 2 4 6 8 10 12 METRES



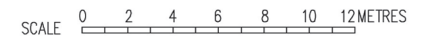
BLOCK 93B 3RD TO 30TH STOREY FLOOR PLAN

LEGEND :

- 3 ROOM
- 4 ROOM

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

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General Specifications For Telok Blangah ParcView (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.

Windows

Aluminium framed windows with tinted glass.

Doors

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

Finishes

Ceilings	: skim-coated or plastered and painted
Kitchen/Bathroom/WC walls	: ceramic tiles
Other Walls	: skim-coated or plastered and painted
Living/Dining/Bedroom floor	: glazed porcelain tiles with timber skirting
Kitchen floor	: glazed porcelain tiles
Bathrooms/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.
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
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.

General Specifications For Telok Blangah ParcView (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/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC	: laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim-coated or plastered and painted
Kitchen/Bathroom/WC walls	: ceramic tiles
Other Walls	: skim-coated or plastered and painted
Living/Dining/Bedroom floor	: polished porcelain tiles with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathrooms/WC floor	: ceramic tiles
Service Yard floor	: glazed porcelain tiles with tile skirting
Household Shelter floor	: glazed porcelain tiles

Fittings

Quality locksets
Water Closet suite
Wash basin for Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
Clothes Drying Rack

Services

Gas services and concealed water supply pipes.
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
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.
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- (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.

