

HOUGANG MEADOW



Homes close to your heart

Build-To-Order Nov 2013



Artist's Impression

Come home to a green haven

Hougang Meadow is located along Upper Serangoon Road and near the Hougang town centre. This 16- to 18-storey high development consists of six residential blocks with 732 units of Studio Apartments as well as 3- and 4-room Standard Flats.

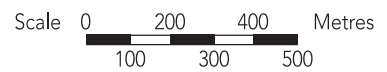
The name "Hougang Meadow" reflects the series of landscaped areas that will be created within the development.





LEGEND:

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





A relaxing sanctuary

Hougang Meadow offers various garden spaces for all to enjoy. You can choose to take a stroll through these spaces, starting from the open green areas at the ground level. From here, you can venture up to the landscaped deck above the single storey the car park. Equipped with a children's playground as well as adult and elderly fitness stations, this is an ideal venue where the entire family can exercise and have fun together. A precinct pavilion is also located here.

The rooftop garden atop the multi-storey car park is another landscaped space where you could go to for outdoor relaxation. Those with green fingers can also enjoy gardening at the community garden located here.

For added convenience, a minimart and a cafe will be provided within Hougang Meadow. 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.



Cosy homes

Hougang Meadow comprises 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.

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.

The 3- and 4-room flats in Hougang Meadow 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 can also opt in to have sanitary fittings installed 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
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
3-ROOM**

APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-con Ledge)



**LAYOUT IDEAS FOR
4-ROOM**

APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



**LAYOUT IDEAS FOR
4-ROOM**

APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



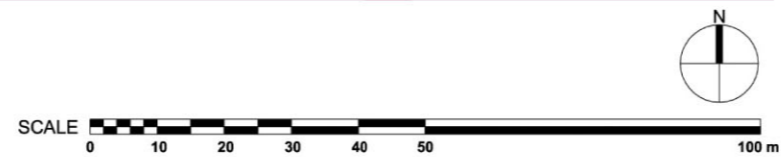
LEGEND

- Studio Apartment Type A
- Studio Apartment Type B
- 3-Room
- 4-Room
- Surrounding Buildings
- Reserved For / Existing Development
- Cafe / Minimart at 1st Storey

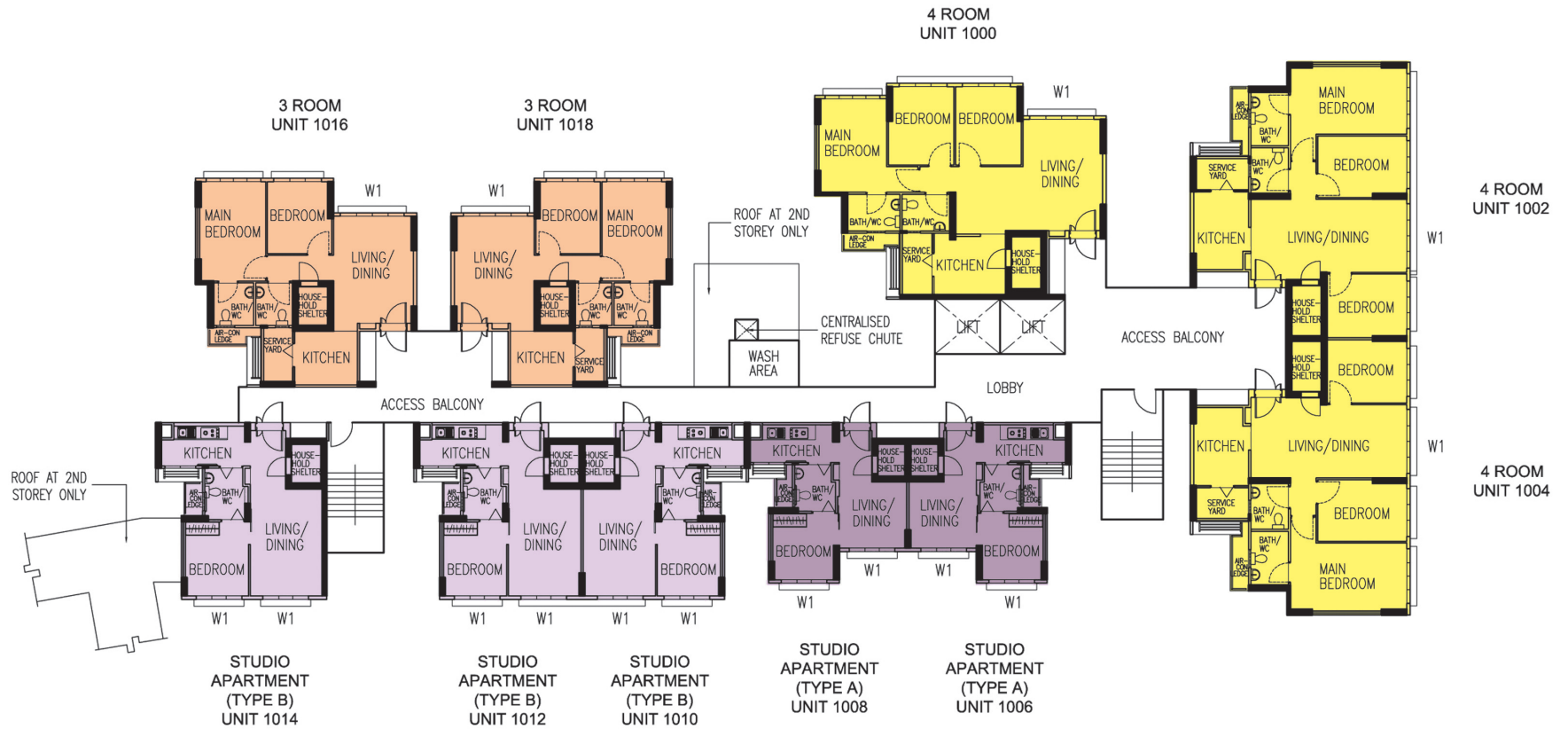
 Senior Care Centre and Senior Activity Centre at 1st Storey / Future Childcare Centre (FCCC) at environmental deck (E-deck) level
- Linkway / Precinct Pavilion (PP) at E-deck level / Drop-Off Porch (DOP)
- Children Playground (PG) and Adult Fitness Station (AFS) at E-deck level / Elderly Fitness Station (EFS) at 1st storey and E-deck level
- Trellis
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Driveway
- Open Space
- Staircase
- Air-well
- Lift
- Corridor
- Centralised Refuse Chute
- Service Bays

Block Number	Number of Storeys	Studio Apartment		3 Room	4 Room	Total	Lift opens at
		TYPE A	TYPE B				
364A	8 / 16	30	45	30	21	126	Every storey
364B	8 / 16	45	30	30	21	126	Every storey
365A	18	-	-	32	96	128	Every storey
365B	18	-	-	32	96	128	Every storey
365C	18	-	-	32	96	128	Every storey
365D	18	-	-	32	64	96	Every storey
TOTAL		75	75	188	394	732	

Standard Flats



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



BLOCK - 364A (2ND TO 8TH STOREY FLOOR PLAN)

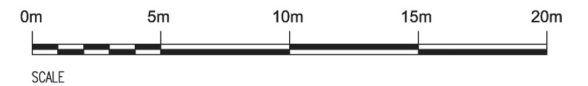
LEGEND :

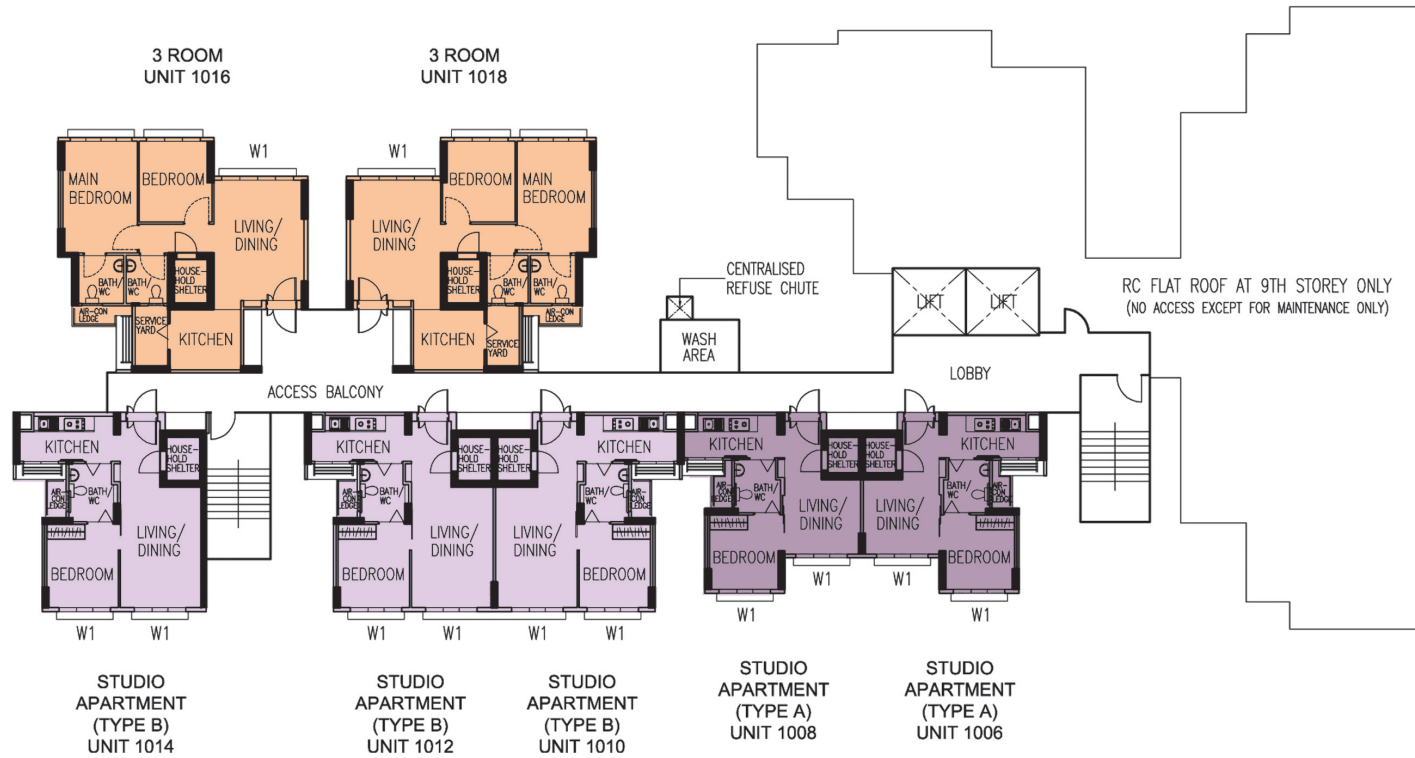
- SA - TYPE A
- 3 ROOM
- SA - TYPE B
- 4 ROOM

WINDOW LEGEND :

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.





LEGEND :

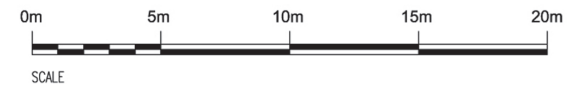
- SA - TYPE A
- 3 ROOM
- SA - TYPE B
- 4 ROOM

WINDOW LEGEND :

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

BLOCK - 364A (9TH TO 16TH STOREY FLOOR PLAN)

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





LEGEND :

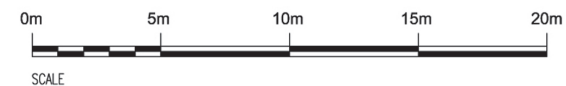
- SA - TYPE A
- 4 ROOM
- 3 ROOM
- SA - TYPE B

WINDOW LEGEND :

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

BLOCK - 364B (2ND TO 8TH STOREY FLOOR PLAN)

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





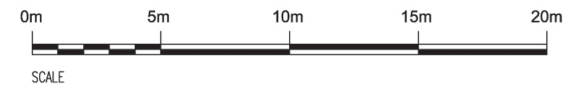
LEGEND :

- 3 ROOM
- 4 ROOM

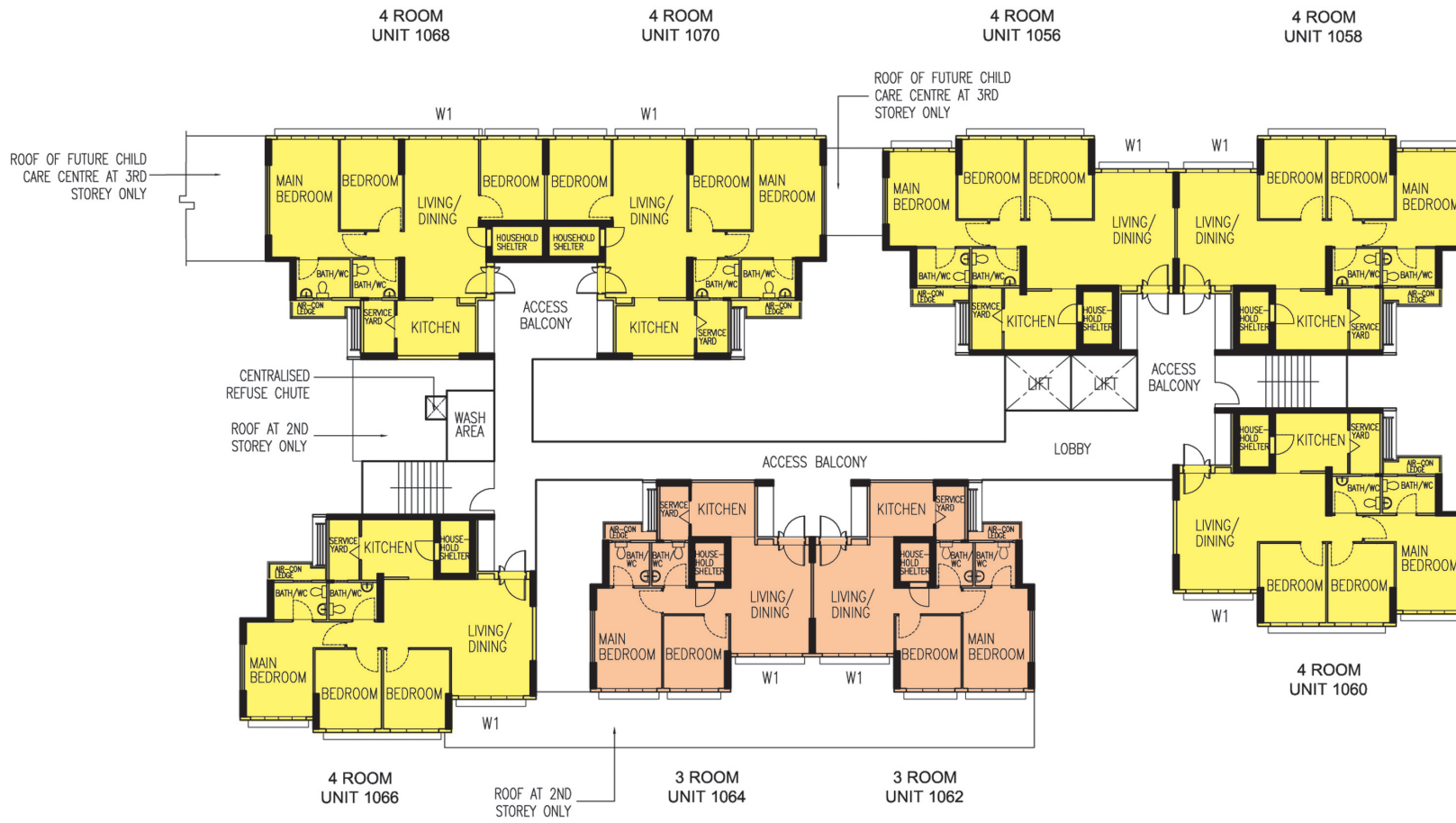
WINDOW LEGEND :

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

BLOCK - 365A (3RD TO 18TH STOREY FLOOR PLAN)



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



LEGEND :

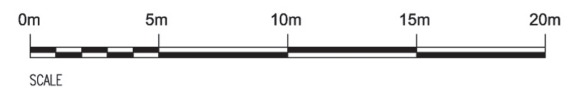
- 3 ROOM
- 4 ROOM

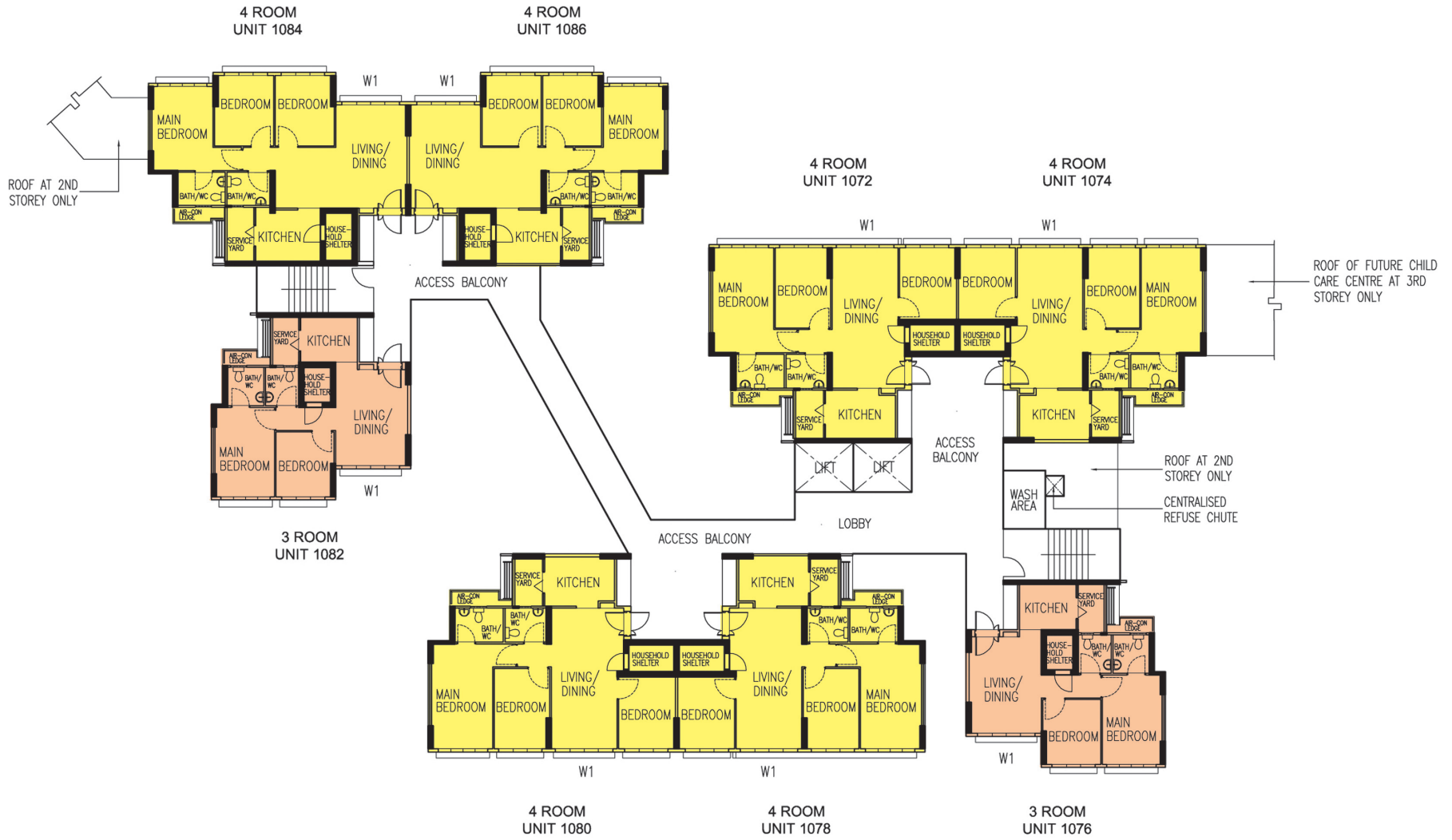
WINDOW LEGEND :

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

BLOCK - 365B (3RD TO 18TH STOREY FLOOR PLAN)

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





14

- LEGEND :**
- 3 ROOM**
 - 4 ROOM**

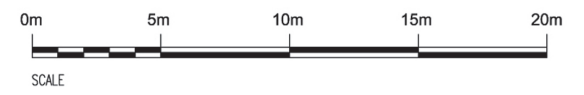
WINDOW LEGEND :

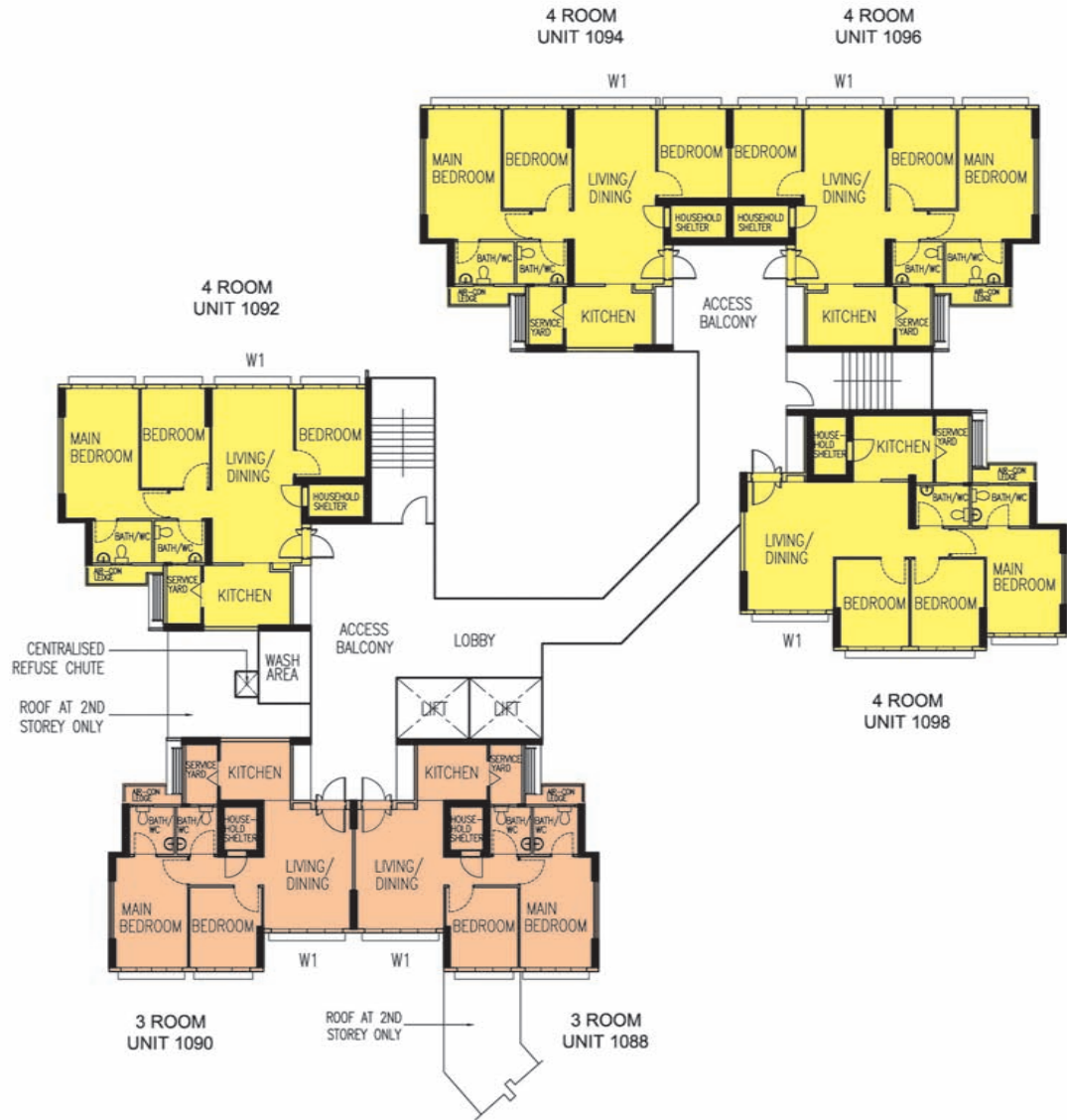
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK - 365C
(3RD TO 18TH STOREY FLOOR PLAN)

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





LEGEND :

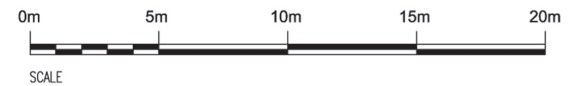
- 3 ROOM
- 4 ROOM

WINDOW LEGEND :

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

BLOCK - 365D
(3RD TO 18TH STOREY FLOOR PLAN)

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



General Specifications for Hougang Meadow (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 system

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/Bathrooms/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedrooms 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 Hougang Meadow (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/drywall partition system

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
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.
- 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.
- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
- (iv) 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 HDB's sole discretion or if required by the competent authorities.
- (v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.
- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- (vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
- (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.



Copyright © Housing & Development Board
All rights reserved. Printed in December 2013