



**HDB'S SALES LAUNCH
DECEMBER 2023**



BTOgether



CHAI CHEE GREEN

Chai Chee Green is bounded by Bedok North Road and Chai Chee Lane. The project comprises 7 residential blocks of 15 storeys and 2 Multi-Storey Car Park (MSCP) blocks. You can choose from 1,234 units of Community Care Apartments, 3-, 4-, and 5-room flats.



The Community Care Apartments is a public housing assisted living concept that integrates senior-friendly housing with on-site social activities and care services that can be customised according to the individual's care needs to support seniors to age independently in their silver years within the community. Community Care Apartments are offered to seniors (aged 65 years and above) on short leases between 15 and 35 years (in 5-year increments), where the lease chosen must be able to cover the applicant and spouse (if any) until at least the age of 95 years. Within Blk 816B which houses the Community Care Apartments, there will be furnished communal spaces on every floor for residents to mingle and bond with one another, share meals, or participate in programmes specially curated by the community manager. This helps to build meaningful social networks and enhances seniors' engagement and well-being.



Artist's impression

The project's name pays homage to Chai Chee's historical background as a vegetable marketplace, with the residential blocks lined up in a linear formation, mimicking the rows of shops within a market. At Chai Chee Green, residents will enjoy the convenience of having various facilities located within the project, such as an eating house, a minimart, a residents' network centre, a preschool, playgrounds, fitness corners, and hardcourts. There will also be recreational spaces for quiet respite, including shelters, pavilions, and roof gardens atop the Multi-Storey Car Park (MSCP).

Please refer to the site plan for the facilities provided in Chai Chee Green. Facilities in this project will be accessible by the public.

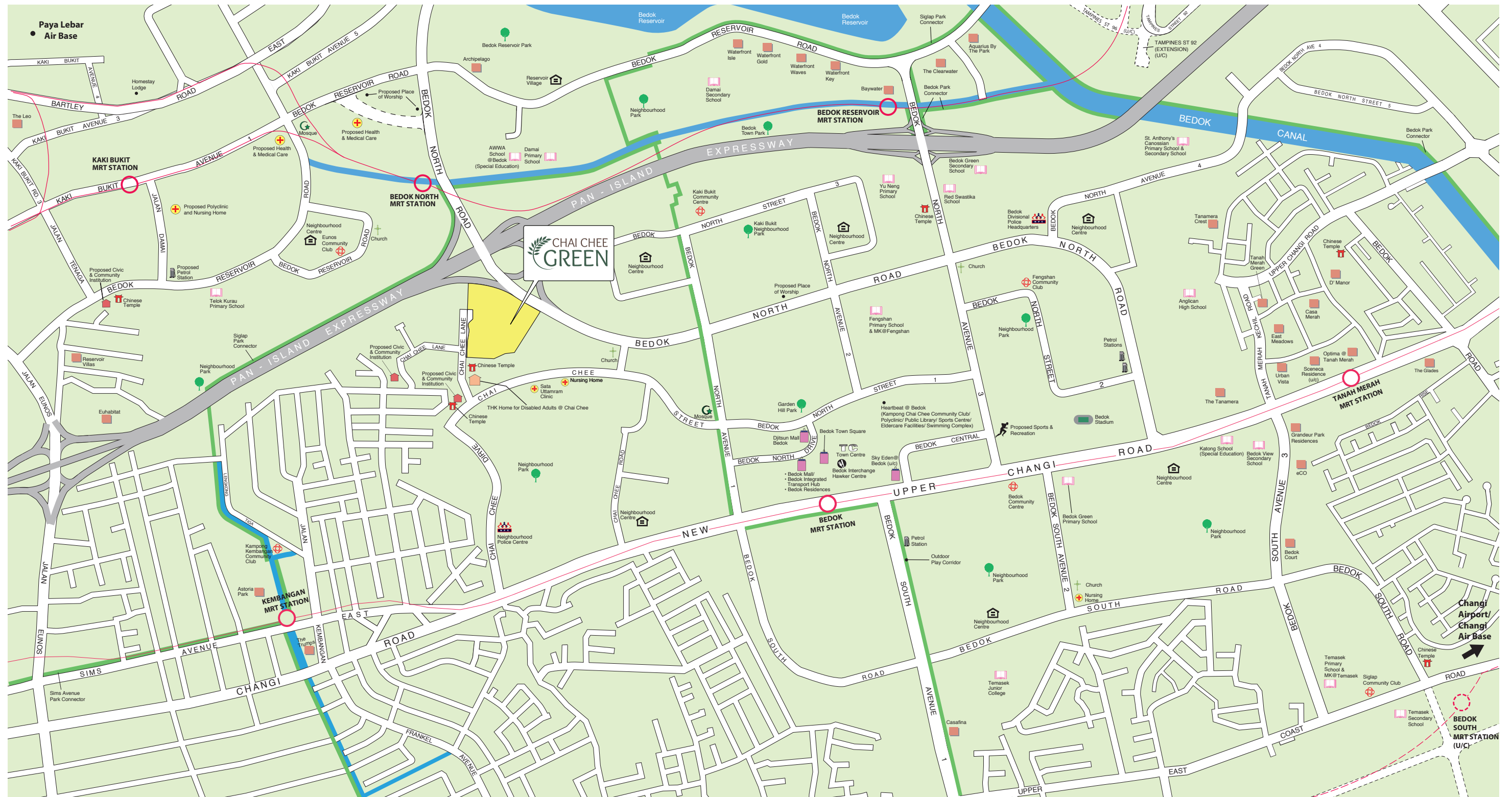
IMPORTANT NOTES

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as 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. 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. Hence, residents may experience higher noise levels. 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.



BEDOK



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

Notes:

- 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.
- Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
- Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
- Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Elder care Facilities, etc.
- The developments and facilities shown (whether existing or proposed) may:
 - Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - 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.
- 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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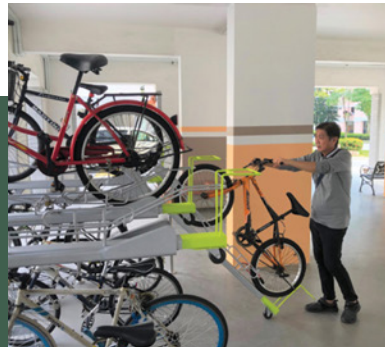
ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Chai Chee Green 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

Chai Chee Green 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



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 covered linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Chai Chee Green residents will be served by existing bus services along Chai Chee Street. Residents will also be able to access the Downtown Line via and the nearby Bedok North MRT Station. Learn more about transport connectivity in this town using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.

OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. For 3-, 4-, and 5-room flat buyers who 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.



FINISHES AND FITTINGS

COMMUNITY CARE APARTMENT

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

Each Community Care Apartment will have an open layout and come with the following finishes:

- Floor tiles in the living, dining, kitchen, and bathroom
- Vinyl strip flooring in the bedroom
- Wall tiles in the kitchen and bathroom
- Water closet suite in the bathroom

Fittings and senior-friendly design features will also be pre-installed in each unit, including:

- Digital lock at the main door to allow convenient access
- Wide wheelchair-friendly main door, with a built-in bench beside the entrance
- Large wheelchair-accessible bathroom with slip-resistant flooring, grab bars, water heater, shower set with bath/ shower mixer, washbasin with tap mixer, and mirror
- Built-in wardrobe and cabinets for storage
- Furnished kitchen for meal preparation, including induction hob and cooker hood, kitchen sink, tap, and dish drying rack. Buyers who are wheel-chair bound may choose to have a lower kitchen countertop
- Easy-to-slide partitions that can separate the living and bedroom spaces for more privacy
- Window grilles

There is no household shelter within each Community Care Apartment. There is a storey shelter on each floor, which forms part of the furnished communal spaces where residents can mingle and build social networks.

3-, 4-, AND 5-ROOM

More than just a well-designed and functional interior, the 3-, 4- and 5-room flats will come with the following finishes and fittings:

- Floor tiles in the:
 - Bathrooms
 - Household shelter
 - Kitchen/ utility (3-room)
 - Kitchen and service yard (4- and 5-room)
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4- and 5-room)
- Water closet suite in the bathrooms

BASIC AND OPTIONAL SERVICES FOR RESIDENTS

(FOR COMMUNITY CARE APARTMENT)

Residents will have to subscribe to a Basic Service Package, which will enable them to enjoy services such as 24-hour emergency response and dedicated programming. An onsite community manager will also assist with arranging for add-on care and support services (additional charges apply), simple home fixes, and organising activities according to residents' preferences. Residents can choose to add on optional care services depending on their care needs and preferences, at additional costs. Find out more about the basic and optional services and pricing at <https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/types-of-flats/community-care-apartments?anchor=services>.



Artist's impression only. Actual design may vary.

Community Care Apartment - Communal Space



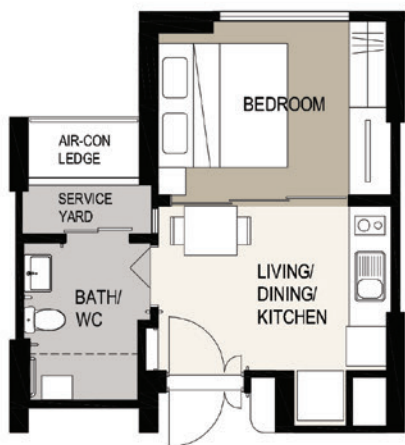
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Community Care Apartment

LAYOUT IDEAS

COMMUNITY CARE APARTMENT FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 34 sqm
Inclusive of Internal Floor Area of 32 sqm and Air-con Ledge



COMMUNITY CARE APARTMENT FLOOR PLAN (With Suggested Furniture Layout)

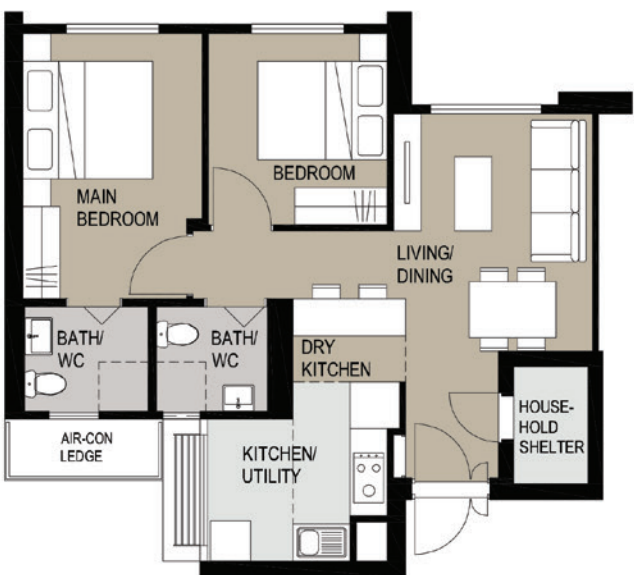
Approx. Floor Area 34 sqm
Inclusive of Internal Floor Area of 32 sqm and Air-con Ledge



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

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



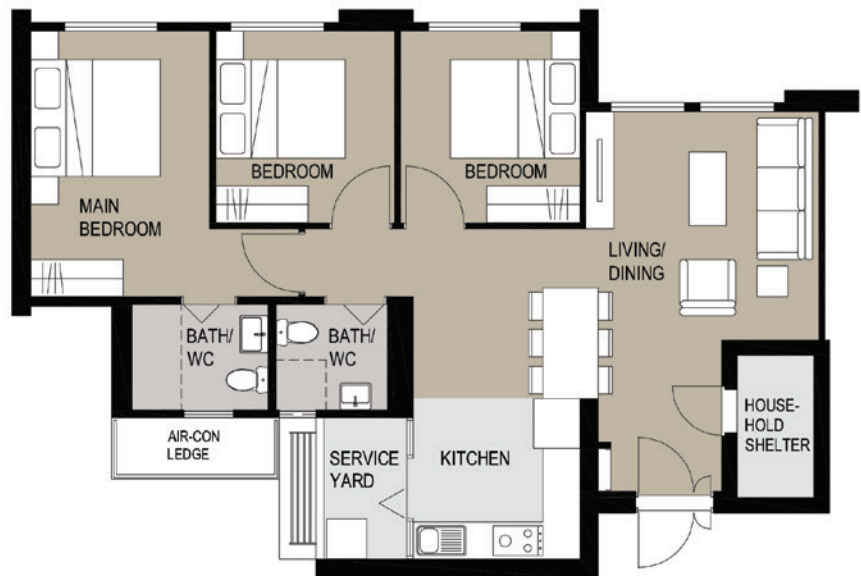
To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/utility space.

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

For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.

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



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

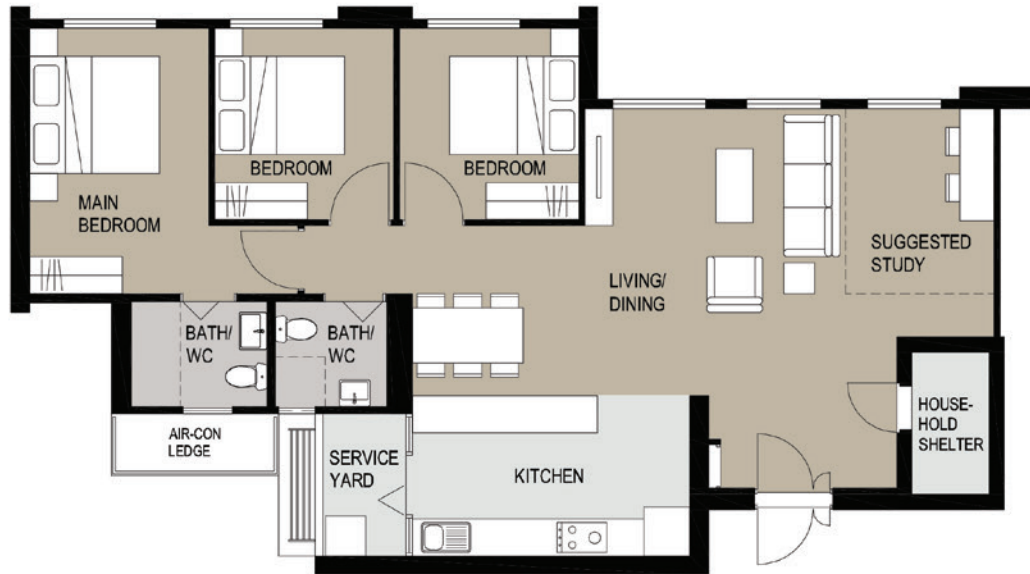
LAYOUT IDEAS

5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 113 sqm

Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge



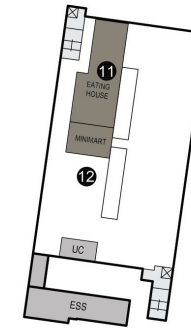
The coloured floor plan is not intended to demarcate the boundary of the flat



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

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 - Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - 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.
 - In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

SITE PLAN



1ST STOREY FLOOR PLAN
BLK 816

FLAT TYPE

- | | |
|--------------------------|--------|
| COMMUNITY CARE APARTMENT | 3 ROOM |
| 4 ROOM | 5 ROOM |

PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION
- 4 HARD COURT

SOCIAL AMENITIES

- 7 RESIDENTS' NETWORK CENTRE AT 1ST STOREY
- 8 PRESCHOOL AT 1ST STOREY
- 9 CCA STAFF FACILITY AT 1ST STOREY
- 10 FUTURE AMENITIES/ FACILITIES AT 1ST STOREY

COMMUNAL AREAS

- 5 PRECINCT PAVILION AT 1ST STOREY
- 6 DROP-OFF PORCH

COMMERCIAL AMENITIES

- 11 EATING HOUSE
- 12 MINI MART

OTHERS

- | | |
|---|---|
| LINKWAY
S: SHELTER
LB: LINKBRIDGE | ENTRANCE / EXIT FOR CAR PARK |
| TRELLIS | CENTRALISED REFUSE CHUTE/
CHUTE FOR RECYCLABLE WASTE |
| SERVICE
ESS: ELECTRICAL SUBSTATION
UC: UTILITY CENTRE
GEN: GENERATOR ROOM
PR: PUMP ROOM | SERVICE BAY |
| AMENITY LOCATED (BELOW) | AIR-WELL |
| | DRAINAGE RESERVED |

	Block Number	Number of Storeys	Community Care Apartment	3 Room	4 Room	5 Room	Total
PARCEL A	815A	15	0	28	126	14	168
	815B	15	0	0	126	69	195
	816A	15	0	41	95	14	150
	816B	15	250	0	0	0	250
PARCEL B	813A	15	0	0	70	42	112
	814A	15	0	28	112	52	192
	814B	15	0	0	98	69	167
GRAND TOTAL			250	97	627	260	1234

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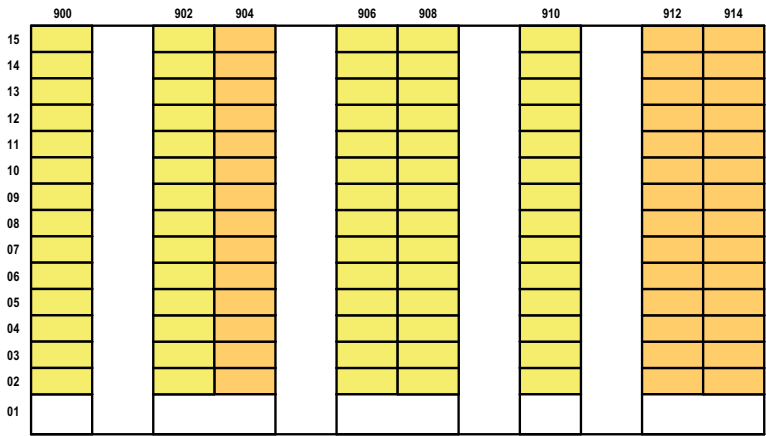
UNIT DISTRIBUTION

COMMUNITY CARE APARTMENT

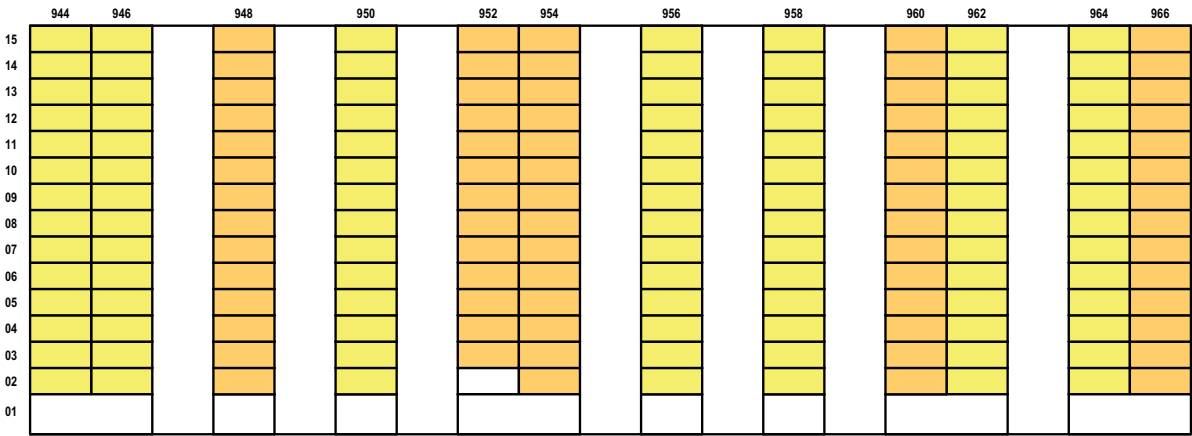
4 ROOM

3 ROOM

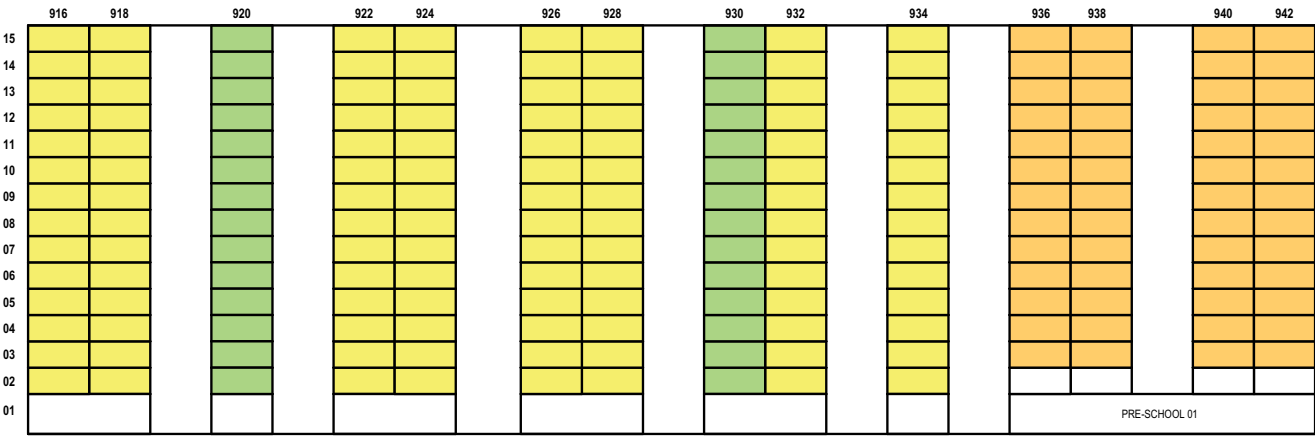
5 ROOM



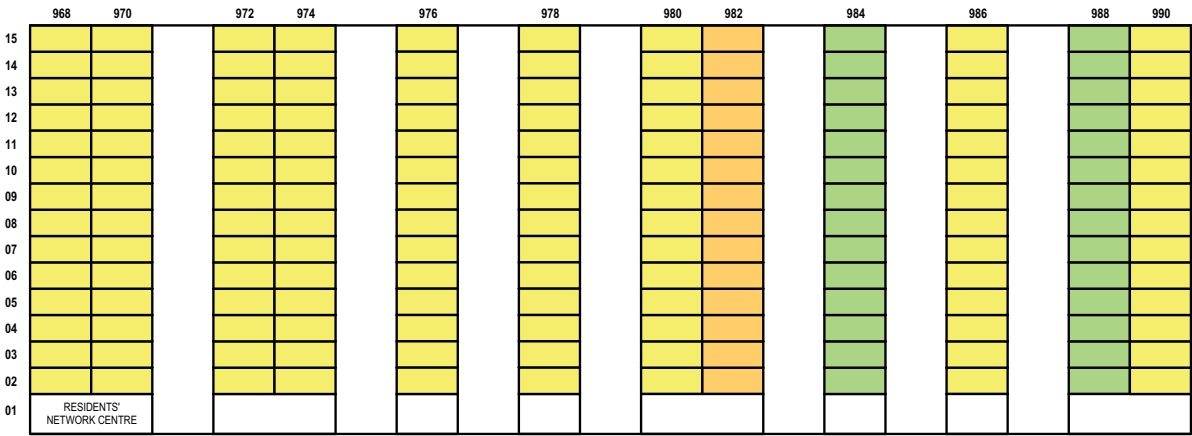
BLOCK 813A



BLOCK 814B



BLOCK 814A



BLOCK 815A

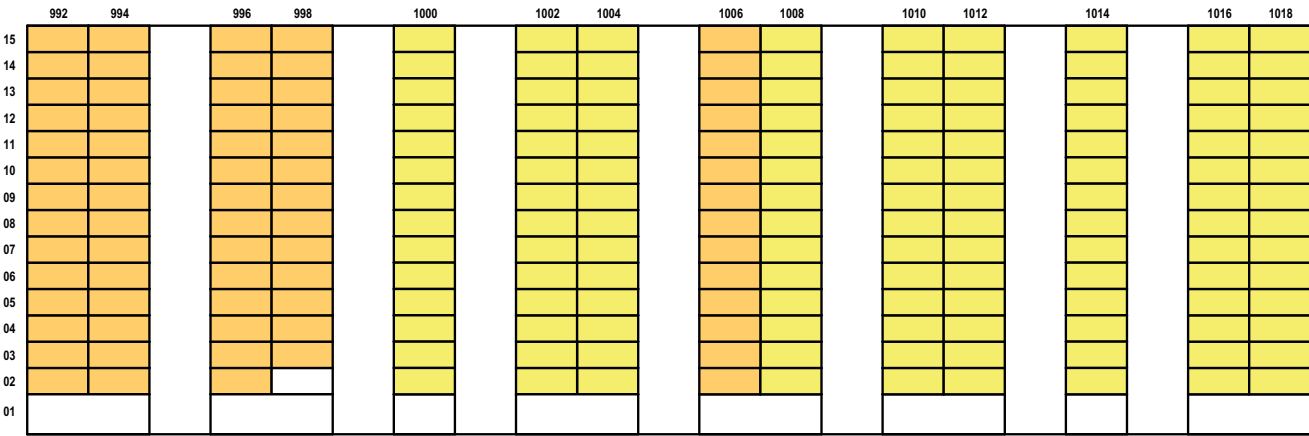
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COMMUNITY CARE APARTMENT

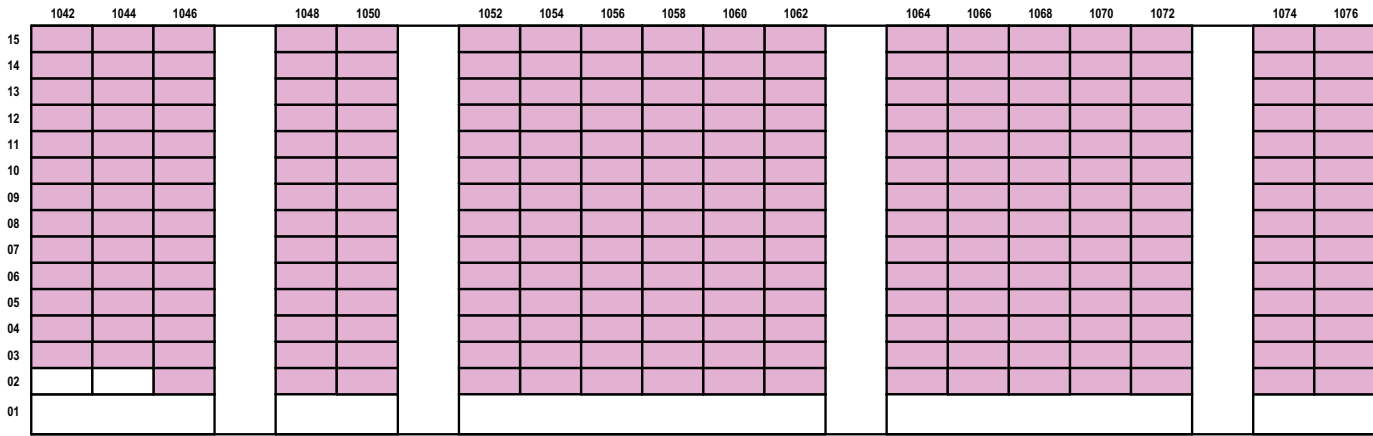
4 ROOM

3 ROOM

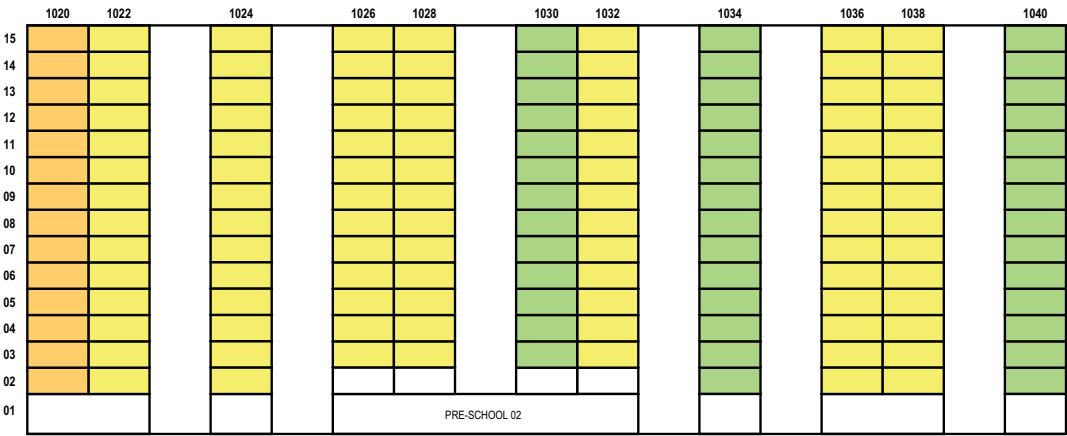
5 ROOM



BLOCK 815B



BLOCK 816B



BLOCK 816A



BLOCK 813A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 813

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 813A | 3RD TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 813

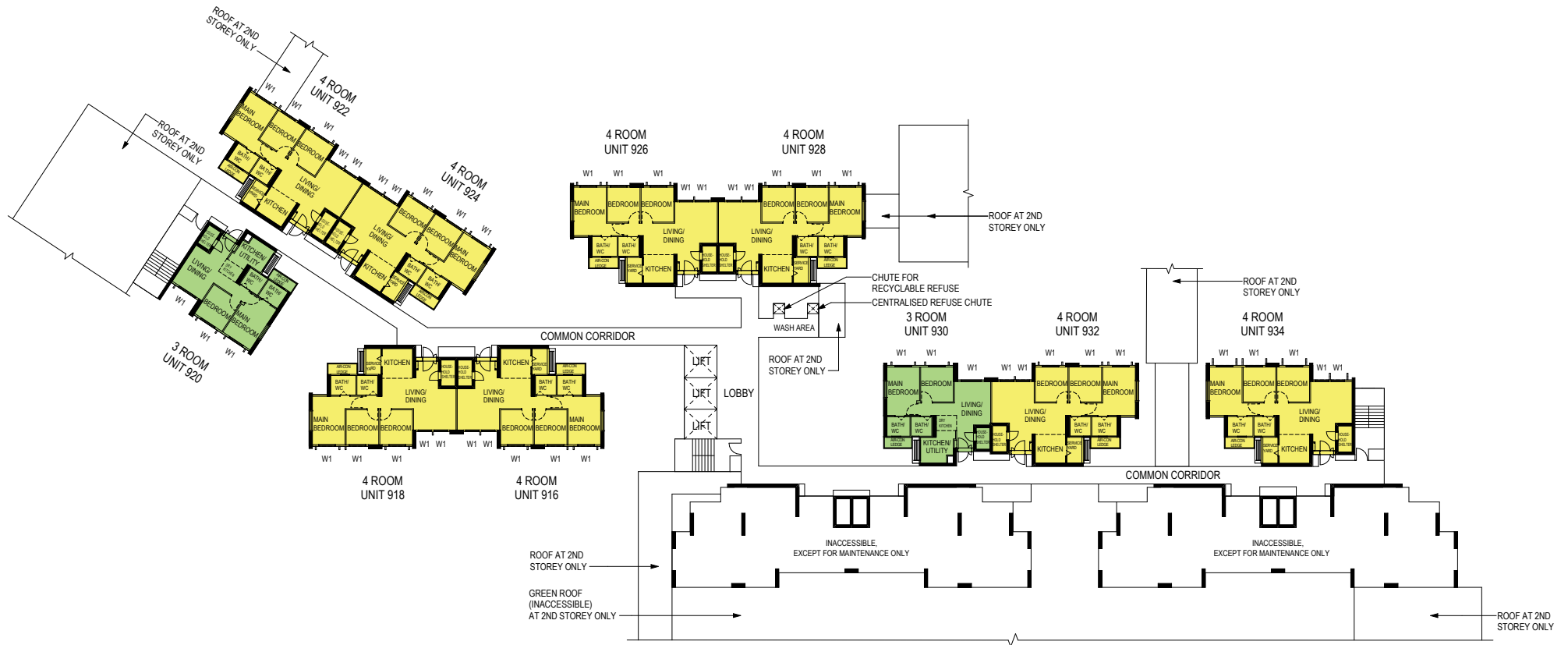
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BLOCK 814A | 2ND STOREY FLOOR PLAN

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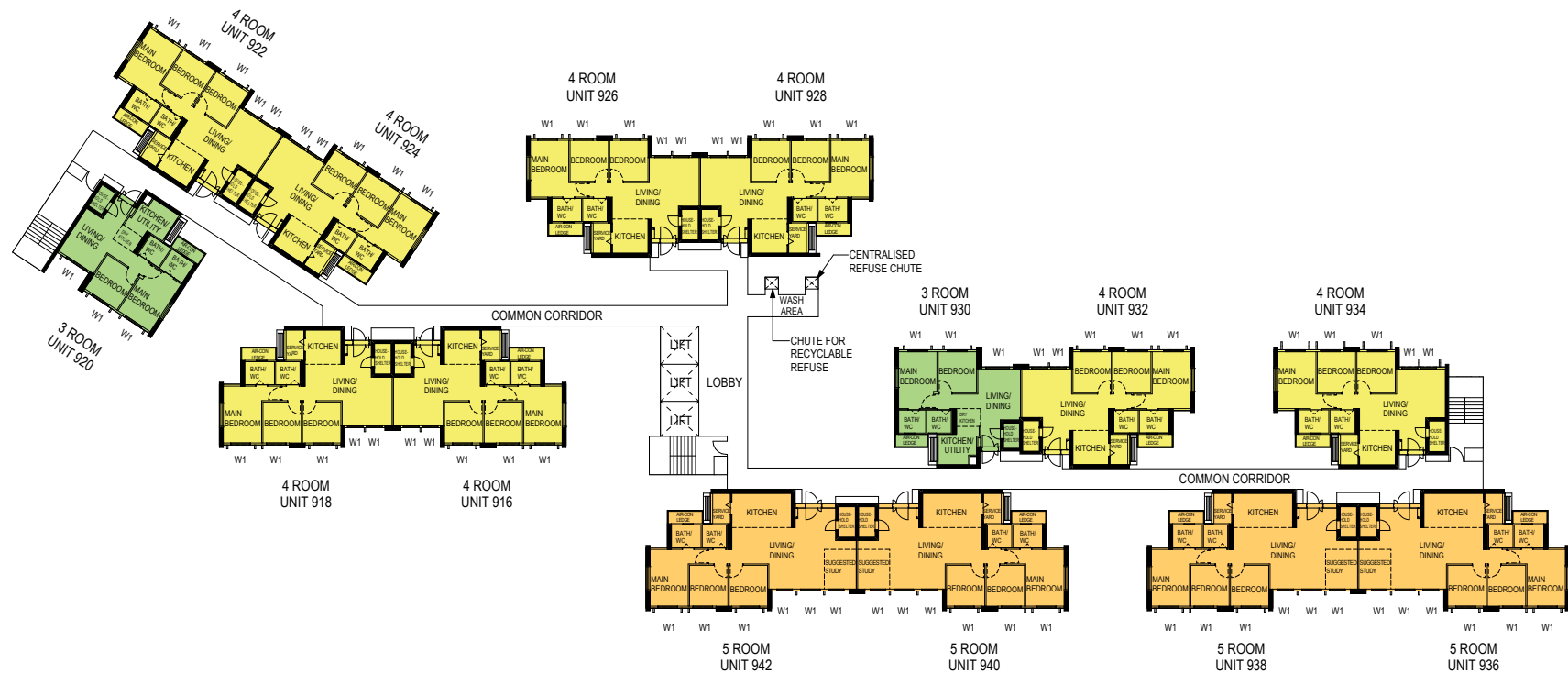
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BLOCK 815A | 2ND STOREY FLOOR PLAN

WINDOW LEGEND:

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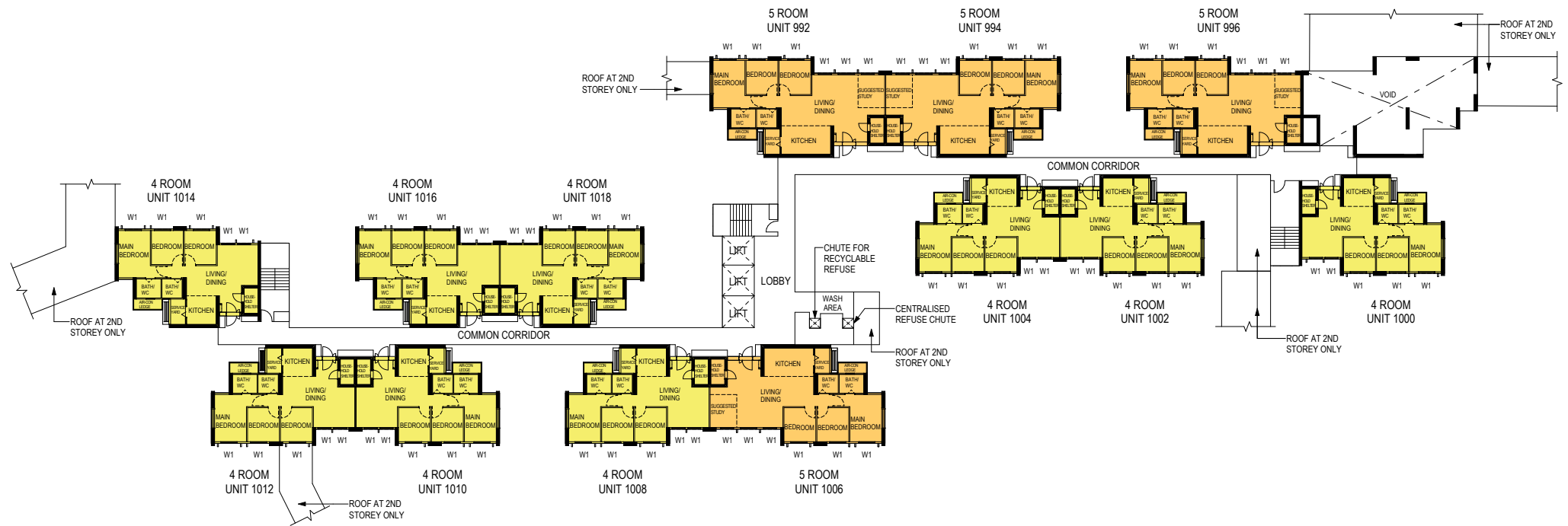
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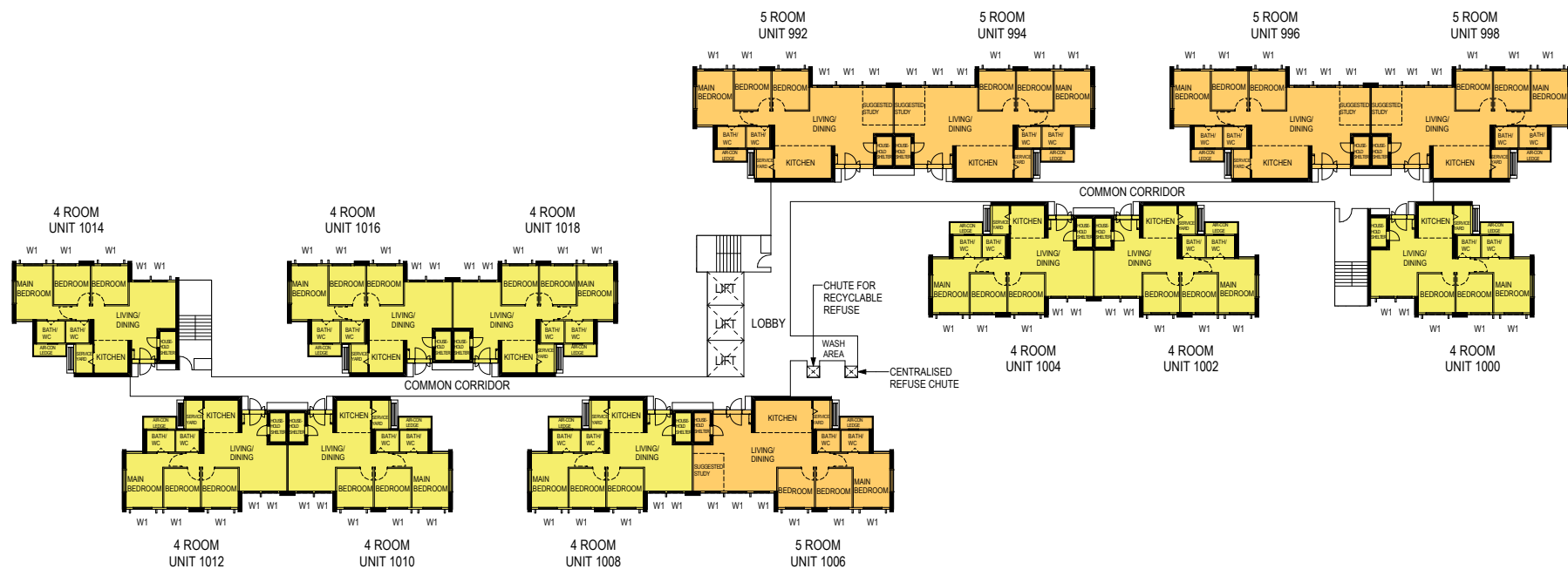
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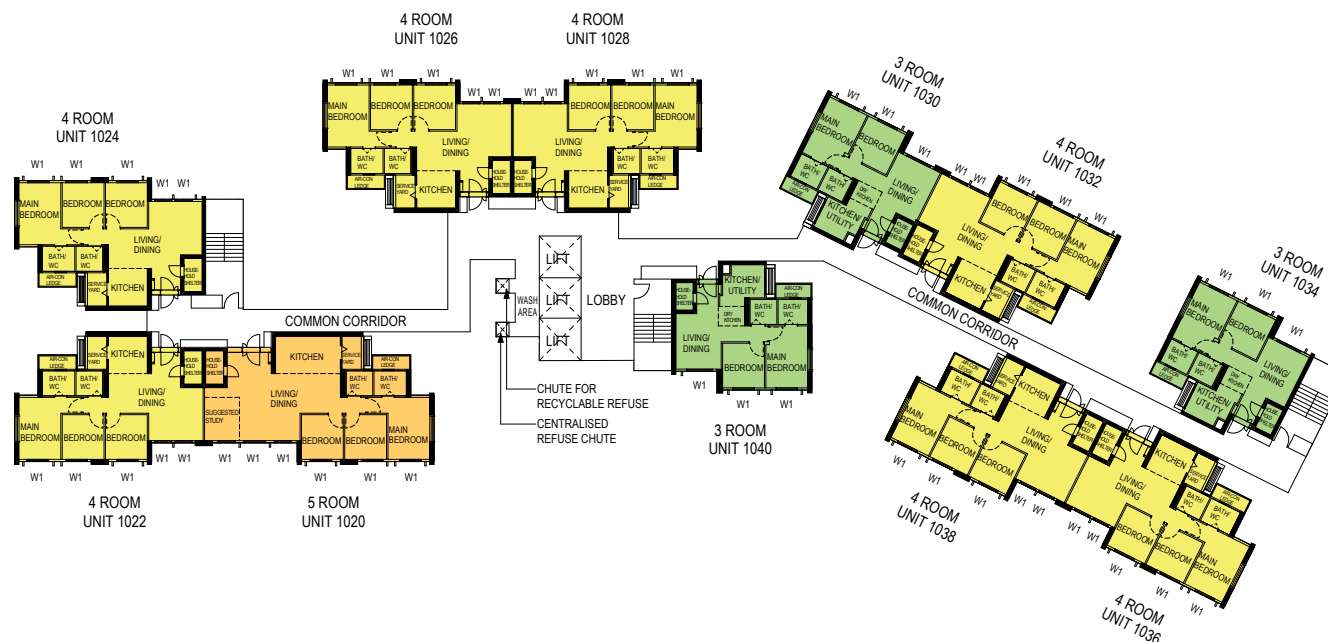
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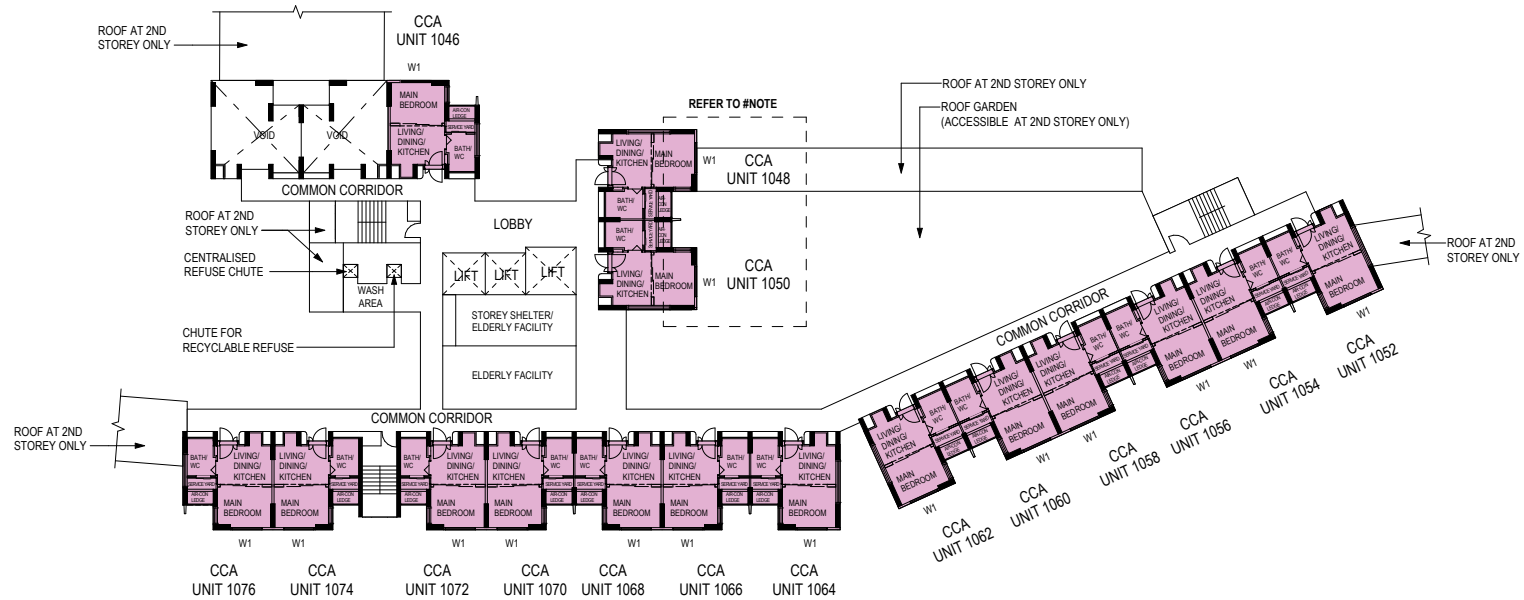
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CCA - COMMUNITY CARE APARTMENT

#NOTE THAT GRILLES TO BE PROVIDED AT AIR-CON LEDGE (APPLICABLE FOR CCA UNIT 1048 & 1050 AT 2ND STOREY ONLY)

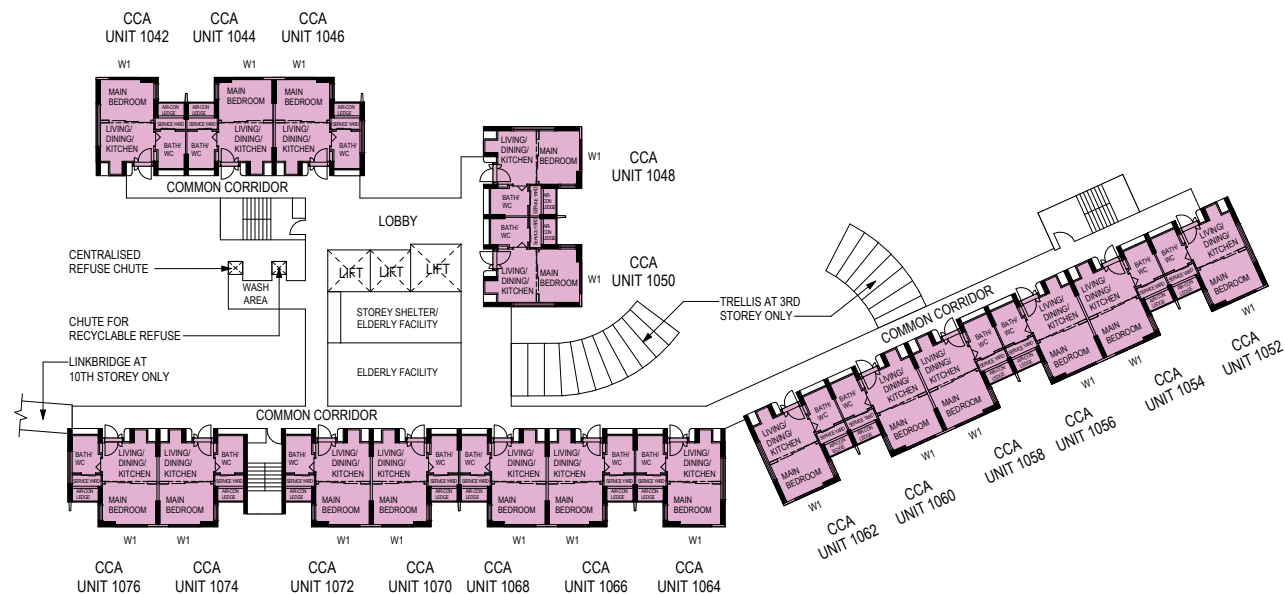
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GENERAL SPECIFICATIONS FOR CHAI CHEE GREEN

For Community Care Apartment

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 with vision panel and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Service Yard	: aluminium framed door with glass

Finishes

Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/ Dining/ Kitchen Floor	: glazed porcelain tiles with laminated UPVC skirting
Bathroom/ WC 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

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

Services

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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 2) 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.
- 3) 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 CHAI CHEE GREEN

For 3-room, 4-room & 5-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)
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen/	: vinyl strip flooring with laminated UPVC skirting (optional)
Bedroom Floor	
Kitchen/ Utility/ Bathroom/ WC/	: glazed porcelain tiles
Household Shelter Floor	
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/	: glazed porcelain tiles
Bathroom/ WC Walls	
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 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

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- 2) The content provided in this brochure is 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 statements or representations of fact.
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- 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, 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 and hence, residents may experience higher noise levels.
- 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.
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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, and service yard
- 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

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.

Aug 2022