

SINGAPORE'S FIRST ASSISTED LIVING FLATS TO BE LAUNCHED IN FEBRUARY 2021

Community Care Apartments: A new public housing concept to enable seniors to live independently within the community

Singaporeans can look forward to a new public housing concept designed to support them to age independently in their silver years within the community. Jointly developed by the Ministry of National Development (MND), Ministry of Health (MOH) and Housing & Development Board (HDB), the new Community Care Apartments aim to expand the continuum of residential options for seniors today. The flats will be launched for sale in the February 2021 Build-To-Order (BTO) exercise.

2. Located at Bukit Batok West Avenue 9, the pilot Community Care Apartments will offer seniors aged 65 and above an affordable housing option which integrates senior-friendly design features with care services that can be scaled according to care needs. There will also be services and programmes to enable meaningful participation and social interactions amongst residents.



The new Community Care Apartments offer an affordable housing option which integrates senior-friendly design features with care services that can be scaled according to care needs. (Credit: HDB)

Designed for independent living

3. The Community Care Apartments at Bukit Batok are designed to enable seniors to live independently and prepare for their future care needs. Each flat is 32 sqm¹, and comes with senior-friendly fittings. For example, the flats are installed with grab bars and wheelchair-accessible bathrooms with slip-resistant flooring, to allow residents to move around their homes with ease. Other fittings include a built-in wardrobe, cabinets and furnished kitchen, to enable seniors to move in quickly with minimal renovations needed. To meet residents' diverse preferences and lifestyle needs, the flats have an open layout and come with sliding partitions to separate the living room and bedroom spaces so residents can customise the space to suit their needs. The design features of the units can be found in **Annex A**.



(Left): All units feature open layouts with sliding partitions that separate the living room and bedroom. (Credit: HDB)

Ensuring health and wellbeing through care services and social activities

4. Residents will have to subscribe and pay for a Basic Service Package. With this package, all residents will enjoy services such as 24-hour emergency monitoring and response and dedicated programming to facilitate interaction and the building of a close-knit community amongst residents. An onsite community manager will also help to link residents up with relevant care services according to their needs, assist with simple household fixes, and organise community activities according to the preferences of residents.

5. Residents may also layer on additional optional care services depending on their care needs and preferences at additional cost. Examples of optional services include help with their activities of daily living, as well as household services such as meal delivery, laundry and housekeeping. All residents will also be prioritised for admission to the nearby Bukit Batok Care Home should the need arise in the future. More information on the provisions in the service packages can be found in **Annex B**.

¹ Refers to the approximate internal floor area. Total approximate floor area will be 34 sqm, inclusive of the aircon ledge.

6. There will also be communal spaces on each floor for residents to mingle and build social networks. Residents can use these furnished spaces as extensions of their own living rooms to catch up with their neighbours, share meals, or participate in group activities. They will also be encouraged and guided by the community manager to lead and participate in specially curated programmes at the communal spaces and activity centre within the development.



*Each level of the block will come with a furnished communal space for residents to mingle and relax. This is an artist's impression of the communal space. Actual provisions may differ.
(Credit: HDB)*

Convenient access to key amenities for daily convenience

7. Residents of the Community Care Apartments at Bukit Batok will also enjoy convenient access to a variety of retail, leisure, healthcare and public transport amenities that support seniors' daily needs. These include amenities such as a hawker centre, activity centre, community garden and strolling paths located within the development, which are open to the public and provides opportunities for interaction with the community, as well as the Bukit Batok Polyclinic, Bukit Batok Care Home and wet markets located a short 5- to 10-minute walk away at the Bukit Batok West and Bukit Gombak Neighbourhood Centres. Other amenities located nearby include retail shops at the adjacent Le Quest mixed development, as well as West Mall and Bukit Batok MRT at the Bukit Batok Town Centre. More information on the amenities within and around the development can be found in **Annex C**.



Amenities within the development include a hawker centre, community garden and fitness station, to allow seniors to live independently in an urban kampung setting. (Credit: HDB & MOH)

Launch of Pilot Community Care Apartments at Bukit Batok

8. About 160 units will be available under the February 2021 BTO exercise. Applicants and their spouse (if any) must be 65 years old and above. They will have the flexibility to choose a lease ranging from 15 to 35 years (in five-year increments), as long as it covers both the applicant and their spouse (if any) until they are at least 95 years old. The Community Care Apartments cannot be resold or rented out. If the owners do not need the flat, they can return the flat to HDB and HDB will refund them the value of the remaining lease of the flat.

9. Allocation of the flats will be prioritised for seniors with more pressing care needs, where at least one applicant or essential occupier requires permanent assistance with his/her activities of daily living. Seniors can also choose to jointly ballot for the flats with a friend or family member who is also eligible to purchase a Community Care Apartment. If successful, both applicants will be able to book their flats together. More information on the eligibility criteria, and the indicative prices can be found in **Annex D**.

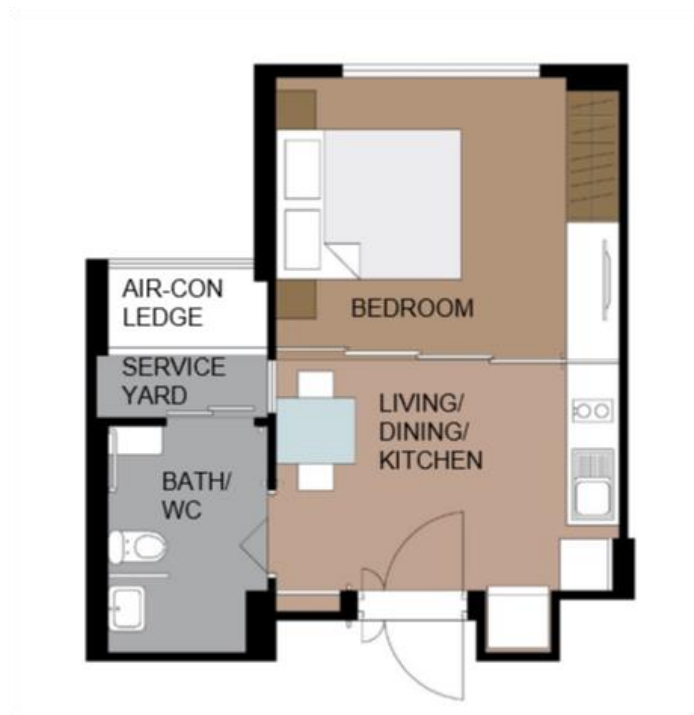
Community Care Apartments Exhibition at HDB Hub

10. From 14 December 2020 to 31 March 2021, the public will be able to find out more about the Community Care Apartments at a physical exhibition held at HDB Hub. The exhibition will feature 3D models of the Community Care Apartments and a mock-up of the communal space. Visitors can also get more details on the service packages, eligibility conditions and flat prices at the exhibition. A showroom of the flat will be available from 4 January 2021 onwards. The safety of our visitors is a priority, and prevailing safe management measures will apply at the exhibition. Visitors will need to book an appointment via HDB InfoWEB before visiting the exhibition. Appointments can be booked from 11 December 2020, before the exhibition opens on 14 December 2020.

11. Information about the Community Care Apartments is also available on HDB InfoWEB. For enquiries, the public may call the HDB Sales/Resale Customer Service Line at 1800 866 3066 (from 8 am to 5 pm on weekdays).

END

ANNEX A: Key Design Features of the Community Care Apartment Units



Floor Plan (with suggested furniture layout). The Internal Floor Area is 32 sqm, and the total floor area is 34 sqm, inclusive of Air-Con Ledge. (Credit: HDB)

The senior-friendly features and fittings include:

- Wide wheelchair-friendly main door with a built-in bench at the side
- Large wheelchair-accessible bathroom with slip-resistant flooring and grab bars
- Built-in wardrobe and cabinets
- Furnished kitchen (without fridge and washing machine)
- Easy-to-slide partitions to separate the living room and bedroom spaces
- Service yard accessible from the toilet, with clothes drying rack

ANNEX B: Service Packages

Basic Service Package

All residents will subscribe to the mandatory Basic Service Package (see **Annex D** for indicative prices), which includes the service of a community manager who will ensure that the following are provided:

- Arranging care and support services
- Simple home fixes
- Activities at the communal spaces
- Basic health checks
- 24-hours emergency response
- Key card access to individual flats

Residents will also enjoy:

- Access to wellness and social activities at an activity centre located within the same block
- Access to a community gym at Bukit Batok Care Home
- Priority to Bukit Batok Care Home

Optional Services

Seniors can layer on the following admission care services depending on their care needs and preferences at an additional cost:

- Shared caregiving service, for assistance with Activities of Daily Living, such as moving around, getting in and out of bed or wheelchair, showering, dressing, toileting and feeding, medical reminders and assistance with simple errands
- Housekeeping service
- Meals service (delivery)
- Home Personal Care service
- Laundry service
- Medical escort and transport service

ANNEX C: Amenities Within and Close to the Community Care Apartments



Amenities within and close to the Community Care Apartments	
Within the development	Activity centre
	Community garden
	Hawker centre
	Fitness stations
Nearby Amenities	Community gym at Bukit Batok Care Home
	Senior care centre
	Retail shops at LeQuest
	Bukit Batok Polyclinic
	Bukit Batok West Neighbourhood Centre (Quan Shui Wet Market located within)
	Bukit Gombak Neighbourhood Centre (Bukit Gombak Wet Market located within)
	West Mall
Bukit Batok MRT station	

	Bukit Gombak MRT station
	Bukit Batok Swimming Complex
	Bukit Gombak Stadium
	Bukit Gombak Sports Hall
	JEM
	Westgate
	JCube
	IMM
	Ng Teng Fong General Hospital

ANNEX D: Eligibility Criteria and Indicative Prices

Purchase Conditions

Conditions	
Age	Applicant(s) and their spouse (if any) must be 65 years old and above.
Income Ceiling	The average gross monthly household income cannot exceed \$14,000.
Family Nucleus and Citizenship	Available to: <ul style="list-style-type: none"> • Families with at least 1 Singapore citizen applicant and • Singles who are Singapore citizens.
Property Ownership	Applicant(s) who own a private property or an HDB flat must dispose of the property within 6 months from collecting keys to the Community Care Apartment.
Previous Purchase	Those who have enjoyed two housing subsidies before, and have bought a Studio Apartment or short-lease 2-room Flexi flat before are not eligible.
Lease Length	The lease chosen must be able to cover all applicants and their spouse (if any) till at least 95 years old. Options range from 15 to 35 years (in 5-year increments).

Lease Options

Age of Youngest Applicant and Spouse at Application	Lease Period	
	Minimum (Years)	Other Options (Years)
65 to 69	30	35
70 to 74	25	30, 35
75 to 79	20	25, 30, 35
≥ 80	15	20, 25, 30, 35

Indicative Prices

Payment for Community Care Apartments comprises two components:

S/N	Component	Mode of Payment
1	Flat Price	By cash and/or CPF. Paid fully upfront.
2	Basic Service Package	By cash only. Either paid fully upfront, or partial upfront payment with monthly fee throughout the lease term.

Indicative prices* for Bukit Batok Community Care Apartments:

Lease Tenure	Flat Price [#]	Basic Service Package		Total	
		<u>OPTION 1</u> Full Upfront Payment [^]	<u>OPTION 2</u> Partial Upfront Payment + \$50 ^{^^} a Month Throughout Flat Lease	<u>OPTION 1</u> Flat Price and Full Upfront Payment	<u>OPTION 2</u> Flat Price and Partial Upfront Payment + \$50 ^{^^} a Month Throughout Flat Lease
	(a)	(b)	(c)	(a)+(b)	(a)+(c)
15 years	\$40,000	\$22,000	\$13,000	\$62,000	\$53,000
20 years	\$48,000	\$29,000	\$18,000	\$77,000	\$66,000
25 years	\$55,000	\$39,000	\$26,000	\$94,000	\$81,000
30 years	\$60,000	\$47,000	\$32,000	\$107,000	\$92,000
35 years	\$65,000	\$59,000	\$42,000	\$124,000	\$107,000

* Only an estimate for the project at Bukit Batok. Actual prices may vary based on the actual design and market conditions at the time of launch.

[^] Fixed upfront fees (in cash) will not be subject to further fee adjustment within lease term.

^{^^} Monthly fees (through GIRO) will be reviewed periodically and capped within 5% increment every five years.

[#] Buyers will also need to pay stamp, legal and other fees for the flat purchase, which amount to around 2% of the flat price.

Indicative prices for the optional services:

Optional Services	Indicative Prices	Applicable for Government Subsidies*
Social Day Care	\$50 per day	Yes
Housekeeping	\$20 per hour	No
Meal services (delivery)	\$5–\$7 per meal	No
Home Personal Care	\$20–\$31 per hour	Yes
Laundry	\$20–\$40 per load	No
Medical Escort and Transport	\$50–\$90 per hour	Yes

* Subject to assessment of eligibility based on means-test.