

INFORMATION ON BTO FLATS IN FEB 2016 EXERCISE

ALKAFF OASIS

Alkaff Oasis will be the second housing development in the Bidadari estate of Toa Payoh town. It is situated at the junction of Bidadari Park Drive and Alkaff Crescent. The various amenities and facilities in Bidadari estate are shown in the location map below.

2 The development will be equipped with a district-level Pneumatic Waste Conveyance System, an automated waste collection system that provides cleaner waste disposal. It will also incorporate other sustainability initiatives to create a lush green environment for residents. In line with the vision of Bidadari as a tranquil urban oasis, residents can enjoy a garden-like setting in the comfort of their neighbourhood. The details on the flat supply are set out in [Table A\(1\)](#).

Table A(1): Alkaff Oasis

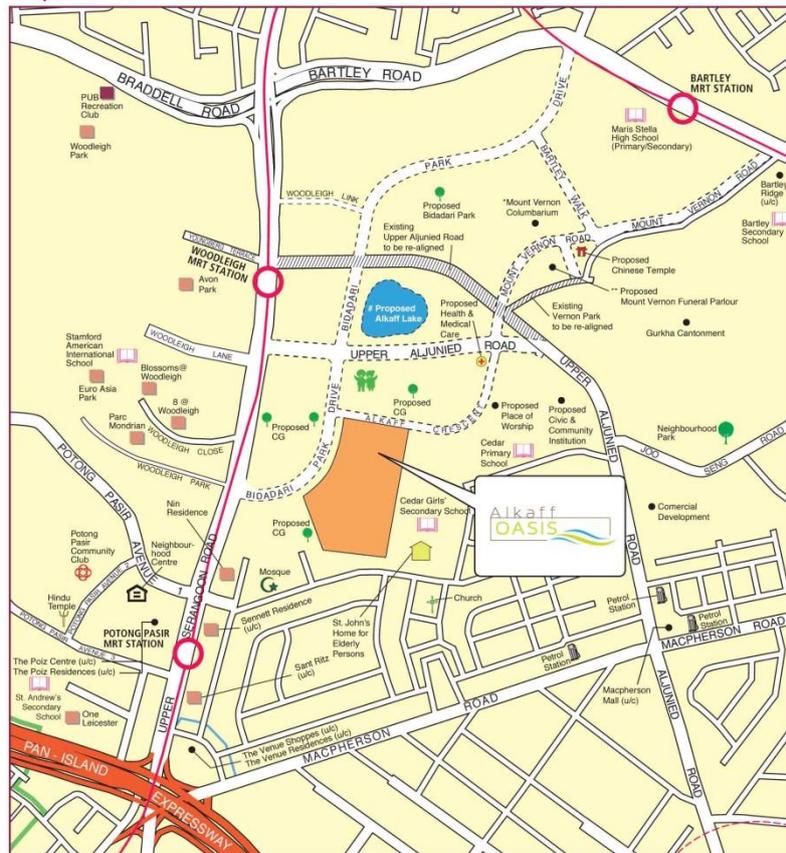
Project	No. of Units						Facilities
	2-room Flexi	3-room	4-room	5-room	3Gen*	Total	
Alkaff Oasis	218	340	800	165	71	1,594	<ul style="list-style-type: none"> Residents' Committee (RC) centre Childcare centre

Note: *The 3Gen flats with an internal floor area of about 115 sqm, are purpose-built for multi-generation families.

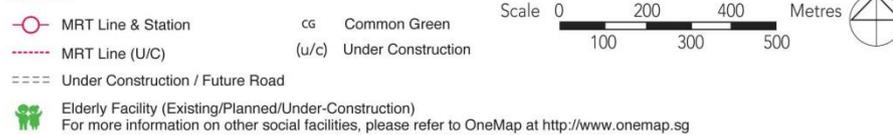
3 Within Alkaff Oasis, there are accessible roof gardens located above the multi-storey car parks and at certain floors of some residential blocks. There are also sky terraces provided at the 11th storey of Block 108A, 4th storey of Block 113A, 4th and 11th storey of Block 113B and 8th storey of Block 114B. These roof gardens and sky terraces are accessible to the residents and also open to the public.

4 In preparation for a car-lite future, residents can look forward to a pedestrian and cyclist friendly environment within the Bidadari estate. A cycling and pedestrian network has been mapped out and much of it will run through the green corridors, the Bidadari Greenway and the Bidadari Park. On top of the extensive pedestrian and cycling network within Bidadari, LTA and HDB will also be exploring the possibility of car sharing and bike sharing schemes to provide residents greater convenience and more environmental-friendly modes of transport. Through these initiatives, we hope to encourage more residents to walk, cycle or travel by public transport and reduce dependence on cars.

BIDADARI ESTATE (In Toa Payoh Town)



LEGEND:



- * Area currently occupied by Mt Vernon Columbarium including the funeral parlours is earmarked for the developments in Bidadari Estate. Plans to relocate the niches have been announced by NEA on 28 Oct 2015.
- ** Part of the existing Mount Vernon Columbarium site has been set aside for a new and modern Mount Vernon Funeral Parlour (MVFP).
- # The Proposed Alkaff Lake will also serve as a stormwater retention pond.

Notes:
 All proposed developments are subject to change and planning approval.
 Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
 Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.
 Proposed Health & Medical Care include examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.
 The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

ANCHORVALE PLAINS

5 Anchorvale Plains is bounded by Sengkang East Way and Anchorvale Lane and is also near the Punggol Reservoir. It has 921 flats, comprising 448 units of 2-room Flexi, 96 units of 3-room, 260 units of 4-room and 117 units of 5-room flats. Facilities to be provided in this development include a childcare centre and elderly facilities. Within the development, the roof garden on top of the multi-storey car park allows for family gathering and interaction. It is also open to the public.

6 The development is served by Tongkang LRT Station, Farmway LRT Station, as well as a network of buses which readily connects residents to a wide range of facilities in Sengkang Town such as the Sengkang MRT Station, bus interchange and Compass Point (which will be undergoing renovation until 2017). Recreational facilities such as the Anchorvale Community Club, Sengkang Sports & Recreation Centre, Sengkang Riverside Park and Punggol Reservoir are within easy access.



LEGEND:

- LRT Line & Station
- MRT Line & Station
- Under Construction / Future Road
- Elderly Facility (Existing/Planned/Under-Construction)
- Common Green
- Under Construction

For more information on other social facilities, please refer to OneMap at <http://www.onemap.sg>

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WEST PLAINS @ BUKIT BATOK

7 West Plains @ Bukit Batok is bounded by Bukit Batok West Avenue 5, Bukit Batok West Avenue 8 and Bukit Batok West Avenue 9. The flat supply and facilities are set out in Table A(2).

8 Residents of West Plains @ Bukit Batok will be served by the Bukit Batok MRT Station and bus interchange located at the town centre as well as the Bukit Gombak MRT Station. They can enjoy a wide range of facilities and amenities in Bukit Batok town such as West Mall Shopping Centre, Bukit Batok Public Library, Bukit Batok Swimming Complex, Bukit Batok Community Club or Hong Kah North Community Club. Residents can also patronise the HDB Neighbourhood Centres at Bukit Batok West Shopping Centre or Bukit Gombak Shopping Centre, which offers a variety of goods and services.

Table A(2): West Plains @ Bukit Batok

Project	No. of Units					Facilities
	2-room Flexi	3-room	4-room	5-room	Total	
West Plains @ Bukit Batok	674	187	410	384	1,655	<ul style="list-style-type: none"> • Supermarket • Eating house • Shops • RC centre • Childcare centre • Education centre

9 Within the development, the roof gardens on top of the two multi-storey car parks cater for a range of communal spaces such as a quiet reading area, community gardens and an observation deck. They are accessible to residents and also open to the public. In addition, West Plains @ Bukit Batok will have an integrated block with 35 rental flats and 135 units of 2-room Flexi and 51 units of 3-room sold flats. There will also be a rental block with 272 flats.

BUKIT BATOK



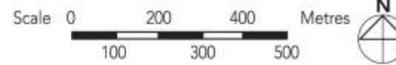
LEGEND:

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

---- Future Road / Under Construction

🌿 Elderly Facility (Existing/Planned/Under-Construction)

For more information on other social facilities, please refer to OneMap at <http://www.onemap.sg>



Notes:
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 Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, Sikh Temple, etc., subject to change and planning approval.
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INFORMATION ON BTO FLATS IN FEB 2016 BTO EXERCISE

Table A(3): Feb 2016 BTO Flat Supply and Pricing Details

Projects	Flat Type	Estimated Floor Area* (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of units	Indicative Price Range #
Non-Mature Towns					
West Plains @ Bukit Batok	2-room Flexi [@]	38	36	188	\$85,000 - \$113,000
		47	45	486	\$105,000 - \$134,000
	3-room	68	65	187	\$163,000 - \$202,000
	4-room	93	90	410	\$266,000 - \$325,000
	5-room	113	110	384	\$367,000 - \$424,000
Anchorvale Plains	2-room Flexi [@]	38	36	128	\$80,000 - \$108,000
		47	45	320	\$105,000 - \$137,000
	3-room	68	65	96	\$171,000 - \$202,000
	4-room	93	90	260	\$267,000 - \$330,000
	5-room	113	110	117	\$324,000 - \$402,000
Mature Town/Estate					
Alkaff Oasis	2-room Flexi	38	36	66	\$154,000 - \$187,000
		47	45	152	\$195,000 - \$244,000
	3-room	68	65	340	\$303,000 - \$356,000
	4-room	93	90	800	\$440,000 - \$521,000
	5-room	113	110	165	\$546,000 - \$633,000
	3Gen	120	115	71	\$553,000 - \$639,000

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) # Actual prices may vary based on the actual attributes of the flats at the time of selection. See [Table A\(4\)](#) and [A\(5\)](#) for details on the Optional Component Scheme.
- 4) @ Singles who apply for the 2-room Flexi under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES IN THE VICINITY

Table A(3a): Prices of West Plains @ Bukit Batok and Resale Comparables in the Vicinity

Flat Type	West Plains @ Bukit Batok (Internal floor area)	Transacted Prices of Resale Flats
2-room Flexi*	\$85,000 - \$134,000 (36 sqm – 45 sqm)	-
3-room	\$163,000 - \$202,000 (65 sqm)	\$280,000 - \$307,000 (68 sqm)
4-room	\$266,000 - \$325,000 (90 sqm)	\$387,000 - \$500,000 (100 sqm – 103 sqm)
5-room	\$367,000 - \$424,000 (110 sqm)	\$508,000 - \$585,500 (120 sqm – 122 sqm)

Note:

- There are no comparable 2-room resale flats in the vicinity. The 3-room, 4-room and 5-room resale comparables consist of standard flats of about 18 to 32 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.
- * Singles who apply for the 2-room Flexi under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

Table A(3b): Prices of Anchorvale Plains and Resale Comparables in the Vicinity

Flat Type	Anchorvale Plains (Internal floor area)	Transacted Prices of Resale Flats
2-room Flexi*	\$80,000 - \$137,000 (36 sqm – 45 sqm)	-
3-room	\$171,000 - \$202,000 (65 sqm)	-
4-room	\$267,000 - \$330,000 (90 sqm)	\$365,000 - \$415,000 (90 sqm – 95 sqm)
5-room	\$324,000 - \$402,000 (110 sqm)	\$380,000 - \$481,000 (110 sqm – 113 sqm)

Note:

- There are no comparable 2-room and 3-room resale flats in the vicinity. The 4-room and 5-room resale comparables consist of premium flats of about 14 to 16 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.
- * Singles who apply for the 2-room Flexi under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

Table A(3c): Prices of Alkaff Oasis and Resale Comparables in the Vicinity

Flat Type	Alkaff Oasis (Internal floor area)	Transacted Prices of Resale Flats
2-room Flexi	\$154,000 - \$244,000 (36 sqm – 45 sqm)	-
3-room	\$303,000 - \$356,000 (65 sqm)	\$363,000 - \$420,000 (74 sqm)
4-room	\$440,000 - \$521,000 (90 sqm)	\$530,000 - \$560,000 (104 sqm - 111 sqm)
5-room	\$546,000 - \$633,000 (110 sqm)	\$570,000 - \$838,000 (119 sqm - 155 sqm)

Note:

There are no comparable 2-room resale flats in the vicinity. The 3-room, 4-room and 5-room resale comparables consist of standard flats of about 22 to 33 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**

10 The 2-room Flexi flats will be available in two sizes, 36 and 45 sqm. All buyers of the 2-room Flexi flats will have the option of flooring (Package 1) and sanitary fittings (Package 2) under the OCS. Elderly buyers of 2-room Flexi flats on short leases who wish to have a flat in a move-in condition can also choose an additional package (Package 3), see Table A(4) for details. 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(4): OCS for 2-room Flexi Flats for Feb 2016 BTO Projects

OCS Package	Short Lease (15 to 45 Years)		99-Year Lease	
	36 sqm	45 sqm	36 sqm	45 sqm
Package 1 • Flooring for Living/Dining and Bedrooms [#]	Alkaff Oasis : \$2,550 Anchorvale Plains : \$2,640 West Plains @ Bukit Batok : \$2,410	\$2,270	Alkaff Oasis : \$2,550 Anchorvale Plains : \$2,640 West Plains @ Bukit Batok : \$2,410	\$2,270
Package 2 • Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/shower mixer	\$340	\$340	\$340	\$340
Package 3[^] • Lighting (whole unit) • Window grilles (whole unit) • Built-in kitchen cabinets* with gas hob and cooker hood, kitchen	\$6,950	\$7,490	NA	

sink, tap and dish drying rack • Built-in wardrobe • Water heater • Mirror and toilet roll holder in bathroom			
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Note:

Buyers of 36 sqm 2-room Flexi flat 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 living room and bedroom. Glazed porcelain floor tiles are provided for all 2-room Flexi flats.

^ Buyers who opt for Package 3 must opt for Package 1 as well.

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

b) 3-room and bigger flats

11 To provide greater flexibility in furniture layout and design, the “open kitchen” concept is provided for some 3-room and bigger flat types in the Feb 2016 BTO projects. Buyers will be given a choice to opt for a partition wall between the living/dining area and the kitchen, if they do not want the “open kitchen” concept.

12 Buyers of new 3-room and bigger flats can opt for flooring for 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 3-room and bigger flats in Alkaff Oasis and West Plains @ Bukit Batok are provided with laminated UPVC swing bedroom doors and laminated UPVC folding bathroom doors. For Anchorvale Plains, the 3-room and bigger flats are provided with laminated semi-solid timber swing bedroom door and laminated UPVC folding bathroom door. The cost of the optional components (see Table A(5) below) will be added to the selling price of the flat.

Table A(5): OCS for Feb 2016 BTO Projects

Project	Flat Type	Flooring for Living/Dining and Bedrooms	Internal Doors ^ and Sanitary Fittings	Kitchen Partition Wall [#]
Alkaff Oasis	3-room	\$3,560	\$2,520	\$690
	4-room	\$5,330	\$2,950	\$620
	5-room	\$6,500	\$3,370	\$790
	3Gen	\$6,800	\$5,010	\$730
Anchorvale Plains	3-room	\$3,560	\$2,580	\$720
	4-room	\$5,330	\$3,040	\$440/\$690
	5-room	\$6,500	\$3,460	\$900
West Plains @ Bukit Batok	3-room	\$3,560	\$2,520	\$860
	4-room	\$5,330	\$2,950	\$670/\$690
	5-room	\$6,500	\$3,370	\$1,090

Note:

- 1) ^ The optional internal doors are:
 - i) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
 - ii) 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
 - iii) 3Gen flats - 7 internal doors (4 bedroom doors and 3 bathroom doors)
- 2) # Cost of kitchen partition wall varies according to length