

 **Oak**ville
@AMK



**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.





OAK VILLE @ AMK

Oak Ville @ AMK is bounded by Ang Mo Kio Street 82, Ang Mo Kio Street 81, and Ang Mo Kio Avenue 5. The project comprises 1,425 units of 2-room Flexi, 3-, and 4-room flats spread across 6 residential blocks ranging from 21 to 24 storeys high. The flats at Oak Ville @ AMK will be offered as Plus flats under the new flat classification framework (<https://www.hdb.gov.sg/buying-a-flat/bto-sbf-and-open-booking-of-flats/finding-a-new-flat/standard-plus-and-prime-housing-framework>).

The project's name complements the adjacent Pine Ville @ AMK, and is inspired by the green corridor running between the 2 projects. This corridor connects residents to a proposed new park to the north and to the park connector along Ang Mo Kio Avenue 5. The landscape design at Oak Ville @ AMK also reflects the area's rich agricultural heritage, which once included thriving gambier and rubber plantations. A notable feature is the rubber tapping trail, where a path lined with columnar trees is accompanied by interpretive panels showcasing the traditional rubber tapping process.



Oak Ville @ AMK will feature outdoor amenities such as playgrounds, fitness stations, and precinct pavilions for residents of all ages. A preschool will also provide added convenience for young families. The 7-storey Multi-Storey Car Park (MSCP) comes with a roof garden and will house commercial amenities on the ground floor, including a supermarket, an eating house, and shops, to provide daily conveniences for the community.

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

ANG MO KIO



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

Scale 0 200 400 Metres
100 300 500

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 Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
- 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.
- * Townsville Primary School will be relocating to East Canberra (Sembawang) in 2029.

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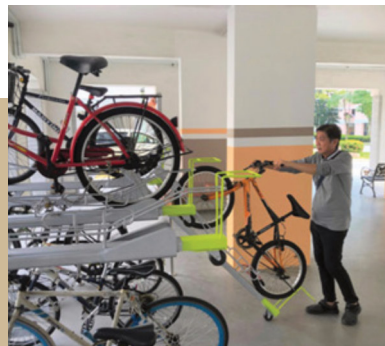
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Oak Ville @ AMK 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

Oak Ville @ AMK 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 will be served by bus services along Ang Mo Kio Avenue 5, and Ang Mo Kio and Yio Chu Kang MRT stations 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 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 40 sqm

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



WITH LIVING/DINING/BEDROOM FLOOR FINISHES

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

Approx. Floor Area 40 sqm

Inclusive of Internal Floor Area of 38 sqm 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 49 sqm

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



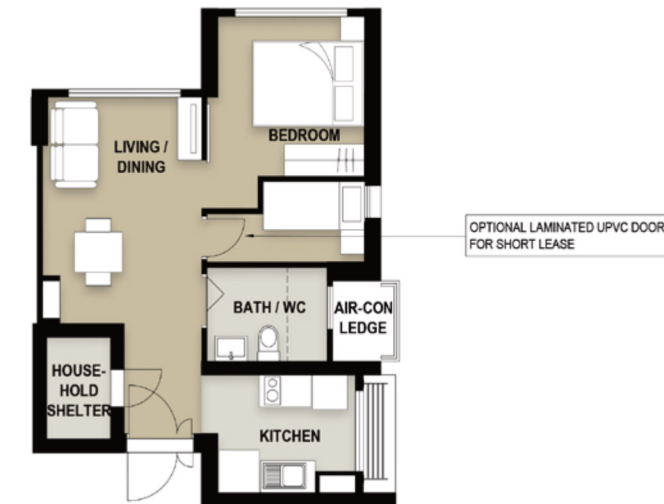
To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

WITH LIVING/DINING/BEDROOM FLOOR FINISHES

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

Approx. Floor Area 49 sqm

Inclusive of Internal Floor Area of 46 sqm 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 67 sqm

Inclusive of Internal Floor Area of 64 sqm 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.

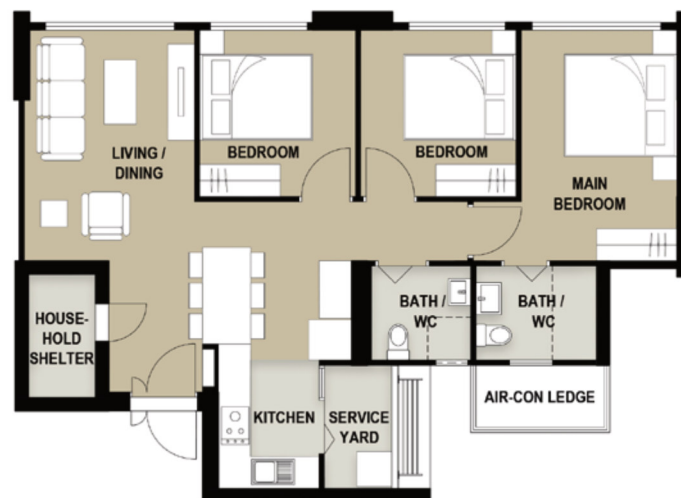
For example, you can add partition to separate the utility from kitchen, as indicated in the dotted line.

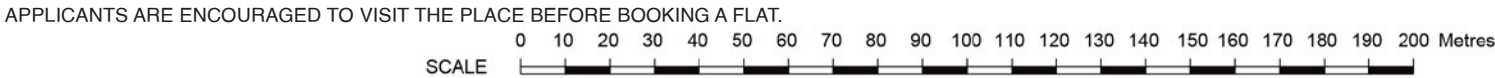
4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 90 sqm

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





SITE PLAN



FLAT TYPE

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

PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION
- 4 HARD COURT

SOCIAL AMENITIES

- 8 PRESCHOOL AT 1ST STOREY
- 9 FUTURE AMENITIES/FACILITIES AT 1ST STOREY

OTHERS

- LINKWAY S: SHELTER
- SERVICE
- ESS : ELECTRICAL SUB-STATION AT 1ST STOREY
- UC : UTILITY CENTRE AT 1ST STOREY
- U/C : UNDER CONSTRUCTION
- SERVICE BAY

COMMUNAL AREAS

- 5 PRECINCT PAVILION AT 1ST STOREY
- 6 DROP-OFF PORCH
- 7 SPACE RESERVED FOR FUTURE COMMUNITY USE

COMMERCIAL AMENITIES

- 10 SUPERMARKET AT 1ST STOREY
- 11 EATING HOUSE AT 1ST STOREY
- 12 SHOPS AT 1ST STOREY

1st Storey Floor Plan Block 805

BLOCK NUMBER	NUMBER OF STOREYS	2-ROOM FLEXI		3-ROOM	4-ROOM	TOTAL
		TYPE 1	TYPE 2			
800A	21	-	40	20	120	180
802A	22	21	63	21	147	252
802B	22	21	63	21	147	252
804A	24	23	69	23	161	276
804B	24	23	69	23	161	276
805A	22	-	42	21	126	189
TOTAL		88	346	129	862	1425

1st Storey Floor Plan Block 805

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 - 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), 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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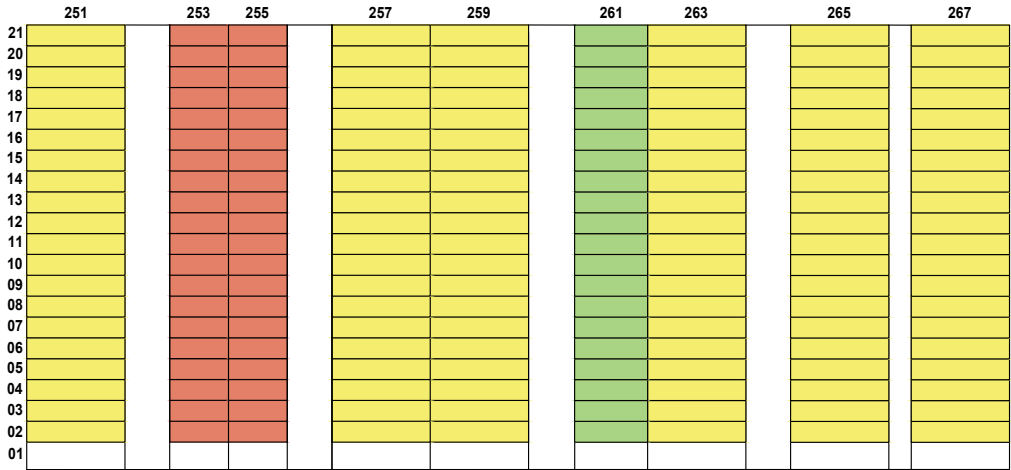
UNIT DISTRIBUTION

2 ROOM FLEXI (TYPE 1)

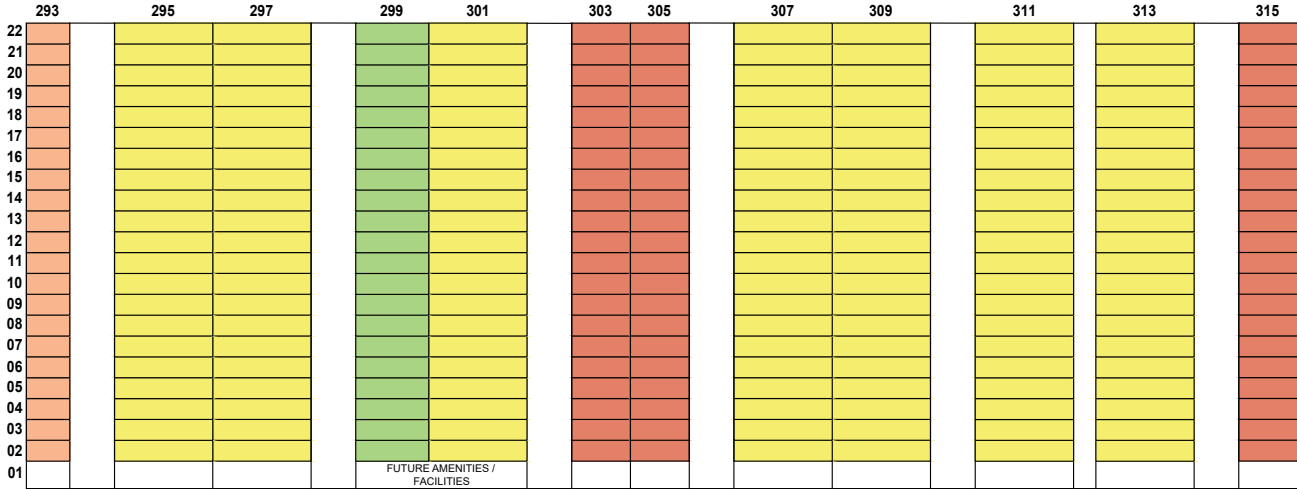
3 ROOM

2 ROOM FLEXI (TYPE 2)

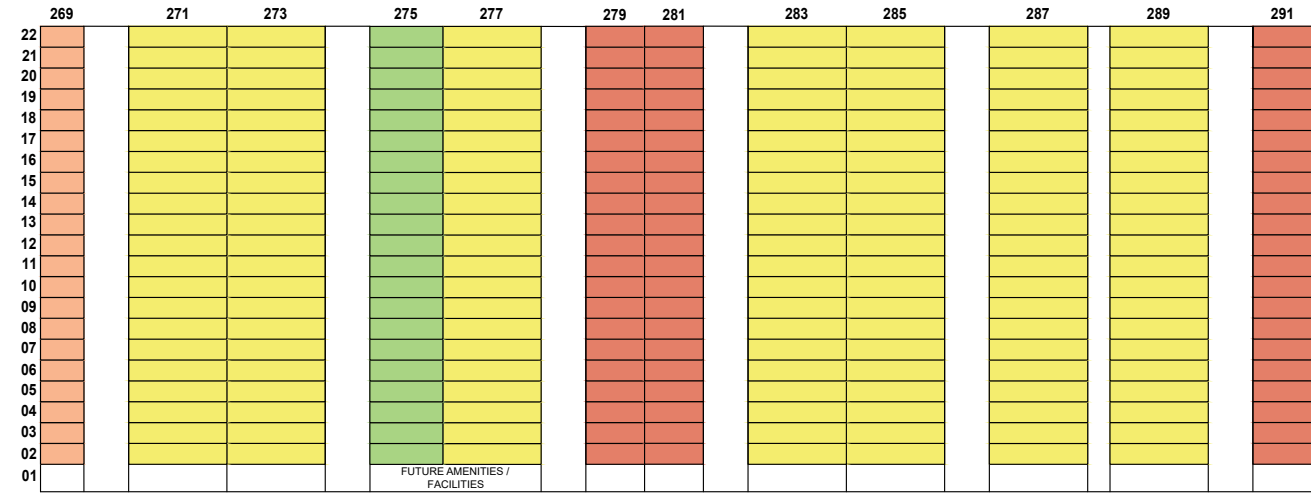
4 ROOM



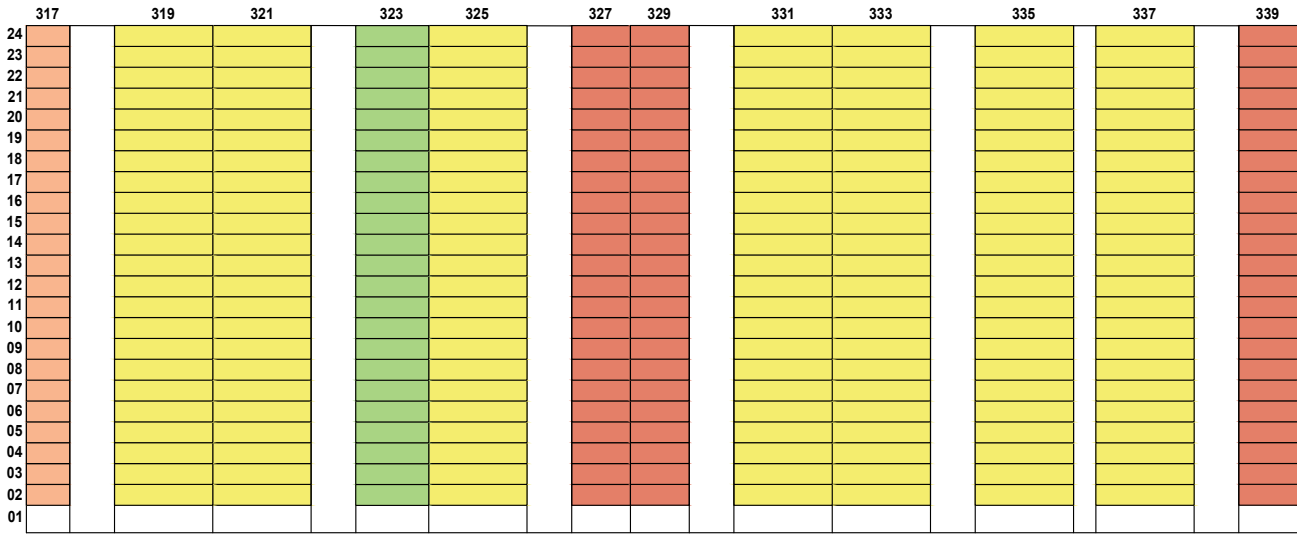
BLOCK 800A



BLOCK 802B



BLOCK 802A



BLOCK 804A

UNIT DISTRIBUTION

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

	341	343	345	347	349	351	353	355	357	359	361	363
24												
23												
22												
21												
20												
19												
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12												
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08												
07												
06												
05												
04												
03												
02												
01												
								FUTURE AMENITIES / FACILITIES				

BLOCK 804B

	365	367	369	371	373	375	377	379	381
22									
21									
20									
19									
18									
17									
16									
15									
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04									
03									
02									
01									
						FUTURE AMENITIES / FACILITIES			

BLOCK 805A



BLOCK 800A | 2ND 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 800A | 3RD TO 21ST 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 802A | 2ND STOREY FLOOR PLAN

‡ 2-ROOM FLEXI (TYPE1) 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 DEMARCATATE THE
BOUNDARY OF THE FLAT



BLOCK 802A | 3RD TO 22ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE1) 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 DEMARCATATE THE
BOUNDARY OF THE FLAT



BLOCK 802B | 2ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE1) 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 DEMARCATATE THE
BOUNDARY OF THE FLAT



BLOCK 802B | 3RD TO 22ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE1) 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
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BOUNDARY OF THE FLAT



BLOCK 804A | 2ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE1) 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
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BOUNDARY OF THE FLAT



BLOCK 804A | 3RD TO 24TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE1) 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 DEMARCATATE THE
BOUNDARY OF THE FLAT



BLOCK 804B | 2ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE1) 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 DEMARCATATE THE
BOUNDARY OF THE FLAT



BLOCK 804B | 3RD TO 24TH STOREY FLOOR PLAN

FOR 2-ROOM FLEXI (TYPE 1) 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)

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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS
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BOUNDARY OF THE FLAT



BLOCK 805A | 2ND STOREY FLOOR PLAN

UNIT AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 805

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

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BLOCK 805A | 3RD TO 22ND STOREY FLOOR PLAN

UNIT AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 805

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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GENERAL SPECIFICATIONS FOR OAK VILLE @ AMK

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 OAK VILLE @ AMK

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

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (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.
- 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.

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)

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.

Oct 2025 OCS1

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.

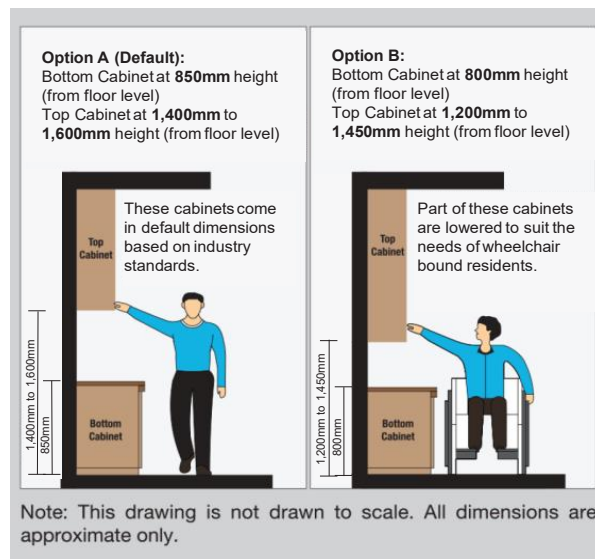
With these features, the use of the induction hob would promote a safer and cleaner environment.



- 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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