BISHAN TOWERS

HDB's Sales Launch August 2020

BISHAN TOWERS

Riverfront Gardens

Located along Kallang River and bounded by Bishan Street 11 and Braddell Road, Bishan Towers will comprise 2 residential blocks ranging from 25 to 33 storeys in height. Its name describes the high-rise residential towers that will serve as prominent landmarks to enhance the skyline along Kallang River.

Bishan Towers integrates river, nature, and people by extending the thriving biodiversity and landscaping from the adjacent Kallang River into the residential precinct. Residents can enjoy views of the river and Kallang Park Connector from sky terraces or roof garden at the residential blocks, and roof garden above the Multi-Storey Car Park. The development also features a central precinct space, fitness station, and a spacious green lawn set against the river where you will find spaces to relax or exercise.

Artist's impression

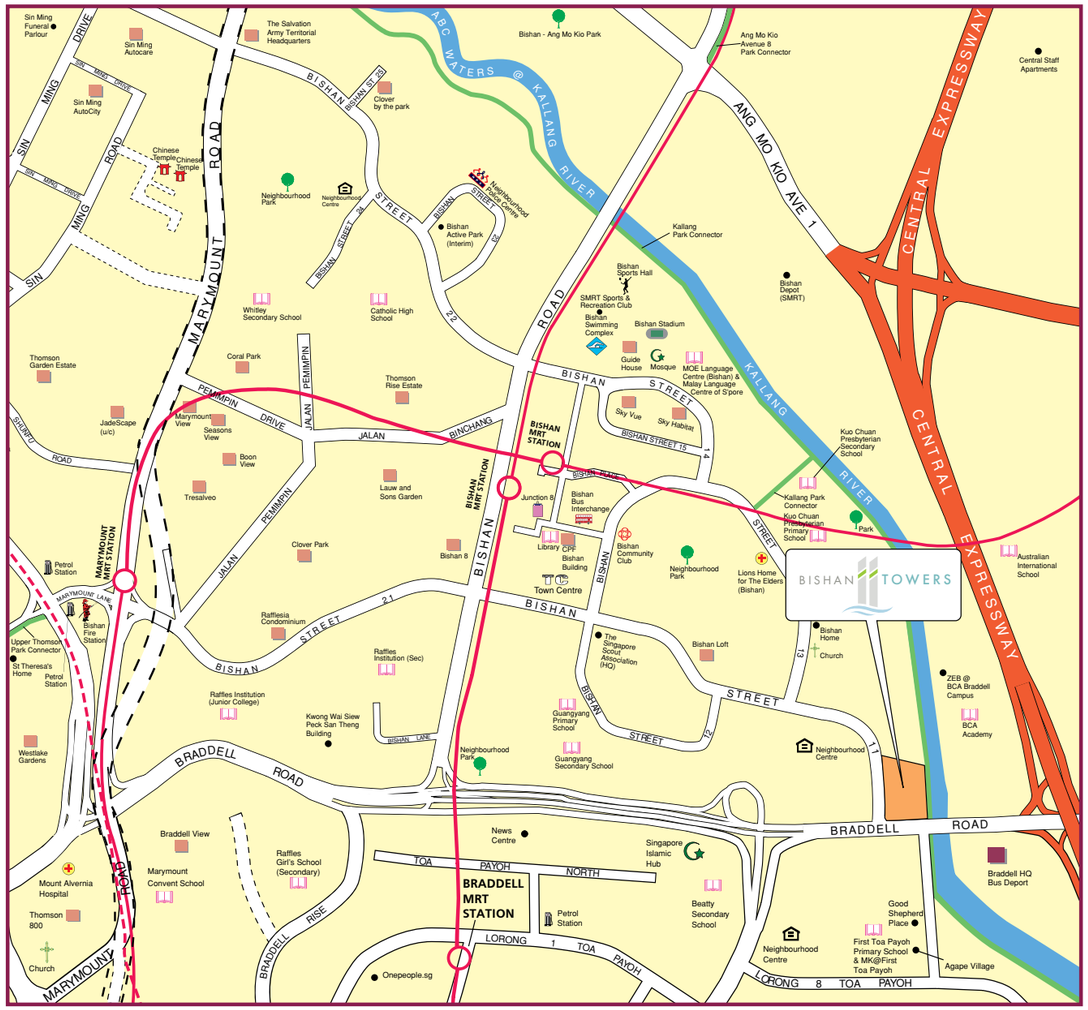
You can choose from 472 units of 2-room Flexi, 3-, and 4-room flats. Please refer to the site plan for the facilities to be provided in the development. Facilities in this development will be accessible by the public.

Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.

BISHAN



Scale 0 100 200 300 400 500 Metres

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LEGEND:

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

Notes:

1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
2. The 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.

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.

Eco-Friendly Living

To encourage a 'green' lifestyle, Bishan Towers 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 and recycled products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

Separate chutes for recyclable waste

Bicycle stands

ABC Waters design features

Smart Features

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

Elegant Homes

Bishan Towers offers 2-room Flexi, 3-, and 4-room flats.

Designed for comfort and functionality, these flats also come with the following finishes and fittings:

2-room Flexi Available either on a 99-year lease or short-lease	**3- and 4-room**
Floor tiles in the: • household shelter • bathroom • kitchen Wall tiles in the: • bathroom • kitchen A sliding partition/ door for the bedroom and folding bathroom door Grab bars (for 2-room Flexi flats on short-leases)	Floor tiles in the: • household shelter • bathrooms • kitchen/ utility (3-room) • kitchen, service yard (4-room) Wall tiles in the: • bathrooms • kitchen/ utility (3-room) • kitchen (4-room)

Some 4-room flats will come with a balcony in the living room.

To meet different lifestyle needs, the 46sqm 2-room Flexi flats in Bishan Towers come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study, or to place an extra bed.

To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space. The layout offers homeowners lots of flexibility in configuring the area according to their preferences. For example, you can add a partition to separate the:

- Utility from Kitchen
- Dry and Wet Kitchens
- Kitchen from Living/ Dining area

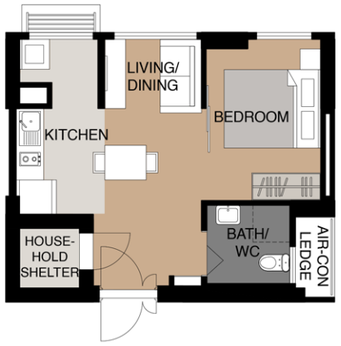
See suggested layout ideas in page 10 and page 11.

Optional Component Scheme

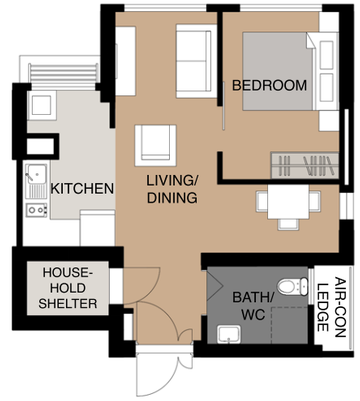
The Optional Component Scheme (OCS) provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached OCS leaflets for details.

When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.

WITHOUT LIVING/ DINING/ BEDROOM
FLOOR FINISHES (DEFAULT)

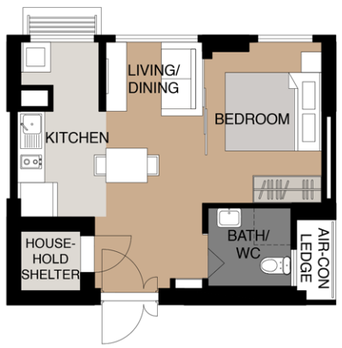


2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



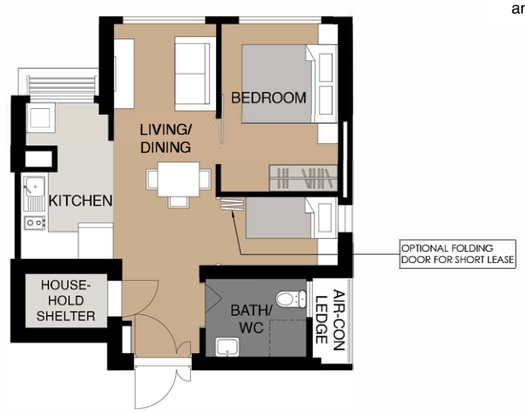
2-ROOM FLEXI (TYPE 2) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 48 sqm
(Inclusive of Internal Floor Area of 46 sqm and Air-Con Ledge)

WITH LIVING/ DINING/ BEDROOM
FLOOR FINISHES



2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, study or to place an extra bed.



2-ROOM FLEXI (TYPE 2) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 48 sqm
(Inclusive of Internal Floor Area of 46 sqm and Air-Con Ledge)

To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space.

The layout offers homeowners lots of flexibility in configuring the area according to their preferences.

For example, you can add a partition to separate the:

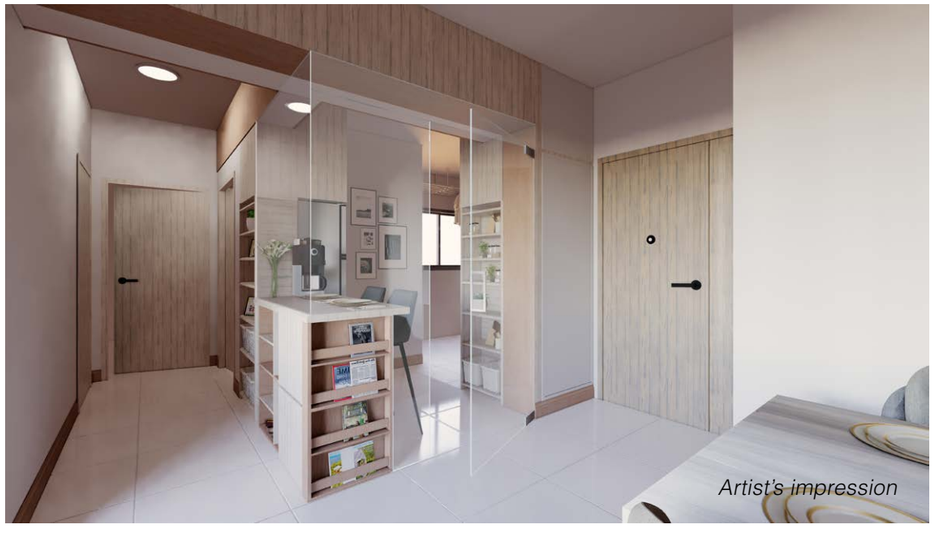
- Utility from Kitchen (A)
- Dry and Wet Kitchens (B)
- Kitchen from Living/ Dining area (C)

3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)
APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area of 66 sqm and Air-Con Ledge)

Partition A - Separating Utility from Kitchen

Partition B - Separating Dry and Wet Kitchen



Partition C - Separating Kitchen from Living/ Dining area

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 93 sqm

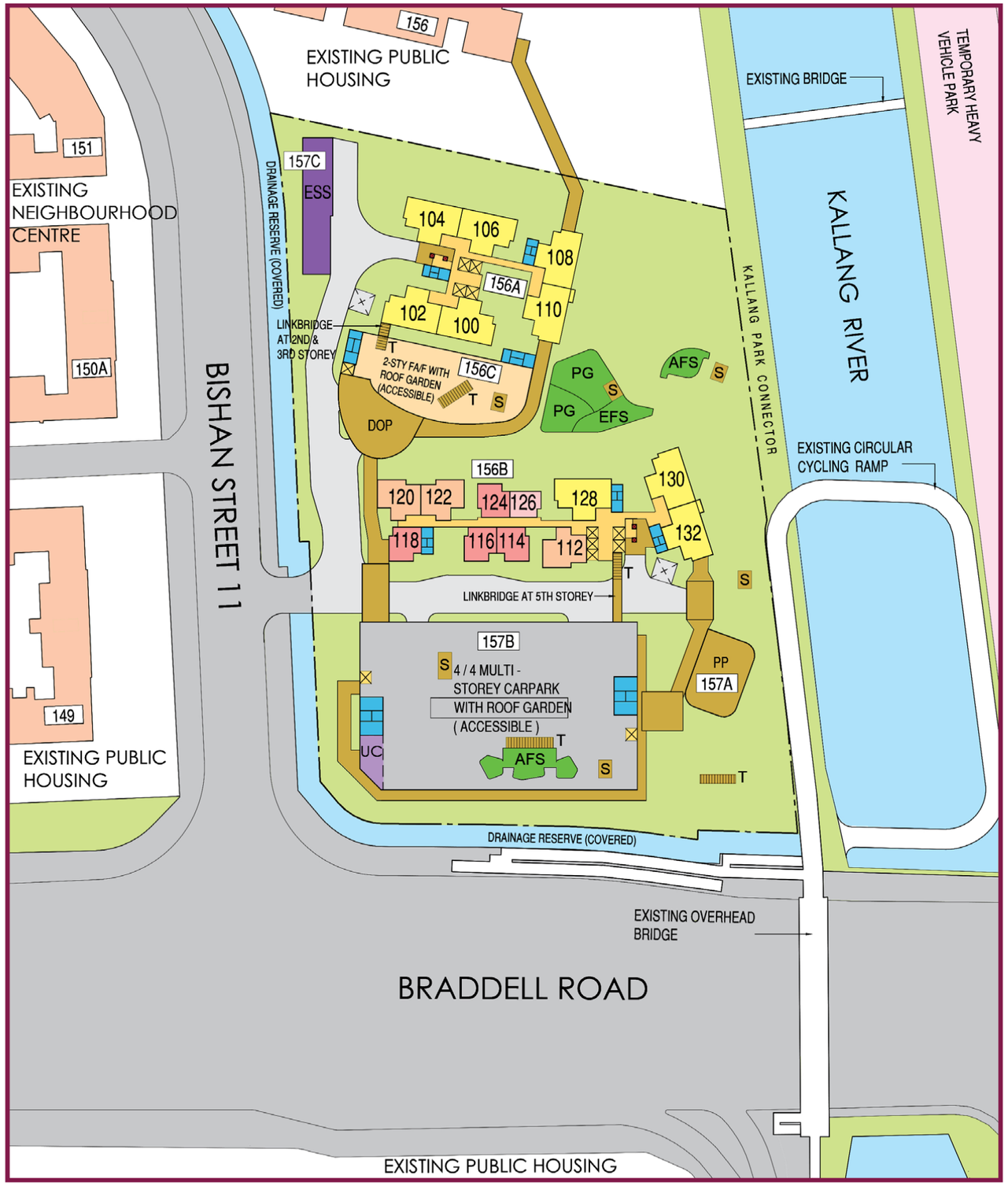
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 96 sqm

(Inclusive of Internal Floor Area of 93 sqm and Air-Con Ledge)



Applicants are encouraged to visit the place before booking a flat.

BISHAN TOWERS

0 10 20 30 40 50 metres

N

LEGEND

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room
- Surrounding Buildings/ Structures
- Trellis (T)
- Linkway / Precinct Pavilion at 1st storey (PP)/ Drop-off Porch (DOP) / Shelter (S) / Link-Bridge
- Future Amenities / Facilities (FA/F) at 1st Storey & 2nd Storey
- Reserved for Development / Existing Development
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS)
- Utilities Centre (UC) at 1st Storey
- Multi-Storey Car Park
- Open Space
- Staircase
- Drainage Reserve (Covered)
- Driveway
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

Block Number	Number of Storeys	2 Room Flexi (Type 1)	2 Room Flexi (Type 2)	3 Room	4 Room	Total	Lift opens at
156A	33	-	-	-	182	182	Every Storey
156B	25/33	24	96	80	90	290	Every Storey
Total		24	96	80	272	472	

Notes:

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2. The 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. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
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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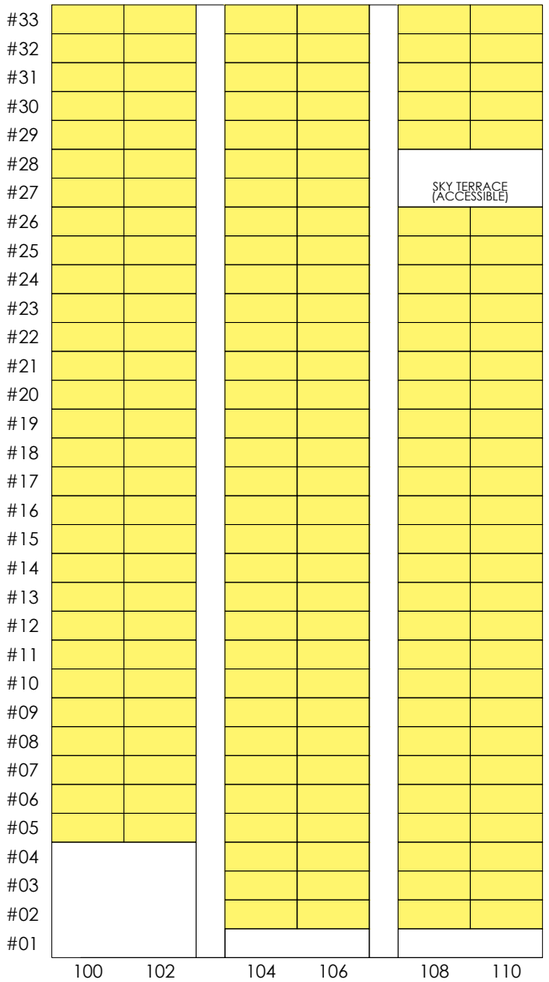
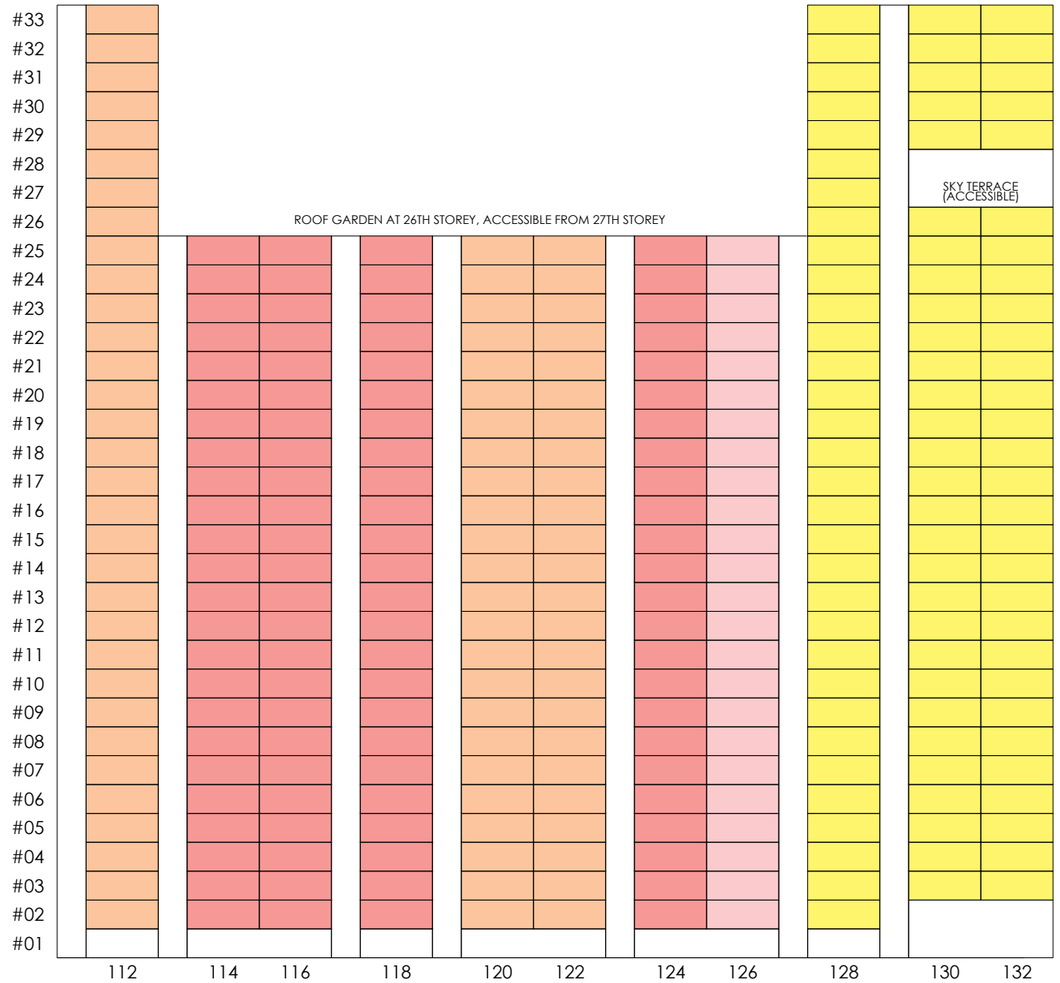


BLOCK 156A

4 ROOM



BLOCK 156B

2 ROOM FLEXI (TYPE1)

2 ROOM FLEXI (TYPE2)

3 ROOM

4 ROOM

BLOCK 156A
(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 156C

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

BLOCK 156A
(3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 156C

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

BLOCK 156A
(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 156C

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			

BLOCK 156A
(5TH TO 26TH, 29TH TO 33RD STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 156C

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

BLOCK 156A
(27TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 156C

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

BLOCK 156A
(28TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 156C

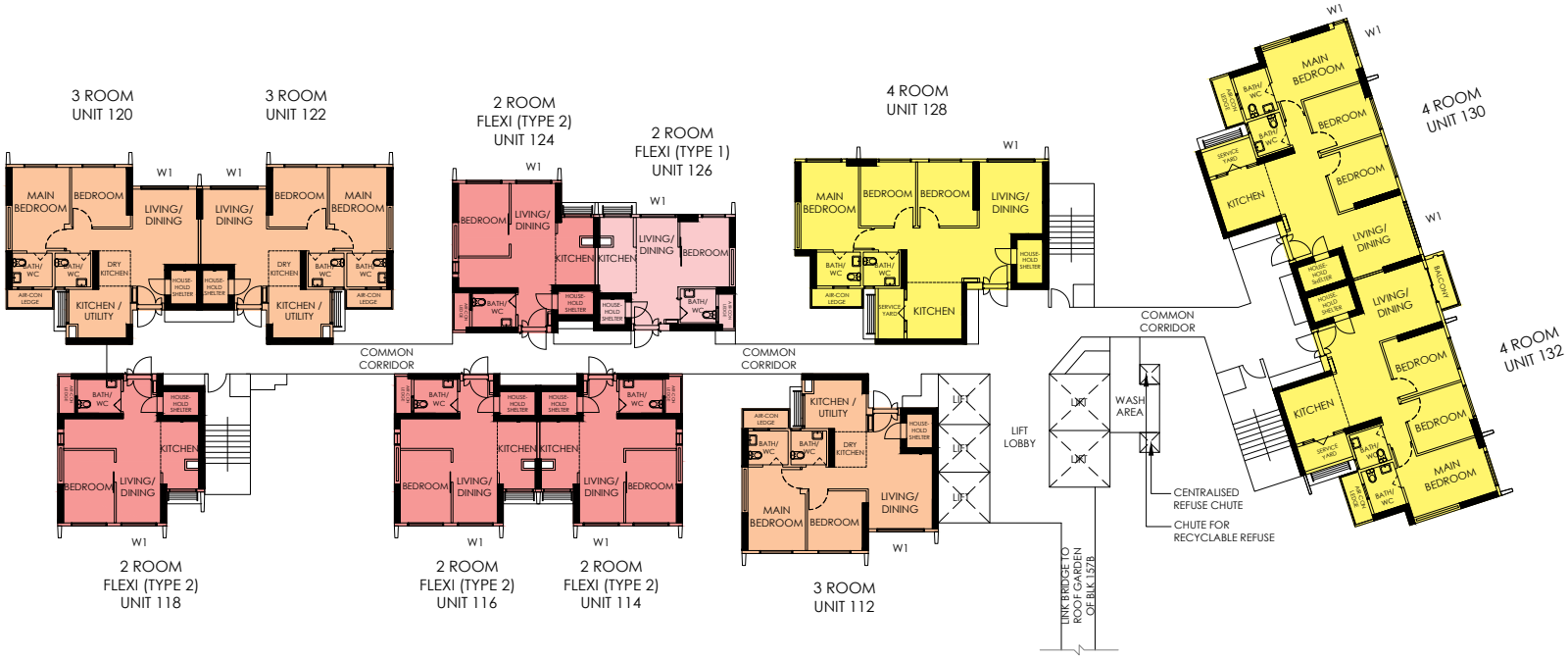
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

BLOCK 156B
(2ND STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 157B

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

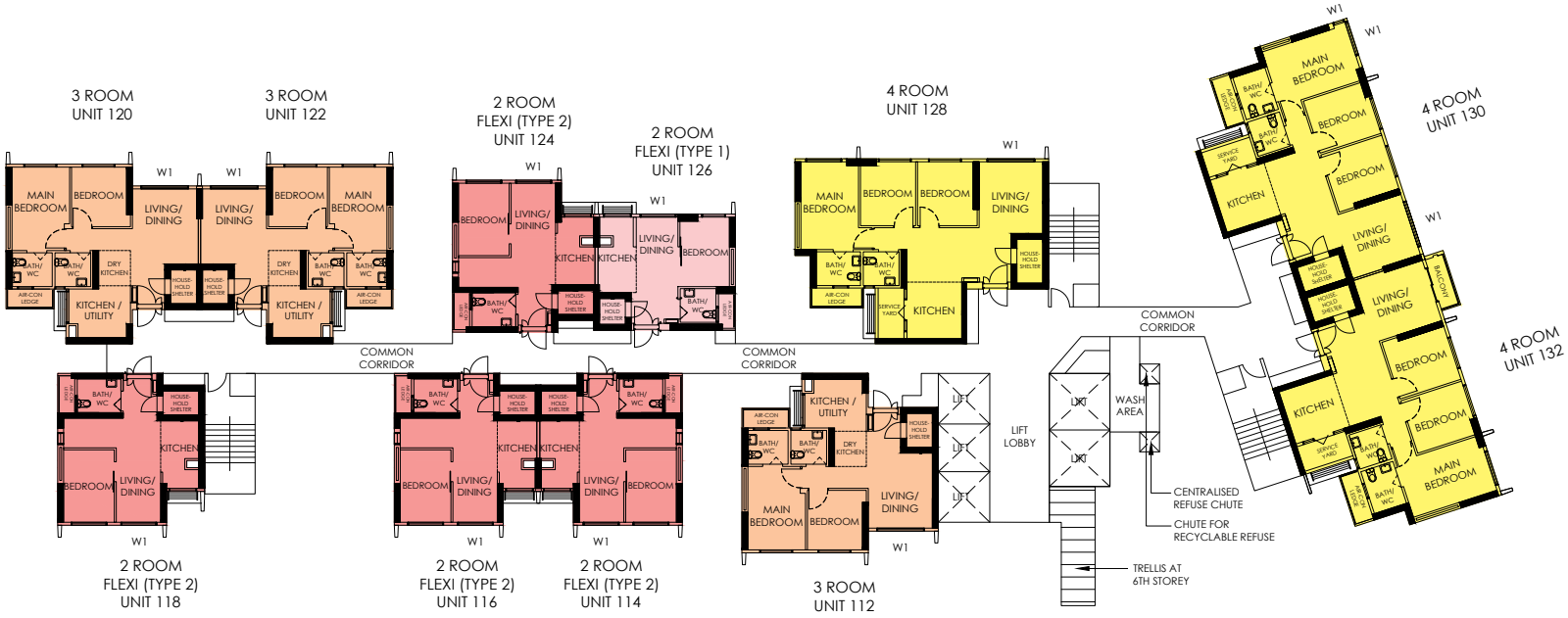


BLOCK 156B
(5TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 157B

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

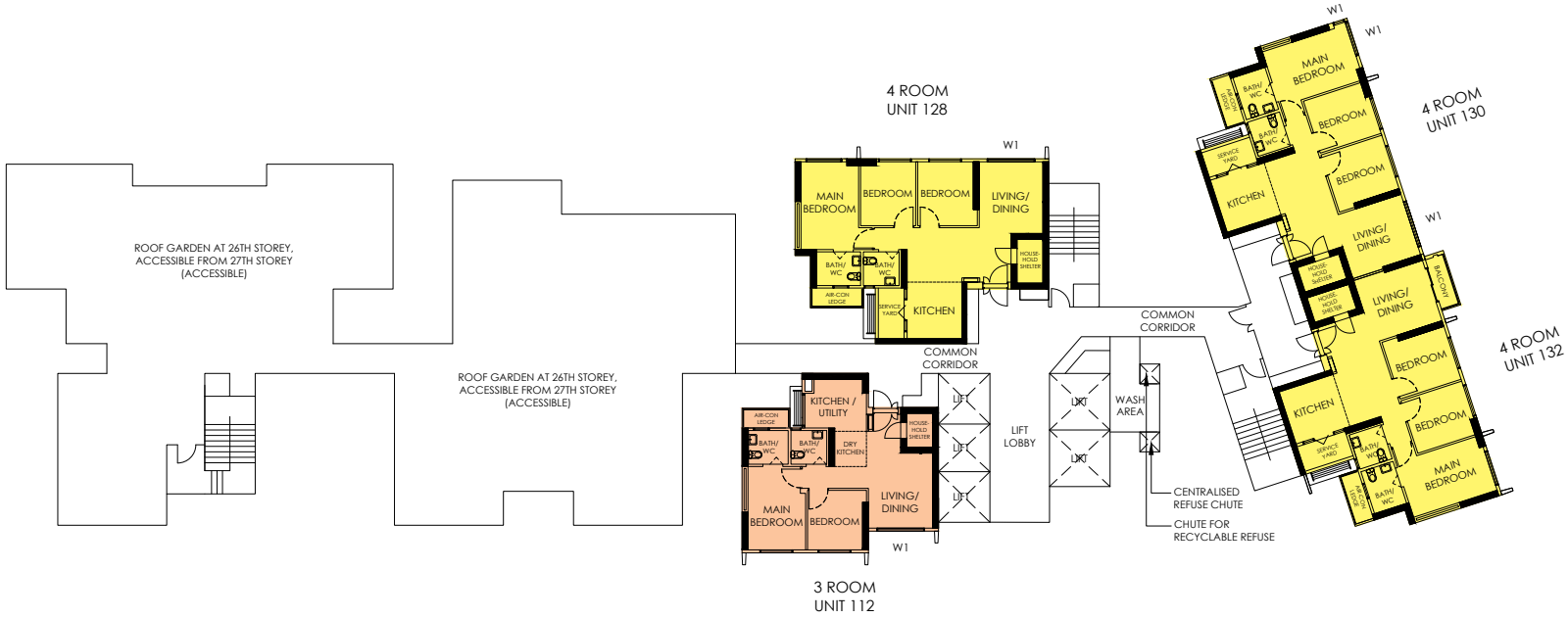


BLOCK 156B
(3RD TO 4TH,6TH TO 25TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 157B

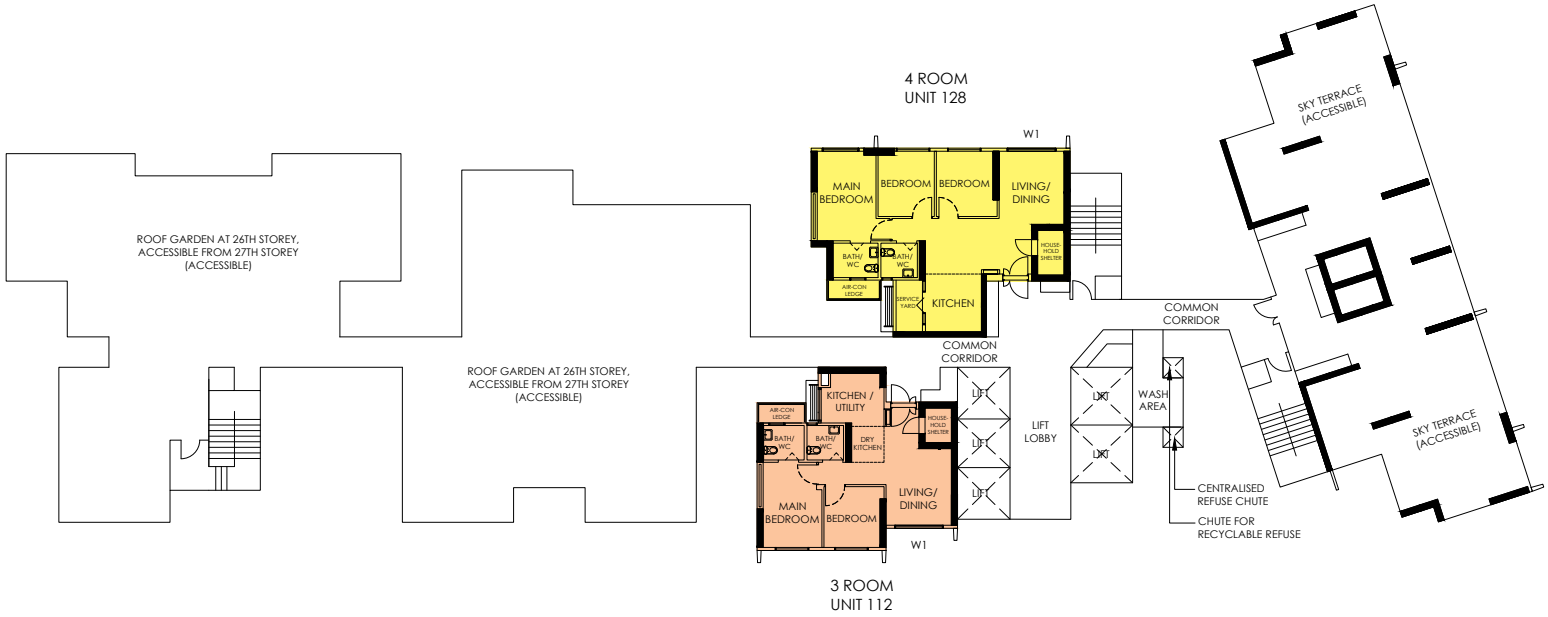
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	



BLOCK 156B
(26TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 157B

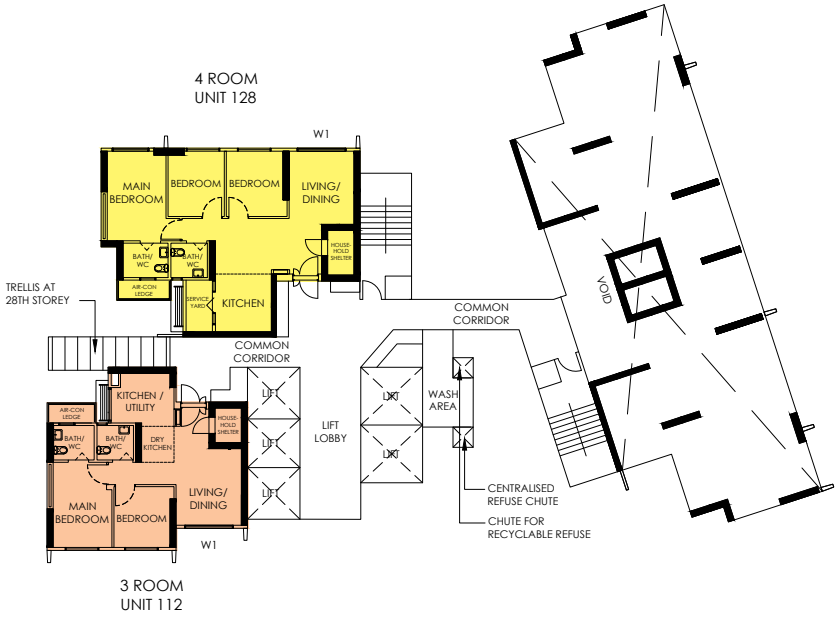
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	



BLOCK 156B
(27TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 157B

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	



BLOCK 156B
(28TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 157B

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

BLOCK 156B
(29TH TO 33RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 157B

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	

General Specifications For Bishan Towers
For 2-room Flexi (short lease)

Foundation
Piled foundations.

Structure
Reinforced concrete structural framework with reinforced concrete slabs.

Roof
Reinforced concrete roof slab with precast concrete secondary roofing.

Walls
All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows
Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Living/ Dining	: laminated UPVC folding door (optional)
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings
Quality Locksets
Water Closet Suite
Clothes Drying Rack
Grab Bars
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
Built-in Wardrobe (optional)
Window Grilles (optional)
Water Heater (optional)
Lighting (optional)

Services
Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes
1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

General Specifications For Bishan Towers
For 2-Room Flexi, 3-Room & 4-Room

Foundation
Piled foundations.

Structure
Reinforced concrete structural framework with reinforced concrete slabs.

Roof
Reinforced concrete roof slab with precast concrete secondary roofing.

Walls
All external and internal walls are constructed with reinforced concrete/ solid blocks/ bricks with cement plastering/ precast panels/ precast lightweight concrete partitions/ drywall partition system.

Windows
Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door (optional)
	: laminated UPVC folding door for 2-room Flexi
Household Shelter	: metal door
Service Yard/ Balcony (where applicable)	: aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Balcony Floor (where applicable)	: glazed porcelain tiles with tile skirting (optional)
Kitchen/ Utility/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings
Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)

Services
Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes
1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

1) HDB owns the copyright in all information, maps, and plans of this brochure.

2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of the flats. They are provided for your general information only, and are not statements or representations of fact.

3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.

4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes,descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.

5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.

6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.

7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We 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.

8) The floor areas shown are scaled strata areas and subject to final survey.

9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines.

10) We reserve the right to use or allow the use of:

- the void deck in any Apartment block,
- Car park;
- Common property (such as precinct pavilion); or
- Standalone community building,

for:

- Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
- Commercial facilities (such as shops and eating houses);
- Mechanical and electrical rooms; and
- Such other facilities as we deem fit.

11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

HOUSING & DEVELOPMENT BOARD

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OPTIONAL COMPONENT SCHEME
(2-ROOM FLEXI FLATS – BISHAN TOWERS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 2-room Flexi flats come in 2 sizes: 36sqm and 46sqm, and are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the kitchen, household shelter and bathroom
- wall tiles in bathroom and kitchen
- sliding partition/ door for bedroom; folding bathroom door
- water closet suite in the bathroom

Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

- Flooring in the living/ dining room and bedroom
- 3-panel sliding partition, separating the living room and bedroom (for 36sqm 2-room Flexi flat only)

Note:
Those who opted out of Package 1 will be provided with a 2-panel sliding partition and short wall separating living room and bedroom.

3-panel sliding partition

2-panel sliding partition

PACKAGE 2

- Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/ shower mixer

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

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OPTIONAL COMPONENT SCHEME
(2-ROOM FLEXI FLATS – BISHAN TOWERS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

PACKAGE 3 offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

ELDERLY-FRIENDLY FITTINGS

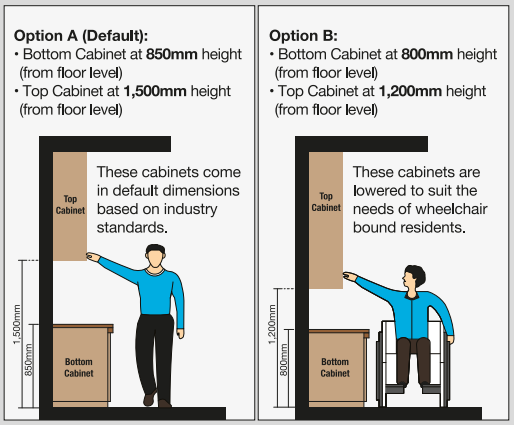
- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.

Here are some features of an induction hob:
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.

- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height



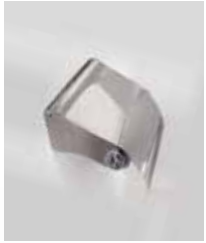
Note: This drawing is not drawn to scale. All dimensions are approximate only.

- Folding door at the flexible space next to bedroom

OTHER FITTINGS

- Window grilles for safety and security

- Mirror



- Toilet roll holder

- Lighting

- Water heater

Buyers who opt for Package 3 must select Package 1.

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OPTIONAL COMPONENT SCHEME
(3-, 4-ROOM FLATS – BISHAN TOWERS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the kitchen, household shelter, service yard and bathrooms
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
  - wash basin with tap mixer
  - shower set with bath/ shower mixer

Wash basin with tap mixer in attached bathroom

Wash basin with tap mixer

Handheld shower set with bath/ shower mixer

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