

Welcome to



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DAKOTA ONE

Community Living

Bounded by Cassia Link, Jalan Satu, and Jalan Dua, Dakota One comprises 3 residential blocks, each 19 storeys in height, with 421 units of 3- and 4-room flats.

The project name, 'Dakota One', draws inspiration from its location along Jalan Satu, where 'satu' means 'one' in Malay.

The development is integrated with a new community club, where residents can easily enjoy its accompanying facilities.

Dakota One 位于 加西雅连路、惹兰沙都和 惹兰都亚之间，由 3 座组屋组成，每座 19 层，共有 421 个三房式和四房式单位。

项目名称 "Dakota One" 的灵感来源于其坐落在 惹兰沙都的位置，在马来语中 "Satu" 的意思是 "壹"。

该项目与一个全新的民众俱乐部相结合，居民可方便地享用俱乐部的设施。

Terletak di antara Cassia Link, Jalan Satu, dan Jalan Dua, Dakota One terdiri daripada 3 blok kediaman, setiap satu setinggi 19 tingkat, dengan 421 unit flat 3 bilik dan 4 bilik.

Nama projek, "Dakota One," diilhamkan oleh lokasinya di sepanjang Jalan Satu, di mana "satu" bermaksud "satu" dalam bahasa Melayu.

Pembangunan ini digabungkan dengan sebuah Kelab Masyarakat baru, di mana penduduk boleh dengan mudah menikmati kemudahan yang disediakan.

Cassia Link, Jalan Satu, மற்றும் Jalan Dua சந்திப்பில் அமைந்துள்ள Dakota One 19 மாடிகள் கொண்ட 3 குடியிருப்புப் புளோக்குகள் அடங்கியது. இவற்றில் மொத்தம் 421 3- மற்றும் 4-அறை வீடுகள் உள்ளன.

"Satu" மலாயில் "ஒன்று" ("One") என்று பொருள்படுவதால் "Dakota One" என்ற இக்குடியிருப்பின் பெயர் Jalan Satu நெடுக அது அமைந்திருப்பதைப் பிரதிபலிக்கிறது.

இந்த குடியிருப்பு ஒரு புதிய சமூக மன்றத்தோடு ஒருங்கிணைக்கப்பட்டுள்ளது. இதன் வசதிகளை குடியிருப்பாளர்கள் எளிதாக அனுபவிக்க முடியும்.

Site plan for Dakota One



Conveniences at your Doorstep



Residents of Dakota One are served by Dakota MRT Station (Circle MRT line), to provide residents with easy connectivity to the rest of Singapore. The Nicoll Highway is a short drive from the development. Please refer to the Land Transport Authority's **Your Dakota One Travel Guide** to find out more about the transport connections around your development.

With nearby Old Airport Road Food Centre and Kallang Estate Fresh Market and Food Centre located just a short walk away from Dakota One, residents can enjoy a wide variety of hawker fare and easy access to fresh produce. More shopping choices are also available at Paya Lebar Quarter (PLQ) Mall, Paya Lebar Square, and Singapore Post Centre.

At the nearby HDB development, Dakota Breeze, there is also an eating house, a supermarket, several shops, a child care centre and a Residents' Network Centre to provide residents with the daily conveniences within easy reach.

There are several recreational and sports amenities within Geylang and the nearby Kallang town. These include the green park connector along Geylang River, Kallang Squash and Tennis Centre, Kallang Netball Centre, the comprehensive facilities of the Singapore Sports Hub, and the Geylang East Swimming Complex.

For families with school-going children, nearby schools include Kong Hwa School, Chung Cheng High School (Main), Geylang Methodist Primary and Secondary Schools, and Broadrick Secondary School.

Dakota One draws its identity from a conserved mature Rain Tree facing Jalan Dua, where a unique community plaza will be set around it. There is a lush landscaped courtyard garden, facilities such as playgrounds, fitness stations, and an art wall designed with leaf-motif openings. A rooftop garden is located on top of the multi-storey car park and is accessible by link bridges from 2 residential blocks.

Dakota One will be served by Mountbatten Community Club. Check out the activities organised by them via Facebook (**Mountbatten!**)

Welcoming Homes

Dakota One comprises 3-, and 4-room flats.

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

Floor tiles in the:

- household shelter
- bathrooms
- kitchen/ utility (3-room)
- kitchen, service yard (4-room)

Wall tiles in the:

- bathrooms
- kitchen/ utility (3-room)
- kitchen (4-room)

To cater to changing lifestyles and to provide more flexibility in the use of kitchen space, the 3-room flats are designed with a combined kitchen/utility space. The layout also allows homeowners flexibility in configuring the area according to their preferences.



Smart and Eco-friendly Living

Dakota One is designed with several eco-friendly features to encourage green and sustainable lifestyles among residents. These features include 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 and recycled products in the development such as vinyl flooring, laminated doors, paints and also plumbing fixtures; and ABC Waters design features to clean rainwater and beautify the landscapes.

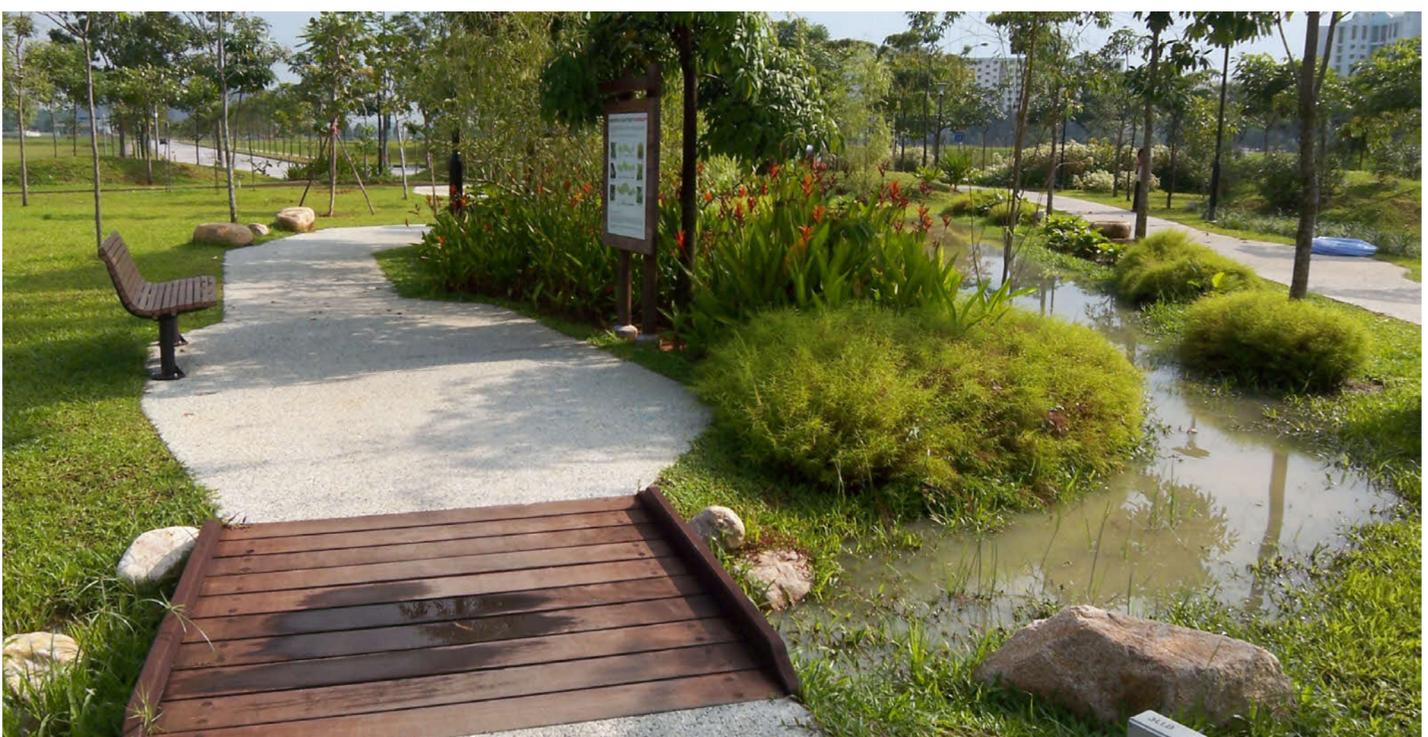
Dakota One also features Smart solutions for a more liveable, efficient, sustainable, and safe living environment. These include Smart Lighting in common areas to reduce energy usage, and contribute to a sustainable and safer living environment.



Separate chutes for recyclable waste



Bicycle stands to encourage cycling



ABC Waters design features

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BIOPHILIC NEIGHBOURHOOD

FOR BETTER ENVIRONMENTAL HEALTH & HUMAN WELL-BEING

The HDB Biophilic Town Framework guides the development of residential landscapes to promote a greater sense of place, better health and well-being, and enhanced quality of life for residents. The framework takes into consideration five categories - Soil, Flora & Fauna, Outdoor Comfort, Water, and People. Residents can look forward to opportunities to reconnect with nature and enjoy its intrinsic benefits.

建屋发展局的亲生态市镇框架为社区景观的规划和设计提供了坚实的基础，提高了居民的归属感、幸福感以及生活品质。该框架依据土壤、动植物、户外舒适度、水和人这五大因素，为居民创造了一个以大自然为轴心的邻里，使居民可以尽情享受大自然的拥抱。

Rangka Kerja Bandar Biofilik HDB memberi panduan bagi pembangunan landskap kawasan perumahan untuk meningkatkan semangat kejiranan, kesihatan, kesejahteraan dan mutu kehidupan para penduduk. Rangka kerja ini merangkumi lima kategori - Tanah, Flora & Fauna, Keselesaan Kawasan Luar, Air dan Manusia. Para penduduk boleh nantikan peluang untuk berhubung dengan alam semula jadi, dan menikmati manfaat-manfaat intrinsiknya.

வீடமைப்பு வளர்ச்சிக் கிழகத்தின் இயற்கையை விரும்பும் நகர கட்டமைப்பை கொண்டு குடியிருப்பாளர்களுக்கான பறந்தவெளி, சிறந்த நல்வாழ்வு மற்றும் மேம்படுத்தப்பட்ட வாழ்க்கைத் தரம் உருவாக்கப்பட்டுள்ளது. இந்தக் கட்டமைப்பு ஐந்து வகைப்பிரிவுகளிலும் மண், தாவரங்கள் மற்றும் விலங்குகள், வெளிப்புற செளகரியம், நீர் மற்றும் மக்கள் பரிசீலனைகளின் விரிவான தொகுப்பை உள்ளடக்குகிறது. இயற்கையை மையமாகக் கொண்ட அக்கம்பக்கங்கள் அமைக்கப்படுவதை குடியிருப்பாளர்கள் ஆவலுடன் எதிர்பார்க்கலாம்.

HABITAT PROVISION

Habitats for birds and butterflies in the neighbourhood help to promote greater biodiversity, which is essential in maintaining a healthy ecosystem within the urban living environment.

MOSQUITO CONTROL

Limit the amount of standing water between leaves with ideal plant selection prevents mosquito from breeding.

FRESH PRODUCE

Community gardens offer great opportunities to interact and bond with your neighbours while generating food for the table.

STORMWATER MANAGEMENT AND WATER CYCLING

Rain gardens and bioswales help to slow down and cleanse stormwater runoff, while adding interest to the landscape and providing restorative benefits for people.

RECREATION

A wide variety of active and passive recreational amenities helps to promote healthy lifestyles for all ages.



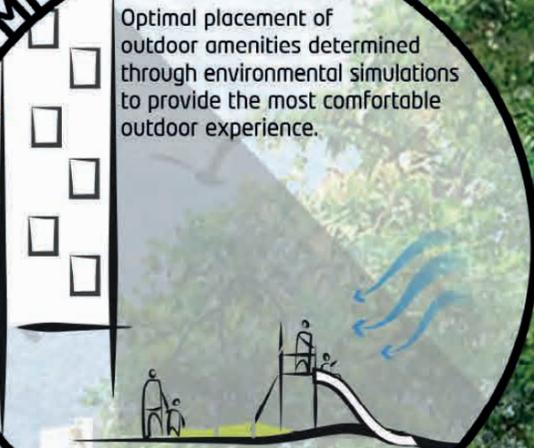
NOISE ABATEMENT

Use of vegetation and landforms to screen and deflect noise from the surroundings for a more conducive outdoor environment.



HEAT MITIGATION

Optimal placement of outdoor amenities determined through environmental simulations to provide the most comfortable outdoor experience.



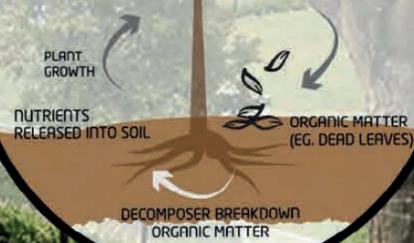
EROSION CONTROL

Use of vegetation and bioengineering techniques to enhance the retention of soil and maintain the stability of slopes for greener and more sustainable landscapes.



NUTRIENT CYCLE

Use of green infrastructure to maintain soil quality and enhance plant uptake of nutrients for a lush, green living environment.



SOCIAL RELATIONS AND SENSE OF PLACE

Accessible green spaces of varied sizes allow you and your family to indulge in a wide range of activities that foster your connection with the people and the place.



EDUCATIONAL VALUES

Interpretive panels and natural element in the neighbourhood landscapes help to promote environmental awareness and stewardship.



SHARING ON
DAKOTA ONE





DAKOTA ONE

Dakota One is bounded by Cassia Link, Jalan Satu and Jalan Dua. It comprises 3 residential blocks, each 19 storeys high, offering 421 units of 3- and 4-room flats. The development will be integrated with a new community club, where residents can easily enjoy its accompanying facilities.

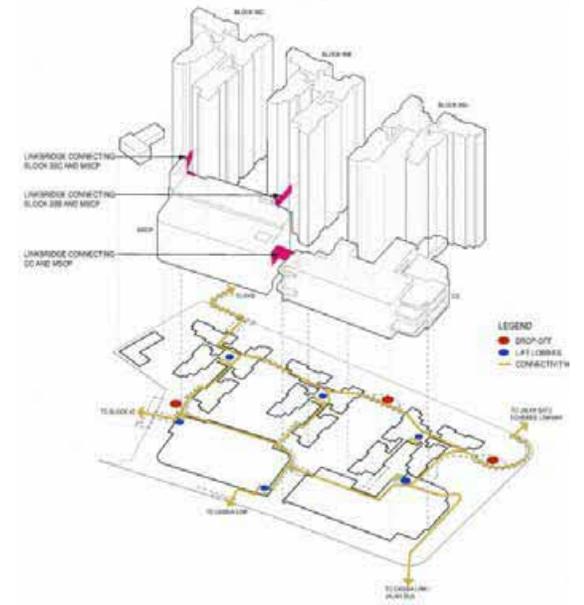
The name 'Dakota One' describes the development's location being in close proximity to Dakota MRT station and sitting along Jalan Satu, where 'satu' means 'one' in Malay.



DAKOTA ONE NE

The Mountbatten Community Club is integrated in this development to serve the residents and non-residents alike.

Barrier-free pedestrian connectivity link all residential blocks to amenities within and beyond the development.

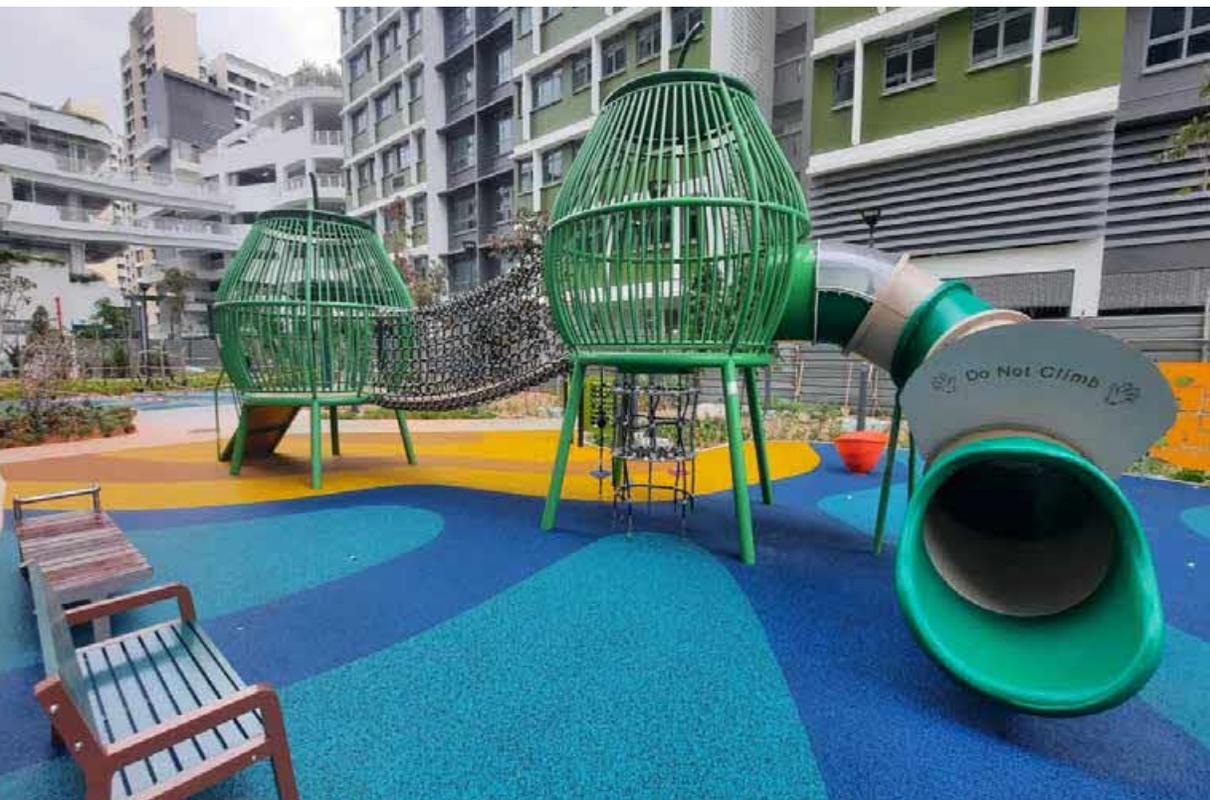




DAKOTA NE

A residential development with pocket gardens with activity areas between the blocks and atop MSCP. These spaces offer visual relief to residents.





LEGEND:



Precinct green spaces provide areas for residents to connect with nature, exercise and socialize.

Community living rooms are designed with furniture to promote socializing and overlook the green spaces for residents to enjoy nature.



Building Service Centre (BSC)

Submit your feedback regarding your new home [here](#)

To help you settle into your new flat, a Building Service Centre (BSC) will be set up for each new development. The BSC will commence operation once the first keys are issued, and will be in operation for a year.

为了让屋主能顺利迁入新居，我们为每个新组屋发展项目设立了房屋服务中心 (Building Service Centre, 简称BSC)，为期在开始分发新屋钥匙后的一年之内。如果屋主有任何关于组屋单位的反馈，可到BSC寻求协助。

Untuk membantu menyesuaikan diri dengan flat baru anda, Pusat Perkhidmatan Bangunan (BSC) akan ditubuhkan bagi setiap pembangunan yang baru. BSC akan mula beroperasi sebaik sahaja kunci pertama dikeluarkan, dan akan beroperasi selama setahun. Anda boleh kunjungi BSC jika anda mempunyai sebarang maklum balas mengenai flat anda.

உங்களின் புதிய வீட்டில் நீங்கள் குடியேறுவதற்கு, ஒவ்வொரு புதிய மேம்பாட்டிற்காகவும் கட்டடச் சேவை நிலையம் அமைக்கப்படும். முதல் சாவிகள் வழங்கப்பட்டவுடன் தொடங்கி, ஒரு ஆண்டு காலத்திற்கு இந்நிலையம் இயங்கும். உங்கள் வீடு தொடர்பாக நீங்கள் எவையேனும் கருத்துக்களைத் தெரிவிக்க விரும்பினால், கட்டடச் சேவை நிலையத்தை அணுகவும்.

Drywall

They are used at dry areas and can support common fixtures such as televisions and cabinets. They are filled with sound insulation material for good sound-proofing.

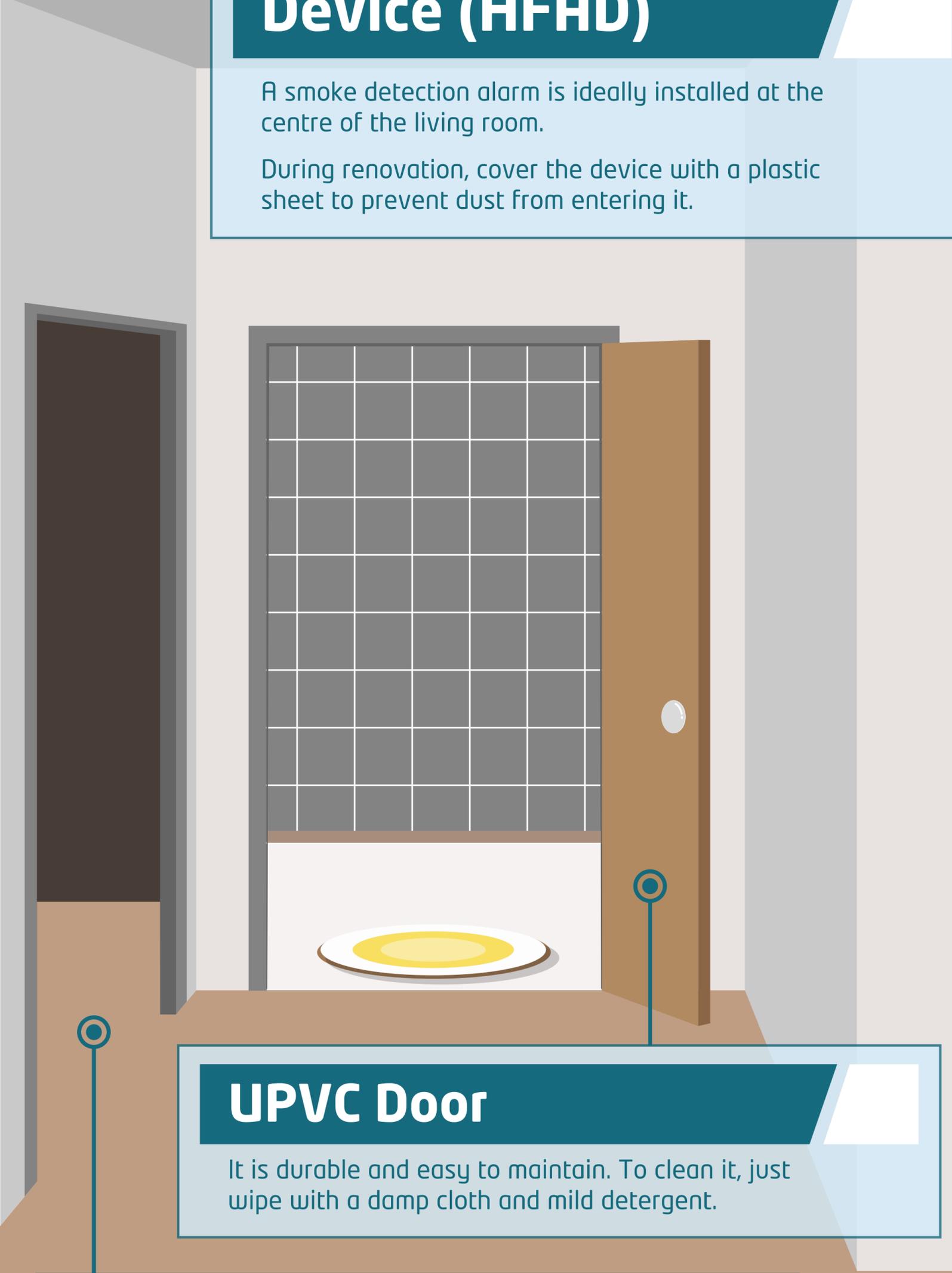




Home Fire Alarm Device (HFAD)

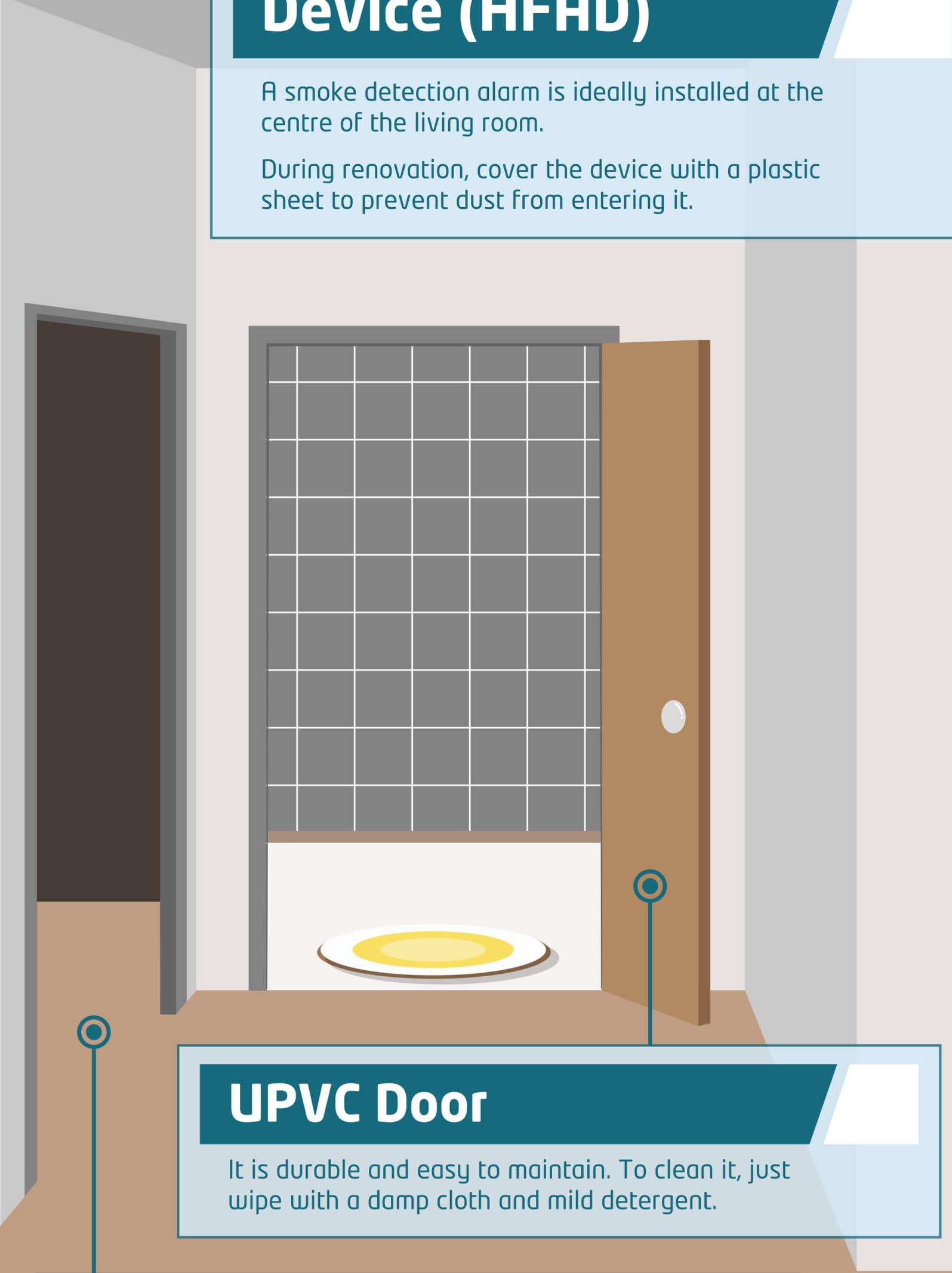
A smoke detection alarm is ideally installed at the centre of the living room.

During renovation, cover the device with a plastic sheet to prevent dust from entering it.



UPVC Door

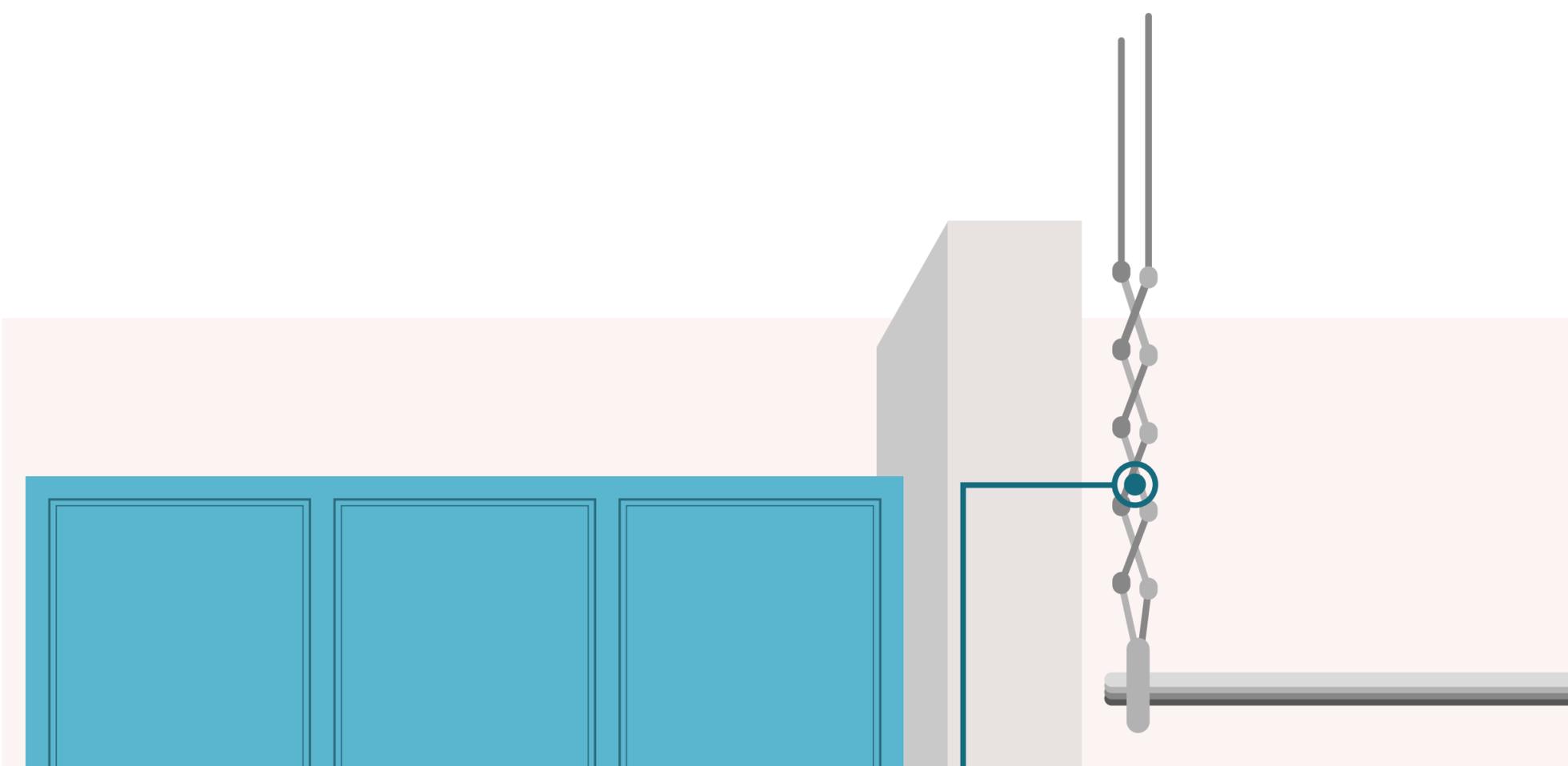
It is durable and easy to maintain. To clean it, just wipe with a damp cloth and mild detergent.



Vinyl Flooring

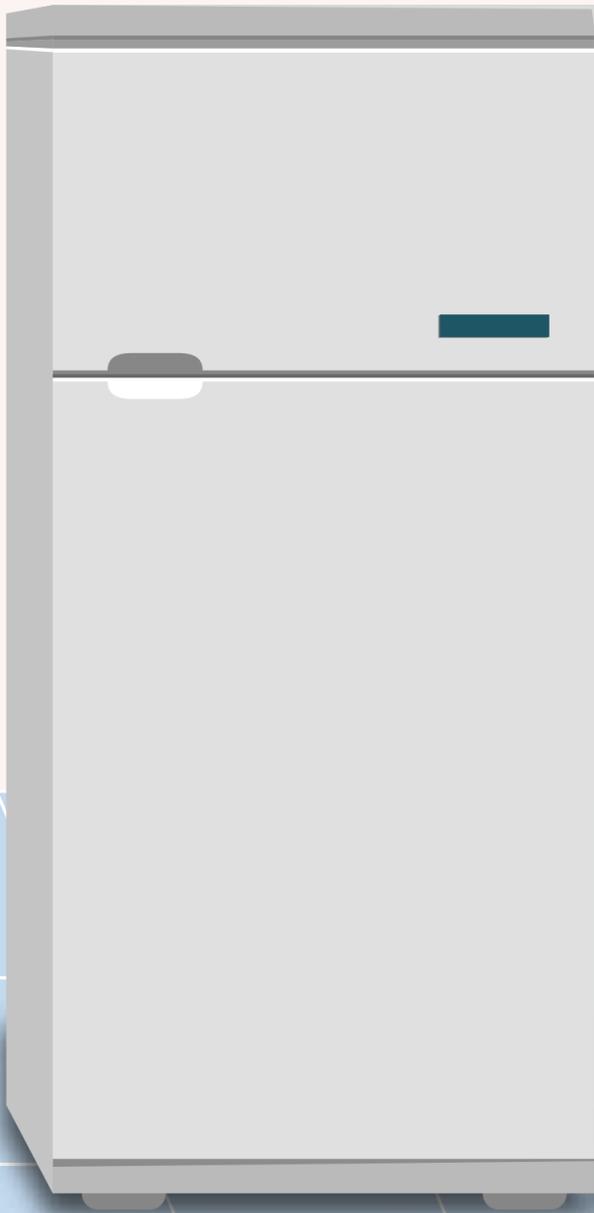
It is designed to look natural with non-uniform variations in wood grain and colour. This lends beauty and warmth to the home décor.

It is easy to maintain. Simply sweep or clean with a slightly damp mop.



Clothes Drying Rack

It comes with a safety feature, that can be unlocked by pulling the strap at a 45° angle. Release it slowly to lower the rack.



SMART-ENABLED HOMES

Monitor your overall household energy consumption and make informed decisions towards living an energy-efficient lifestyle.

Your new home comes with a Smart Distribution Board.

监测您的家庭总能源消耗，并作出明智的决定，让您过上节能的生活。

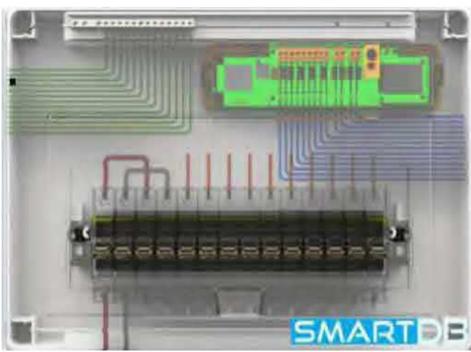
您的新居配有智能配电板。

Memantau penggunaan tenaga isi rumah anda secara keseluruhan dan membuat keputusan yang bijak ke arah menjalani gaya hidup yang cekap tenaga.

Rumah baru anda dilengkapi dengan papan pengagihan yang bijak.

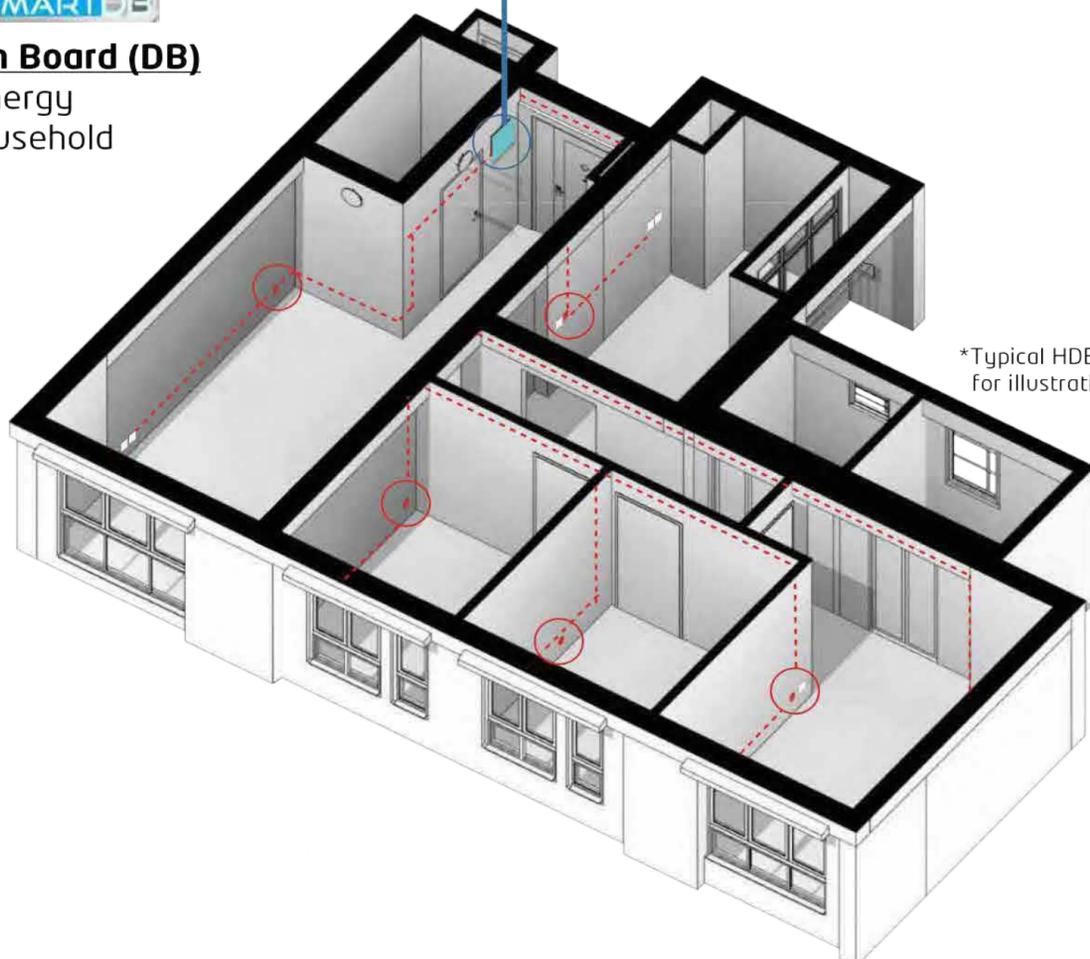
உங்கள் ஒட்டமொத்த வீட்டில் ஆற்றல் நுகர்வகைக் கண்காணித்து, ஆற்றல் சிக்கனமான வாழ்க்கை மறையை வாழ்வதற்குரிய தகவலறிந்த முடிவுகளை எடுங்கள்.

உங்கள் புதிய வீட்டில் ஒரு ஸ்மார்ட் விநியோக வாரியத்தின் வரகிறது.



Smart Distribution Board (DB)

Monitors overall energy consumption of household



*Typical HDB 4-room unit for illustrative purposes

MANAGE YOUR ENERGY USAGE

Monitors overall energy consumption of household



Set targets to manage your electricity bills effectively



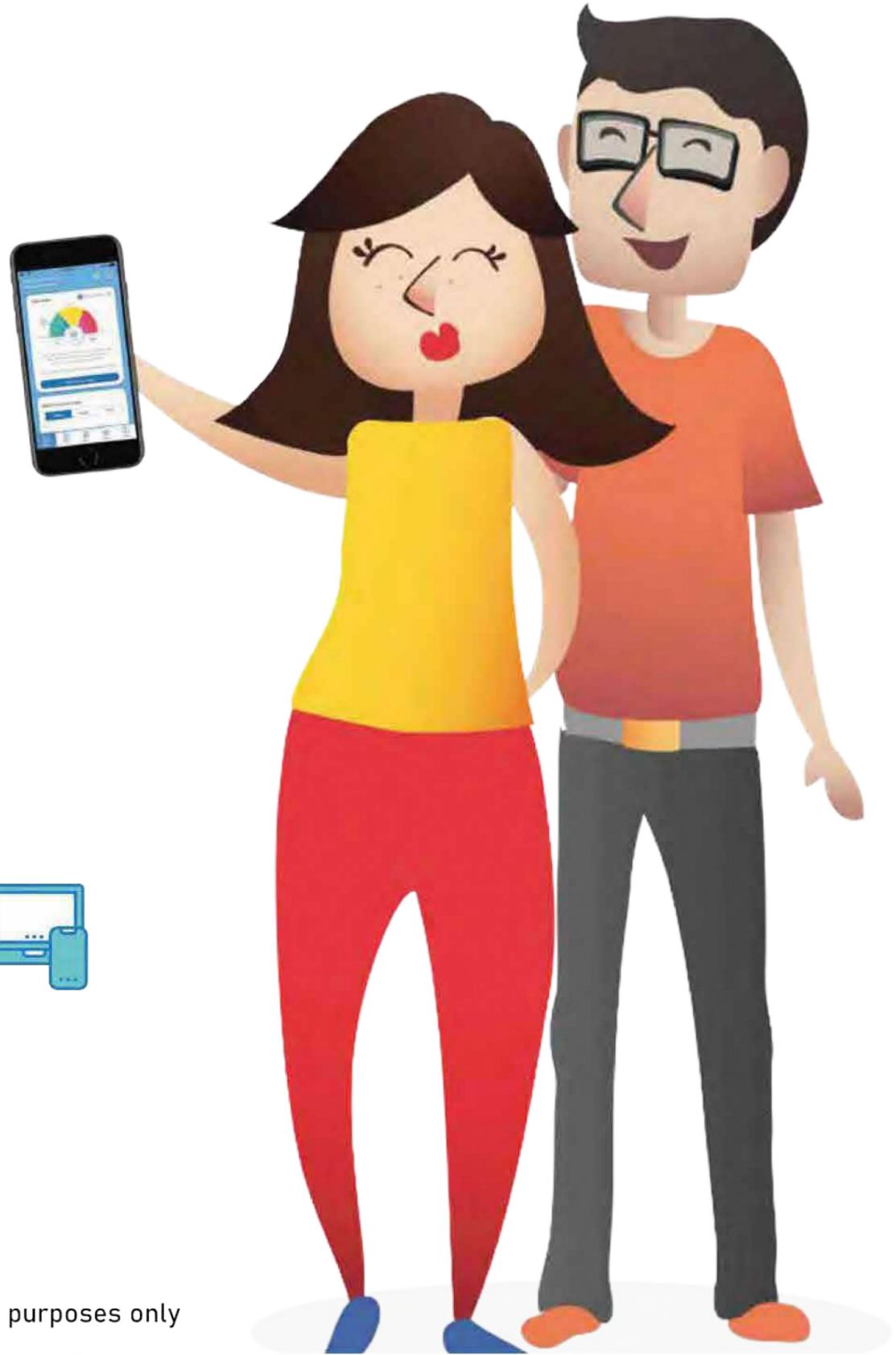
Reduce energy usage to help save the environment



Receive tips to improve your energy consumption patterns



Options to adopt compatible smart home solutions and automation products



The information presented above are for illustration purposes only and subject to changes.

CARING FOR YOUR NEW HOME RENOVATION & MAINTENANCE TIPS



As a flat owner, you must ensure that the renovations in your flat are carried out according to the renovation guidelines. Wrong and unsafe practices, such as unauthorised hacking of walls, may compromise the structural integrity of the entire block of flats, and endanger the safety of your family members and your neighbours.

Here are some useful tips when renovating your home.

身为屋主，您有责任确保组屋内部的装潢是根据装修条例进行。错误或不安的装修工作，如未经允许拆毁墙壁，可能影响到整座组屋结构的完整性，危及到您和您的家庭成员，以及邻居的安全。

Sebagai pemilik flat, anda bertanggungjawab bagi kerja-kerja ubah elok dan perlu memastikan bahawa kerja-kerja ubah elok di flat anda dijalankan mengikut garis panduan pengubah-suaian. Amalan yang salah dan tidak selamat, seperti kerja-kerja memecah dinding yang tidak diluluskan, boleh menjejaskan integriti struktur keseluruhan flat di blok, dan membahayakan keselamatan ahli keluarga dan jiran-jiran anda.

ஒரு வீட்டின் உரிமையாளராக, உங்கள் வீட்டில் நடைபெறும் புதுப்பித்தல் பணிகள் புதுப்பித்தல் பணிகளுக்கான வழிகாட்டுதல்களுக்கு இணங்க மேற்கொள்ளப்படுவதை நீங்கள் உறுதிசெய்ய வேண்டும். சுவர்களை அனுமதியின்றி திருத்தம் செய்வது போன்ற தவறான மற்றும் பாதுகாப்பற்ற நடவடிக்கைகள், மொத்த அடுக்குமாடி வீடுகளின் கட்டமைப்பு ஒருங்கிணைப்பை பாதித்து, உங்கள் குடும்ப உறுப்பினர்கள் மற்றும் அக்கம்பக்கத்தாரின் பாதுகாப்பிற்கு அச்சுறுத்தலை ஏற்படுத்தலாம்.



Getting the Right Contractor

Only engage contractors who are allowed to renovate HDB flats.

Contractors listed in the [Directory of Renovation Contractors](#) are specially trained and familiar with HDB's conditions and guidelines for all renovations in the flats.

Negotiate with your appointed contractor on the terms of the renovation contract, including the quality of their works.

Before entering into a private contract with the contractor, consider if you are agreeable to the:

- Quotation and pricing
- Scope of works
- Proposed timeline for completion

Renovating Right

Unauthorised renovations could be dangerous! Ensure the necessary approvals are obtained before commencing with renovations e.g. demolition of walls.

The contractor must adhere to HDB's renovation guidelines when carrying out the works.

Find out more on the [renovation guidelines and requirements](#).

Renovating Responsibly



Proper Usage of Lifts

Misusing the lifts leads to breakdowns and damage, inconveniencing you and your neighbours, especially the elderly and those who have restricted mobility.

Jamming the lift doors could damage the lifts! Remind the contractors and furniture delivery crew to use the lifts properly, be considerate to other users and keep the lifts clean and free of debris.

Proper Disposal Of Waste Materials

Do not throw renovation waste into the refuse chute. Flushing or washing debris into the gully and toilet bowls choke and damage the sanitary network.

Suppliers and contractors have to dispose packaging materials and debris properly.

Keeping to the Permitted Timings for the Works

Contractors can only work within the permitted timings.

If you are a hands-on person, remember to avoid carrying out any Do-It-Yourself (DIY) works involving drilling or hammering from 10.30pm to 7.00am.



Regular upkeep saves costs

Keeping the flat in good condition will help to avoid costly repairs in future. It is important to take proper care and carry out regular maintenance of your flat.

Maintaining the Flat

Get your own repair contractor or ask your friends and family members for a reliable handyman service.

You may even carry out the maintenance on your own if you know how!



Tips:
Replace worn parts early.



Tips:
Disconnect any unnecessary appliances, and do not overload sockets.



Tips:
Keep the rooms well-ventilated to prevent wall cracks due to expansion and contraction of the materials from temperature changes.



Tips:
Check the windows regularly to ensure that they are in good condition at all times.



Tips:
Install a sink strainer to prevent discharge of solid materials into the sink.



Learn more about [home maintenance and repair matters](#).



*my*nicehome
ROADSHOW

Your **HDB** Living



Topics



1 Starting Your HDB Living



2 Renovating & Maintaining Your Home

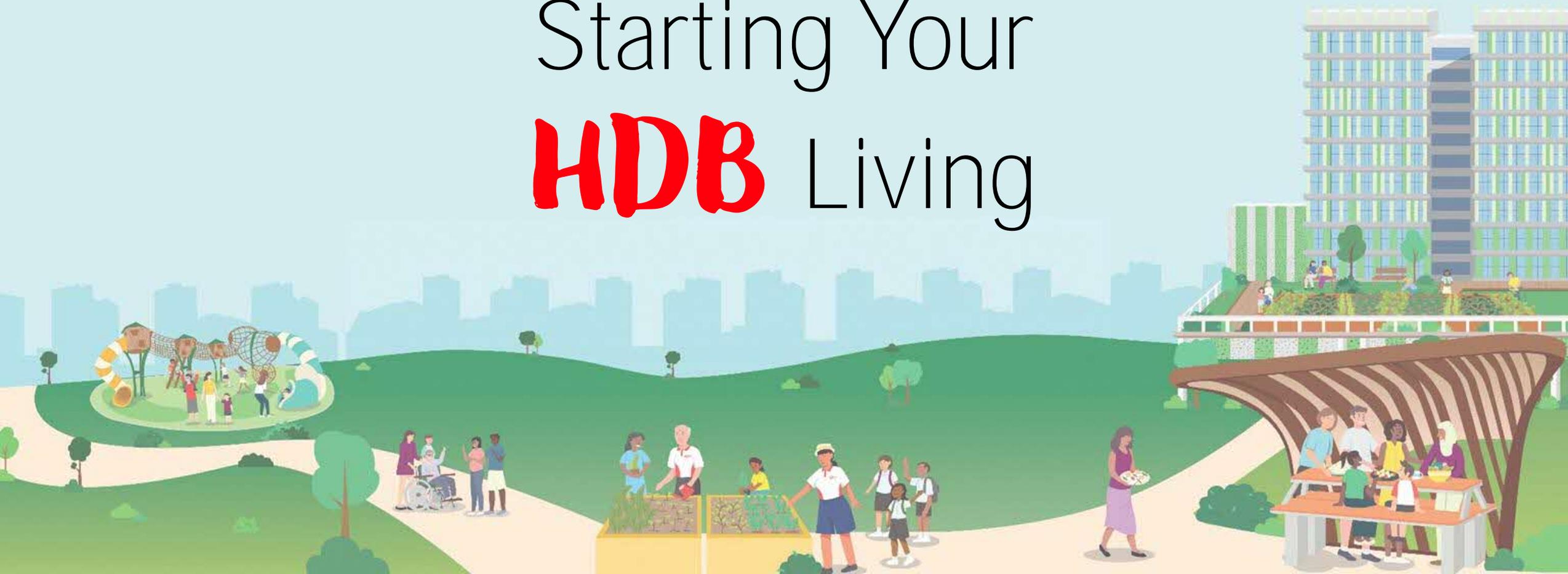


3 Being A Good Neighbour



*my*nicehome
ROADSHOW

Starting Your **HDB** Living



Minimum Occupation Period (MOP)



What is it?

It is the time period that you must stay in your flat

How long?

5 years

How is it calculated?

Start from date of key collection

THE STRAITTIMES Published 11 Feb 23

6 BTO and 15 resale flats acquired by HDB over minimum occupation period breaches since 2017



THE STRAITTIMES
Published 22 Dec 22

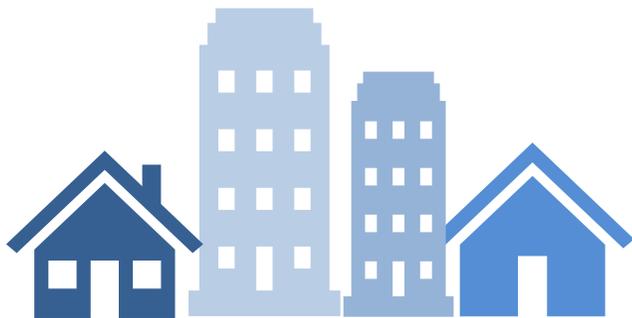
HDB probing cases of BTO flats listed for sale after being left 'vacant' during minimum occupation period



During MOP



Sample floorplan of a 4-Room HDB flat



Renting out extra bedroom(s)* is allowed

*For flats that are 3-room or bigger

Renting out of whole flat is not allowed

Purchase of local or overseas private property is not allowed

Renting Out During MOP



What is the no. of bedrooms & tenants allowed?

| Flat Type | Max. No. of Bedrooms allowed to rent out | Max. No. of Occupants allowed in each flat |
|---------------|--|--|
| 3-Rm | 1 | 6 |
| 4-Rm & bigger | 2 | 8* |

* Applicable from 22 Jan 2024 to 31 Dec 2026

Renting Out During MOP



THE STRAITS TIMES
Published 19 Apr 2016

SINGAPORE

LOG IN

3-room flat could be housing 17 tenants; under investigation by HDB



THE STRAITS TIMES
Published 10 Sep 2013

SINGAPORE

LOG IN

Short-term home rentals illegal, warn authorities

Housing rules here ban letting out of home or room for short stays



Buy Fire Insurance!



Compulsory to have HDB Fire Insurance so long as you have HDB loan

Covers cost of reinstating damaged internal structures and fixtures in event of a fire



Encouraged to buy additional Home Insurance

Covers other home contents eg renovation and household items



Hoardings On-site



- Completion & delivery of the flats are prioritised over the completion of precinct facilities
- Construction works for the common areas may still be on-going
- Hoardings will be put up within the site to ensure the safety of the workers & residents





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Renovating and Maintaining Your New **HOME**



Important Information on Renovations



1

Only Contractors listed in Directory of Renovation Contractors (DRC) can renovate HDB flats

It is an offence to not hire a contractor listed in the DRC to renovate an HDB flat

2

Check for renovation permit and ensure **that works comply with HDB's conditions**

Check the status of your renovation permit application by logging in to My HDBPage



<https://go.gov.sg/hdb-reno-contractors>

Upon scanning, you will be directed to a link that contains gov.sg

Important Information on Renovations



Engage licensed workers for the following works:



Windows



Electrical



Sanitary



<https://go.gov.sg/hdb-reno>

Upon scanning, you will be directed to a link that contains gov.sg

Important Information on Renovations



Exposed reinforcement bars



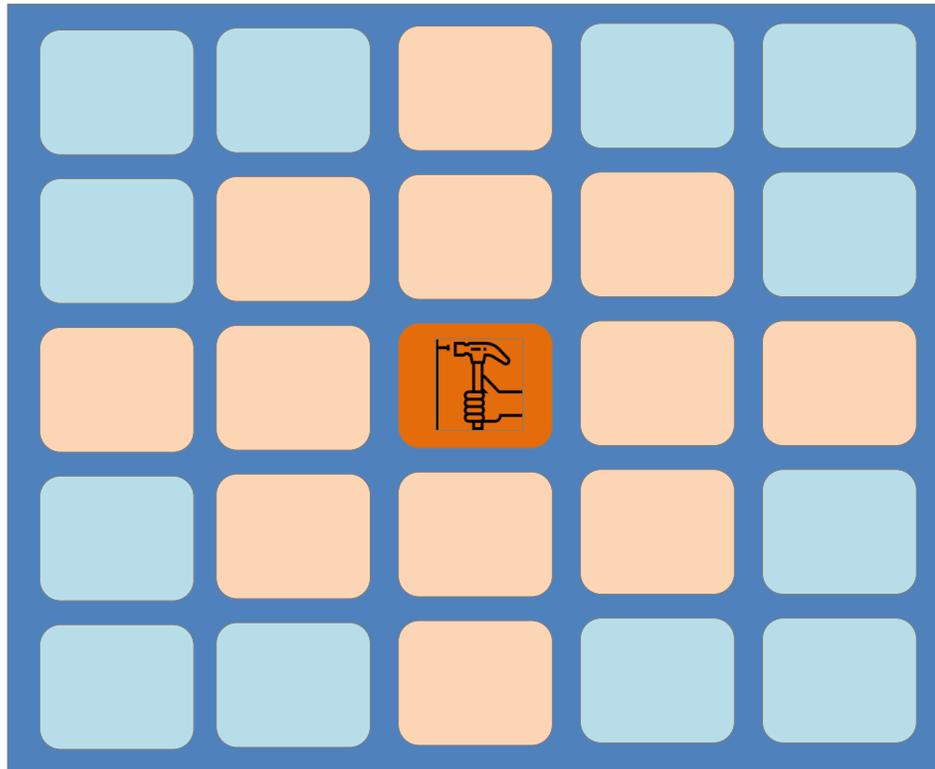
Repair works for hacked structural column

Renovating Responsibly



| |  Allowed |  NOT allowed |
|---|---|--|
|  General renovations Plastering, laying of floor screed, painting, | Monday – Saturday 9am – 6pm | Sundays and Public Holidays |
|  Restricted renovations Demolishing of walls, removing wall/ floor finishes, cutting of tiles | Monday – Friday 9am – 5pm | Saturdays, Sundays, all Public Holidays, and the eves of: <ul style="list-style-type: none">• New Year's Day• Lunar New Year• Hari Raya Puasa• Deepavali• Christmas |

Renovating Responsibly



Renovation contractors should serve advanced notice to neighbours:

- 2-units all round
- 5 days in advance

 Units that should receive the written notice

Renovating Responsibly

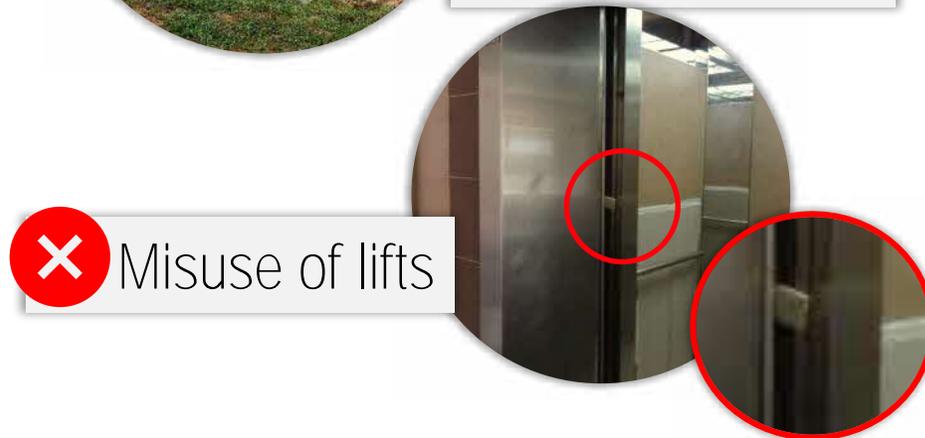


Remind your contractors and material suppliers to:

- 1) Dispose waste materials properly
- 2) Not to jam up the lift doors



✘ Indiscriminate dumping of waste



✘ Misuse of lifts



Report via OneService app

Maintaining Your New Home



Home owner's responsibility

Mostly within the flat

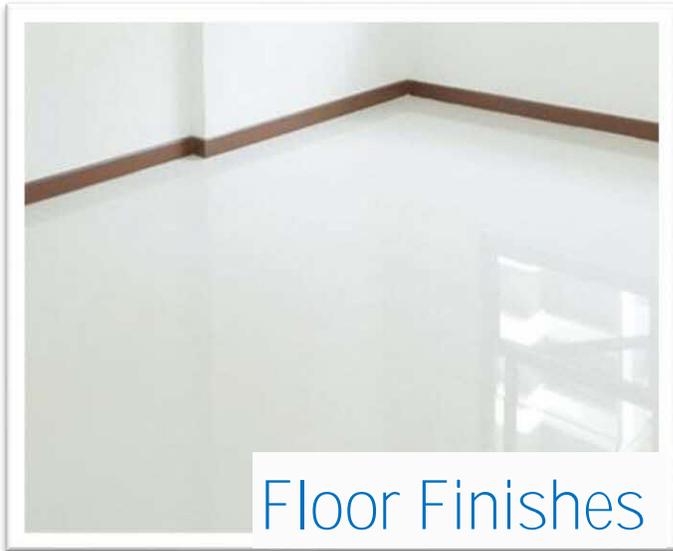
- Floor and wall finishes
- Windows
- Sanitary fittings
- Doors and gate

Town Council's responsibility

Mainly outside the flat

- Common areas and common property Corridors
- Void decks
- External façade walls

Maintaining Your New Home



Floor Finishes



Windows



<https://go.gov.sg/hdb-homecare-guide>

Upon scanning, you will be directed to a link that contains gov.sg



<https://go.gov.sg/hdb-minor-repairs>

Upon scanning, you will be directed to a link that contains gov.sg

- Mop the floor regularly
- Use suitable tile-cleaning agents

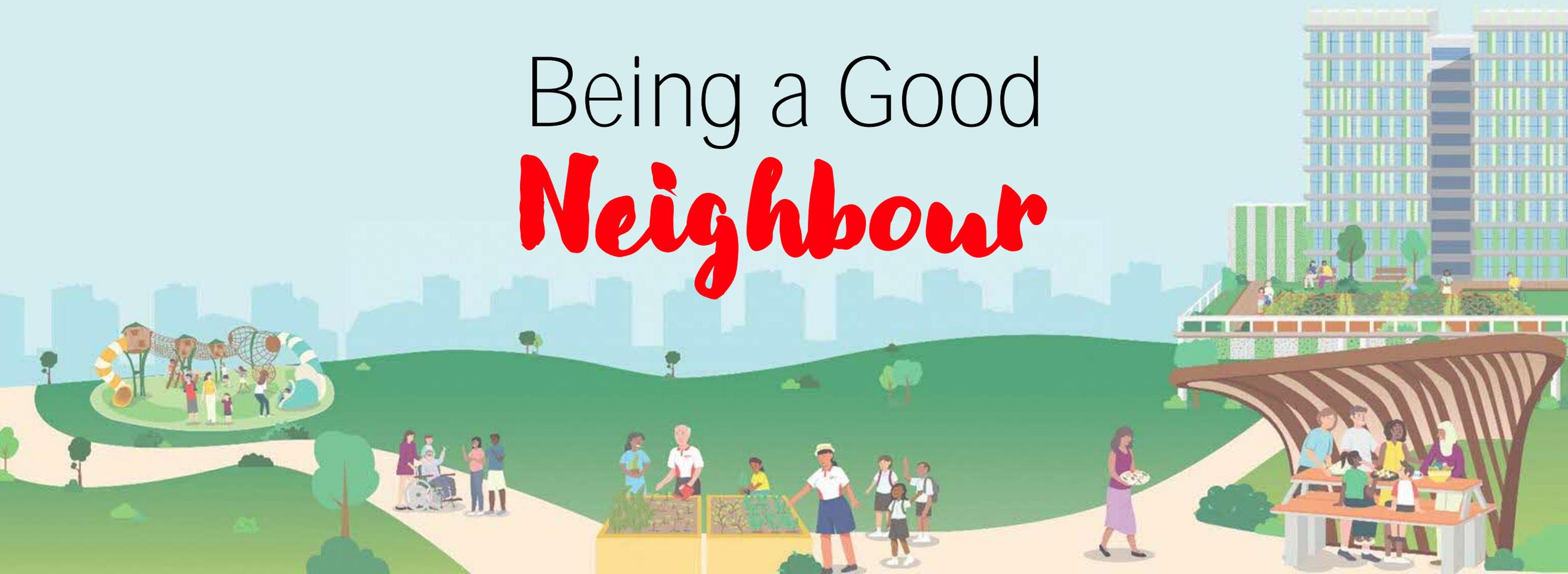
Check your windows twice a year

- 6.6 & 12.12



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Being a Good **Neighbour**



Good Neighbours Do This!



5

Simple ways on how you can be a good neighbour!



Keep the noise level down

Keep DIY works limited between 7am to 10.30pm



Get to know your neighbours

Take the initiative to Say "Hi"!



Keep corridors and common areas tidy and clutter-free

Arrange with Town Council for bulky waste disposal



Lend a helping hand to neighbours in need

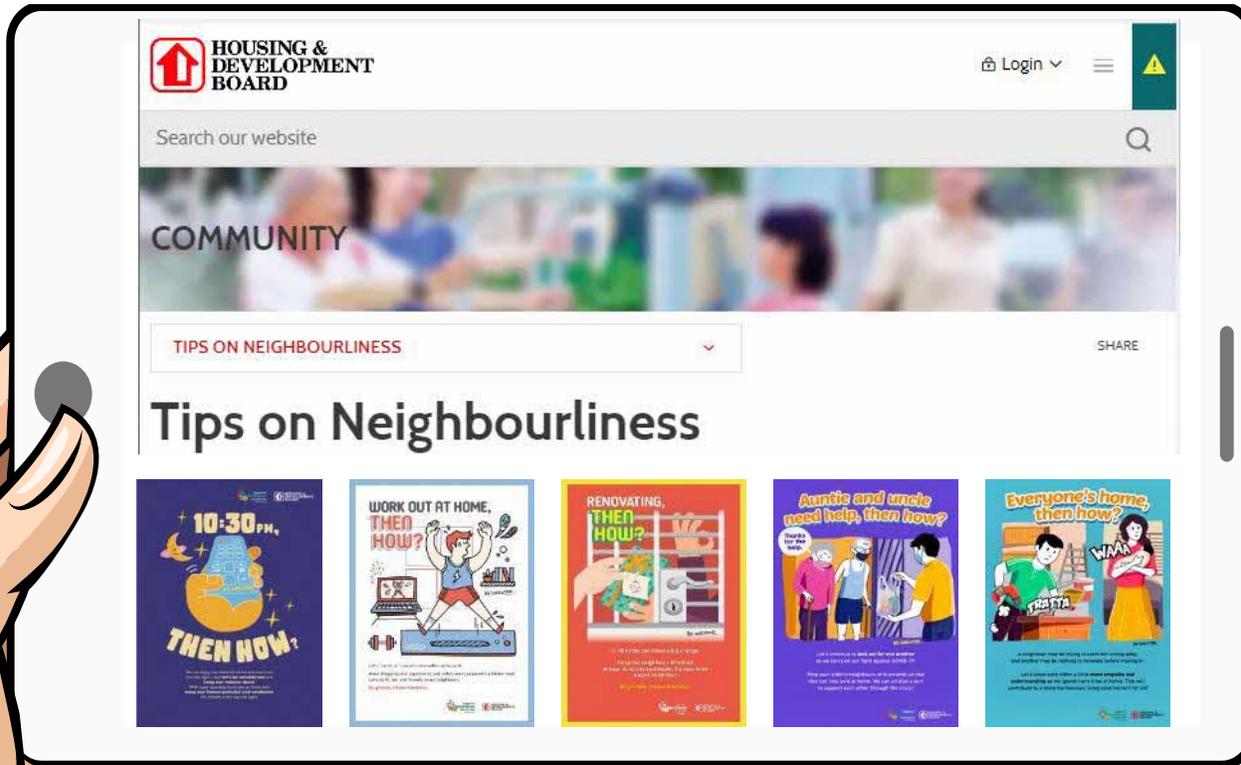
Offer to help with carrying of groceries



Be a responsible pet owner

Clean up after your pets

More Tips For Good Neighbours



<https://go.gov.sg/hdb-neighbourliness-tips>

Upon scanning, you will be directed to a link that contains gov.sg

Join Our Network!



<https://go.gov.sg/hdb-gnmnetwork>

Upon scanning, you will be directed to a link that contains gov.sg



<https://go.gov.sg/hdb-foh-registration>

Upon scanning, you will be directed to a link that contains gov.sg



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Thank you
Your **HDB** Living

