a New Beginning at

DAWSON SITE D

Blocks 78 and 79
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 D is bounded by Strathmore Avenue, Dawson Road, and Alexandra Canal Linear Park. It comprises two blocks of 28- and 39-storey high residential blocks, offering a total of 242 units of 3-, 4-, and 5-room Standard 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.
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
- Facilitate the Car-sharing scheme by making parking spaces available for shared cars
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Use of sustainable and recycled products in the development

Convenience at your doorstep

Some of the site’s existing green spaces and trees are preserved as part of the development’s landscaping. In addition, verdant landscaping will be provided to create a lush green environment for residents’ enjoyment.

There are abundant recreational facilities provided for both the young and old. These include a children’s playground, adult and elderly fitness stations, as well as a precinct pavilion and rest shelters for those who prefer some quiet respite. The roof garden atop the multi-storey car park is also fitted out with fitness stations, trellises and shelters to encourage social interaction between residents.

Enjoy daily conveniences right at your doorstep, as a minimart and a café will be provided in a standalone 2-storey commercial block located within the development.
Homes for Everyone

Choose from a range of 3-, 4- and 5-room Standard Flats. All units come with three-quarter height windows in the living area and half-height windows in other rooms. Corner windows will also be provided in all the main bedrooms.

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.

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 bedrooms
- 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)

^for attached bathroom of 5-room flats

The service and conservancy charges (S&CC) for this project will be higher than those of the typical flats.
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 cemeteries 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 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.

LEGEND
- 3 - Room
- 4 - Room
- 5 - Room
- Surrounding Buildings/Structures

- Future Amenities/Facilities (FA/F) at 2nd Storey
- Minibar (MB)/Cafe (C) at 1st Storey
- Linkways/Drop-Off Point (DDP) at 1st Storey
- Shelter (S) / Linkway (L)

- Lifts
- Multi-Storey Car Park
- Staircase
- Open Space
- Children’s Playground (PG) / Elderly Fitness Station (EFS)
- Adult Fitness Station (A/F/S)

- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Driveway

- Corridor
- Service Bay
- Lift

<table>
<thead>
<tr>
<th>Block</th>
<th>Number of Storeys</th>
<th>3 Room</th>
<th>4 Room</th>
<th>5 Room</th>
<th>Total</th>
<th>Lift Service at</th>
</tr>
</thead>
<tbody>
<tr>
<td>78</td>
<td>28</td>
<td>27</td>
<td>72</td>
<td>-</td>
<td>99</td>
<td>Every Storey</td>
</tr>
<tr>
<td>79</td>
<td>38</td>
<td>68</td>
<td>38</td>
<td>37</td>
<td>143</td>
<td>Every Storey</td>
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<tr>
<td>Total</td>
<td></td>
<td>55</td>
<td>110</td>
<td>37</td>
<td>242</td>
<td></td>
</tr>
</tbody>
</table>
BLOCK 78 (2ND STOREY FLOOR PLAN)
Units at and above 10th storey are higher than the main roof garden level of Block 78A

LEGEND:
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:
W1 - 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.
BLOCK 78 (3RD TO 9TH STOREY FLOOR PLAN)
Units at and above 10th storey are higher than the main roof garden level of Block 78A

LEGEND:
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:
- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 650mm 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 78 (10TH TO 28TH STOREY FLOOR PLAN)
Units at and above 10th storey are higher than the main roof garden level of Block 78A

LEGEND:
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:
- W1: 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.
BLOCK 79 (2ND STOREY FLOOR PLAN)
Units at and above 10th storey are higher than the main roof garden level of Block 78A

LEGEND:
- 3 ROOM
- 4 ROOM

WINDOW LEGEND:
- W1 - 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.
BLOCK 79 (3RD TO 9TH STOREY FLOOR PLAN)
Units at and above 10th storey are higher than the main roof garden level of Block 78A

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

WINDOW LEGEND:

W1 - 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.
BLOCK 79 (10TH TO 39TH STOREY FLOOR PLAN)
Units at and above 10th storey are higher than the main roof garden level of Block 78A

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 ROOM

WINDOW LEGEND:
- W1 - 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 D
FOR 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

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Door Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance</td>
<td>decorative solid timber door and metal gate</td>
</tr>
<tr>
<td>Bedroom</td>
<td>laminated semi-solid timber door (Type D10a) (optional)</td>
</tr>
<tr>
<td>Bathroom/ WC</td>
<td>laminated semi-solid timber door (Type D10a) (optional)</td>
</tr>
<tr>
<td>Household Shelter</td>
<td>laminated semi-solid timber sliding door for 3-Room only</td>
</tr>
<tr>
<td>Service Yard</td>
<td>metal door</td>
</tr>
</tbody>
</table>

Household Shelter: metal door

Service Yard: aluminium framed door with glass

Finishes

<table>
<thead>
<tr>
<th>Area</th>
<th>Finish Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings</td>
<td>skim coated or plastered and painted</td>
</tr>
<tr>
<td>Kitchen/ Bathroom/ WC Walls</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Other Walls</td>
<td>skim coated or plastered and painted</td>
</tr>
<tr>
<td>Living/ Dining/ Bedroom Floor</td>
<td>polished porcelain tiles with timber skirting (optional)</td>
</tr>
<tr>
<td>Kitchen Floor</td>
<td>glazed porcelain tiles</td>
</tr>
<tr>
<td>Bathroom/ WC Floor</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Service Yard Floor</td>
<td>glazed porcelain tiles with tile skirting</td>
</tr>
<tr>
<td>Household Shelter Floor</td>
<td>glazed porcelain tiles</td>
</tr>
</tbody>
</table>

Fittings

Quality locksets
Water Closet Suite
Clothes Drying Rack
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)

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 indicated 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.