



**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.



*Artist's impression*

BISHAN TERRACES

Bounded by Bishan Street 12 and Guangyang Secondary School, Bishan Terraces comprises 2 residential blocks of 38-storey each, with 538 units of 2-room Flexi, 3-room, and 4-room flats. There will also be 50 rental flats across the 2 blocks. These flats 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>).



Bishan Terraces is named for its elevated communal spaces, which create green areas for residents to gather while enjoying views of the surroundings. Designed for community living across all ages, the heart of the precinct is a central courtyard with playgrounds, fitness corners, and seating areas, which are complemented by a 2nd-storey roof garden at the residential block. Another landscaped roof garden atop the Multi-Storey Car Park (MSCP) provides additional spaces for relaxation, such as fitness facilities and a community gardening area. Each residential block includes a Community Living Room that opens onto these green spaces, while community events can be hosted at the sheltered precinct pavilion. A Kidney Dialysis Centre and a 2-storey preschool will serve both residents and the wider neighbourhood.

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

BISHAN



○ MRT Line & Station
○ MRT Line & Station (U/C)
— North-South Corridor (U/C)

○ MRT Line & Station (U/C)
— (U/C) Under Construction

===== 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 Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
- Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, 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.
- 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.

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, 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 the said information or as a result of any error or omission therein.

ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Bishan Terraces 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

Bishan Terraces 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



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

With a cycling path along Bishan St 12 and an extensive cycling path network in Bishan, residents of Bishan Terraces can be connected to further places in Bishan, such as the Kallang River and Bishan-Ang Mo Kio Park. Bishan Terraces is also served by bus services linking the precinct directly to the nearby Bishan Bus Interchange and Bishan MRT Station on both the North-South Line and Circle Line, that connects to nearby towns and the city centre. Alternatively, residents can take a short walk to these main public transport nodes. 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>.

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

- Floor tiles in the:
 - Bathroom
 - Household shelter
 - Kitchen
- Wall tiles in the:
 - Bathroom
 - Kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Water closet suite in the bathroom
- Grab bars (for 2-room Flexi flats on short-leases)

3- AND 4-ROOM

- Floor tiles 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 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



WITHOUT LIVING/DINING/BEDROOM FLOOR FINISHES (DEFAULT)

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

Approx. Floor Area 49sqm

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



To meet different lifestyle needs, the 46 sqm 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 xtra bed

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



WITH LIVING/DINING/BEDROOM FLOOR FINISHES

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

Approx. Floor Area 49sqm

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



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

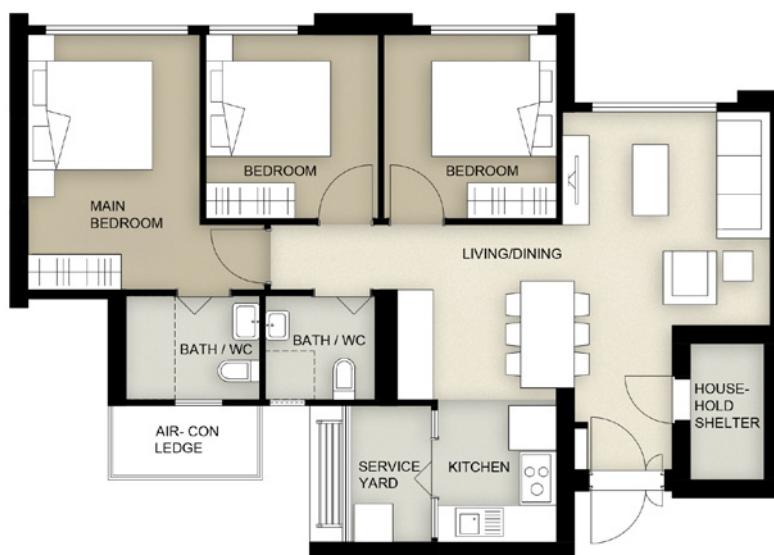


To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with a combined kitchen/utility space. The layout offers homeowners flexibility in configuring the area according to their preferences. For example, you can add a partition to separate the utility from kitchen, as indicated in the dotted line.

4-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 90 sqm

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



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



APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT



SITE PLAN

FLAT TYPE

| | | | | |
|-----------------------|-----------------------|--|--------|--------|
| 2 ROOM FLEXI (TYPE 1) | 2 ROOM FLEXI (TYPE 2) | RENTAL FLAT FROM 2ND TO 26 STOREY/ 2 ROOM FLEXI (TYPE 2) FROM 27TH TO 38TH | 3 ROOM | 4 ROOM |
|-----------------------|-----------------------|--|--------|--------|

PLAY FACILITIES

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

COMMUNAL AREAS

- ④ DROP-OFF PORCH
- ⑤ PRECINCT PAVILION
- ⑥ SPACE RESERVED FOR FUTURE COMMUNITY USE

SOCIAL AMENITIES

- ⑦ KIDNEY DIALYSIS CENTRE AT 1ST STOREY
- ⑧ PRESCHOOL AT 1ST AND 2ND STOREY

OTHERS

| | |
|---|---|
| LINKWAY | AIR-WELL |
| LB: LINKBRIDGE | |
| S: SHELTER | |
| SERVICE | ENTRANCE/ EXIT FOR MULTI-STOREY CARPARK |
| UC : UTILITY CENTRE AT 1ST STOREY ESS: ELECTRICAL SUBSTATION AT 1ST STOREY | CENTRALISED/ RECYCLABLES REFUSE CHUTE |
| SERVICE BAY | DRAINAGE RESERVE (COVERED) |
| AMENITY LOCATED (BELOW) | |

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| | Number of Storeys | Rental Flats | Home Ownership Flats | | | | | |
|--------|-------------------|--------------|----------------------|----|--------|--------|-------|--|
| | | | 2-Room Flexi | | 3-Room | 4-Room | Total | |
| 2-Room | Type 1 | Type 2 | | | | | | |
| 100A | 38 | 25 | 37 | 12 | 72 | 146 | 292 | |
| 100B | 38 | 25 | - | 86 | 37 | 148 | 296 | |
| Total | | 50 | 37 | 98 | 109 | 294 | 588 | |

Notes:

1. 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.

2. The developments and facilities shown (whether existing or proposed) may:

a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:

(i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium, (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.

b. Be used as temporary construction sites by the relevant authorities.

3. 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, elderly 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.

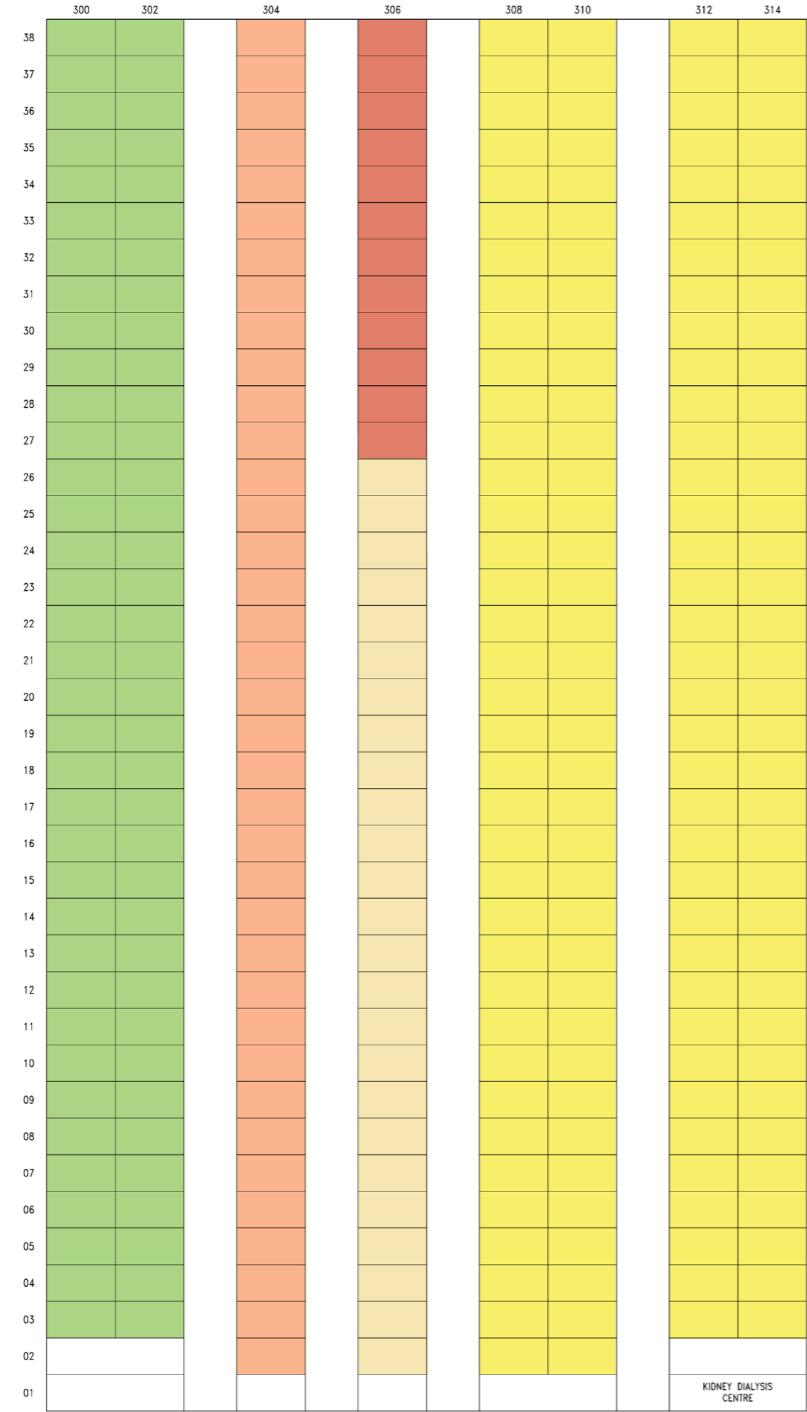
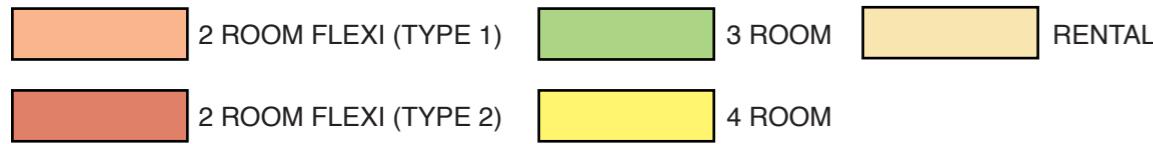
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.

5. 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.

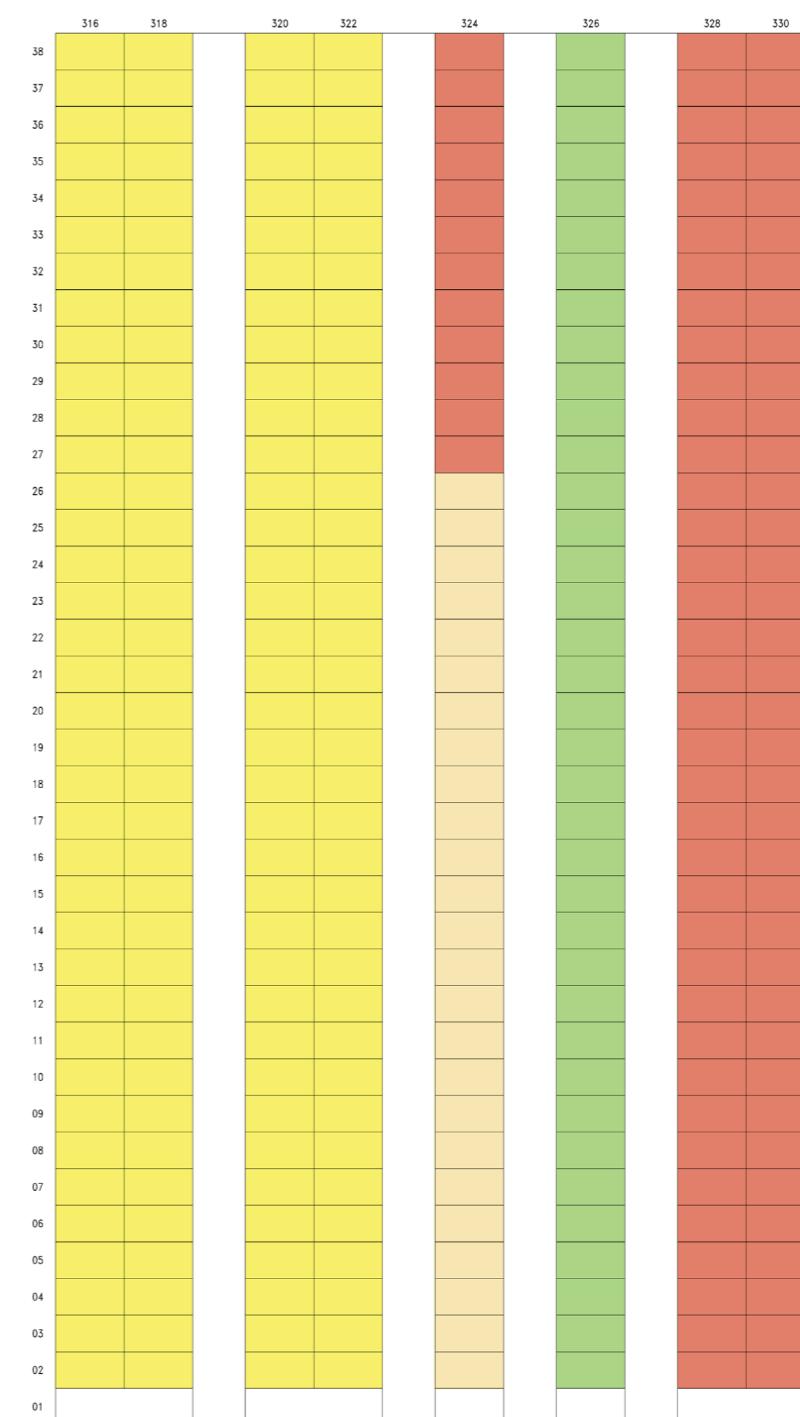
6. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

7. The land uses shown reflect proposals under URA's Draft Master Plan 2025.

UNIT DISTRIBUTION



BLOCK 100A



BLOCK 100B



BLOCK 100A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 100
 FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER
 DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS). WHERE APPLICABLE

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 100A | 3RD TO 26TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 100
 FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER
 DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS). WHERE APPLICABLE

WINDOW LEGEND :

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 100A | 27TH TO 38TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 100
 FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER
 DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS). WHERE APPLICABLE

WINDOW LEGEND :

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 100B I 2ND TO 26TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 100

| | | | |
|--|--|---------------------------|---|
| WINDOW LEGEND : | UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS. | SCALE 0 2 4 6 8 10 METRES | THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT |
| W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL) | | | |



BLOCK 100B | 27TH TO 38TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 100

| | | | | |
|-----------------|--|--|---------------------------|--|
| WINDOW LEGEND : | W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL) | UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS. | SCALE 0 2 4 6 8 10 METRES | THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAE THE BOUNDARY OF THE FLAT |
|-----------------|--|--|---------------------------|--|

GENERAL SPECIFICATIONS FOR BISHAN TERRACES

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 folding 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 BISHAN TERRACES

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 folding door (optional) |
| Household Shelter | : laminated UPVC folding door for 2-room Flexi |
| Service Yard | : metal door |
| | : aluminium framed door with glass |

Finishes

| | |
|---|---|
| Living/ Dining Floor | : polished porcelain tiles 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 | : 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

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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.

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, folding 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.

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.



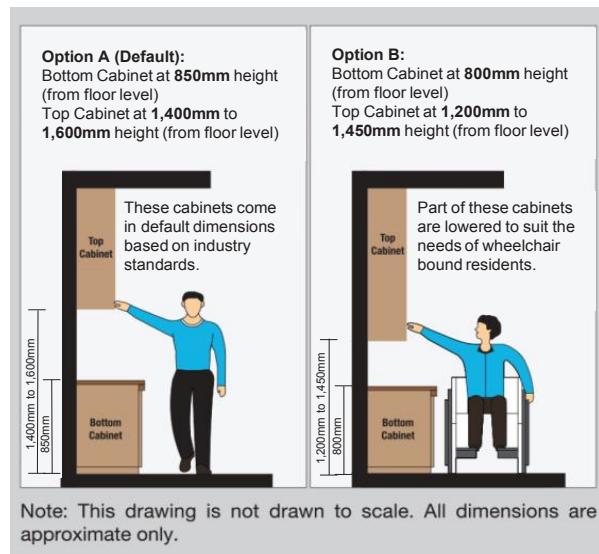
Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)



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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OPTIONAL COMPONENT SCHEME

(3-ROOM AND BIGGER 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 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 and bigger flats)

- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4-room and bigger flats)
- 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 and balcony (if applicable)
- 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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