



Come Home To Sweet Treats

BUILD-TO-ORDER NOV 2012



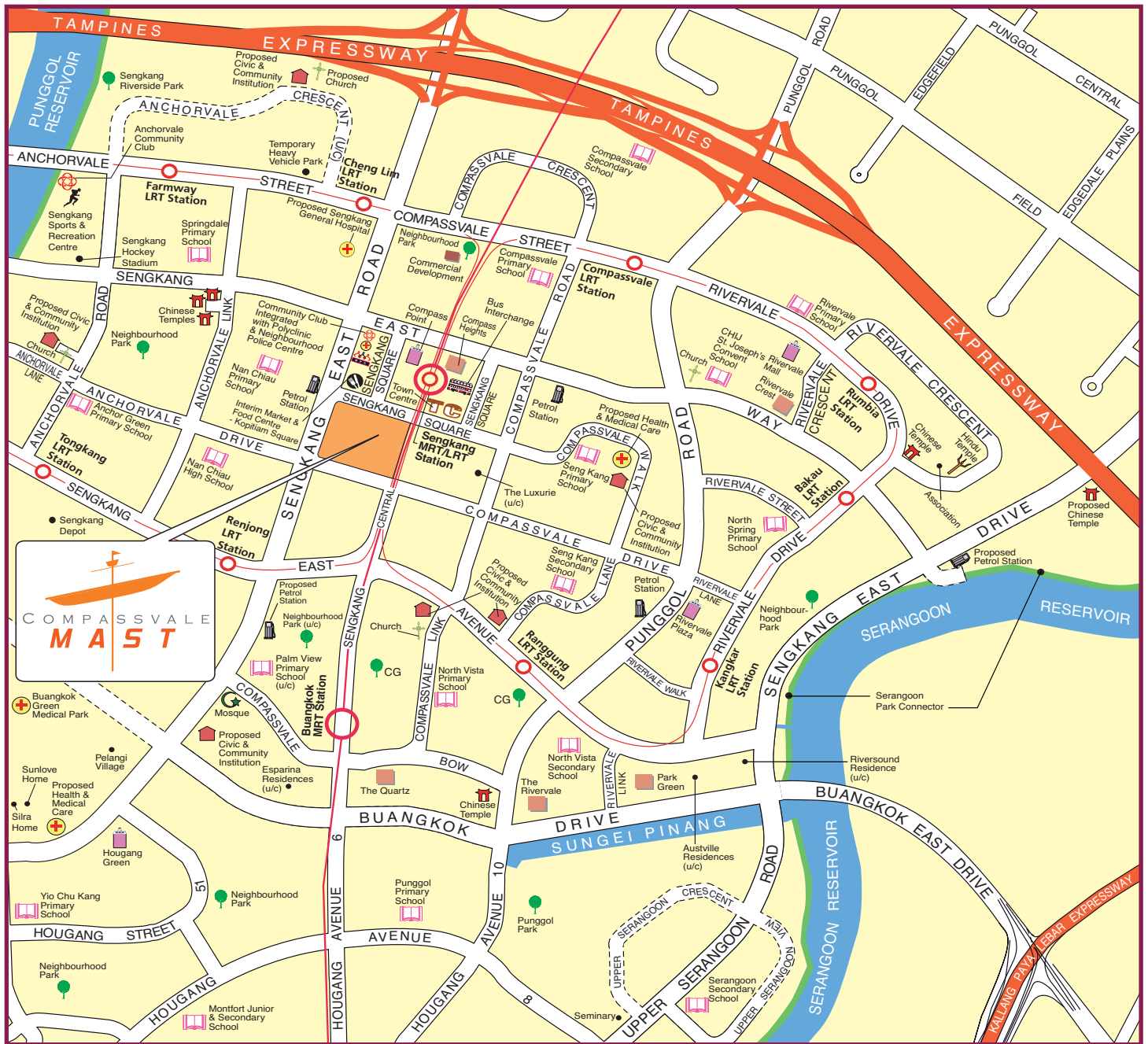
Homes that beckon

Bounded by Sengkang Square and Sengkang East Road, Compassvale Mast is sited close to the Sengkang Town Centre. This development comprises nine 16-storey residential blocks. Choose from 928 units of 3-, 4- and 5-room Premium flats.

The name Compassvale Mast relates to Sengkang's town theme of "Town of the Seafarer". This name reflects the development's location and brings to mind the imagery of the vertical post supporting the sails of a ship. Taking design cue from the linear structure of a mast, the development boasts elegant architecture with clean lines.

Upon nightfall, the light box roof feature atop each block will come aglow and becomes a shining beacon that warmly welcomes you home.





LEGEND:

- MRT Line & Station
- LRT Line & Station
- CG Common Green
- (u/c) Under Construction
- ==== Future Road

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.

Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.

Proposed Health & Medical Care (eg. Nursing Home), subject to change and planning approval.



Artist's Impression

Anchor yourself amid amenities

Chart a course towards convenient living. With Compassvale Mast's location close to the Sengkang town centre, all that you need is well within reach. What's more, a supermarket, eating house and shops are sited right within the development. Enjoy sheltered access to these facilities using the network of covered linkways.

Recreations ahoy! Unwind at the children's playgrounds and fitness stations for adults and the elderly. Alternatively, you can choose to relax at one of the two roof gardens above the multi-storey car parks. The precinct pavilions are ideal venues to mingle with the neighbours or enjoy group activities such as line-dancing.

You can also participate in various community activities organised by the Residents' Committee Centre. A childcare centre is also situated within Compassvale Mast for the convenience of those with young children.



Premium homes

Compassvale Mast offers 3-, 4- and 5-room Premium flats. These units come with full height windows in the living/dining area and three-quarter height windows in the bedrooms.

All flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.



LAYOUT IDEAS FOR 3 ROOM

APPROX. FLOOR AREA 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 92 sqm

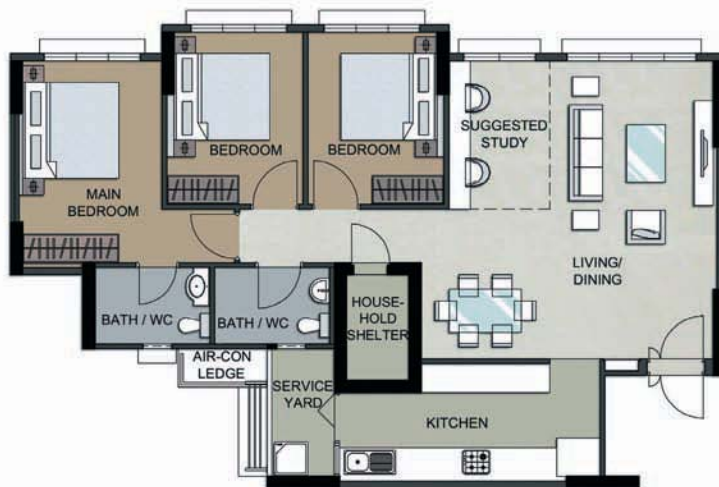
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4 ROOM

APPROX. FLOOR AREA 92 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5 ROOM

APPROX. FLOOR AREA 112 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5 ROOM

APPROX. FLOOR AREA 112 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



LEGEND

- 3-Room
- 4-Room
- 5-Room
- Surrounding Buildings
- Reserve For/ Existing Development
- Trellis
- Linkway / Precinct Pavilion / Drop-off Porch / Shelter
- Future Social Community Facilities (FSCF) / Residents' Committee Centre (RCC) at 1st Storey / Childcare Centre (CCC) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Eating House / Shops / Supermarket
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Driveway
- Air-well
- Corridor
- Ramp
- Lift
- Centralised Refuse Chute
- Service Bays

Block Number	Number of Storeys	3 Room	4 Room	5 Room	Total	Lift opens at
215A	16	75	75	-	150	Every storey
215B	16	-	75	30	105	Every storey
216A	16	-	30	59	89	Every storey
216B	16	-	30	60	90	Every storey
216C	16	-	30	60	90	Every storey
216D	16	-	30	60	90	Every storey
217A	16	-	60	30	90	Every storey
217B	16	29	60	30	119	Every storey
217C	16	-	75	30	105	Every storey
TOTAL		104	465	359	928	

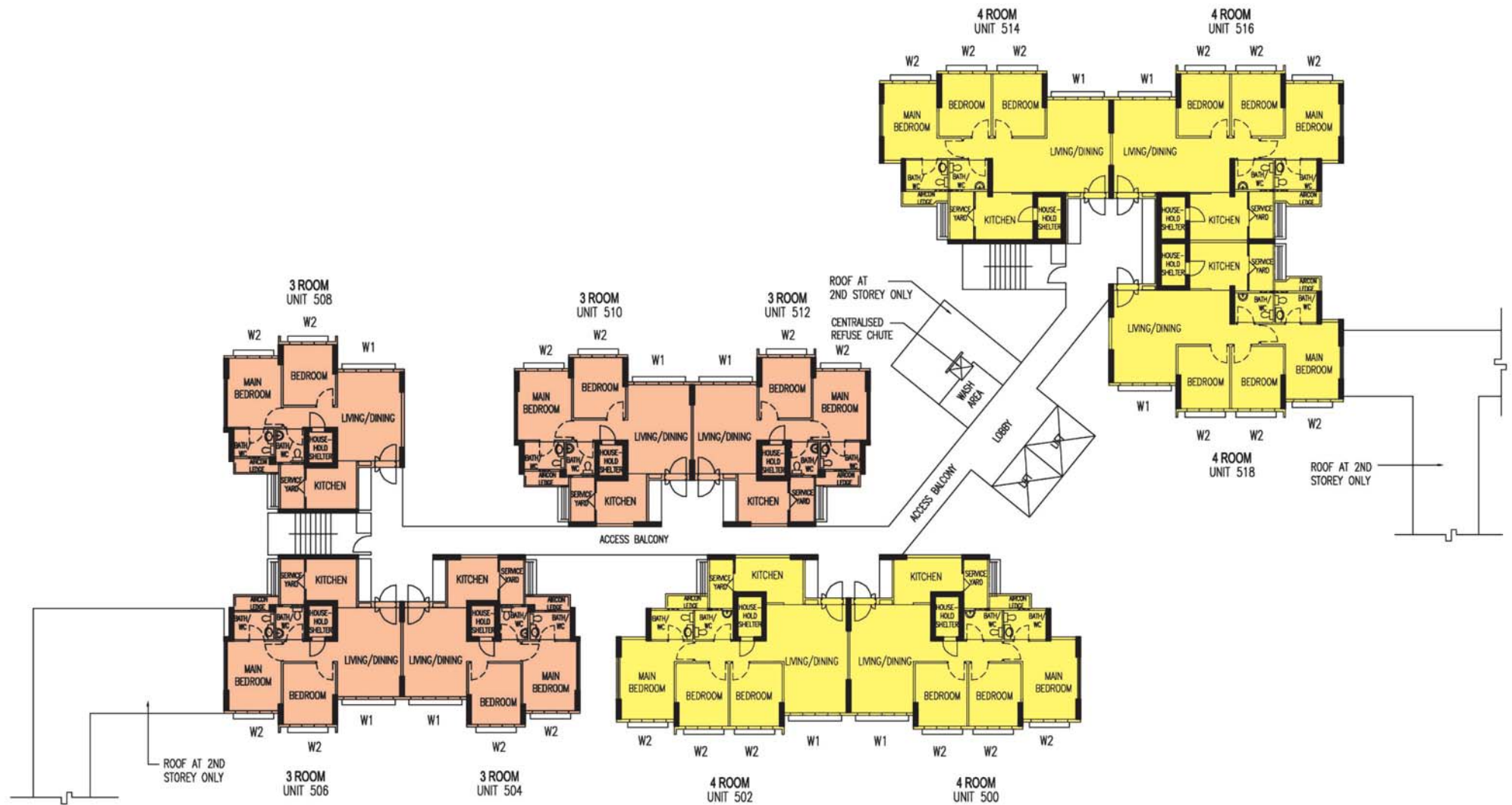


Premium Flats

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



SCALE 0 10 20 30 40 50 100 METRES

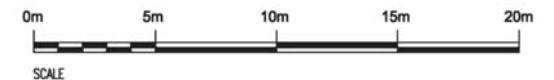


BLOCK - 215A (2ND TO 16TH STOREY FLOOR PLAN)

LEGEND :

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



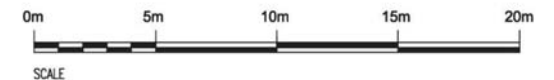


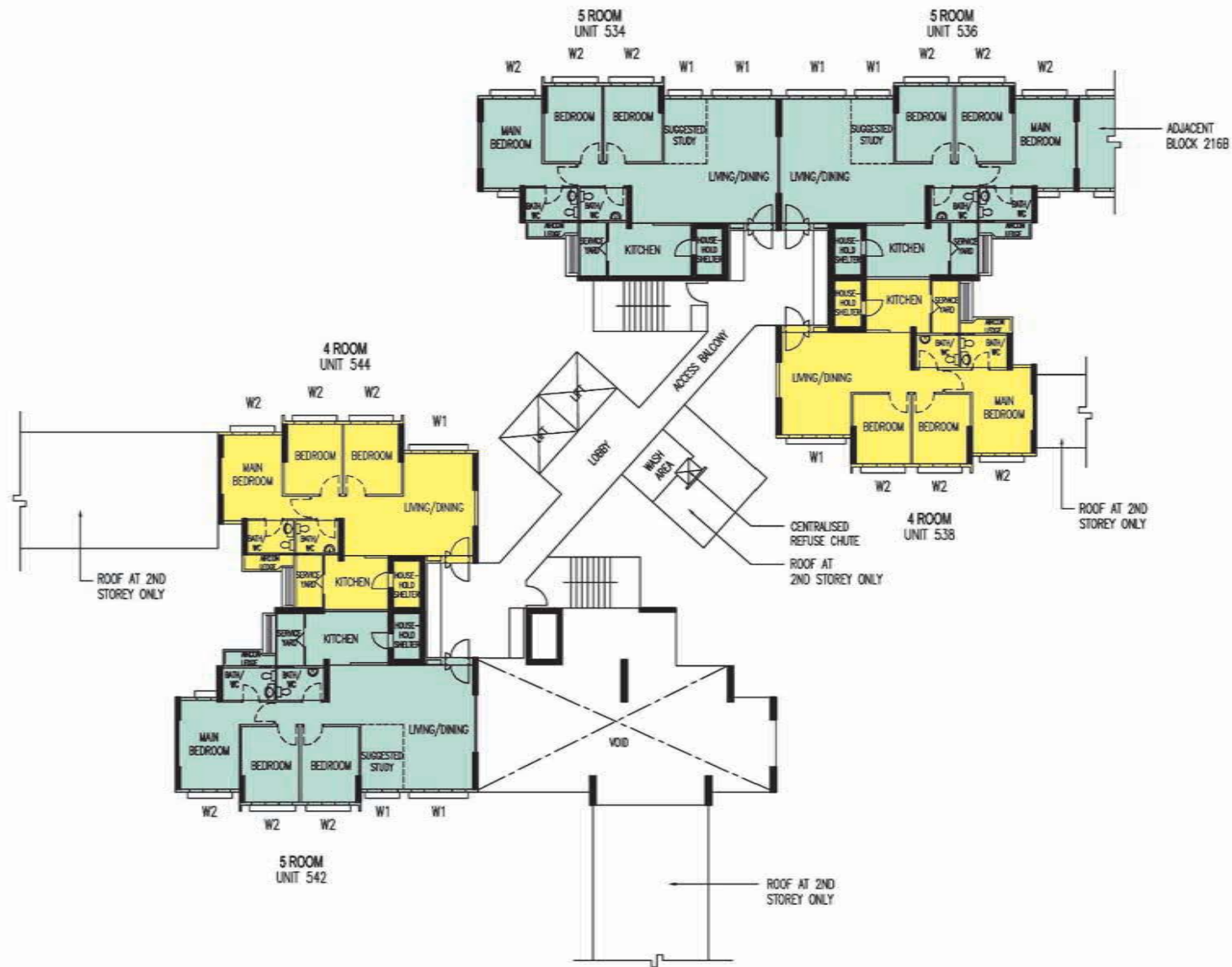
BLOCK - 215B (2ND TO 16TH STOREY FLOOR PLAN)

LEGEND :

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



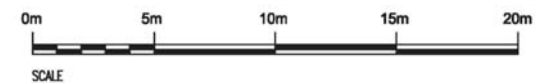


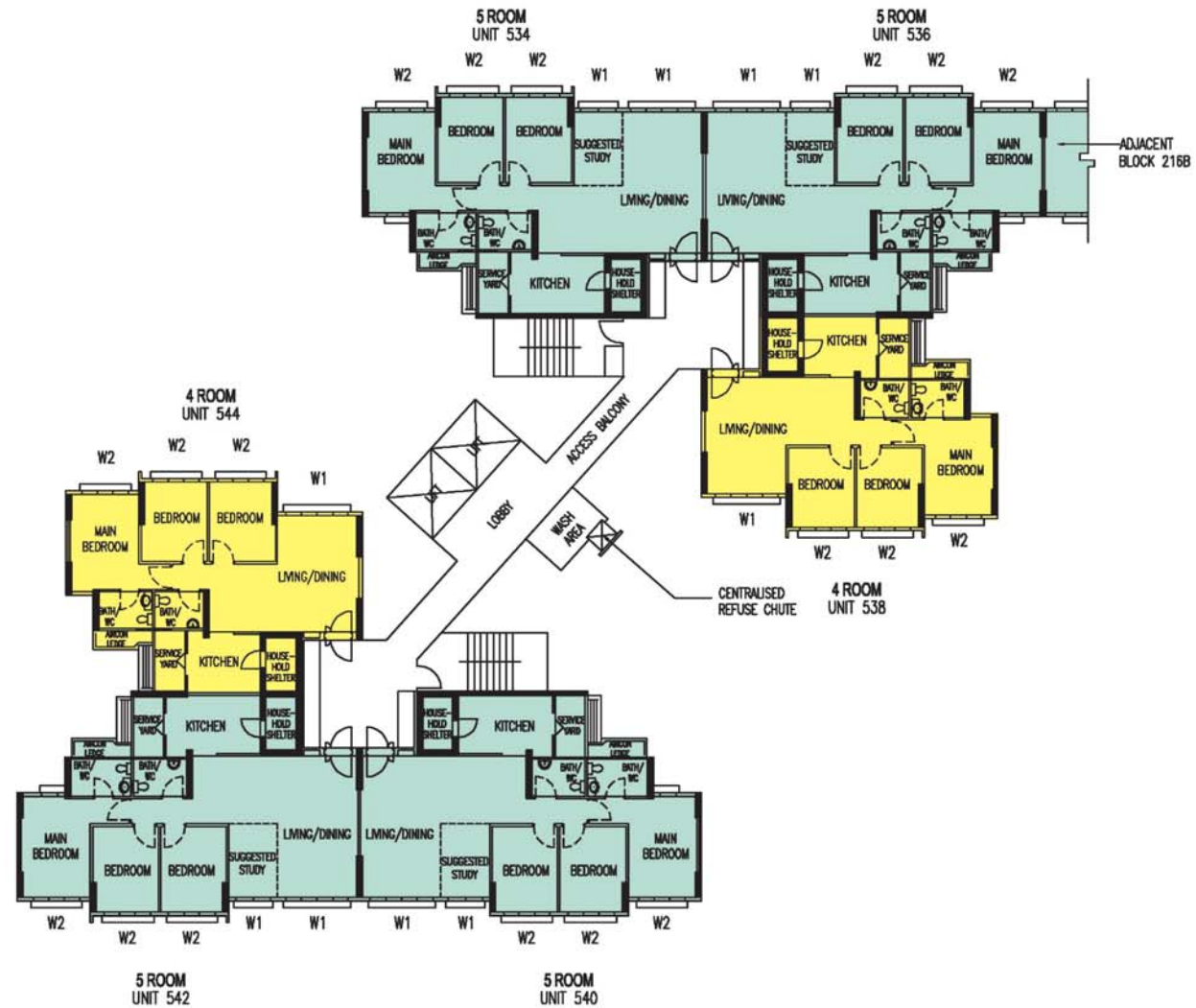
BLOCK - 216A
(2ND STOREY FLOOR PLAN)

LEGEND :

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





BLOCK - 216A (3RD TO 16TH STOREY FLOOR PLAN)

LEGEND :



4 ROOM



5 ROOM

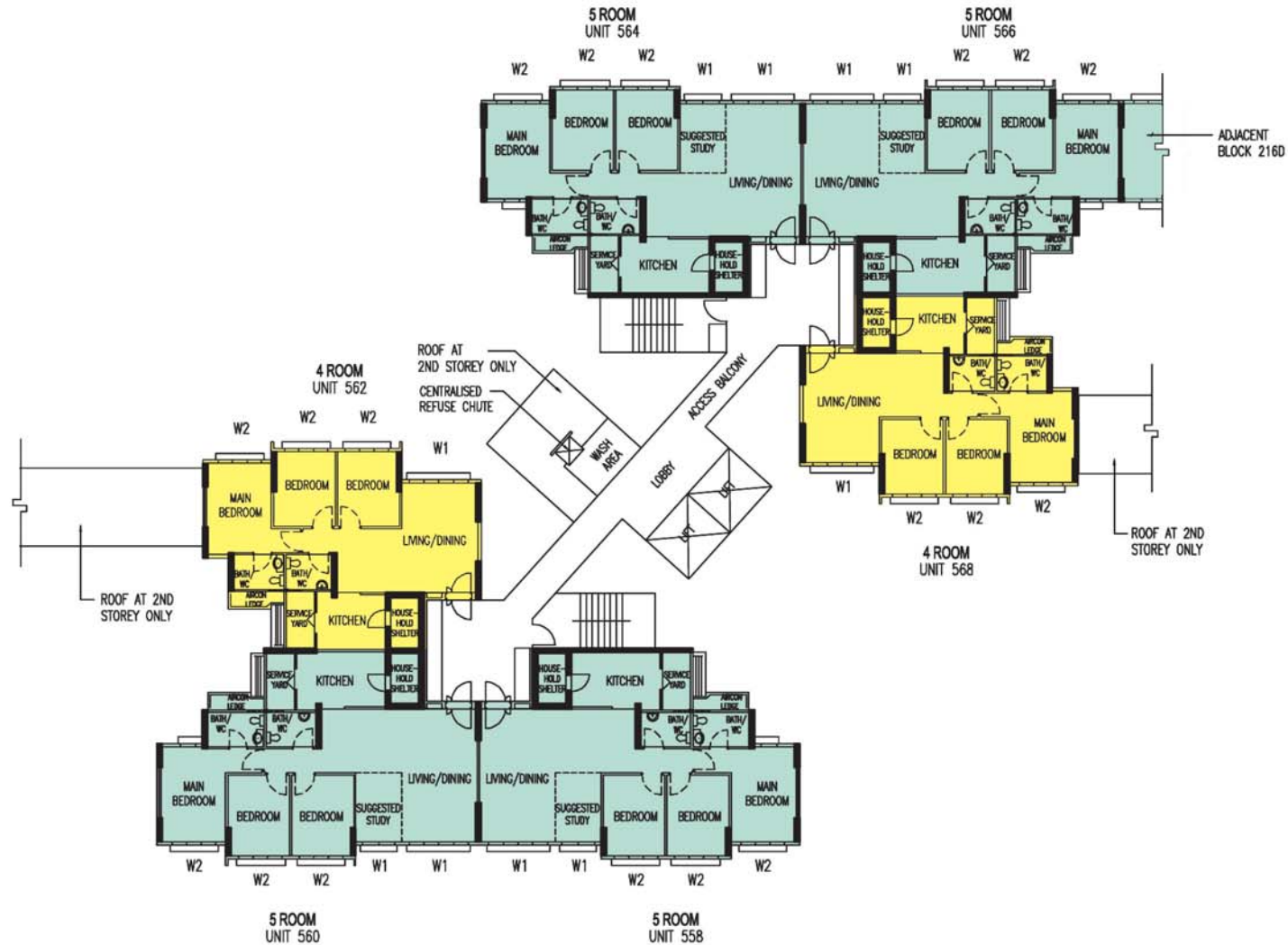
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - 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.





BLOCK - 216C (2ND TO 16TH STOREY FLOOR PLAN)

LEGEND :



4 ROOM



5 ROOM

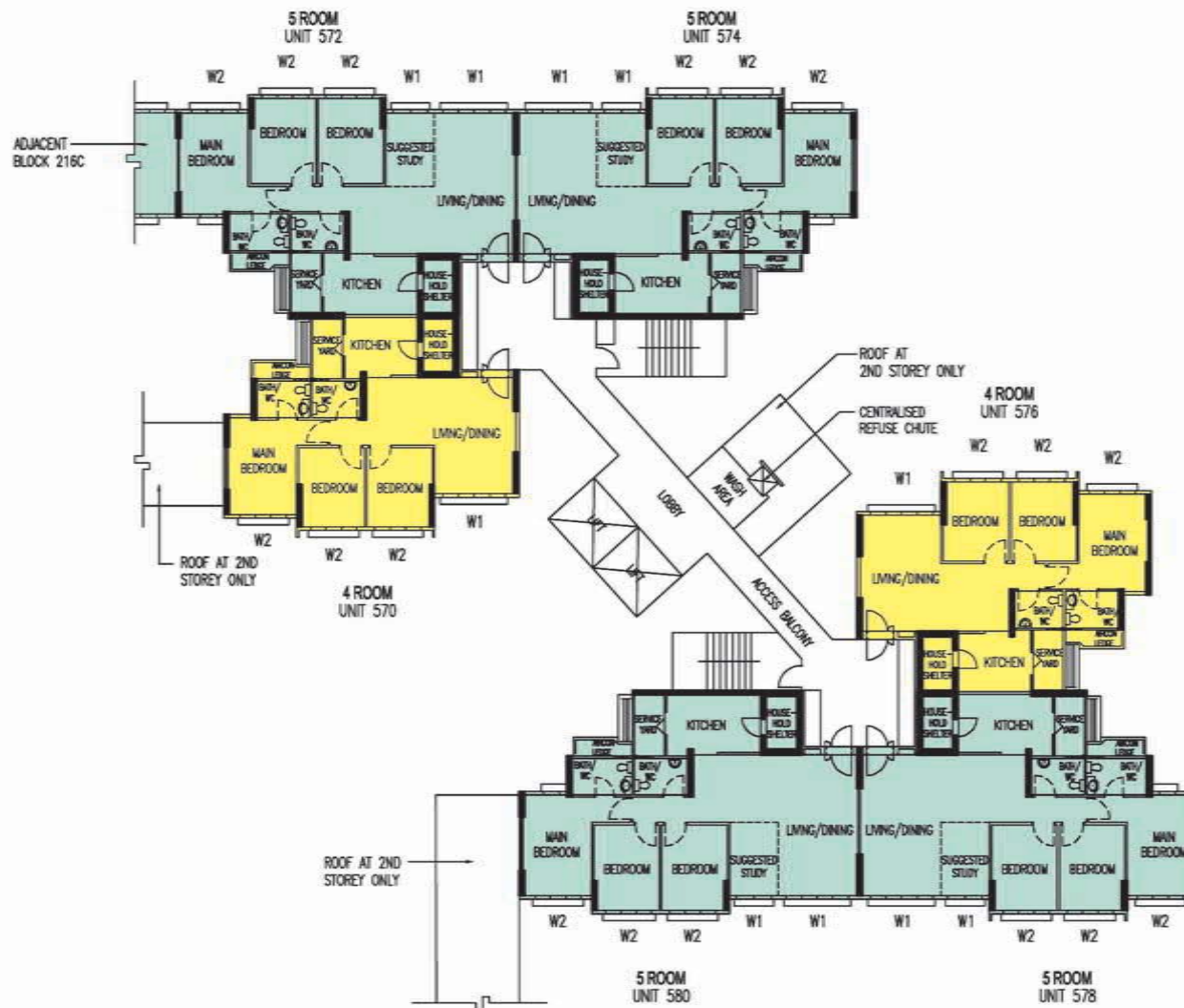
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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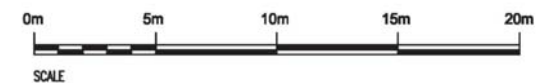


BLOCK - 216D
(2ND TO 16TH STOREY FLOOR PLAN)

LEGEND :

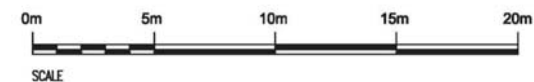
- | | |
|---|--|
| 4 ROOM | W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) |
| 5 ROOM | W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL) |
| UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS | |

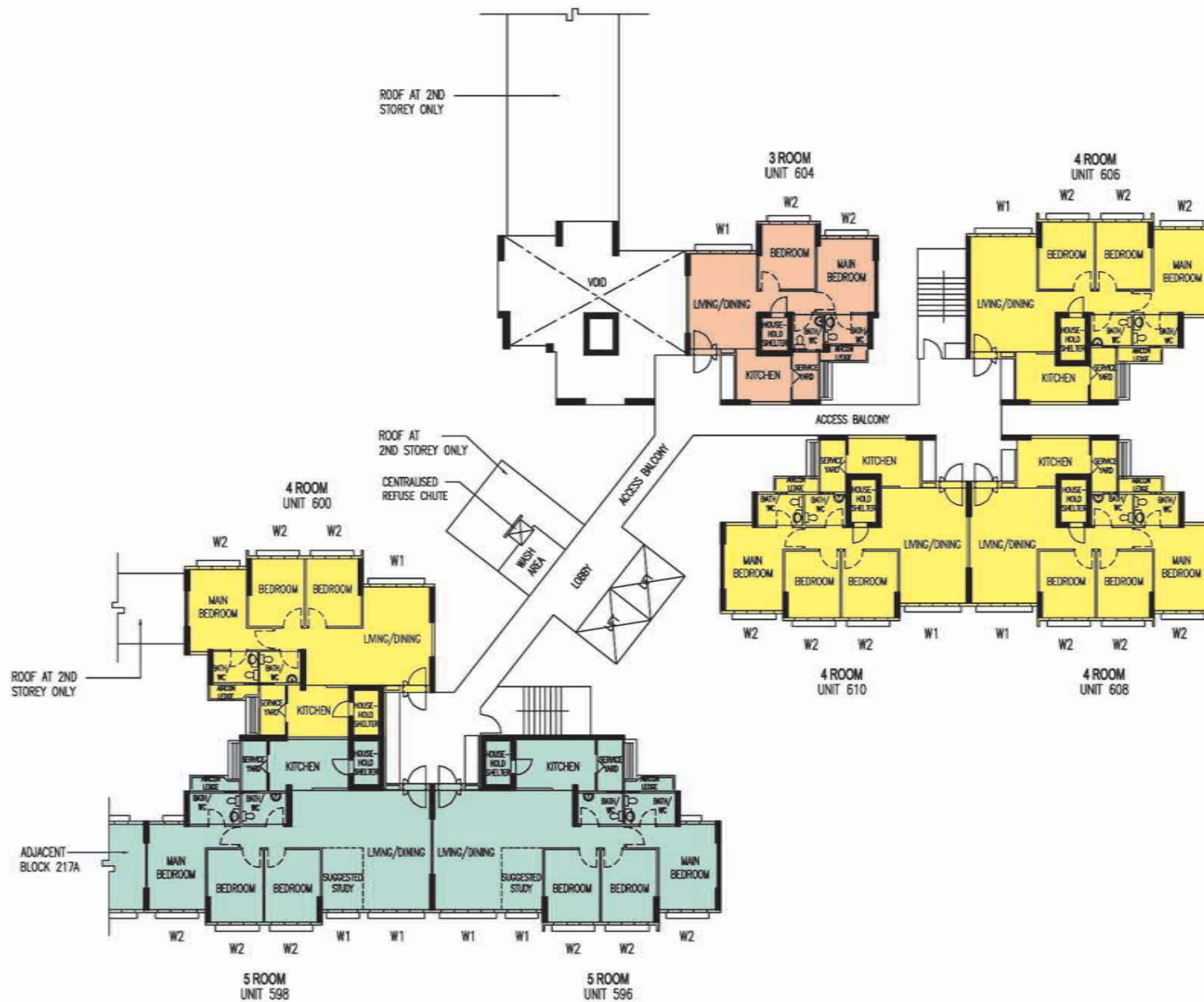
The coloured floor plan is not intended to demarcate the boundary of the flat.





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





LEGEND :

3 ROOM

4 ROOM

5 ROOM

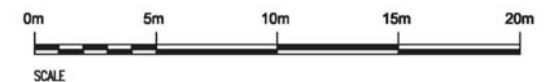
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

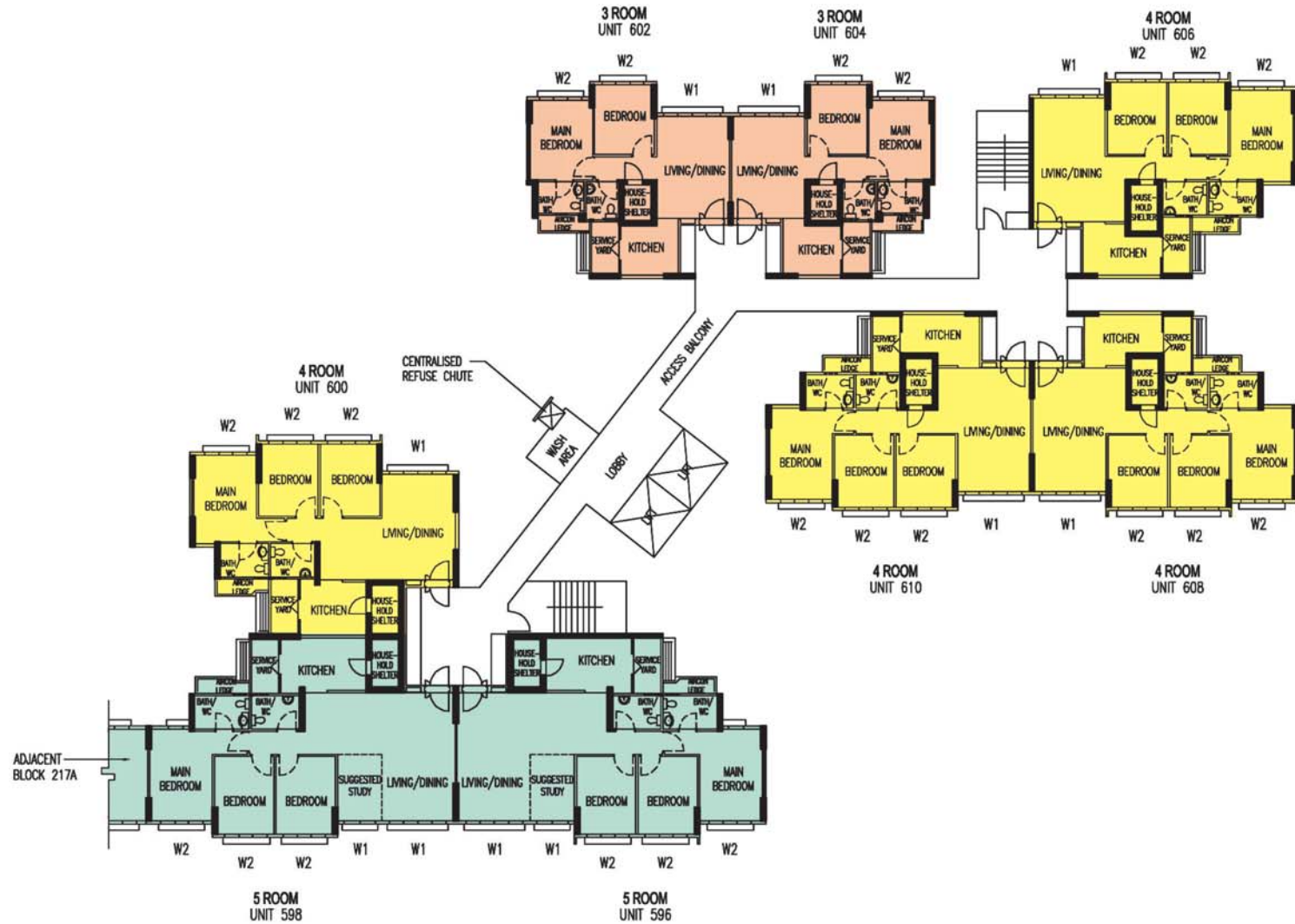
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK - 217B (2ND STOREY FLOOR PLAN)

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





LEGEND :

3 ROOM

4 ROOM

5 ROOM

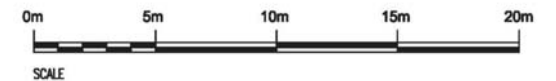
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

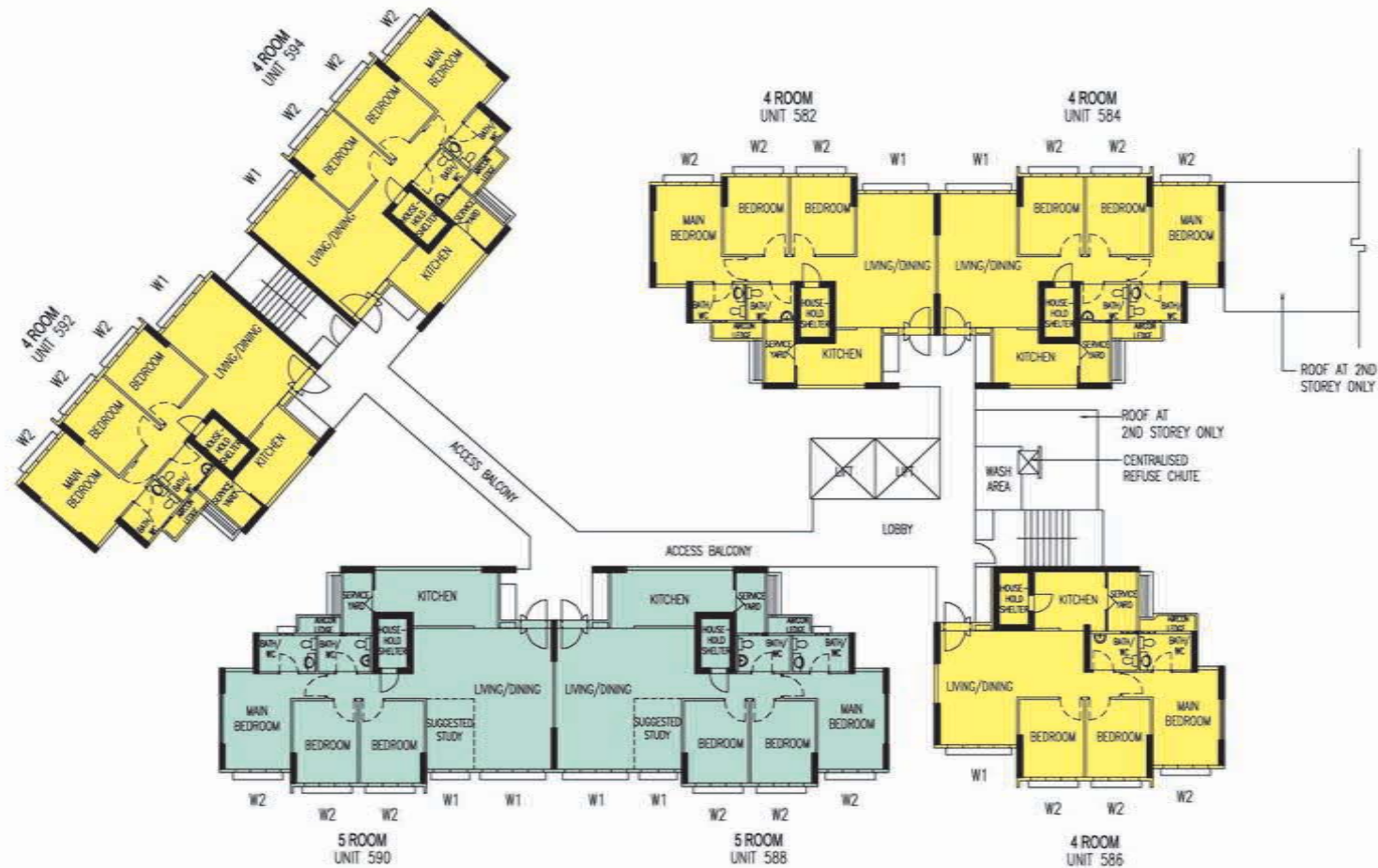
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK - 217B (3RD TO 16TH STOREY FLOOR PLAN)

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





BLOCK - 217C (2ND TO 16TH STOREY FLOOR PLAN)

LEGEND :



4 ROOM



5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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General Specifications For Compassvale Mast

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 wall are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions/drywall partition systems.

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 door (Type D10a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

Finishes

Ceiling	:	skim coated or plastered and painted
Kitchen/Bathroom/WC wall	:	ceramic tiles
Other Wall	:	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	:	ceramic tiles
Service Yard floor	:	glazed porcelain tiles with tile skirting
Household Shelter floor	:	glazed porcelain tiles

Fittings

Quality locksets
Water Closet suite
Vanity top wash basin at attached Bathroom/WC, wash basin for other Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
Clothes Drying Rack

Services

Gas services and concealed water supply pipes
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Telephone points

Important Notes:

- 1) The Household Shelter is designed for use as civil defence shelter. The wall, 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 that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovations rules.

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- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, resident's committee centres and such other facilities as HDB shall deem fit.



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