

INFORMATION ON BTO FLATS IN AUGUST 2021 BTO EXERCISE

Hougang Citrine and Kovan Wellspring

Hougang Citrine will be located along Hougang Avenue 3. The name 'Hougang Citrine' references the warm, orange shades of the development's façade. The project comprises 6 residential blocks ranging from 12 to 13 storeys. Flat applicants can choose from 749 units of 2-room Flexi, 3-, 4-, and 5-room flats. See details in [Table A\(1\)\(a\)](#) below.

Table A(1)(a): Hougang Citrine

Project	No. of units					Facilities
	2-room Flexi	3-room	4-room	5-room	Total	
Hougang Citrine	330	90	227	102	749	<ul style="list-style-type: none"> Residents' Network (RN) Centre

2 Kovan Wellspring will be bounded by Upper Serangoon Road and Tampines Road. Kovan Wellspring takes its name from the well *Tua Jia Kar* ("foot of the big well"), which once supplied clean water to the kampong residents of the area. A replica of this well, which features a commemorative plaque, is located at the nearby Block 203.

3 Kovan Wellspring will be integrated with a new Paya Lebar Kovan Community Club. Kovan Wellspring is located next to Heartland Mall – Kovan and Kovan 209 Market and Food Centre, and Kovan MRT station. This development comprises 4 residential blocks ranging from 13 to 18 storeys. Flat applicants can choose from 586 units of 2-room Flexi, 3-, and 4-room flats. See details in [Table A\(1\)\(b\)](#) below.

Table A(1)(b): Kovan Wellspring

Project	No. of units				Facilities
	2-room Flexi	3-room	4-room	Total	
Kovan Wellspring	266	88	232	586	<ul style="list-style-type: none"> Childcare Centre RN Centre Community Club

4 There is a wide variety of food and shopping choices in Hougang town. More information about HDB's heartland shops in this area can be found at [Where2Shop@HDB](#). Residents will also be able to enjoy more amenities at the Hougang Town Centre where Cheng San Public Library, Hougang Mall, and Kang Kar Mall are located.

5 In addition, Hougang town offers a range of recreational and sports facilities. There are also several parks nearby where residents can enjoy outdoor activities. Residents can also discover new hobbies at the new Paya Lebar Kovan Community Club (to be relocated within Kovan Wellspring) and Hougang Community Club. Sports amenities in the town include Hougang Stadium, Sports Hall, and Swimming Complex.

6 Parents with school-going children can consider nearby schools such as Holy Innocents' Primary and High Schools, Xinghua Primary School, and Yuying Secondary School.

7 Main transport nodes serving the residents of Hougang town include the Hougang Central Bus Interchange as well as Hougang and Kovan MRT stations. The Kallang-Paya Lebar Expressway will also serve residents' transport needs.

8 To encourage green and sustainable living, these projects will have several eco-friendly features, such as:

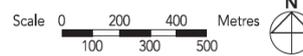
- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Parking spaces to facilitate future provision of electrical vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

9 The common areas within Hougang Citrine and Kovan Wellspring will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.

HOUGANG



- MRT Line & Station (u/c) Under Construction
- - - Future MRT Line & Station (working name only)
- - - - Under Construction/Future Road



Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and 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.
2. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, 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 include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
5. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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Toh Guan Grove

10 Toh Guan Grove, located along Toh Guan Road, comprises 3 residential blocks, ranging from 10 to 37 storeys. The development's design and name reference the natural forms of the mangroves which once populated the area. Residents at Toh Guan Grove will be served by the existing multi-storey car parks at Blocks 267A and 282A. Flat applicants can choose from 569 units of 2-room Flexi, 3-and 4-room flats. See details in Table A(1)(c) below.

Table A(1)(c): Toh Guan Grove

Project	No. of units				Facilities
	2-room Flexi	3-room	4-room	Total	
Toh Guan Grove	244	85	240	569	<ul style="list-style-type: none">• Supermarket• Shops• RN Centre

11 There are many amenities nearby to meet the daily needs of residents. From heartland shops to shopping malls such as Westgate, JEM, and IMM, residents have a wide range of shopping and dining options to choose from. More details on the heartland shops can be found at [Where2Shop@HDB](#).

12 Nature lovers can visit the nearby Jurong Lake Gardens and the verdant waterside greenery of the Ulu Pandan Park Connector. Meanwhile, the Yuhua Community Club and Jurong Regional Library offer residents the opportunity to explore new hobbies and activities.

13 Parents with school-going children can consider schools in the vicinity such as Yuhua Primary School, Fuhua Primary School, and Crest Secondary School.

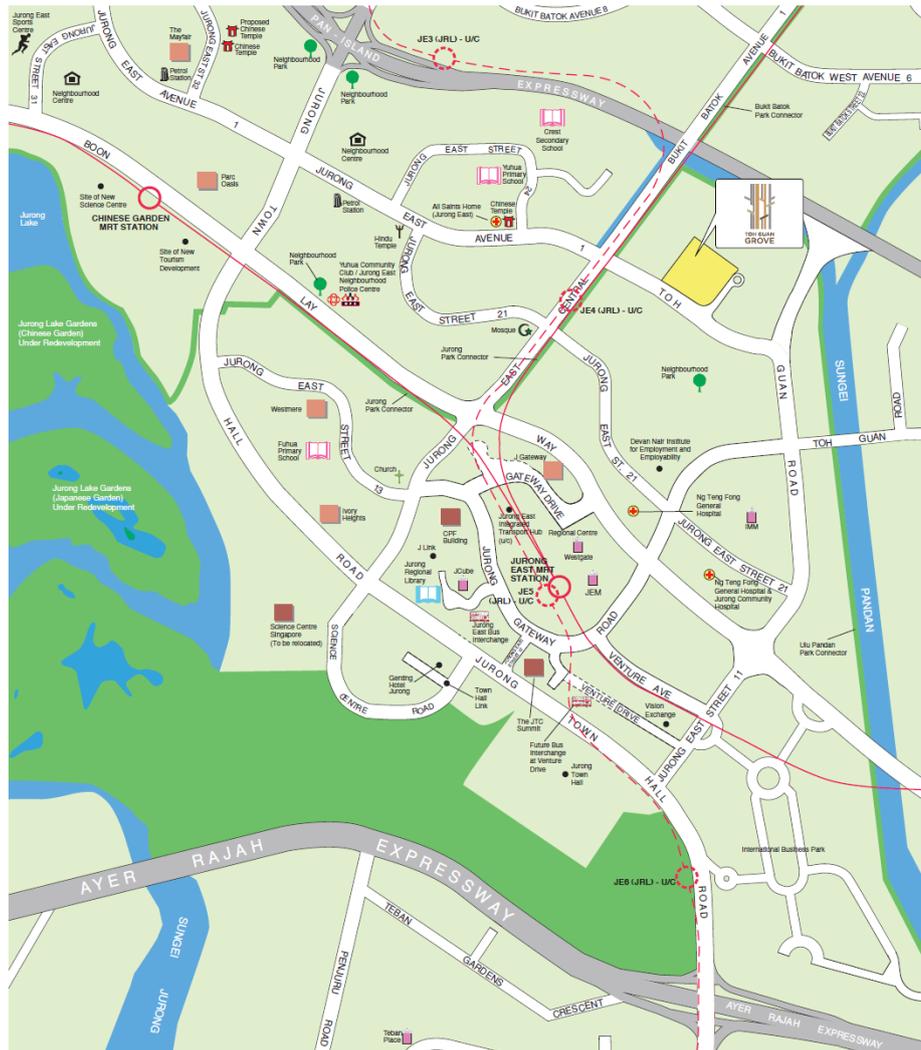
14 The Jurong East MRT Station and Bus Interchange, as well as the Pan-Island Expressway will serve residents' transport needs.

15 To encourage green and sustainable living, Toh Guan Grove will have several eco-friendly features such as:

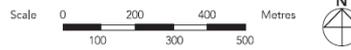
- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

16 The common areas within Toh Guan Grove will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.

JURONG EAST



- MRT Line & Station
- MRT Line & Station (U/C)
- (u/c) Under Construction
- === Under Construction/Future Road



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3. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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Towner Residences

17 Towner Residences will be located along Towner Road. It comprises 2 residential blocks that are 25 and 40 storeys tall respectively. Flat applicants can choose from the 316 units of 3- and 4-room flats on offer at one of the blocks. The other residential block comprises rental flats. See details in [Table A\(1\)\(d\)](#) below.

Table A(1)(d): Towner Residences

Project	No. of units			Facilities
	3-room	4-room	Total	
Towner Residences	90	226	316	<ul style="list-style-type: none">• Childcare Centre

18 Located near Towner Residences is the Whampoa Drive neighbourhood centre, where residents can enjoy a variety of food options at the Whampoa Drive Makan Place. The Bendemeer Shopping Mall, with its covered pedestrian mall and market, is also nearby. To find more heartland shops in Kallang/ Whampoa town, simply visit [Where2Shop@HDB](#).

19 Sports enthusiasts will enjoy the wide variety of sports and recreational facilities available in Kallang/ Whampoa, ranging from Jalan Besar Stadium and Swimming Complex, Whampoa and Kallang Park Connectors, and St. Wilfred Squash and Tennis Centre. Residents can also visit Whampoa Community Club and Kallang Community Club to pick up a new skill and make new friends.

20 Parents with school-going children can consider nearby schools such as Northlight School, Hong Wen School, and Bendemeer Primary and Secondary Schools.

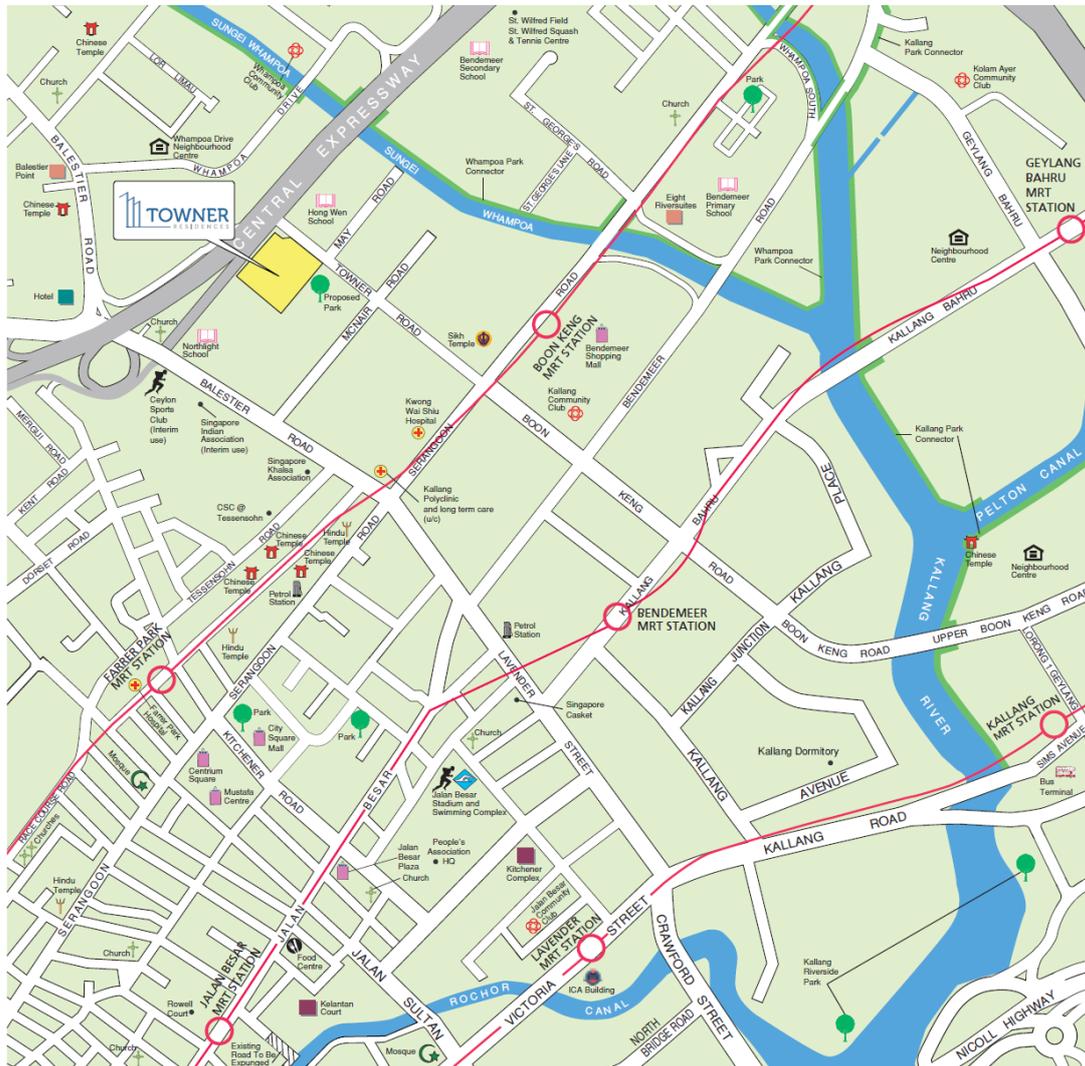
21 The nearby Central Expressway and Boon Keng MRT station will serve the transport needs of residents at Towner Residences.

22 To encourage green and sustainable living, Towner Residences will have several eco-friendly features such as:

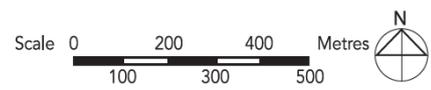
- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electrical vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

23 The common areas within Towner Residences will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.

KALLANG/ WHAMPOA



 MRT Line & Station
 (u/c) Under Construction



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Queen's Arc

24 Queen's Arc, bounded by Queen's Crescent and Queensway Drive, is designed with residential blocks curving along a series of landscaped trails. Flat applicants can choose from the 610 units of 3- and 4-room flats on offer, which will be housed in 2 residential blocks that are 23 and 39 storeys high respectively. Together with an additional block of rental flats, there will be 3 residential blocks in this development. See details in Table A(1)(e) below.

Table A(1)(e): Queen's Arc

Project	No. of units			Facilities
	3-room	4-room	Total	
Queen's Arc	76	534	610	<ul style="list-style-type: none">• Eating House• Shops• Minimart• Childcare Centre• RN Centre

25 Residents at Queen's Arc will not have to travel far for their daily needs, with Queensway Shopping Centre and Anchorpoint Shopping Centre located near the development. More shopping options are also available at Alexandra Village with a food centre, Alexandra Central, Ikea, as well as the neighbourhood centre along Mei Ling Street. Residents can discover more heartland shops around Queenstown by visiting [Where2Shop@HDB](#). Alexandra Hospital is also in the vicinity of Queen's Arc.

26 Residents can enjoy a variety of recreational activities at the Queenstown Swimming Complex and Stadium, as well as the Alexandra-Queensway Park Connector. Also nearby are Queenstown Community Centre and Queenstown Public Library.

27 Parents with school-going children can consider nearby schools such as New Town Primary School, Queenstown Primary and Secondary School, and Queensway Secondary School.

28 Apart from Queenstown MRT station which will serve residents' transport needs, Queen's Arc is also a short drive from the Ayer Rajah Expressway (AYE).

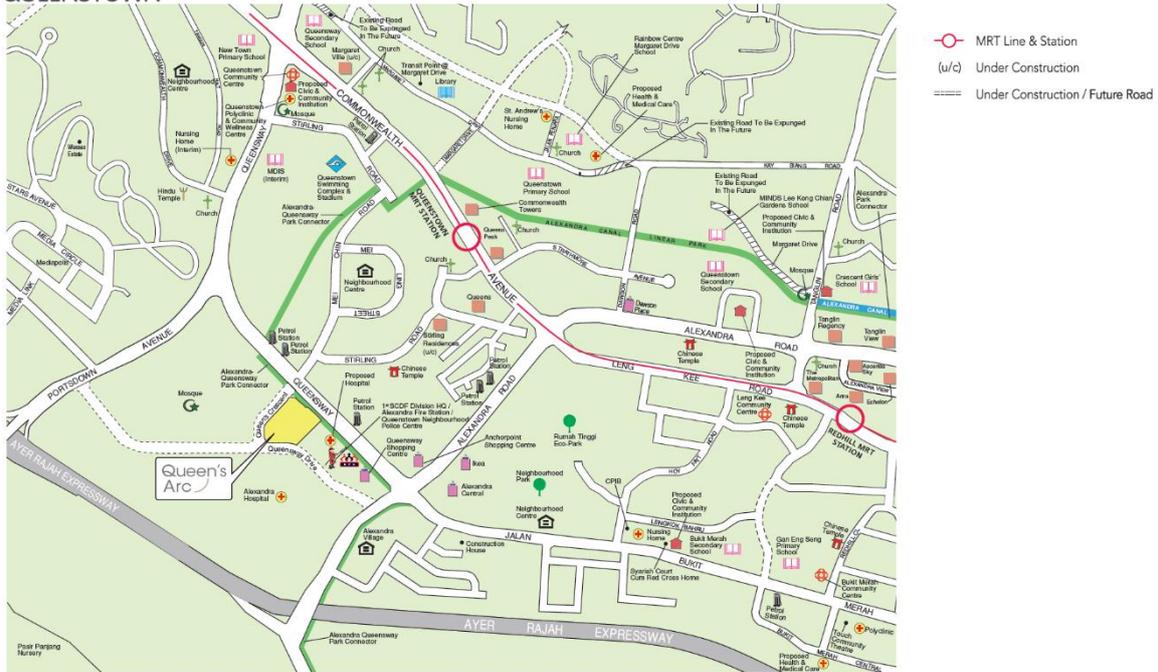
29 To encourage green and sustainable living, Queen's Arc will have several eco-friendly features such as:

- 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 electrical vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

30 Queen's Arc will come with the following smart solutions to reduce energy usage, and contribute to a sustainable and safer living environment:

- 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

QUEENSTOWN



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3. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Nursing Homes and ElderCare Facilities, etc.
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Tampines GreenQuartz and Tampines GreenJade

31 Tampines GreenQuartz will be bounded by Bedok Reservoir Road and Tampines Street 95 and 96. It comprises 13 residential blocks ranging from 10 to 17 storeys in height. The design of Tampines GreenQuartz is inspired by the area's history as a former quarry, as well as the quartz gem stone. Flat applicants can choose from 1,613 units of 2-room Flexi, 3-, 4-, and 5-room flats. See details in Table A(1)(f) below.

Table A(1)(f): Tampines GreenQuartz

Project	No. of units					Facilities
	2-room Flexi	3-room	4-room	5-room	Total	
Tampines GreenQuartz	202	87	687	637	1,613	<ul style="list-style-type: none"> • Childcare Centre • RN Centre

32 Meanwhile, Tampines GreenJade will be bounded by Tampines Street 96 and Bedok Reservoir Road. The name 'Tampines GreenJade' references the surrounding greenery and the area's history as a former quarry. The development is in the vicinity of several park connectors and Bedok Reservoir, offering residents a green haven to return home to. With 6 residential blocks that range from 15 to 17 storeys in height, flat applicants can choose from 546 units of 4- and 5-room flats. See details in Table A(1)(g) below.

Table A(1)(g): Tampines GreenJade

Project	No. of units			Facilities
	4-room	5-room	Total	
Tampines GreenJade	302	244	546	<ul style="list-style-type: none"> • Childcare Centre

33 A myriad of amenities is available within Tampines Town to meet the daily needs of residents. From shopping malls such as Tampines 1 and Century Square, at the Tampines Regional Centre, to heartland shops, residents have no lack of shopping and dining options to choose from. Residents can discover more heartland shops around Tampines Town by visiting [Where2Shop@ HDB](#).

34 There is also a variety of recreational and sports facilities within the town. Residents can visit Our Tampines Hub, an integrated community and lifestyle hub, to access amenities such as swimming pools, a stadium, as well as a regional library and Community Club. Those looking for a tranquil walk or jog amidst greenery, can head over to Bedok Reservoir Park.

35 Parents with school-going children can consider nearby schools such as Junyuan Primary and Secondary Schools, as well as Temasek Polytechnic.

36 The Tampines West MRT station will serve residents' transport needs. Drivers are also well-connected by the Pan-Island Expressway (PIE).

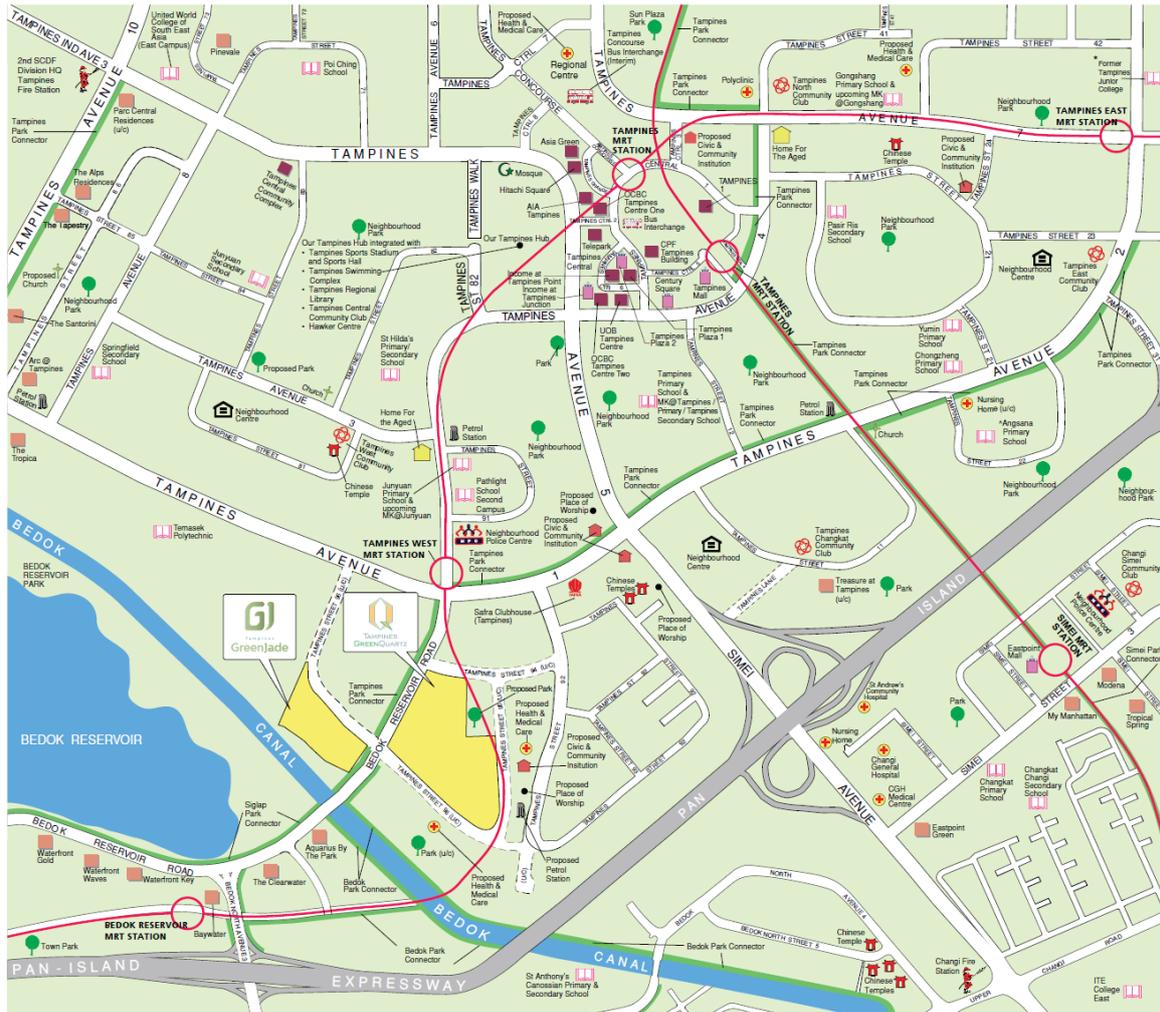
37 To encourage green and sustainable living, Tampines GreenQuartz and Tampines GreenJade will have several eco-friendly features such as:

- 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 electrical vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

38 These projects will also come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- 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

TAMPINES



○ MRT Line & Station
(u/c) Under Construction

Under Construction/Future Road
 MOE Kindergarten

Scale 0 200 400 Metres
 100 300 500

Notes:

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2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
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6. *Future Holding site for Temasek Junior College.
7. ^ School to relocate to Tampines North.
8. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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INFORMATION ON BTO FLATS IN AUGUST 2021 BTO EXERCISE

Table A(1)(h): August 2021 BTO Flat Supply and Pricing Details

Project	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of Units	Indicative Price Range # (Excluding Grants)
Non-Mature Towns					
Hougang Citrine ~	2-room Flexi +	40	38	88	\$108,000 - \$128,000
		48	46	242	\$130,000 - \$156,000
	3-room	69	67	90	\$199,000 - \$240,000
	4-room	95	92	227	\$324,000 - \$368,000
	5-room	113	110	102	\$392,000 - \$482,000
Kovan Wellspring	2-room Flexi +	38	36	78	\$153,000 - \$181,000
		48	46	188	\$203,000 - \$234,000
	3-room	69	66	88	\$289,000 - \$340,000
	4-room	93	90	232	\$413,000 - \$507,000
Toh Guan Grove	2-room Flexi +	38	36	74	\$121,000 - \$146,000
		48	46	170	\$154,000 - \$189,000
	3-room	69	66	85	\$237,000 - \$281,000
	4-room	93	90	240	\$347,000 - \$436,000
Mature Towns					
Towner Residences	3-room	68	65	90	\$336,000 - \$440,000
	4-room	93	90	226	\$500,000 - \$656,000
Queen's Arc	3-room	69	66	76	\$382,000 - \$464,000
	4-room	93	90	534	\$540,000 - \$670,000
Tampines GreenQuartz ~	2-room Flexi	40	38	58	\$142,000 - \$164,000
		49	47	144	\$165,000 - \$196,000
	3-room	71	68	87	\$244,000 - \$291,000
	4-room	95 - 98	92 - 95	687	\$352,000 - \$445,000
	5-room	113 - 116	110 - 113	637	\$485,000 - \$597,000
Tampines GreenJade ~	4-room	95	92	302	\$342,000 - \$419,000
	5-room	116	110	244	\$475,000 - \$564,000

Note:

- 1) * Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- 2) ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- 3) # Unless otherwise stated, the indicative price range of the flats are based on 99-year leases. Actual prices may vary based on the actual attributes of the flats at the time of selection.
- 4) ~ Prices include the costs of floor finishes, internal doors and sanitary fittings.
- 5) + Singles who apply for a 2-room Flexi flat under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

Table A(1)(i): Prices of Hougang Citrine and Resale Comparables Nearby

Flat Type	Hougang Citrine (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$108,000 - \$156,000 (38 sqm - 46 sqm)	-
3-room	\$199,000 - \$240,000 (67 sqm)	\$340,000 - \$370,000 (66 sqm)
4-room	\$324,000 - \$368,000 (92 sqm)	\$460,000 - \$560,000 (92 sqm)
5-room	\$392,000 - \$482,000 (110 sqm)	\$525,000 - \$560,000 (123 sqm)

Note:

- a) There are no comparable 2-room resale flats nearby. The 3 to 5-room resale comparables are about 6 to 25 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.
- b) * Singles who apply for a 2-room Flexi flat under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

Table A(1)(j): Prices of Kovan Wellspring and Resale Comparables Nearby

Flat Type	Kovan Wellspring (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$153,000 - \$234,000 (36 sqm - 46 sqm)	-
3-room	\$289,000 - \$340,000 (66 sqm)	-
4-room	\$413,000 - \$507,000 (90 sqm)	\$460,000 - \$590,000 (92 sqm - 104 sqm)

Note:

- a) There are no comparable 2-room and 3-room resale flats nearby. The 4-room resale comparables are about 6 to 31 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.
- b) * Singles who apply for a 2-room Flexi flat under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

Table A(1)(k): Prices of Toh Guan Grove and Resale Comparables Nearby

Flat Type	Toh Guan Grove (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$121,000 - \$189,000 (36 sqm - 46 sqm)	-
3-room	\$237,000 - \$281,000 (66 sqm)	-
4-room	\$347,000 - \$436,000 (90 sqm)	\$475,000 - \$530,000 (100 sqm - 102 sqm)

Note:

- a) There are no comparable 2-room and 3-room resale flats nearby. The 4-room resale comparables are about 24 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.
- b) * Singles who apply for a 2-room Flexi flat under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

Table A(1)(l): Prices of Towner Residences and Resale Comparables Nearby

Flat Type	Towner Residences (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$336,000 - \$440,000 (65 sqm)	-
4-room	\$500,000 - \$656,000 (90 sqm)	\$550,000 - \$733,000 (86 sqm - 90 sqm)

Note:

- a) There are no comparable 3-room resale flats nearby. The 4-room resale comparables are about 11 to 18 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Table A(1)(m): Prices of Queen's Arc and Resale Comparables Nearby

Flat Type	Queen's Arc (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$382,000 - \$464,000 (66 sqm)	\$580,000 - \$608,000 (63 sqm)
4-room	\$540,000 - \$670,000 (90 sqm)	\$790,000 - \$875,000 (88 sqm - 96 sqm)

Note:

- a) The 3-room and 4-room resale comparables are about 8 to 9 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Table A(1)(n): Prices of Tampines GreenQuartz and Resale Comparables Nearby

Flat Type	Tampines GreenQuartz (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$142,000 - \$196,000 (38 sqm - 47 sqm)	-
3-room	\$244,000 - \$291,000 (68 sqm)	-
4-room	\$352,000 - \$445,000 (92 sqm - 95 sqm)	\$505,000 - \$574,000 (104 sqm - 107 sqm)
5-room	\$485,000 - \$597,000 (110 sqm - 113 sqm)	\$540,000 - \$650,000 (115 sqm - 117 sqm)

Note:

- a) There are no comparable 2-room and 3-room resale flats nearby. The 4-room and 5-room resale comparables are about 22 to 23 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Table A(1)(o): Prices of Tampines GreenJade and Resale Comparables Nearby

Flat Type	Tampines GreenJade (Internal Floor Area)	Transacted Prices of Resale Flats
4-room	\$342,000 - \$419,000 (92 sqm)	\$505,000 - \$574,000 (104 sqm - 107 sqm)
5-room	\$475,000 - \$564,000 (110 sqm)	\$540,000 - \$650,000 (115 sqm - 117 sqm)

Note:

- a) The 4-room and 5-room resale comparables are about 22 to 23 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

OPTIONAL COMPONENT SCHEME (OCS)**a) 2-room Flexi flats**

39 The 2-room Flexi flats will be available in Type 1 and Type 2 in Hougang Citrine, Kovan Wellspring, Toh Guan Grove and Tampines GreenQuartz. The Type 2 units come with a flexible space that buyers can use for dining, for entertainment when family members or friends visit, or to accommodate a live-in caregiver if needed.

40 Buyers of the 2-room Flexi flats in Kovan Wellspring and Toh Guan Grove will have the option of flooring (Package 1) and sanitary fittings (Package 2) under the OCS. For Hougang Citrine and Tampines GreenQuartz which will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method, the 2-room Flexi flats will come with floor finishes, internal doors and sanitary fittings. Hence, OCS for Package 1 and 2 are not applicable for these two PPVC projects.

41 Elderly buyers of 2-room Flexi flats on short leases, who wish to have a flat in a move-in condition can choose an additional Package 3, see [Table A\(2\)](#) for details. Buyers of the Type 2 units with flexible space who opted for the Package 3 will have an additional door to facilitate the use of the flexible space. The cost of the optional components will be added to the selling price of the flat. Grab bars will be automatically provided for short-lease 2-room Flexi flats.

Table A(2): OCS for 2-room Flexi Flats for August 2021 BTO Projects

OCS Package	Short Lease (15 to 45 Years)		99-Year Lease	
	Type 1 36/38 sqm	Type 2 46/47 sqm	Type 1 36/38 sqm	Type 2 46/47 sqm
Package 1 <ul style="list-style-type: none"> Flooring for Living/ Dining and Bedrooms[#] 	\$2,520 (Kovan Wellspring)	\$2,990 (Kovan Wellspring)	\$2,520 (Kovan Wellspring)	\$2,990 (Kovan Wellspring)
	\$2,490 (Toh Guan Grove)	\$2,960 (Toh Guan Grove)	\$2,490 (Toh Guan Grove)	\$2,960 (Toh Guan Grove)
Package 2 <ul style="list-style-type: none"> Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/shower mixer 	\$530 (Kovan Wellspring, Toh Guan Grove)		\$530 (Kovan Wellspring, Toh Guan Grove)	
Package 3[^] <ul style="list-style-type: none"> Lighting Window grilles Built-in kitchen cabinets** with induction hob and cooker hood, kitchen sink, tap and dish drying rack Built-in wardrobe Water heater Mirror and toilet roll holder in bathroom 	\$6,120 (Kovan Wellspring, Toh Guan Grove)	\$7,380 (Kovan Wellspring, Toh Guan Grove)	Not Applicable	
	\$6,200 (Tampines GreenQuartz, Hougang Citrine)	\$7,420 (Tampines GreenQuartz)		
		\$7,380 (Hougang Citrine)		

Note:

[#] Buyers of 2-room Flexi flats in Kovan Wellspring and Toh Guan Grove, who opt for Package 1 will be provided with a 3-panel sliding partition, separating the living room and bedroom. Those who do not opt for Package 1 will be provided with a short wall and 2-panel sliding partition separating the living room and bedroom.

Vinyl strip flooring are provided for the 2-room Flexi flats.

[^] Buyers of Kovan Wellspring and Toh Guan Grove who opt for Package 3 must opt for Package 1.

^{*} Hougang Citrine and Tampines GreenQuartz will be built using PPVC method. Due to the additional columns required, the flat size will be slightly larger at 38 sqm (instead of 36 sqm) for the 2-room Type 1 at both projects and 47 sqm (instead of 46 sqm) for the Type 2 at Tampines GreenQuartz

^{**} Buyers who are wheel-chair bound may choose to have a lower kitchen countertop.

Inclusive of a laminated UPVC folding door/ sliding door for the flexible space.

b) 3-room and larger flats

42 Buyers of new 3-room and larger flats can opt for flooring in the living/dining (including dry kitchen area, where applicable) and bedroom, as well as internal doors and sanitary fittings in bathrooms (i.e. wash basin, water tap and shower mixer). The cost of the optional components (see Table A(3)) will be added to the selling price of the flat.

43 For Hougang Citrine, Tampines GreenQuartz and Tampines GreenJade which will be built using the PPVC method, the flats will come with floor finishes, internal doors and sanitary fittings. This will allow flat buyers to move into their flat more quickly as less renovation works are required. With these provisions, the OCS will not be applicable to these flats.

Table A(3): OCS for August 2021 BTO Projects

Project	Flat Type	Flooring for Living/Dining and Bedrooms*	Internal Doors^ and Sanitary Fittings
Kovan Wellspring	3-room	\$3,340	\$2,700
	4-room	\$4,970	\$3,080
Toh Guan Grove	3-room	\$3,340	\$2,700
	4-room	\$4,970	\$3,080
Towner Residences	3-room	\$3,300	\$2,700
	4-room	\$4,970	\$3,080
Queen's Arc	3-room	\$3,340	\$2,700
	4-room	\$4,970	\$3,080

Note:

^ The optional internal doors are:

- i) 3-room flats: 4 internal doors (2 bedroom doors and 2 bathroom doors); and
- ii) 4-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors).

The above projects are provided with laminated UPVC bedroom doors and laminated UPVC folding bathroom doors.

* Vinyl strip flooring for the bedrooms and polished porcelain tiles for living and dining area (including dry kitchen area, where applicable) are provided for the 3-room and larger flats.