

Bayshore Palms



**HDB'S SALES LAUNCH
OCTOBER 2024**

BTOgether

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 preschools, eldercare facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs, even after residents have moved into the precincts. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

In addition, housing projects may be located near roads, railways, airbases, construction sites, and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The information provided is based on the current planning intent of the relevant authorities and is subject to change from time to time.

This brochure may contain forward-looking statements regarding future developments, projections, estimates, and other statements about HDB's plans, goals, and expectations on the development. Forward-looking statements are not guarantees of future results but are inherently subject to uncertainty, and actual results could differ materially from those anticipated in these statements.

HDB does not undertake any obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise. The information provided in this brochure is based on current expectations and beliefs, and there can be no assurance that the results and events contemplated by the forward-looking statements will indeed occur.

Prospective buyers are cautioned not to place reliance on these forward-looking statements. Any reliance on the forward-looking statements is at the sole risk and discretion of the recipient, and HDB disclaims any obligation to update or revise such statements to reflect changes in expectations or events, conditions, or circumstances on which any such statements are based. 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 such forward-looking statements.





BAYSHORE PALMS

Bayshore Palms is one of the first 2 Build-To-Order projects launched in the new Bayshore estate in Bedok. Located along Bayshore Drive, the project comprises 5 residential blocks ranging from 7 to 21 storeys in height, providing 710 units of 2-room Flexi and 4-room flats. These flats will be offered as Plus flats under the new flat classification (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/standard-plus-and-prime-housing-models>). 2 of the blocks will house an additional 40 units of rental flats.

Inspired by its proximity to East Coast Park, Bayshore Palms is designed with imageries of palm trees, boats, and sail-like forms to reflect an idyllic waterside living concept. This feature pays homage to the area's history, where coconut and nipah palms once dominated the landscape, and fishing vessels used to line the sea. To optimise views toward the parks, some of the 4-room flats at Bayshore Palms will also be provided with full-height windows.



Residents will have access to various amenities within the project. A 2-storey social and commercial block, including an eating house and a preschool, will be provided at Bayshore Palms. Additional shops will also be provided at the 1st storey of Blk 916B. The project also features a variety of recreational and communal spaces designed to promote residents' well-being. These include 3-Generation (3G) playgrounds located on the ground floor of the project, and at the roof garden atop the 2-storey social and commercial block. Sky terraces and roof gardens at the 9th storey of 2 of the residential blocks provide ideal spots for residents to mingle or unwind. Another roof garden atop the Multi-Storey Car Park (MSCP) will include a fitness corner, community garden, and an open lawn.

For more details on the facilities provided in Bayshore Palms, please refer to the site plan. Facilities in this project will be accessible by the public.

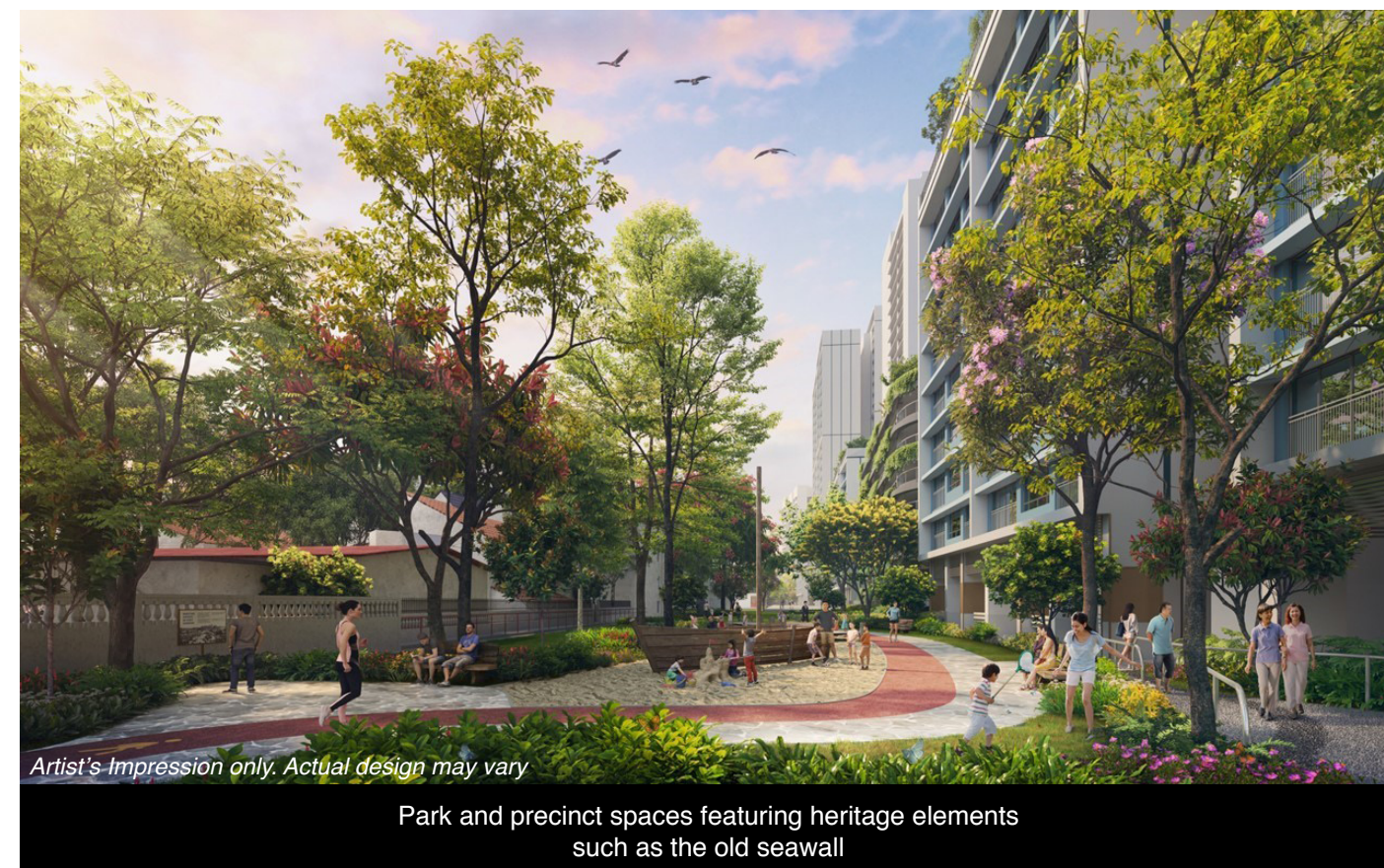


ABOUT BAYSHORE ESTATE IN BEDOK TOWN

3 hectares of new park spaces will be provided in the Bayshore estate for residents to enjoy leisure and play spaces. The new park spaces will feature a heritage trail, highlighting the heritage of the old coastline. While planned as an extension of Bedok Town, Bayshore will offer a distinctive living experience for future residents with its proximity to the parks and waters. With new parks and green spaces, future residents will be able to enjoy a myriad of recreational spaces near their homes. A heritage trail, featuring elements such as the seawalls that mark the old coastline are integrated within the park.

A network of cycling and walking paths lined with greenery will be developed throughout the Bayshore estate, offering a pleasant cycling and walking environment for cyclists and pedestrians. These paths will connect to the wider cycling network in and beyond Bedok, including the Round Island Route and the upcoming central green corridor linking East Coast Park to Changi Beach. A new street called Bayshore Drive will be the main thoroughfare of the estate, featuring a variety of amenities such as shops, eateries, supermarkets, and social communal facilities. Sports and recreational facilities, as well as resting spots, will also be provided along the thoroughfare. A 400-metre section of Bayshore Drive will be designated as a bus-only Transit Priority Corridor (TPC), featuring footpaths, dedicated cycling paths, and sheltered pavements along both sides to ensure a safer and more seamless commuting experience.

A new integrated development connected to the future Bedok South MRT station and a new bus interchange will also be built, providing residential, retail, and dining options. The integrated development will offer added convenience for residents.



Beyond the Bayshore estate, the nearby East Coast Park provides a range of recreational and exercise options. Residents can enjoy local hawker fare at East Coast Lagoon Food Village and East Coast Seafood Centre. For more dining and shopping options, residents can head to Bedok Town Centre, or visit Where2Shop@HDB at <https://www.hdb.gov.sg/cs/infoweb/residential/where2shop/explore/bedok> to find more heartland shops in the town. Recreational facilities such as Bedok Swimming Complex and the Bedok Public Library are also conveniently located within Heartbeat@Bedok. For more community activities nearby, Siglap Community Club offers facilities and events for residents to participate in. For parents with school-going children, schools nearby include Temasek Primary School and Temasek Secondary School.



Bedok Public Library
Photo courtesy of National Library Board



Photo courtesy of
Temasek Primary School

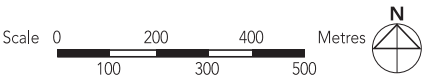
BEDOK



○ MRT Line & Station (u/c) Under Construction === Under Construction / Future Road - - - - - MRT Line & Station (Under Construction) MK MOE Kindergarten ■ Future Bus-Only Corridor

- Notes:**
1. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) 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, etc.
 4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
 5. The developments and facilities shown (whether existing or proposed) may:
 - a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - (i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - b. Be used as temporary construction sites by the relevant authorities.
 6. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

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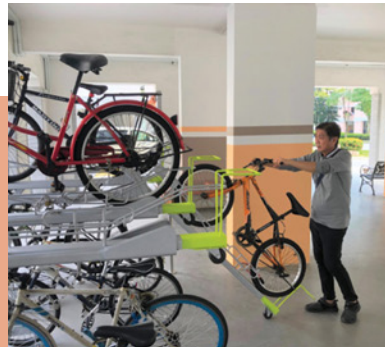
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Bayshore Palms will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electric vehicle charging stations
- Use of sustainable products in the project
- 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 SOLUTIONS

Bayshore Palms will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- 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



EMBRACING WALK CYCLE RIDE

With an increased focus on active and healthy living, the housing precinct is designed with well-connected pathways to make it easier for residents to walk and cycle more as part of their daily commutes to the surrounding amenities and public transport:

- Convenient access and walking distance to public transport
- Safe, pleasant, and welcoming streets for walking and cycling
- Sheltered linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Bayshore Palms residents will be served by bus services, Bayshore MRT station, and the upcoming Bedok South MRT station. The project is located along a Transit Priority Corridor, which is a pedestrian-friendly bus-only street, linked with social and commercial offerings.

Learn more about transport connectivity in this precinct using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltgov/Home/PDF/MTM.pdf>.

CAR-LITE PRECINCT

As announced by LTA and HDB on 5 October 2022, there will be designated car-lite HDB precincts within gazetted Bayshore car-lite areas. These precincts are planned with good public transport, walking, and cycling connections.

Bayshore Palms will be one such car-lite precinct. It is located near Bayshore MRT station and the upcoming Bedok South MRT station within the gazetted Bayshore car-lite area. Designed for residents to adopt green modes of commuting, the parking provision will be reduced to free up space for public facilities and greenery. With more limited parking provision, available lots will be prioritised for residents in these precincts through additional parking demand management measures:

- **Season parking will be reduced and restricted to residents only.** Similar to all other HDB residential carparks, season parking sales will be on a first-come-first-served basis and subject to availability. Residents' 1st car will be accorded higher priority than residents' 2nd and subsequent car(s). As non-residents will not be able to buy season parking within car-lite precincts, they may do so at alternative nearby car parks.
- **Residents who buy season parking for their 2nd and subsequent vehicles will be charged a higher season parking rate** pegged to Tier 2 Restricted Zone rate, subject to availability. Learn more about the tiers for monthly season parking charges at <https://www.hdb.gov.sg/car-parks/season-parking/season-parking/application-procedure> and the current rates.
- **Short-term parking for visitors will remain available, albeit with limited lots.** Parking charges may be adjusted based on demand.

FINISHES AND FITTINGS

More than just a well-designed and functional interior, these flats will come with the following finishes and fittings.

2-ROOM FLEXI

Available either on a 99-year lease or short-lease

- Floor tiles in the:
 - Bathroom
 - Household shelter
 - Kitchen
- Wall tiles in the:
 - Bathroom
 - Kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Water closet suite in the bathroom
- Grab bars (for 2-room Flexi flats on short-leases)

4-ROOM

- Floor tiles in the:
 - Bathrooms
 - Household shelter
 - Kitchen and service yard
- Wall tiles in the:
 - Bathrooms
 - Kitchen
- Water closet suite in the bathrooms

OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.



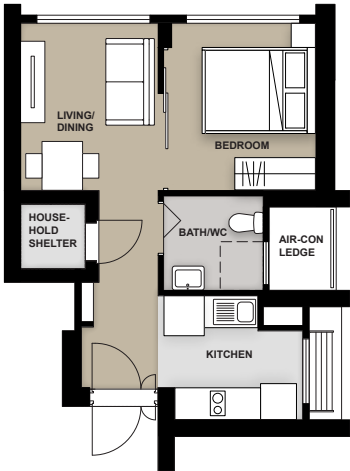
LAYOUT IDEAS

WITHOUT LIVING / DINING / BEDROOM
FLOOR FINISHES (DEFAULT)

2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested furniture layout)

Approx. Floor Area 39sqm

Inclusive of Internal Floor Area of 36sqm and
Air-con Ledge



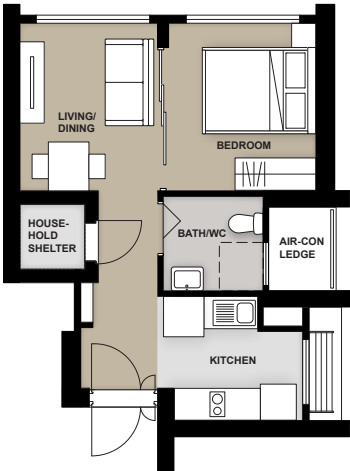
Residential units in Bayshore Palms are designed without beams within the internal spaces (living room and bedrooms), which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

WITH LIVING / DINING / BEDROOM
FLOOR FINISHES

2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested furniture layout)

Approx. Floor Area 39sqm

Inclusive of Internal Floor Area of 36sqm and
Air-con Ledge



Residential units in Bayshore Palms are designed without beams within the internal spaces (living room and bedrooms), which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

The coloured floor plan is not intended to demarcate the boundary of the flat

WITHOUT LIVING / DINING / BEDROOM
FLOOR FINISHES (DEFAULT)

2-ROOM FLEXI (TYPE 2) FLOOR PLAN
(With Suggested furniture layout)

Approx. Floor Area 49sqm

Inclusive of Internal Floor Area of 46sqm and
Air-con Ledge



Residential units in Bayshore Palms are designed without beams within the internal spaces (living room and bedrooms), which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

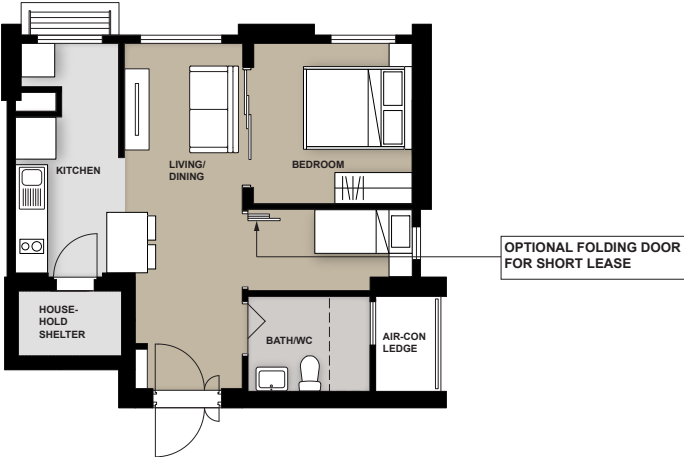
To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

WITH LIVING / DINING / BEDROOM
FLOOR FINISHES

2-ROOM FLEXI (TYPE 2) FLOOR PLAN
(With Suggested furniture layout)

Approx. Floor Area 49sqm

Inclusive of Internal Floor Area of 46sqm and
Air-con Ledge



Residential units in Bayshore Palms are designed without beams within the internal spaces (living room and bedrooms), which results in a consistent headroom instead of having lower headroom at areas with beams. As a result, residents will have greater flexibility in configuring the layout of their flat according to their needs.

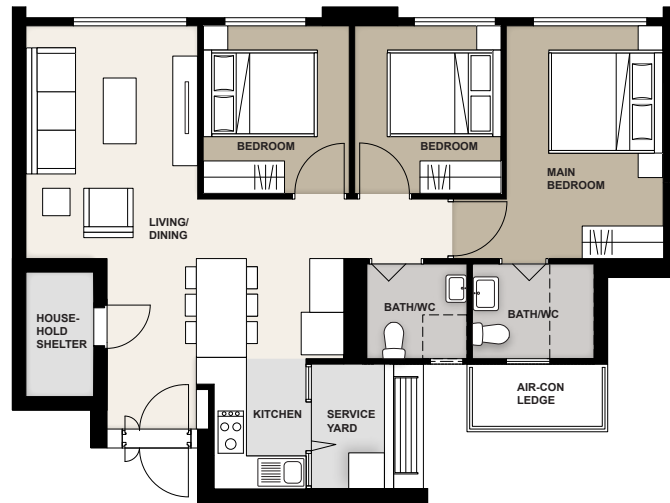
The coloured floor plan is not intended to demarcate the boundary of the flat

LAYOUT IDEAS

4-ROOM FLOOR PLAN (With Suggested furniture layout)

Approx. Floor Area 89sqm

Inclusive of Internal Floor Area of 86sqm and
Air-con Ledge



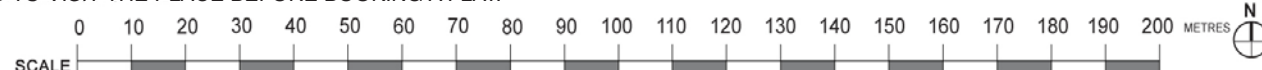
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The coloured floor plan is not intended to demarcate the boundary of the flat



APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.

Bayshore Palms is a car-lite precinct designed for residents to adopt green modes of commuting and to enjoy the benefits of more sustainable car-lite living. Car parking provision will be reduced for this project.



Notes:

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 - Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - Be used as temporary construction sites by the relevant authorities.
- The use of the void deck in any apartment block, common property (such as precinct pavilion), carpark or stand-alone community building for future amenities/facilities (such as preschools, eldercare facilities, education centres, residents' network 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.
- 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.
- 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.
- To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

SITE PLAN



FLAT TYPE

2 ROOM FLEXI (TYPE 1)	4 ROOM
2 ROOM FLEXI (TYPE 2)	RENTAL (NOT AVAILABLE FOR SALE)

PLAY FACILITIES

- CHILDREN PLAYGROUND
- ADULT FITNESS STATION
- ELDERLY FITNESS STATION

COMMUNAL AREAS

- PRECINCT PAVILION
- DROP-OFF PORCH
- SPACE RESERVED FOR FUTURE COMMUNITY USE

SOCIAL AMENITIES

- PRESCHOOL AT 2ND STOREY

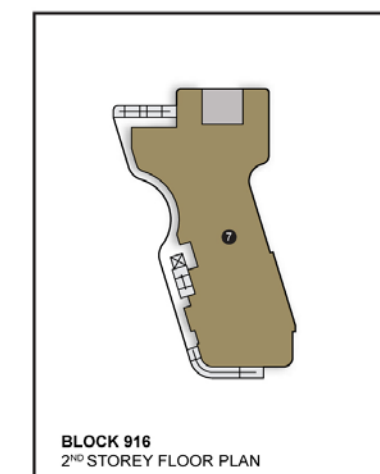
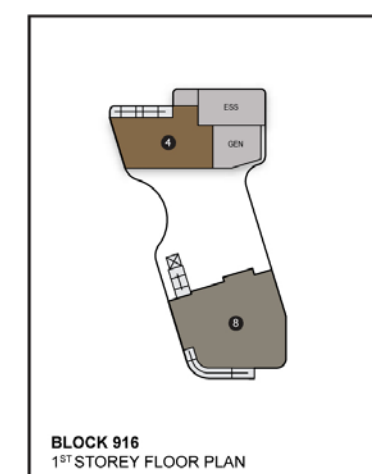
COMMERCIAL FACILITIES

- EATING HOUSE AT 1ST STOREY
- SHOPS AT 1ST STOREY

OTHERS

LINKWAY	AIR-WELL
S : SHELTER	AMENITY LOCATED (BELOW)
TRELLIS	ENTRANCE / EXIT FOR MULTI-STOREY CARPARK
SERVICES	CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)
ESS : ELECTRICAL SUB-STATION AT 1 ST STOREY	
UC : UTILITIES CENTRE AT 1 ST STOREY	
GEN : GENERATOR ROOM AT 1 ST STOREY	
SERVICE BAY	
(U/C) UNDER CONSTRUCTION	
FUTURE BUS-ONLY CORRIDOR	

Block Number	Number of Storeys	Rental Flats	Home Ownership Flats			Total
			2-Room Flexi		4-Room	
		2-Room	Type 1	Type 2		
914A	21	20	20	60	80	180
915A	21	-	-	-	160	160
915B	7/21	-	-	-	104	104
916A	21	20	20	60	80	180
916B	7/21	-	-	-	126	126
Total		40	40	120	550	750



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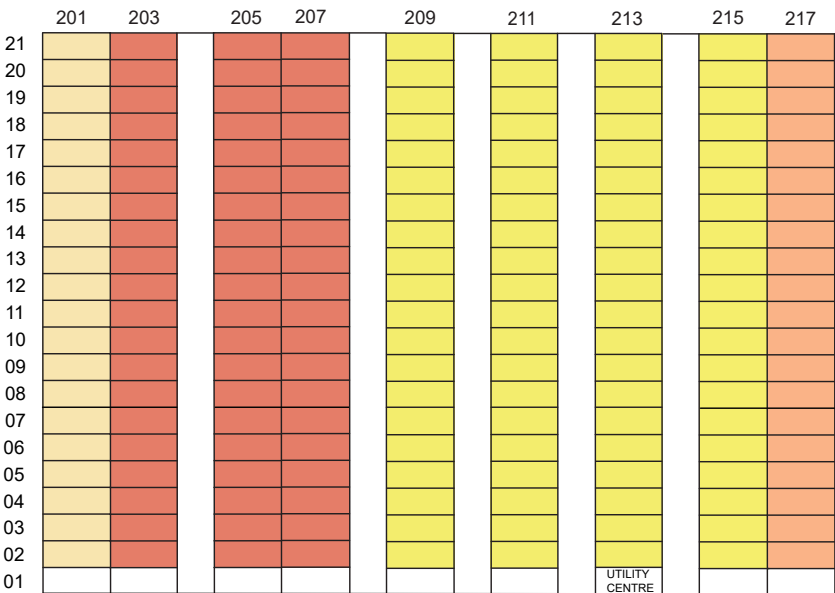
UNIT DISTRIBUTION

2 ROOM FLEXI (TYPE 1)

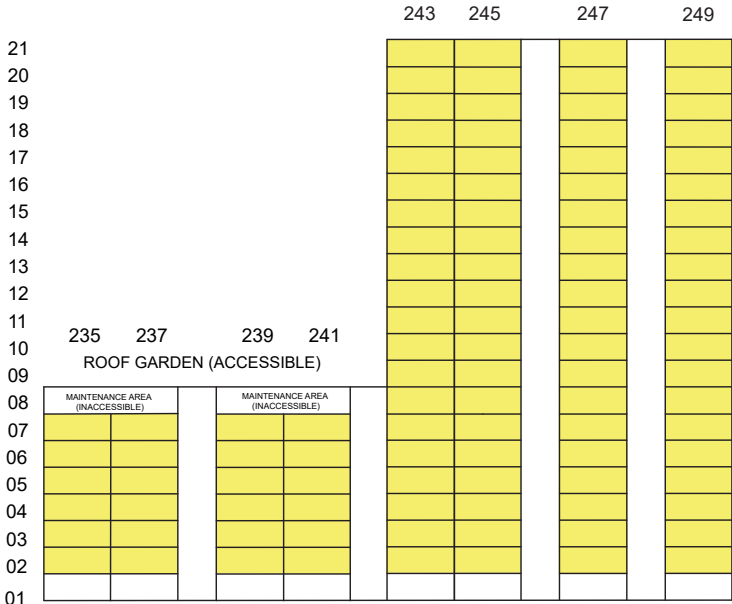
4 ROOM

2 ROOM FLEXI (TYPE 2)

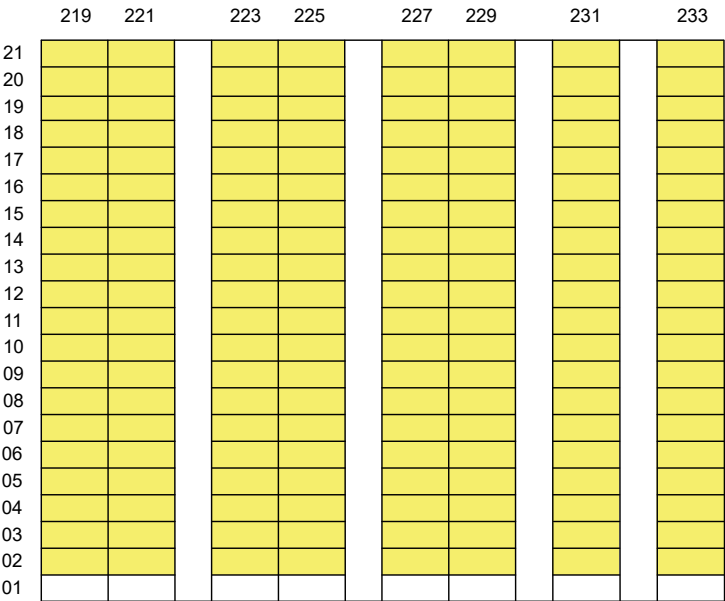
RENTAL



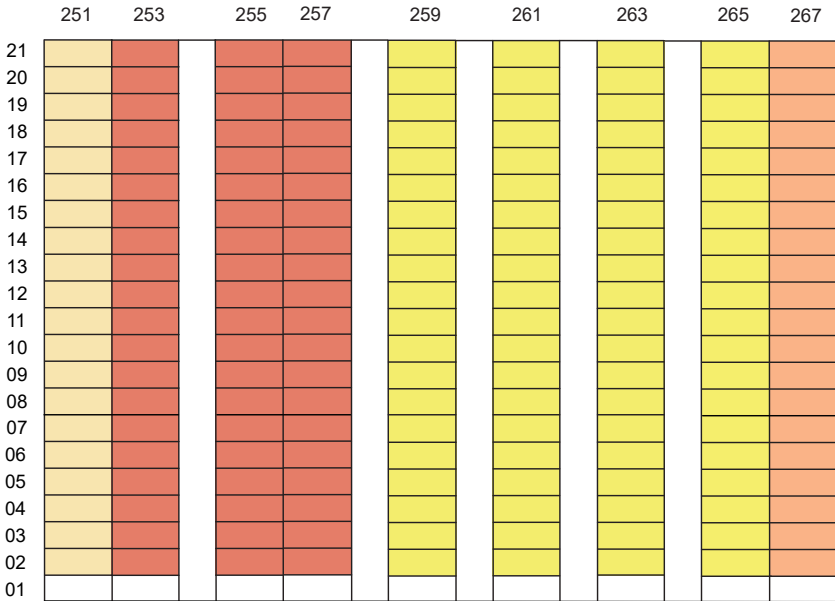
BLOCK 914A



BLOCK 915B



BLOCK 915A



BLOCK 916A

UNIT DISTRIBUTION

	2 ROOM FLEXI (TYPE 1)		4 ROOM
	2 ROOM FLEXI (TYPE 2)		RENTAL

	269	271	273	275		277	279	281	283
21									
20									
19									
18									
17									
16									
15									
14									
13									
12									
11									
10									
09									
08									
07									
06									
05									
04									
03									
02									
01						SHOP	SHOP	SHOP	SHOP

277 279
ROOF GARDEN
(ACCESSIBLE)

MAINTENANCE AREA
(INACCESSIBLE)

SKY TERRACE
(ACCESSIBLE)

MAINTENANCE AREA
(INACCESSIBLE)

BLOCK 916B



BLOCK 914A | 2ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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 AND BUILT STRUCTURES OF BLOCK 916.

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 914A | 3RD - 21ST STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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 AND BUILT STRUCTURES OF BLOCK 916.

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 915A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 914.

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 915A | 3RD - 21ST STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 914.

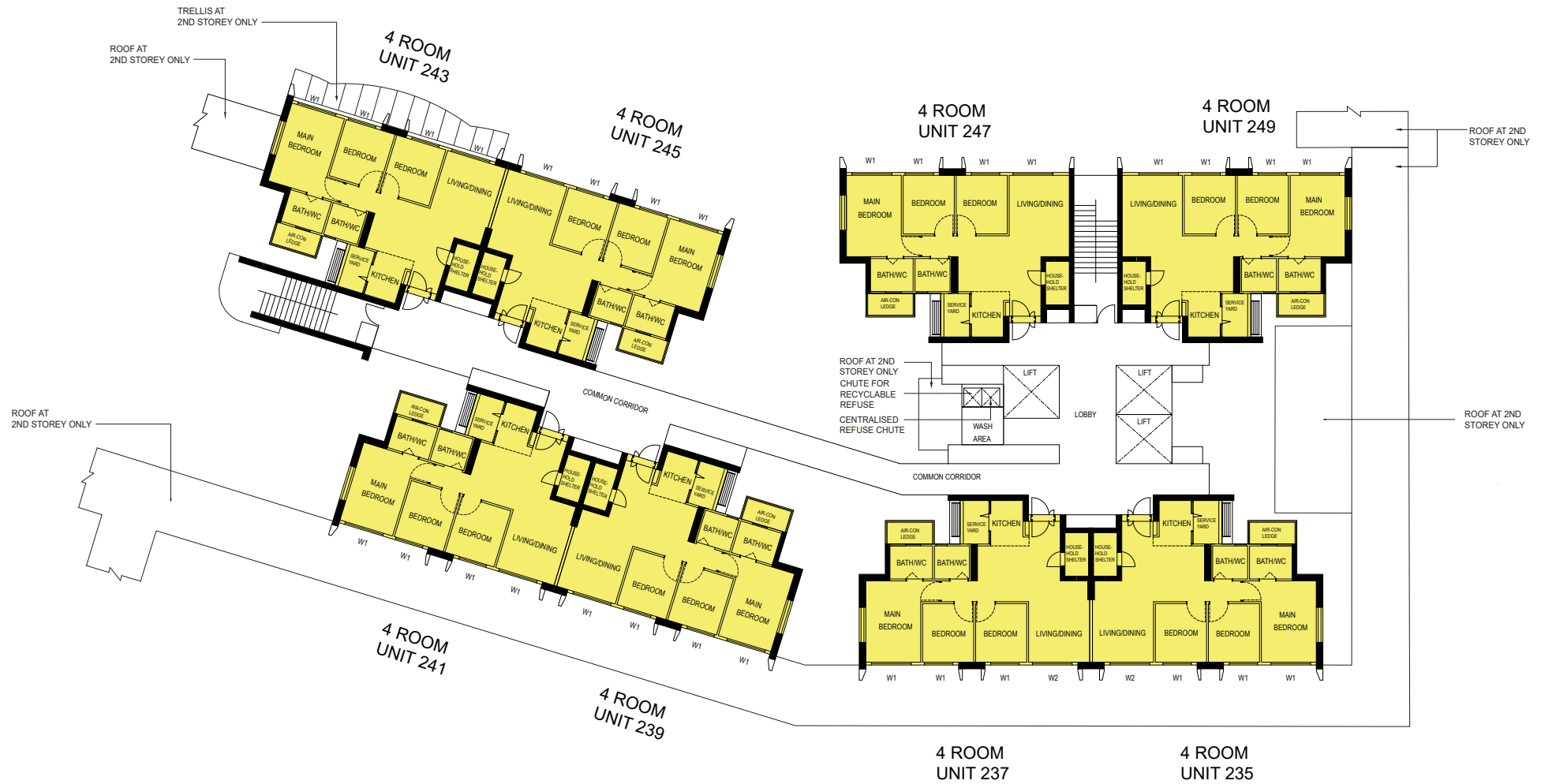
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W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 915B | 2ND STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 915B | 3RD - 7TH STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 915B | 8TH STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 915B | 9TH STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 915B | 10TH - 21ST STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 916A | 3RD - 21ST STOREY FLOOR PLAN

FOR 2-ROOM FLEXI 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 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 914.
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN AND BUILT STRUCTURES OF BLOCK 916.

<p>WINDOW LEGEND:</p> <p>W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED. ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE</p> <p>0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 916B | 3RD - 7TH STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 916B | 8TH STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 916B | 9TH STOREY FLOOR PLAN

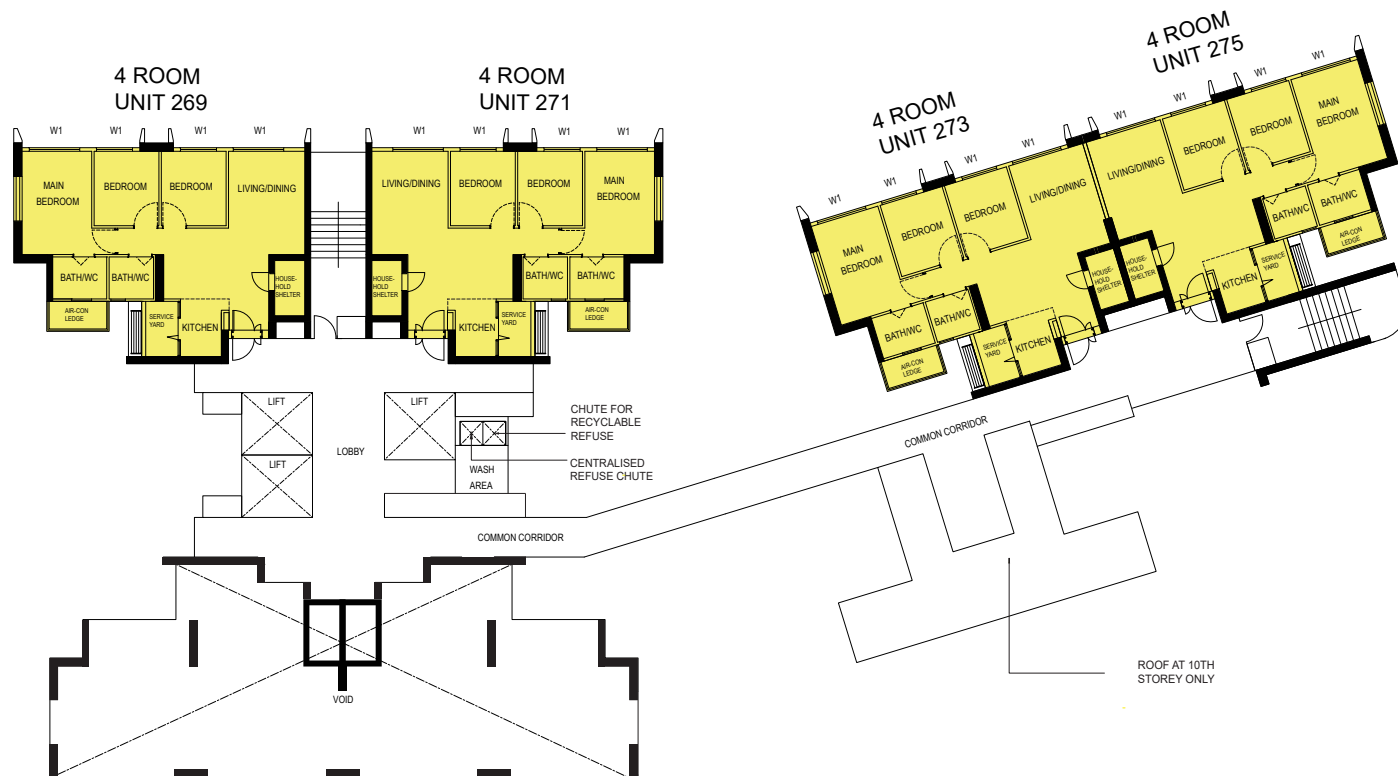
WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 916B | 10TH STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 916B | 11TH - 21ST STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE-QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW WITH RAILING (APPROX. 250mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED
TO DEMARCAT THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR BAYSHORE PALMS

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
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Living/ Dining	: laminated UPVC folding door (optional)

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 BAYSHORE PALMS

For 2-room Flexi & 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/ 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 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	: aluminium framed door with glass

Finishes

Living/ Dining 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/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
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
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 should be read in conjunction with the corresponding sales model of this development. All information provided in the brochure and sales model are not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not intended to be, or to be relied upon as, statements or representations of fact, offers or warranties (whether expressly or impliedly) by HDB. At no time should any reliance be placed on the contents of this brochure and information reflected in the corresponding sales model. Any such reliance shall be at the sole risk and discretion of the recipient.
- 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 are subject to final survey.
- 9) The surrounding land use and proposed facilities (including but not limited to their locations, form, massing and/or building heights) as shown in the maps and plans are subject to change and planning approval. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, construction sites and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance.
- 10) We reserve the right to use or allow the use of any:

• Void deck of any apartment block

• Car park;

• Common property (such as precinct pavilion); or

• Standalone community building,

for:

• Future amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network 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.
- 12) Without prejudice to the generality of the above, please also refer to "Important Notes" on page 1.



**HOUSING &
DEVELOPMENT
BOARD**

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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

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.

All 2-room Flexi flats come with:

- Floor finishes in the bathroom, household shelter, and kitchen
- Wall tiles in the 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

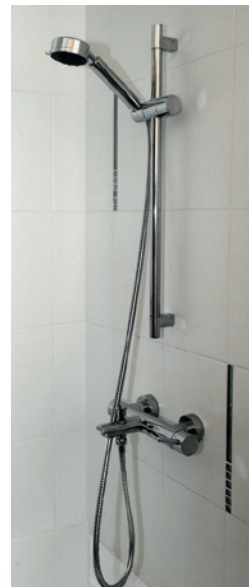
- Flooring in the living / dining room and bedroom
- Sliding partition, separating the living room and bedroom

(please refer to the flooring and furnished floor plans of your selected project)



PACKAGE 2

- Sanitary fittings, i.e. wash basin 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)

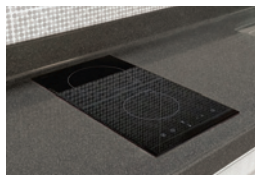
FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

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.



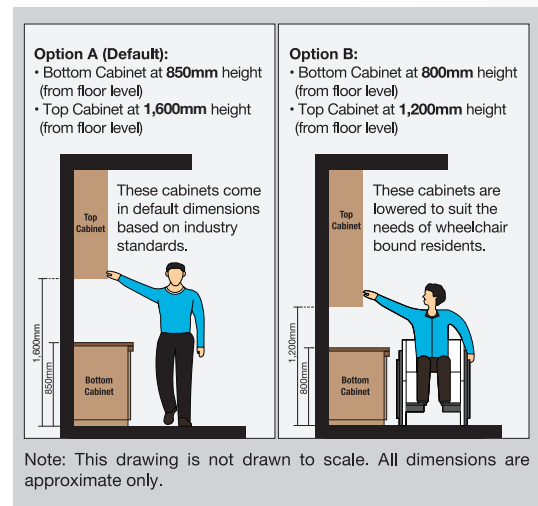
Here are some features of an induction hob:

- 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.



- 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



- Folding door at the flexible space in the 2-room Flexi (Type 2) flats



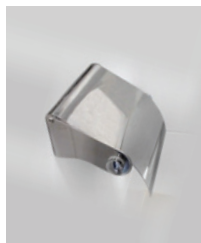
OTHER FITTINGS



- 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-ROOM AND BIGGER FLATS)

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 item will be added to the selling price of the selected flat.

These flats come with:

- Floor finishes in the:
 - Bathrooms
 - Household shelter
 - Kitchen/ utility (3-room)
 - Kitchen and service yard (4-room and bigger flats)
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4-room and bigger flats)
- Water closet suite in each bathroom

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

- Floor finishes in the:
 - Living/ dining room
 - Bedrooms
 - Dry kitchen and balcony (if applicable)
- 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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