

HDB'S JUNE 2026 BTO SALES EXERCISE



KEBUN BARU
RIDGE

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.





KEBUN BARU RIDGE

Kebun Baru Ridge is situated along Ang Mo Kio Avenue 2. The project comprises 3 residential blocks, ranging from 20 to 21 storeys in height, offering 485 units of 3-room and 4-room flats. These flats are 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>). This project will have a waiting time of about 3 years and 1 month.

Kebun Baru Ridge takes its name from nearby developments such as Kebun Baru Link I and II, Kebun Baru Heights, Kebun Baru View, and Kebun Baru Community Club. The term 'Ridge' reflects the varied building heights across the project, creating a skyline profile inspired by natural ridges.



The project houses a variety of outdoor facilities, including playgrounds, fitness stations, and sheltered gathering spaces. The drop-off porch and precinct pavilion sit at the heart of the project, with their shared rooftop forming a garden that also serves as a second-storey connection linking the residential blocks to the Multi-Storey Car Park (MSCP). Those seeking a quiet retreat can head to the rooftop garden atop the MSCP, which offers fitness facilities within landscaped surroundings for a quieter retreat.

Residents will also enjoy convenient access to a preschool, a residents' network centre, a minimart, an eating house, and shops within the project.

For a detailed layout of the facilities provided at Kebun Baru Ridge, 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:

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

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. 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.
2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
4. 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.
5. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.
6. * Townsville Primary School will be relocating to East Canberra (Sembawang) in 2029.

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.

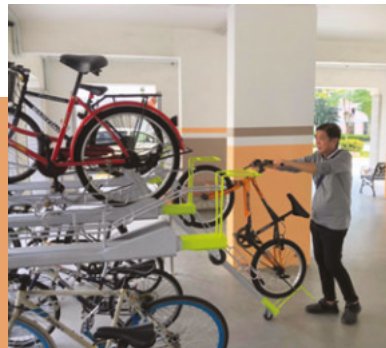
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Kebun Baru Ridge 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

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

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- Smart Lighting in common areas to reduce energy usage



EMBRACING WALK CYCLE RIDE

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

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

Kebun Baru Ridge residents will be served by bus services and Mayflower MRT Station on the Thomson-East Coast Line that connect 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 the following finishes and fittings.

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.

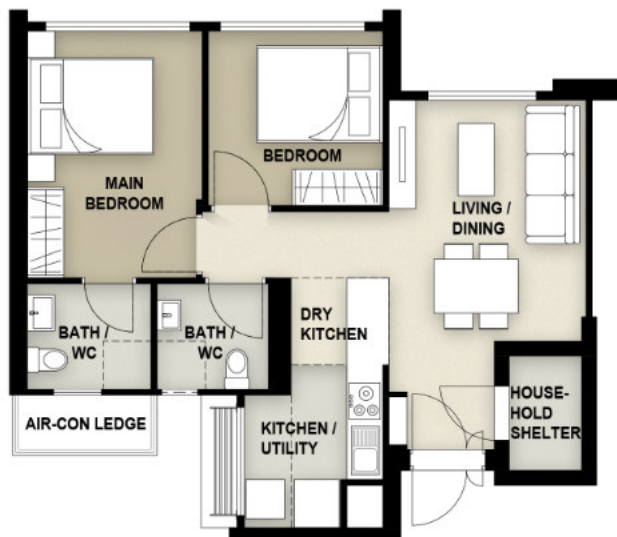
LAYOUT IDEAS

3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 66 sqm

Inclusive of Internal Floor Area of 63 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 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.

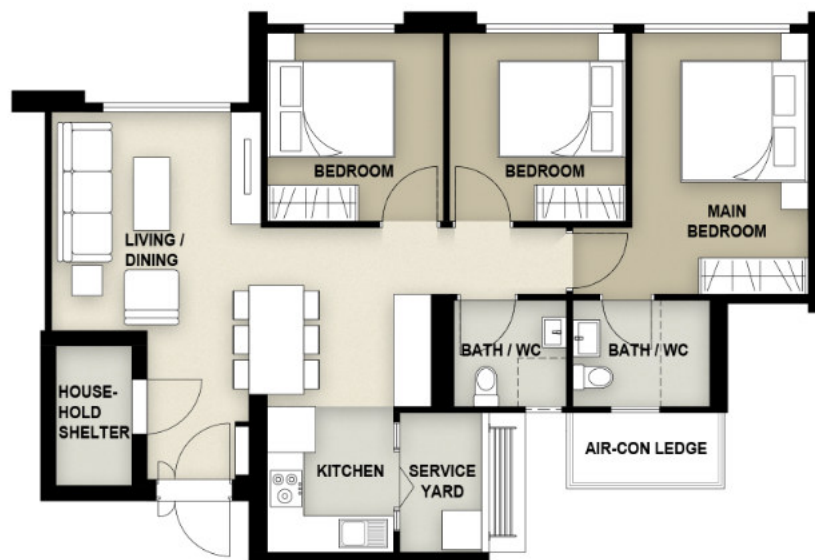
For example, you can add partitions to separate the dry kitchen, wet kitchen and utility as indicated in the dotted lines.

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

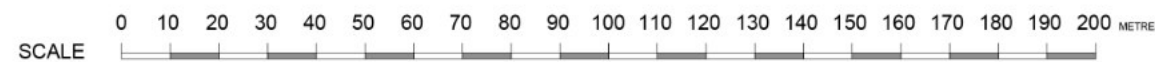
Approx. Floor Area 89 sqm

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





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.
- 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.

SITE PLAN

FLAT TYPE

3 ROOM 4 ROOM

PLAY FACILITIES

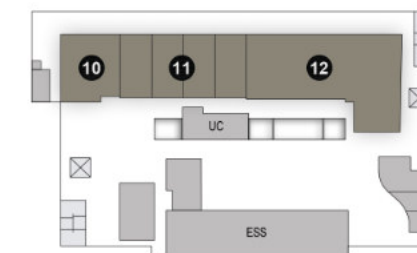
- CHILDREN PLAYGROUND
- ADULT FITNESS STATION
- ELDERLY FITNESS STATION

SOCIAL AMENITIES

- PRESCHOOL AT 1ST STOREY WITH INACCESSIBLE GREEN ROOF ON 2ND STOREY
- RESIDENTS' NETWORK CENTRE AT 2ND STOREY
- FUTURE AMENITIES/ FACILITIES AT 1ST STOREY

OTHERS

- LINKWAY S : SHELTER
- TRELLIS
- SERVICES ESS: ELECTRICAL SUB-STATION AT 1ST STOREY UC: UTILITY CENTRE AT 1ST STOREY
- AMENITY LOCATED (BELOW)
- AIR-WELL
- ENTRANCE / EXIT FOR MULTI STOREY CAR PARK
- CENTRALISED REFUSE CHUTE/ CHUTE FOR RECYCLABLE WASTE
- SERVICE BAY



BLOCK 183
1ST STOREY PLAN

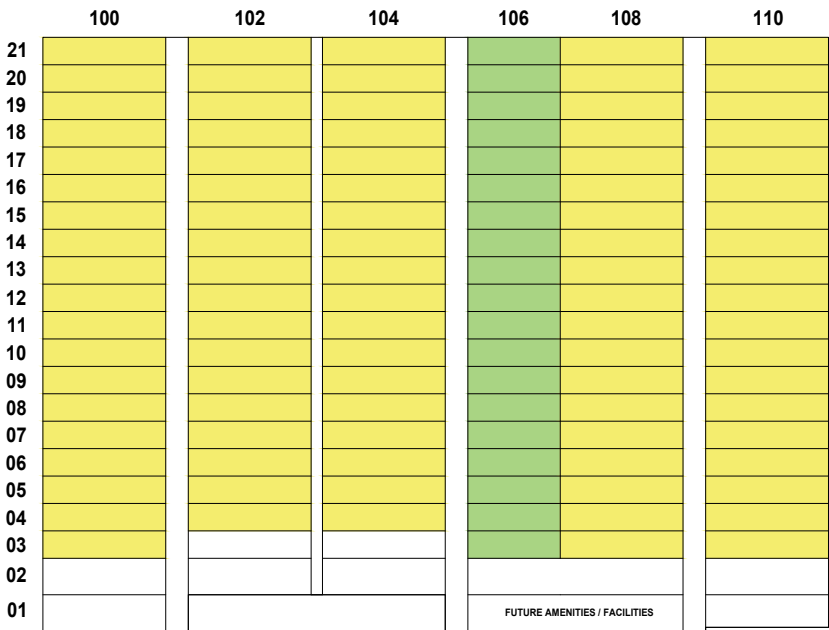
Block Number	Number of Storeys	3-Room	4-Room	Total
183A	21	19	93	112
184A	21	38	170	208
184B	20	38	127	165
Total		95	390	485

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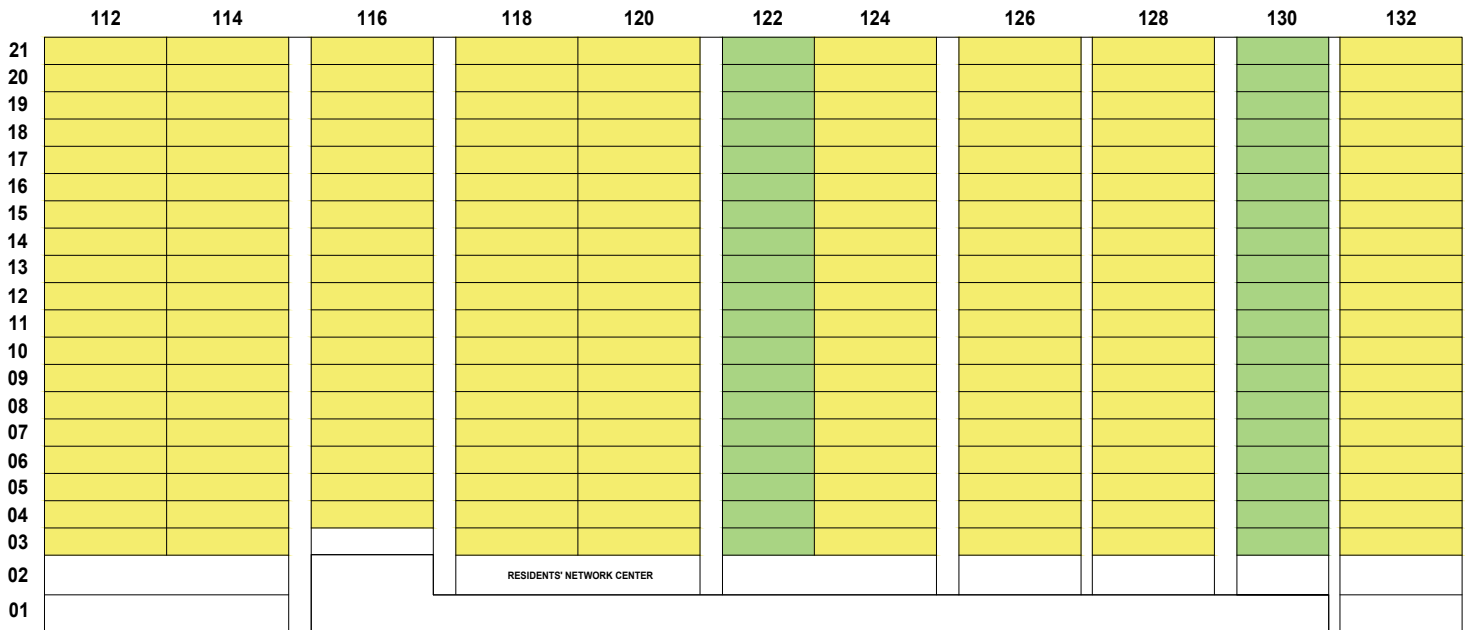
UNIT DISTRIBUTION

3 ROOM

4 ROOM



BLOCK 183A



BLOCK 184A

UNIT DISTRIBUTION

 3 ROOM

 4 ROOM

	134	136	138	140	142	144	146	148	150
20									
19									
18									
17									
16									
15									
14									
13									
12									
11									
10									
09									
08									
07									
06									
05									
04									
03									
02	PRESCHOOL		PRESCHOOL		PRESCHOOL		PRESCHOOL		PRESCHOOL
01									

BLOCK 184B



BLOCK 183A | 3RD STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 183

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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 183A | 4TH TO 21ST STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 183

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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 184A | 3RD STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 183

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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 184A | 4TH TO 21ST STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 183

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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 184B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 183

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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 184B | 3RD TO 20TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 183

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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR KEBUN BARU RIDGE

For 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)
Bathroom/ WC	: laminated UPVC door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor/ Kitchen/ Utility	: glazed porcelain tiles with tile skirting
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

(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 during 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

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.