

TOTAL RANKING EXERCISE OF HDB CANBERRA VISTA 4 BEDROOMS SAMPLE

By Ranking of 4 Bedrooms @ HDB for Mr XXXXX and Madam XXXXX

1st Choice = +1XXAH

2nd Choice = +4XXAT +4XX

3rd Choice = *1XXE +3XXVX +4XXL +4XX +4XX

4th Choice = *3XXDQU *3XXDU +4XXA

5th Choice = +3XXD *3XX +3XXAMQY +4XXA +4XXA +4XXA

6th Choice = +1XXABF *3XXBEP +3XXA +3XXAFK

7th Choice = *1XXS *1XXDL *1XXCDEL *2XXDEN +3XXD *3XXPQ +3XXAB

8th Choice = +1XXAFGHQ +1XXADP +1XXADNQ +2XXACDP +3XXABFK +3XXL

9th Choice = +1XXABLR +2XXA *3XXJ +3XXC +3XXAFGKP +3XXAFGK

Last Resort = *1XXCDEQ +2XXABCS +3XXABCHMT +4XXABC

LEGEND

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* = Stack/unit direction suitable to Mr XXXXX (North, South or SE facing).

+ = While Madam XXXXX is a West Group.

(However, please note that this is very general and does not take into other considerations like Location, location, location etc...)

A = Expect afternoon sun all year round at the frontage of the unit. Usually, high floors will encounter more afternoon sun. For stacks 4XX, 4XX, 4XX and 4XX usually only higher floors affected by the afternoon sun.

B = Expect afternoon sun soaking into the master bedroom wall. And on a sunny day and in the evening, can expect the heat oozing out heat into the master bedroom wall.

C = Main door is in close proximity to the Common Bin Lobby (CBL). Fortunately, these bins and lobby opening is closer to the 5 bedroom type units. However, sometimes in a future resale, some potential buyers may find this as a concern as these units share the same wall or proximity to them. For stack 2XX no concern or no issue as it is further buffered by the emergency stairwell.

D = Very close proximity to raised MRT track (noise). Frankly, the rest of the estate units may also hear the rumble of the train movements as well. Fortunately, today's MRT trains seems to run quieter and often LTA places sound buffer panels to further reduce such noise. Nevertheless high floors preferred, here.

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E = Kitchen at the inauspicious NW location or commonly known as "Fire@Heaven's Gate". This can often affect the Male breadwinner's career and also whole of the family's luck. Which means small or no luck at all. Can often be balanced especially if the stove is not immediately at the NW cardinal point..

F = Low floors expect some traffic noise as unit is facing Tampines Avenue 5. Preference for higher floors (if possible).

G = Avoid low floors as stack is close to the possible bus bay/stop to avoid the start and stop of bus movements..

H = Avoid low floors as the unit yard is close to the Precinct Pavilion [PP]. And sometimes during a wake expect religious rituals being performed at this PP. Get a unit at High Floors at least 7th storey and above preferred, here. If no high floors, try to get a unit that is at least 6th storey and above. For stacks 1XX and 1XX try to get high floors to avoid a view into the PP. For 1XX this is the 1st choice provided a high floor unit is selected only.

J = Stack/unit's main door faces a long corridor. Where possible avoid such a stack/unit = 3XX. For stack 3XX fortunately it is recessed away from this long corridor, thus okay or no issue.

K = Expect around 2 1/2 years of construction noise and dust across the road from the site reserved for future high rise residential development.

L = Do expect slight (some glare bounced-off) from a neighbouring block's facade wall. This also depends on paint colour used on the external walls. External walls with light colours like white or beige can be highly reflective and glaring, here. For example for stack 1XX is from stack 1XX.

M = Higher than 7th floors and above to clear the roof of the Mutli Storey Car Park (MSCP).

N = There is no known issue with the unit sharing the same wall as the two sets of lifts. In fact, sometimes it is a blessing in disguise. Given that the lift-wells are strongest re-inforced structures in a block.

P = For stacks 2XX and 3XX although unit's main entrance door faces the emergency exit staircase/door; by law this door must be closed at all times. It is only an issue if such a door is left open all the time. For stacks 1XX 1XX 3XX 3XX quite odd to find the emergency exit door just beside/or close to the main entrance.

Q = Unit door face a neighbour's door. Usually no major issue unless the neighbour places a specific type of ba gua mirror at your unit and or if their altar (if any) is directly facing out of their main door. Thus this is beyond one's control. For stacks 369 and 371 they are quite a distance apart.

R = Sha qi from block/stack 1XX aimed towards 1XX master and bedroom 2. Unable to confirm exactly at the moment. Best to be physicaly onsite to confirm.

S = Potential poison arrow from sharp corner of neighbouring stack 1XX aimed towards 1XX master / bedroom 2. For stack 2XX there is a sharp corner from stack 2XX aimed towards most likely bedroom 2 or 3.

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T = Although you highlighted: "4XX, 4XX, 3XX, 3XX is near carpark also.. we will avoid too". However, stack 41X is one of the better stacks in this development = ranked as high as the 2nd choice. Consider high floors if available, here. Else if lower than 7th storeys high, look elsewhere.

U = Stacks 3XX and 3XX, especially stack 3XX could have been ranked higher if not for it's close proximity and facing the MRT. If not much choice and there are still lots of high or (highest floors) here, may consider a unit, here.

V = There is a wider opening between stacks 3XX and 4XX to allow Stack 3XX an acute view towards Sungei Simpang Kiri

X = Stack 3XX would have been selected as the 1st or even the 2nd choice if not for the common bin lobby being so close to stack/unit's main entrance area!

Others:-

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Please go to this link to check a unit's specific address ... good or bad...:-

<https://www.geomanY.XXXXX>