

MyNiceHome

HDB'S BUILD-TO-ORDER SALES LAUNCH • NOV 2015



 **HOUGANG**
RIVERCOURT



Vibrant Living

Hougang RiverCourt is bounded by Tampines Road, Hougang Avenue 7 and Hougang Street 32. It comprises two 19-storey residential block and offers a total of 285 units of 4-, 5-room, and 3Gen flats.

Hougang RiverCourt features a central roof garden flanked by residential blocks. This creates a courtyard in the heart of the development. The courtyard space and the development's proximity to Serangoon Reservoir give inspiration to the name, Hougang RiverCourt.



Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

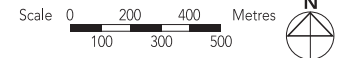
To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.

HOUGANG



LEGEND:

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



Notes:

All proposed developments are subject to change and planning approval.

Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.

Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Elder care Facilities, etc, subject to change and planning approval.

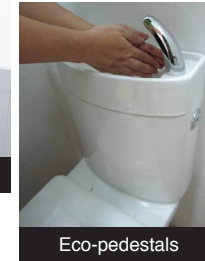
The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.



Integrated Spaces

Hougang RiverCourt will be integrated with a neighbourhood centre. A roof garden extends over the roof of the neighbourhood centre and multi-storey car park to become a lush and spacious landscape deck. It will house a variety of recreational and communal activities such as a children's playground, fitness corners, rest shelters, seats and pergolas. There will also be viewing decks to give residents a panoramic view of the Serangoon Reservoir.



Eco-Friendly Living

To encourage a "green" lifestyle, Hougang RiverCourt will have several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Facilitate the Car-sharing scheme by making parking spaces available for shared cars
- Use of sustainable and recycled products in the development

Delightful Homes

Hougang RiverCourt offers 4-, 5-room and 3Gen flats, all of which come with three-quarter height windows at the living area and half-height windows in other rooms.

The 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. Laminated UPVC door frames will be provided for the bathrooms.

All new HDB flats have Universal Design features such as wider corridors, ramps instead of steps to allow for ageing in place.



Optional Component Scheme

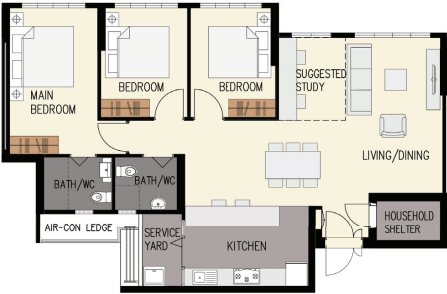
The Optional Component Scheme is offered on an opt-in basis, to provide convenience for our buyers. The cost of the packages is added to the selling price of your selected flat. The Optional Component Scheme packages for the flats are listed below:

- Flooring in the living/ dining room and bedrooms
- Internal doors (laminated UPVC folding doors for bathrooms and laminated semi-solid timber doors at bedrooms) and sanitary fittings in the bathrooms (wash basin with tap mixer/ vanity top^ with tap mixer and shower set with bath/ shower mixer)
^for attached bathroom of 5-room and 3Gen flats
- Kitchen Partition Wall

To provide buyers greater flexibility in terms of layout and design, all the flats will 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.

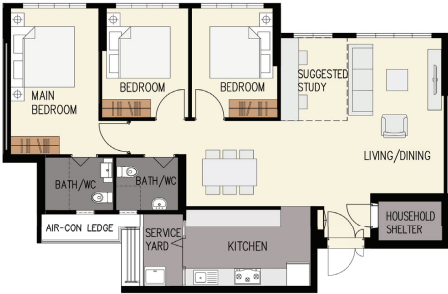
You may opt-in to have a partition wall installed between the living/dining area and kitchen, if you do not want the open kitchen concept.

OPEN KITCHEN CONCEPT (DEFAULT)



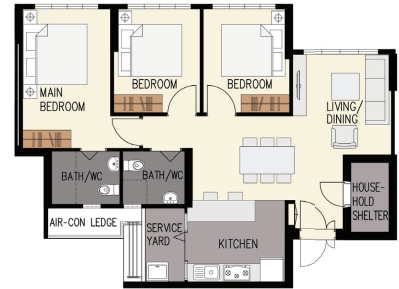
LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con ledge)

WITH KITCHEN PARTITION WALL



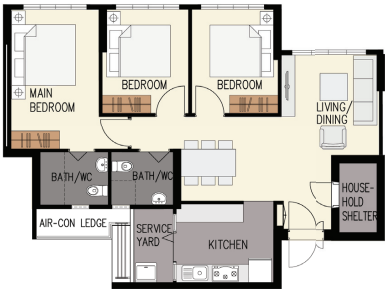
LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con ledge)

OPEN KITCHEN CONCEPT (DEFAULT)

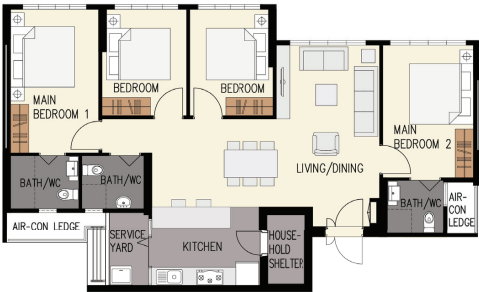


LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 94 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con ledge)

WITH KITCHEN PARTITION WALL



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 94 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con ledge)



LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 121 sqm
(Inclusive of Internal Floor Area 115 sqm and Air-Con ledges)



LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 121 sqm
(Inclusive of Internal Floor Area 115 sqm and Air-Con ledges)



LEGEND

- 4 - Room
- 5 - Room
- 3Gen Flat
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / Drop-Off Porch / Shelter (S) / Precinct Pavilion (PP) at 1st Storey / Link Bridge (LB) at 4th Storey
- Trellis
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Future Amenities / Facilities (FA/F) at 1st & 3rd Storey / Utility Centre (UC) / Shop at 1st Storey
- Neighbourhood Centre
- Electrical Sub-Station (ESS) at 1st Storey
- Multi-Storey Carpark
- Air-Well
- Open Space
- Staircase
- Driveway
- Ramp
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

BLOCK NUMBER	NUMBER OF STOREYS	4 ROOM	5 ROOM	3GEN FLAT	TOTAL	LIFT OPENS AT
377A	19	68	66	15	149	EVERY STOREY
377B	19	87	17	32	136	EVERY STOREY
TOTAL		155	83	47	285	

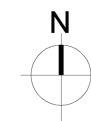
Notes:

All proposed developments are subject to change and planning approval.

The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.

The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.





BLOCK 377A

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND :

4 ROOM

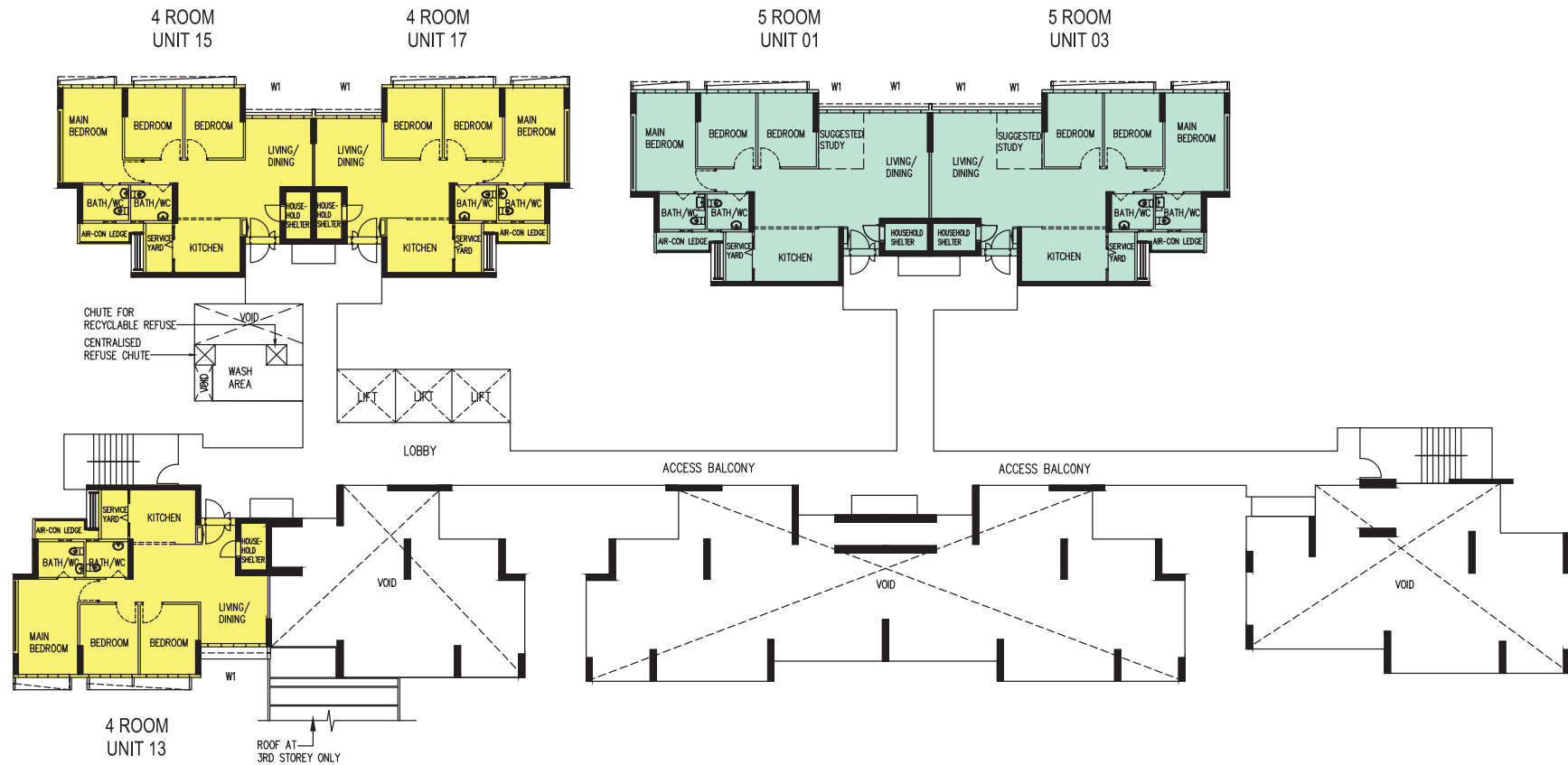
5 ROOM

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 5 10 15 20 METRES



BLOCK 377A

(3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND :

4 ROOM

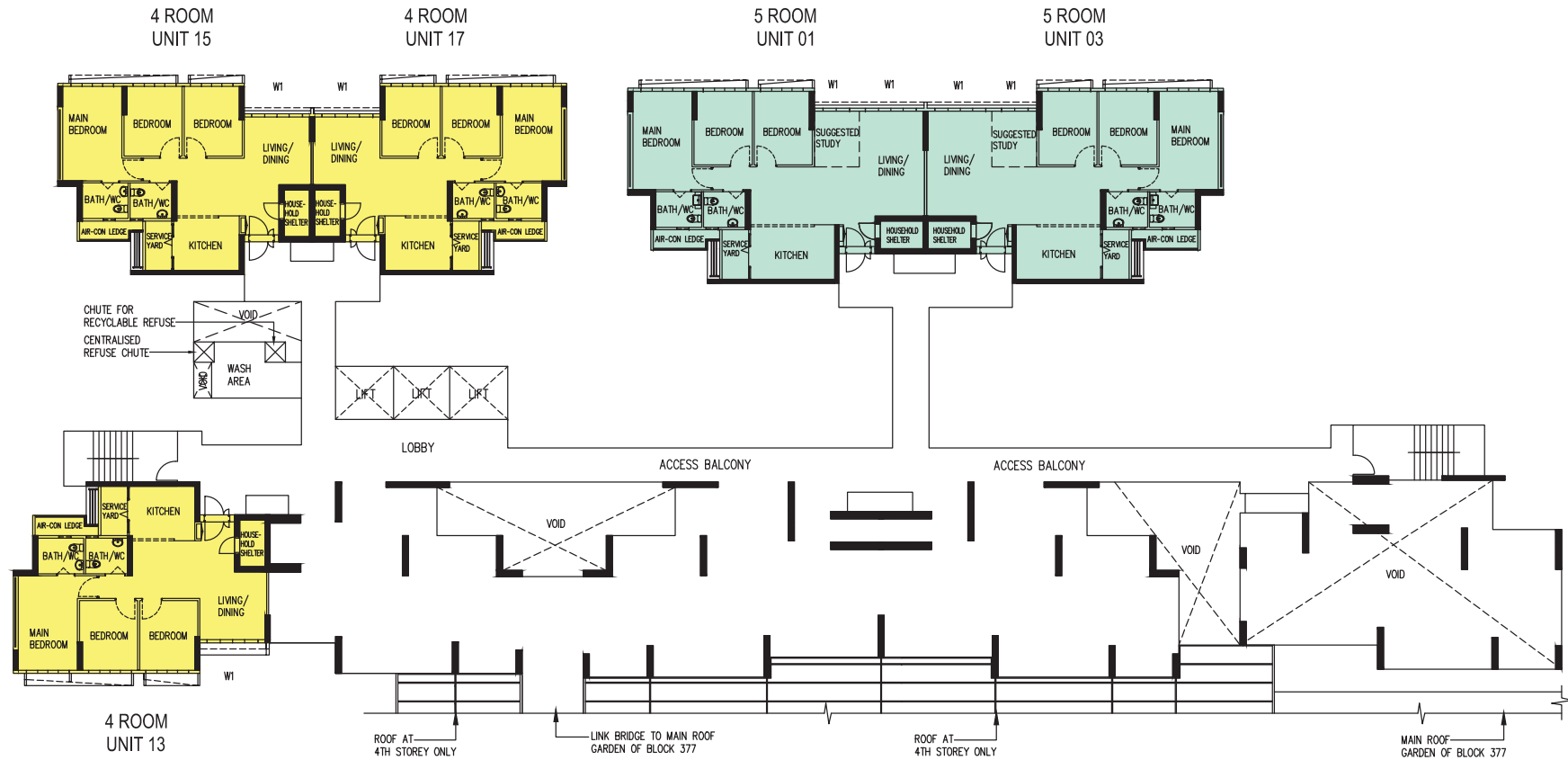
5 ROOM

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 5 10 15 20 METRES



BLOCK 377A

(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND:

4 ROOM

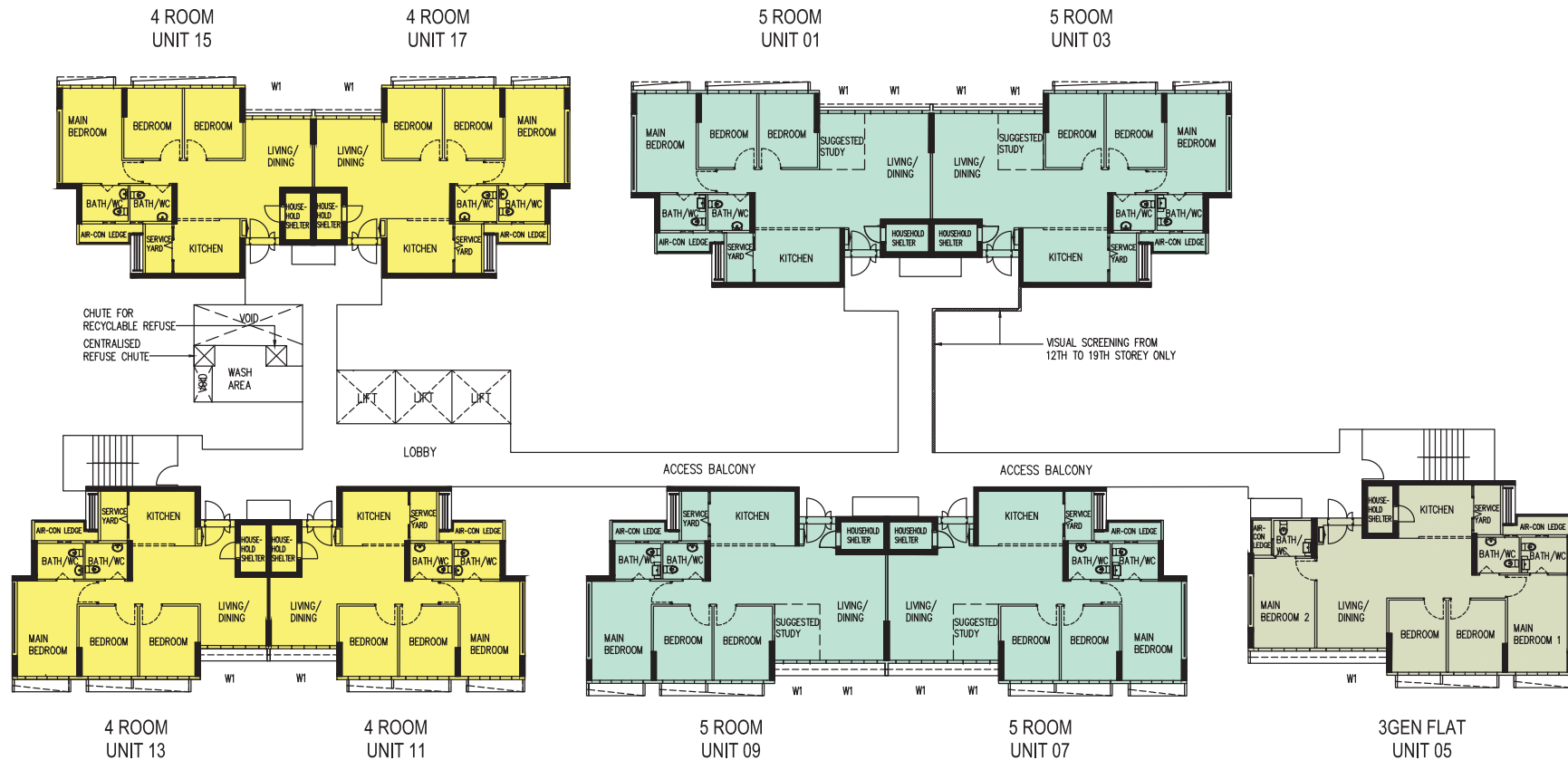
5 ROOM

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 5 10 15 20 METRES



BLOCK 377A

(5TH, 6TH, 8TH, 9TH, 11TH, 12TH, 14TH, 15TH, 17TH AND 18TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND :

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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 5 10 15 20 METRES



BLOCK 377A

(7TH, 10TH, 13TH, 16TH AND 19TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND :

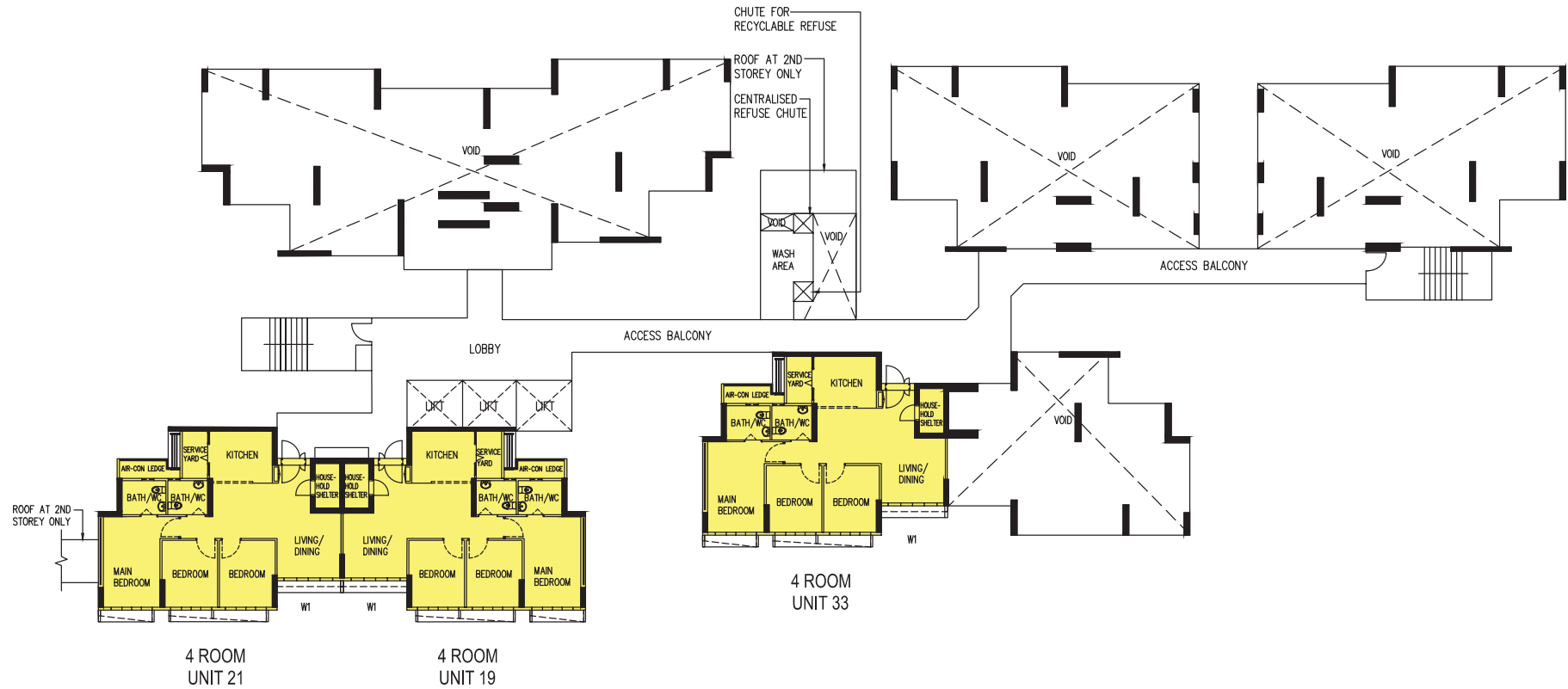
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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 5 10 15 20 METRES



BLOCK 377B

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND :

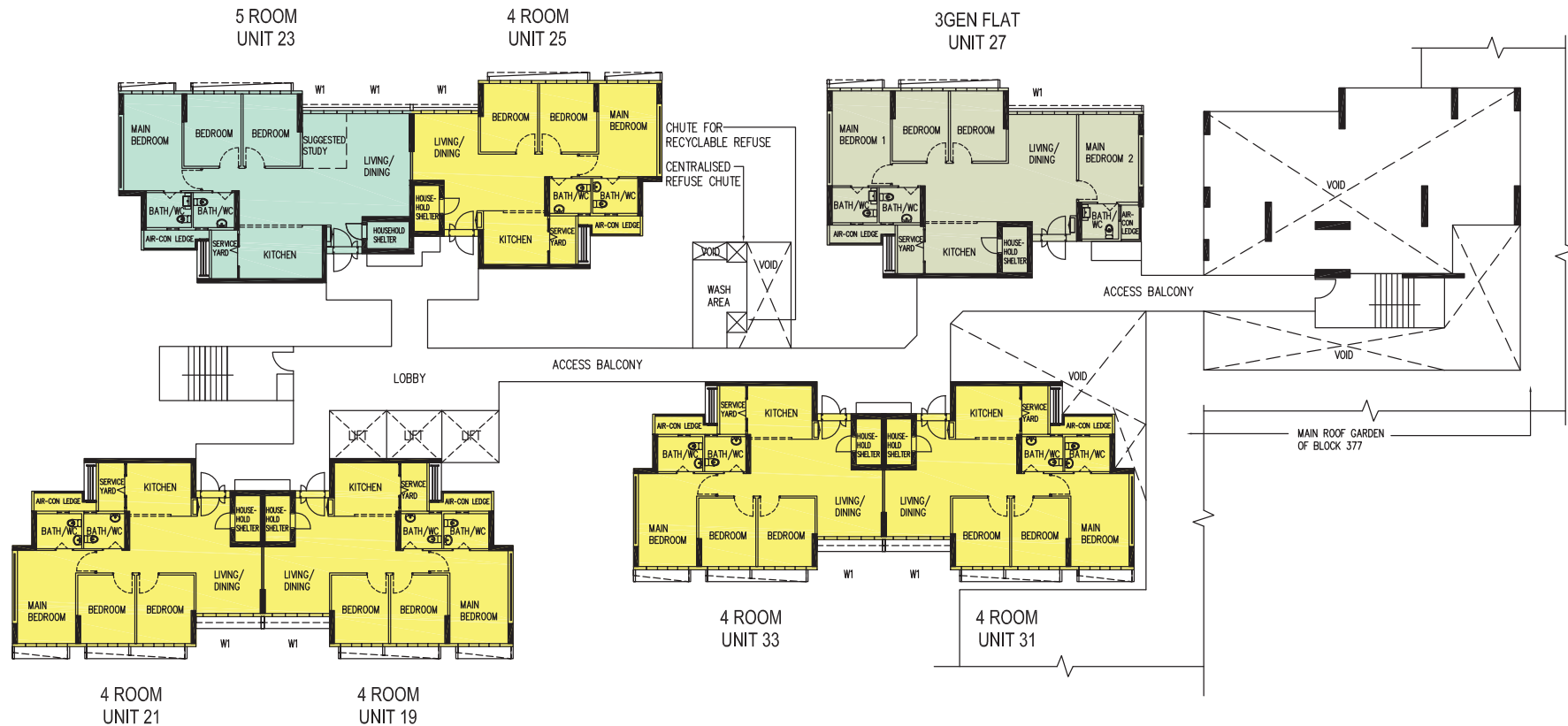
4 ROOM

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 5 10 15 20 METRES



BLOCK 377B
(3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

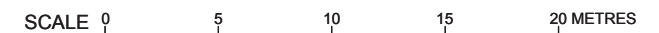
LEGEND :

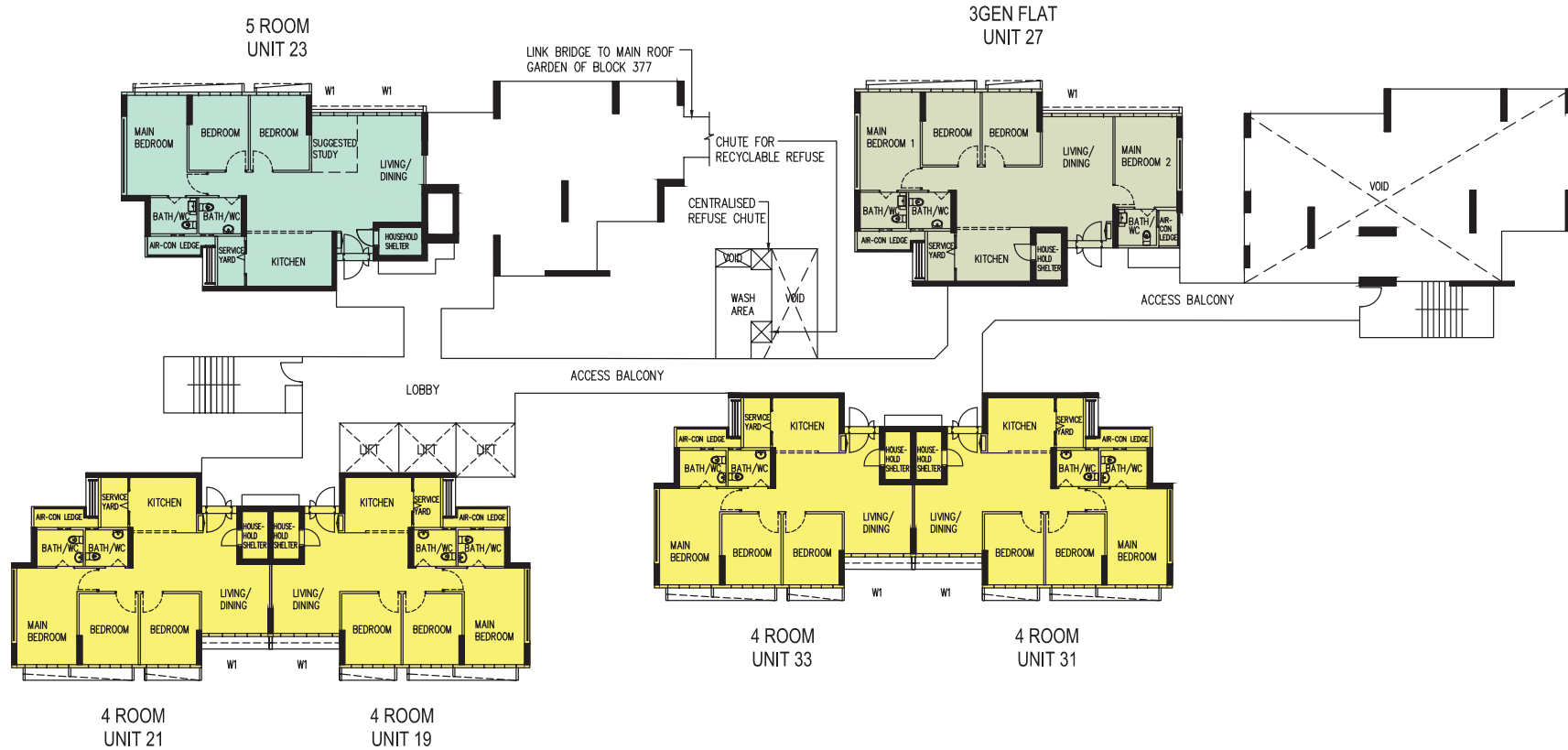
-  4 ROOM
 5 ROOM
 3GEN FLAT

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 377B

(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND :

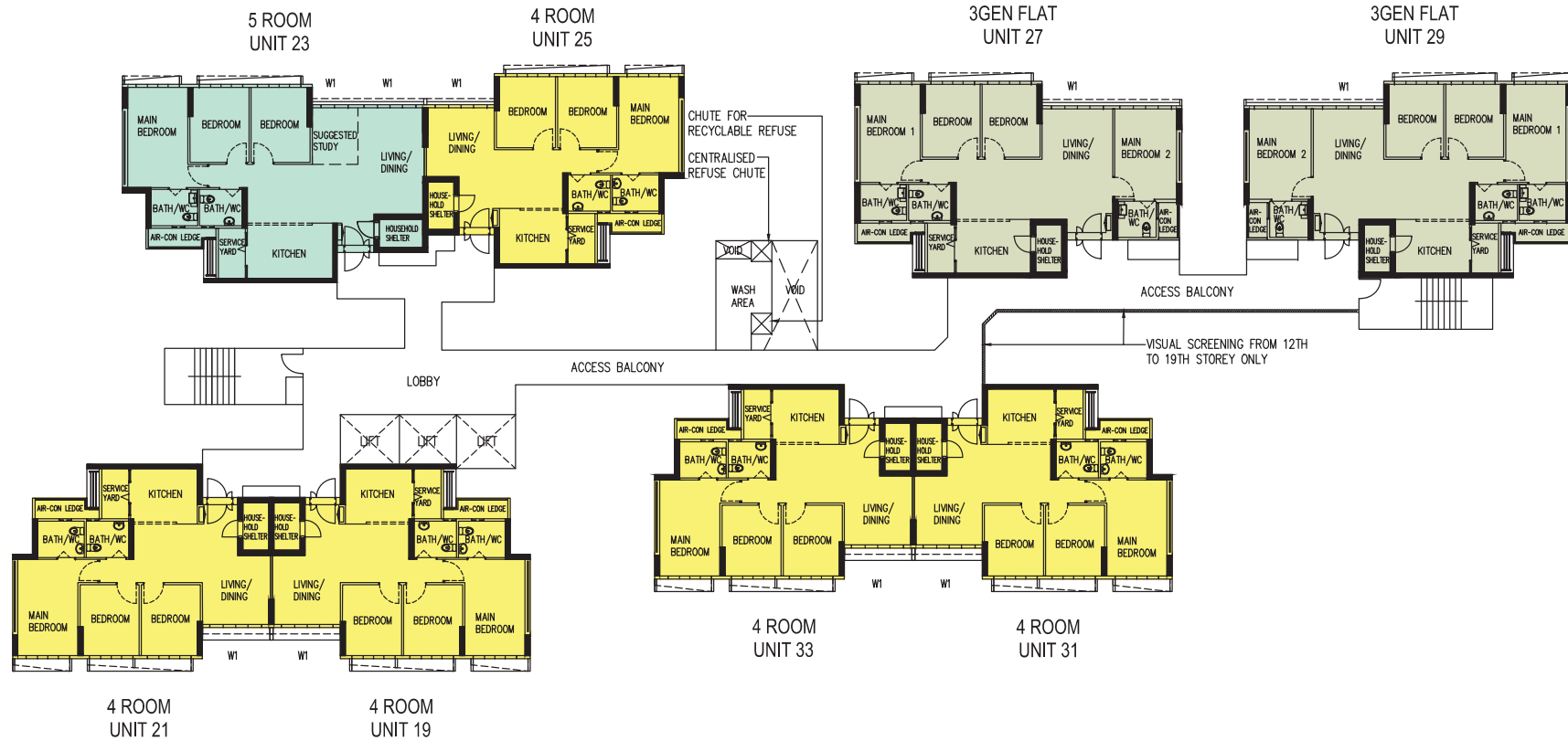
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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 5 10 15 20 METRES



BLOCK 377B

(5TH, 6TH, 8TH, 9TH, 11TH, 12TH, 14TH, 15TH, 17TH AND 18TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND :

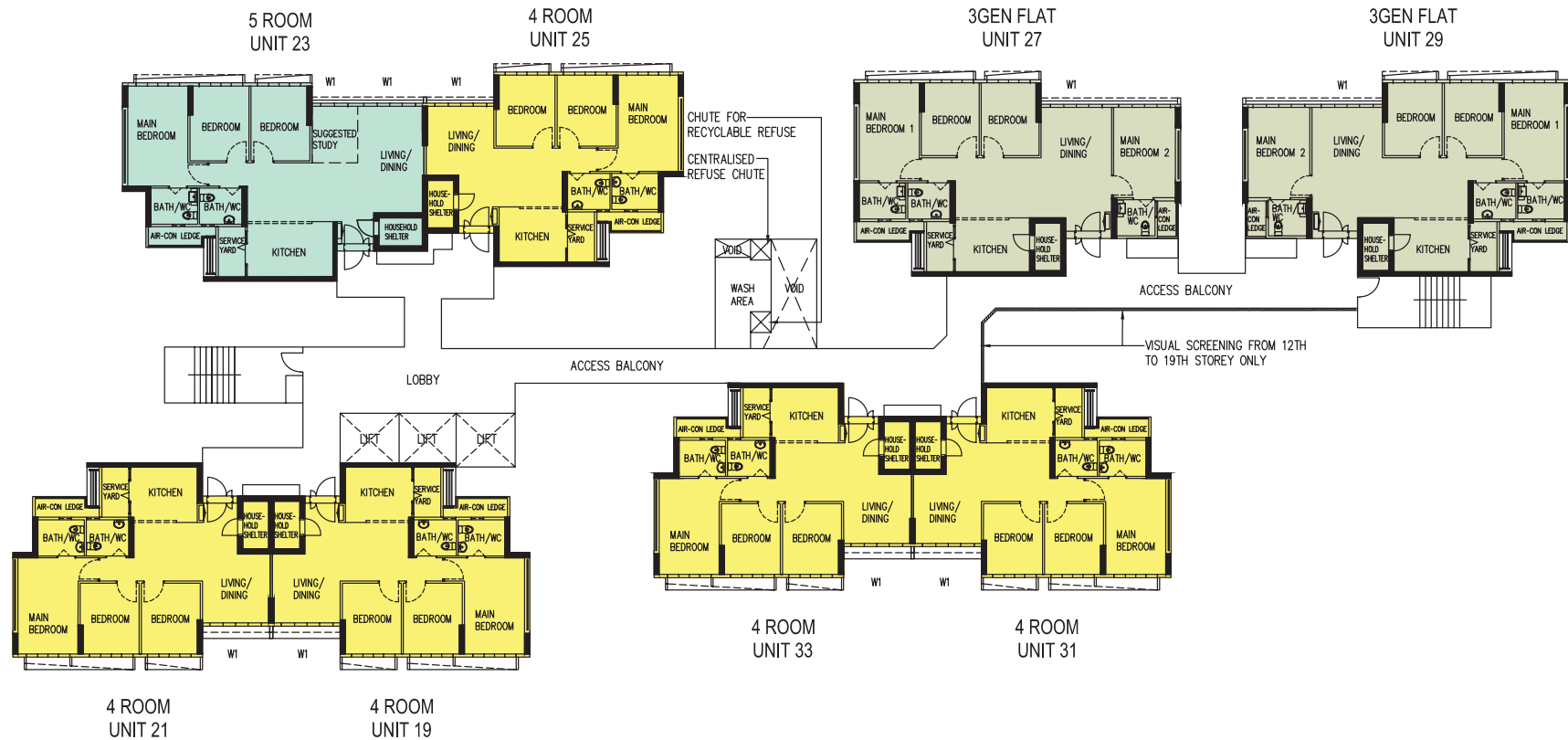
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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 5 10 15 20 METRES



BLOCK 377B

(7TH, 10TH, 13TH, 16TH AND 19TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 377

LEGEND :

- 4 ROOM
- 5 ROOM
- 3GEN FLAT

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 5 10 15 20 METRES

General Specifications For Hougang RiverCourt For 4-Room, 5-Room & 3Gen Flat

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
Bedroom	: laminated semi-solid timber door (Type D10a) (optional)
Bathroom/ WC	: laminated UPVC folding door (Type D2) (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 laminated UPVC skirting (optional)
Kitchen Floor	: glazed porcelain tiles
Bathroom/ 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
Clothes Drying Rack
Vanity top wash basin at attached Bathroom/ WC (for 5-Room and 3Gen flat), wash basin for other Bathroom/ WC (optional)
Bath/ Shower mixer with shower set, tap mixer (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data 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) Laminated UPVC door frame shall be provided to all Bathroom/ WC door openings.
- 4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 5) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.
- 6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

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

Disclaimer

1. HDB owns the copyright in all information, maps, and plans of this brochure.
2. The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.
3. Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
4. 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 our sole discretion or if required by the relevant authorities.
5. We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
6. We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
7. While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
8. The floor areas shown are scaled strata areas and subject to final survey.
9. The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines.
10. We reserve the right to use or allow the use of
 - the void deck in any Apartment block,
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,for :
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
11. This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

NOTES

NOTES

NOTES



Copyright © Housing & Development Board
All rights reserved. Printed in January 2016