THE MOMENT YOU'VE BEEN WAITING FOR!

BUILD-TO-ORDER JUL 2013

TELOK BLANGAH
PARC VIEW
Homes by the Park

Bounded by Telok Blangah Heights and Telok Blangah Street 31, Telok Blangah ParcView comprises seven 30-storey high residential blocks. You can take your pick from the 1,480 units of Studio Apartments, 3- and 4-room Standard Flats offered at this development.

At Telok Blangah ParcView, you will get to enjoy lush surrounds as the development is located near Telok Blangah Hill Park, and features abundant greenery within its landscape.
Activity Spaces for Everyone

Right in the heart of Telok Blangah ParcView is an extensive central green where your young ones can have fun at the playgrounds while you work out at the adult and elderly fitness stations. Those seeking quieter spaces for outdoor relaxation can head to the many small intimate gardens found throughout the development. There are also roof gardens located on top of the multi-storey carpark blocks and atop Block 92, which houses social and community facilities. For the more active, the hardcourt is a great place to enjoy a game with the family.

You will find daily conveniences within easy reach as Telok Blangah ParcView will have its own minimart, an eating house, shops, a child care centre and a Residents’ Committee Centre.

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.
Transcending Tranquility

Choose from 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. Corner windows will be provided in some 4-room flats.

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 also be provided in the living/dining area and bedroom.

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 Telok Blangah ParcView 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 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 your flat.
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)
BLOCK 90A
2ND TO 6TH STOREY FLOOR PLAN

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.
BLOCK 90A
7TH TO 30TH STOREY FLOOR PLAN

LEGEND :

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 350MM 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 90B
2ND TO 30TH STOREY FLOOR PLAN

LEGEND:

4 ROOM

W1 — THREE QUARTER HEIGHT WINDOW (APPROX. 500MM 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 91A
2ND STOREY FLOOR PLAN

LEGEND:

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500MM 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 91A
3RD TO 30TH STOREY FLOOR PLAN

LEGEND:

3 ROOM
4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW
APPROX. 500MM 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 92A
2ND TO 30TH STOREY FLOOR PLAN

LEGEND:
- Studio Apartment (Type A)
- Studio Apartment (Type B)
- 3 Room

*WT - Three Quarter Height Window (Approx. 500mm 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 92B
2ND STOREY FLOOR PLAN

LEGEND:

4 ROOM

WT - THREE QUARTER HEIGHT WINDOW (APPROX. 500MM HIGH PARAPET WALL)
LESS THAN OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

- Studio Apartment (Type A)
- 3 Room
- 4 Room

*WT - THREE QUARTER HEIGHT WINDOW (APPROX 800MM 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 93A
2ND STOREY FLOOR PLAN

LEGEND:

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500MM 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 93A
3RD TO 30TH STOREY FLOOR PLAN

LEGEND:

- 3 ROOM
- 4 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 500MM 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:

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.
BLOCK 93B
3RD TO 30TH STOREY FLOOR PLAN

LEGEND:

- 3 ROOM
- 4 ROOM

N1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500MM 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.
General Specifications For Telok Blangah ParcView
(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
- Bedrooms: laminated sliding timber door
- Bathrooms/WC: PVC folding door
- Household Shelter: metal door

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: 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 Telok Blangah ParcView
(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.

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/Bathroom/WC walls : ceramic tiles
Other Walls : skim-coated or plastered and painted
Living/Dining/Bedroom 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.
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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.