A modern kampung

Bounded by Woodlands Drive 71 and Woodlands Ring Road, Kampung Admiralty comprises two 11-storey residential blocks. This premium project offers 104 units of Studio Apartments.

Integrated with healthcare, eldercare, childcare and commercial facilities, Kampung Admiralty will serve as a one-stop hub that encourages social interaction and active living through its innovative design, communal spaces and sustainable features.

As reflected in its name, Kampung Admiralty is envisaged to foster greater community bonding and reignite the kampung spirit of yesteryear.
Urban Life, Kampung Spirit

Kampung Admiralty offers you a rich variety of conveniences right at your doorstep. This integrated development is zoned into 3 tiers:

- **Ground tier** - Retail Shops, Community Plaza
- **Mid tier** - Hawker Centre, two-level Admiralty Medical Centre
- **Top tier** - Studio Apartments, roof gardens, a function hall, eldercare facilities and childcare centre. The eldercare facilities provide social and recreational activities to promote active ageing, as well as day care (e.g. personal care, meals and daily activities) and healthcare services (e.g. rehabilitation and basic nursing care) to serve seniors in the community.
Abundant greenery

Open to the public, the green spaces located within Kampung Admiralty serve as ideal venues for you to relax or interact with your neighbours and friends. To evoke fond memories of the kampung days, fruit trees such as Limau Purut will be grown within the development as well. Those with green fingers can also enjoy gardening at the community farm and herb garden.
Eco-Friendly Living

To encourage a “green” lifestyle, Kampung Admiralty is designed with several eco-friendly features:

• Underground bicycle storage system is installed to offer residents convenient and secure parking solutions and encourage cycling as an environmentally friendly form of transport

• Separate chutes are provided for recyclable waste

• Pneumatic Waste Conveyance System provides clean and fuss-free waste disposal

• Vegetated swales are provided to treat surface runoff water and prevent water from overflowing during storms while greening and beautifying the landscape

• Solar panels are installed to harness solar energy for powering common services in the two residential blocks

• Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption

• Regenerative lifts are used to reduce energy consumption

• Eco-pedestals are used in bathrooms to encourage water conservation

• Sustainable and recycled products are used in the development
Homes designed for you

Kampung Admiralty offers Studio Apartments, which 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. Resilient (vinyl) strip flooring will be provided in the living/ dining area and bedroom, while the bathroom and kitchen will come with floor/ wall tiles. This will provide for a hassle-free move-in process. Most of the Studio Apartments will come with full height windows in the living/ dining area and bedroom as well.

In addition, each Studio Apartment will come with a built-in cabinet with cooker hood and induction 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, a ramp at the unit entrance to assist movement, bigger switches and an alert alarm system. A retractable clothes drying system will also be provided.

There is no household shelter within each Studio Apartment. Staircase shelter will be provided in each block. A storage cabinet will be provided within each Studio Apartment.

The indicative monthly service and conservancy charges for the Studio Apartments, payable to the Town Council, are $25.50 (for 36 sqm unit) and $36.50 (for 45sqm unit).
LAYOUT IDEAS FOR
STUDIO APARTMENT (TYPE A)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area 36 sqm and Air-con Ledge)

LAYOUT IDEAS FOR
STUDIO APARTMENT (TYPE B)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-con Ledge)
Applicants are encouraged to visit the place before booking a flat.

**LEGEND**
- Studio Apartment (Type A)
- Studio Apartment (Type B)
- Surrounding Buildings / Structures
- Drop-off Porch / Linkway
- Linkway / Linkbridge (LB) / Function Hall at 6th Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) at 6th Storey
- Electrical Sub-Station (ESS) at 1st Storey
- Child Care Centre (CCC) / Eldercare Facilities (ECF) at 6th & 7th Storey
- Podium with 2 Levels of Basement Car Park, Supermarket & Retail at Basement 1, Retail & F&B at 1st Storey, Hawker Centre at 2nd Storey, Medical Centre at 3rd & 4th Storey, and Roof Garden on 4th, 6th, 8th & 9th Storey
- Eldercare Facilities (ECF) at 6th Storey
- Air-Well
- Open Space
- Staircase
- Service Road / Driveway
- Drainage Reserve
- Centralised Refuse Chute / Chute for Recyclable Refuse (Pneumatic System)
- Corridor
- Lift
- Service Bay

<table>
<thead>
<tr>
<th>Block Number</th>
<th>No. of Storeys</th>
<th>Studio Apartment</th>
<th>Total</th>
<th>Lift opens at</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Type A</td>
<td>Type B</td>
<td></td>
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<td>24</td>
<td>28</td>
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</tr>
<tr>
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<tr>
<td>Total</td>
<td>48</td>
<td>56</td>
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<td>104</td>
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</tbody>
</table>
LEGEND:

- 🌅 STUDIO APARTMENT (TYPE A)
- 🌅 STUDIO APARTMENT (TYPE B)

W1 - FULL HEIGHT WINDOW (APPROX. 2200mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 3000mm 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:

- **STUDIO APARTMENT (TYPE A)**
- **STUDIO APARTMENT (TYPE B)**

**W1** - FULL HEIGHT WINDOW (APPROX, 220mm HIGH PARAPET WALL)

**W2** - THREE QUARTER HEIGHT WINDOW (APPROX, 50mm 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 676A**

(7TH STOREY FLOOR PLAN)
LEGEND:

- Studio Apartment (Type A)
- Studio Apartment (Type B)

W1 - Full Height Window (Approx. 220mm High Parapet Wall)
W2 - Three Quarter Height Window (Approx. 300mm 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 676A
(8TH TO 11TH STOREY FLOOR PLAN)
BLOCK 676B
(7TH STOREY FLOOR PLAN)

LEGEND:

- Studio Apartment (Type A)
- Studio Apartment (Type B)

W1 - Full Height Window (Approx. 2200mm High Parapet Wall)
W2 - Three Quarter Height Window (Approx. 900mm 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:

- **Light Purple**: Studio Apartment (Type A)
- **Light Purple**: Studio Apartment (Type B)

W1 - Full Height Window (Approx. 200mm High Parapet Wall)
W2 - 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 KAMPUNG ADMIRALTY

Foundation
Piled foundations

Structure
Reinforced concrete structural framework with reinforced concrete slabs

Roof
Reinforced concrete roof slab

Walls
All external and internal walls are constructed with reinforced concrete/ precast panels/ precast lightweight concrete partitions/ drywall partition system

Windows
Aluminium framed windows with tinted glass

Doors
Entrance: laminated solid timber door and metal gate
Bedroom: sliding laminated semi-solid timber door
Bathroom/WC: sliding laminated semi-solid timber door

Finishes
Ceilings: skim coated or plastered and painted
Kitchen/ Bathroom/ WC wall: ceramic tiles
Other wall: skim coated or plastered and painted
Living/ Dining/ Bedroom floor: resilient (vinyl) strip flooring with timber skirting
Kitchen floor: glazed porcelain tiles
Bathroom/WC floor: ceramic tiles

Fittings
Quality locksets
Water Closet Suite
Kitchen Cabinet with Cooker Hood, Electric Induction Hob and Kitchen Sink
Built-in Wardrobe and Cabinets
Retractable Laundry 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) Air-con panel in the main bedroom will not be provided.
2) 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, day activity centres, mechanical and electrical rooms and such other facilities as HDB shall deem fit.