

SEMPAWANG
DECK



**HDB'S SALES LAUNCH
FEBRUARY 2026**

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 DECK

Sembawang Deck is located in Sembawang North, Sembawang's newest housing area, and is bounded by Admiralty Street and Admiralty Lane. The project comprises 4 residential blocks ranging from 20 to 25 storeys, and will offer a total of 777 units of 2-room Flexi, 3-room, 4-room and 5-room flats. These flats will be 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.

Named after a ship's deck, Sembawang Deck pays homage to Sembawang's shipyard heritage. Just like how a ship's deck is the hub of community life, Sembawang Deck is designed to foster connectivity and shared spaces. The project features a Multi-Storey Car Park (MSCP) with a rooftop garden, including spaces for community gardening. Residents can enjoy a variety of outdoor amenities within the project, such as playgrounds and fitness stations for adults and the elderly. Sembawang Deck is integrated with the adjacent linear park, providing easy access to additional green spaces for relaxation and exercise.



Sembawang Deck will also offer a range of facilities at the MSCP, including an eating house, minimart, shops, and a preschool. In addition to these daily conveniences, residents will benefit from the new neighbourhood centre nearby, which will offer more amenities and services.

For a detailed layout of the facilities provided at Sembawang Deck, 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:

- 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 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.
- The existing/proposed industries shown are located within 500m radius of the Project/Projects (New).
- To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

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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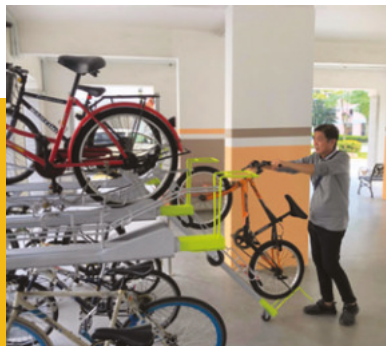
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Sembawang Deck 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 Deck 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 are served by several bus services and 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 the following finishes and fittings.

2-ROOM FLEXI

Available either on a 99-year lease or short-lease

- Vinyl strip flooring in the:
 - Living/ dining
 - Bedroom
- Floor tiles in the:
 - Bathroom
 - Household shelter
 - Kitchen
- Wall tiles in the:
 - Bathroom
 - Kitchen
- A sliding partition/ door for the bedroom
- 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)

3-, 4- and 5-ROOM

- Vinyl strip flooring in the:
 - Bedrooms
- Floor tiles in the:
 - Living/ dining
 - Bathrooms
 - Household shelter
 - Kitchen/ utility (3-room)
 - Kitchen and service yard (4- and 5-room)
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4- and 5-room)
- 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

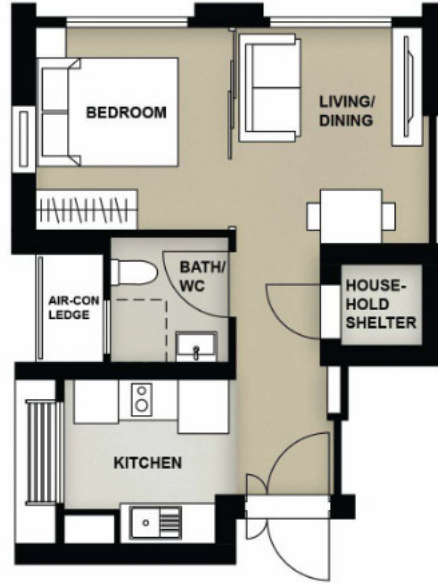
Seniors buying short-lease 2-room Flexi flats can opt in for senior-friendly and other fittings under the Optional Component Scheme (OCS). Upon opting in, the cost of these optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

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

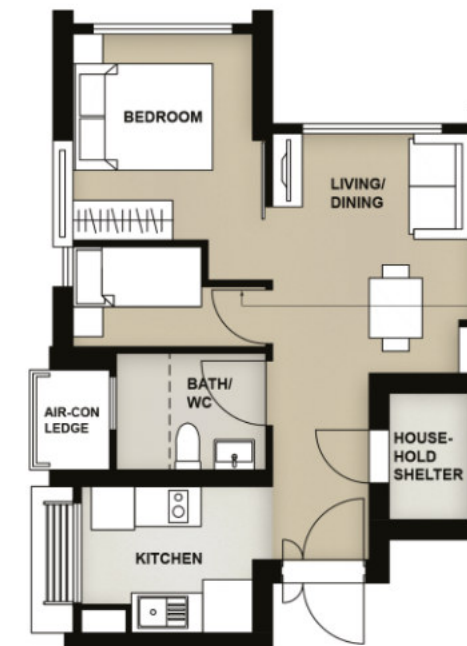


To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

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

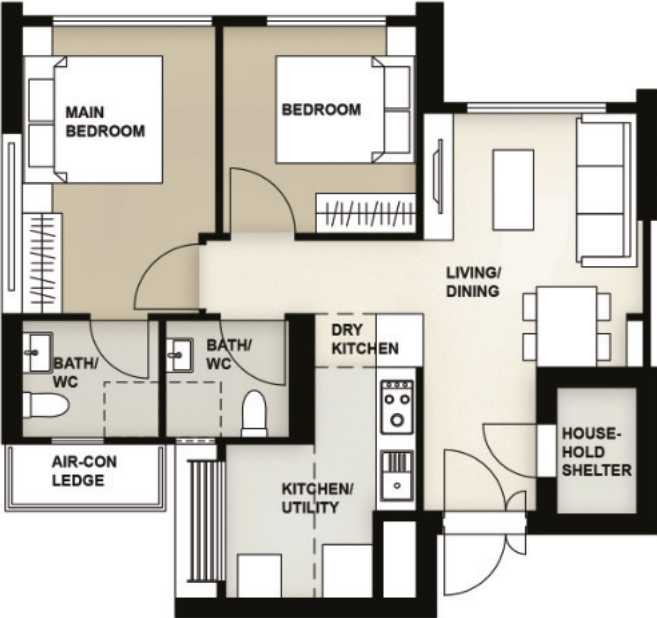


OPTIONAL SWING DOOR
FOR SHORT LEASE

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

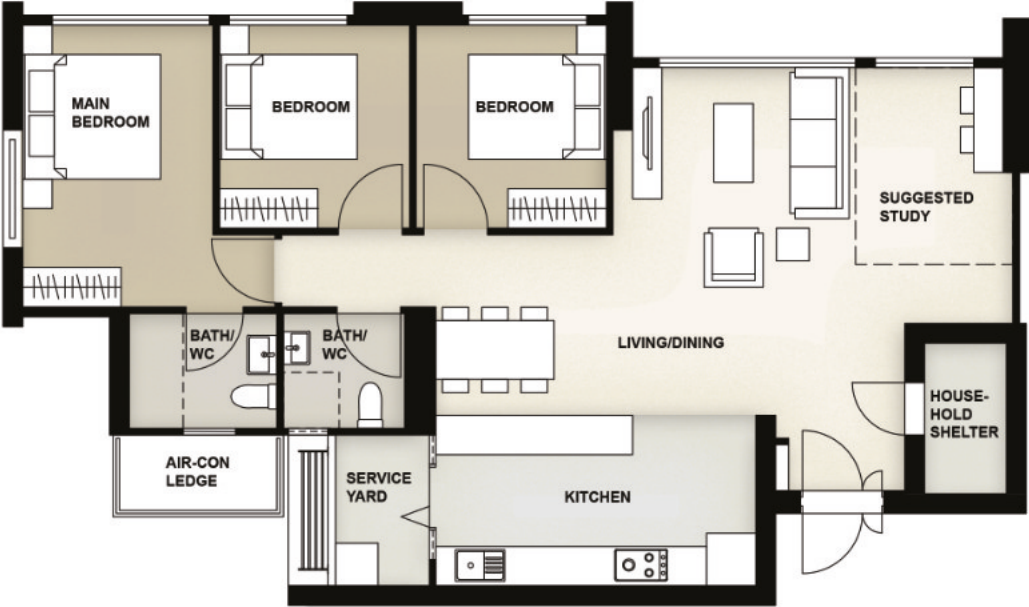


To cater to changing lifestyles and to provide more flexibility in the use of kitchen space, HDB has designed the flats with a combined kitchen/utility space.

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

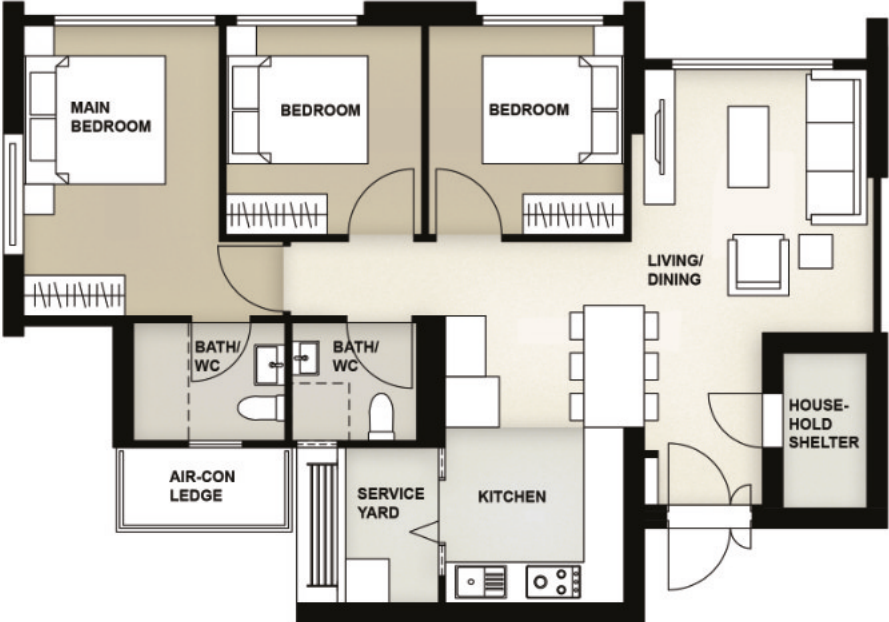
For example, you can add a partition to separate the dry kitchen, kitchen and utility as indicated in the dotted lines.

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

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



SITE PLAN

FLAT TYPE

2 ROOM FLEXI (TYPE 1)	3 ROOM	5 ROOM
2 ROOM FLEXI (TYPE 2)	4 ROOM	

PLAY FACILITIES

- CHILDREN PLAYGROUND
- ADULT FITNESS STATION
- ELDERLY FITNESS STATION

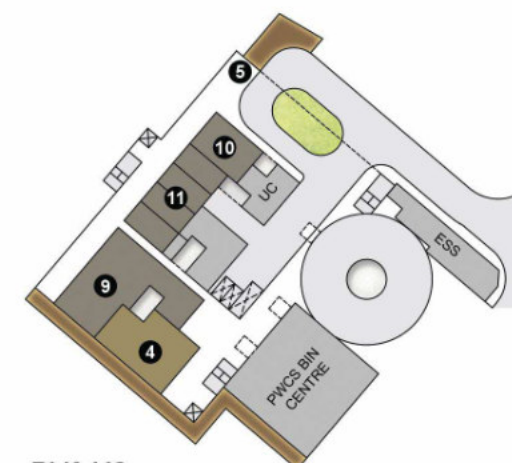
SOCIAL AMENITIES

- FUTURE AMENITIES / FACILITIES AT 2ND STOREY
- PRESCHOOL AT 2ND STOREY

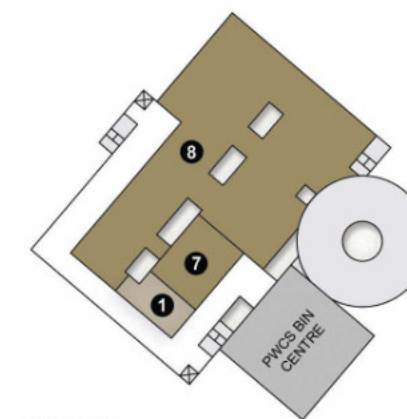
OTHERS

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

Block Number	Number of Storeys	2-Room Flexi		3-Room	4-Room	5-Room	Total
		Type 1	Type 2				
446A	22	42	41	41	41	-	165
446B	20/25	-	-	-	86	114	200
448A	25	-	-	-	72	120	192
448B	20/25	-	105	43	72	-	220
Grand Total		42	146	84	271	234	777

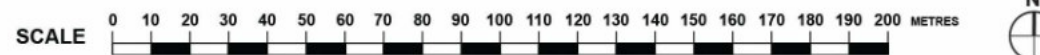


BLK 446
1st Storey Floor Plan



BLK 446
2nd Storey Floor Plan

APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.

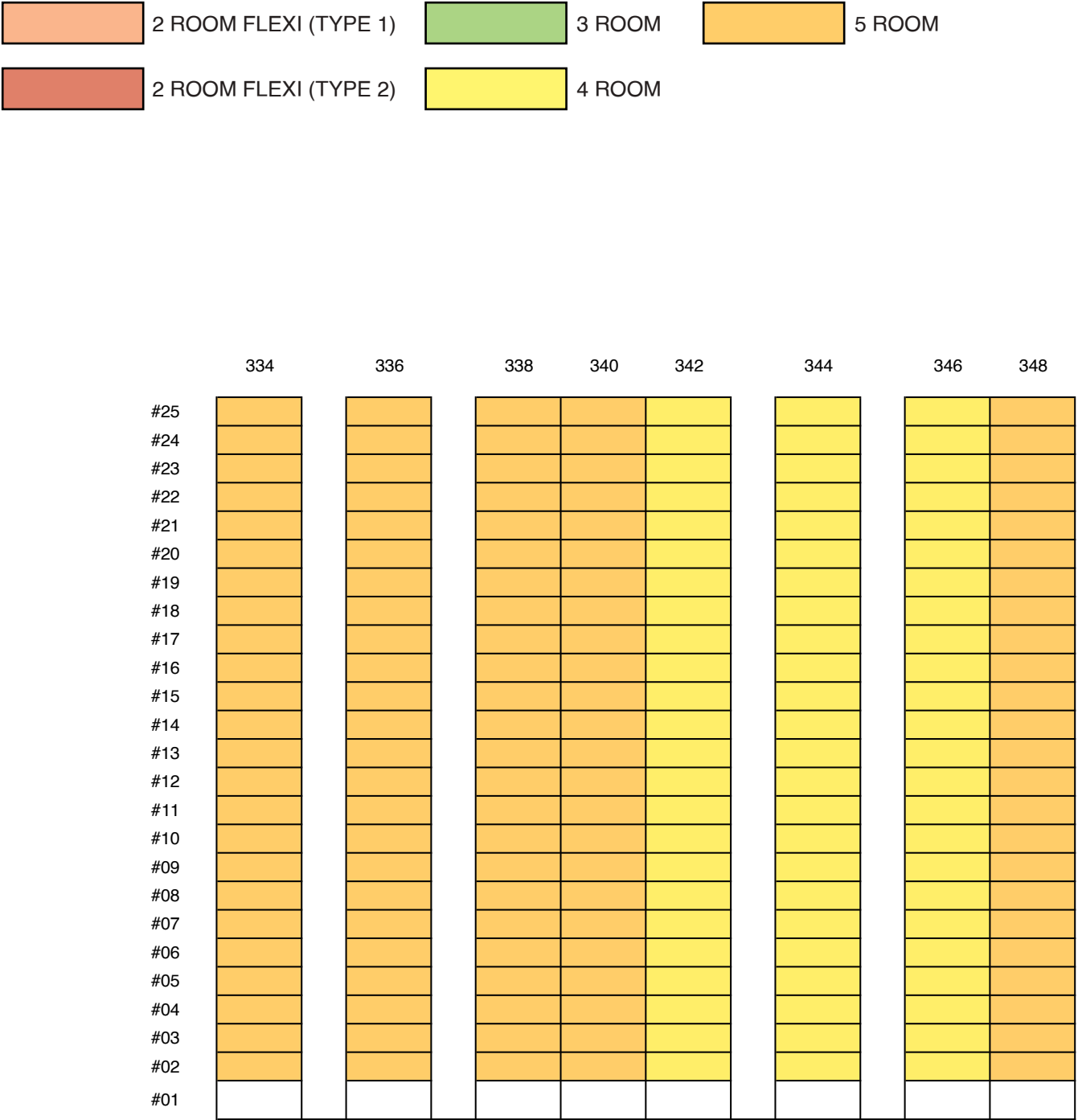


Notes:

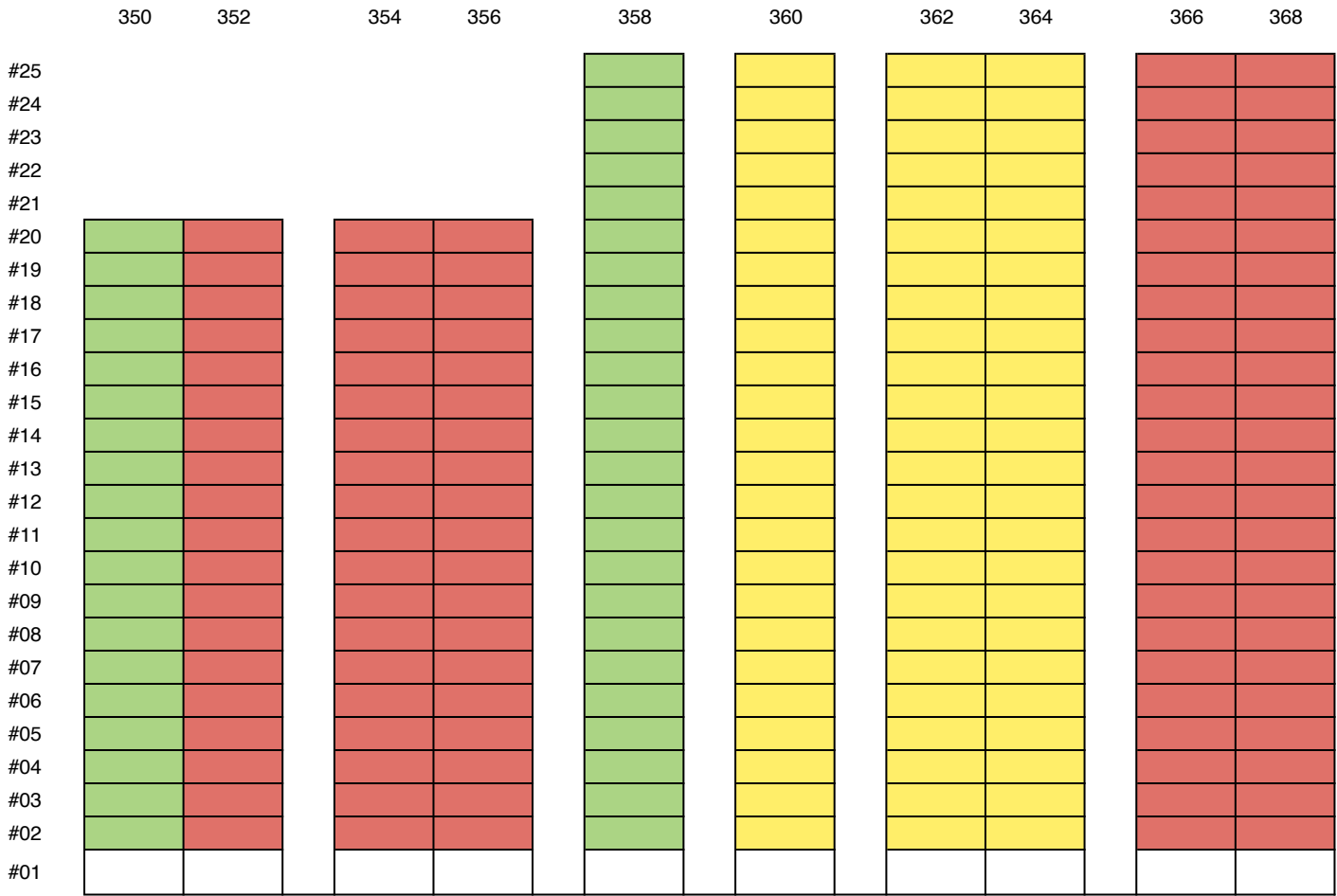
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 - Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - Community Centres/Clubs may include preschools, and 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 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.

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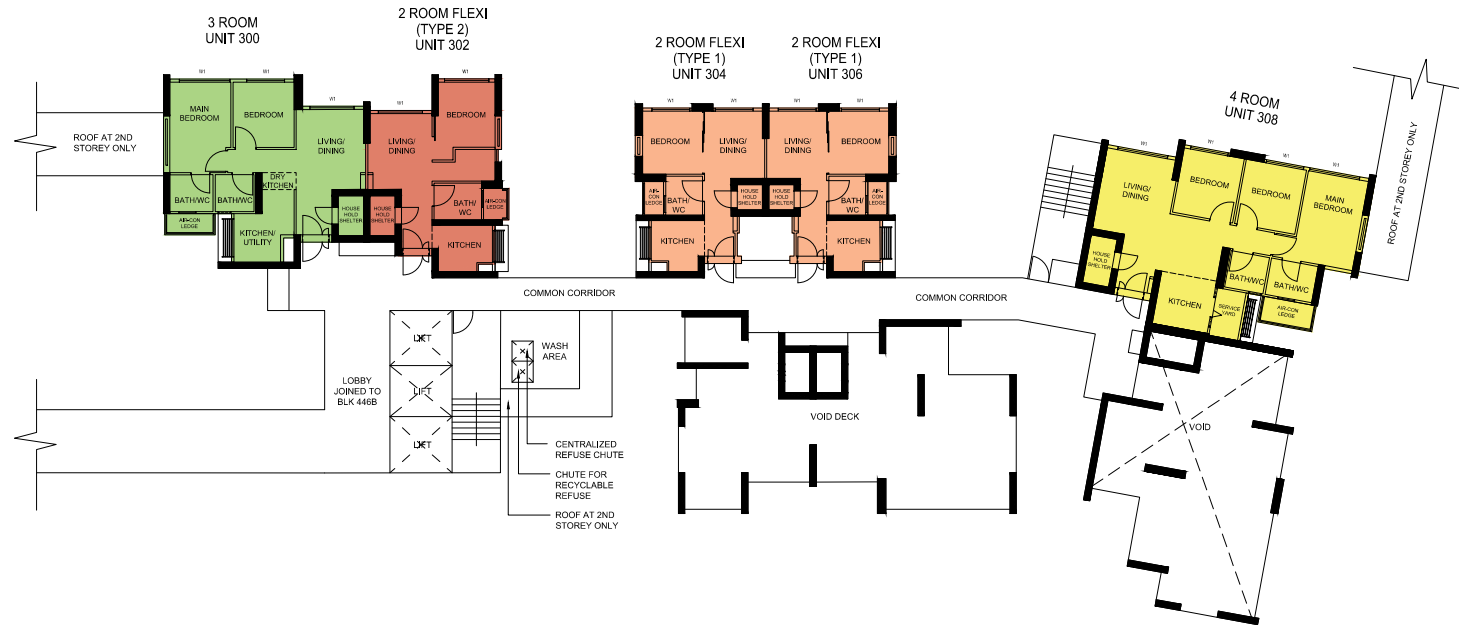
UNIT DISTRIBUTION



BLOCK 448A



BLOCK 448B



BLOCK 446A | 2ND STOREY PLAN

UNITS AT AND ABOVE THE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 446

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 446A | 3RD STOREY PLAN

UNITS AT AND ABOVE THE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 446

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 446A | 4TH TO 22ND STOREY PLAN

UNITS AT AND ABOVE THE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 446

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 446B | 2ND STOREY PLAN

UNITS AT AND ABOVE THE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 446

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 446B | 3RD STOREY PLAN

UNITS AT AND ABOVE THE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 446

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
DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 446B | 4TH TO 20TH STOREY PLAN

UNITS AT AND ABOVE THE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 446

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 446B | 21ST STOREY PLAN

UNITS AT AND ABOVE THE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 446

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 446B | 22ND TO 25TH STOREY PLAN

UNITS AT AND ABOVE THE 15TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLK 446

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 DEMARCATÉ THE BOUNDARY OF THE FLAT
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BLOCK 448A | 2ND STOREY 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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 448A | 3RD TO 25TH STOREY 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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 448B | 2ND STOREY 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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



THE COLOURED FLOOR PLANS IS NOT INTENDED TO
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BLOCK 448B | 21ST STOREY 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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 448B | 22ND TO 25TH STOREY 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 PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR SEMBAWANG DECK

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/ 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 for information on renovation rules.

GENERAL SPECIFICATIONS FOR SEMBAWANG DECK

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 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
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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- 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, 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.

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Feb 2026 OCS2

OPTIONAL COMPONENT SCHEME

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

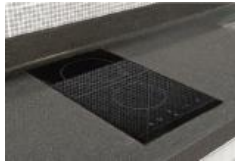
FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

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:

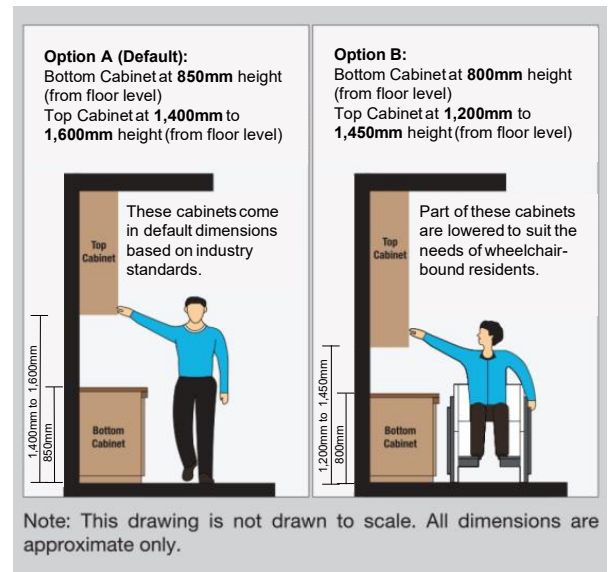
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

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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