Located along Upper Serangoon Road, Hougang Capeview is bounded by Serangoon Reservoir and Sungei Pinang. This development comprises 761 units of 5-, 4- and 3-bedroom Premium Flats. The development is named Hougang Capeview to reflect its location on a piece of land which juts out into the reservoir, offering great views.

**Living by the water**

Taking cues from the adjacent reservoir, Hougang Capeview is adorned with magnificent sail-like roof features. Enjoy lush landscaping throughout Hougang Capeview. A multitude of recreational facilities are located at the central landscaped space. There, children can look forward to play time at the playground while adults and the elderly work out at respective fitness stations. Shelters, pergolas and seating areas are also thoughtfully positioned along Serangoon Reservoir so that you can enjoy the splendid water views.

Hougang Capeview contains a variety of shops, restaurants and an eating house. Shop and dine conveniently close to home. A Residents’ Committee Centre and a childcare centre are also located within the development.

For all the FIRSTS you’ve shared, and many more to come.
Bounded by Hougang Avenue 3, Avenue 7 and Hougang Street 32, Hougang DewCourt comprises three residential blocks of 16- and 19-storeys sited around a central courtyard. Choose from 379 units of Studio Apartments and 4-room Standard flats.

This development is named Hougang DewCourt to reflect its lush and refreshing courtyard. Relax and rejuvenate as you soak in the green ambience after a hectic day at work.

An oasis right at home

Amid its serenity, Hougang DewCourt beckons with its modern and elegant architecture. Taking cues from the nearby Seringan Reservoir, each block is adorned with blue fins.

For fun and leisure, head over to the central courtyard. Not only does this courtyard hold lush garden spaces, it is also where the children’s playground, adult fitness station, elderly fitness station and a precinct pavilion are situated.

Another recreational venue is the rooftop garden above the multi-storey carpark which holds a community garden, resting shelters and greenery.
The place for all your pursuits

Both Hougang Capeview and Hougang DewCourt are located near Serangoon Reservoir. After a hectic day, enjoy a run along the park connector next to Serangoon Reservoir. Alternatively, have a good workout at Punggol Park and Hougang Stadium, Sports Hall and Swimming Complex. You can also pick up a new hobby at Hougang Community Club.

For shopping convenience, visit Hougang Plaza, Kang Kar Mall and Hougang Mall. From retail therapy to grocery shopping or dining options, all that you need can be found within these malls. Check out too about the heartland shops in Hougang by logging on to WhereToShopHDB.

Commuting is made easy with Hougang MRT Station and bus interchange.

The range of schools in the town includes Holy Innocents' Primary School and High School, CHIJ Our Lady of the Nativity (Primary School), Punggol Primary School, Serangoon Secondary School and Serangoon Junior College.

With plans to build a landmark commercial/residential development at the Town Centre, and other community and recreational spaces to be introduced within the town, look forward to even more vibrancy in time to come.
Homes for all ages

Hougang Capeview comes with 3-, 4- and 5-room Premium flats. These units come with full height windows in the living/dining area and three-quarter height windows in the bedrooms.

Hougang DewCourt offers Studio Apartments and 4-room Standard flats. These units come with three-quarter height windows in the living/dining area. The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each apartment will be in ready-to-move-in condition and is furnished with essentials such as elderly-friendly fixtures, a built-in wardrobe, kitchen cabinets, floor tiles in the entire flat and wall tiles for the bathroom and kitchen.

Choose from flats in either development during selection.

The indicative price range of these flats is tabulated below.

<table>
<thead>
<tr>
<th>Housing Development</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>Hougang DewCourt (Standard Flats)</td>
<td>Studio Apt.</td>
<td>36</td>
<td>35</td>
<td>95</td>
<td>$78,000 - $88,000</td>
</tr>
<tr>
<td>Hougang Capeview (Premium Flats)</td>
<td>3-Room</td>
<td>67 - 68</td>
<td>65</td>
<td>102</td>
<td>$103,000 - $110,000</td>
</tr>
<tr>
<td>Hougang Capeview (Premium Flats) &amp; Hougang DewCourt (Standard Flats)</td>
<td>4-Room</td>
<td>92 - 95</td>
<td>90 - 93</td>
<td>610</td>
<td>$261,000 - $349,000</td>
</tr>
<tr>
<td>Hougang Capeview (Premium Flats)</td>
<td>5-Room</td>
<td>112 - 115</td>
<td>110 - 113</td>
<td>244</td>
<td>$362,000 - $444,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Hougang Capeview offers 3-4-5-room flats whereas Hougang DewCourt offers Studio Apartment and 4-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 computed based on the centre line of the apartment wall.
(d) The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
(e) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

Financing a flat (Hougang Capeview)

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$190,000</td>
<td>$2,500</td>
<td>$30,000</td>
<td>$160,000</td>
<td>$554</td>
<td>23%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$305,000</td>
<td>$4,300</td>
<td>$10,000</td>
<td>$295,000</td>
<td>$1,050</td>
<td>25%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$400,000</td>
<td>$5,800</td>
<td>$50</td>
<td>$400,000</td>
<td>$1,441</td>
<td>25%</td>
</tr>
</tbody>
</table>

Financing a flat (Hougang DewCourt)

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$295,000</td>
<td>$4,300</td>
<td>$10,000</td>
<td>NA</td>
<td>$285,000</td>
<td>$1,023</td>
<td>24%</td>
</tr>
</tbody>
</table>
### Prices of Hougang Capeview and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Hougang Capeview (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$169,000 - $208,000 (55 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$261,000 - $340,000 (101 sqm)</td>
<td>$445,000 - $455,000 (101 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$352,000 - $444,000 (112 sqm)</td>
<td>$521,888 - $552,000 (121 sqm)</td>
</tr>
</tbody>
</table>

**Notes:**
(a) The 4-room and 5-room resale comparables consist of premium flats of about 12 - 13 years old. They are located near to Hougang Capeview. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
(b) There are no comparable 3-room resale flats in the vicinity.

### Prices of Hougang DewCourt and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Hougang DewCourt (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$264,000 - $328,000 (90 sqm)</td>
<td>$370,000 - $386,000 (93 sqm)</td>
</tr>
</tbody>
</table>

**Notes:**
(a) The 4-room resale comparables consist of standard flats of about 29 years old. They are located near Hougang DewCourt. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

### Optional Component Scheme

Starting from the Nov 2011 BTO exercise, HDB will extend the Optional Component Scheme (OCS) option for flooring to Premium flat buyers. This means buyers who choose Hougang Capeview have a choice to either install their own flooring, or use HDB’s flooring.

The flats at Hougang Capeview and Hougang DewCourt come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes in the living/dining room and bedrooms and/or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

<table>
<thead>
<tr>
<th>Project</th>
<th>Optional Component</th>
<th>3-Room</th>
<th>4-Room</th>
<th>4-Room (with balcony)</th>
<th>5-Room</th>
<th>5-Room (with balcony)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hougang Capeview (Premium Flats)</td>
<td>Flooring for living/dining room and bedrooms</td>
<td>$4,850</td>
<td>$7,100</td>
<td>$7,300 **</td>
<td>$8,500</td>
<td>$8,700 **</td>
</tr>
<tr>
<td></td>
<td>Internal doors*</td>
<td>$2,320</td>
<td>$2,890</td>
<td>$2,890</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hougang DewCourt (Standard Flats)</td>
<td>Flooring for living/dining room and bedrooms</td>
<td>-</td>
<td>$4,800</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Internal doors*</td>
<td></td>
<td>$2,830</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Notes:**
Studio Apartments come with internal doors and full floor finishes. Hence, OCS is not applicable.
* 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: 5 internal doors (3 bedroom doors and 2 bathroom doors)
** For Hougang Capeview, the floor area for units with balcony is about 3 sqm more than the units of the same room type but without balcony

### Estimated Completion Date and Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Hougang Capeview</th>
<th>Hougang DewCourt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date* (Median Month of Selection)</td>
<td>End-Dec 2011 to Jun 2012 (Mar 2012)</td>
<td>1st Qtr 2015</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>1st Qtr 2015</td>
<td>1st Qtr 2015</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>34 to 37 months</td>
<td>34 to 37 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 (EDPD) is 19 Feb 2016 for Hougang Capeview and 28 Feb 2016 for Hougang DewCourt. 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 of the Actual Delivery Possession Date during the signing of the Agreement for Lease.
Typical Layout 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 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 112 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

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 63 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 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 95 sqm
(Inclusive of Internal Floor Area 93 sqm and Air-Con Ledge)
Samples of Furnished Layout Plans

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 115 sqm
(Inclusive of Internal Floor Area 113 sqm and Air-Con Ledge)
Typical Layout Plans

Typical Studio Apartment (Type A) Floor Plan
Approx. Floor Area 36 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

Typical Studio Apartment (Type B) Floor Plan
Approx. Floor Area 46 sqm
(Inclusive of Internal Floor Area 45 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)

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

TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 36 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 46 sqm
(Inclusive of Internal Floor Area 45 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)