Segar Meadows | 3- & 4-room Premium Flats

Bounded by Bukit Panjang Ring Road and Segar Road, Segar Meadows offers three brand new 15-storey residential blocks. Choose from 350 units of 3- and 4-room Premium flats.

This development is named Segar Meadows to reflect its refreshing greenery and soothing tranquility. Relax and rejuvenate as you soak in its green ambience after a hectic day at work.

Facilities at your doorstep

Amid its serenity, Segar Meadows boasts of modern and elegant architecture with sleek, clean lines. Roof features at the top of the blocks create an interesting play on the facade, giving the development its unique sense of identity.

The three residential blocks of Segar Meadows are located along the perimeter of the development. Each block is connected via covered walkways to multi-storey carpark located at the heart of the development. An extensive green roof adorns the multi-storey carpark to provide visual relief.

At Segar Meadows, plenty of recreation choices await at your doorstep. The playground is where the children will be running off to, while adults and the elderly enjoy a good workout at fitness stations designed for them. A resting shelter, an open lawn and a fern garden provide nice spots for conversations and gatherings. More leisure options are available at the Zhenghua Community Club next door. Besides offering enrichment and leisure courses, this community club also houses a gym.
Segar Palmview is bounded by Bukit Panjang Ring Road and Segar Road. This development comprises six residential blocks which range from 16 to 18 storeys in height. Choose from 682 units of 3-, 4- and 5-room Standard Flats.

This development is named Segar Palmview to reflect the series of palm trees which adorns the development’s entrance.

Amenities at your doorstep

Featuring simple lines and an uncluttered facade, Segar Palmview is designed to exude contemporary elegance. In addition, an interesting skyline is created by the varying heights of the development blocks.

The residential blocks of Segar Palmview are thoughtfully located at the periphery of the site to create a large central landscaped deck for a multitude of activities to take place. Children can have a good time at the playground, while adults and the elderly work out at the fitness stations designed for them. A precinct pavilion and pergolas are lovely venues for gatherings and mingling. A Residents’ Committee Centre provides another place for social bonding.

Beneath the landscaped deck is a single-storey car park which is connected to every block. More parking spaces are available at another multi-storey car park within the development.

Those with young children would appreciate the presence of an education centre within the development.
A vibrant town

Both Segar Meadows and Segar Palmview are conveniently located near Segar LRT Station. With the Kranji Expressway (KJE) and Bukit Timah Expressway (BKE) nearby, you are set to enjoy easy connectivity. Commuting will be further enhanced with the upcoming Bukit Panjang MRT station at Upper Bukit Timah Road, along Downtown Line 2.

Enjoy the range of retail and dining options at the nearby Fajar Shopping Centre and Greenridge Shopping Centre. To find out more about the HDB heartland shops in Bukit Panjang, click [Where2Shop@HDB]. More choices are available at Bukit Panjang Plaza. The public library within this mall will be a delight for book lovers.

Leisure pursuits can be found just as easily within the town. Gear up for outdoor fun at the nearby Zhenghua Park. Venture along the Bukit Panjang Park Connector to reach Bukit Panjang Park. Head over to the Senja-Cashew Community Club and sports complex next to Pang Sua Pond. Facilities here include swimming pools, a Jacuzzi pool, badminton courts and basketball courts.

The range of schools within the town includes Bukit Panjang Primary School, Beacon Primary School, Greenridge Primary and Secondary School and Zhenghua Secondary School.
Contemporary homes

Segar Meadows offers 3- and 4-room Premium Flats. These units come with full height windows in the living/dining area and three-quarter height windows in the bed rooms.

Segar Palmview offers 3-, 4- and 5-room Standard Flats. These units come with three ‐ quarter height windows in the living ‐ dining area.

Choose from flats in either development during selection.

The indicative price range of these flats is tabulated below.

<table>
<thead>
<tr>
<th>Housing Development (Contract)</th>
<th>Flat Type</th>
<th>Floor Area (sqm)</th>
<th>Internal Floor Area (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Segar Meadows (Premium Flats)</td>
<td>3-Room</td>
<td>68</td>
<td>65</td>
<td>60</td>
<td>$157,000 - $165,000</td>
</tr>
<tr>
<td>Segar Palmview (Standard Flats)</td>
<td>3-Room</td>
<td>67</td>
<td>65</td>
<td>119</td>
<td>$137,000 - $165,000</td>
</tr>
<tr>
<td>Segar Meadows (Premium Flats) &amp; Segar Palmview (Standard Flats)</td>
<td>4-Room</td>
<td>92 - 93</td>
<td>90</td>
<td>590</td>
<td>$217,000 - $260,000</td>
</tr>
<tr>
<td>Segar Palmview (Standard Flats)</td>
<td>5-Room</td>
<td>112 - 113</td>
<td>110</td>
<td>213</td>
<td>$274,000 - $353,300</td>
</tr>
</tbody>
</table>

Notes:
(a) Segar Meadows offers 3-4-room flats whereas Segar Palmview offers 3-5-room flats.
(b) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
(c) Internal floor area refers to the estimated area of the apartment excluding the area of the kitchen, bathroom, and other common areas.
(d) The indicative prices do not include components such as air-conditioners, refrigerators, and washing machines. Actual selling prices will vary according to the attributes of the individual units at the time of selection.

Financing a flat (Segar Meadows)

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicant’s Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Monthly Installment for 30-Year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$175,000</td>
<td>$2,700</td>
<td>$25,000</td>
<td>$151</td>
<td>22%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$205,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>$955</td>
<td>23%</td>
</tr>
</tbody>
</table>

Financing a flat (Segar Palmview)

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicant’s Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant</th>
<th>Monthly Installment for 30-Year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$159,000</td>
<td>$2,500</td>
<td>$30,000</td>
<td>$0</td>
<td>$436</td>
<td>10%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$245,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>NA</td>
<td>$983</td>
<td>21%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$315,000</td>
<td>$5,600</td>
<td>$0</td>
<td>NA</td>
<td>$1,135</td>
<td>20%</td>
</tr>
</tbody>
</table>

* Applicants with monthly household incomes more than $1,500 but not exceeding $2,250 may qualify for the Special CPF Housing Grant if they apply for a 3−Room flat at Segar Palmview.

Optional Component Scheme

The 3- and 4-room Premium Flats in Segar Meadows are provided with polished porcelain tiles in the living and dining areas, glazed porcelain tiles in the kitchen area, and timber strip flooring in the bedrooms. Ceramic floor wall tiles and quality sanitary fittings are provided in the bathrooms. With these finishes provided, you can move in hassle-free with minimum renovation. You may opt to have internal doors installed in your selected flat.

The 3-, 4-, and 5-room Standard Flats in Segar Palmview are ideal for those who prefer to install their own choice of finishes in the living/dining room and bedrooms. These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. You may opt to have floor finishes in the living/dining room and bedrooms and/or internal doors installed in your selected flat.

<table>
<thead>
<tr>
<th>Project</th>
<th>Optional Component</th>
<th>3-Room</th>
<th>4-Room</th>
<th>5-Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Segar Palmview (Standard Flats)</td>
<td>Flooring for living/dining room and bedrooms</td>
<td>$2,900</td>
<td>$4,000</td>
<td>$5,600</td>
</tr>
<tr>
<td>Segar Meadows (Premium Flats)</td>
<td>Internal doors*</td>
<td>$2,200</td>
<td>$2,600</td>
<td>$2,800</td>
</tr>
</tbody>
</table>

Notes:
* 3-room flats: 4 internal doors (2 bedroom doors and 2 bathroom doors)
* 4-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)
* 5-room flats: 6 internal doors (3 bedroom doors and 2 bathroom doors)

The cost of installing these optional components will be added to the selling price of the flat.

Estimated Completion Date and Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Segar Meadows</th>
<th>Segar Palmview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td>Aug 2011 to Jun 2012 (Nov 2011)</td>
<td>3rd Quarter 2014</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>3rd Quarter 2014</td>
<td>4th Quarter 2014</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>3 to 22 months</td>
<td>3 to 22 months</td>
</tr>
</tbody>
</table>

Notes:
(a) The waiting time is computed based on the median month of selection exercise.
(b) The actual completion date will depend on the progress of the construction.
(c) The Estimated Delivery Possession Date for Segar Meadows and 30 Nov 2015 for Segar Palmview. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.
Typical Floor Plans

**TYPICAL 3-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**TYPICAL 4-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.
Typical Floor Plans

**TYPICAL 3-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**TYPICAL 4-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**TYPICAL 5-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

*The coloured floor plans are not intended to demarcate the boundary of the flat.*
Samples of Furnished Layout Plans

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