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Community Care Apartments

The Community Care Apartment is a joint offering by MND, MOH, and HDB that aims to expand the continuum of housing options for seniors today. It integrates senior-friendly housing with care services that can be scaled according to care needs and social activities to support seniors to age independently in their silver years within the community.

Check out the video below for an introduction to the Community Care Apartments and its service offerings. Information on the eligibility criteria, purchase process, and conditions after purchase can also be found on this page.

Community Care Apartments



Click on the links below to watch the video in other languages/ dialects:

- [Mandarin](#)
- [Malay](#)
- [Tamil](#)
- [Cantonese](#)
- [Hokkien](#)
- [Teochew](#)

Design features

With thoughtfully designed senior-friendly fittings, you can have a safe and comfortable home that enables you to live independently. ✓

The Community Care Apartments are designed to support seniors to live independently, while preparing for their future care needs.

Each unit has an open layout with an internal floor area of 32 square metres (total floor area of 35 square metres, inclusive of air-con ledge).



Check out the video below for a walk-through of the Community Care Apartments replica.

Singapore's First Assisted Living Flats | Showflat Tour: Community Care Apart...



Each unit comes with pre-installed fittings and senior-friendly design features, including:

Basic and optional services

Every unit will come with a Basic Service Package and a suite of optional services to meet your care needs.



Basic Service Package

All residents must subscribe to the Basic Service Package, which includes the help of a community manager who will see to the following:

- Arranging add-on care and support services (additional charges apply)
- Simple home fixes
- Activities at the communal spaces
- Basic health checks
- 24-hour emergency response
- Key card access to individual flats

Residents also enjoy:

- Access to care services and wellness and social activities
- Facilitated admission to a nearby nursing home (if required)

Optional Services

Residents can choose to add on optional care services depending on their care needs, at a cost. These include:

- Shared Caregiving Service, for assistance with activities of daily living such as moving around, transferring (e.g. moving from bed to wheelchair), washing, dressing, eating and using the toilet), as well as medical reminders and assistance with simple errands.
- Social Day Care
- Housekeeping service
- Meal service (home delivery)
- Laundry service
- Medical Escort and Transport (MET) service

The above services will be provided by Atlas Care, a subsidiary under MOH Holdings (MOHH). More details can be found in [Atlas Care's website](#).

Pricing

The Community Care Apartments are priced based on the chosen lease tenure. Seniors have the flexibility to take up a lease ranging from 15 to 35 years (in 5-year increments), as long as it covers the applicant and spouse (if any) until the age of 95.



The total payment for Community Care Apartments comprises the flat price, and the cost of the Basic Service Package (if no Optional Services are selected):

Component	Mode of Payment
Flat Price The indicative flat prices will be available in the HDB Flat Portal , when Community Care Apartments are available for application at a sales launch.	Paid fully upfront by cash and/ or CPF
Basic Service Package You can refer to Atlas Care and the Basic Service Package for the indicative prices of the Basic Service Package.	Choose between 2 regular payment plans, paid via cash: <ul style="list-style-type: none">• Payment due every month, with a 1-year security deposit at the start of the lease; or• Payment due every 3 years

Eligibility conditions

You must meet the eligibility conditions to buy a Community Care Apartment.



Read through the various eligibility conditions to find out whether you can apply to purchase a Community Care Apartment.

Priority for those with care needs

We recognise that seniors with care needs are more likely to require the support available in the Community Care Apartments.



You will qualify for priority flat allocation if at least 1 applicant or essential occupier in your household requires permanent assistance with his/ her Activities of Daily Living (ADL).

This means always requiring some assistance with any of the activities below:

- Washing/ showering
- Going to the toilet
- Getting dressed
- Eating
- Walking/ moving around
- Transferring (e.g. moving from bed to a chair or wheelchair and vice versa)

Some units will be set aside for seniors who require priority, and details will be provided at the sales launch.

Seniors who need high medical and nursing care, or have been diagnosed with severe mental illness and/ or loss of mental capacity may not be suitable for the Community Care Apartments, as the available caregiving services are intended for residents with relatively lower care needs.

Please note that priority flat allocation for those with care needs is only applicable to new launches of Community Care Apartments in Build-To-Order (BTO) exercises. It is not available for Community Care Apartments offered as Sale of Balance Flats (SBF).

How to apply for priority

1. Indicate your application for priority in the online application form
2. Submit a disability assessment to Atlas Care at Atlascare.admin@atlascare.com.sg before the flat application period closes

You are strongly encouraged to obtain a disability assessment prior to the sales launch, so that there is no delay in your application. Your application for priority will not be considered if Atlas Care does not receive your disability assessment before the flat application period closes.

How to obtain a disability assessment

You may obtain the disability assessment by visiting a General Practitioner or arrange with your care provider to complete a Functional Assessment Report (FAR). The cost of an assessment may vary. Please contact your preferred doctor for more information.

You do not need to obtain the disability assessment if:

- You have submitted your disability status to the Agency for Integrated Care (AIC) prior to 31 August 2024 and there is no change to your disability status.
- You are a current recipient of any of the following AIC schemes as of 31 August 2024:
 - i. Home Caregiving Grant (HCG)
 - ii. Pioneer Generation Disability Assistance Scheme (PDGAS)
 - iii. ElderShield
 - iv. Interim Disability Assistance Programme for the Elderly (IDAPE) administered by AIC
 - v. ElderFund
 - vi. Medisave-Care
 - vii. CareShield Life (CSHL)

Joint balloting for mutual care and support

You may choose to jointly ballot with a family member or friend who is also applying for a Community Care Apartment. If both parties are successfully balloted, you can book your flats together.



To apply for joint balloting, you and your family member or friend must take the following steps:

1. Each household must have a valid HDB Flat Eligibility (HFE) letter
2. Agree to pair up the flat applications
3. One household to submit an online flat application first and obtain a registration number
4. Then, the second household will indicate in their flat application that they are applying for joint balloting, and provide the registration number of the first household

Purchase process

You may submit an application for a Community Care Apartment online during the application period.



Details for the key stages of the application are as follows:

Key Stages	Estimated Timeline	Payment Required	Mode of Payment
<u>Obtain a valid HDB Flat Eligibility (HFE) letter</u>	About 1 month from receipt of HFE letter application and all the supporting documents (where applicable)	N.A.	N.A.
<u>Apply for a flat</u>	<p>Within 8 days from announcement of sales launch.</p> <p>To be notified of the sales exercises, please <u>subscribe to HDB eAlerts</u>.</p>	\$10	<ul style="list-style-type: none"> • Credit card (Visa/MasterCard) • Mobile apps supporting QR code payments
Receive ballot results	Up to 2 months from the close of the application period	N.A.	N.A.
<u>Book a flat & sign the Basic Service Package Agreement</u>	From 4 weeks after release of ballot results	\$500 (forms part of downpayment)	NETS
<u>Sign Agreement for Lease</u>	Within 9 months after booking a flat	<ul style="list-style-type: none"> • Stamp duty • Legal fees • 10% downpayment^[1] 	<ul style="list-style-type: none"> • Cash • CPF Ordinary Account savings
<u>Collect keys</u>	Waiting time varies, depending on various factors such as design, number of units, etc.	Balance of the flat purchase ^[2]	<ul style="list-style-type: none"> • Cash • CPF Ordinary Account savings
		Payment for the Basic Service Package	Cash

[1] Buyers who are eligible for the Deferred Downpayment Scheme (DDS) will be allowed to defer the payment of downpayment until key collection.

[2] Buyers who are eligible for the Temporary Loan Scheme (TLS) may apply for a temporary loan to pay for the flat purchase price, if they have an existing flat to be sold and the net proceeds can be used to redeem the flat purchase price subsequently.

Conditions after purchase

There are conditions that apply after you buy a Community Care Apartment.



Disposal of existing flat

You must finalise the disposal of your interest in the existing flat within 6 months from the date of key collection to your Community Care Apartment.

Disposal of existing private residential property

You must finalise the disposal of your interest in the existing private residential property (local or overseas) within 6 months from the date of key collection to your Community Care Apartment.

Return of Community Care Apartments

A Community Care Apartment cannot be sold on the open market. If you no longer wish to live in it or become ineligible to do so, the flat must be returned to HDB. We will then reimburse you the residual value of the balance lease based on straight-line depreciation[#].

Note: [#] For return of the flat after 12 months from key collection. If the return is within 12 months, the reimbursement is the lower of the pro-rated original purchase price (OPP) or 95% of the OPP.

Renting out of Community Care Apartments

You cannot rent out your bedroom or the whole flat.

Minimum Occupation Period (MOP)

As an owner or ex-owner of a Community Care Apartment, you must meet the 5-year wait out period from the date you purchased the Community Care Apartment before you may apply for a flat. These include:

- A flat from HDB
- A resale flat with CPF Housing Grant (excluding the Proximity Housing Grant)
- An Executive Condominium (EC) unit from a property developer

Interest in private property

All owners and occupiers listed in a Community Care Apartment can only invest in private residential property (local or overseas) after the 5-year MOP, but must continue living in the Community Care Apartment.

Read the [conditions](#) that apply to flat owners and occupiers.

Contact us



[Write to us](#) if you have any enquiries about Community Care Apartments.

Housing & Development Board

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