a New Beginning at

DAWSON SITE A

Blocks 30, 31, 32, 33, 34, 35, 36 and 37
Embrace a new beginning at Dawson and relish living in a convenient location near Queenstown MRT station with the city mere minutes away.

Located in the Dawson estate, Site A is bounded by Margaret Drive and Commonwealth Avenue where the old Queenstown Town Centre was located. It comprises eight residential blocks of up to 47 storeys, offering a total of 1,217 units of 2-, 3-, 4- and 5-room Premium Flats.
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.

Notes:

All proposed developments are subject to change and planning approval.

Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., 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 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.

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, MRC 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 therefrom.
**Eco-Friendly Living**

To encourage a “green” lifestyle, this development 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
- Facilitate the Car-sharing scheme by making parking spaces available for shared cars
- Use of sustainable and recycled products in the development

**Rejuvenated and Re-energised**

One of the key features in this development is the central public space which is designed to inject vibrancy into the precinct. A former market building is conserved and converted for commercial use, with existing mature trees retained to provide greenery.

A landscaped deck connecting all blocks caters to a variety of recreational and communal activities, such as jogging or exercising at the adult and elderly fitness stations. In addition, sky terraces adorn the higher levels, providing good views of the surrounding area. The deck and sky terraces are open to the public.

Residents can look forward to the convenience of living close to a variety of shops, a supermarket and hawker centre along Commonwealth Avenue. A Resident Committee Centre and Education Centre are also located in the development to serve the community.
Homes for Everyone

Choose from a range of 2-, 3-, 4- and 5-room Premium Flats. All units come with full-height windows in the living area and three-quarter height windows in other rooms.

The 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 2-room flats will be provided with a sliding partition for the bedroom and folding bathroom door. Some 3-, 4- and 5-room flats will come with a balcony.

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. The Optional Component Scheme packages for the flats are as follows:

- Flooring in the living/dining room and bedroom
- Internal doors and 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 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 service and conservancy charges (S&CC) for this project will be higher than those of the typical flats.
Dawson Site A

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

Notes:
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 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 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.
BLK 30
(7TH TO 26TH STOREY FLOOR PLAN)

Units at and above 7th storey are higher than the main roof level of Blk 30A

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 30
(28TH TO 47TH STOREY FLOOR PLAN)
Units at and above 7th storey are higher than the main roof level of Blk 30A

LEGEND:

- 3 - Room
- 4 - Room

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
BLK 31
(2ND STOREY FLOOR PLAN)

Units at and above 6th storey are higher than the main roof level of Blk 30A
Units at and above 10th storey are higher than the main roof garden level of Blk 31A

LEGEND:

- 2 - Room
- 3 - Room

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
LEGEND:
- 2 - Room
- 3 - Room

WINDOW LEGEND:
- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - 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.
BLK 31
(9TH TO 26TH STOREY FLOOR PLAN)
Units at and above 6th storey are higher than the main roof level of Blk 30A
Units at and above 10th storey are higher than the main roof garden level of Blk 31A

WINDOW LEGEND:
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
LEGEND:

- 3 - Room

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.

BLK 32
(2ND STOREY FLOOR PLAN)

Units at and above 7th storey are higher than the main roof level of Blk 30A & Blk 38
BLK 32
(7TH TO 26TH STOREY FLOOR PLAN)

Units at and above 7th storey are higher than the main roof level of Blk 30A & Blk 38

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 32
(28TH TO 47TH STOREY FLOOR PLAN)

Units at and above 7th storey are higher than the main roof level of Blk 30A & Blk 38

LEGEND:
3 - Room

4 - Room

WINDOW LEGEND:
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
BLK 33
(3RD STOREY FLOOR PLAN)

LEGEND:
- 3 - Room
- 4 - Room
- 5 - Room

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
LEGEND:

3 - Room
4 - Room
5 - Room

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
LEGEND:

- 3 - Room
- 4 - Room
- 5 - Room

BLK 33
(28TH TO 47TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
BLK 34
(3RD & 4TH STOREY FLOOR PLAN)

Units at and above 9th storey are higher than the main roof garden level of Blk 37A

LEGEND:
- 3 - Room
- 4 - Room

WINDOW LEGEND:
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
LEGEND:

- Orange: 3 - Room
- Yellow: 4 - Room
- Green: 5 - Room

WINDOW LEGEND:

- W1: Full Height Window (Approx. 300mm High Parapet Wall)
- W2: Three Quarter Height Window (Approx. 550mm High Parapet Wall)

Units at and above 9th storey are higher than the main roof garden level of Blk 37A

The colored floor plan is not intended to demarcate the boundary of the flat.
BLK 34
(28TH TO 47TH STOREY FLOOR PLAN)

Units at and above 9th storey are higher than the main roof garden level of Blk 37A
BLK 35
(2ND TO 4TH STOREY FLOOR PLAN)

Units at and above 8th storey are higher than the main roof level of Blk 38A
Units at and above 9th storey are higher than the main roof garden level of Blk 37A

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 35
(8TH TO 26TH STOREY FLOOR PLAN)

Units at and above 8th storey are higher than the main roof level of Blk 38A
Units at and above 9th storey are higher than the main roof garden level of Blk 37A

LEGEND:

- **Red**: 2 - Room
- **Orange**: 3 - Room

WINDOW LEGEND:

- **W1**: FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- **W2**: 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.
LEGEND:

- 3 - Room

WINDOW LEGEND:

- W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
- W2 - 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.

BLK 36
(2ND TO 4TH STOREY FLOOR PLAN)

Units at and above 9th storey are higher than the main roof garden level of Blk 37A
BLK 36
(5TH & 9TH TO 26TH STOREY FLOOR PLAN)

Units at and above 9th storey are higher than the main roof garden level of Blk 37A

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 36
(28TH TO 47TH STOREY FLOOR PLAN)
Units at and above 9th storey are higher than the main roof garden level of Blk 37A

LEGEND:
- 3 - Room
- 4 - Room
- 5 - Room

WINDOW LEGEND:
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
BLK 37
(2ND TO 6TH STOREY FLOOR PLAN)

Units at and above 10th storey are higher than the main roof garden level of Blk 37A

LEGEND:

- 3 - Room
- 4 - Room

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
LEGEND:

- 3 - Room
- 4 - Room

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
LEGEND:

- 3 - Room
- 4 - Room

BLK 37
(28TH TO 47TH STOREY FLOOR PLAN)

Units at and above 10th storey are higher than the main roof garden level of Blk 37A

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - 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.
GENERAL SPECIFICATIONS FOR DAWSON SITE A
FOR 2-ROOM, 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: decorative solid timber door (Type D10) (optional)
- Bathroom/ WC: laminated semi-solid timber sliding partition for 2-Room
- Household Shelter: metal door
- Service Yard: aluminium framed door with glass
- 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 Floor: polished porcelain tiles with timber skirting (optional)
- Bedroom Floor: timber strip flooring with timber skirting (optional)
- Kitchen Floor: glazed porcelain tiles
- Bathroom/ WC Floor: glazed porcelain tiles
- Service Yard Floor: glazed porcelain tiles
- Household Shelter Floor: glazed porcelain tiles
- Balcony Floor (where applicable): structured textured tiles with tile skirting (optional)

Fittings
- Quality locksets
- Water Closet suite
- Clothes Drying Rack
- Vanity top wash basin at attached Bathroom/ WC, 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) 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.
4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicate on the plans.
5) 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.
NOTES