



**HDB'S SALES LAUNCH  
FEBRUARY 2021**

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## BARTLEY GREENRISE

Bartley GreenRise will be bounded by Bartley Road, Bidadari Park Drive, and Bartley Walk. The name 'Bartley GreenRise' references the different levels of greenery within the precinct, from ground level to the roof gardens above the car park and at residential blocks.

Bartley GreenRise comprises 3 residential blocks with staggered heights of 11 to 17 storeys. You can choose a home from 387 units of 3- and 4-room flats.





You can enjoy green spaces at the adjacent Bidadari Greenway, and at the roof gardens at the residential blocks and above the 2-Storey car park located in the development. These spaces provide a tranquil environment for you to relax, or to enjoy facilities such as the fitness stations and children's playground. A childcare centre will also be located within the development, along Bidadari Greenway. You can also stroll or jog down Bidadari Greenway towards Bidadari Park or Bartley MRT station.

Commercial facilities located in the neighbouring precinct, Woodleigh Hillside, can be conveniently accessed via a linkbridge across Bidadari Park Drive. Please refer to the site plan for the facilities to be provided in the development. Facilities in the 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 application, 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 authorities, such information is indicative only and are subject to review from time to time.





# TOA PAYOH



- # Area occupied by former Mount Vernon Columbarium including the funeral parlours is earmarked for the developments in Bidadari Estate. Plans to relocate the niches have been announced by NEA on 28 Oct 2015 and the niches have since been relocated.
- \* Designated park space that will be kept rustic and the landscaping will be kept as natural as possible.
- \*\* Part of the former Mount Vernon Columbarium site has been set aside for a new and modern Mount Vernon Funeral Parlour Complex (MVFPC).
- ## Alkaff Lake will also serve as a stormwater retention pond.

Scale 0 100 200 300 400 500 Metres



## LEGEND:

- MRT Line & Station      --- Under Construction/ Future Road      MK MOE Kindergarten  
 (u/c) Under Construction      CG Common Green

## Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
3. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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.



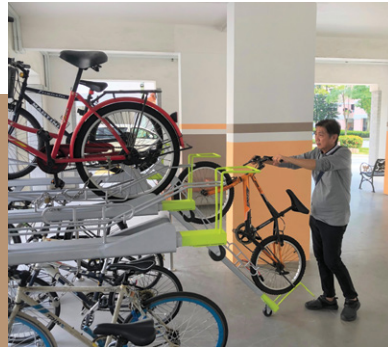
## ECO-FRIENDLY FEATURES

In a bid to go green for the earth, Bartley GreenRise will have several eco-friendly features to encourage green and sustainable lifestyles, such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



**SEPARATE CHUTES  
FOR RECYCLABLE  
WASTE**



**BICYCLE  
STANDS**



**ABC WATERS DESIGN  
FEATURES**

## SMART SOLUTIONS

Bartley GreenRise will feature Smart Solutions for a more liveable, efficient, sustainable and safe living environment. These solutions include:

- 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



## FINISHES AND FITTINGS

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

### 3- AND 4-ROOM

- |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Floor tiles in the:               <ul style="list-style-type: none"> <li>• household shelter</li> <li>• bathrooms</li> <li>• kitchen/ utility (3-room)</li> <li>• kitchen and service yard (4-room)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Wall tiles in the:               <ul style="list-style-type: none"> <li>• bathrooms</li> <li>• kitchen/ utility (3-room)</li> <li>• kitchen</li> </ul> </li> </ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## OPTIONAL COMPONENT SCHEME

The 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.

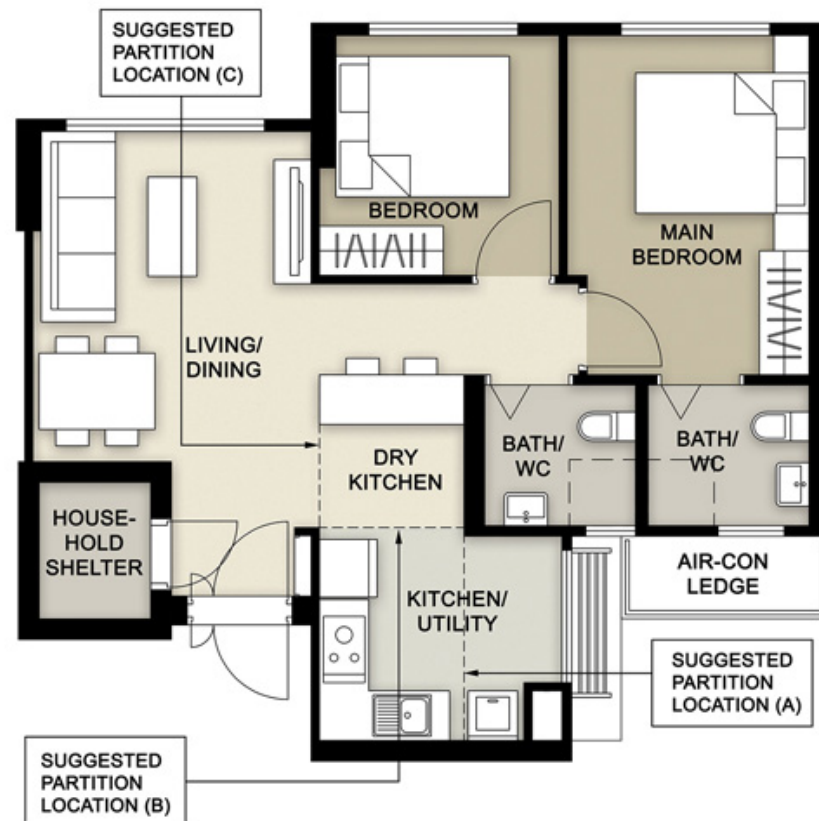


# LAYOUT IDEAS

## 3-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 68sqm

Inclusive of Internal Floor Area of 65sqm 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 concept comprising a dry kitchen and combined kitchen/ utility space.

The layout offers homeowners flexibility in configuring the areas 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)



Partition B - Separating Dry and Wet Kitchen



Partition A - Separating Utility from Kitchen



Partition C - Separating Kitchen from Living/ Dining area



## 4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93sqm

Inclusive of Internal Floor Area of 90sqm and  
Air-con Ledge

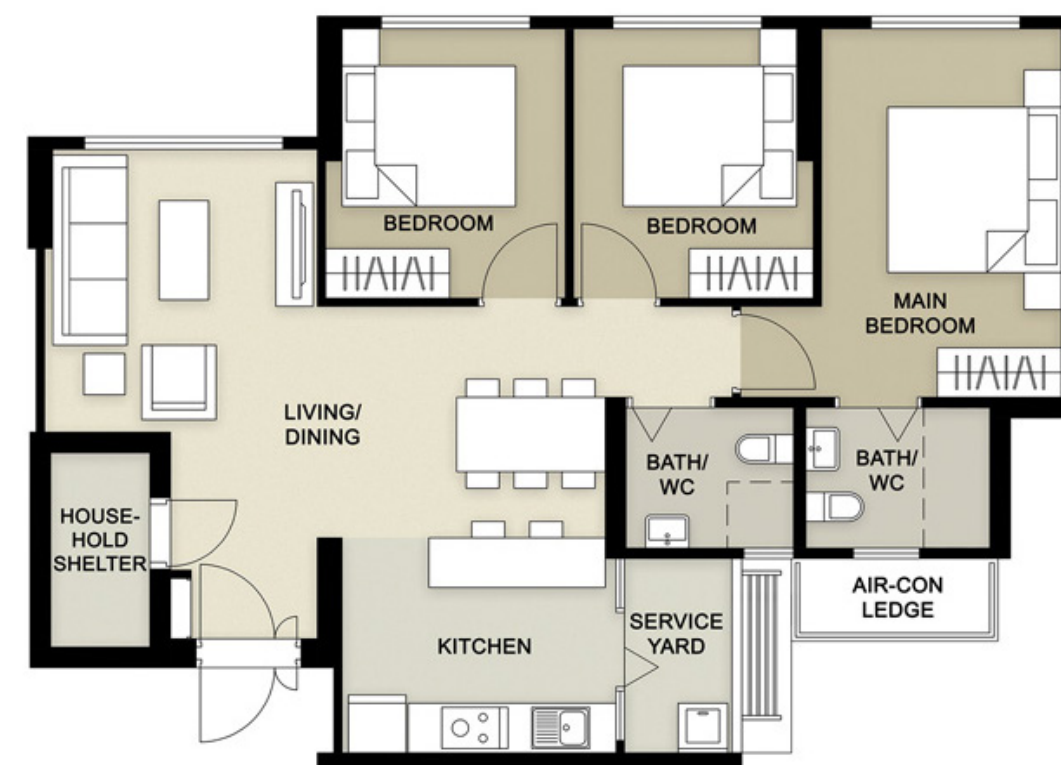


## 4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93sqm

Inclusive of Internal Floor Area of 90sqm and  
Air-con Ledge





# SITE PLAN

## FLAT TYPE

 3 ROOM

 4 ROOM

## PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION


## COMMUNAL AREAS

- 4 PRECINCT PAVILION
- 5 DROP-OFF PORCH


## SOCIAL AMENITIES

- 6 CHILD CARE CENTRE AT 1ST STOREY  
with Accessible Roof Garden on 2<sup>nd</sup> Storey
- 7 FUTURE AMENITIES/ FACILITIES  
AT 1ST STOREY

## OTHERS

 LINKWAY  
LB: LINKBRIDGE  
S: SHELTER

 TRELLIS

 SERVICE  
ESS: ELECTRICAL  
SUB-STATION


 UTILITY CENTRE (UC) AT  
2ND STOREY

 SERVICE BAY

 AMENITY LOCATED (BELOW)

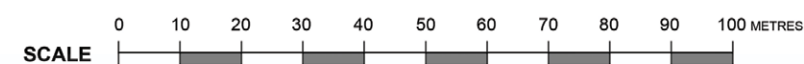
 AIR-WELL

 ENTRANCE/ EXIT FOR CARPARK

 CENTRALISED REFUSE CHUTE/  
CHUTE FOR RECYCLABLE REFUSE  
(PNEUMATIC WASTE CONVEYANCE  
SYSTEM)

**U/C** UNDER CONSTRUCTION


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



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## Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
3. 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.



3 ROOM

4 ROOM





# UNIT DISTRIBUTION

3 ROOM

4 ROOM

	642		644		646	648		650	652		654	656		658
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## BLOCK 216A | 3RD STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216A | 4TH TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216A | 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216A | 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216A | 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216B | 2ND STOREY FLOOR PLAN

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216B | 3RD TO 11TH STOREY FLOOR PLAN

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216B | 12TH STOREY FLOOR PLAN

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216B | 13TH STOREY FLOOR PLAN

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216B | 14TH STOREY FLOOR PLAN

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216C | 4TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216C | 5TH TO 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216C | 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216C | 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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





## BLOCK 216C | 17TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 216

### WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 3 6 9 12 METRES

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



# GENERAL SPECIFICATIONS FOR BARTLEY GREENRISE

For 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/ 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	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium frame 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)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
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 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](http://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 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 are 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 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 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

## (3-, 4-ROOM FLATS – BARTLEY GREENRISE)

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

*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.*

February 2021