Seafront Living

Lining the picturesque Punggol Northshore seafront and along Northshore Drive is Northshore StraitsView. The development is located in the vicinity of the Samudera and Punggol Point LRT stations, which are connected to the Punggol MRT/ LRT station.

A waterway park connector runs parallel to the entire length of the development. This connector links residents to pockets of green spaces that offer an abundance of recreational facilities, amenities and a vibrant cluster of eating places and retail shops.
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 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.

Pleasant Surrounds

The residential blocks in Northshore StraitsView are laid out as an urban sanctuary along a waterfront. They are positioned facing north-south with some units directly facing the sea for astonishing views. Roof gardens and a sky terrace are provided within the development and these are accessible and made open to the public.

A central green creates an intimate communal enclave allowing for recreational activities within the precinct itself. Outdoor facilities include the children's playground, adult and elderly fitness stations, pavilions, resting shelters and gathering spaces. Neighbouring common areas also include fitness corners and children's playgrounds. A minimart, an eating house, shops, a Residents' Committee Centre, and a childcare centre will also be located in the development.

The development is teeming with lush landscaping ideal for cycling, jogging or strolls along the seafront.
Eco-Friendly Living

Northshore StraitsView is designed to fulfill the vision of establishing Punggol as an Eco-Town. To support this vision, the development has several eco-friendly features:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Rainwater harvesting system to store rainwater for washing of common areas
- ABC Waters design features to clean rainwater and beautify the landscape
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Facilitate the Car-sharing scheme by making parking spaces available for shared cars
- Use of sustainable and recycled products in the development

Smart Solutions

Northshore StraitsView will also feature Smart technologies to bring about a more liveable, efficient, sustainable and safe living environment. These solutions include:

- Smart-Enabled Homes with infrastructure to support easy installation of smart systems
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal
- Smart Lighting which meets the needs of residents while reducing energy consumption
- Smart Irrigation which saves water while maintaining the extensive landscaped areas for the enjoyment of the residents

Nice Homes

Northshore StraitsView offers 2-room Flexi, 3-, 4- and 5-room flats. The 2-room Flexi flats will be available in two sizes, 36 sqm and 45 sqm. Both sizes are available either on 99-year lease or short-lease.

The 2-room Flexi flats have three-quarter height windows for both living room and bedroom. The other flat types have full-height windows for the living room, standard height windows for all bedrooms, and some units with corner windows at the master bedroom. Some of the 4-room and 5-room flats will come with a balcony.

All 2-room Flexi flats will be provided with floor finishes in the kitchen, household shelter and bathroom. Wall tiles will also be provided in the bathroom and kitchen. These flats will also come with a laminated UPVC sliding partition/door for the bedroom and laminated UPVC folding bathroom door. As the 2-room Flexi flats on short leases are meant for the elderly, they will be fitted upfront with grab bars.

All 3-, 4- and 5-room flats 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.

All new HDB flats have Universal Design features such as wider corridors, ramps instead of steps to allow for ageing in place.

Optional Component Scheme

The Optional Component Scheme is offered on an opt-in basis, to provide convenience for our buyers. The cost of the packages is added to the selling price of your selected flat.

2-room Flexi Flats

The Optional Component Scheme (OCS) packages for the 2-room Flexi flats are tabulated below:

<table>
<thead>
<tr>
<th>Package 1 (applicable for all 2-room Flexi flats)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Flooring in the living/ dining room and bedroom*</td>
</tr>
<tr>
<td>• Glazed porcelain floor tiles are provided for short-lease 2-room Flexi flats while polished porcelain floor tiles are provided for 99-year lease 2-room Flexi flats.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Package 2 (applicable for all 2-room Flexi flats)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/ shower mixer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Package 3 (applicable for short-lease 2-room Flexi flats)</th>
</tr>
</thead>
<tbody>
<tr>
<td>This package offers elderly buyers the convenience of having a flat in move-in condition. It comprises:</td>
</tr>
<tr>
<td><strong>Elderly-friendly fittings</strong></td>
</tr>
<tr>
<td>• Window grilles for safety and security</td>
</tr>
<tr>
<td>• Built-in kitchen cabinets with gas hob and cooker hood, kitchen sink, tap and dish drying rack. The kitchen cabinets come with mobile cabinets to provide knee space (especially for elderly wheelchair users). Elderly buyers can also opt-in to have a lower counter top height.</td>
</tr>
<tr>
<td>• The built-in bedroom wardrobe is designed with a lower clothes hanging rod for easy reach</td>
</tr>
<tr>
<td><strong>Other fittings</strong></td>
</tr>
<tr>
<td>• Lighting (whole unit)</td>
</tr>
<tr>
<td>• Water heater</td>
</tr>
<tr>
<td>• Mirror and toilet roll holder in bathroom</td>
</tr>
</tbody>
</table>

Grab bars will be installed for short lease flats by default. This will assist elderly buyers to move around the flat.

Buyers who opt for Package 3 must opt for Package 1 as well.
3-, 4- & 5-room Flats

The Optional Component Scheme packages for the 3-, 4-, and 5-room flats are listed below:

- Flooring in the living/dining room and bedroom and balconies
- Internal doors (laminated UPVC folding doors for bathrooms and laminated UPVC doors at bedrooms) and sanitary fittings in the bathrooms (wash basin with tap mixer/ vanity top with tap mixer and shower set with bath/ shower mixer)
  #for units with balconies
  ^for attached bathroom of 5-room
- Kitchen Partition Wall (where feasible)

To provide buyers greater flexibility in terms of layout and design, the 3-, 4- and 5-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans.

You may opt-in to have a partition wall between the living/dining area and kitchen, if you do not want the open kitchen concept.
The Optional Component Scheme packages for the 3-, 4-, and 5-room flats are listed below:

- Flooring in the living/dining room and bedroom and balconies
- Internal doors (laminated UPVC folding doors for bathrooms and laminated UPVC doors at bedrooms)
- Sanitary fittings in the bathrooms (wash basin with tap mixer/ vanity top with tap mixer and shower set with bath/shower mixer)
- Kitchen Partition Wall (where feasible)  

To provide buyers greater flexibility in terms of layout and design, the 3-, 4-, and 5-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. You may opt-in to have a partition wall between the living/dining area and kitchen, if you do not want the open kitchen concept.
Notes:

All proposed developments are subject to change and planning approval.

The proposed facilities and their locations as shown are indicative only. The proposed developments may include other ancillary uses allowed under URA’s prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare facilities. The implementation of the facilities is subject to review from time to time by the relevant authorities.

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.

Applicants are encouraged to visit the place before booking a flat.

LEGEND

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room
- 5 - Room
- Reserved for Development / Existing Development
- Precinct Pavilion at 1st. Storey / Drop - off Porch (DOP) / Linkway / Shelter (S) / Linkbridge (LB) at 2nd. Storey
- Trellis (T)
- Future Amenities / Facilities (FA/F) at 1st. Storey / Child Care Centre (CCC) at 1st. Storey / Residents’ Committee Centre (RCC) at 1st. Storey
- Eating House (EH) / Shop (S) / Minimart (MM)
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-stations (ESS) at 1st. Storey
- Open Space
- Staircase
- Air-well
- Driveway
- Ramp
- Drainage Reserve
- Centralised Refuse Chute (Pneumatic System) / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

The 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.
LEGEND:

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
   (APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 421A
(3RD TO 8TH STOREY FLOOR PLAN)

LEGEND:
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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:
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 421B
(2ND STOREY FLOOR PLAN)

LEGEND:
4 ROOM
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 421B
(3RD TO 18TH STOREY FLOOR PLAN)

LEGEND:
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 421B
(19TH STOREY FLOOR PLAN)

LEGEND:
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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:

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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:
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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:
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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:
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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:
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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:
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

BLK 421C
(10TH TO 26TH STOREY FLOOR PLAN)
BLK 422A
(2ND TO 12TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 422A
(14TH TO 18TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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
5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 422B
(2ND TO 12TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 422B
(13TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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
- 5 ROOM
- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
- CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
  (APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
CW - FULL HEIGHT CORNER WINDOW / STANDARD HEIGHT WINDOW
(APPROX. 300mm HIGH PARAPET WALL AT CORNER WINDOW)

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 Northshore StraitsView
For 2-Room Flexi (short lease)

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 : decorative solid timber door and metal gate
Bedroom : laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC : laminated UPVC folding door (Type D2)
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 laminated UPVC skirting (optional)
Kitchen floor : glazed porcelain tiles
Bathroom/ WC floor : ceramic tiles
Household Shelter floor : glazed porcelain tiles

Fittings
Quality locksets
Water Closet Suite
Clothes Drying Rack
Grab Bars
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
Built-in kitchen cabinets with gas hob and cooker hood, kitchen sink and dish drying rack (optional)
Built-in Wardrobe (optional)
Window Grilles (optional)
Water Heater (optional)
Lighting (optional)

Services
Gas services and concealed water supply pipes
Exposed sanitary stacks at 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) Air-con panel in the main bedroom will not be provided.
3) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
4) 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.
5) 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.
6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovation rules.
General Specifications For Northshore StraitsView
For 2-Room Flexi, 3-Room, 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 : decorative solid timber door and metal gate
Bedroom : laminated UPVC door (Type D1) (optional)
Bathroom/ WC : laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Household Shelter : metal door
Service Yard : laminated UPVC folding door (Type D2) (optional)
Balcony (where applicable) : 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 laminated UPVC skirting (optional)
Kitchen floor : glazed porcelain tiles
Bathroom/ WC floor : ceramic tiles
Service Yard floor : glazed porcelain tiles with tile skirting
Household Shelter floor : glazed porcelain tiles
Balcony floor (where applicable) : glazed porcelain tiles with tile skirting (optional)

Fittings
Quality locksets

Wash 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

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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
4) 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.
5) 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.
6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

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 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.
All proposed developments are subject to change and planning approval. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA’s prevailing regulations. Worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to time.

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/football pitches, education centres, residents’ committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms is subject to time.

Applicants are encouraged to visit the place before booking an flat.