



**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

## CHENCHARU GROVE

Chencharu Grove is bounded by Bah Soon Pah Road and Chencharu Link. The project comprises 6 residential blocks of 826 units of 2-room Flexi, 3-room, 4-room, and 5-room flats. These will be offered as Standard 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>), with a shorter waiting time of less than 3 years. In addition, there will be a Single Room Shared Facilities (SRSF) rental block with 418 units and shared facilities within that block for the rental tenants.

The project name complements nearby developments such as Chencharu Hills and Chencharu Green. Chencharu Grove reflects the area's heritage as a landscape of fruit trees and other crops, and its design will incorporate lush greenery within the estate. Recreational spaces include fitness corners, children's playgrounds, and a rooftop garden on the Multi-Storey Car Park (MSCP), where more fitness stations, resting shelters, and a communal garden are located for residents to take part in gardening activities. A preschool will also be located on the first storey of the MSCP.

Residents can also look forward to the upcoming mixed-use Integrated Development next to the project. A proposed hawker centre will be located on the ground level of the northern part of the development, fronting Blk 969C and Blk 971B.

For a detailed layout of the facilities provided at Chencharu Grove, refer to the site plan. Other than the shared facilities in the SRSF rental block, which are specifically for the rental tenants, all facilities will be accessible to the public.





*Artist's impression*

## CHENCHARU GROVE

At the heart of Chencharu, an east-west community avenue will connect a new park to the existing neighbourhood park near Khatib MRT. An upcoming mixed-use Integrated Development along this community avenue will house a new bus interchange, hawker centre, and shops, creating an accessible and lively public space for residents to gather.

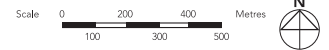
Future residents of Chencharu will enjoy enhanced transport connectivity. A new road, Chencharu Link, will run north-south through the centre of the estate, with housing developments and amenities on both sides. This will be a dedicated bus-only corridor to facilitate smoother bus journeys. With the upcoming bus interchange in the proposed Integrated Development, along with the existing Khatib MRT station and bus services along Yishun Avenue 2 and Sembawang Road, residents will have multiple public transport options to get around within, and out of Yishun town. Amenity provisions and transport nodes will also be linked by walking and cycling paths that connect to a wider network beyond Yishun, providing easy access to neighbouring towns like Sembawang, recreation spots such as Khatib Bongsu and Lower Seletar Reservoir, as well as the upcoming North-South Corridor.



## YISHUN



- MRT Line and Station  
 Future Road / Under Construction  
 MOE Kindergarten  
 North South Corridor (U/C)  
 Future Bus-Only Corridor  
 (U/C) Under Construction



## 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. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
3. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
4. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
5. 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.
6. \*\*As announced by SLA on 8 Sep 2020, a new integrated hub, named Chong Pang City, comprising Chong Pang CC, Chong Pang Hawker Centre and Market, swimming pools, a gymnasium, fitness studios, jogging track and a variety of shops will be constructed at the now demolished Chong Pang CC's and Blk 102's site. The existing Chong Pang Market and Food Centre will be relocated into the new development when it is completed.
7. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.
8. 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.



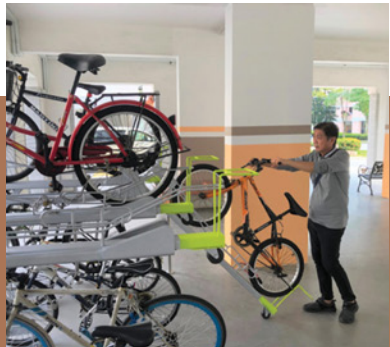
# ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Chencharu Grove 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

Chencharu Grove 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

Located next to the upcoming mixed-use Integrated Development, which will house a new bus interchange, residents of Chencharu Grove will be served by bus services at 2 planned bus stops and rail services at Khatib MRT Station on the North-South Line. 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 full floor finishes, internal doors, and sanitary fittings.

2-ROOM FLEXI	3-, 4-, AND 5-ROOM
Available either on a 99-year lease or short-lease	
<ul style="list-style-type: none"><li>• Vinyl strip flooring in the:<ul style="list-style-type: none"><li>• Living/ dining</li><li>• Bedroom</li></ul></li><li>• Floor tiles in the:<ul style="list-style-type: none"><li>• Bathroom</li><li>• Household shelter</li><li>• Kitchen</li></ul></li><li>• Wall tiles in the:<ul style="list-style-type: none"><li>• Bathroom</li><li>• Kitchen</li></ul></li><li>• A sliding partition/ door for the bedroom and folding bathroom door</li><li>• Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</li><li>• Grab bars (for 2-room Flexi flats on short-leases)</li></ul>	<ul style="list-style-type: none"><li>• Vinyl strip flooring in the:<ul style="list-style-type: none"><li>• Bedrooms</li></ul></li><li>• Floor tiles in the:<ul style="list-style-type: none"><li>• Living/ dining</li><li>• Dry kitchen (3-room, where applicable)</li><li>• Bathrooms</li><li>• Household shelter</li><li>• Kitchen/ utility (3-room)</li><li>• Kitchen and service yard (4- and 5-room)</li></ul></li><li>• Wall tiles in the:<ul style="list-style-type: none"><li>• Bathrooms</li><li>• Kitchen/ utility (3-room)</li><li>• Kitchen (4- and 5-room)</li></ul></li><li>• Internal doors for bedrooms and folding doors for bathrooms</li><li>• Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</li></ul>

# OPTIONAL COMPONENT SCHEME

Seniors buying short-lease 2-room Flexi flats can opt in for senior-friendly and other fittings under the Optional Component Scheme (OCS). Upon opting in, the cost of these optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

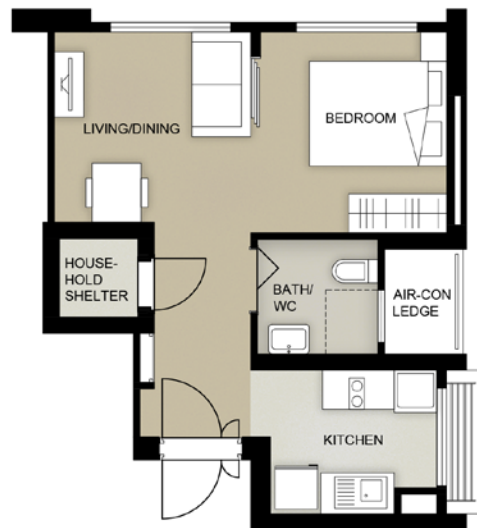


# LAYOUT IDEAS

## 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

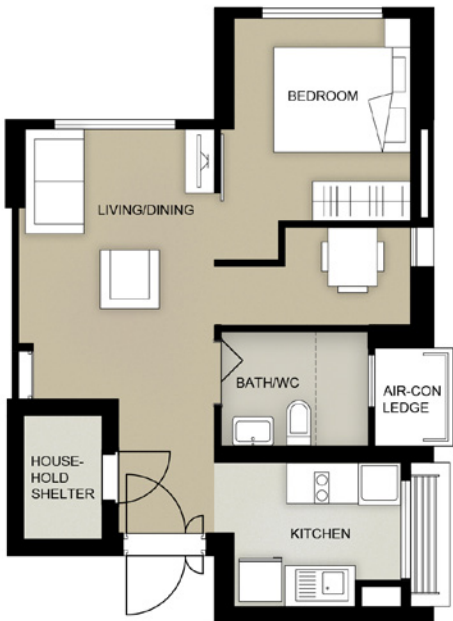


The coloured floor plan is not intended to demarcate the boundary of the flat

## 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

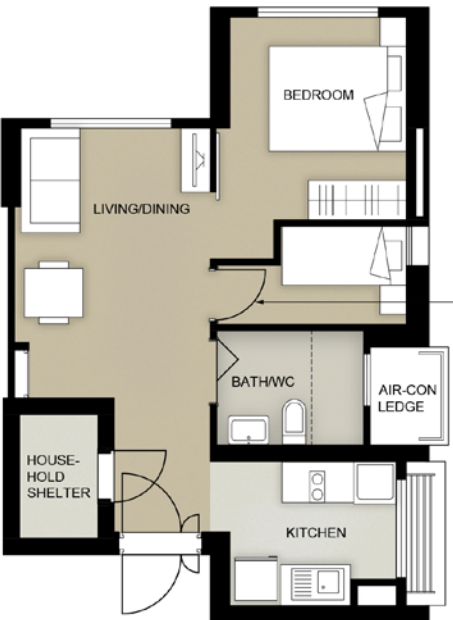


To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

## 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



OPTIONAL DOOR FOR SHORT LEASE

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



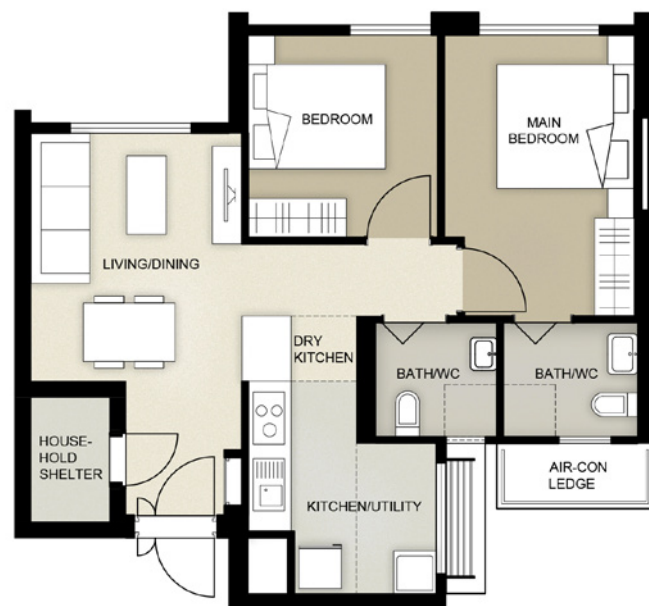
# LAYOUT IDEAS

## 3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

**Approx. Floor Area 69sqm**

Inclusive of Internal Floor Area of 66sqm and Air-con Ledge



## 4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

**Approx. Floor Area 93sqm**

Inclusive of Internal Floor Area of 90sqm and Air-con Ledge



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

## 5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

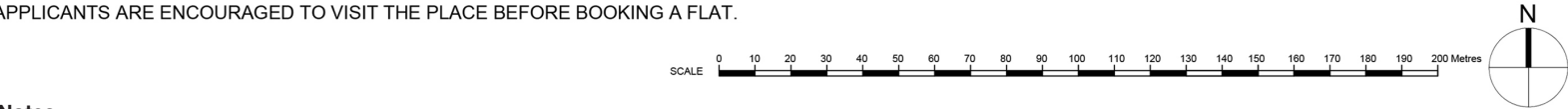
**Approx. Floor Area 113sqm**

Inclusive of Internal Floor Area of 110sqm and Air-con Ledge



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





- Notes:**
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  - 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 use of the void deck in any apartment block, common property (such as precinct pavilion), carpark 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 houses), 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 future hawker centre is proposed to be located on the ground level at the northern part of the future High-Rise Commercial and Residential Integrated Development, which will be fronting Blk 969C and Blk 971B.
  - The land uses shown reflect proposals under URA's Draft Master Plan 2025.

# SITE PLAN



## FLAT TYPE

- 2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)
- 3 ROOM

4 ROOM
- 5 ROOM

RENTAL (NOT AVAILABLE FOR SALE)

## PLAY FACILITIES

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

## COMMUNAL AREAS

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

## SOCIAL AMENITIES

- 8 FUTURE AMENITIES/ FACILITIES AT 1ST STOREY
- 9 PRESCHOOL AT 1ST STOREY
- 10 RESIDENT'S NETWORK CENTRE AT 1ST STOREY

## OTHERS

- LINKWAY

S: SHELTER

AMENITY LOCATED BELOW
- SERVICES

ESS: ELECTRICAL SUBSTATION AT 1ST STOREY

UC: UTILITY CENTRE AT 1ST STOREY

AIR-WELL
- SERVICE BAY

ENTRANCE/EXIT FOR MULTI-STOREY CARPARK
- FUTURE BUS-ONLY CORRIDOR

CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

## (U/C) UNDER CONSTRUCTION

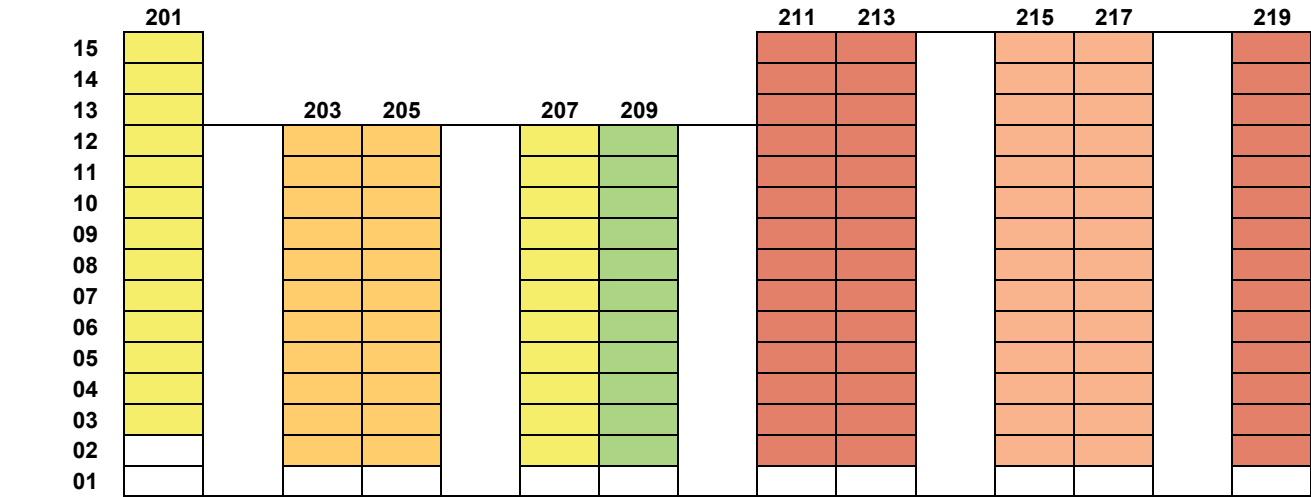
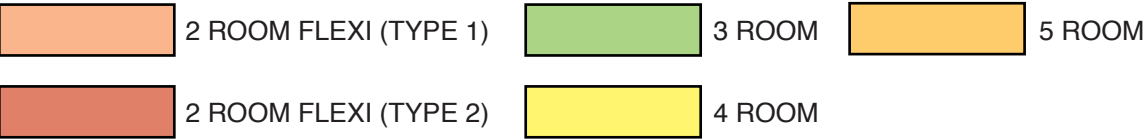
Block Number	Number of Storeys	Rental Flat	Home Ownership Flat					Total
			2-Room Flexi		3-Room	4-Room	5-Room	
			Type 1	Type 2				
969A	12/15	-	28	42	11	24	22	127
969B	12	418	-	-	-	-	-	418
969C	15	-	28	41	14	56	14	153
970A	12/15	-	-	11	14	56	50	131
970B	12/15	-	-	36	14	42	50	142
971A	12/15	-	-	11	14	56	50	131
971B	12/15	-	-	36	14	42	50	142
Total		418	56	177	81	276	236	1244

Block 969B is a Single Room Shared Facilities (SRSF) rental block with 418 units and shared facilities within the block for the rental tenants.

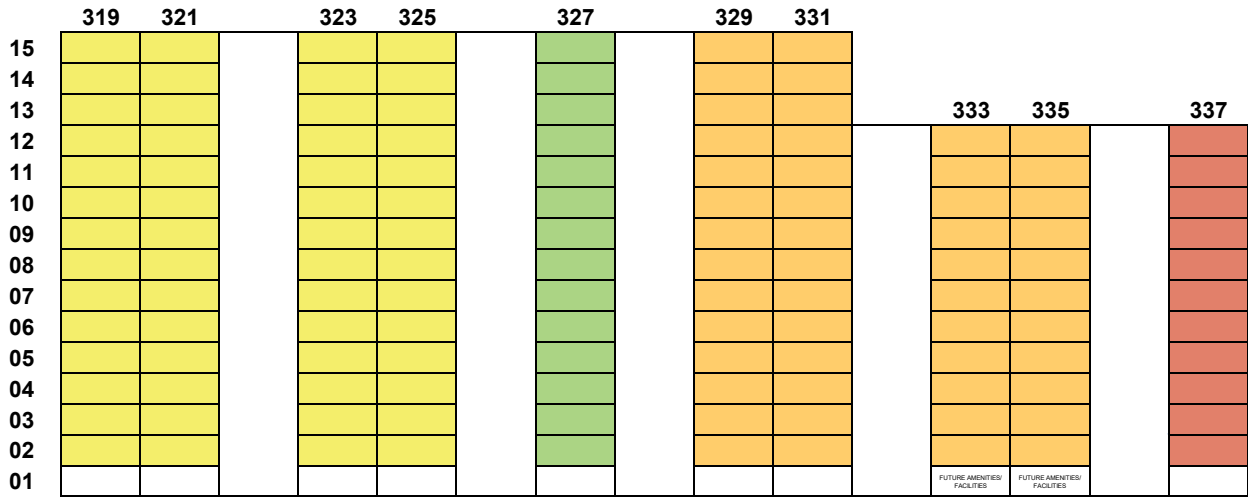
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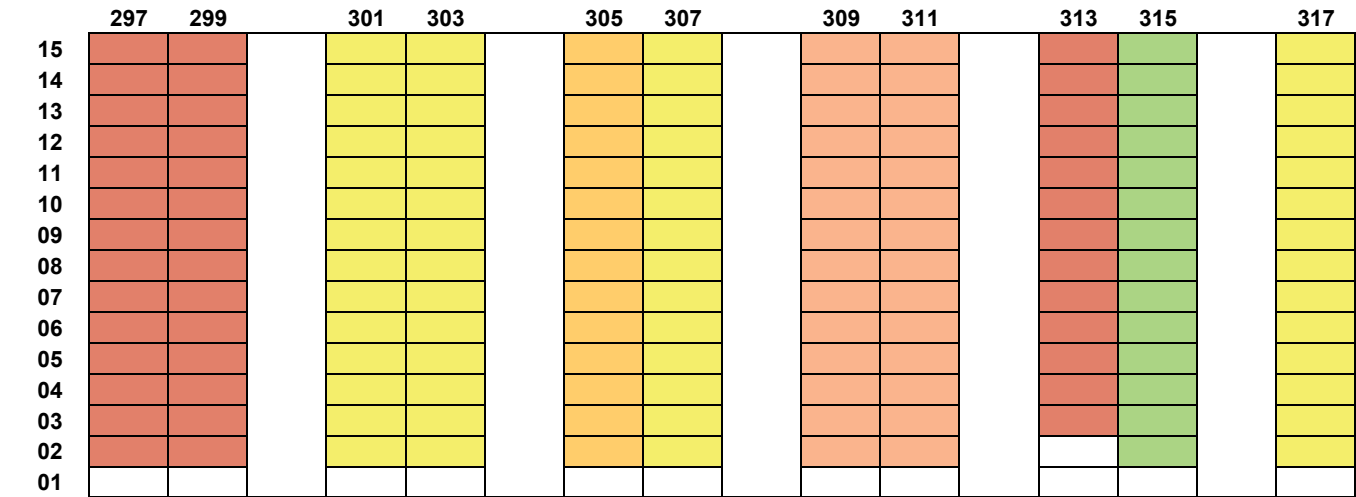
# UNIT DISTRIBUTION



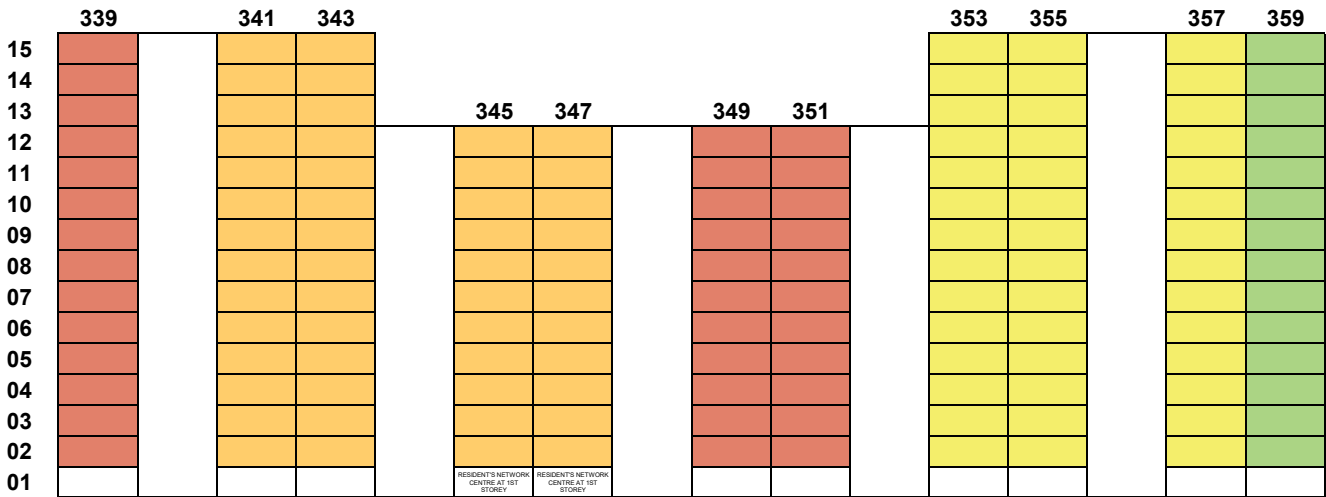
BLOCK 969A



BLOCK 970A



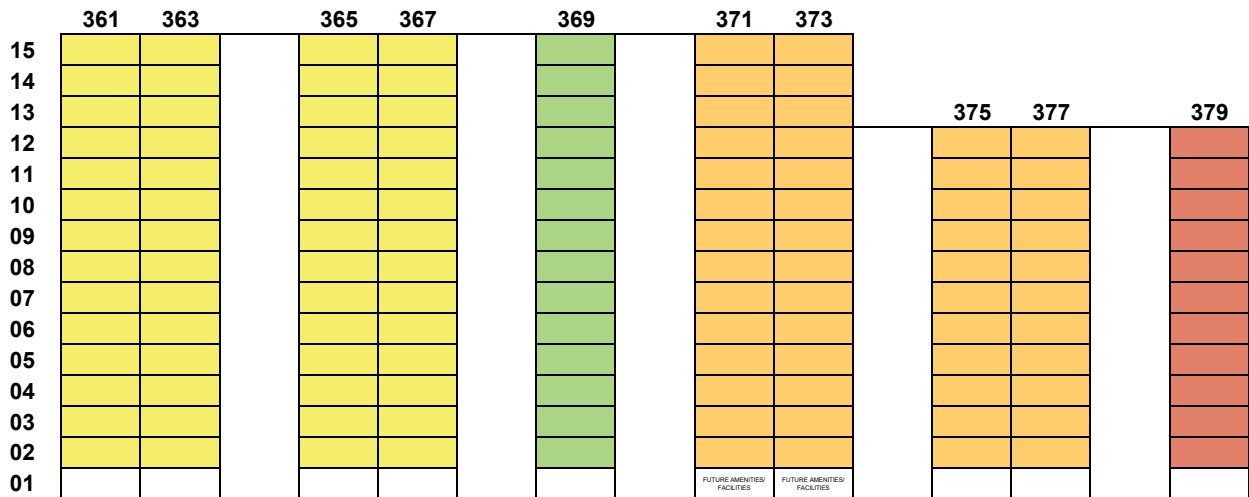
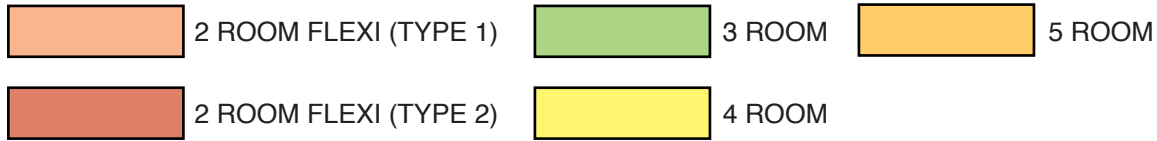
BLOCK 969C



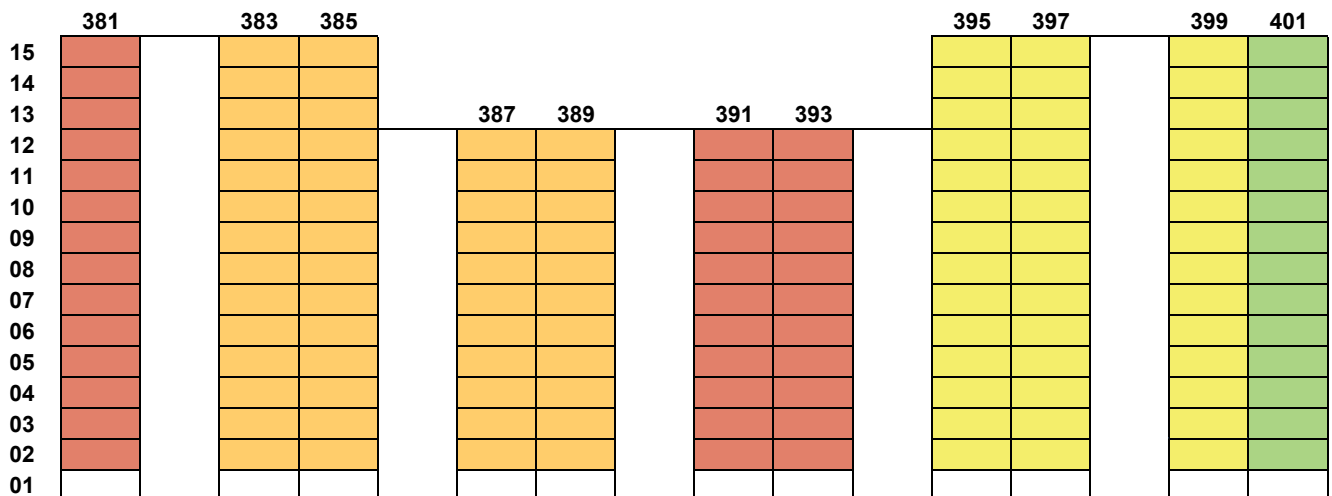
BLOCK 970B



# UNIT DISTRIBUTION



## BLOCK 971A



## BLOCK 971B





## BLOCK 969A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 969.


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 DEMARCATTE THE BOUNDARY OF THE FLAT.









<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE    0    2    4    6    8    10 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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## BLOCK 969A | 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 969.

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 DEMARCATATE THE BOUNDARY OF THE FLAT.



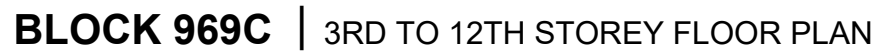




## BLOCK 969C | 2ND STOREY FLOOR PLAN


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





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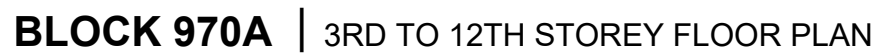
<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL.)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.</p>
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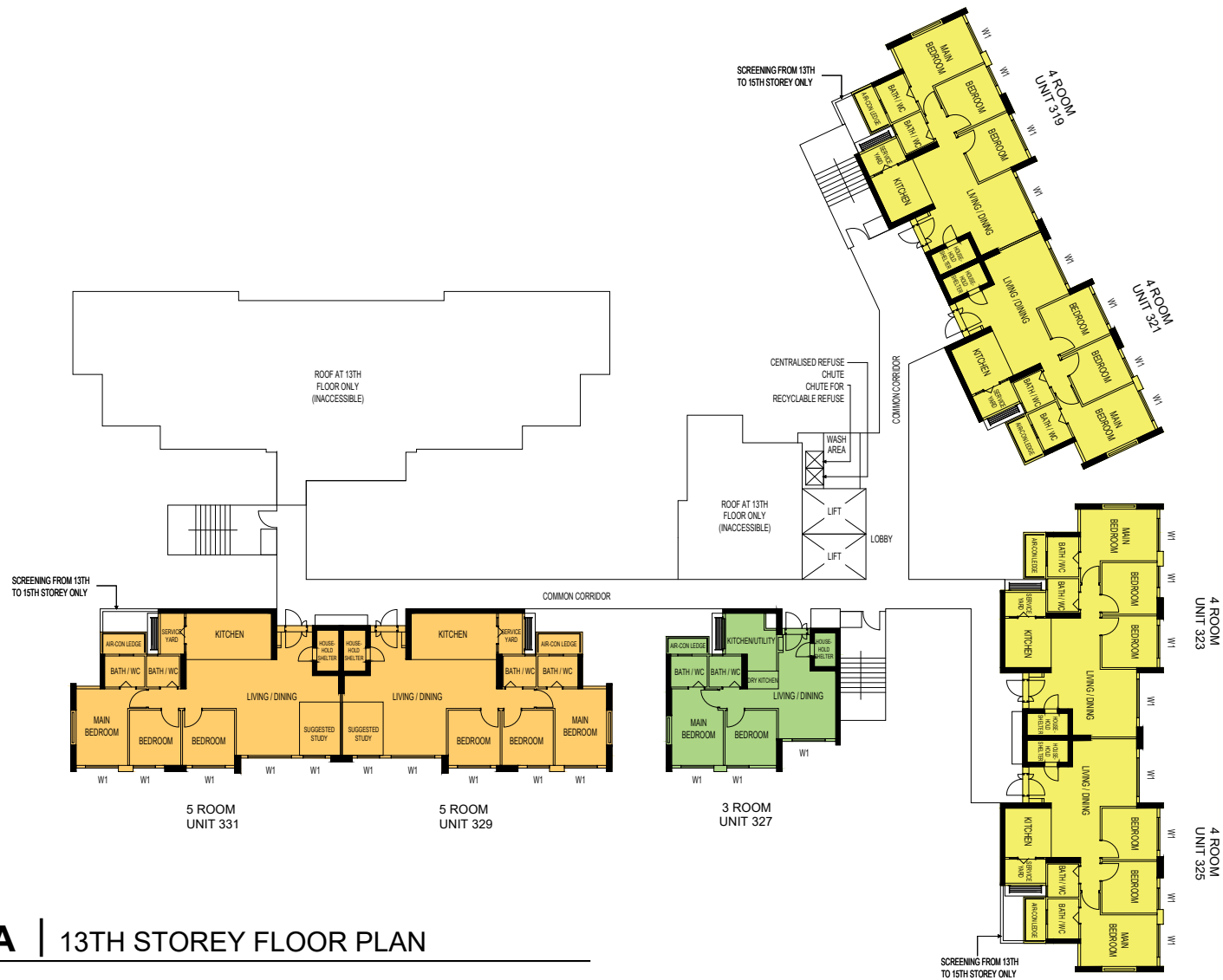
## BLOCK 970A | 2ND STOREY FLOOR PLAN

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



<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.</p>
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## BLOCK 970A | 13TH STOREY FLOOR PLAN

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 DEMARCATATE THE BOUNDARY OF THE FLAT.

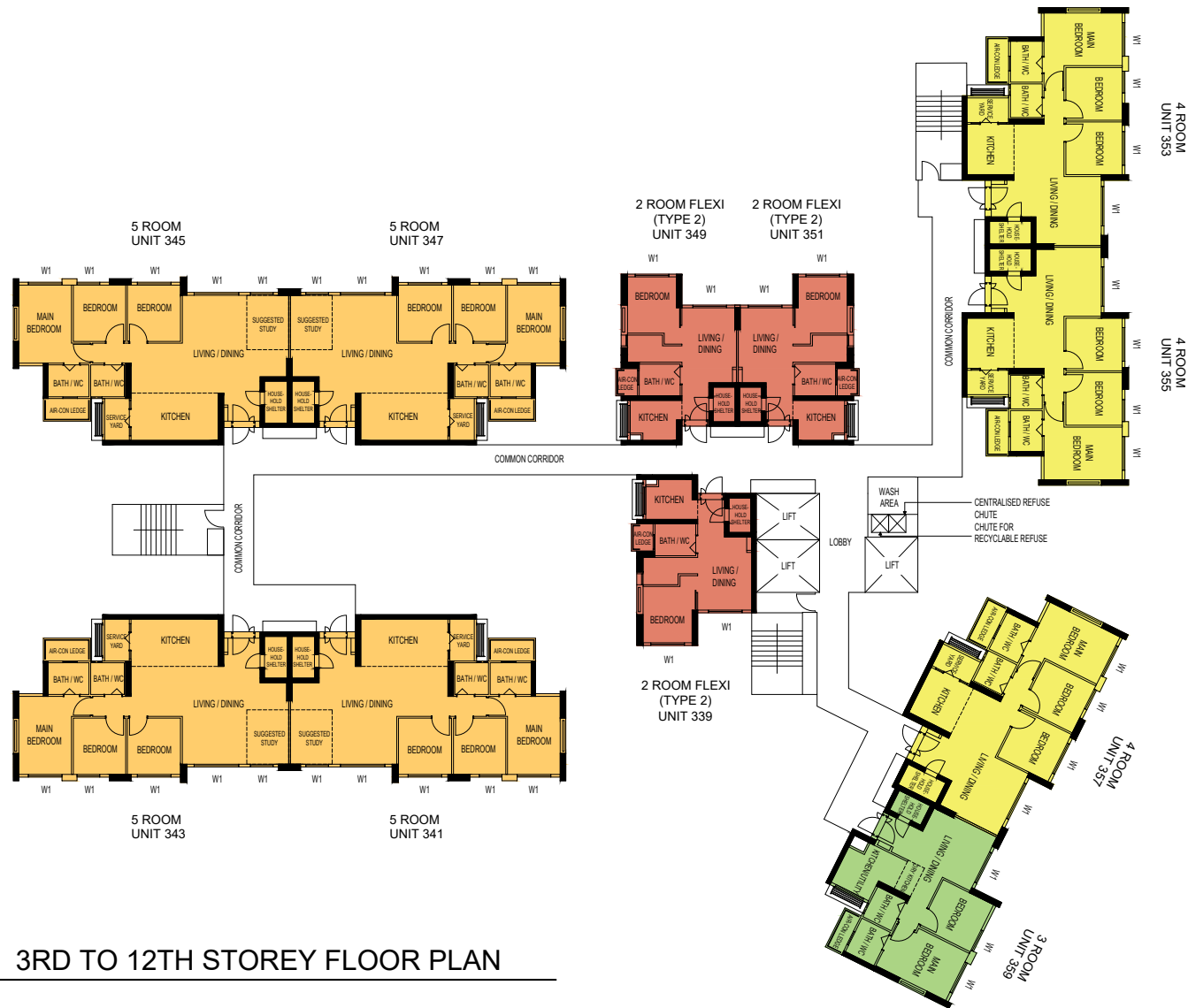


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WINDOW LEGEND :			
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## BLOCK 970B | 3RD TO 12TH STOREY FLOOR PLAN

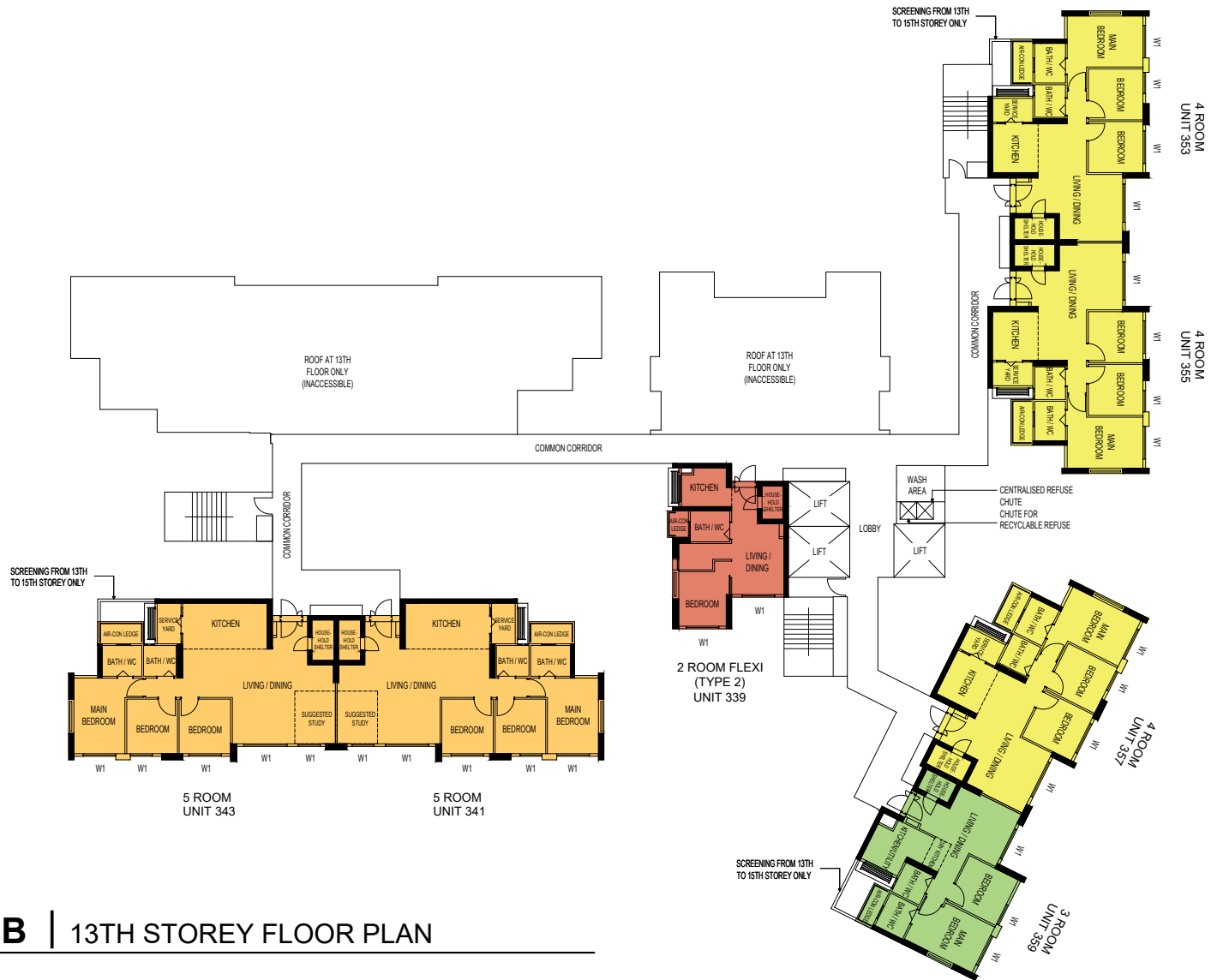
### WINDOW LEGEND :

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 DEMARCATTE THE BOUNDARY OF THE FLAT.



## BLOCK 970B | 13TH STOREY FLOOR PLAN

### WINDOW LEGEND :

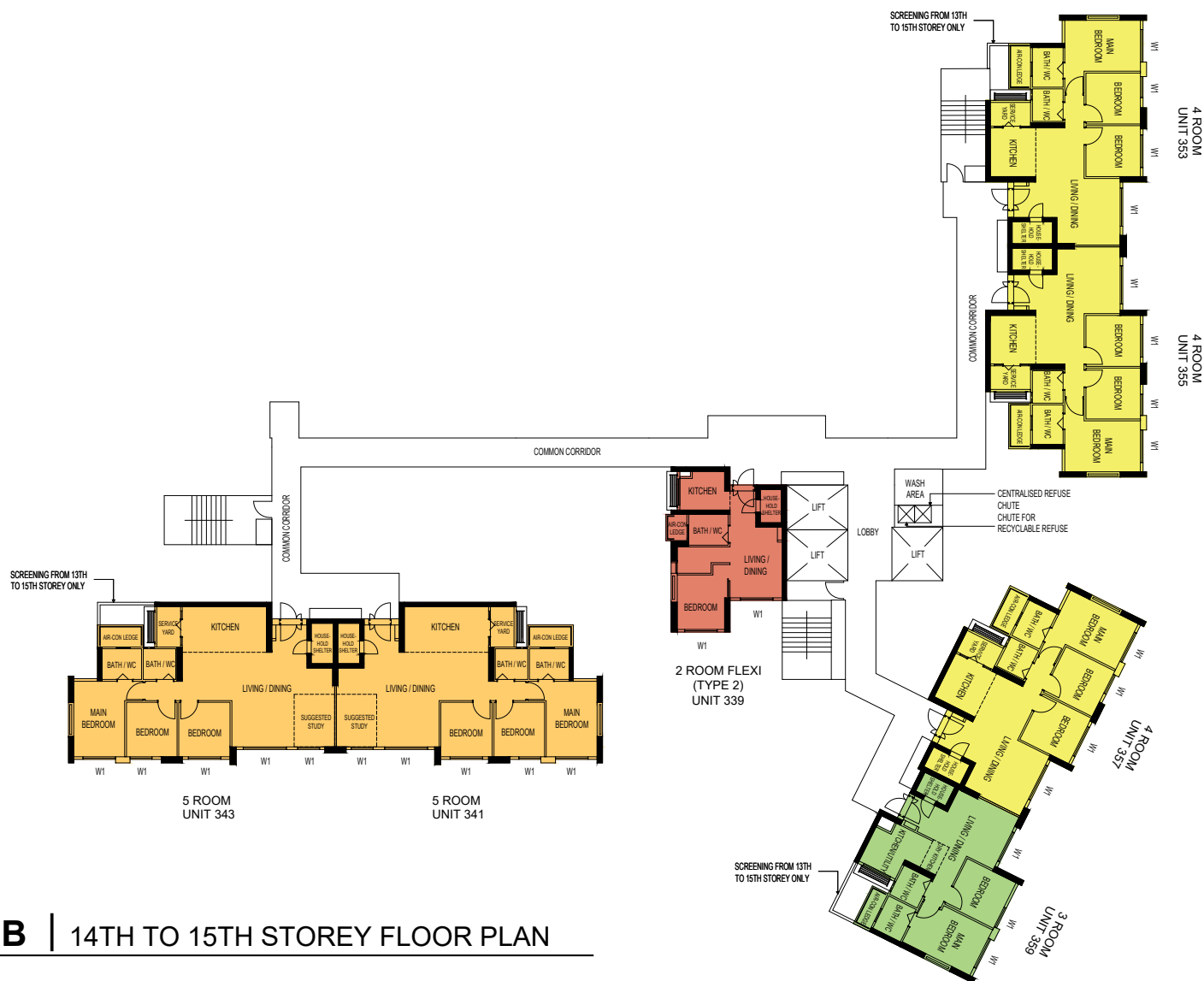
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)

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 DEMARCATTE THE BOUNDARY OF THE FLAT.




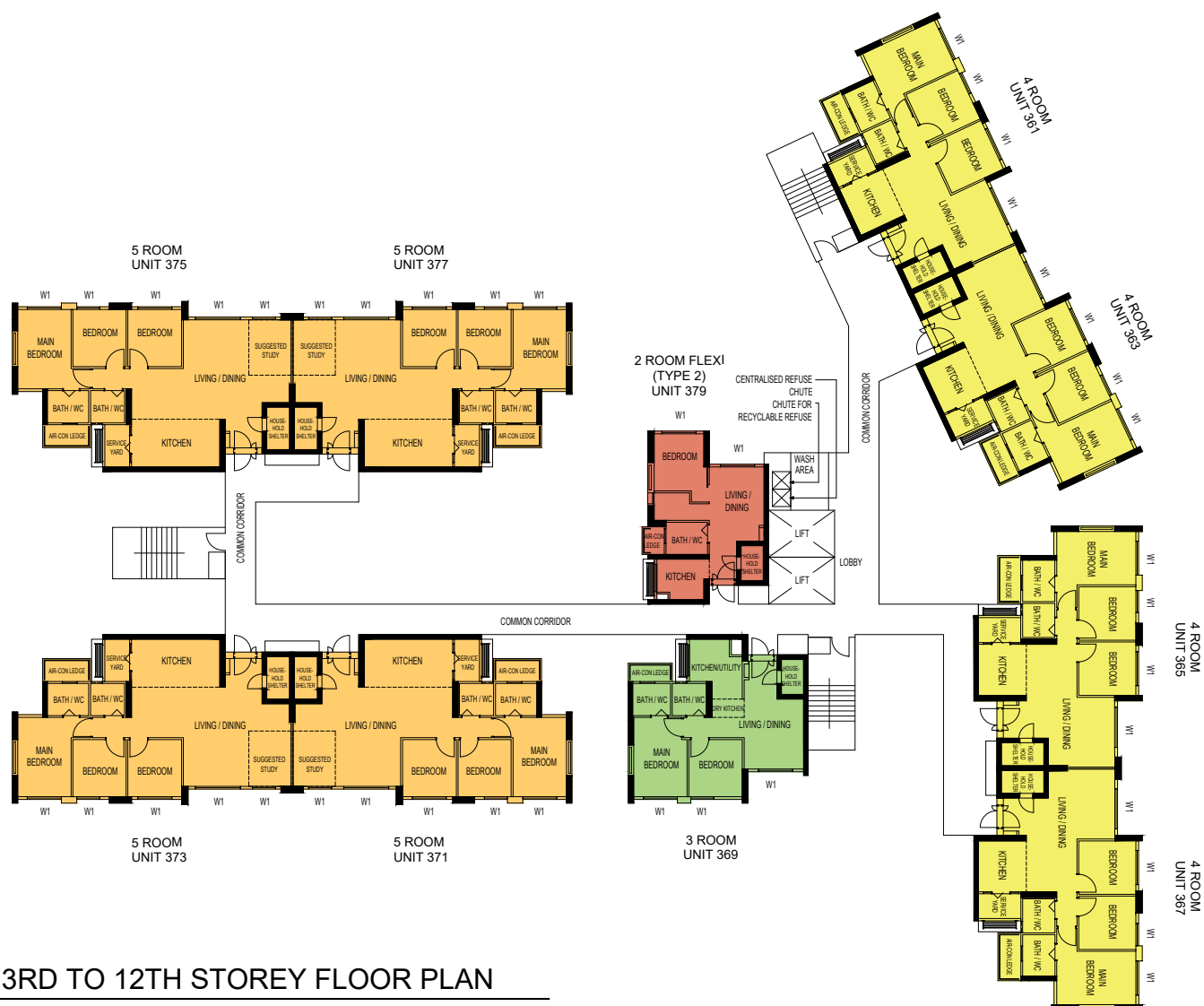


**BLOCK 970B** | 14TH TO 15TH STOREY FLOOR PLAN


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 DEMARCATÉ THE BOUNDARY OF THE FLAT.



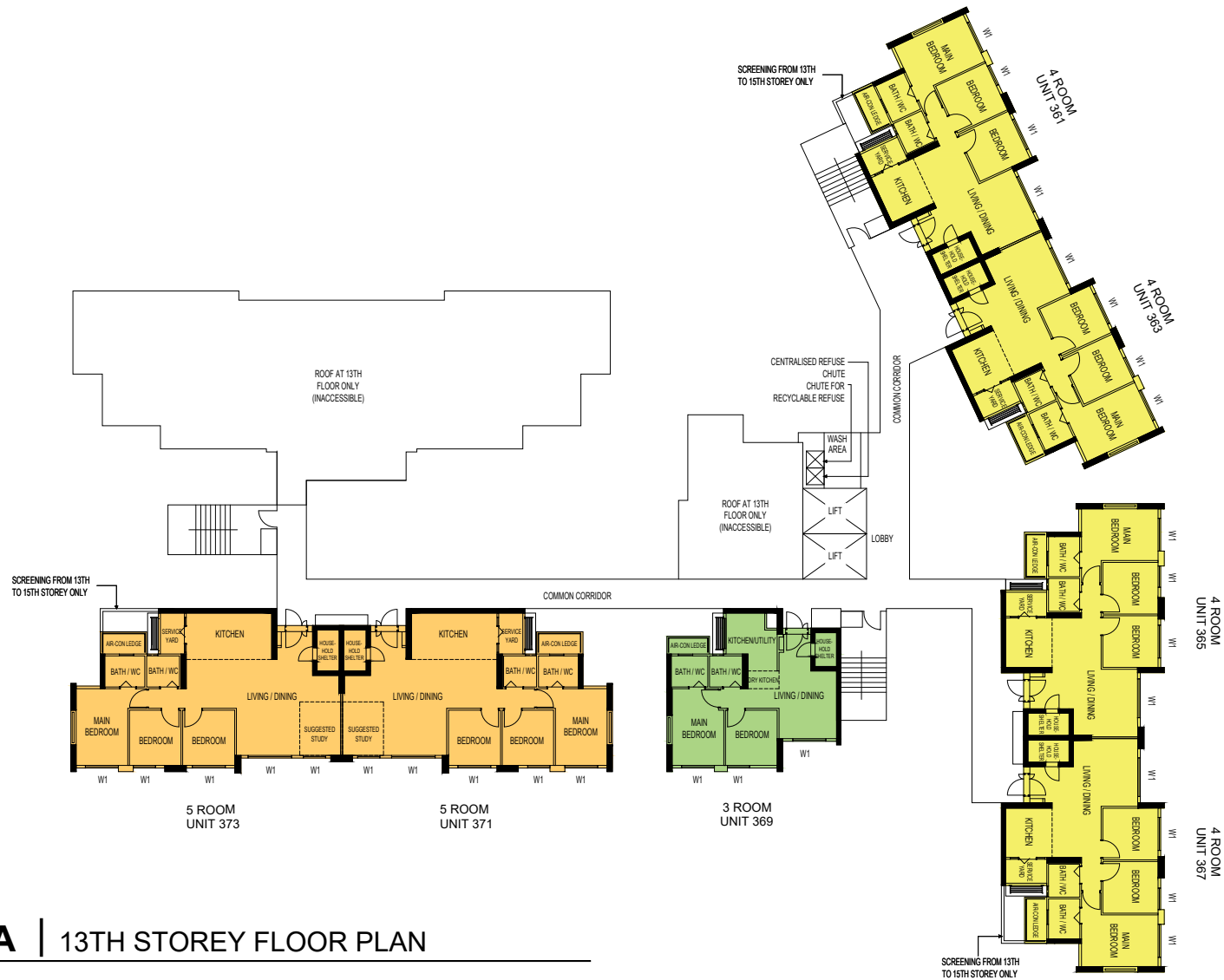
WINDOW LEGEND :	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE    0       2       4       6       8       10 METRES 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)			



**BLOCK 971A** | 3RD TO 12TH STOREY FLOOR PLAN

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 DEMARCATÉ THE BOUNDARY OF THE FLAT.
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)			





## BLOCK 971A | 13TH STOREY FLOOR PLAN

### 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 DEMARCATTE THE BOUNDARY OF THE FLAT.



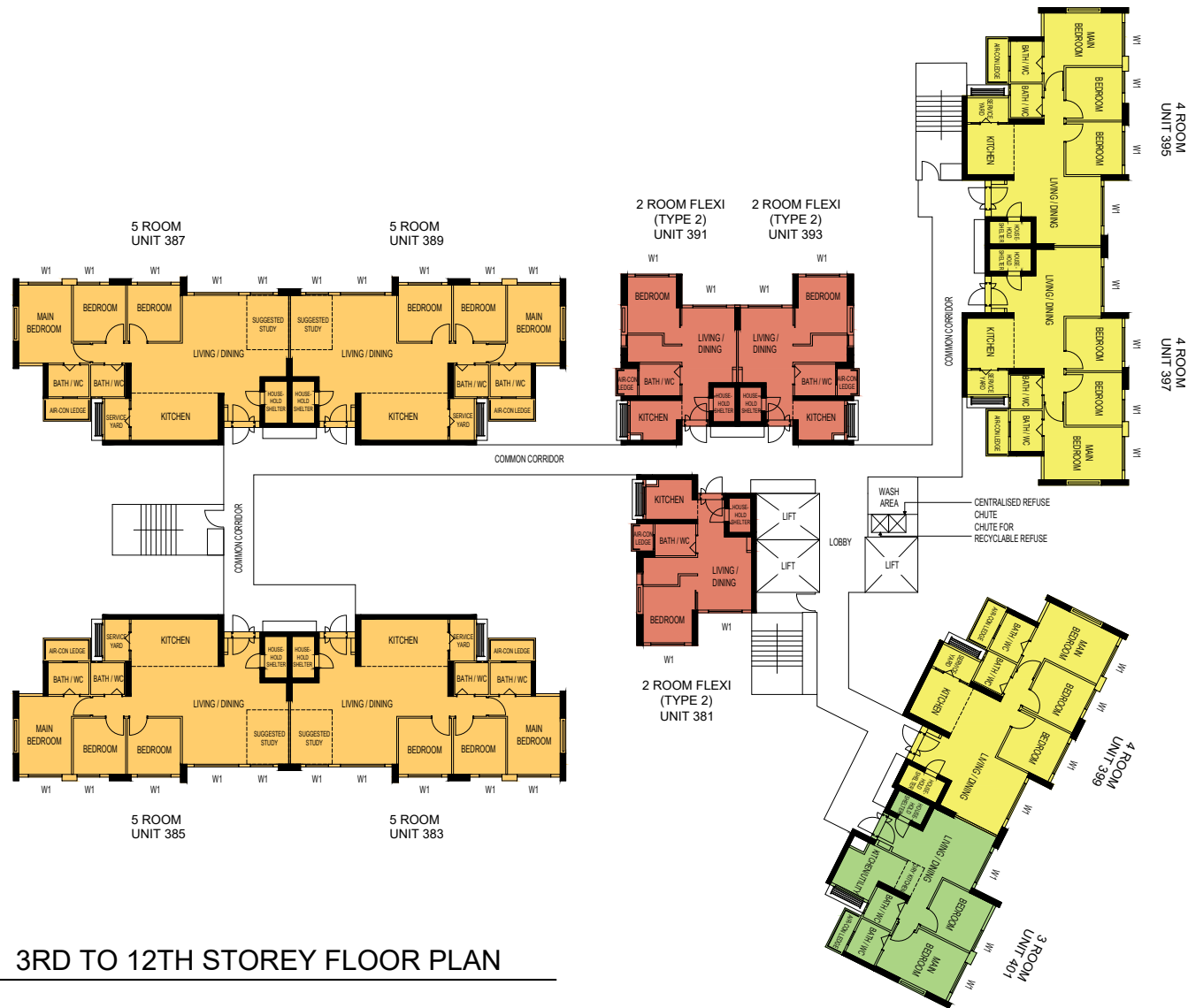
**BLOCK 971A** | 14TH TO 15TH STOREY FLOOR PLAN

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





## BLOCK 971B | 3RD TO 12TH STOREY FLOOR PLAN

### 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 DEMARCATTE THE BOUNDARY OF THE FLAT.



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 DEMARCAT THE BOUNDARY OF THE FLAT.



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 DEMARCAT THE BOUNDARY OF THE FLAT.



# GENERAL SPECIFICATIONS FOR CHENCHARU GROVE

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
Living/ Dining	: laminated UPVC door (optional)
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

## Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
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  
 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](http://www.hdb.gov.sg) for information on renovation rules.

# GENERAL SPECIFICATIONS FOR CHENCHARU GROVE

For 2-Room Flexi, 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/ 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
	: laminated UPVC sliding partition/ door for 2-Room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door
	: laminated UPVC folding door for 2-Room Flexi
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

## Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-Room Flexi
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

## 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.
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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.



**HOUSING &  
DEVELOPMENT  
BOARD**

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# OPTIONAL COMPONENT SCHEME

## (2-ROOM FLEXI FLATS IN PROJECTS WITH SHORTER WAITING TIME)

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 living/ dining room, bedroom, bathroom, household shelter, and kitchen
- Wall tiles in the bathroom and kitchen
- Sliding partition/ door for bedroom, folding bathroom door
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite



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



**Details on the Optional Component Scheme (OCS) package for short-lease 2-room Flexi flats are in the next page.**

*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 OCS2

# OPTIONAL COMPONENT SCHEME

## (2-ROOM FLEXI FLATS IN PROJECTS WITH SHORTER WAITING TIME)

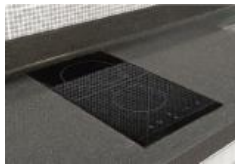
### FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

Seniors buying short-lease 2-room Flexi flats who wish to enjoy the convenience of having a flat in move-in condition can opt in for the following:

#### 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.

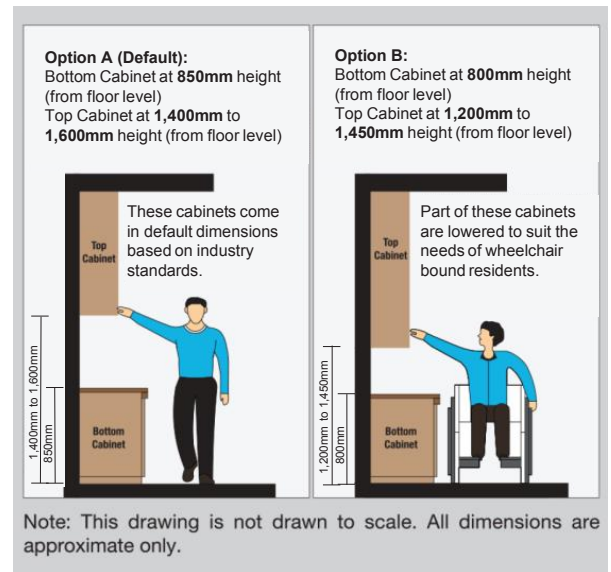
With these features, the use of the induction hob would promote a safer and cleaner environment.



- 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

**The cost of this OCS package will be added to the selling price of the booked flat.**

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