HOUQUANG
PARKEDGE
BUILD-TO-ORDER JAN 2013

Homes for all your happily ever afters
Living by the park

Located along Upper Serangoon Road, Hougang ParkEdge comprises four 18-storey residential blocks offering 578 units of 3-, 4- and 5-room Standard Flats.

Residents of Hougang ParkEdge can enjoy recreation at Punggol Park, which is located across the development.
Greenery Abounds

With a “fishing village” theme in mind, residential blocks are adorned with boat-like structures at the top of each block to resemble boats floating along a river.

Envisioned as a vibrant communal space, the precinct features a multi-purpose open lawn in the heart of the development and green spaces where outdoor recreational facilities like a children’s playground and the adult and elderly fitness stations can be found. Residents can also relax in the resting shelters or bond with their family and friends at the precinct pavilion found within the development. A childcare centre will be provided in this development.
Home of your heart

Hougang ParkEdge offers 3-, 4- and 5-room Standard Flats. All units come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

All flats come 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.
LAYOUT IDEAS FOR 4 ROOM  
APPROX. FLOOR AREA 93 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 5 ROOM  
APPROX. FLOOR AREA 113 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)
Applicants are encouraged to visit the place before booking a flat.

<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of storeys</th>
<th>3 Room</th>
<th>4 Room</th>
<th>5 Room</th>
<th>Total</th>
<th>Lift opens at</th>
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<tbody>
<tr>
<td>473A</td>
<td>18</td>
<td>34</td>
<td>34</td>
<td>102</td>
<td>170</td>
<td>Every storey</td>
</tr>
<tr>
<td>473B</td>
<td>18</td>
<td>68</td>
<td>68</td>
<td>-</td>
<td>136</td>
<td>Every storey</td>
</tr>
<tr>
<td>473C</td>
<td>18</td>
<td>34</td>
<td>68</td>
<td>34</td>
<td>136</td>
<td>Every storey</td>
</tr>
<tr>
<td>473D</td>
<td>18</td>
<td>-</td>
<td>34</td>
<td>102</td>
<td>136</td>
<td>Every storey</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>136</strong></td>
<td><strong>204</strong></td>
<td><strong>238</strong></td>
<td><strong>578</strong></td>
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</tbody>
</table>
BLK 473A
(2ND TO 18TH STOREY FLOOR PLAN)

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

- 3 ROOM
- 4 ROOM
- 5 ROOM

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 473B
(2ND TO 18TH STOREY FLOOR PLAN)

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

-3 Room
-4 Room
-5 Room

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 473C
(2ND TO 18TH STOREY FLOOR PLAN)

LEGEND:
W1 = THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW = STANDARD HEIGHT CORNER WINDOW
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

- 3 ROOM
- 4 ROOM
- 5 ROOM

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 473D
(2ND TO 18TH STOREY FLOOR PLAN)

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

- 3 ROOM
- 4 ROOM
- 5 ROOM

The coloured floor plan is not intended to demarcate the boundary of the flat.
General Specifications for Hougang ParkEdge

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  
Service Yard floor : glazed porcelain tiles with tile skirting  
Household shelter floor : glazed porcelain tiles

Fittings
Quality locksets
Water Closet suite  
Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other 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 and such other facilities as HDB shall deem fit.