HDB SALES LAUNCH
MAY 2016
A Vibrant Courtyard

Ang Mo Kio Court is situated at the corner of Ang Mo Kio Street 22 and 23.

The name Ang Mo Kio Court is derived from 3 residential blocks which are positioned in a courtyard setting. A precinct green and central urban spine offer lush green spaces and convenient access to commercial facilities in the area.

Choose a home from a total of 590 units, consisting of 2-room Flexi, 4-room, 5-room, and 3Gen Flats. Please refer to the site plan to look at the facilities that Ang Mo Kio Court will have. As this is a public housing development, facilities in this project will be opened to the public.
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 flat 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.
Eco-Friendly Living

To encourage a ‘green’ lifestyle, Ang Mo Kio Court will have several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development

Optional Component Scheme

The Optional Component Scheme provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached Optional Component Scheme leaflets for details.

The cost of the optional components will be added to the selling price of the flat.

Living by the Park

Ang Mo Kio Court offers 2-room Flexi, 4-, 5-room, and 3Gen flats.

The 2-room Flexi flats come in 2 sizes: 36 sqm and 45 sqm, and are available either on a 99-year lease or shorter lease. These flats will come with:

- Floor finishes in the kitchen, household shelter and bathroom
- Wall tiles provided in the bathroom and kitchen
- A sliding partition/door for the bedroom and folding bathroom door

As the 2-room Flexi flats on short leases are meant for the elderly, they will also be fitted with grab bars.

The 4-, 5-room, and 3Gen 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.

Some of the 4-room units will have a balcony in the living room.

All new HDB flats have Universal Design features such as wider corridors and ramps instead of steps to allow for ageing in place.
Without Living/Dining/Bedroom Floor Finishes (Default)

With Living/Dining/Bedroom Floor Finishes

**LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)**
*APPROX. FLOOR AREA 38 sqm*
(Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge)

**LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)**
*APPROX. FLOOR AREA 38 sqm*
(Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge)

**LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)**
*APPROX. FLOOR AREA 47 sqm*
(Inclusive of Internal Floor Area of 45 sqm and Air-con Ledge)

**Open Kitchen Concept (Default)**

**With Kitchen Partition Wall**

**LAYOUT IDEAS FOR 4-ROOM**
*APPROX. FLOOR AREA 93 sqm*
(Inclusive of Internal Floor Area of 90 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 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.

Notes:
1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations shown are indicative only. The proposed facilities 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 centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.
3. 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.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 227.

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room

BLK 227A
(2ND TO 27TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 227.

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 228A
(24TH STOREY FLOOR PLAN)

LEGEND:

- 4 - Room
- 5 - Room
- 3 Gen Flat

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 1.5m 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 Ang Mo Kio Court
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 semi-solid timber 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 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 Ang Mo Kio Court
For 2-Room Flexi, 4-Room, 5-Room & 3Gen

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 (optional) |
| Bedroom | laminated semi-solid timber door (Type D10a) (optional) |
|         | laminated semi-solid timber sliding partition/ door for 2-Room Flexi, where applicable |
| Bathroom/ WC | laminated UPVC folding door (Type D2) (optional) |
| Household Shelter | laminated UPVC folding door (Type D2) for 2-Room Flexi |
| Service Yard | metal door |
| Balcony (where applicable) | aluminium framed door with glass |

Finishings
| 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 with laminated UPVC skirting for 2-Room Flexi (optional) |
| Bathroom/ WC Floor | glazed porcelain 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
Water Closet Suite
Clothes Drying Rack
Vanity top wash basin at attached Bathroom/ WC (for 5-Room and 3Gen flat), wash basin for other Bathroom/ WC (optional)
Bath/ Shower mixer with shower set, tap mixer (optional)

Services
Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or 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 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.
OPTIONAL COMPONENT SCHEME
(2-ROOM FLEXI FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 2-room Flexi flats come in 2 sizes: 36sqm and 45sqm, and are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the kitchen, household shelter and bathroom
- wall tiles in bathroom and kitchen
- sliding partition/ door for bedroom; folding bathroom door
- water closet suite in the bathroom

FOR ALL 2-ROOM FLEXI FLATS

Note:
Those who opted out of Package 1 will be provided with a 2-panel sliding partition and short wall separating living room and bedroom.

PACKAGE 1

- Flooring in the living/ dining room and bedroom
- 3-panel sliding partition, separating the living room and bedroom (for 36sqm 2-room Flexi flat only)

PACKAGE 2

- Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/ shower mixer

Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats.

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

April 2016
OPTIONAL COMPONENT SCHEME
(2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

PACKAGE 3 offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

ELDERLY-FRIENDLY FITTINGS

- Built-in kitchen cabinets with gas hob and cooker hood, kitchen sink, tap and dish drying rack
- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

PACKAGE 3 offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

ELDERLY-FRIENDLY FITTINGS

- Built-in kitchen cabinets with gas hob and cooker hood, kitchen sink, tap and dish drying rack
- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

OTHER FITTINGS

- Window grilles for safety and security
- Mirror and toilet roll holder
- Lighting (whole unit)
- Water heater

Option A (Default):
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)

Option B:
- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)

These cabinets come in default dimensions based on industry standards.

Option B:
- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)

These cabinets are lowered to suit the needs of wheelchair bound residents.

Note: This drawing is not drawn to scale. All dimensions are approximate only.

Buyers who opt for Package 3 must select Package 1.

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April 2016
The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 3-, 4-, 5-room and 3Gen flats come with:

- floor finishes in the kitchen, household shelter, service yard and bathrooms
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
  - wash basin with tap mixer/ vanity top* with tap mixer
  - shower set with bath/ shower mixer

  * For attached bathroom of 5-room and 3Gen Flats.

KITCHEN PARTITION WALL (where feasible)
To provide buyers greater flexibility in terms of layout and design, some flats will come with an open kitchen concept. You can opt-in to have a partition wall between the living/ dining area and kitchen, if you do not want an open kitchen concept.

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April 2016