

## INFORMATION ON BTO FLATS IN NOVEMBER 2021 EXERCISE

### Heart of Yew Tee

Bounded by Yew Tee Close, Choa Chu Kang Street 62, and Choa Chu Kang North 6, Heart of Yew Tee comprises a 10-storey residential block that will be integrated with a 6-storey commercial block. Seniors aged 55 and above can choose from 68 units of 2-room Flexi flats offered on short leases between 15 and 45 years (in 5-year increments). See details in [Table A\(1\)\(a\)](#) below.

**Table A(1)(a): Heart of Yew Tee**

Project	No. of units	Facilities
	2-room Flexi	
Heart of Yew Tee	68	<ul style="list-style-type: none"> <li>• Community Club</li> <li>• Polyclinic</li> <li>• Kidney Dialysis Centre</li> <li>• Hawker Centre</li> <li>• Shops</li> </ul>

2 Heart of Yew Tee is located right next to Yew Tee Point, and near Yew Tee Square and Yew Tee MRT station. The development is designed to maximise open space, with a wide range of facilities and communal spaces to foster social interaction and intergenerational neighbourly activity in the community.

3 Residents will enjoy the convenience of having a wide variety of food and shopping choices right at their doorstep, as Heart of Yew Tee will come with its own retail shops and hawker centre. Other nearby facilities include Yew Tee Point, Yew Tee Square, Limbang Shopping Centre and Lot One Shoppers' Mall. [Where2Shop@HDB](#) has more information on the HDB's heartland shops in the area.

4 Choa Chu Kang town also offers a range of recreational amenities. Residents can enjoy nature within the neighbourhood at Yew Tee Park or visit Choa Chu Kang Park located across the Town Centre. They can also take a leisurely stroll along the Choa Chu Kang North Park Connector, Pang Sua Park Connector, or Choa Chu Kang Park Connector. Choa Chu Kang Sports Centre is also located within close proximity.

5 Nearby schools include De La Salle School, Kranji Primary and Secondary School, MOE Kindergarten@Kranji, Yew Tee Primary School, Regent Secondary School, as well as Unity Primary and Secondary School.

6 Heart of Yew Tee is a short walk away from Yew Tee MRT station, and a short drive from Kranji Expressway.

7 To encourage green and sustainable living, Heart of Yew Tee will have several eco-friendly features such as:

- Separate chutes for recyclable waste

- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling, and improve first and last-mile connectivity
- 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

8 Heart of Yew Tee will come with the following smart solutions to reduce energy usage, and contribute to a sustainable and safer living environment:

- Smart-enabled homes with provisions to support easy installation of smart systems
- 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

# CHOA CHU KANG



- MRT Line & Station
- LRT Line & Station
- - - - Under Construction / Future Road
- - - - MRT Line & Station (u/c)
- - - - LRT Line & Station (u/c)
- MK MOE Kindergarten



## 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. 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.
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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## Kent Heights

9 Located along Owen Road, Kent Heights comprises a 32-storey high residential block served by an 8-storey Multi-Storey Car Park (MSCP). Kent Heights will feature a 500-metre jogging track, children’s playgrounds, as well as adult and elderly fitness stations. Flat applicants can choose from 430 units of 2-room Flexi and 4-room flats. See details in [Table A\(1\)\(b\)](#) below.

**Table A(1)(b): Kent Heights**

Project	No. of units			Facilities
	2-room Flexi	4-room	Total	
Kent Heights	154	276	430	<ul style="list-style-type: none"><li>• Childcare Centre</li><li>• Residents’ Network (RN) Centre</li></ul>

10 Residents will enjoy the convenience of having a neighbourhood centre located diagonally across Kent Heights. At Pek Kio Market and Food Centre, residents can shop for fresh produce or treat themselves to some local delights. One can also shop for daily necessities or explore more food options at the numerous shops, eateries, and cafes found in the area. [Where2Shop@HDB](#) has more information on the HDB’s heartland shops in the area.

11 There are also community facilities located in the vicinity, namely the Pek Kio Community Centre and Kallang Community Club. Nearby sports complexes include Jalan Besar Stadium and Swimming Complex.

12 Schools in the area include MOE Kindergarten @ Farrer Park, Farrer Park Primary School, St Joseph’s Institution Junior, Northlight School, and Hong Wen School.

13 Kent Heights is a short drive away from the Central Expressway and is served by Farrer Park MRT station.

14 To encourage green and sustainable living, Kent Heights will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling, and improve first and last-mile connectivity
- 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

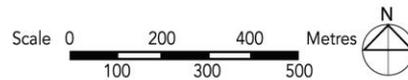
15 Kent Heights will come with the following smart solutions to reduce energy usage, and contribute to a sustainable and safer living environment:

- Smart-Enabled Homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage

# KALLANG/WHAMPOA



- MRT Line & Station
- North-South Corridor (NSC) (u/c)
- (u/c) Under Construction
- MK MOE Kindergarten



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  - 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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## Nanyang Opal

16 Bounded by Jurong West Street 92 and 93, Nanyang Opal comprises two 14-storey residential blocks, served by an 8-storey Multi-Storey Car Park (MSCP). Flat applicants can choose from 221 units of 3- and 4-room flats. See details in [Table A\(1\)\(c\)](#) below.

**Table A(1)(c): Nanyang Opal**

Project	No. of units		
	3-room	4-room	Total
Nanyang Opal	91	130	221

17 The name 'Nanyang Opal' celebrates the history of the area, as it used to be the location of the former Nanyang University. The original Nanyang University Arch, which marks the entrance to the former campus, is located nearby.

18 Residents will enjoy a wide variety of dining and shopping options at the nearby neighbourhood centre along Jurong West Street 92. More choices are available at Pioneer Mall, Gek Poh Shopping Centre, and Jurong Point. [Where2Shop@HDB](#) has more information on the HDB's heartland shops in the area.

19 Residents can enjoy a variety of recreational activities at Yunnan Park, Jurong West Park Connector, and Jurong West Sports Centre. Also nearby are Nanyang Community Club and Gek Poh Ville Community Club.

20 Parents with school-going children can consider schools such as Xingnan Primary School, Juying Secondary School, Jurong West Primary and Secondary Schools, Frontier Primary School, Westwood Primary School, MOE Kindergarten @ Westwood, Boon Lay Secondary School, as well as Nanyang Technological University.

21 Nanyang Opal is a short drive away from the Pan-Island Expressway (PIE) and served by Pioneer MRT station.

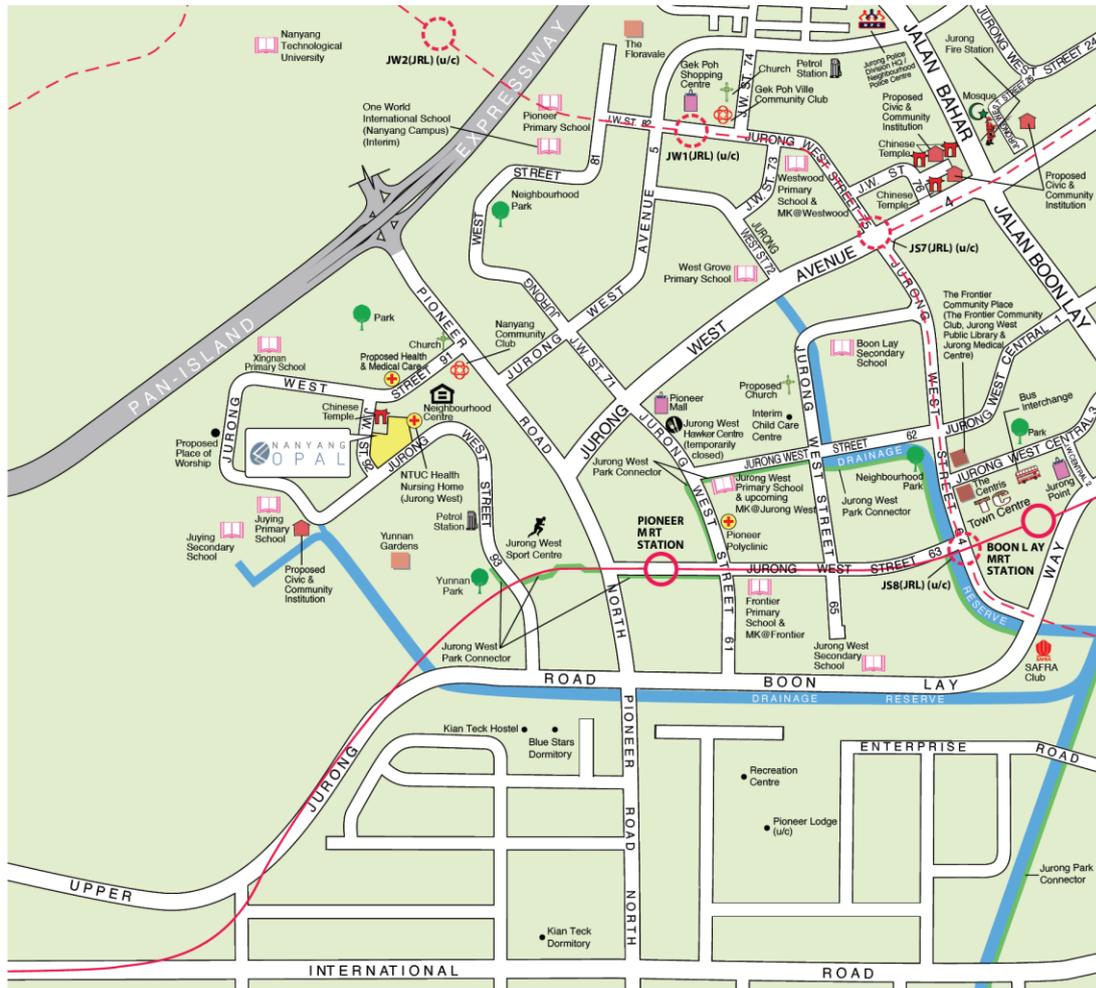
22 To encourage green and sustainable living, Nanyang Opal will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling and improve first and last-mile connectivity
- 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 Nanyang Opal will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

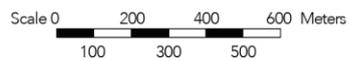
- Smart-enabled homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage

# JURONG WEST



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

- Under Construction/Future Road
- MK MOE Kindergarten



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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.
5. 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.
6. Pioneer Primary and Juying Primary will merge in 2022 at the site of Juying Primary. The merged school will relocate to a new school site in Tengah tentatively in 2025.
7. 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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## Hougang Olive and Tanjong Tree Residences @ Hougang

24 Bounded by Hougang Avenue 3, Hougang Street 12, and Hougang Street 13, Hougang Olive comprises 4 residential blocks standing at 12 storeys in height. Hougang Olive’s name reflects its green façade. Flats in this development will have a shorter waiting time. See details in Table A(1)(d) below.

**Table A(1)(d): Hougang Olive**

Project	No. of units			Facilities
	4-room	5-room	Total	
Hougang Olive	206	184	390	<ul style="list-style-type: none"> <li>• Childcare Centre</li> </ul>

25 Bounded by Hougang Street 13, Tanjong Tree Residences @ Hougang will comprise 4 residential blocks ranging from 9 to 12 storeys in height. The name ‘Tanjong Tree Residences @ Hougang’ is a nod to the Tanjong Tree, a heritage tree located in the vicinity. See details in Table A(1)(e) below.

**Table A(1)(e): Tanjong Tree Residences @ Hougang**

Project	No. of units			Facilities
	4-room	5-room	Total	
Tanjong Tree Residences @ Hougang	172	128	300	<ul style="list-style-type: none"> <li>• Eating House</li> <li>• Supermarket</li> <li>• Shops</li> <li>• Childcare Centre</li> </ul>

26 Residents can explore a variety of food and shopping options at the Hougang N1 Centre. [Where2Shop@HDB](#) has more information on the HDB’s heartland shops in the area.

27 Hougang town also offers a range of recreational amenities, such as the nearby Hougang Avenue 3 Park Connector and the Hougang Community Club. Nearby sports facilities include the Hougang Sports Hall and Hougang Swimming Complex.

28 Parents with school-going children can consider nearby schools such as Holy Innocents’ Primary School, Xinghua Primary School, and Yuying Secondary School.

29 These projects are a short drive away from the Kallang-Paya Lebar Expressway and is served by Bartley and Kovan MRT stations.

30 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, and improve first and last-mile connectivity

- 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

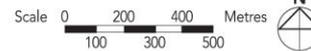
31 These projects will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- Smart-enabled homes with provisions to support easy installation of smart systems.
- Smart Lighting in common areas to reduce energy usage.

# HOUGANG



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



## Notes:

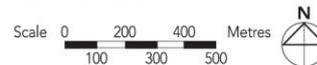
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# HOUGANG



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



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## Parc Clover @ Tengah and Parc Glen @ Tengah

32 Parc Clover @ Tengah will be bounded by Tengah Park Avenue, Tengah Boulevard, and Tengah Drive. Set in lush greenery, the name Parc Clover @ Tengah is inspired by the clover-like arrangement of its residential blocks, which are arranged in four clusters, each with a central courtyard. The development comprises 12 residential blocks ranging from 8 to 14 storeys, with some blocks housing rental flats. Flats in this development will have a shorter waiting time. See details in [Table A\(1\)\(f\)](#) below.

**Table A(1)(f): Parc Clover @ Tengah**

Project	No. of units					Facilities
	2-room Flexi	3-room	4-room	5-room	Total	
Parc Clover @ Tengah	205	102	472	345	1,124	<ul style="list-style-type: none"> <li>• Childcare Centre</li> </ul>

33 Bounded by Tengah Road, Tengah Boulevard, and Tengah Park Avenue, Parc Glen @ Tengah will comprise 10 residential blocks between 8 and 13 storeys. The name 'Parc Glen @ Tengah' is inspired by the varying heights of the residential blocks stepping down towards Plantation Farmway, which mimics the terrain of a glen. Flats in this development will have a shorter waiting time. See details in [Table A\(1\)\(g\)](#) below.

**Table A(1)(g): Parc Glen @ Tengah**

Project	No. of units					Facilities
	2-room Flexi	3-room	4-room	5-room	Total	
Parc Glen @ Tengah	204	96	400	308	1,008	<ul style="list-style-type: none"> <li>• Childcare Centre</li> <li>• RN Centre</li> </ul>

34 Homes in Tengah town will be surrounded by lush greenery and nature. HDB has applied its Biophilic Town Framework to guide the enhancement of existing natural assets and the design and development of neighbourhood landscapes in Tengah. Residents can look forward to nature-centric neighbourhoods that offer a strong sense of place, better well-being, and an enhanced quality of life.

35 A town-wide Active, Beautiful, and Clean Waters design strategy will be introduced to draw people closer to nature, with a variety of outdoor spaces and landscape features which slow down and treat stormwater runoff. For more details on Tengah town, flat buyers may visit [HDB's exhibition](#).

36 Tengah will be the first town to integrate housing developments with the area's surrounding greenery and biodiversity. One major attraction will be the approximately 100-metre wide and 5km long Forest Corridor, which will form part of the larger network of greenery that connects the Western Water Catchment Area and the Central Catchment Nature Reserve. In collaboration with the National Parks Boards, various

tree species will be planted in the Forest Corridor to transform it into a rich forest habitat.

37 Complementing the Forest Corridor is the Forest Fringe, a 15- to 20-metre wide linear greenscape that will provide a tranquil and rustic environment for residents to enjoy flora and fauna, and envelop the town within a scenic and natural landscape. In addition, extensive park spaces, such as the Central Park and Community Farmways, will string key amenities and facilities together, providing a safe environment for residents to access their daily amenities.

38 Tengah will be the first HDB town to have a car-free town centre nestled next to a lush green park. To encourage green commuting, there will be dedicated walking and cycling paths along all roads to create seamless connections within the town. The upcoming Jurong Region Line and bus services will serve the public transport needs of residents.

39 Tengah is also the first HDB town to be planned with town-wide smart technologies from the outset. Guided by HDB's Smart Town Framework, the various districts will integrate smart technology in its design, so that residents can enjoy a quality living environment. Autonomous vehicles will be piloted in Tengah town to provide convenient first-mile-last-mile connection to key transport nodes and amenities.

40 Vibrant commercial facilities are planned for the town centre and in the districts, complementing other shopping and dining options in the nearby Bukit Batok town. [Where2Shop@HDB](#) has more information on the HDB's heartland shops in the area.

41 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, and improve first and last-mile connectivity
- 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

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

- Smart-enabled homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage

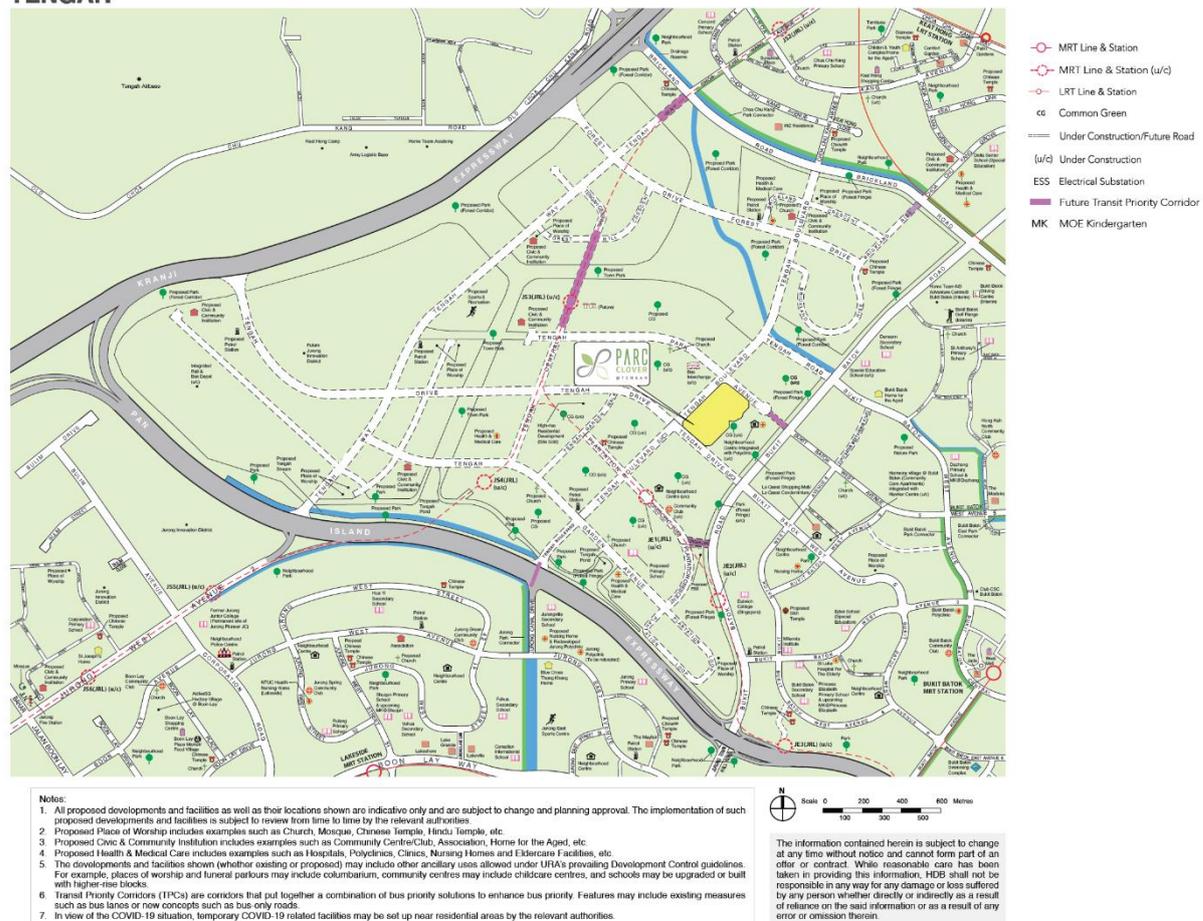
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal

43 Residents can choose to subscribe to air conditioning provided from a centralised cooling system. This system for public housing is the first of its kind in Singapore.

44 Cooling to each household unit will come from highly energy efficient chillers, and residents need not install nor maintain outdoor condensing units on their air-conditioner ledge. They will get to enjoy cost savings while contributing to a sustainable lifestyle in this eco-friendly district. Residents may decide to subscribe to the centralised cooling system after signing the Agreement for Lease. More information will be provided during the flat selection exercise.

45 For further enquiries, flat buyers can contact SP Group at [tengahcooling@spgroup.com.sg](mailto:tengahcooling@spgroup.com.sg) or visit [mytengah.sg](http://mytengah.sg).

## TENGAH





## River Peaks I and II

46 River Peaks I and II are located along Kelantan Road and Weld Road, next to Jalan Besar MRT station and Sim Lim Tower. These developments are offered under the new Prime Location Public Housing (PLH) model. Please refer to this [link](#) for more information on the PLH model.

47 The names 'River Peaks I' and 'River Peaks II' reference the developments' location along Rochor Canal and their towering height. The two developments comprise a total of six 47-storey residential blocks, and one of these blocks will house some rental flats. Flat applicants can choose from 960 units of 3-room and 4-room flats. See details in [Table A\(1\)\(h\)](#) below.

**Table A(1)(h): River Peaks I and II**

Project	No. of units			Facilities
	3-room	4-room	Total	
River Peaks I and II	280	680	960	<ul style="list-style-type: none"><li>• Supermarket</li><li>• Childcare Centre</li><li>• Elderly Facilities</li><li>• RN Centre</li><li>• F&amp;B outlets</li></ul>

48 Residents can explore the diverse shopping and dining choices in the Central Area including Sim Lim Tower, Cheng Yan Court, Bugis Junction, and various food centres. [Where2Shop@HDB](#) has more information on the HDB's heartland shops in the area.

49 Residents can unwind by taking a jog or stroll along the adjacent Rochor Canal. Other facilities include the Jalan Besar Sports Centre and swimming complex. Also nearby are Jalan Besar Community Centre and the Central Public Library.

50 Parents with school-going children can consider Farrer Park Primary School, St. Margaret's Primary School, Hong Wen School, as well as LASALLE College of the Arts.

51 River Peaks I and II are located next to Jalan Besar MRT station and will be served by various bus services. River Peaks I and II are a short drive away from the Central Expressway and Kallang-Paya Lebar Expressway.

52 To encourage green and sustainable living, River Peaks I and II will have several eco-friendly features such as:

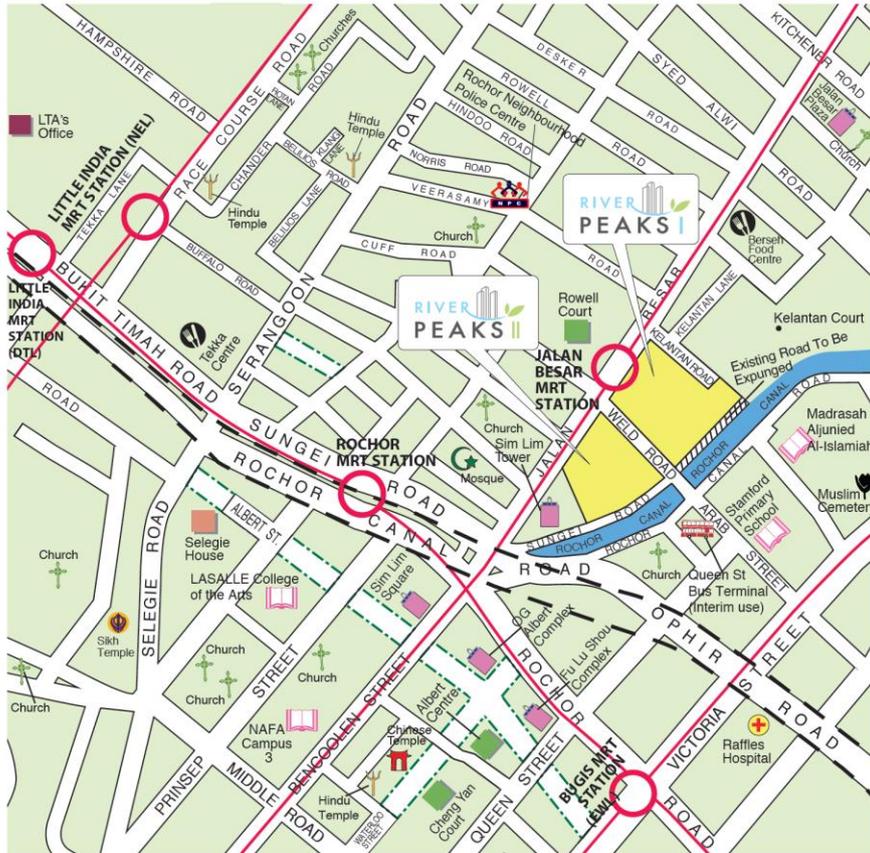
- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling, and improve first and last-mile connectivity
- Parking spaces to facilitate future provision of electrical vehicle charging stations

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

53 River Peaks I and II will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- Smart-Enabled Homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage

# CENTRAL Area



- MRT Line & Station
- North-South Corridor (NSC) (u/c)
- Pedestrian Road



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3. Stamford Primary School and Farrer Park Primary School will merge in 2023 at the site of Farrer Park Primary School.
4. 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 NOVEMBER 2021 BTO EXERCISE

Table A(1)(i): November 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)
<b>Non-Mature Towns</b>					
Heart of Yew Tee	2-room Flexi ^^ (40-yr Lease)	38	36	22	\$72,000 - \$78,000
		48	46	46	\$86,000 - \$98,000
Tanjong Tree Residences @ Hougang ~	4-room	95 - 98	92 - 95	172	\$318,000 - \$389,000
	5-room	113 - 116	110 - 113	128	\$419,000 - \$495,000
Hougang Olive ~	4-room	95	92	206	\$308,000 - \$377,000
	5-room	113	110	184	\$416,000 - \$488,000
Nanyang Opal	3-room	69	66	91	\$173,000 - \$229,000
	4-room	92	90	130	\$264,000 - \$321,000
Parc Glen @ Tengah ~	2-room Flexi +	40	38	48	\$120,000 - \$157,000
		50	47	156	\$144,000 - \$190,000
	3-room	68	65	96	\$194,000 - \$253,000
	4-room	93	90	400	\$319,000 - \$390,000
	5-room	113	110	308	\$436,000 - \$519,000
Parc Clover @ Tengah ~	2-room Flexi +	40	38	52	\$119,000 - \$139,000
		48	46	153	\$142,000 - \$170,000
	3-room	70 - 71	68	102	\$215,000 - \$257,000
	4-room	94 - 95	91 - 92	472	\$312,000 - \$380,000
	5-room	112 - 113	110	345	\$428,000 - \$500,000
<b>Mature Town</b>					
Kent Heights	2-room Flexi	38	36	30	\$192,000 - \$241,000
		48	46	124	\$247,000 - \$309,000
	4-room	92	90	276	\$511,000 - \$660,000
<b>Prime Location Public Housing Model</b>					
River Peaks I & II	3-room	66	63	280	\$409,000 - \$474,000
	4-room	88	86	680	\$582,000 - \$688,000

**Note:**

- \* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- # 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.
- ~ 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.
- 6) ^ 2-room Flexi flats at Heart of Yew Tee are offered only to seniors (aged 55 and above) on short leases of between 15 and 45 years, in five-year increments.

## COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

**Table A(1)(j): Prices of Tanjong Tree Residences @ Hougang and Resale Comparables Nearby**

Flat Type	Tanjong Tree Residences @ Hougang (Internal Floor Area)	Transacted Prices of Resale Flats
4-room	\$318,000 - \$389,000 (92 sqm - 95 sqm)	\$460,000 - \$560,000 (92 sqm)
5-room	\$419,000 - \$495,000 (110 sqm - 113 sqm)	\$525,000 - \$560,000 (123 sqm)

Note:

- a) The 4-room and 5-room resale comparables are about 7 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.

**Table A(1)(k): Prices of Hougang Olive and Resale Comparables Nearby**

Flat Type	Hougang Olive (Internal Floor Area)	Transacted Prices of Resale Flats
4-room	\$308,000 - \$377,000 (92 sqm)	\$460,000 - \$560,000 (92 sqm)
5-room	\$416,000 - \$488,000 (110 sqm)	\$525,000 - \$560,000 (123 sqm)

Note:

- a) The 4-room and 5-room resale comparables are about 7 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.

**Table A(1)(l): Prices of Nanyang Opal and Resale Comparables Nearby**

Flat Type	Nanyang Opal (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$173,000 - \$229,000 (66 sqm)	\$290,000 - \$333,000 (73 sqm)
4-room	\$264,000 - \$321,000 (90 sqm)	\$423,000 - \$472,000 (93 sqm)

Note:

- a) The 3-room and 4-room resale comparables are about 20 to 35 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 Parc Glen @ Tengah and Resale Comparables Nearby**

Flat Type	Parc Glen @ Tengah (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$120,000 - \$190,000 (38 sqm - 47 sqm)	-
3-room	\$194,000 - \$253,000 (65 sqm)	-
4-room	\$319,000 - \$390,000 (90 sqm)	\$430,000 - \$518,000 (86 sqm - 92 sqm)
5-room	\$436,000 - \$519,000 (110 sqm)	\$568,000 - \$620,000 (110 sqm - 118 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 17 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.
- 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)(n): Prices of Parc Clover @ Tengah and Resale Comparables Nearby**

Flat Type	Parc Clover @ Tengah (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$119,000 - \$170,000 (38 sqm - 46 sqm)	-
3-room	\$215,000 - \$257,000 (68 sqm)	-
4-room	\$312,000 - \$380,000 (91 sqm - 92 sqm)	\$430,000 - \$518,000 (86 sqm - 92 sqm)
5-room	\$428,000 - \$500,000 (110 sqm)	\$568,000 - \$620,000 (110 sqm - 118 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 17 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.
- 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)(o): Prices of Kent Heights and Resale Comparables Nearby**

Flat Type	Kent Heights (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$192,000 - \$309,000 (36 sqm - 46 sqm)	-
4-room	\$511,000 - \$660,000 (90 sqm)	\$630,000 - \$754,000 (90 sqm)

**Note:**

- a) There are no comparable 2-room resale flats nearby. The 4-room resale comparables are about 19 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)(p): Prices of River Peaks I & II and Resale Comparables Nearby**

<b>Flat Type</b>	<b>River Peaks I &amp; II (Internal Floor Area)</b>	<b>Transacted Prices of Resale Flats</b>
3-room	\$409,000 - \$474,000 (63 sqm)	\$490,000 - \$555,000 (62 sqm)
4-room	\$582,000 - \$688,000 (86 sqm)	\$630,000 - \$770,000 (85 sqm - 91 sqm)

Note:

- a) The 3-room and 4-room resale comparables are about 19 to 21 years old. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

## **OPTIONAL COMPONENT SCHEME (OCS)**

### **a) 2-room Flexi flats**

54 The 2-room Flexi flats will be available in Type 1 and Type 2. The Type 2 units in Heart of Yew Tee, Kent Heights, Parc Glen @ Tengah and Parc Clover @ Tengah 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.

55 Buyers of the 2-room Flexi flats in Heart of Yew Tee and Kent Heights will have the option of flooring (Package 1) and sanitary fittings (Package 2) under the OCS. For Parc Glen @ Tengah and Parc Clover @ Tengah 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 is not applicable for these projects.

56 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 November 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
<b><u>Package 1</u></b> <ul style="list-style-type: none"> <li>Flooring for Living/ Dining and Bedrooms<sup>#</sup></li> </ul>	\$2,310 Heart of Yew Tee  \$2,390 Kent Heights	\$2,320 Heart of Yew Tee  \$2,860 Kent Heights	\$2,390 Kent Heights	\$2,860 Kent Heights
<b><u>Package 2</u></b> <ul style="list-style-type: none"> <li>Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/shower mixer</li> </ul>	\$530 (Heart of Yew Tee, Kent Heights)		\$530 (Kent Heights)	
<b><u>Package 3<sup>^</sup></u></b> <ul style="list-style-type: none"> <li>Lighting</li> <li>Window grilles</li> <li>Built-in kitchen cabinets<sup>**</sup> with induction hob and cooker hood, kitchen sink, tap and dish drying rack</li> <li>Built-in wardrobe</li> <li>Water heater</li> </ul>	\$6,120 (Heart of Yew Tee, Kent Heights)  \$6,200 (Parc Glen @ Tengah, Parc	\$7,380 <sup>##</sup> (Heart of Yew Tee, Kent Heights, Parc Clover @ Tengah)  \$7,420 <sup>##</sup> Parc Glen @ Tengah	Not Applicable	

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
• Mirror and toilet roll holder in bathroom	Clover @ Tengah)			

**Note:**

# Buyers of 2-room Flexi flats in Kent Heights and 2-room Flexi Type 1 flats in Heart of Yew Tee, 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. Buyers of 2-room Flexi Type 2 flats in Heart of Yew Tee will be provided with a sliding door regardless of their Package 1 option.

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

^ Buyers of Heart of Yew Tee and Kent Heights who opt for Package 3 must opt for Package 1.

\* Parc Glen @ Tengah and Parc Clover @ Tengah 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 Parc Glen @ Tengah.

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

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

## b) 3-room and larger flats

57 Buyers of new 3-room and larger flats can opt for flooring in the living/dining 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.

58 For Tanjong Tree Residences @ Hougang, Hougang Olive, Parc Glen @ Tengah and Parc Clover @ Tengah 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 NOV 2021 BTO Projects**

Project	Flat Type	Flooring for Living/Dining and Bedrooms*	Internal Doors^ and Sanitary Fittings
River Peaks I	3-room	\$3,190	\$2,700
	4-room	\$4,740	\$3,080
River Peaks II	3-room	\$3,190	\$2,700
	4-room	\$4,740	\$3,080
Nanyang Opal	3-room	\$3,340	\$2,700
	4-room	\$4,970	\$3,080
Kent Heights	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-/ 5-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.