



Park Edge @ Bidadari



**HDB'S SALES LAUNCH
FEBRUARY 2021**



PARKEDGE @ BIDADARI

ParkEdge @ Bidadari will be bounded by Bartley Walk, Mount Vernon Road, Sang Nila Utama Road, and the future Bidadari Park. The name reflects the development's location at the edge of Bidadari Park. ParkEdge @ Bidadari comprises 5 residential blocks with heights ranging from 6 to 14 storeys. You can choose your home from 476 units of 4- and 5-room flats.

Enjoy an active lifestyle at ParkEdge @ Bidadari, where you can take a stroll, jog, or cycle through Bidadari Park, which includes the Heritage Walk lined with beautiful mature trees. Look forward to the new Alkaff Lake, which aims to recreate the sense of tranquility of the former Alkaff Lake Gardens.



ParkEdge @ Bidadari comes with various recreational facilities, such as playgrounds and fitness stations. The roof gardens atop 2 of the residential blocks and Multi-Storey Car Park (MSCP) will serve as ideal spots for residents to unwind and relax. Two residential blocks will be linked to the MSCP rooftop garden via sky bridges. A childcare centre is also conveniently located at the 1st storey of the MSCP complex. Please refer to the site plan for the facilities provided

in the development. Facilities in this development will be accessible by the public.

Main transport nodes such as the Woodleigh and Bartley MRT stations, future bus interchange at Woodleigh Village, and shops/ facilities at Woodleigh Mall are also located nearby.

Artist's impression

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.

ECO-FRIENDLY FEATURES

To encourage a 'green' lifestyle, ParkEdge @ Bidadari will have several eco-friendly features:

- 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 RECYCABLE
WASTE**



**BICYCLE
STANDS**



**ABC WATERS DESIGN
FEATURES**

FINISHES AND FITTINGS

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

4- AND 5-ROOM

<ul style="list-style-type: none"> • Floor tiles in the: <ul style="list-style-type: none"> • bathrooms • household shelter • kitchen • service yard 	<ul style="list-style-type: none"> • Wall tiles in the: <ul style="list-style-type: none"> • bathrooms • kitchen
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SMART SOLUTIONS

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

- 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



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

4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93 sqm

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



4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 96 sqm

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



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

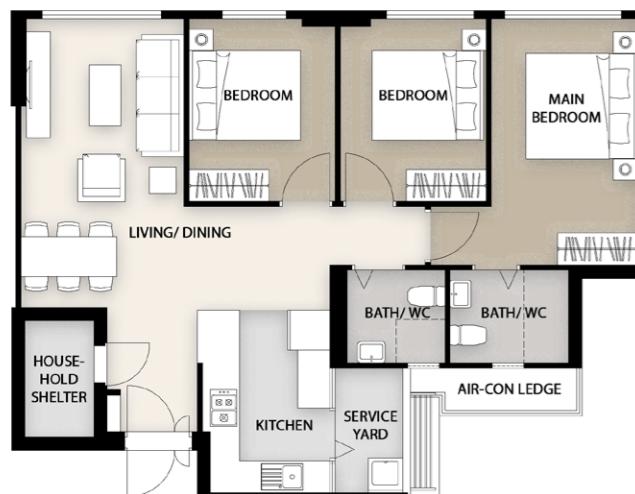


4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93 sqm

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

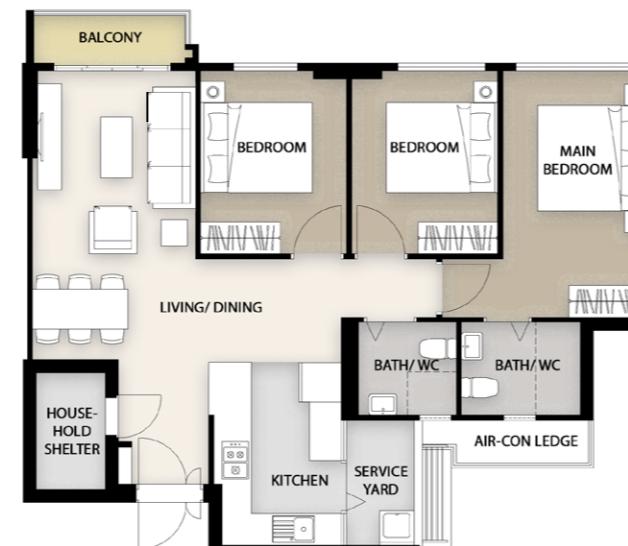


4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 96 sqm

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



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



5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 116 sqm

Inclusive of Internal Floor Area of 113 sqm and
Air-Con Ledge



5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 116 sqm

Inclusive of Internal Floor Area of 113 sqm and
Air-Con Ledge





SITE PLAN



ParkEdge @ Bidadari

FLAT TYPE



PLAY FACILITIES

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

SOCIAL AMENITIES

**⑥ FUTURE AMENITIES /
FACILITIES AT 1st STOREY**

**⑦ CHILD CARE CENTRE
AT 1st STOREY**

OTHERS



Block Number	Number of Storeys	4 Room	5 Room	Total
226A	12	22	44	66
226B	6/10/13	62	23	85
227A	6/10/13	62	48	110
227B	12/14	87	35	122
227C	12/14	47	46	93
TOTAL		280	196	476

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. ** Part of the former Mount Vernon Columbarium site has been set aside for a new and modern Mount Vernon Funeral Parlour Complex (MVFPC).
7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

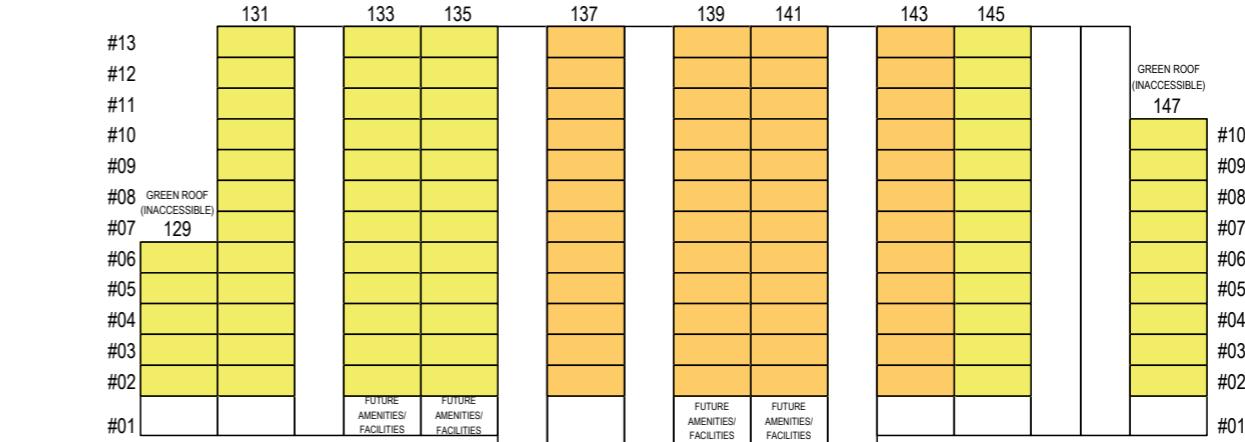
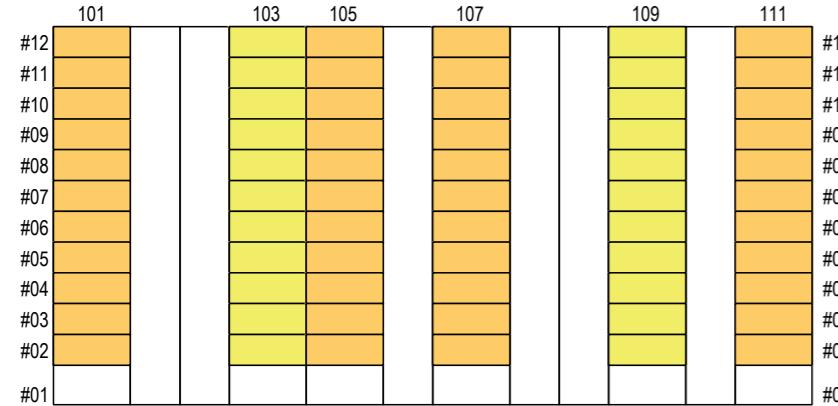
UNIT DISTRIBUTION



4 ROOM

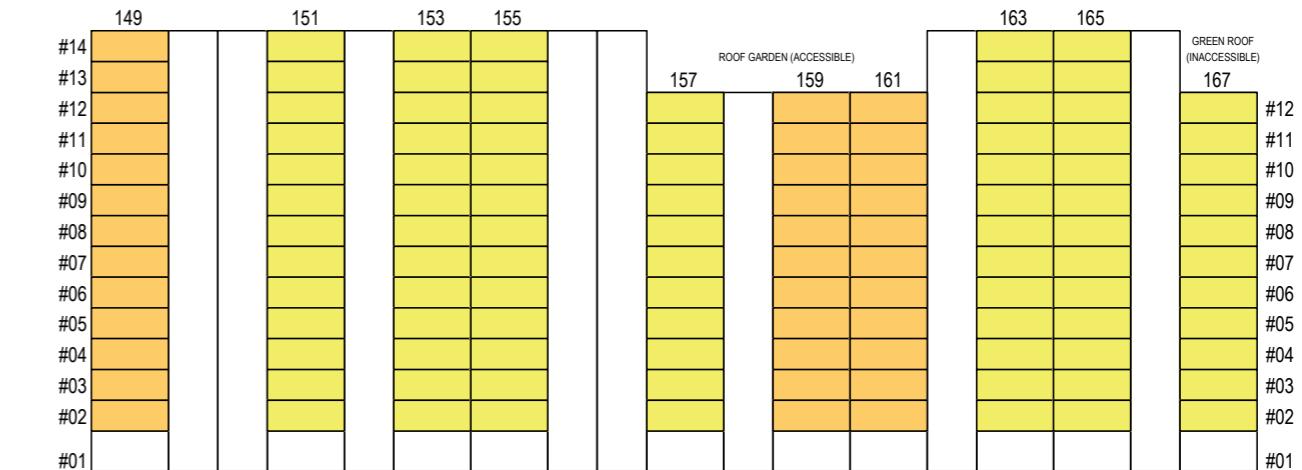
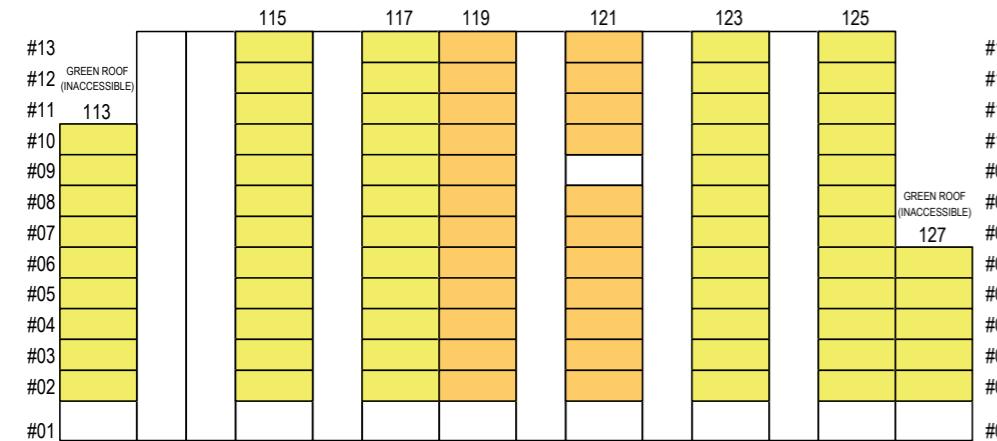


5 ROOM



BLOCK 226A

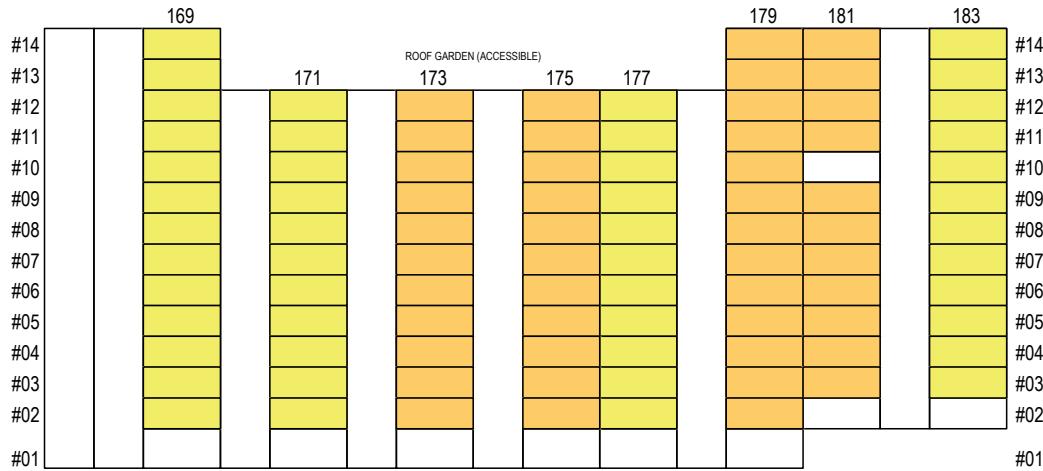
BLOCK 227A



BLOCK 226B

BLOCK 227B

UNIT DISTRIBUTION



BLOCK 227C



BLOCK 226A | 2ND TO 12TH STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARCADE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



BLOCK 226B | 2ND TO 6TH STOREY FLOOR PLAN

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 226B | 7TH STOREY FLOOR PLAN

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 226B | 8TH & 10TH STOREY FLOOR PLAN

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 226B | 9TH STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARCADE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



BLOCK 226B | 11TH STOREY FLOOR PLAN

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 226B | 12TH & 13TH STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARCADE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



BLOCK 227A | 2TH TO 6TH STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARCACTE THE BOUNDARY OF THE FLAT
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



BLOCK 227A | 7TH STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARCADE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



BLOCK 227A | 8TH TO 10TH STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARCATHE BOUNDARY OF THE FLAT
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BLOCK 227A | 11TH STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARCADE THE BOUNDARY OF THE FLAT
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W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)



BLOCK 227A | 12TH & 13TH STOREY FLOOR PLAN

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARQUE THE BOUNDARY OF THE FLAT
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BLOCK 227B | 2ND STOREY FLOOR PLAN

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 227B | 3RD TO 12TH STOREY FLOOR PLAN

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 227B | 13TH STOREY FLOOR PLAN

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 227B | 14TH STOREY FLOOR PLAN

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 227C | 2ND STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARCADE THE BOUNDARY OF THE FLAT
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W1

- FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)



BLOCK 227C | 3TH TO 9TH, 11TH & 12TH STOREY FLOOR PLAN

WINDOW LEGEND	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 DEMARQUE THE BOUNDARY OF THE FLAT
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



BLOCK 227C | 10TH STOREY FLOOR PLAN

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 227C | 13TH STOREY FLOOR PLAN

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 227C | 14TH STOREY FLOOR PLAN

WINDOW LEGEND

W1 – FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCADE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR PARKEDGE @ BIDADARI

For 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
Balcony (where applicable)	

Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Bathroom/	: glazed porcelain tiles
WC/ Household Shelter Floor	
Service Yard	: glazed porcelain tiles with tile skirting
Balcony Floor (where applicable)	: glazed porcelain tiles with tile skirting (optional)
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 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.

OPTIONAL COMPONENT SCHEME

(4-, 5-ROOM FLATS – PARKEDGE @ BIDADARI)

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.