

HDB'S JUNE 2026 BTO SALES EXERCISE



SEMBAWANG
BROOK

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.





SEMBAWANG BROOK

Sembawang Brook is bounded by Admiralty Street and Sungei Sembawang. The project comprises 5 residential blocks, ranging from 26 to 30 storeys in height, offering 1,160 units of 2-room Flexi, 3-room, 4-room, 5-room, and 3Gen flats. These flats are offered as Standard 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>), and will have shorter waiting times of less than 3 years. 1 of the blocks will include 200 standalone rental flats.

Named after the nearby Sungei Sembawang, 'Sembawang Brook' captures the area's tranquil waterside setting and naval heritage, which is reflected in the project's maritime-themed playground design.

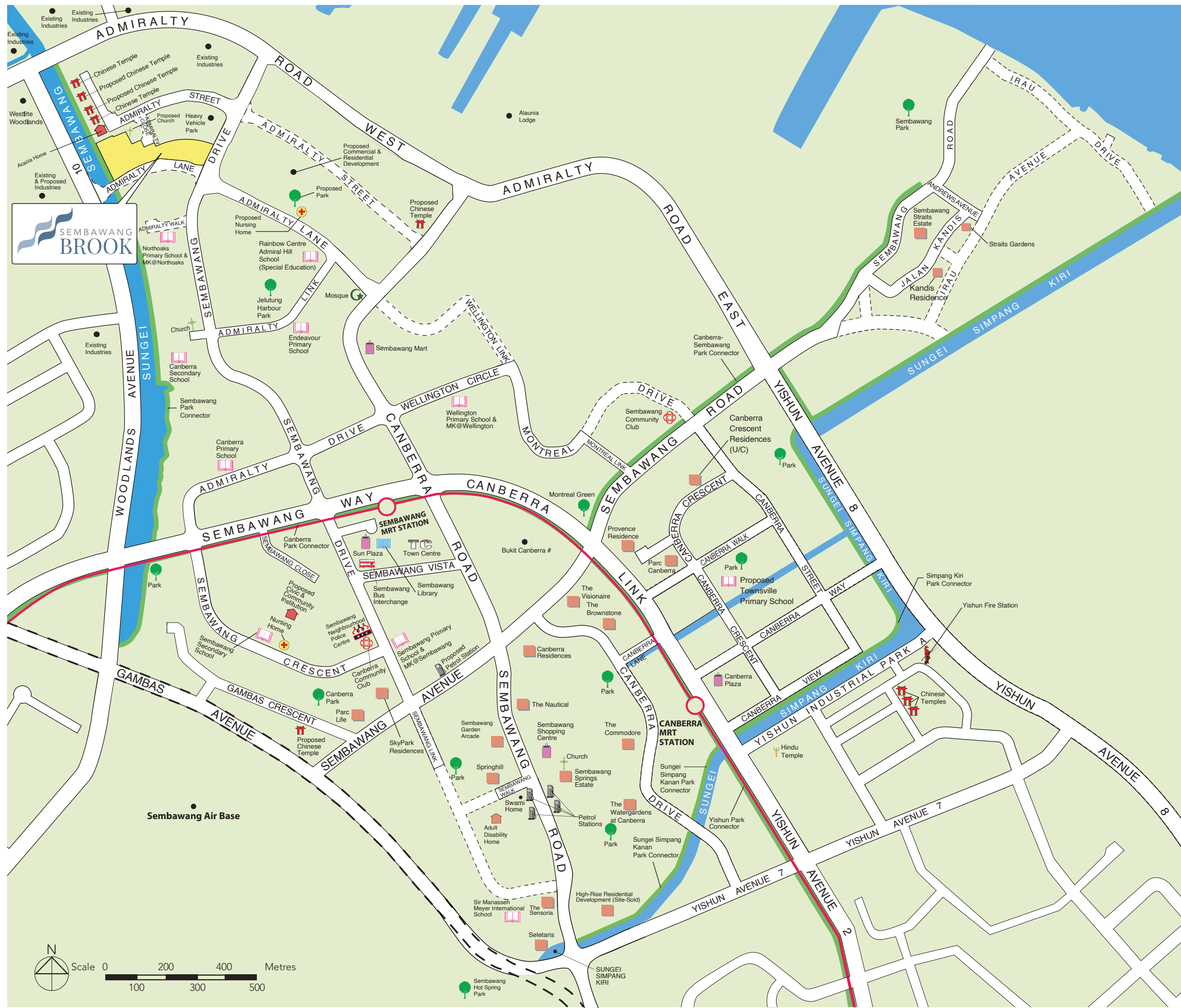


Artist's impression

The project features an 8-storey Multi-Storey Car Park (MSCP) with a preschool at the first 2 levels and a rooftop garden with fitness facilities and a community garden overlooking Sungei Sembawang. Residents can also enjoy children's playgrounds and fitness corners for adults and the elderly. A standalone commercial building will also provide amenities such as a minimart, shops, an eating house, and a preschool. A residents' network centre will provide space for community activities, fostering connections among neighbours.

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

SEMBAWANG



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

Notes:

Prospective applicants should consider the following when applying for a flat:

- 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. For more information on land uses, please refer to the Master Plan which shows the permissible land use and density for developments in Singapore. The Master Plan is to be read in conjunction with its Written Statement on URA's website. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
- Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
- The developments and facilities shown (whether existing or proposed) may:
 - Include other ancillary uses allowed under URA's prevailing Development Control guideline. 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 existing/proposed industries shown are located within 500m radius of the Project. The Project is located close to a heavy vehicle park, and there may be potential disamenities such as higher noise levels.

Bukit Canberra is an Integrated Development which includes Indoor Sport Hall, Swimming Complex, Gym, Polyclinic, Hawker Centre, Park (under construction) and Library (under construction).

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ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Sembawang Brook 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

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

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



EMBRACING WALK CYCLE RIDE

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

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

Residents can access the bus service along Admiralty Street and Sembawang Drive, as well as Sembawang MRT Station on the North-South Line, providing convenient access to nearby towns. 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 Available either on a 99-year lease or short-lease	3-, 4-, 5-ROOM, AND 3GEN
• Vinyl strip flooring in the: • Living/ dining • Bedroom • Floor tiles in the: • Bathroom • Household shelter • Kitchen • Wall tiles in the: • Bathroom • Kitchen • Sliding partition/ door for the bedroom (please refer to the floor plans under Layout Ideas) • Bathroom door • Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite • Grab bars (for 2-room Flexi flats on short-leases)	• Vinyl strip flooring in the: • Bedrooms • Floor tiles in the: • Living/ dining • Dry kitchen (3-room, where applicable) • Bathrooms • Household shelter • Kitchen/ utility (3-room) • Kitchen and service yard (4-, 5-room and 3Gen) • Wall tiles in the: • Bathrooms • Kitchen/ utility (3-room) • Kitchen (4-, 5-room and 3Gen) • Bedroom and bathroom doors • Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite

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



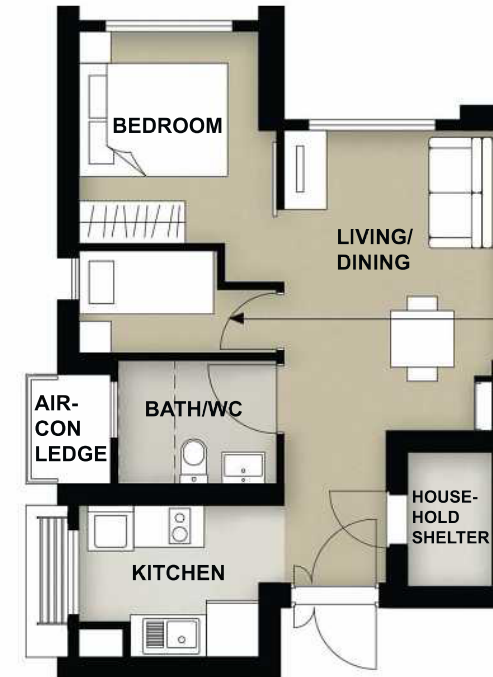
The coloured floor plan is not intended to demarcate the boundary of the flat

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



OPTIONAL DOOR FOR SHORT LEASE

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



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



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

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

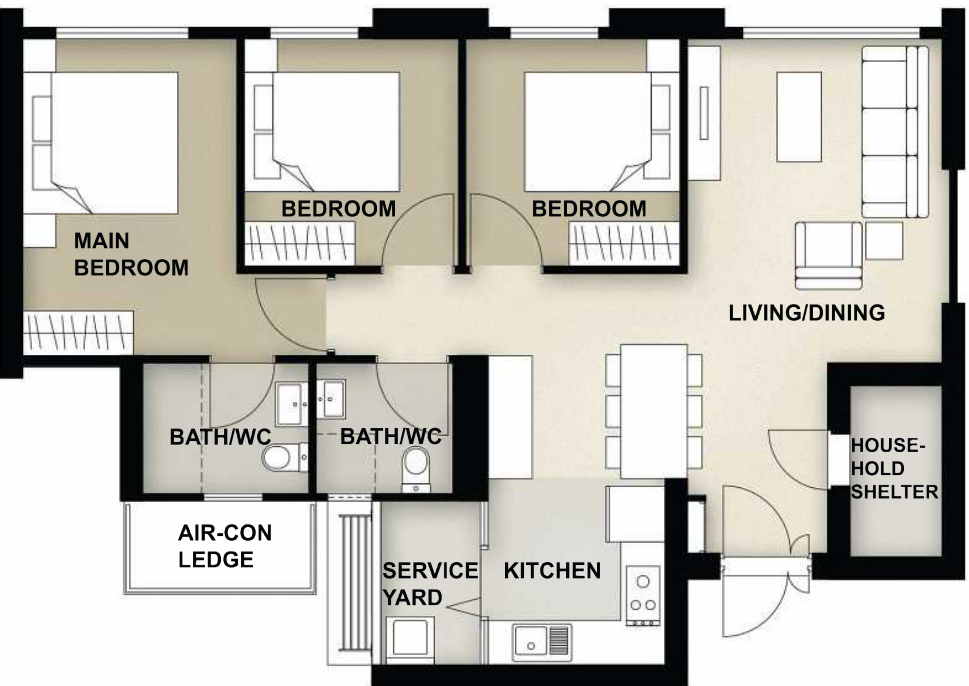
For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93sqm

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



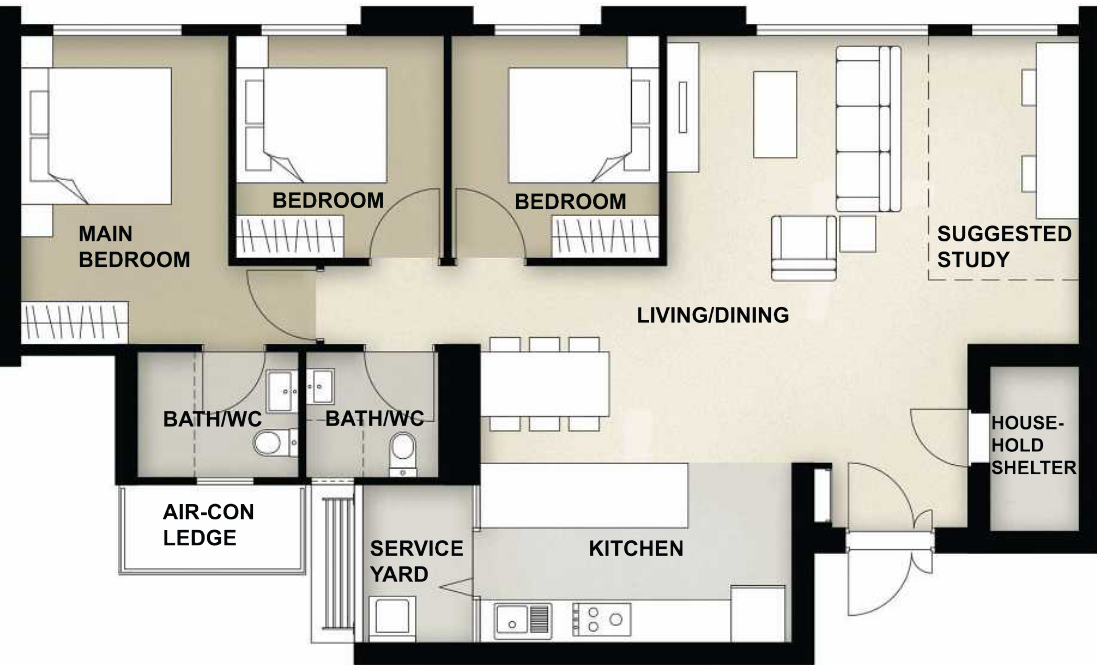
The coloured floor plan is not intended to demarcate the boundary of the flat

5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 113sqm

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

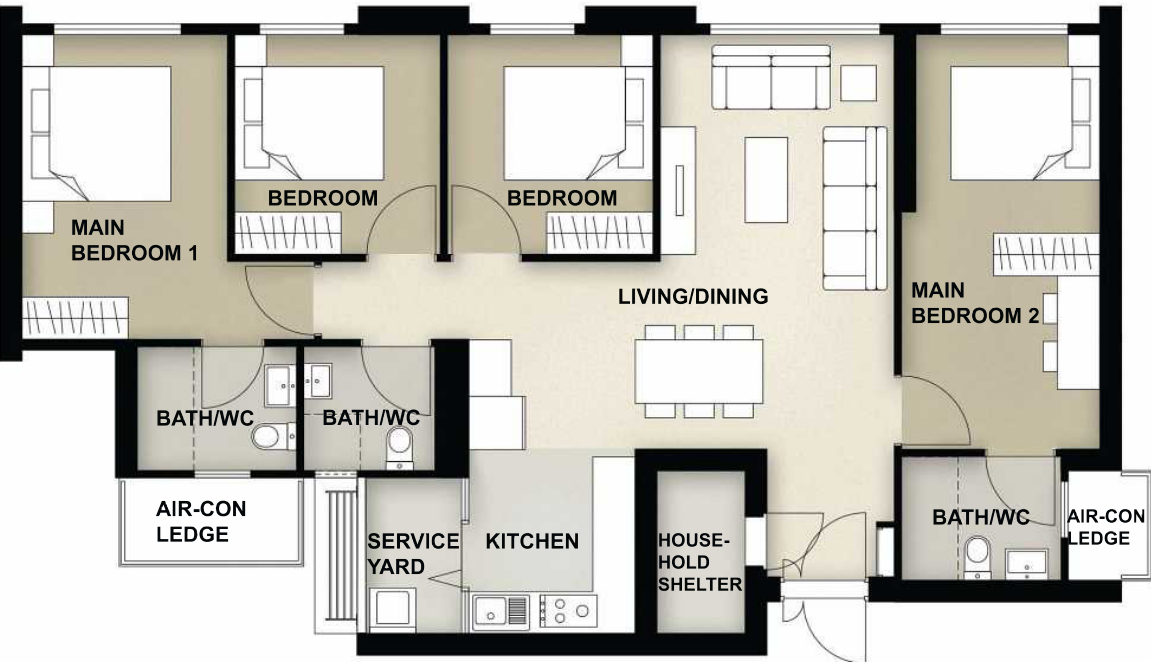


3GEN FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 120sqm

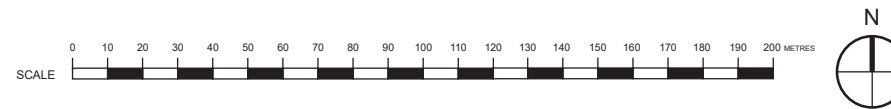
Inclusive of Internal Floor Area of 115sqm and Air-con Ledge



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.



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.
- Site Reserved for Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
- Site reserved for Industrial Development includes examples such as Clean Industry, Light Industry, General Industry, Special Industry and Business Park Operations.
- 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), 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 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 Project is located close to a heavy vehicle park, and there may be potential disamenities such as higher noise levels.

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SITE PLAN

FLAT TYPE

	2 ROOM FLEXI (TYPE1)		3 ROOM		5 ROOM		RENTAL (NOT AVAILABLE FOR SALE)
	2 ROOM FLEXI (TYPE2)		4 ROOM		3 GEN		

PLAY FACILITIES

- CHILDREN PLAYGROUND
- ADULT FITNESS STATION
- ELDERLY FITNESS STATION
- HARDCOURT

SOCIAL AMENITIES

- RESIDENT'S NETWORK CENTRE AT 1ST STOREY
- PRESCHOOL AT 1ST AND 2ND STOREY
- FUTURE AMENITIES/ FACILITIES AT 2ND STOREY

COMMUNAL AREAS

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

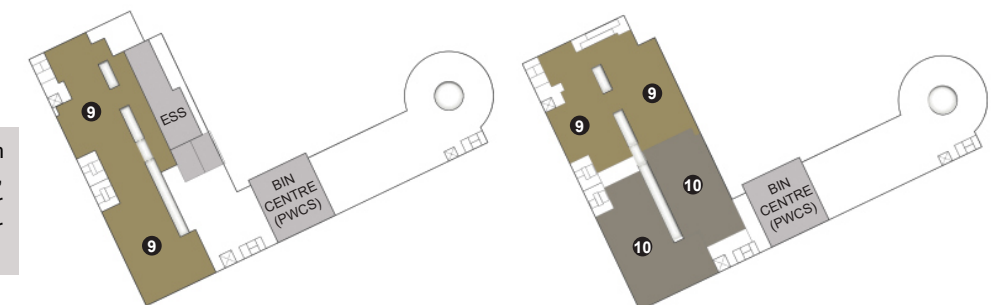
COMMERCIAL AMENITIES

- EATING HOUSE AT 1ST STOREY
- SHOPS AT 1ST STOREY
- MINI-MART AT 1ST STOREY

OTHERS

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

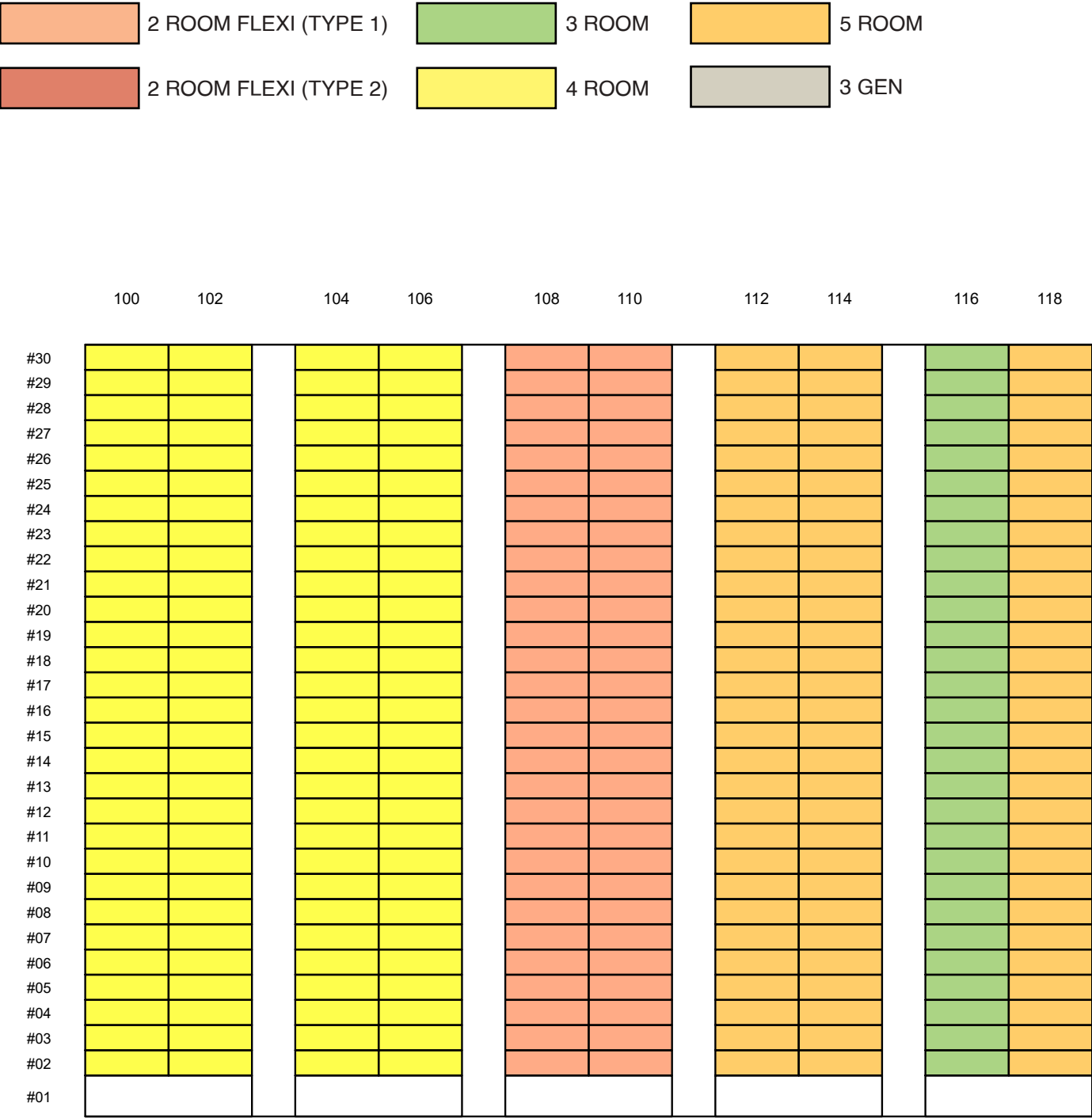
Block Number	Number of Storeys	Rental Flats		Home Ownership Flats						Total
		1-Room	2-Room	2-Room Flexi		3-Room	4-Room	5-Room	3 GEN	
				Type 1	Type 2					
437A	30	-	-	58	-	29	116	87	-	290
437B	30	-	-	-	58	-	58	116	29	261
438A	26	100	100	-	-	-	-	-	-	200
439A	30	-	-	-	58	58	58	116	-	290
440A	30	-	-	-	87	-	232	-	-	319
Total		100	100	58	203	87	464	319	29	1360



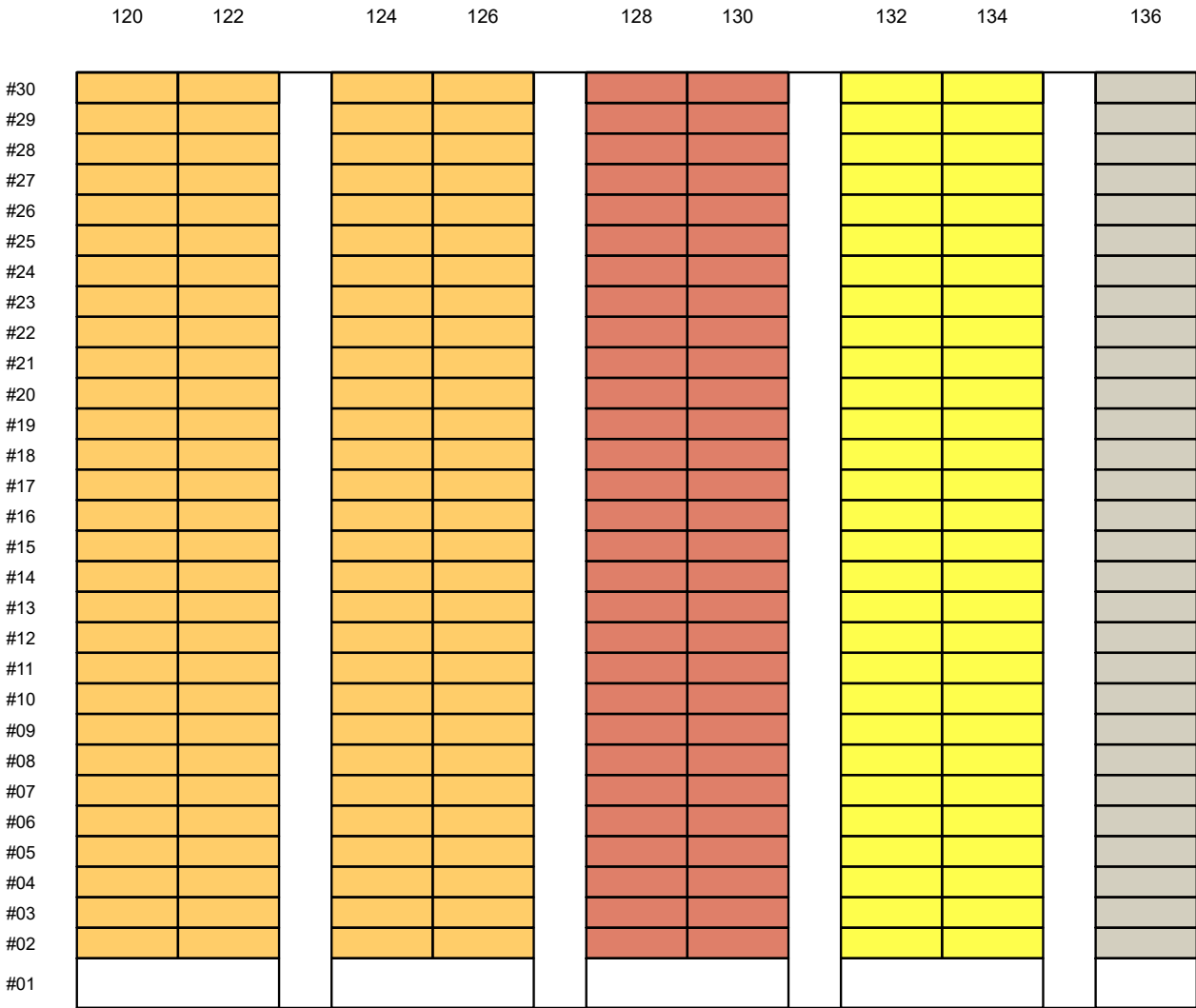
BLOCK 436
1ST STOREY PLAN

BLOCK 436
2ND STOREY PLAN

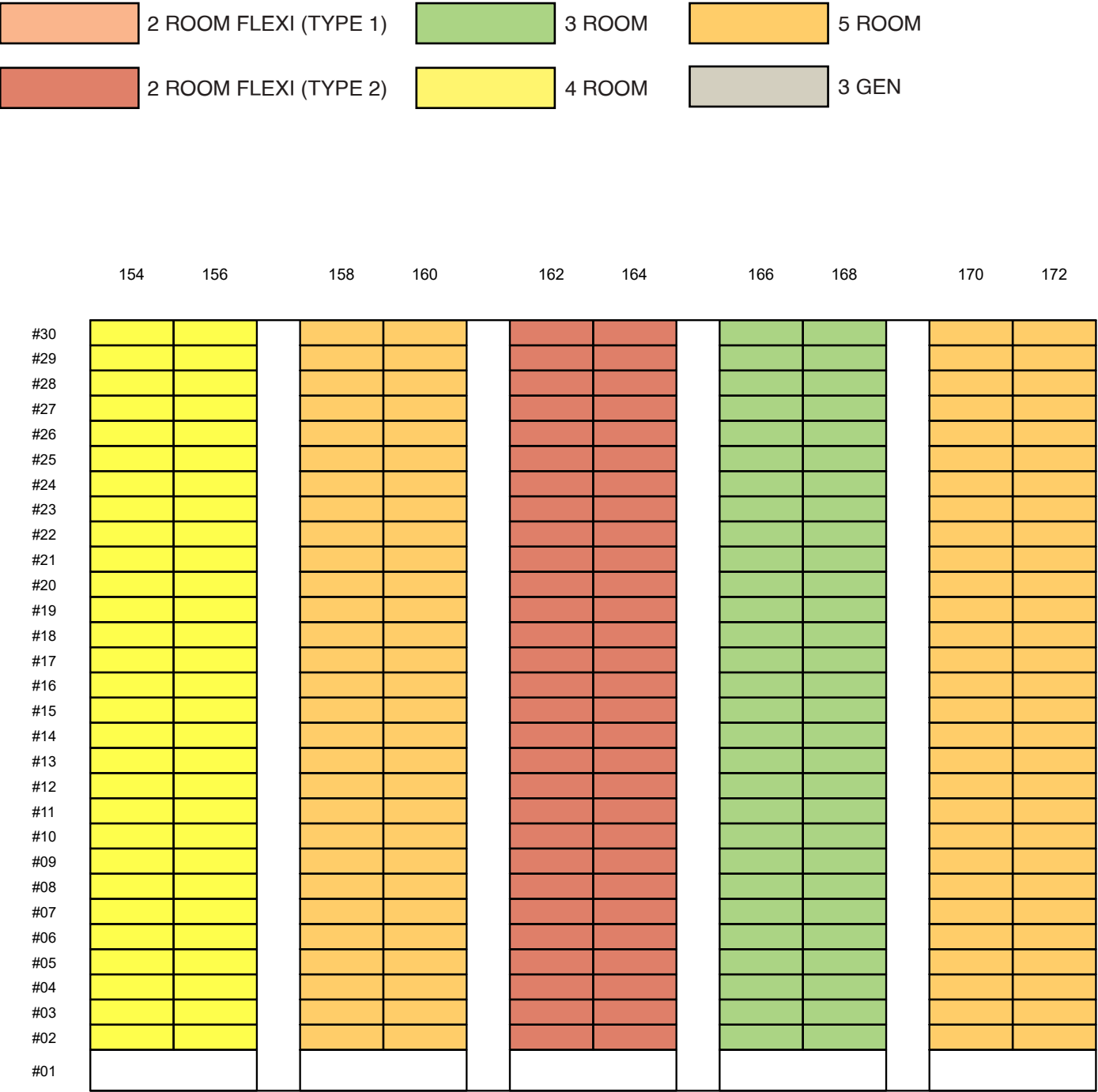
UNIT DISTRIBUTION



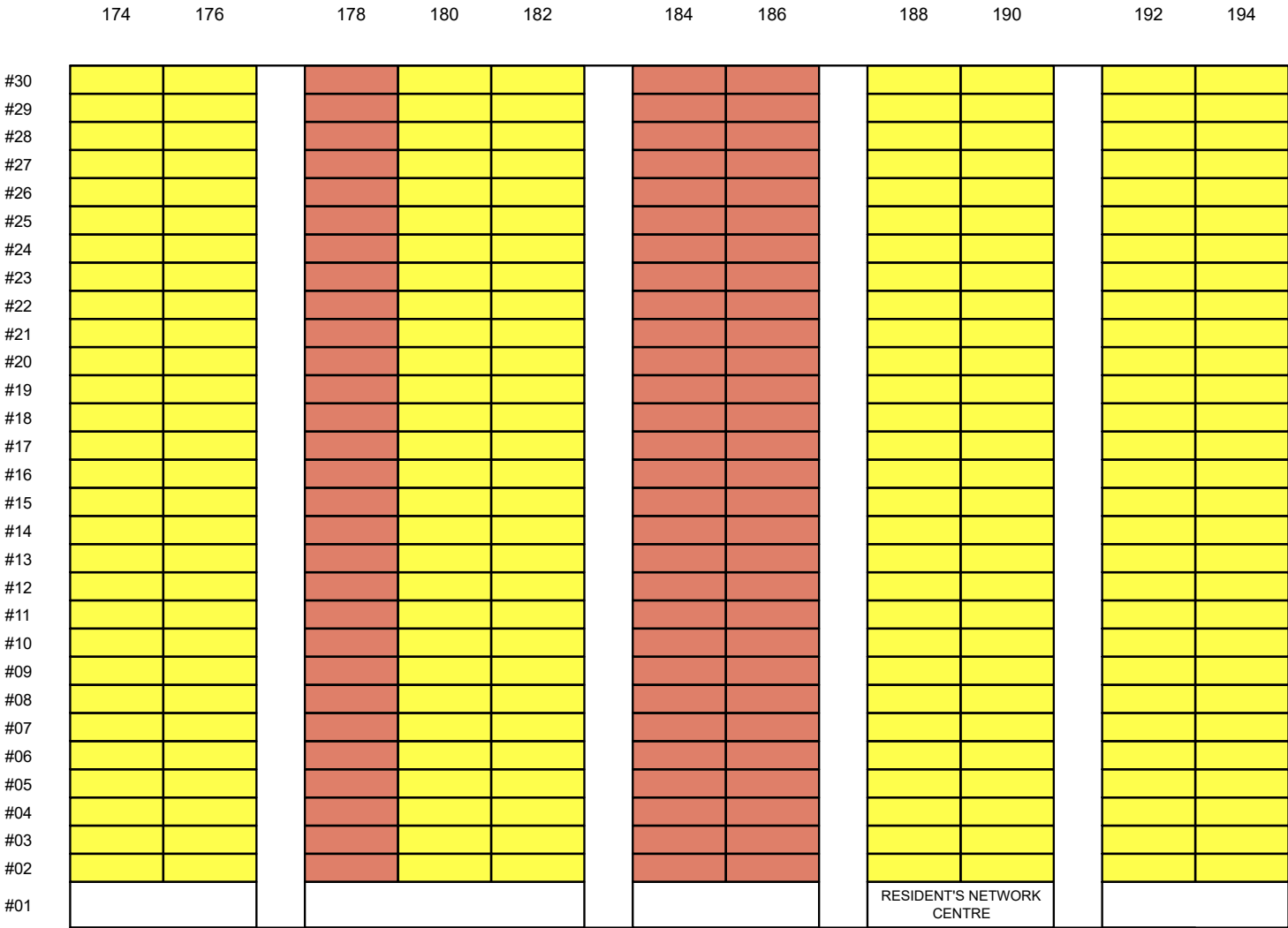
BLOCK 437A



UNIT DISTRIBUTION



BLOCK 439A

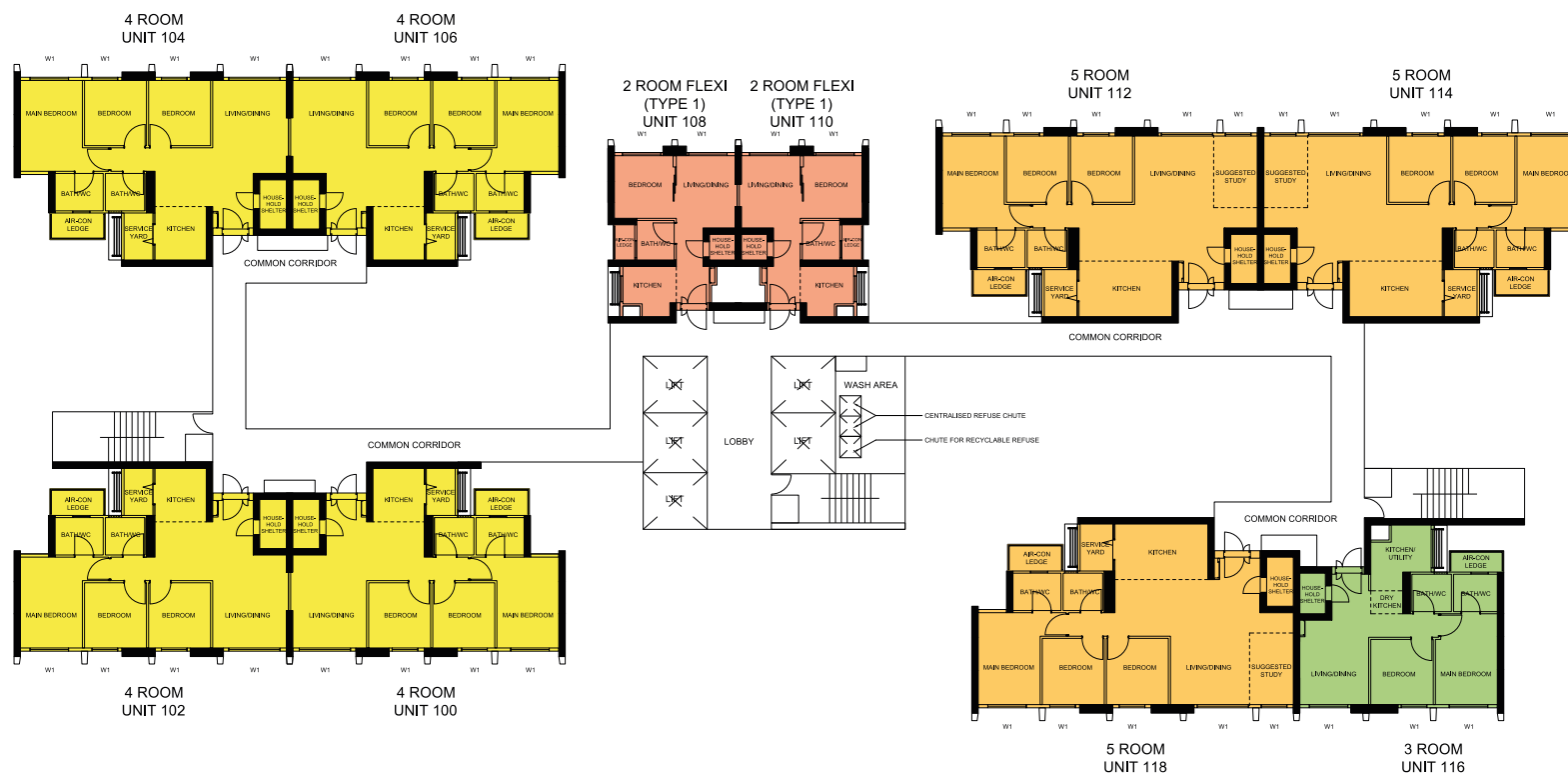




BLOCK 437A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 436

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 12 14 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE THE BOUNDARY OF THE FLAT
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BLOCK 437A | 3RD TO 30TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 436

WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 12 14 METRES



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



BLOCK 437B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 436

WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 12 14 METRES

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



BLOCK 437B | 3RD TO 30TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 436

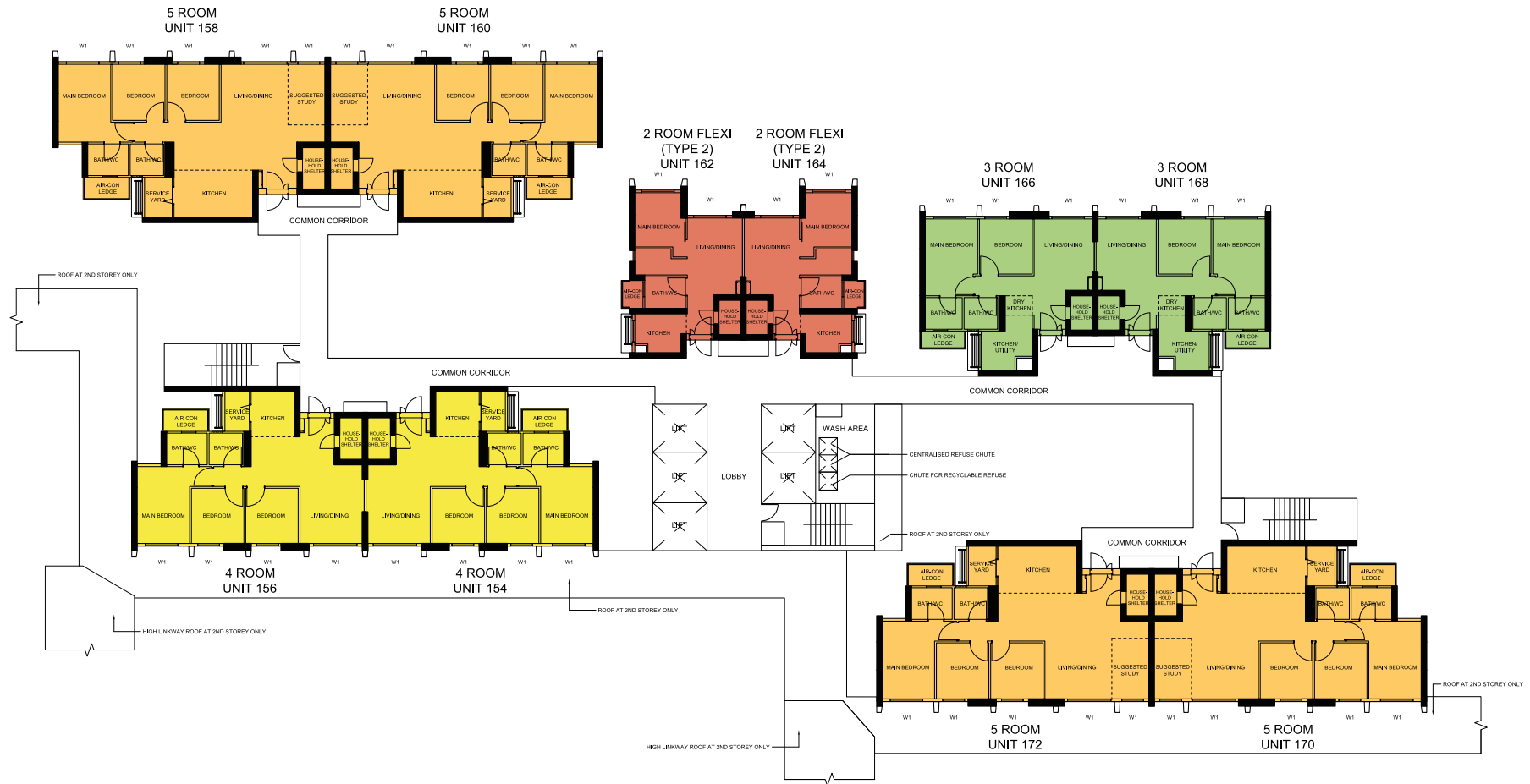
WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 12 14 METRES

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



BLOCK 439A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE BLOCK 440

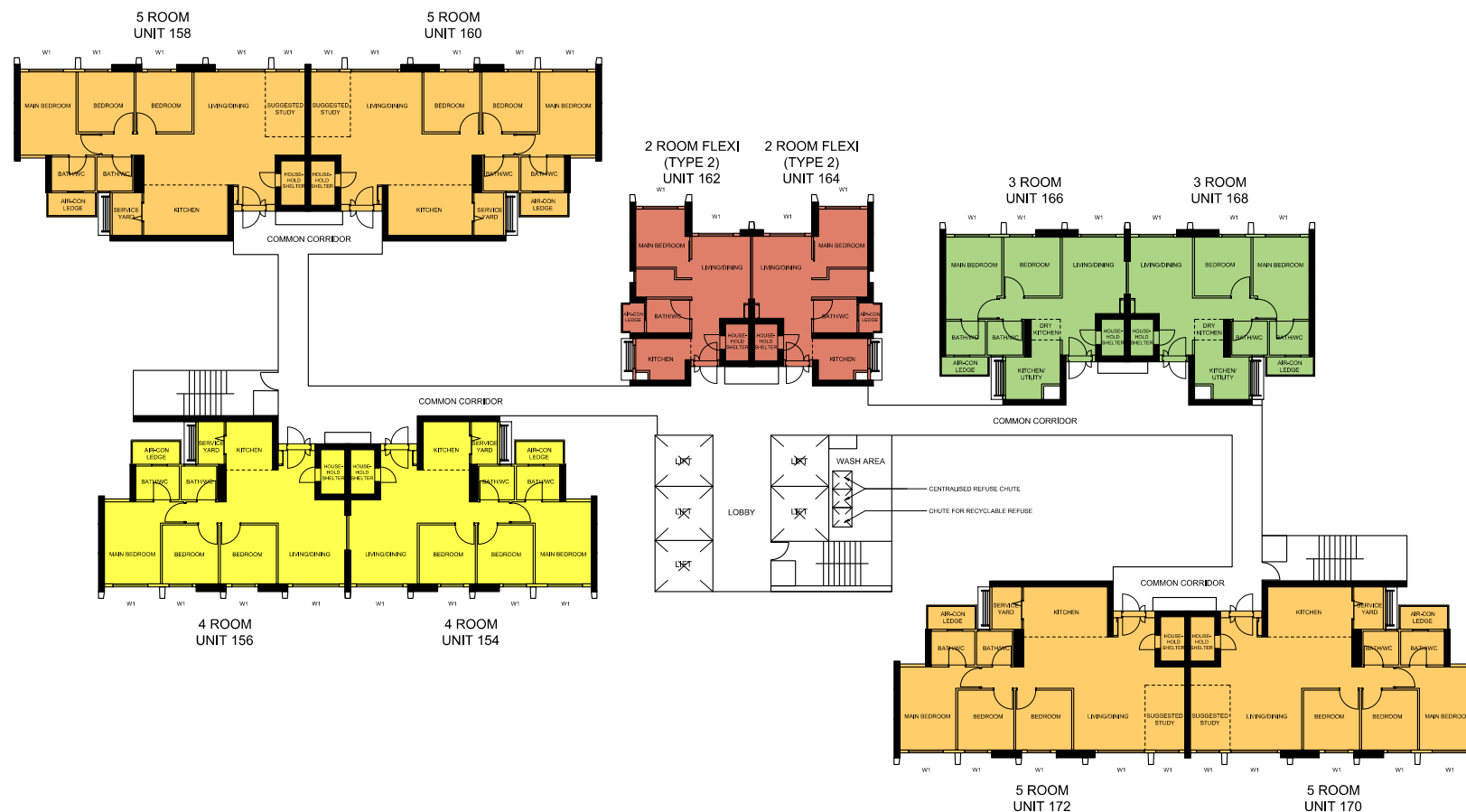
WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 12 14 METRES

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



BLOCK 439A | 3RD TO 30TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE BLOCK 440

WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 12 14 METRES

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



BLOCK 440A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE BLOCK 441

WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 12 14 METRES

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



BLOCK 440A | 3RD TO 30TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE ROOF LEVEL OF THE BLOCK 441

WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 12 14 METRES

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

GENERAL SPECIFICATIONS FOR SEMBAWANG BROOK

For 2-room Flexi (short lease)

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

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

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Bathroom/ WC/	: glazed porcelain tiles
Household Shelter Floor	
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 for information on renovation rules.

GENERAL SPECIFICATIONS FOR SEMBAWANG BROOK

For 2-room Flexi, 3-room, 4-room, 5-room & 3Gen

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 door
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen Floor	: Polished porcelain tiles with laminated UPVC skirting
	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/	: glazed porcelain tiles
Bathroom/ WC Walls	
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.
- 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

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- 2) The content provided in this brochure should be read in conjunction with the corresponding sales model of this development. All information provided in the brochure and sales model are not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not intended to be, or to be relied upon as, statements or representations of fact, offers or warranties (whether expressly or impliedly) by HDB. At no time should any reliance be placed on the contents of this brochure and information reflected in the corresponding sales model. Any such reliance shall be at the sole risk and discretion of the recipient.
- 3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and are subject to final survey.
- 9) The surrounding land use and proposed facilities (including but not limited to their locations, form, massing and/or building heights) as shown in the maps and plans are subject to change and planning approval. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, construction sites and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance. For any housing project affected by environmental issues relating to air, water, soil quality or ambient noise, HDB will carry out development in compliance with the prevailing regulatory requirements and/or recommendations by professional experts.
- 10) We reserve the right to use or allow the use of any:

• Void deck of any apartment block

• Car park;

• Common property (such as precinct pavilion); or

• Standalone community building,

for:

• Future amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network centres, and day activity centres);

• Commercial facilities (such as shops and eating houses);

• Mechanical and electrical rooms; and

• Such other facilities as we deem fit.

11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

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

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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS 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 (Please refer to the floor plans under Layout Ideas)
- 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.

Jun 2026 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:

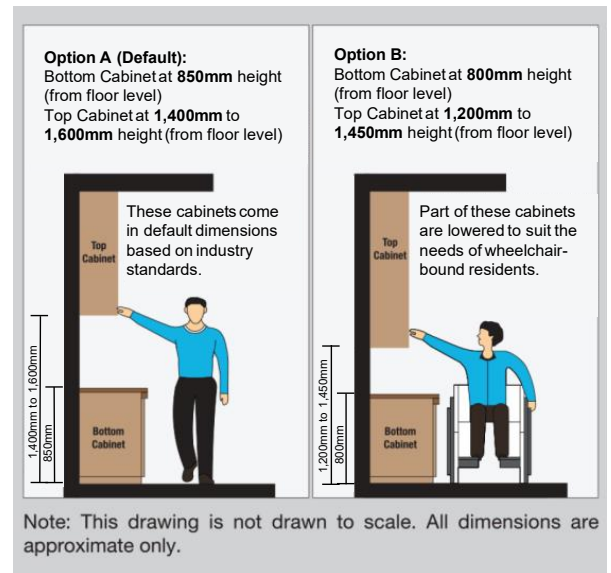
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

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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