HDB’s Sales Launch – May 2018
A Distinctive Development

Kim Keat Beacon is located in Toa Payoh, along Kim Keat Avenue. It comprises 3 residential blocks ranging from 25 to 30 storeys. You can choose from 542 units of 3- and 4-room flats.

The development is named Kim Keat Beacon due to its prominent height and location.

Please refer to the site plan to find out more about the facilities in Kim Keat Beacon. 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, Kim Keat Beacon is designed with 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

Modern Homes

Kim Keat Beacon offers 3- and 4-room flats.

These flats will come with:

- Floor finishes in the kitchen, household shelter, service yard, and bathrooms
- Wall tiles in the kitchen and bathrooms

All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.

Optional Component Scheme

The Optional Component Scheme (OCS) provides convenience to flat buyers, and is offered on an opt-in basis. Please refer to the attached Optional Component Scheme leaflet for details.

When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.
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)
1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations as 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 or other community facilities may include childcare centres, and schools may be upgraded or built within higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities. The future land use for holding school sites is subject to review by the relevant authorities.
3. The use of the void deck in any apartment block, common property (such as a 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 brochures, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.

Scale: 10 25 50 METRES

3 - Room
4 - Room
Reserved for Development / Existing Development
Surrounding Buildings / Structures
Linkway / Drop-Off Porch / Shelter (S) / Precinct Pavilion (PP) at 1st Storey / Link Bridge (LB) at 2nd Storey
Trellis (T)
Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
Electrical Sub-Stations (ESS) at 1st Storey
Future Amenities / Facilities (FA/F) at 1st Storey
Childcare Centre (CCC) at 1st Storey with Roof Garden
Multi-Storey Car Park
Utility Centre (UC) at 1st Storey
Open Space
Staircase
Driveway
Drainage Reserve (Covered)
Centralised Refuse Chute / Chute for Recyclable Refuse
Corridor
Lift
Service Bay

LEGEND

Block Number | Number of Storeys | 3 Room | 4 Room | Total | Lift opens at
--- | --- | --- | --- | --- | ---
265 A | 25/30 | 44 | 173 | 217 | Every Storey
266 A | 25/30 | - | 163 | 163 | Every Storey
267 A | 25/30 | 57 | 105 | 162 | Every Storey
Total | | 101 | 441 | 542 |

Notes:

101 441 542

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.
BLOCK 265A
(2ND STOREY FLOOR PLAN)
UNITs AT AND ABOVE 6TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265

WINDOW LEGEND

W - THREE QUARTER HEIGHT WINDOW (APPROX. 530MM 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 265A
(3RD STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265
BLOCK 265A
(4TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265

WINDOW LEGEND

\[ \text{Window Legend} \]

\[ \text{SCALE: 1:250} \]

THE COLOURED FLOOR PLAN IS
NOT INTENDED TO DEMARCATE
THE BOUNDARY OF THE FLAT.
BLOCK 265A
(5TH, 9TH, 13TH, 17TH, 21ST & 25TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265

WINDOW LEGEND

4 - THREE QUARTER HEIGHT WINDOW (APPROX. 330mm HIGH PERIMETRAL 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 265A
(6TH, 10TH, 14TH, 18TH & 22ND STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265

WINDOW LEGEND
N - THREE QUARTER HEIGHT WINDOW (APPROX 530mm 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 265A
(7TH, 11TH, 15TH, 19TH & 23RD STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265
 BLOCK 265A
(26TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265

WINDOW LEGEND

W - THREE QUARTER HEAT WINDOW
APPROX. 550mm HIGH (FAIRMOUNT WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS
WILL BE STANDARD HEAT WINDOWS

THE COLOURED FLOOR PLAN IS
NOT INTENDED TO DEMARCATE
THE BOUNDARY OF THE FLAT.
WINDOW LEGEND

N - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH FRAME 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 265A

(27TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265
BLOCK 265A
(28TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265

WINDOW LEGEND

N - THREE QUARTER HEIGHT WINDOW (APPROX 530mm HIGH PARAPET WALL)

UNLESS OTHERWISE NOTED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 265A
(29TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265

WINDOW LEGEND

N - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARENT WALL)

UNLESS OTHERWISE NOTED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 265A
(30TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 265
The coloured floor plan is not intended to demarcate the boundary of the flat.

Block 266A
(3rd Storey Floor Plan)
Units at and above 3rd storey are higher than the main roof garden level of block 267
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 266A
(4TH, 8TH, 12TH, 16TH, 20TH & 24TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 267

WINDOW LEGEND
N - THREE QUARTER HEIGHT WINDOW (APPROX. 53CM HIGH PARAPEAT WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 266A
(5TH, 9TH, 13TH, 17TH, 21ST & 25TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 267

WINDOW LEGEND
W - THREE QUARTER HEIGHT WINDOW (APPROX. 530MM HIGH PARAPET WALL)

SCALE 1:100

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 266A
(6TH, 10TH, 14TH, 18TH & 22ND STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 267

WINDOW LEGEND
N - THREE QUARTER HEIGHT WINDOW (APPROX. 530MM HIGH PARAPE WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE: 10 METERS
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 266A
(27TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 267

WINDOW LEGEND
1/2 - THREE QUARTER HEIGHT WINDOW (APPROX. 350MM HIGH PARAPET WALL)

SCALE: 0 10 20 30 40 50 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 266A
(28TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 267

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE
THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 266A
(29TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 267

WINDOW LEGEND
N - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCHEDULE

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 266A
(30TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 267

WINDOW LEGEND

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 267A
(2ND STOREY FLOOR PLAN)
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 267A
(3RD STOREY FLOOR PLAN)
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

 BLOCK 267A
(5TH, 9TH, 13TH, 17TH, 21ST & 25TH STOREY FLOOR PLAN)
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 267A
(6TH, 10TH, 14TH, 18TH & 22ND STOREY FLOOR PLAN)

WINDOW LEGEND
W - THREE QUARTER HEIGHT WINDOW (APPROX. 330mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE: 1:130

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
The coloured floor plan is not intended to demarcate the boundary of the flat.

Block 267A
(7th, 11th, 15th, 19th & 23rd storey floor plan)
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 267A
(26TH STOREY FLOOR PLAN)
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 267A
(28TH STOREY FLOOR PLAN)
BLOCK 267A
(29TH STOREY FLOOR PLAN)

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 267A
(30TH STOREY FLOOR PLAN)

WINDOW LEGEND

N - 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 Kim Keat Beacon
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/ drywall partition system.

Windows
Aluminium framed windows with tinted glass.

Doors
- Entrance: decorative timber door and metal gate
- Bedroom: laminated UPVC door (optional)
- Bathroom/ WC: laminated UPVC folding door (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 Floor: polished porcelain tiles with laminated UPVC skirting (optional)
- Bedroom Floor: vinyl strip flooring 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

Fittings
- Quality Locksets
- Water Closet Suite
- Clothes Drying Rack
- Wash basin with tap mixer, bath/ shower mixer with shower set (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 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.

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.
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 kitchen and bathrooms
- 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
  - shower set with bath/ shower mixer

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.

November 2017