HDB’s Sales Launch August 2020
Kebun Baru Edge will be located along Ang Mo Kio Avenue 1 and across the street from Bishan-Ang Mo-Kio Park. Its name reflects its location along the town’s edge, thus marrying the urban environment and lush greenery in the neighbourhood together.

Kebun Baru Edge incorporates nature into its design with a central precinct green providing a space for residents to mingle and interact. Roof gardens and pavilions also offer quiet spaces to wind down after a long day. The children’s playgrounds and fitness corners offer you and your family a chance to stay active and connected.
The development will comprise 2 residential blocks with staggered heights of up to 29 storeys. You can choose from 380 units of 4- and 5-room flats.

Please refer to the site plan for the facilities to be provided in the development. Facilities in this development will be accessible by the public.
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.
Eco-Friendly Living

In a bid to go green for the earth, Kebun Baru Edge will have several eco-friendly features to encourage green and sustainable lifestyles, such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

Smart Features

The common areas within Kebun Baru Edge will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.

Welcoming Homes

Kebun Baru Edge offers 4-room and 5-room flats.

More than just a well-designed and functional interior, these flats also come with the following finishes and fittings:

<table>
<thead>
<tr>
<th>4-room and 5-room</th>
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</thead>
<tbody>
<tr>
<td>Floor tiles in the:</td>
</tr>
<tr>
<td>- household shelter</td>
</tr>
<tr>
<td>- bathrooms</td>
</tr>
<tr>
<td>- kitchen, service yard</td>
</tr>
<tr>
<td>Wall tiles in the:</td>
</tr>
<tr>
<td>- bathrooms</td>
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<tr>
<td>- kitchen, service yard</td>
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</tbody>
</table>

Optional Component Scheme

The Optional Component Scheme (OCS) provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached OCS leaflets for details.

When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.
4 ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA : 93sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

5 ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA : 113sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)
Applicants are encouraged to visit the place before booking a flat.

Notes:
1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
2. The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA’s prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
3. 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.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

This 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.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT

BLOCK 246A
(2ND TO 29TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 246
BLOCK 246B
(5TH STOREY FLOOR PLAN)

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
General Specifications For Kebun Baru Edge
For 4-room & 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/ drywall partition system.

Windows
Aluminium framed windows with tinted glass.

Doors
- Entrance: laminated timber door and metal gate
- Bedroom: laminated UPVC door (optional)
- Bathroom/ WC: laminated UPVC folding door (optional)
- Household Shelter: metal door
- Service Yard: aluminium framed door with glass

Finishes
- Living/Dining/ Dry Kitchen Floor: polished porcelain tiles with laminated UPVC skirting (optional)
- Bedroom Floor: vinyl strip flooring with laminated UPVC skirting (optional)
- Kitchen/ Bathroom/ WC/ Household Shelter Floor: glazed porcelain tiles
- Service Yard Floor: glazed porcelain tiles with tile skirting
- Kitchen/ Bathroom/ WC Walls/ Households Shelter Floor: glazed porcelain tiles
- Ceilings/ Other Walls: skim coated or plastered and painted

Fittings
- Quality Locksets
- Water Closet Suite
- Clothes Drying Rack
- Wash basin with tap mixer, bath/ shower mixer with shower set (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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
3) 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.
4) 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.

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 the 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.

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OPTIONAL COMPONENT SCHEME
(4- AND 5-ROOM FLATS – KEBUN BARU EDGE)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the kitchen, household shelter, service yard and bathrooms
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
  - wash basin with tap mixer
  - shower set with bath/ shower mixer

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.