

Bayshore Sails and Bayshore Oasis BTO: 2,492 Plus flats to weigh up before applications close on 11 November

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Applications for the November 2026 BTO exercise close tomorrow, Wednesday 11 November, and the Bayshore Sails and Bayshore Oasis BTO projects in Bedok account for 2,492 of the 7,964 flats on offer. Both are Plus projects, so they come with additional subsidies and tighter resale restrictions than a Standard project. Here is what HDB says about the two sites, so you can decide before the portal shuts.

Bayshore Sails and Bayshore Oasis BTO: the numbers at a glance

- Bayshore Sails: 1,637 flats in 2-room Flexi, 3-room and 4-room types, bounded by Bayshore Road and Bayshore Drive.
- Bayshore Oasis: 855 flats in 2-room Flexi and 4-room types, bounded by Bayshore Drive and Bayshore Walk.
- Both are classified as Plus projects.
- All seven projects in this launch have a waiting time of under four years.

Note that Oasis has no 3-room flats, so a household that wants a 3-room unit in Bedok should look at Sails only.



Source: HDB (artist's impression of Bayshore Oasis)

What a Plus label means for your plans

HDB sorts new flats into Standard, Plus or Prime projects depending on their locational attributes. Standard flats come with the fewest restrictions. Plus and Prime flats carry additional subsidies and tighter restrictions, so read HDBâ??s flat classification page before you commit.

If you may need to sell or move within a few years, this matters more than the view from the unit. Check the occupation and resale conditions on the HDB Flat Portal for the exact flat type you are eyeing.

Getting around and what is nearby

Bayshore MRT Station serves the estate today, and the future Bedok South MRT Station will add another stop. A future integrated development connected to that station will bring more shopping and dining. Until then, Bedok Town Centre is the nearest mall listed by HDB.

East Coast Park is the big draw for weekend cycling, jogging and sitting by the sea. HDB says a network of walking and cycling paths across the estate will link to the wider cycling network, including the Round Island Route. Heartbeat@Bedok and Siglap Community Club are also listed as nearby landmarks.

For families with children, HDB lists Temasek Primary School and Temasek Secondary School near the two projects. Distance to a school does affect Primary 1 registration, so check the exact block position once you know your stack. We have covered the new rail openings around Bedok South separately.

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MRT Line & Station (U/C) Under Construction ==== Under Construction / Future Road MRT Line & Station (Under Construction) MK MOE Kindergarten

Notes:

Prospective applicants should consider the following when applying for a flat:

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.
   For more information on land uses, please refer to the Master Plan which shows the permissible land use and density for developments in Singapore. The Master Plan is to be read in conjunction with its Written Statement on URA's website. 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. Damai Primary will relocate to Tampines North tentatively in 2029.
7. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

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Source: HDB (map of Bayshore Sails)

Who can apply, and how to improve your odds

You need a valid HDB Flat Eligibility (HFE) letter before you can apply. The monthly household income ceiling is now S$16,000 for families and S$8,000 for singles, for HFE applications submitted from 24 August 2026. Eligible first-timer couples may receive an Enhanced CPF Housing Grant of up to S$120,000, and first-timer singles up to S$60,000.

1. Apply on the HDB Flat Portal before the window ends on 11 November. There is no advantage in rushing; applicants are shortlisted by computer ballot.
2. Submit only one application, for one flat type and one location, in each launch. Pick between Sails and Oasis (or any other project) with care.
3. Check the application rates on the portal, which update several times a day, and weigh them against how much you want each project.
4. Remember that first-timer families get more ballot chances than second-timers.

The HFE e-service is unavailable until 11 November and returns on 12 November, so anything you need from it has to be done another way or after the exercise.

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Source: HDB (map of Bayshore Oasis)

Compare before you pick

Bayshore is not the only choice in this launch. Sembawang Anchor offers shorter-waiting-time flats of under three years, which suits households that need to move sooner. Our Sembawang Anchor guide sets out that project, and our overview of the full 7,964-flat launch lists every town and the new Community Care Apartment age of 55.

A quick rule of thumb: pick Bayshore if you want the coast and a Plus-level subsidy and can live with the tighter conditions. Pick a Standard project if flexibility on resale ranks higher. Either way, the booking exercise only comes after the ballot, so there is time to run your numbers once you know your queue position. Speak to your CPF and bank early if a loan is part of the plan.

If you are still undecided, open the HDB Flat Portal tonight, compare the live application rates for the Bayshore projects against the rest, and shortlist two flat types you could live with. Official project pages, maps and the application portal are on HDBâ??s MyNiceHome site, and the maps above show how each block sits within the estate.

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