



**HDB'S SALES LAUNCH
OCTOBER 2025**



BTOgether

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 preschools, eldercare facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs, even after residents have moved into the precincts. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

In addition, housing projects may be located near roads, railways, airbases, construction sites, and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The information provided is based on the current planning intent of the relevant authorities and is subject to change from time to time.

This brochure may contain forward-looking statements regarding future developments, projections, estimates, and other statements about HDB's plans, goals, and expectations on the development. Forward-looking statements are not guarantees of future results but are inherently subject to uncertainty, and actual results could differ materially from those anticipated in these statements.

HDB does not undertake any obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise. The information provided in this brochure is based on current expectations and beliefs, and there can be no assurance that the results and events contemplated by the forward-looking statements will indeed occur.

Prospective buyers are cautioned not to place reliance on these forward-looking statements. Any reliance on the forward-looking statements is at the sole risk and discretion of the recipient, and HDB disclaims any obligation to update or revise such statements to reflect changes in expectations or events, conditions, or circumstances on which any such statements are based. 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 such forward-looking statements.





BERLAYAR RESIDENCES

Located between Berlayar Street and Berlayar Drive, Berlayar Residences sits alongside 2 green corridors that provide convenient access to Telok Blangah MRT Station. The project features 4 residential blocks ranging from 19 to 46 storeys. 3 blocks will comprise 880 units of 2-room Flexi, 3-room, and 4-room flats, which will be offered as Prime flats under the new flat classification framework, (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/standard-plus-and-prime-housing-models>), while the 4th block will house rental flats.

The name 'Berlayar', meaning 'sailing' in Malay, celebrates the area's maritime legacy. The historical significance stems from 'Batu Berlayar', a granite outcrop that served as a navigational marker guiding maritime traders to Singapore's shores since the 14th century. To enrich the unique identity and natural heritage of the estate, the project will adopt a white and blue colour palette that mirrors its setting near the waterfront. Motifs of fauna species found in the area will also be incorporated into the design of community living rooms and wayfinding signages.



The residential blocks are thoughtfully positioned to create an inviting central community space which includes a preschool, fitness corners for adults and elderly residents, and nature-themed playgrounds inspired by the nearby Berlayar Creek. Residents can enjoy additional green spaces in the roof garden above the Multi-Storey Car Park (MSCP), sky gardens atop 2 of the residential blocks, and sky terraces located at 20th and 37th storey of Blk 206A and Blk 208A. These spaces provide pleasant areas for relaxation and community activities while offering views of the surrounding area.

For a detailed layout of the facilities provided at Berlayar Residences, please refer to the site plan. Facilities in this project will be accessible to the public.



Convenient access to daily amenities

ABOUT BERLAYAR ESTATE IN BUKIT MERAH TOWN

Berlayar estate is part of the Greater Southern Waterfront, a new major gateway for urban living spanning 30km of Singapore's southern coastline from Pasir Panjang to Marina East. Located close to several nature areas with rich biodiversity, Berlayar is planned with ample green spaces to allow residents to live close to nature, with up to 10 hectares (20 percent) of the estate dedicated to parks and open spaces. 4 green corridors ranging from 30 to 60 metres wide will also weave through the estate, offering green respite and recreational areas for residents, and facilitate ecological connectivity between the Southern Ridges and Labrador Nature Reserve.

Inspired by the sloping hills of Bukit Merah, the residential developments in Berlayar estate will be designed with staggered heights to form a distinctive terracing skyline along the southern coast. Blocks will be oriented to capitalise on its waterfront location, allowing more residents to enjoy scenic views of the surrounding green and blue elements. The blocks will also step down towards green spaces and ecological corridors to facilitate avian movement, while coordinated roofscape and façade details will harmonise with the site's waterfront setting to create a cohesive visual identity for the estate.



Good connectivity via walking and cycling paths



Lush green spaces for recreation and ecological connectivity



Library@Harbourfront. Photo courtesy of NLB



Southern Ridges. Photo courtesy of National Parks Board

As part of Bukit Merah town, Berlayar estate will offer an ideal blend of urban convenience and natural surroundings. Residents will be able to easily access daily necessities, such as shops and eating houses within the Berlayar estate. Additional amenities are also available at the nearby Telok Blangah estate, which will feature a new food centre and market at Telok Blangah Beacon, expected to be completed by 2027. Residents can also head to VivoCity and library@harbourfront for additional shopping and leisure options, or connect with neighbours through workshops and recreational programmes at Telok Blangah Community Club. Visit Where2Shop@HDB (<https://www.hdb.gov.sg/residential/where2shop/explore/bukit-merah>) to discover more heartland shops in the area.

Families with school-going children can consider schools in the town such as Blangah Rise Primary School, CHIJ St. Theresa's Convent, Radin Mas Primary School, and CHIJ (Kellock).

BUKIT MERAH



—○— MRT Line & Station
 - - -○- - - MRT Line & Station (U/C)
 (U/C) Under Construction
 MK MOE Kindergarten
 - - - - Under Construction / Future Road

Notes:

- All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
- Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
- Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and ElderCare Facilities, etc.
- The existing/proposed industries shown are located within 500m radius of the Project/Projects (New).
- The developments and facilities shown (whether existing or proposed) may:
 - Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - Be used as temporary construction sites by the relevant authorities.
- The future land use for former school sites are subject to review or changes by the relevant authorities.
- To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.
- The land uses shown reflect proposals under URA's Draft Master Plan 2025.

Scale 0 200 400 Metres
100 300 500



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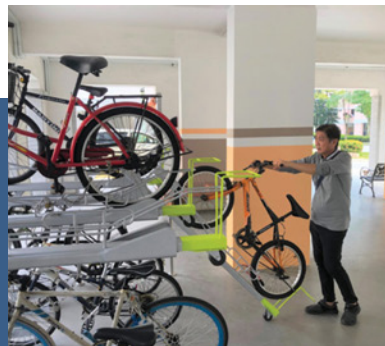
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Berlayar Residences will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electric vehicle charging stations
- Use of sustainable products in the project
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



SEPARATE CHUTES
FOR RECYCLABLE
WASTE



BICYCLE
STANDS



ABC WATERS DESIGN
FEATURES

SMART SOLUTIONS

Berlayar Residences will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal



EMBRACING WALK CYCLE RIDE

With an increased focus on active and healthy living, the housing precinct is designed with well-connected pathways to make it easier for residents to walk and cycle more as part of their daily commutes to the surrounding amenities and public transport:

- Convenient access and walking distance to public transport
- Safe, pleasant, and welcoming streets for walking and cycling
- Sheltered linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Residents can access Labrador Park and Telok Blangah MRT stations, as well as bus services along Telok Blangah Road. Learn more about transport connectivity in this precinct using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.



Labrador Nature Reserve. Photo courtesy of National Parks Board

CAR-LITE PRECINCT

As announced by LTA and HDB on 5 October 2022, there will be designated car-lite HDB precincts within gazetted car-lite areas. These precincts are planned with good public transport, walking, and cycling connections.

Berlayar Residences will be a car-lite precinct. It is located near Labrador Park and Telok Blangah MRT stations within the gazetted Berlayar estate car-lite area. Designed for residents to adopt green modes of commuting, the parking provision will be reduced to free up space for public facilities and greenery. With more limited parking provision, available lots will be prioritised for residents in these precincts through additional parking demand management measures:

- **Season parking will be reduced and restricted to residents only.** Similar to all other HDB residential carparks, season parking sales will be on a first-come-first-served basis and subject to availability. Residents' 1st car will be accorded higher priority than residents' 2nd and subsequent car(s). As non-residents will not be able to buy season parking within car-lite precincts, they may do so at alternative nearby car parks.
- **Residents who buy season parking for their 2nd and subsequent vehicles will be charged a higher season parking rate** pegged to Tier 2 Restricted Zone rate, subject to availability. Learn more about the tiers for monthly season parking charges (<https://www.hdb.gov.sg/car-parks/season-parking/season-parking/application-procedure>) and the current rates.
- **Short-term parking for visitors will remain available, albeit with limited lots.** Parking charges may be adjusted based on demand.

FINISHES AND FITTINGS

More than just a well-designed and functional interior, these flats will come with the following finishes and fittings.

2-ROOM FLEXI Available either on a 99-year lease or short-lease	3- AND 4-ROOM
<ul style="list-style-type: none"> • Floor tiles in the: <ul style="list-style-type: none"> • Bathroom • Household shelter • Kitchen • Wall tiles in the: <ul style="list-style-type: none"> • Bathroom • Kitchen • A sliding partition/ door for the bedroom • Bathroom door • Water closet suite in the bathroom • Grab bars (for 2-room Flexi flats on short-leases) 	<ul style="list-style-type: none"> • Floor tiles in the: <ul style="list-style-type: none"> • Bathrooms • Household shelter • Kitchen/ utility (3-room) • Kitchen and service yard (4-room) • Wall tiles in the: <ul style="list-style-type: none"> • Bathrooms • Kitchen/ utility (3-room) • Kitchen (4-room) • Water closet suite in the bathrooms

OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

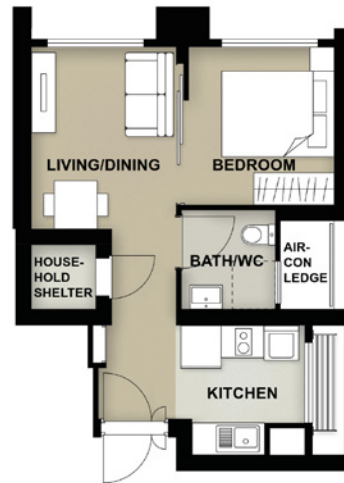
LAYOUT IDEAS

WITHOUT LIVING/DINING/BEDROOM FLOOR FINISHES (DEFAULT)

2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 40sqm

Inclusive of Internal Floor Area of 38sqm and Air-con Ledge

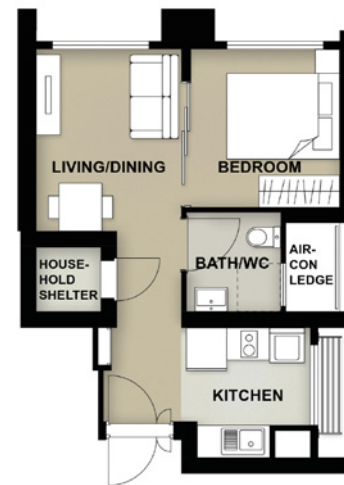


WITH LIVING/DINING/BEDROOM FLOOR FINISHES

2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 40sqm

Inclusive of Internal Floor Area of 38sqm and Air-con Ledge



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

WITHOUT LIVING/DINING/BEDROOM FLOOR FINISHES (DEFAULT)

2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm

Inclusive of Internal Floor Area of 46sqm and Air-con Ledge



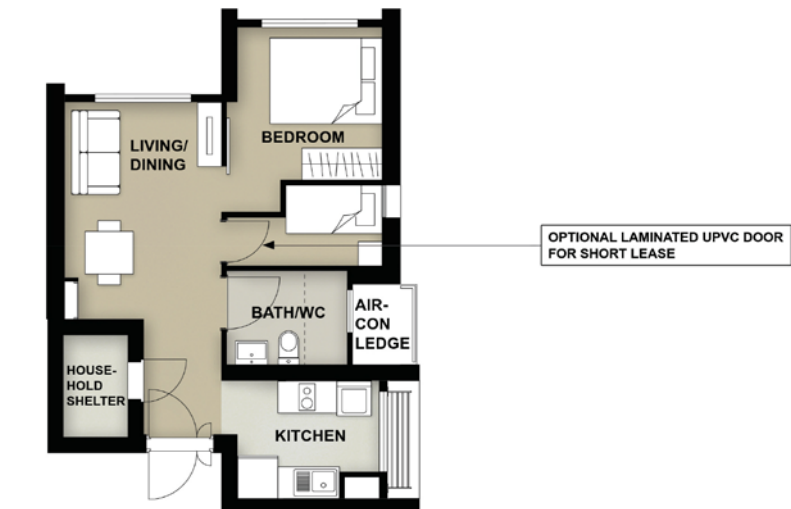
To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

WITH LIVING/DINING/BEDROOM FLOOR FINISHES

2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm

Inclusive of Internal Floor Area of 46sqm and Air-con Ledge



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

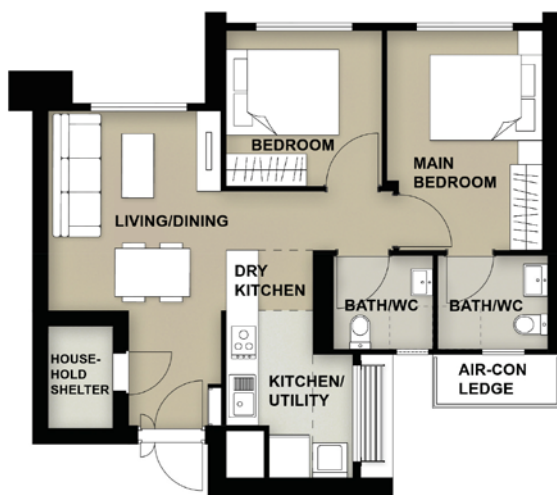
LAYOUT IDEAS

3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 67sqm

Inclusive of Internal Floor Area of 64sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 90sqm

Inclusive of Internal Floor Area of 86sqm and Air-con Ledge

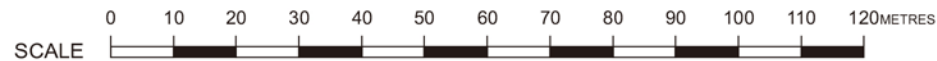


The coloured floor plan is not intended to demarcate the boundary of the flat



Berlayar Residences is a car-lite precinct designed for residents to adopt green modes of commuting and to enjoy the benefits of more sustainable car-lite living. Car parking provision will be reduced for this project.

APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.



SITE PLAN



FLAT TYPE

- 2 ROOM FLEXI (TYPE1)
- 3 ROOM
- RENTAL (NOT AVAILABLE FOR SALE)
- 2 ROOM FLEXI (TYPE2)
- 4 ROOM

PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION

COMMUNAL AREAS

- 4 PRECINCT PAVILION with Drop Off Porch
- 5 SPACE RESERVED FOR FUTURE COMMUNITY USE

SOCIAL AMENITIES

- 6 FUTURE AMENITIES/FACILITIES At 1st Storey
- 7 PRESCHOOL (2 STOREY)

OTHERS

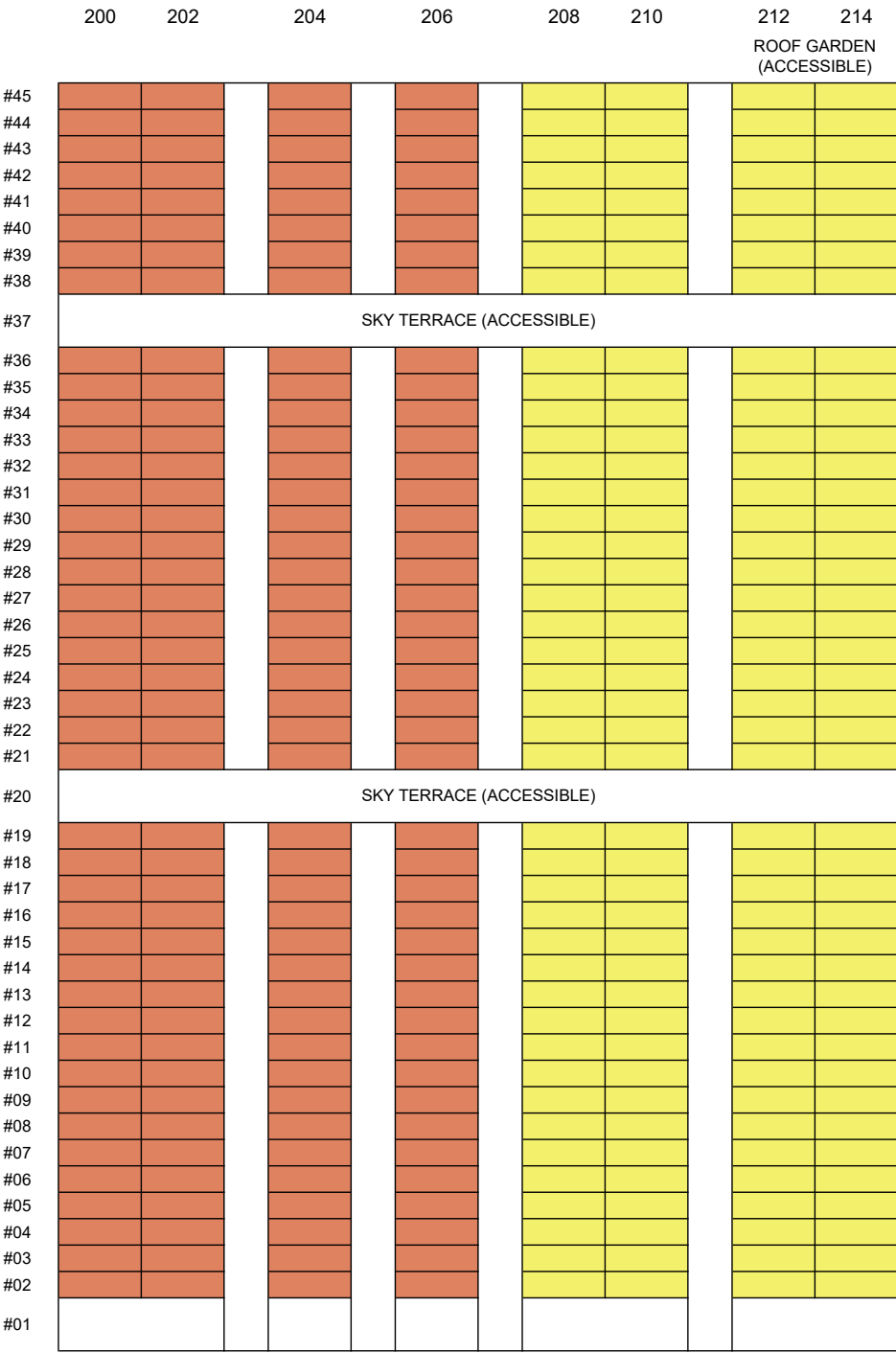
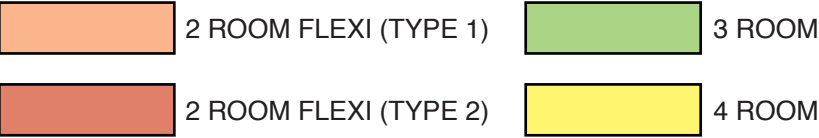
- LINKWAY
- S : SHELTER
- SERVICE
- ESS : ELECTRICAL SUB-STATION AT 1ST STOREY
- UC : UTILITY CENTRE AT 1ST STOREY
- SERVICE BAY
- U/C UNDER CONSTRUCTION
- AMENITY LOCATED (BELOW)
- AIR-WELL
- ENTRANCE/EXIT FOR ABOVEGROUND CARPARK
- CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

Block Number	Number of Storeys	Rental Flats		Home Ownership Flats				Total
		1-Room	2-Room	2-Room Flexi		3-Room	4-Room	
				Type 1	Type 2			
206A	45	-	-	-	168	-	168	336
206B	19/33	-	-	-	72	-	128	200
208A	46	-	-	86	-	86	172	344
209A	19/33	136	64	-	-	-	-	-
Total		136	64	86	240	86	468	1080

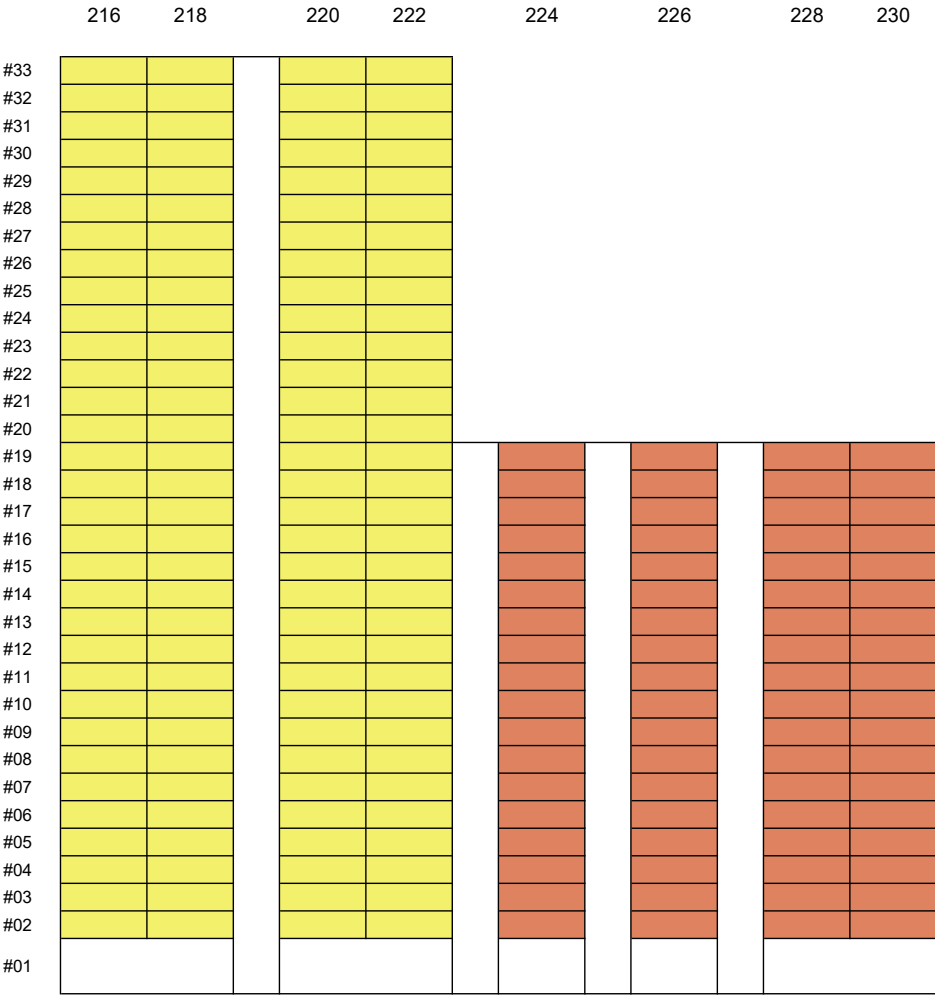
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 - Places of Worship (e.g. Chinese Temple or Church) may include columbarium.
 - Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - Be used as temporary construction sites by the relevant 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 preschools, eldercare facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating house), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
 - 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.
 - Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
 - To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.
 - The land uses shown reflect proposals under URA's Draft Master Plan 2025.

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UNIT DISTRIBUTION



BLOCK 206A



BLOCK 206B

UNIT DISTRIBUTION

	2 ROOM FLEXI (TYPE 1)		3 ROOM
	2 ROOM FLEXI (TYPE 2)		4 ROOM

	232	234		236	238		240		242		244	246
	ROOF GARDEN (ACCESSIBLE)											
#46												
#45												
#44												
#43												
#42												
#41												
#40												
#39												
#38												
#37	SKY TERRACE (ACCESSIBLE)											
#36												
#35												
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#20	SKY TERRACE (ACCESSIBLE)											
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BLOCK 208A



BLOCK 206A | 2ND, 5TH, 8TH, 11TH, 14TH, 17TH, 22ND, 25TH, 28TH, 31ST, 34TH, 39TH, 42ND AND 45TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 206A | 3RD, 6TH, 9TH, 12TH, 15TH, 18TH, 23RD, 26TH, 29TH, 32ND, 35TH, 40TH AND 43RD STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 206A | 4TH, 7TH, 10TH, 13TH, 16TH, 19TH, 21ST, 24TH, 27TH, 30TH, 33RD, 36TH, 38TH, 41ST AND 44TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 206B | 2ND, 5TH, 8TH, 11TH, 14TH AND 17TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED.
 ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 206B | 3RD, 6TH, 9TH, 12TH, 15TH AND 18TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 206B | 4TH, 7TH, 10TH, 13TH, 16TH AND 19TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 206B | 20TH, 23RD, 26TH, 29TH AND 32ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

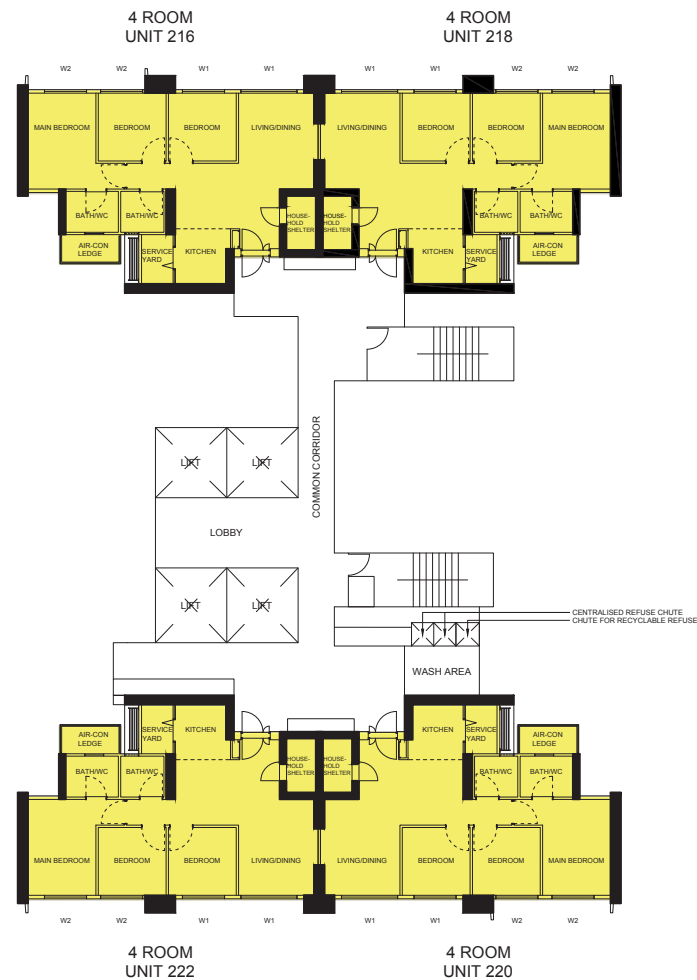
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ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 206B | 21ST, 24TH, 27TH, 30TH AND 33RD STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

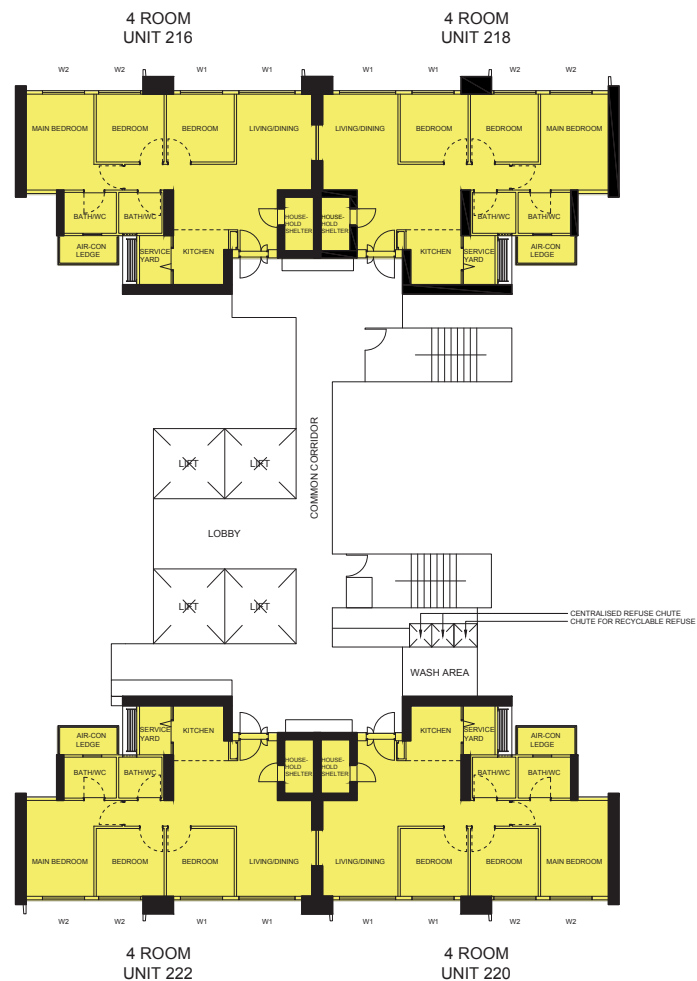
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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 206B | 22ND, 25TH, 28TH AND 31ST STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED.
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THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 208A | 2ND, 5TH, 8TH, 11TH, 14TH, 17TH, 22ND, 25TH, 28TH, 31ST, 34TH, 39TH, 42ND AND 45TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI TYPE 1 FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING/DINING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 208A | 3RD, 6TH, 9TH, 12TH, 15TH, 18TH, 23RD, 26TH, 29TH, 32ND, 35TH, 40TH, 43RD AND 46TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI TYPE 1 FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING/DINING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 208A | 4TH, 7TH, 10TH, 13TH, 16TH, 19TH, 21ST, 24TH, 27TH, 30TH, 33RD, 36TH, 38TH, 41ST AND 44TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI TYPE 1 FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING/DINING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 209

WINDOW LEGEND:

W1 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 300mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED.
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR BERLAYAR RESIDENCES

For 2-room Flexi (short lease)

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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC door
Household Shelter	: metal door
Living/ Dining	: laminated UPVC door (optional)

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets
 Water Closet Suite
 Clothes Drying Rack
 Grab Bars
 Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
 Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
 Built-in Wardrobe (optional)
 Window Grilles (optional)
 Water Heater (optional)
 Lighting (optional)

Services

Gas services and concealed water supply pipes
 Exposed sanitary stacks at 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 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.

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

GENERAL SPECIFICATIONS FOR BERLAYAR RESIDENCES

For 2-room Flexi, 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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC door (optional)
	: laminated UPVC door for 2-room Flexi
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
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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 should be read in conjunction with the corresponding sales model of this development. All information provided in the brochure and sales model are 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 intended to be, or to be relied upon as, statements or representations of fact, offers or warranties (whether expressly or impliedly) by HDB. At no time should any reliance be placed on the contents of this brochure and information reflected in the corresponding sales model. Any such reliance shall be at the sole risk and discretion of the recipient.
- 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 are subject to final survey.
- 9) The surrounding land use and proposed facilities (including but not limited to their locations, form, massing and/or building heights) as shown in the maps and plans are subject to change and planning approval. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, construction sites and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance. For any housing project affected by environmental issues relating to air, water, soil quality or ambient noise, HDB will carry out development in compliance with the prevailing regulatory requirements and/or recommendations by professional experts.
- 10) We reserve the right to use or allow the use of any:

• Void deck of any apartment block

• Car park;

• Common property (such as precinct pavilion); or

• Standalone community building,

for:


• Future amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network 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.

12) Without prejudice to the generality of the above, please also refer to "Important Notes" on page 1.
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**HOUSING &
DEVELOPMENT
BOARD**

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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want during your flat booking appointment. The cost of the OCS items will be added to the selling price of the booked flat.

All 2-room Flexi flats come with:

- Floor finishes in the bathroom, household shelter, and kitchen
- Wall tiles in the bathroom and kitchen
- Sliding partition/ door for bedroom, bathroom door
- Water closet suite in the bathroom



Grab bars will be installed for all short-lease flats to assist seniors in moving around the flats

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

- Flooring in the living/ dining room and bedroom
- Sliding partition, separating the living room and bedroom

(please refer to the flooring and furnished floor plans of your selected project)



PACKAGE 2

- Sanitary fittings, i.e. wash basin with tap mixer and 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.

Oct 2025 OCS4 (Berlayar Residences)

OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

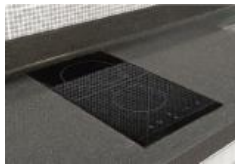
PACKAGE 3

offers seniors the convenience of having a flat in move-in condition. It comprises:

SENIOR-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap, and drying rack.



Here are some features of an induction hob:

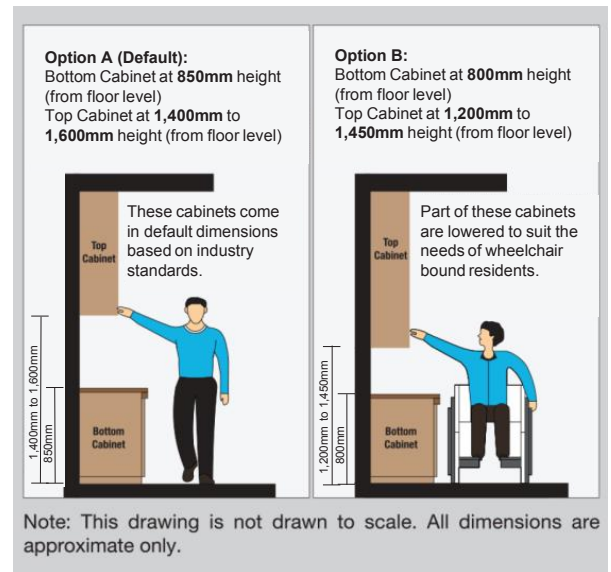
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.



- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower countertop height



- Door at the flexible space in the 2-room Flexi (Type 2) flats

OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

Buyers who opt for Package 3 must select Package 1.

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Oct 2025 OCS4 (Berlayar Residences)

OPTIONAL COMPONENT SCHEME

(3- AND 4-ROOM)

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 booking appointment. The cost of the OCS items will be added to the selling price of the booked flat.

These flats come with:

- Floor finishes in the:
 - Bathrooms
 - Household shelter
 - Kitchen/ utility (3-room)
 - Kitchen and service yard (4-room)
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4-room)
- Water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR BOOKED FLAT:

- Floor finishes in the:
 - Living/ dining room
 - Bedrooms
 - Dry kitchen (3-room)
- Internal Doors + sanitary fittings
 - Wash basin with tap mixer
 - Shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

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