Idyllic Living

Ghim Moh Edge is bounded by Commonwealth Avenue West and Ghim Moh Link.

Standing tall at 38-storeys in height and located at the edge of Queenstown’s Ghim Moh area, the development’s five residential blocks comprises 1,179 units of Studio Apartments, 3-, and 4-room Standard Flats.
Notes:
All proposed developments are subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Association, Home for the Aged, etc., subject to change and planning approval.
Multitude of conveniences

At Ghim Moh Edge, be treated to a wide range of conveniences, right at your doorstep. Shop and dine at the eating house, supermarket and shops located within the development. Partake in the many activities held at the Residents’ Committee Centre. A Senior Care and Activity Centre set up in this development will provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services. A childcare centre found in the premises will be delight for parents.

Residents will be pleased with the views of rooftop gardens and beautiful landscaping found throughout the development. In addition, there are plenty of outdoor facilities interspersed amid the landscape. Relish in the greenery whilst having fun at the children’s playgrounds, keeping fit at the adult and elderly fitness stations or relaxing at the precinct pavilions and rest shelters.

Desirable homes

Ghim Moh Edge offers Studio Apartments, 3- and 4-room Standard Flats.

The 3- and 4-room flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms. Some 3-room and all 4-room flats are provided with corner windows in the main bedroom.

These 3- and 4-room flats are provided 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.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes 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 standards or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also 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.

Move in hassle-free as each Studio Apartment will be in a ready-to-move-in condition. Each apartment will be furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen. Three-quarter height windows are provided in the living/dining area and bedroom.
LAYOUT IDEAS FOR
STUDIO APARTMENT (TYPE A)
APPROX. FLOOR AREA 37 sqm
(Inclusive Of Internal Floor Area of 35 sqm and Air-Con Ledge)

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

LAYOUT IDEAS FOR 3 ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive Of Internal Floor Area of 65 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)
Applicants are encouraged to visit the place before booking a flat.
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
- 4 Room

1. Three quarter height window (approx. 60cm 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.
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General Specifications for Ghim Moh Edge
(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.

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
Ceiling: 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: glazed porcelain tiles
Bathroom/WC floor: ceramic tiles
Household Shelter floor: glazed porcelain tiles

Fittings
Quality locksets
Quality sanitary fittings
Kitchen cabinet 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 Ghim Moh Edge
### (For 3-Room and 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.

### Windows
Aluminium framed windows with tinted glass.

### Doors

<table>
<thead>
<tr>
<th>Door Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance</td>
<td>decorative solid timber door and metal gate</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>laminated semi-solid timber door (Type D9a) (optional)</td>
</tr>
<tr>
<td>Bathrooms/WC</td>
<td>laminated semi-solid timber door (Type D9a) (optional)</td>
</tr>
<tr>
<td>Household Shelter</td>
<td>metal door</td>
</tr>
<tr>
<td>Service Yard</td>
<td>aluminium framed door with glass</td>
</tr>
</tbody>
</table>

### Finishes

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceiling</td>
<td>skim coated or plastered and painted</td>
</tr>
<tr>
<td>Kitchen/Bathroom/WC walls</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Other Walls</td>
<td>skim coated or plastered and painted</td>
</tr>
<tr>
<td>Living/Dining/Bedrooms floor</td>
<td>polished porcelain tiles with timber skirting (optional)</td>
</tr>
<tr>
<td>Kitchen floor</td>
<td>glazed porcelain tiles</td>
</tr>
<tr>
<td>Bathrooms/WC floor</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Service Yard floor</td>
<td>glazed porcelain tiles with tile skirting</td>
</tr>
<tr>
<td>Household Shelter floor</td>
<td>glazed porcelain tiles</td>
</tr>
</tbody>
</table>

### 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.
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Disclaimer

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(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.

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(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, resident’s committee centres and such other facilities as HDB shall deem fit.