

INFORMATION ON BTO FLATS IN FEBRUARY 2021 EXERCISE

Bartley GreenRise, ParkEdge @ Bidadari and Alkaff Breeze

Bartley GreenRise will be bounded by Bartley Road, Bidadari Park Drive, and Bartley Walk. The name 'Bartley GreenRise' references the different levels of greenery within the precinct, from ground level to the roof gardens above the car park and at residential blocks. Bartley GreenRise comprises 3 residential blocks with staggered heights of 11 to 17 storeys. See details in [Table A\(1\)\(a\)](#) below.

Table A(1)(a): Bartley GreenRise

Project	No. of units			Facilities
	3-room	4-room	Total	
Bartley GreenRise	96	291	387	• Childcare centre

2 ParkEdge @ Bidadari will be bounded by Bartley Walk, Mount Vernon Road, Sang Nila Utama Road, and the future Bidadari Park. The name reflects the development's location at the edge of Bidadari Park. ParkEdge @ Bidadari comprises 5 residential blocks with heights ranging from 6 to 14 storeys. See details in [Table A\(1\)\(b\)](#) below.

Table A(1)(b): ParkEdge @ Bidadari

Project	No. of units			Facilities
	4-room	5-room	Total	
ParkEdge @ Bidadari	280	196	476	• Childcare centre

3 Alkaff Breeze will be bounded by Upper Aljunied Road and Alkaff Crescent. Adorned with lush landscaping, Alkaff Breeze takes its name from the green and comfortable living environment designed for residents. This development comprises 3 residential blocks with heights ranging from 14 to 16 storeys. See details in [Table A\(1\)\(c\)](#) below.

Table A(1)(c): Alkaff Breeze

Project	No. of units			Facilities
	4-room	5-room	Total	
Alkaff Breeze	226	127	353	• Childcare centre

4 Located in the central region of Singapore, Bidadari is well served by the North-East Line (Woodleigh and Potong Pasir MRT stations) and the Circle Line (Bartley MRT station). Known for its rolling landscape and picturesque greenery, Bidadari is envisioned to be a tranquil urban oasis where residents can rest, relax, and connect with family and friends.

5 Referencing the area's green origins, the future Bidadari Park will be centrally located in Bidadari Estate, to form a green lung. The new Alkaff Lake will be situated within the park, to recreate the sense of tranquillity of the former Alkaff Lake Gardens. To celebrate the rich heritage of Bidadari, the former Upper Aljunied Road will be transformed into a 700-metre Heritage Walk lined with conserved rain trees.

6 Bidadari Park will be complemented by Bidadari Greenway, a 1.6km-long “green spine” along Bidadari Park Drive which extends from Bartley Road to Upper Serangoon Road. Commercial and social communal facilities within adjacent public housing developments will line the Bidadari Greenway, creating opportunities for community interaction. A cycling and pedestrian network – mostly running through the green corridors, Bidadari Greenway and Bidadari Park – has also been planned for the estate, enabling residents to safely walk and cycle around the estate.

7 For shopping and dining needs, residents can look forward to the hawker centre integrated within Woodleigh Village and the commercial facilities within the Woodleigh Mall/Woodleigh Residences mixed development. Residents can also visit the neighbourhood centre located nearby at Potong Pasir Avenue 1. Find out more about these heartland shops by visiting [Where2Shop@HDB](#).

8 For families with school-going children, nearby schools include Cedar Primary School with an MOE kindergarten, Maris Stella High School (Primary and Secondary), Bartley Secondary School, and Cedar Girls' Secondary School.

9 To encourage green and sustainable lifestyles, 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 car-sharing schemes
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

10 These projects will 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

TOA PAYOH



- * Area occupied by former Mount 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 and the niches have since been relocated.
- + Designated park space that will be kept rustic and the landscaping will be kept as natural as possible.
- ** Part of the former Mount Vernon Columbarium site has been set aside for a new and modern Mount Vernon Funeral Parlour Complex (MVFPC).
- ## Alkaff Lake will also serve as a stormwater retention pond.



LEGEND:

- MRT Line & Station
- Under Construction/ Future Road
- MOE Kindergarten
- Under Construction
- CG Common Green

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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Harmony Village @ Bukit Batok and West Hill @ Bukit Batok

11 Bounded by Bukit Batok West Avenue 6 and Avenue 9, Harmony Village @ Bukit Batok has 169 units of Community Care Apartment in a 15-storey residential block. See details in Table A(1)(d) below.

Table A(1)(d): Harmony Village @ Bukit Batok

Project	No. of units		Facilities
	Community Care Apartment	Total	
Harmony Village @ Bukit Batok	169	169	<ul style="list-style-type: none">• Elderly facility• Hawker centre

12 These flats are offered to seniors (aged 65 and above) on short leases between 15 and 35 years (in 5-year increments), where the lease chosen must be able to cover both the applicant and spouse (if any) until at least the age of 95 years. Residents will have to subscribe to a Basic Service Package, which will enable them to enjoy various services such as 24-hour emergency response and dedicated programming. An onsite community manager will also assist with arranging care and support services, simple home fixes, and organise activities according to residents' preferences. Residents can choose to add on optional care services depending on their care needs and preferences, at additional costs.

13 As its name suggests, Harmony Village @ Bukit Batok is envisaged to foster a strong community spirit, with spaces designed to encourage social interaction and active living. Within the block, there will be furnished communal spaces on each floor for residents to mingle and build social networks. Residents can use these furnished spaces to catch up with their neighbours and share meals at the communal spaces, or participate in group activities.

14 Residents will have access to an activity centre, strolling paths, a community garden, and fitness stations to keep a healthy and active lifestyle. There will also be a hawker centre integrated within the development to provide residents with a variety of food options. For more shopping and dining options, residents can visit the nearby Le Quest Mall via a covered linkway.

15 Each Community Care Apartment will come with pre-installed floor/ wall finishes, fittings, and senior-friendly design features.

16 West Hill @ Bukit Batok will be bounded by Bukit Batok West Avenue 8 and Bukit Batok West Avenue 5. The roof garden above the Multi-Storey Car Park will provide direct access to the Bukit Batok Hillside Park located next to the development, providing residents with opportunities to enjoy a walk or jog in nature. The development comprises 9 residential blocks ranging from 13 to 17 storeys in height. See details in Table A(1)(e) below.

Table A(1)(e): West Hill @ Bukit Batok

Project	No. of units					Facilities
	2-room Flexi	3-room	4-room	5-room	Total	
West Hill @ Bukit Batok	163	81	387	331	962	<ul style="list-style-type: none"> • Childcare centre • Residents' Committee (RC) centre

- 17 Bukit Batok offers a range of shopping and dining amenities such as:
- West Mall
 - Various heartland shops at Bukit Batok Town Centre and Bukit Batok West Shopping Centre – find out more at [Where2Shop@HDB](#)
 - Quan Shui Wet Market and Bukit Gombak Wet Market

18 Bukit Batok also offers a variety of recreational and sports facilities. Residents can unwind or take an evening stroll at various parks, such as Bukit Batok Town Park and Little Guilin. They can exercise at Bukit Gombak Sports Hall, or Bukit Batok Swimming Complex. Residents can also participate in the activities organised by Hong Kah North Community Club and Bukit Batok Community Club.

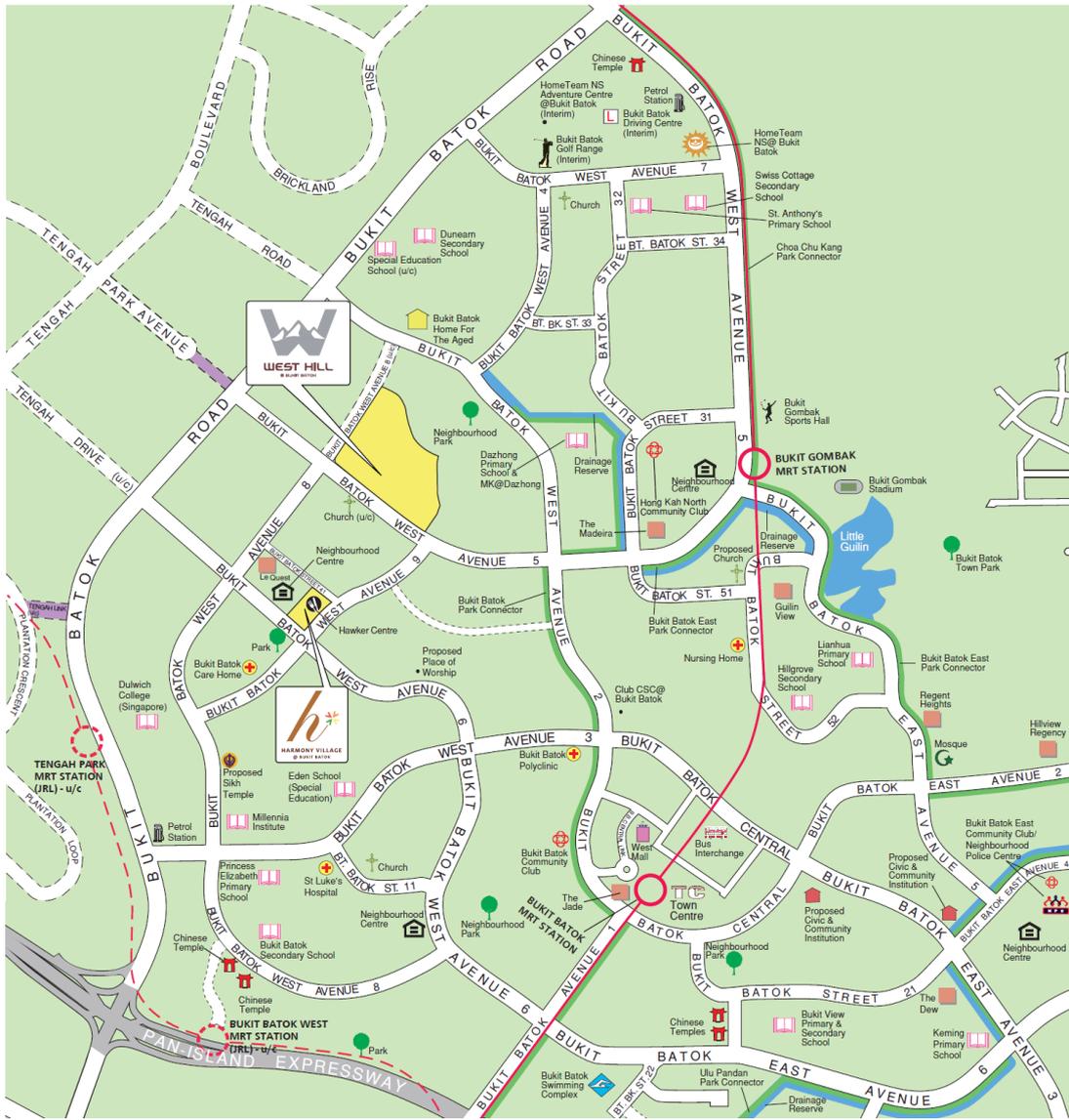
19 The transportation network serving the town includes Bukit Batok and Bukit Gombak MRT stations, a bus interchange, and the Pan Island Expressway (PIE). Nearby schools include Princess Elizabeth Primary School and Bukit Batok Secondary School. Healthcare amenities in Bukit Batok include Bukit Batok Polyclinic and Bukit Batok Care Home.

20 To encourage green and sustainable lifestyles, both 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 car-sharing schemes
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

21 The common areas within both developments will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.

BUKIT BATOK



LEGEND:

- MRT Line & Station
- MRT Line & Station (u/c) (working name only)
- Future Road / Under Construction
- Future Transit Priority Corridors
- 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. 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. 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. Transit Priority Corridors (TPCs) are corridors that put together a combination of bus priority solutions to enhance bus priority. Features may include existing measures such as bus lanes or new concepts such as bus-only roads.
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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Parc Woods @ Tengah

22 Located in the Park district of Tengah town, Parc Woods @ Tengah is bounded by Tengah Drive and Tengah Boulevard. The development offers residents the experience of living in a forest-like environment, with its lush landscapes, vertical green elements adorning building facades to mimic trees, and the design of some of the play facilities in the common areas taking on the form of rainforest animals. Parc Woods @ Tengah comprises 5 residential blocks ranging from 12 to 14 storeys in height. See details in Table A(1)(f) below.

Table A(1)(f): Parc Woods @ Tengah

Project	No. of units				Facilities
	2-room Flexi	3-room	4-room	Total	
Parc Woods @ Tengah	297	83	387	767	<ul style="list-style-type: none">• Childcare centre• RC centre

23 Homes in Tengah town will be surrounded by lush greenery and nature. To harness nature's benefits for greater environmental health and residents' well-being, HDB has applied its Biophilic Town Framework to guide the enhancement of existing natural assets and the 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.

24 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.

25 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.

26 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.

27 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.

28 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.

29 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. Check out the heartland shops on [Where2Shop@HDB](#).

30 Parc Woods @ Tengah will have several eco-friendly features to encourage green and sustainable lifestyles, 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 car-sharing schemes
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

31 Parc Woods @ Tengah will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

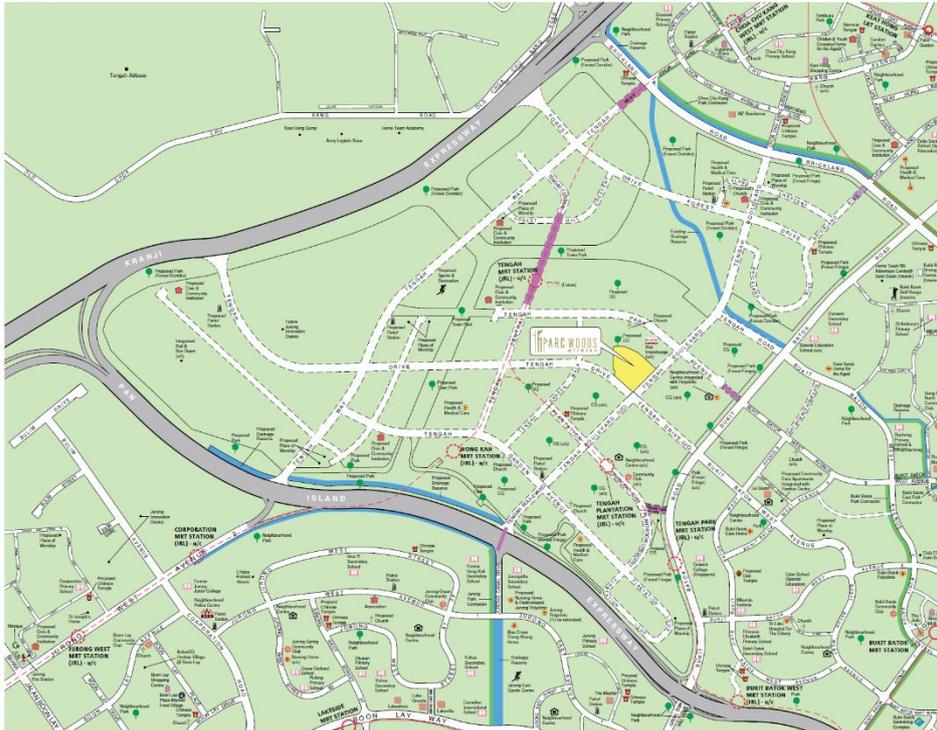
- Smart-enabled homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal

32 Home owners at Parc Woods @ Tengah can subscribe to have air conditioning provided from a centralised cooling system. This system for public housing is the first of its kind in Singapore.

33 Cooling to each household unit will come from highly energy efficient chillers, and home owners 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. Home owners 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.

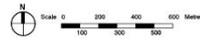
34 For further enquiries, please contact SP Group at tengahcooling@spgroup.com.sg or visit mytengah.sg.

TENGAH



- MRT Line & Station
- MRT Lines & Station (w/c) (working names only)
- LRT Line & Station
- Common Green
- Under Construction/Future Road
- Under Construction
- ESS Electrical Substation
- Future Transit Priority Corridor
- MOE Kindergarten

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 4. Proposed Health & Medical Care includes examples such as Hospital, Polyclinic, Clinic, Nursing Homes and Eldercare Facilities, etc.
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McNair Heights

35 McNair Heights is bounded by Balestier Road and McNair Road. It comprises 3 residential blocks ranging from 24 to 40 storeys in height, and 1 of these blocks will house some rental flats. See details in Table A(1)(g) below.

Table A(1)(g): McNair Heights

Project	No. of units				Facilities
	2-room Flexi	3-room	4-room	Total	
McNair Heights	136	104	386	626	• Childcare centre

36 The 2-room Flexi flats in the development are only offered to seniors (aged 55 and above), on short leases between 15 and 45 years (in 5-year increments).

37 Shopping, dining, and recreational amenities abound at Kallang/ Whampoa town. Bendemeer Shopping Mall and the neighbourhood centre along Whampoa Drive offer residents convenient access to a wide range of goods and services. Explore other vibrant heartland shops around Kallang/ Whampoa by visiting [Where2Shop@HDB](#).

38 For the active, the Jalan Besar Stadium and Swimming Complex, St. Wilfred Squash and Tennis Centre, and St. Wilfred Field are great spots to sweat it out. Alternatively, one can take a relaxing stroll along the Whampoa or Kallang Park Connectors. For other leisurely pursuits, residents can head on down to Kallang Community Club and Whampoa Community Club to learn new crafts or pick up new hobbies.

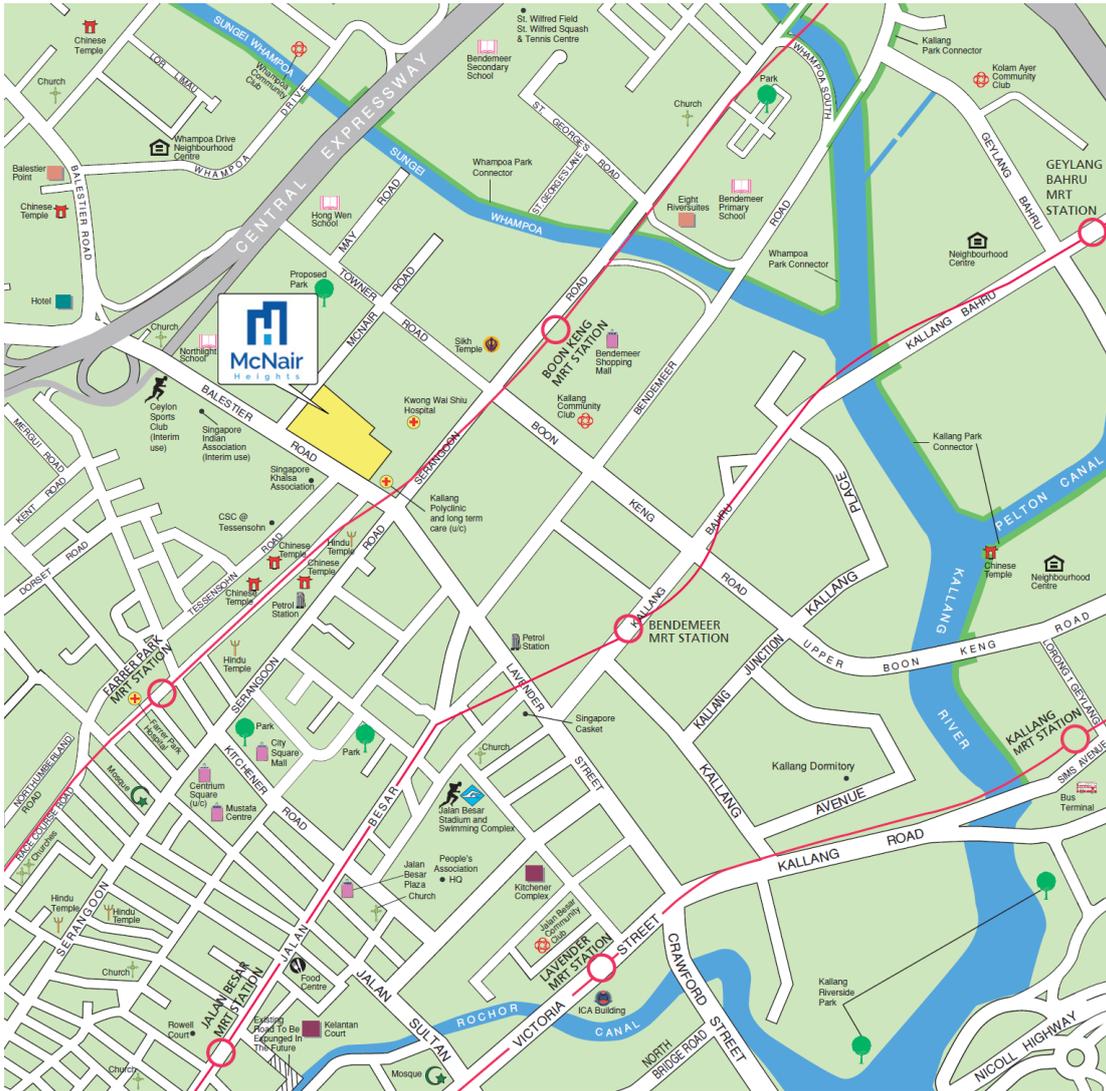
39 Schools in the town include Hong Wen School, Northlight School, and Bendemeer Primary and Secondary Schools. The nearby Boon Keng, Bendemeer, and Farrer Park MRT stations will serve residents' transportation needs. The Central Expressway is also a short drive away.

40 To encourage a 'green' lifestyle, McNair 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 as an environmentally-friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

41 The common areas within McNair Heights will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.

KALLANG/ WHAMPOA



LEGEND:

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



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INFORMATION ON BTO FLATS IN FEBRUARY 2021 BTO EXERCISE

Table A(1)(h): February 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					
Harmony Village @ Bukit Batok	CCA## (30-year Lease)	34	32	169	\$52,000 - \$60,000
West Hill @ Bukit Batok	2-room Flexi +	38	36	56	\$101,000 - \$115,000
		48	46	107	\$119,000 - \$144,000
	3-room	68	65	81	\$175,000 - \$221,000
	4-room	93	90	387	\$260,000 - \$334,000
Parc Woods @ Tengah~	2-room Flexi +	113	110	331	\$384,000 - \$460,000
		40	38	78	\$110,000 - \$138,000
	49	47	219	\$133,000 - \$167,000	
	3-room	71	68	83	\$209,000 - \$239,000
	4-room	94	91	387	\$298,000 - \$359,000
Mature Towns / Estates					
Bartley GreenRise	3-room	68	65	96	\$312,000 - \$362,000
	4-room	93	90	291	\$496,000 - \$580,000
ParkEdge @ Bidadari	4-room	93 - 96	90 - 93	280	\$476,000 - \$576,000
	5-room	113 - 116	110 - 113	196	\$612,000 - \$717,000
Alkaff Breeze	4-room	93	90	226	\$464,000 - \$578,000
	5-room	113	110	127	\$611,000 - \$728,000
McNair Heights	2-room Flexi ^^ (40-year Lease)	38	36	46	\$117,000 - \$136,000
		48	46	90	\$139,000 - \$182,000
	3-room	68	65	104	\$359,000 - \$453,000
	4-room	93	90	386	\$532,000 - \$672,000

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.

- 6) ## Community Care Apartment (CCA) at Harmony Village @ Bukit Batok are offered only to seniors (aged 65 and above) on short leases of between 15 and 35 years, in five-year increments. Prices include costs of pre-installed senior-friendly fittings and features, and do not include the costs of the mandatory Basic Service Package and optional services.
- 7) ^^ 2-room Flexi flats at McNair Heights 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)(i): Prices of West Hill @ Bukit Batok and Resale Comparables Nearby

Flat Type	West Hill @ Bukit Batok (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$101,000 - \$144,000 (36 sqm - 46 sqm)	-
3-room	\$175,000 - \$221,000 (65 sqm)	-
4-room	\$260,000 - \$334,000 (90 sqm)	\$368,000 - \$450,000 (86 sqm - 92 sqm)
5-room	\$384,000 - \$460,000 (110 sqm)	\$515,000 - \$570,000 (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 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 Parc Woods @ Tengah and Resale Comparables Nearby

Flat Type	Parc Woods @ Tengah (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi*	\$110,000 - \$167,000 (38 sqm - 47 sqm)	-
3-room	\$209,000 - \$239,000 (68 sqm)	-
4-room	\$298,000 - \$359,000 (91 sqm)	\$368,000 - \$450,000 (86 sqm - 92 sqm)

Note:

- a) There are no comparable 2-room and 3-room resale flats nearby. The 4-room resale comparables are about 17 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 Bartley GreenRise and Resale Comparables Nearby

Flat Type	Bartley GreenRise (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$312,000 - \$362,000 (65 sqm)	\$352,000 - \$408,888 (74 sqm)
4-room	\$496,000 - \$580,000 (90 sqm)	\$538,888 - \$588,000 (103 sqm - 111 sqm)

Note:

- a) The 3-room and 4-room resale comparables are about 37 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 ParkEdge @ Bidadari and Resale Comparables Nearby

Flat Type	ParkEdge @ Bidadari (Internal Floor Area)	Transacted Prices of Resale Flats
4-room	\$476,000 - \$576,000 (90 sqm - 93 sqm)	\$538,888 - \$588,000 (103 sqm - 111 sqm)
5-room	\$612,000 - \$717,000 (110 sqm - 113 sqm)	\$695,000 - \$765,000 (135 sqm - 143 sqm)

Note:

- a) The 4-room and 5-room resale comparables are about 37 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 Alkaff Breeze and Resale Comparables Nearby

Flat Type	Alkaff Breeze (Internal Floor Area)	Transacted Prices of Resale Flats
4-room	\$464,000 - \$578,000 (90 sqm)	\$538,888 - \$588,000 (103 sqm - 111 sqm)
5-room	\$611,000 - \$728,000 (110 sqm)	\$695,000 - \$765,000 (135 sqm - 143 sqm)

Note:

- a) The 4-room and 5-room resale comparables are about 37 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 McNair Heights and Resale Comparables Nearby

Flat Type	McNair Heights (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$359,000 - \$453,000 (65 sqm)	-
4-room	\$532,000 - \$672,000 (90 sqm)	\$710,000 - \$733,888 (89 sqm - 92 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.

OPTIONAL COMPONENT SCHEME (OCS)

a) 2-room Flexi flats

42 The 2-room Flexi flats will be available in Type 1 and Type 2. The Type 2 units in West Hill @ Bukit Batok, McNair Heights and Parc Woods @ 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.

43 Buyers of the 2-room Flexi flats in West Hill @ Bukit Batok and McNair Heights will have the option of flooring (Package 1) and sanitary fittings (Package 2) under the OCS. For Parc Woods @ 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 this project.

44 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 in West Hill @ Bukit Batok, McNair Heights and Parc Woods @ Tengah 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 February 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 sqm	Type 2 46 sqm
Package 1 • Flooring for Living/ Dining and Bedrooms#	\$2,570 (West Hill @ Bukit Batok) \$2,460 (McNair Heights)	\$2,270 (West Hill @ Bukit Batok, McNair Heights)	\$2,570 (West Hill @ Bukit Batok)	\$2,270 (West Hill @ Bukit Batok)
Package 2 • Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/shower mixer	\$520 (West Hill @ Bukit Batok, McNair Heights)		\$520 (West Hill @ Bukit Batok)	
Package 3^ • Lighting • Window grilles • Built-in kitchen cabinets** with induction hob and cooker hood, kitchen sink, tap and dish drying rack	\$6,000 (West Hill @ Bukit Batok, McNair Heights) \$6,070 (Parc Woods @ Tengah)	\$7,230 ## (West Hill @ Bukit Batok, McNair Heights) \$7,270 ## (Parc Woods @ 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 sqm	Type 2 46 sqm
<ul style="list-style-type: none"> Built-in wardrobe Water heater Mirror and toilet roll holder in bathroom 				

Note:

Buyers of 2-room Flexi flats in West Hill @ Bukit Batok and McNair Heights 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 2-panel sliding partition separating the living room and bedroom.

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

^ Buyers of West Hill @ Bukit Batok and McNair Heights who opt for Package 3 must opt for Package 1.

* Parc Woods @ Tengah will be built using PPVC method. Due to the additional columns required, the flat size will be slightly larger at 38 and 47 sqm for the 2-room Flexi Type 1 and Type 2 units respectively (instead of 36 and 46 sqm).

** 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

45 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.

46 For Parc Woods @ 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 February 2021 BTO Projects

Project	Flat Type	Flooring for Living/Dining and Bedrooms*	Internal Doors^ and Sanitary Fittings
West Hill @ Bukit Batok	3-room	\$3,230	\$2,640
	4-room	\$4,870	\$3,020
	5-room	\$5,940	\$3,020
McNair Heights	3-room	\$3,230	\$2,640
	4-room	\$4,870	\$3,020
Bartley GreenRise	3-room	\$3,230	\$2,640
	4-room	\$4,870	\$3,020
ParkEdge @ Bidadari	4-room / 4-room (with balcony)	\$4,870 / \$5,020	\$3,020
	5-room / 5-room (with balcony)	\$5,940 / \$6,090	\$3,020
	4-room	\$4,870	\$3,020
Alkaff Breeze	4-room	\$4,870	\$3,020
	5-room	\$5,940	\$3,020

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 are provided for the 3-room and larger flats.