

Khatib COURT



Moments to remember



BUILD-TO-ORDER SEP 2013

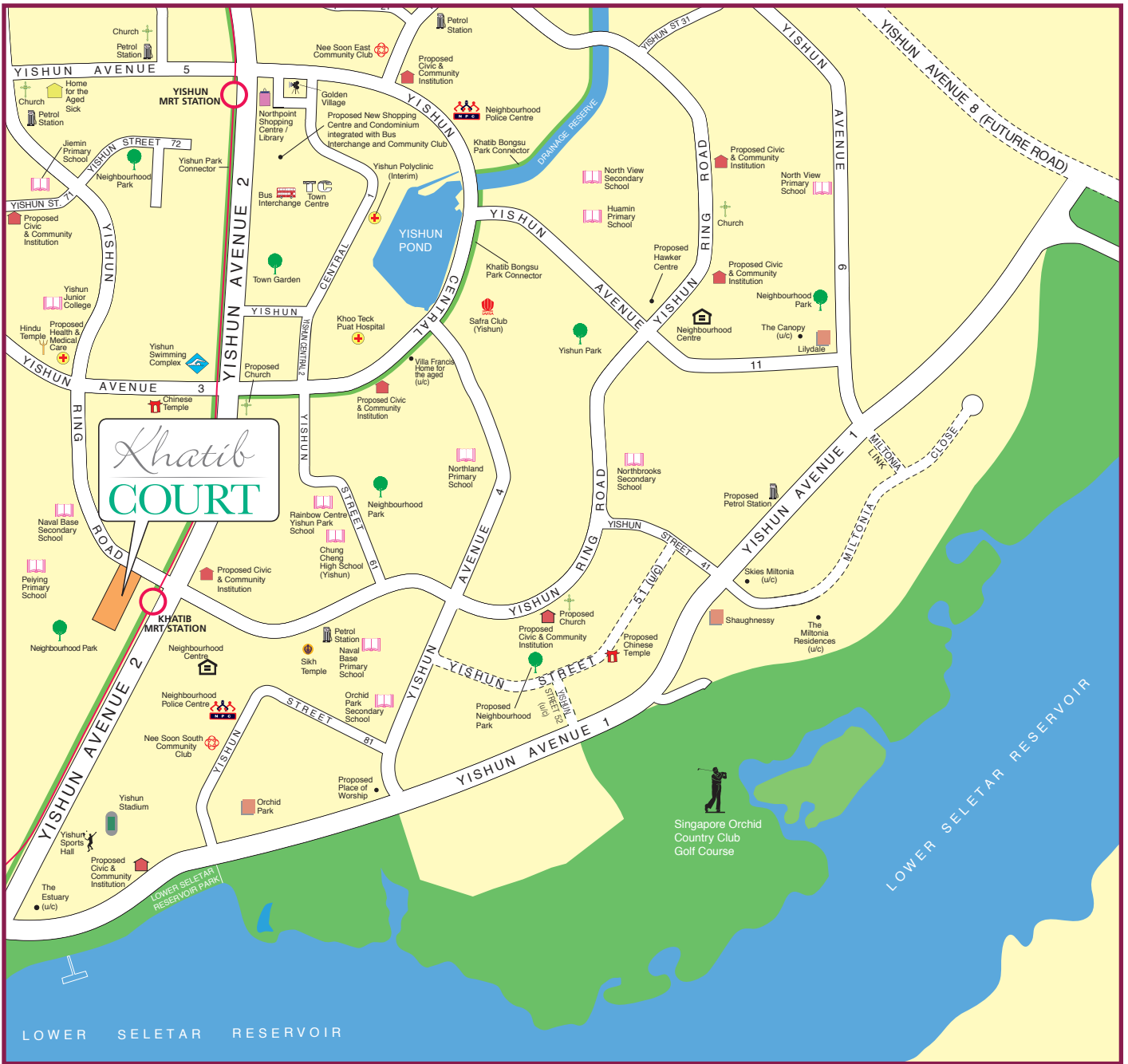


Convenience beckons

Located along Yishun Ring Road, Khatib Court is sited next to the Khatib MRT station. This development consists of two 14-storey residential blocks and offers 310 units of Studio Apartments and 3-room Standard flats.

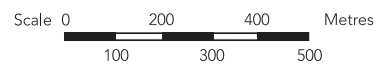
The name Khatib Court is inspired by the design of the open courtyard in the development.





LEGEND:

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





Artist's Impression

Courting an abundant life

At Khatib Court, you can look forward to relaxing amid the lush landscaping within the development. The rooftop garden atop the multi-storey carpark provides a respite from the hustle and bustle of city life. Here, residents can relax and interact with each other at the pockets of green spaces. Those with green fingers can also enjoy gardening at the community garden.

Those looking for a dose of fun and fitness can look forward to the children's playground, adult and elderly fitness stations that would be included in the development. Complementing these recreational facilities will be a precinct pavilion where group activities can be conducted. Seniors can also visit the Senior Activity Centre to make friends and engage in regular social activities.



Modern homes

Khatib Court offers Studio Apartments and 3-room Standard flats.

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

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 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.

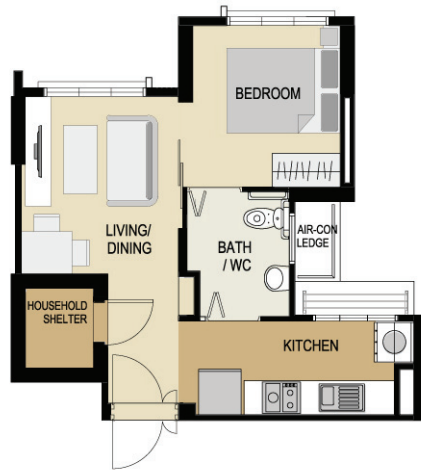


Optional Component Scheme

The 3-room flats 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.



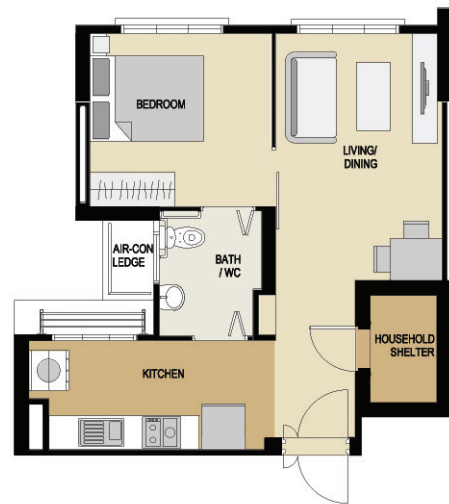
To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 3-room flats in Khatib Court come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.



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



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



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

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA OF 67sqm
(Inclusive of Internal Floor Area of 65sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA OF 67sqm
(Inclusive of Internal Floor Area of 65sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



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LEGEND

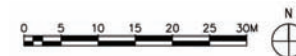
- Studio Apartment Type A
- Studio Apartment Type B
- 3 Room
- Surrounding Buildings
- Reserved for / Existing Development
- Staircase
- Linkway / Precinct Pavilion / Drop-off Porch / Shelter
- Trellis / Pergola
- Driveway
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) / Consumer Switch Room (CSR) at 1st Storey
- Senior Activity Centre (SAC) at 1st Storey
- Precinct Pavilion (PP) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Future Social Community Facility (FSCF) at 1st Storey
- Multi-Storey Car Park
- Open Space
- Service Bay
- Park Connector
- Linkway (LW) at 1st Storey
- Link Bridge (LB) at 5th Storey
- Lift
- Corridor
- Centralised Refuse Chute
- Air Well

BLOCK NO.	NO. OF STOREY	STUDIO APARTMENT		3 ROOM	TOTAL	LIFT OPENS AT
		TYPE A	TYPE B			
813A	14	26	39	90	155	EVERY STOREY
813B	14	39	39	77	155	EVERY STOREY
TOTAL		65	78	167	310	

STANDARD FLATS

7

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





**BLOCK 813A
2ND TO 4TH STOREY FLOOR PLAN**

- LEGEND:**
- STUDIO APARTMENT TYPE A
 - STUDIO APARTMENT TYPE B
 - 3 ROOM

W - 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.





- LEGEND:**
- STUDIO APARTMENT TYPE A
 - STUDIO APARTMENT TYPE B
 - 3 ROOM

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

**BLOCK 813A
 5TH 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
 - 3 ROOM

W - 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 813A
 6TH TO 14TH STOREY FLOOR PLAN**





LEGEND:

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

W - 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 813B 2ND TO 4TH STOREY FLOOR PLAN





- LEGEND:**
- STUDIO APARTMENT TYPE A
 - STUDIO APARTMENT TYPE B
 - 3 ROOM

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

**BLOCK 813B
 5TH 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
 - 3 ROOM

W - 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 813B
 6TH TO 14TH STOREY FLOOR PLAN**



General Specifications For Khatib Court (For Studio Apartment)

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
Bedroom	:	laminated sliding timber door
Bathroom/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
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
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 Khatib Court (For 3-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
Household shelter floor	:	glazed porcelain tiles
Service Yard	:	glazed porcelain tiles with tiles skirting

Fittings

Quality Locksets
Water Closet Suite
Wash Basin for Bathrooms / 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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