

SEMPAWANG  
**VOYAGE**



**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.





Artist's impression

## SEMBAWANG VOYAGE

Sembawang Voyage is located in Sembawang North, Sembawang's newest housing area, and is bounded by Sembawang Drive, Admiralty Street, and Admiralty Lane. The project comprises 4 residential blocks, ranging from 26 to 29 storeys, and will offer a total of 1,173 units of 2-room Flexi, 4-room, and 5-room flats. 1 of these blocks include another 56 rental units. Sembawang Voyage 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>)

Named to reflect Sembawang's shipyard heritage, the project will be adorned with colonial and nautical design elements that pay homage to the area's rich maritime history. Sembawang Voyage will feature a 7-storey Multi-Storey Car Park (MSCP) with a rooftop garden that includes dedicated spaces for community gardening. Residents of all ages can enjoy a range of outdoor amenities within the project, including fitness stations for adults and the elderly, a hardcourt, and children's playgrounds. A preschool will be located on the ground level of the MSCP, providing added convenience for young families.



Residents will also benefit from a new neighbourhood centre adjacent to the project, which will offer shopping and dining options, community facilities, and a linear park with playgrounds and fitness stations. For a detailed layout of the facilities provided at Sembawang Voyage, 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.
- 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/Projects.

# 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 Voyage 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 Voyage 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

- Floor tiles in the:
  - Bathroom
  - Household shelter
  - Kitchen
- Wall tiles in the:
  - Bathroom
  - Kitchen
- A sliding partition/ door for the bedroom
- Bathroom door
- Water closet suite in the bathroom
- Grab bars (for 2-room Flexi flats on short-leases)

### 4- and 5-ROOM

- Floor tiles in the:
  - Bathrooms
  - Household shelter
  - Kitchen and service yard
- Wall tiles in the:
  - Bathrooms
  - Kitchen
- 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)

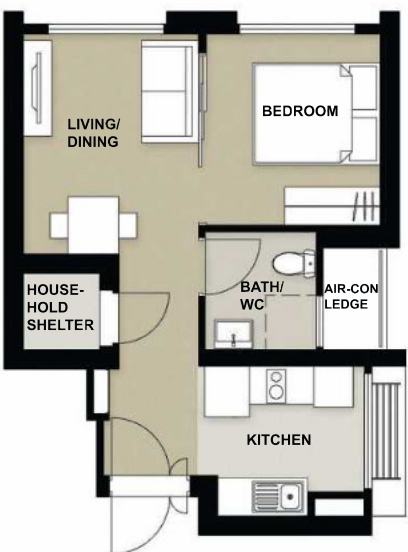
Approx. Floor Area 40sqm  
Inclusive of Internal Floor Area of 38sqm and Air-Con Ledge



## WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

### 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

## WITHOUT LIVING/ DINING/ BEDROOM FLOOR FINISHES (DEFAULT)

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

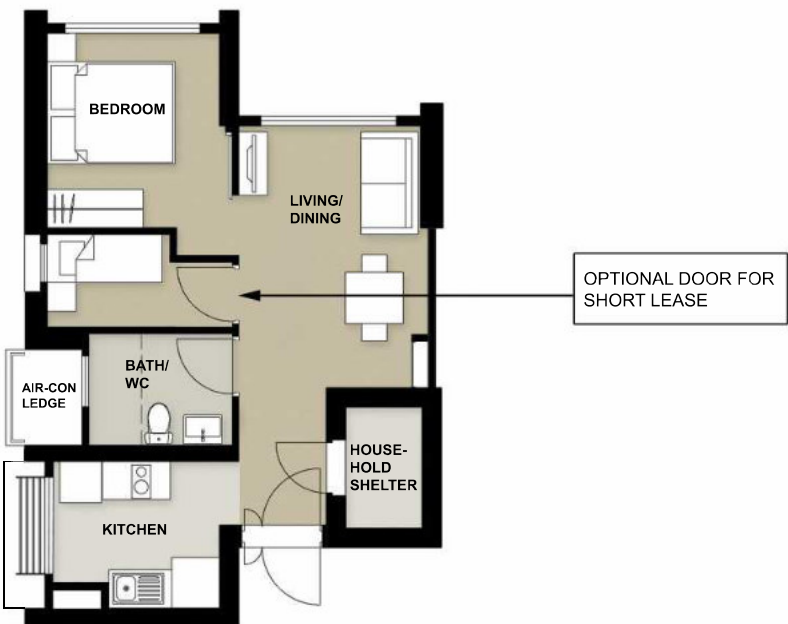
Approx. Floor Area 48sqm  
Inclusive of Internal Floor Area of 46sqm and Air-Con Ledge



## WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

### 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.

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

# LAYOUT IDEAS

## 4-ROOM FLOOR PLAN (With Suggested Furniture layout)

Approx. Floor Area 93sqm

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



## 5-ROOM FLOOR PLAN (With Suggested Furniture layout)

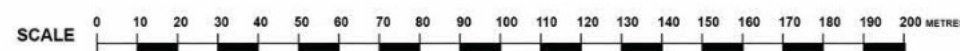
Approx. Floor Area 113sqm

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





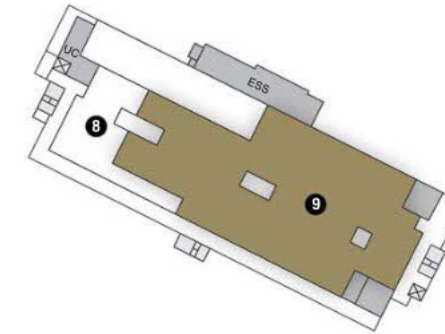
APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT



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## SITE PLAN

SEMBAWANG  
VOYAGE



BLK 443  
1st Storey Floor Plan

### FLAT TYPE

|                       |        |        |
|-----------------------|--------|--------|
| 2 ROOM FLEXI (TYPE 1) | 4 ROOM | RENTAL |
| 2 ROOM FLEXI (TYPE 2) | 5 ROOM |        |

### PLAY FACILITIES

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

### COMMUNAL AREAS

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

### SOCIAL AMENITIES

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

### OTHERS

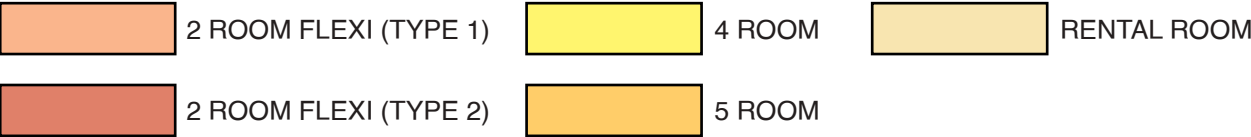
|                                                                                             |                                                                                           |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------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

| Block Number | Number Of Storeys | Rental Flats | Home Ownership Flats |        |        |        | Total |
|--------------|-------------------|--------------|----------------------|--------|--------|--------|-------|
|              |                   | 2-Room       | 2-Room Flexi         |        | 4-Room | 5-Room |       |
|              |                   |              | Type 1               | Type 2 |        |        |       |
| 443A         | 26                | -            | -                    | 75     | 125    | 100    | 300   |
| 443B         | 28                | -            | -                    | 81     | 135    | 108    | 324   |
| 445A         | 29                | 56           | -                    | -      | 140    | 112    | 308   |
| 445B         | 28                | -            | 81                   | 54     | 54     | 108    | 297   |
| TOTAL        |                   | 56           | 81                   | 210    | 454    | 428    | 1229  |

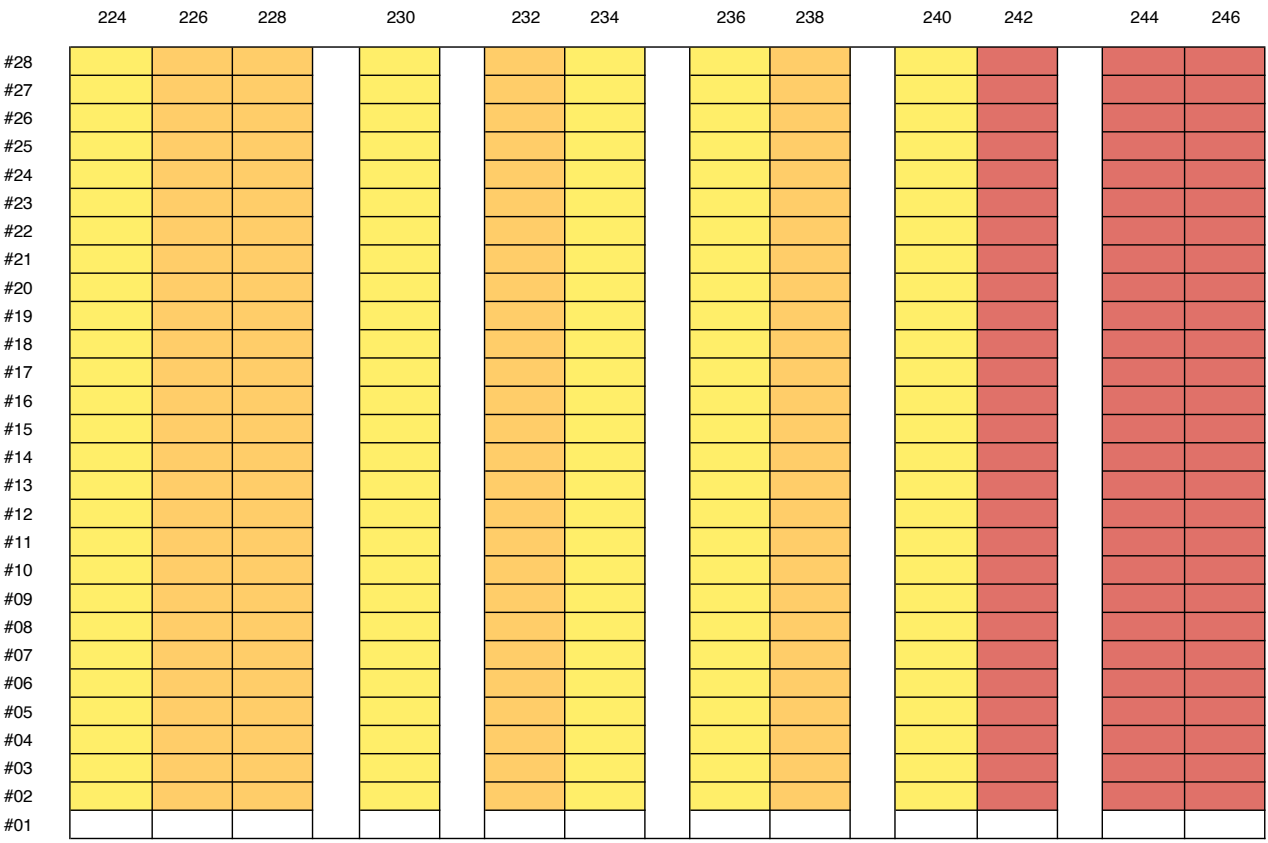
### Notes:

- 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), carpark or stand-alone community building for future amenities/facilities (such as preschools, eldercare facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
- The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
- Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
- To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

# UNIT DISTRIBUTION



## BLOCK 443A



## BLOCK 443B

# UNIT DISTRIBUTION

2 ROOM FLEXI (TYPE 1)

4 ROOM

RENTAL ROOM

2 ROOM FLEXI (TYPE 2)

5 ROOM

|     | 248 | 250 |  | 252 | 254 |  | 256 | 258 |  | 260 | 262 |  | 264 |  | 266 | 268 |
|-----|-----|-----|--|-----|-----|--|-----|-----|--|-----|-----|--|-----|--|-----|-----|
| #29 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #28 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #27 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #26 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #25 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #24 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #23 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #22 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #21 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #20 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #19 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #18 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #17 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #16 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #15 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #14 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #13 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #12 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #11 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #10 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #09 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #08 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #07 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #06 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #05 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #04 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #03 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #02 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |
| #01 |     |     |  |     |     |  |     |     |  |     |     |  |     |  |     |     |

BLOCK 445A

|     | 270 | 272 |  | 274 |  | 276 | 278 | 280 |  | 282 | 284 |  | 286 | 288 |  | 290 |
|-----|-----|-----|--|-----|--|-----|-----|-----|--|-----|-----|--|-----|-----|--|-----|
| #28 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #27 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #26 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #25 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #24 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #23 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #22 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #21 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #20 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #19 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #18 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #17 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #16 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #15 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #14 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #13 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #12 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #11 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #10 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #09 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #08 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #07 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #06 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #05 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #04 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #03 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #02 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |
| #01 |     |     |  |     |  |     |     |     |  |     |     |  |     |     |  |     |

BLOCK 445B



## BLOCK 443A | 2ND STOREY PLAN

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 442  
UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 443

### 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 METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO  
DEMARCAT THE BOUNDARY OF THE FLAT



## BLOCK 443A | 3RD TO 26TH STOREY PLAN

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 442  
UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 443

### 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 METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO  
DEMARCAT THE BOUNDARY OF THE FLAT



## BLOCK 443B | 2ND STOREY PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 443

### 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 METRES

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



## BLOCK 443B | 3RD TO 28TH STOREY PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 443

### 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 METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO  
DEMARCAT THE BOUNDARY OF THE FLAT



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



## BLOCK 445A | 3RD TO 29TH STOREY PLAN

### 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 METRES

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



## BLOCK 445B | 2ND STOREY PLAN

FOR 2-ROOM FLEXI 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

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



## BLOCK 445B | 3RD TO 28TH STOREY PLAN

FOR 2-ROOM FLEXI 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 WINDOW

SCALE      0      2      4      6      8      10      METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO  
DEMARCATHE THE BOUNDARY OF THE FLAT

# GENERAL SPECIFICATIONS FOR SEMBAWANG VOYAGE

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 (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](http://www.hdb.gov.sg) for information on renovation rules.

# GENERAL SPECIFICATIONS FOR SEMBAWANG VOYAGE

For 2-room Flexi, 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 (optional)                                            |
|                   | : laminated UPVC sliding partition/ door for 2-room Flexi, where applicable |
| Bathroom/ WC      | : laminated UPVC door (optional)                                            |
|                   | : laminated UPVC door for 2-room Flexi                                      |
| Household Shelter | : metal door                                                                |
| Service Yard      | : aluminium framed door with glass                                          |

## Finishes

|                                                |                                                                                 |
|------------------------------------------------|---------------------------------------------------------------------------------|
| Living/ Dining Floor                           | : polished porcelain tiles with laminated UPVC skirting (optional)              |
| Bedroom Floor                                  | : vinyl strip flooring with laminated UPVC skirting (optional)                  |
| Living/ Dining/ Bedroom Floor                  | : vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional) |
| Kitchen/ Bathroom/ WC/ Household Shelter Floor | : glazed porcelain tiles                                                        |
| Service Yard Floor                             | : glazed porcelain tiles with tile skirting                                     |
| 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  
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](http://www.hdb.gov.sg) for information on renovation rules.

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- 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.
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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.
- 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, 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.*

Feb 2026 OCS1

# OPTIONAL COMPONENT SCHEME

## (2-ROOM FLEXI FLATS)

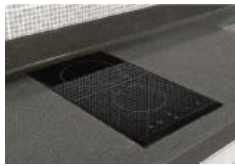
### PACKAGE 3

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.

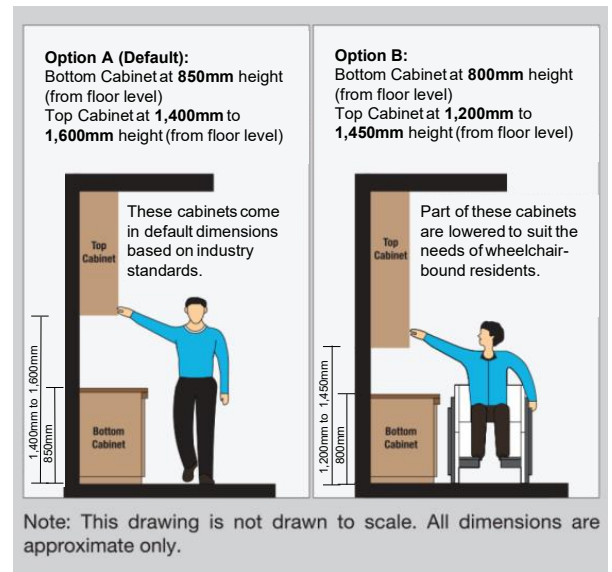
With these features, the use of the induction hob would promote a safer and cleaner environment.



- 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 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

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