



BUILD-TO-ORDER JAN 2013



Homes for all your happily ever afters

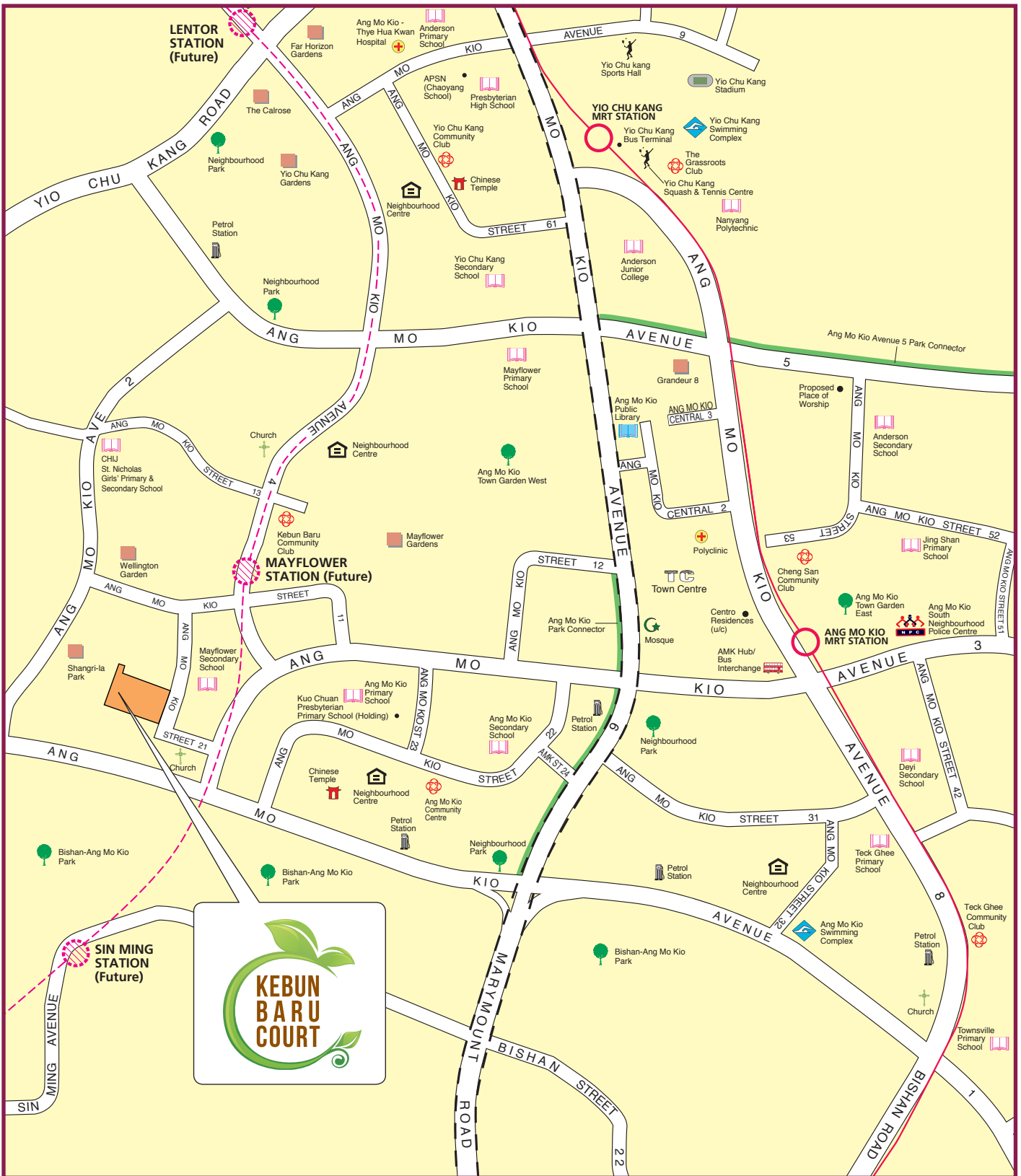


Charmed Elegance





Situated along Ang Mo Kio Street 21, Kebun Baru Court comprises two residential blocks that are 26 and 28 storeys in height. Have your pick from 283 units of 4- and 5-room Standard flats.

The development's design features simple lines and uncluttered facades, giving it a sophisticated and elegant appearance. Its central courtyard lends inspiration to the name "Kebun Baru Court".





LEGEND:

-  MRT Line & Station
-  Future MRT Line & Station
-  (u/c) Under Construction
-  Future North-South Expressway (NSE)





Artist's Impression

Facilities at your doorstep

At Kebun Baru Court, enjoy all the things that you need, right at your doorstep.

With an eating house, supermarket and shops found on the premises, eating out with the family or shopping for your daily necessities will be a breeze.

Have fun outdoors with the range of facilities located in the central courtyard. Spend quality time with your children at the playground or keep fit at the adult and elderly fitness stations. When you need a break, take a rest at the shelters and seats provided. The precinct pavilion is an alternative place for engaging in recreational activities, whether rain or shine.

A childcare centre provided within the development allows parents to conveniently drop their children off before heading to work.



Lovely Homes

Kebun Baru Court offers 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

All flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. 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.

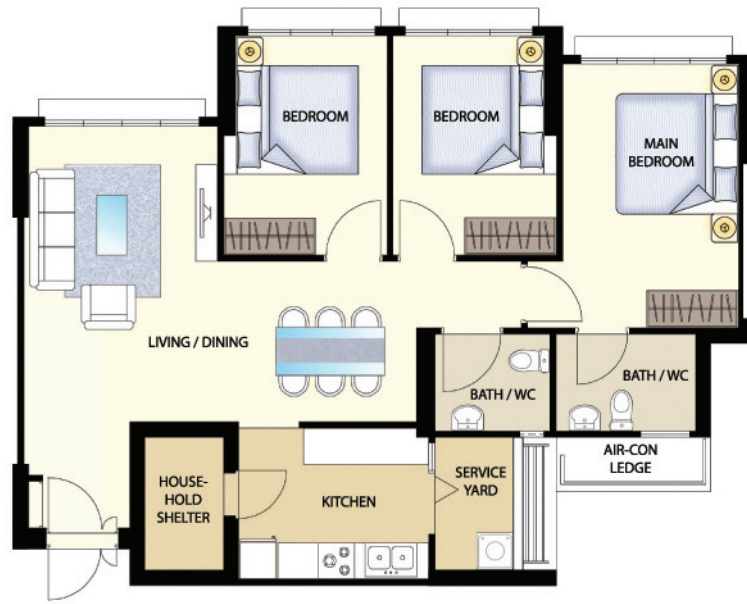
The cost of installing these optional components will be added to the selling price of the flat.



LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 92 sqm.

(Inclusive of Internal Floor Area of 90 sqm. and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 93 sqm.

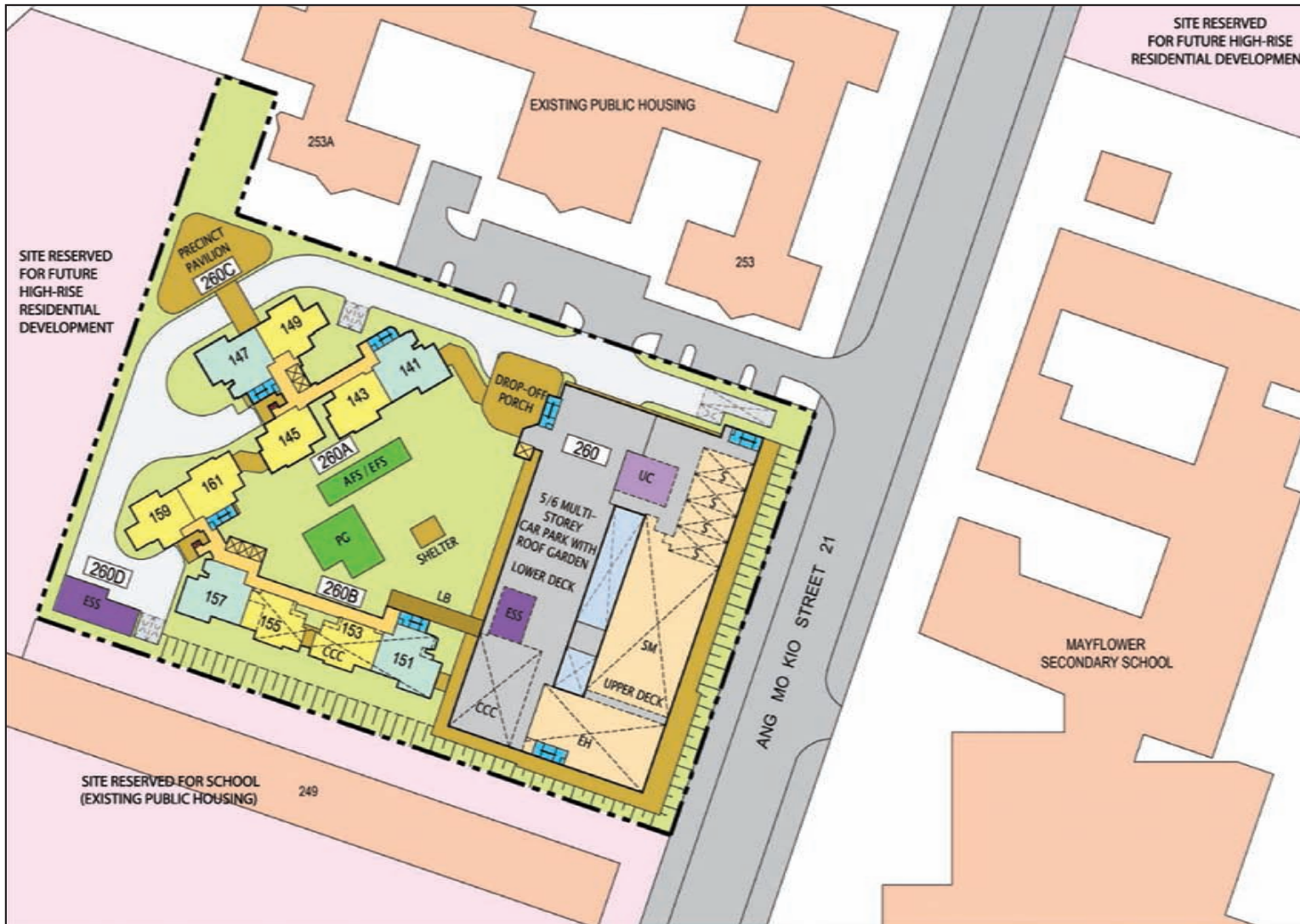
(Inclusive of Internal Floor Area of 90 sqm. and Air-Con Ledge)



LAYOUT IDEAS FOR 5 ROOM

APPROX. FLOOR AREA 113 sqm.

(Inclusive of Internal Floor Area of 110 sqm. and Air-Con Ledge)



LEGEND

- 4 - Room
- 5 - Room
- Linkway / Precinct Pavilion / Drop-Off Porch / Shelter
- Link-Bridge (LB)
- Child Care Centre (CCC) at 1st Storey
- Eating House (EH) / Supermarket (SM) / Shops(S) at Mscsp 1st storey
- Surrounding Buildings
- Reserved for/ Existing Development
- Children Playground (PG) / Elderly Fitness Station (EFS) / Adult Fitness Station (AFS)
- Open Space
- Electrical Sub-station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-storey Carpark
- Driveway
- Air-well
- Staircase
- Embankment
- Service Bay
- Centralised Refuse Chute
- Lift
- Corridor

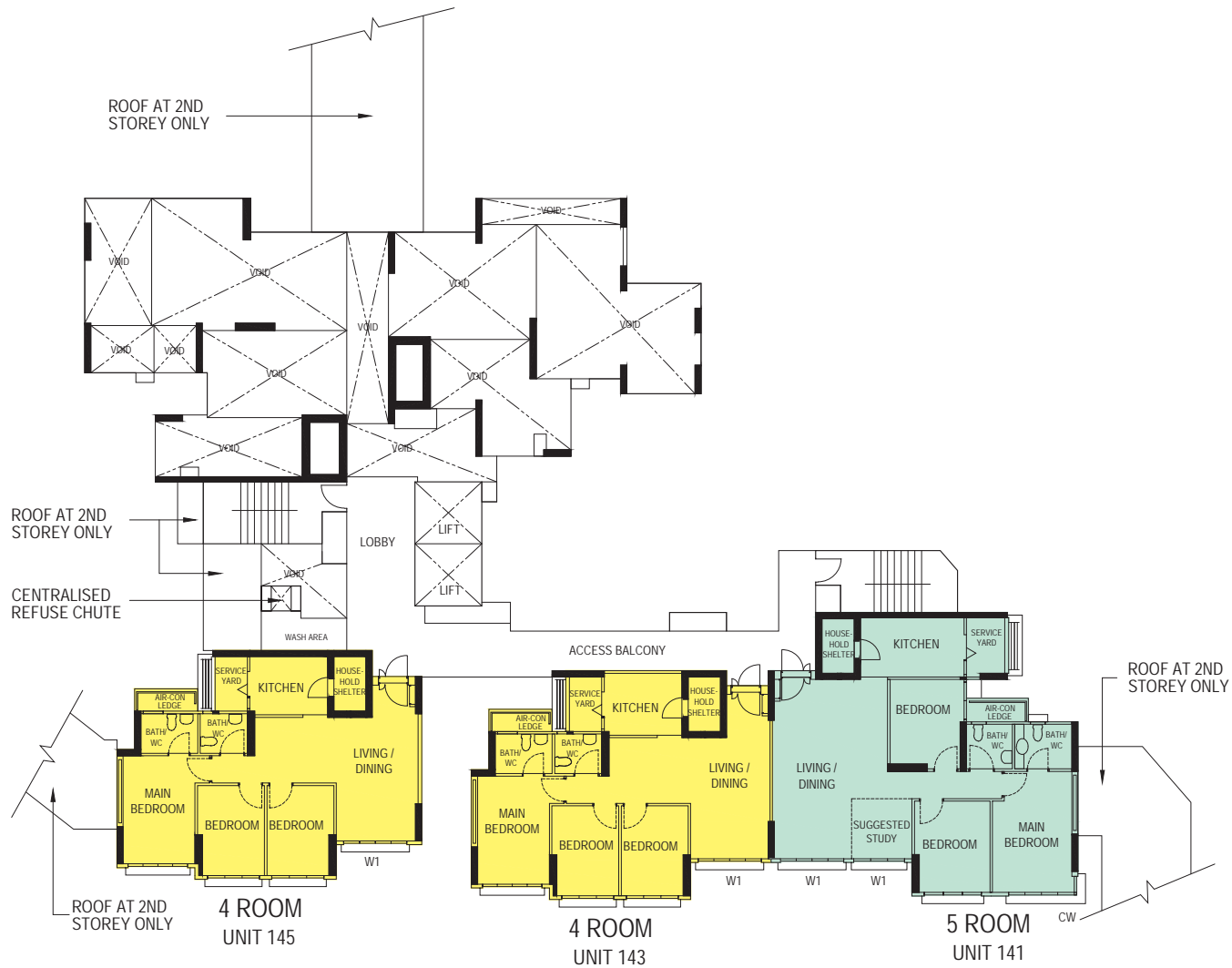
Scale 0 20 40 60 80 100 Metres



Standard Flats

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

Block Number	Number of Storeys	4 Room	5 Room	Total	Lift opens at
260A	28	80	53	133	Every storey
260B	26	100	50	150	Every storey
Total		180	103	283	



LEGEND :

- 4 ROOM
- 5 ROOM

BLOCK 260A (2ND STOREY FLOOR PLAN)

WINDOW LEGEND :

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 - CW - STANDARD HEIGHT CORNER WINDOW
- UNLESS OTHERWISE INDICATE, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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





BLOCK 26A (3RD TO 28TH STOREY FLOOR PLAN)

WINDOW LEGEND :

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 - CW - STANDARD HEIGHT CORNER WINDOW
- UNLESS OTHERWISE INDICATE, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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





LEGEND :

- 4 ROOM
- 5 ROOM

WINDOW LEGEND :

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 - CW - STANDARD HEIGHT CORNER WINDOW
- UNLESS OTHERWISE INDICATE, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 260B (2ND TO 8TH STOREY FLOOR PLAN)

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





LEGEND :

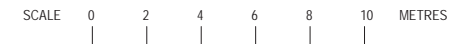
- 4 ROOM
- 5 ROOM

WINDOW LEGEND :

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 - CW - STANDARD HEIGHT CORNER WINDOW
- UNLESS OTHERWISE INDICATE, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 260B (9TH TO 26TH STOREY FLOOR PLAN)

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



General Specifications For Kebun Baru Court

(4-Room and 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.

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/Bathrooms/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedrooms 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

Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other 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.

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

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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.
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