

INFORMATION ON BTO FLATS IN MAY 2022 EXERCISE

Bukit Merah Ridge

Bukit Merah Ridge is bounded by Bukit Merah View, Henderson Road, Tiong Bahru Road, and Lower Delta Road. The development comprises five residential blocks ranging from 29 to 48 storeys in height, and is offered under the [PLH model](#).

2 Bukit Merah Ridge takes its name from the nearby Southern Ridges, which can be seen from the development. Inspired by the greenery at Telok Blangah Hill Park, Mount Faber Park, and the nearby Tiong Bahru Park, Bukit Merah Ridge features lush landscaping and roof gardens. Flat buyers can choose from 1,669 units of 3- and 4-room flats. Details are provided in [Table A\(1\)\(a\)](#) below.

Table A(1)(a): Bukit Merah Ridge

Project	No. of units			Facilities
	3-room	4-room	Total	
Bukit Merah Ridge	443	1,226	1,669	• Childcare Centre • Residents' Network (RN) Centre

3 Bukit Merah Ridge is surrounded by Tiong Bahru Park, Henderson Community Club, Tiong Bahru Plaza, and a neighbourhood centre that comes with a market and hawker centre along Bukit Merah View.

4 More amenities are located in the vicinity to cater to residents' various needs. These include Delta Swimming Complex and Delta Sports Hall for sports enthusiasts, as well as several community clubs and centres for residents to pursue their hobbies. For shopping and dining, they can visit the Tiong Bahru Plaza or check out the many eateries and shops within the town. More information on HDB's heartland shops in Bukit Merah is available on [Where2Shop@HDB](#).

5 Bukit Merah Ridge is served by the Tiong Bahru MRT station, and the Central Expressway. Schools in the area include Zhangde Primary School, Gan Eng Seng Primary School, Gan Eng Seng Secondary School, and Bukit Merah Secondary School.

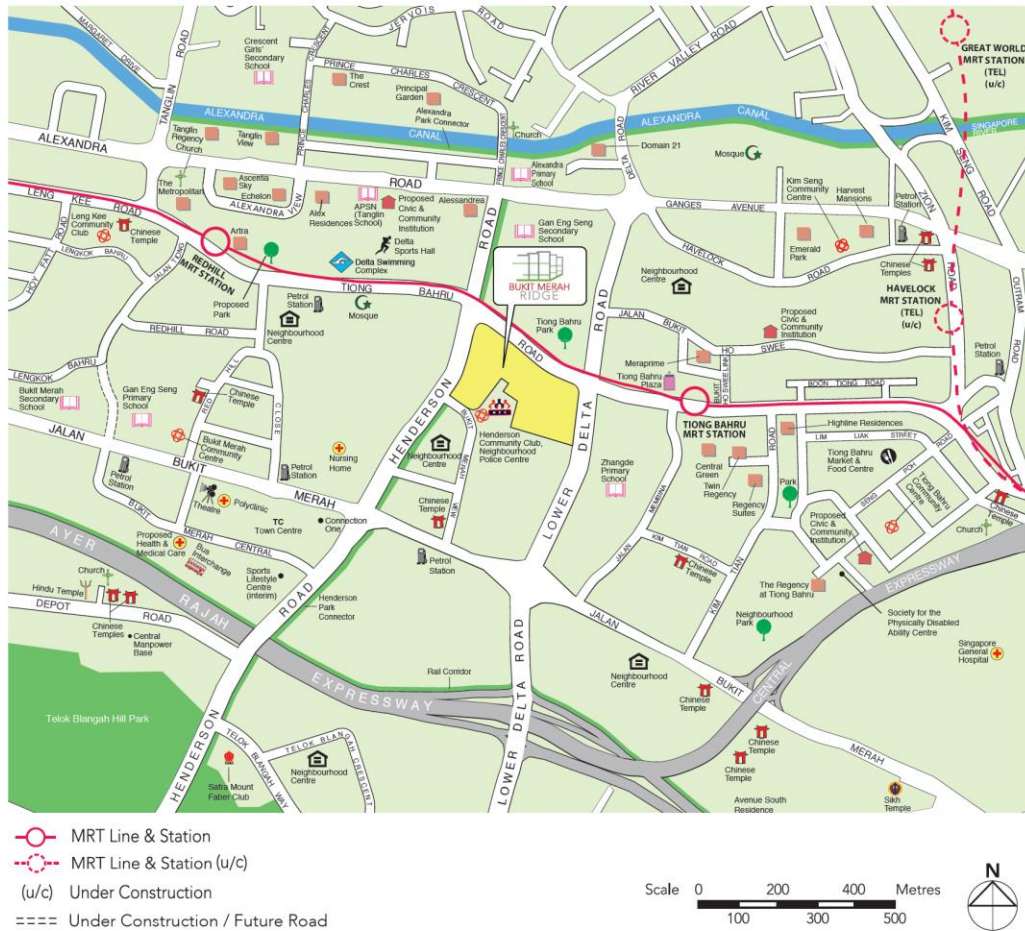
6 To encourage green and sustainable living, Bukit Merah Ridge will have several eco-friendly features such as:

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

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

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

BUKIT MERAH



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. The future land use for former school sites are subject to review or changes by the relevant authorities.
6. 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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Ghim Moh Ascent

8 Bounded by Ghim Moh Road, Ghim Moh Close, and the Rail Corridor, Ghim Moh Ascent is located near Buona Vista MRT station. This development comprises four residential blocks - two blocks are 40 storeys high and the other two blocks have varying heights ranging from 8 to 31 storeys. Ghim Moh Ascent is offered under the [PLH model](#).

9 The name 'Ghim Moh Ascent' references the development's location and the staggered height of the blocks. Flat buyers can choose from 867 units of 3- and 4-room flats. Details are provided in [Table A\(1\)\(b\)](#) below.

Table A(1)(b): Ghim Moh Ascent

Project	No. of units			Facilities
	3-room	4-room	Total	
Ghim Moh Ascent	196	671	867	• Childcare Centre • RN Centre

10 Ghim Moh Ascent will be located in the Health District @ Queenstown, a first-of-its-kind multiple stakeholder collaboration project to create integrated solutions that will enhance the health and well-being of residents across their life stages. In planning and designing the built environment, HDB will place greater emphasis on solutions that encourage residents to lead active lifestyles and improve their physical well-being, while the relevant agencies will pilot and implement a range of programmes that support healthier and more productive lifestyles among the residents. More details on the Health District @ Queenstown are available on [HDB's InfoWEB](#).

11 Residents of Ghim Moh Ascent will be able to access a range of initiatives that will be implemented to enhance their physical, social, and mental well-being. For example, Ghim Moh Ascent will feature a range of recreational facilities closely located to one another to foster family and inter-generational bonding. These include playgrounds for children, fitness stations for adults and elderly, and a hardcourt. The roof gardens on the 9th storey of some residential blocks and atop the MSCP also make for ideal spots for residents to interact with one another, or to unwind and relax. Additionally, Ghim Moh Ascent has been planned with good connectivity to the Rail Corridor and the Ulu Pandan Canal and Park Connector, where residents can be closer to nature and enjoy a variety of activities to boost their health. Other sports amenities in the town include the Queenstown Swimming Complex & Stadium.

12 Residents will have a wide variety of food and shopping choices at the nearby Ghim Moh Market and Food Centre, Star Vista and Holland Village. More information on HDB's heartland shops is available on [Where2Shop@HDB](#). To pick up a new hobby, residents can participate in the activities and classes organised by the neighbouring Ulu Pandan Community Club and Buona Vista Community Club. For those who enjoy reading, the Queenstown Public Library is just a short bus ride away.

13 Schools in the vicinity include Fairfield Methodist School (Primary and

Secondary) and Anglo-Chinese Junior College. The Buona Vista MRT station, bus services, and the Ayer Rajah Expressway (AYE) will serve residents' transport needs.

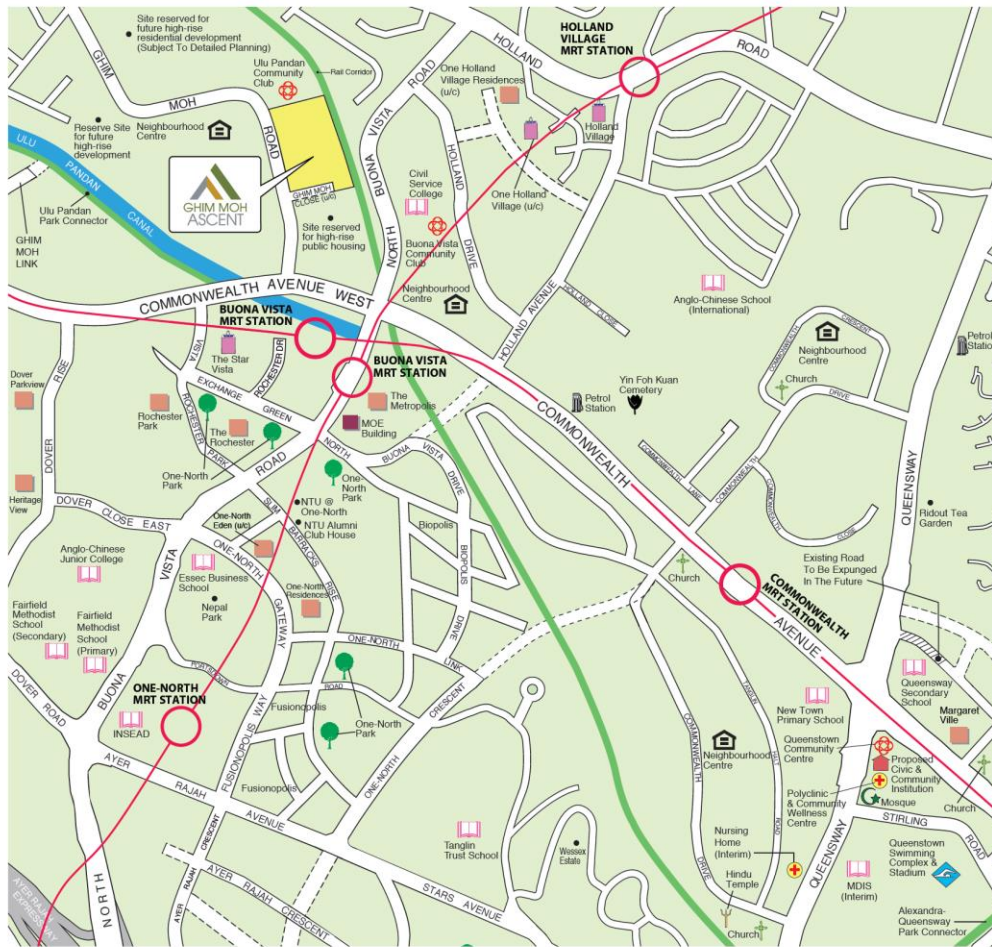
14 To encourage green and sustainable living, Ghim Moh Ascent will have several eco-friendly features such as:

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

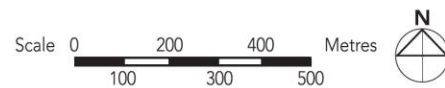
15 Ghim Moh Ascent will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

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

QUEENSTOWN



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



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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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Kim Keat Heights

16 Bounded by Lorong 6 and Lorong 7 Toa Payoh, Kim Keat Heights comprises two residential blocks ranging from 27 to 36 storeys. Both blocks will house some rental flats. Flat buyers can choose from 385 units of 2-, 3-, and 4-room flats. Details are provided in Table A(1)(c) below.

Table A(1)(c): Kim Keat Heights

Project	No. of units				Facilities
	2-room Flexi	3-room	4-room	Total	
Kim Keat Heights	120	100	165	385	• Community Club

17 The design of Kim Keat Heights pays homage to Toa Payoh's heritage, by using motifs and colours inspired by the iconic dragon playground located within the town. Kim Keat Heights will have a sky garden connecting both blocks, and offering panoramic views of Toa Payoh.

18 Residents will have a wide variety of food and shopping choices at the nearby Kim Keat Palm Market and Food Centre, as well as at Toa Payoh Central, where there are also amenities and the Toa Payoh Library. More information on HDB's heartland shops in the area is available on [Where2Shop@HDB](#).

19 Toa Payoh town also offers a range of recreational and sports facilities. Residents can head to the Toa Payoh Town Park or one of several nearby parks for outdoor fun. Sport amenities in the town include Toa Payoh Swimming Complex, Sports Hall, Stadium, and ActiveSG gym. Residents can bond with their neighbours at the new Community Club within Kim Keat Heights as well.

20 Parents with school-going children can consider nearby schools such as Pei Chun Public School, First Toa Payoh Primary School, Kheng Cheng School, and Beatty Secondary School.

21 The town is served by the Toa Payoh and Braddell MRT stations, and Toa Payoh bus interchange, and connected to the Central Expressway (CTE).

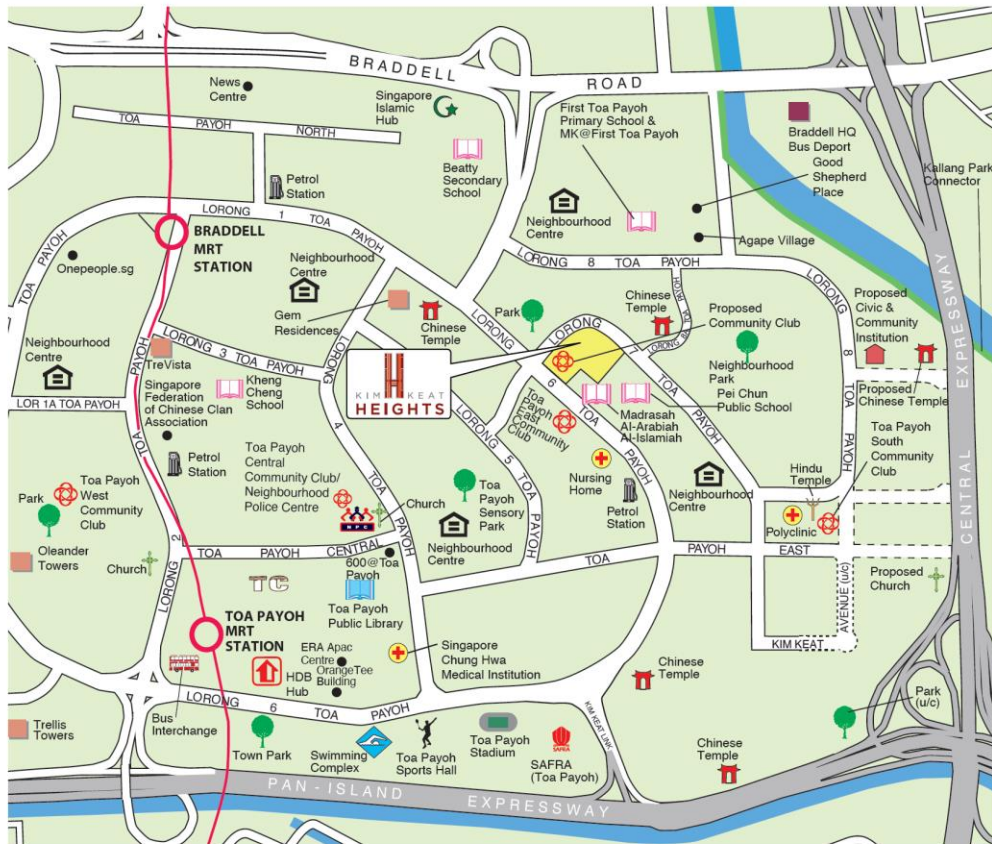
22 To encourage green and sustainable living, Kim Keat Heights will have several eco-friendly features such as:

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

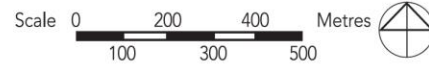
23 Kim Keat Heights will feature the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

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

TOA PAYOH



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



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Lakeside View

24 Lakeside View is located next to Jurong Lake and Jurong Lake Gardens, and bounded by Kang Ching Road and Yuan Ching Road. The development comprises seven residential blocks ranging from 11 to 18 storeys. Flat buyers can choose from 1,016 units of 2-room Flexi, 3-, 4-, and 5-room flats. More details are provided in [Table A\(1\)\(d\)](#) below.

Table A(1)(d): Lakeside View

Project	No. of units					Facilities
	2-room Flexi	3-room	4-room	5-room	Total	
Lakeside View	455	101	246	214	1,016	• Cafe • Childcare Centre • RN Centre

25 Residents can enjoy a wide range of food and shopping choices at Taman Jurong Market and Food Centre, where they will find local delights and fresh produce. More information on HDB's heartland shops in the area is available on [Where2Shop@HDB](#).

26 Jurong Lake Gardens and the Jurong Park Connector offer opportunities for relaxing strolls or jogs with a scenic view. For sports enthusiasts, the ActiveSG Park @ Jurong Lake Gardens comes with a range of sporting facilities.

27 Parents with school-going children can consider nearby schools such as Lakeside Primary School and Yuan Ching and Yuhua Secondary Schools. Lakeside View is conveniently located near Lakeside MRT Station.

28 To encourage green and sustainable living, Lakeside View will have several eco-friendly features such as:

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

29 Lakeside View 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 support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage

JURONG WEST



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Yishun Beacon

30 Yishun Beacon is bounded by Yishun Central 1 and Yishun Avenue 2. With five residential blocks that are 14 storeys in height, flat buyers can choose from 646 units of 2-room Flexi, 4-, and 5-room flats. More details are provided in Table A(1)(e) below.

Table A(1)(e): Yishun Beacon

Project	No. of units				Facilities
	2-room Flexi	4-room	5-room	Total	
Yishun Beacon	273	207	166	646	• Childcare Centre

31 Yishun town boasts a variety of amenities to cater to everyone's needs. Residents can shop and dine to their heart's content at Northpoint City, then head to the Yishun Public Library for some leisurely reading. More food and shopping options in HDB's heartland shops are shown at [Where2Shop@HDB](#).

32 Amenities such as the Yishun Town Garden, Yishun Pond Park, Yishun Park, and Yishun Swimming Complex provide plenty of recreational opportunities for residents. They will also have access to community facilities such as Yishun Community Hospital, Khoo Teck Puat Hospital, Nee Soon Central Community Club, and Nee Soon East Community Club.

33 There are several educational institutions in the area such as Northland Primary School, Jiemin Primary School, Peiying Primary School, Chung Cheng High School (Yishun), and Yishun Innova Junior College. The town is served by the Yishun MRT station and bus interchange at Yishun Integrated Transport Hub.

34 To encourage green and sustainable living, Yishun Beacon will have several eco-friendly features such as:

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

35 Yishun Beacon 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 support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage

YISHUN



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

Scale 0 200 400 Metres
100 300 500



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4. *As announced by SLA on 8 Sep 2020, Chong Pang CC, Blk 102, and the Chong Pang Market and Food Centre will undergo progressive redevelopment into a new integrated development.
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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INFORMATION ON BTO FLATS IN MAY 2022 BTO EXERCISE

Table A(1)(f): May 2022 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					
Lakeside View	2-room Flexi +	38	36	100	\$107,000 - \$145,000
		48	46	355	\$133,000 - \$180,000
	3-room	68	66	101	\$215,000 - \$265,000
	4-room	93	90	246	\$320,000 - \$393,000
	5-room	113	110	214	\$412,000 - \$526,000
Yishun Beacon ~	2-room Flexi +	38	36	52	\$123,000 - \$144,000
		48	46	221	\$144,000 - \$184,000
	4-room	93	90	207	\$328,000 - \$418,000
	5-room	113	110	166	\$485,000 - \$595,000
Mature Town					
Kim Keat Heights	2-room Flexi	38	36	34	\$162,000 - \$206,000
		48	46	86	\$215,000 - \$263,000
	3-room	69	66	100	\$289,000 - \$373,000
	4-room	93	90	165	\$420,000 - \$559,000
Prime Location Public Housing Model					
Bukit Merah Ridge	3-room	66	63	443	\$377,000 - \$509,000
	4-room	89	86	1,226	\$540,000 - \$737,000
Ghim Moh Ascent	3-room	66	63	196	\$369,000 - \$481,000
	4-room	89	86	671	\$511,000 - \$691,000

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)(g): Prices of Lakeside View and Resale Comparables Nearby

Flat Type	Lakeside View (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$107,000 - \$180,000 (36 sqm - 46 sqm)	-
3-room	\$215,000 - \$265,000 (66 sqm)	\$350,000 - \$413,888 (64 sqm - 70 sqm)
4-room	\$320,000 - \$393,000 (90 sqm)	\$435,000 - \$535,000 (89 sqm - 102 sqm)
5-room	\$412,000 - \$526,000 (110 sqm)	\$570,000 - \$620,000 (112 sqm - 122 sqm)

Note:

a) There are no comparable 2-room resale flats nearby. The remaining leases for 3-room, 4-room and 5-room resale comparables are about 74 to 89 years. The differences in attributes between the resale comparables and the new 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)(h): Prices of Yishun Beacon and Resale Comparables Nearby

Flat Type	Yishun Beacon (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$123,000 - \$184,000 (36 sqm - 46 sqm)	-
4-room	\$328,000 - \$418,000 (90 sqm)	\$490,000 - \$550,000 (93 sqm)
5-room	\$485,000 - \$595,000 (110 sqm)	\$570,000 - \$710,000 (112 sqm)

Note:

a) There are no comparable 2-room resale flats nearby. The remaining leases for 4-room and 5-room resale comparables are about 95 years. The differences in attributes between the resale comparables and the new 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)(i): Prices of Kim Keat Heights and Resale Comparables Nearby

Flat Type	Kim Keat Heights (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$162,000 - \$263,000 (36 sqm - 46 sqm)	-
3-room	\$289,000 - \$373,000 (66 sqm)	-
4-room	\$420,000 - \$559,000 (90 sqm)	\$618,888 - \$720,000 (102 sqm - 106 sqm)

Note:

a) There are no comparable 2-room and 3-room resale flats nearby. The remaining leases for 4-room resale comparables are about 74 to 75 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(j): Prices of Bukit Merah Ridge and Resale Comparables Nearby

Flat Type	Bukit Merah Ridge (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$377,000 - \$509,000 (63 sqm)	\$530,000 - \$720,000 (68 sqm - 69 sqm)
4-room	\$540,000 - \$737,000 (86 sqm)	\$860,000 - \$1,030,000 (93 sqm - 94 sqm)

Note:

- a) The remaining leases for 3-room and 4-room resale comparables are about 90 to 96 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(k): Prices of Ghim Moh Ascent and Resale Comparables Nearby

Flat Type	Ghim Moh Ascent (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$369,000 - \$481,000 (63 sqm)	\$535,000 - \$700,000 (67 sqm - 68 sqm)
4-room	\$511,000 - \$691,000 (86 sqm)	\$718,000 - \$970,000 (87 sqm - 93 sqm)

Note:

- a) The remaining leases for 3-room and 4-room resale comparables are about 89 to 95 years. 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

36 The 2-room Flexi flats will be available in Type 1 and Type 2. The Type 2 units come with a flexible space that buyers can use for dining, or recreational needs when family members or friends visit, or to accommodate a live-in caregiver if required.

37 Buyers of the 2-room Flexi flats in Kim Keat Heights and Lakeside View will have the option of flooring (Package 1) and sanitary fittings (Package 2) under the OCS. For Yishun Beacon 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 this project.

38 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 May 2022 BTO Projects

OCS Package	Short Lease (15 to 45 Years)		99-Year Lease	
	Type 1 36 sqm	Type 2 46 sqm	Type 1 36 sqm	Type 2 46 sqm
Package 1 Flooring for Living/ Dining and Bedrooms[#]	\$1,850 (Kim Keat Heights) \$2,490 (Lakeside View)	\$2,320 (Kim Keat Heights) \$2,960 (Lakeside View)	\$1,850 (Kim Keat Heights) \$2,490 (Lakeside View)	\$2,320 (Kim Keat Heights) \$2,960 (Lakeside View)
Package 2 Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/shower mixer	\$530 (Kim Keat Heights, Lakeside View)		\$530 Kim Keat Heights, Lakeside View)	
Package 3[^] - 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 (Kim Keat Heights, Lakeside View, Yishun Beacon)	\$7,380 ^{##} (Kim Keat Heights, Lakeside View, Yishun Beacon)	Not Applicable	

Note:

[#] Buyers of 2-room Flexi flats in Lakeside View, 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. For Kim Keat Heights, buyers of 2-room Flexi flats will be provided with 3-panel sliding partition regardless of Package 1 option.

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

[^] Buyers of Kim Keat Heights and Lakeside View who opt for Package 3 must opt for Package 1.

^{**} 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

39 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.

40 For Yishun Beacon 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 May 2022 BTO Projects

Project	Flat Type	Flooring for Living/Dining and Bedrooms*	Internal Doors^ and Sanitary Fittings
Bukit Merah Ridge	3-room	\$3,190	\$2,770
	4-room	\$4,740	\$3,180
Ghim Moh Ascent	3-room	\$3,190	\$2,770
	4-room	\$4,740	\$3,180
Kim Keat Heights	3-room	\$3,340	\$2,770
	4-room	\$4,970	\$3,180
Lakeside View	3-room	\$3,340	\$2,770
	4-room	\$4,970	\$3,180
	5-room	\$6,060	\$3,180

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.