Fajar Hills | 3-, 4- & 5-room Standard Flats

Bounded by Fajar Road, Fajar Hills consists of seven residential blocks ranging from 14 to 19 storeys in height. Choose from 882 units of 3-, 4- and 5-room Standard flats.

The name "Fajar Hills" reflects the hilly landscape of the development. Platforms and garden spaces have been carved out on the undulating grounds of Fajar Hills to accentuate the experience of walking in nature.

Where rest and recreation come together

Fajar Hills boasts a central garden which consists of a multitude of recreational facilities. Here, the adults and elderly can work out in the fitness corners while children can look forward to play time in the children's playgrounds. You can also jog along the wavy, well-shaded jogging circuit that meanders through the central garden.

Gather and interact with your family, friends and neighbours in the precinct pavilion provided. Small pockets of garden spaces and resting shelters are also available for those who seek more privacy.

For daily conveniences, you can shop and dine close to home with a minimart and shops provided in Fajar Hills. A Residents' Committee Centre is also located within the development.
Conveniences just a stone’s throw away

Take your family to Zhenghua Park or Bukit Panjang Park for a fun-filled time. Those who wish to pursue new hobbies can do so at the Bukit Panjang Community Club or the Senja-Cashew Community Club. You can also enrich yourself by visiting the Bukit Panjang Public Library in the Bukit Panjang Town Centre.

Commuting is easy with Fajar Hills located near Bangkit LRT station. You can also commute from the bus interchange located in the Town Centre. Those who drive will enjoy the accessibility of Kranji Expressway (KJE) and Bukit Timah Expressway (BKE). Accessibility will be further enhanced with the upcoming Bukit Panjang MRT station at Upper Bukit Timah Road, along Downtown Line 2.

The range of schools located in the vicinity includes Beacon Primary School, Greenridge Primary and Secondary School and Zhenghua Primary and Secondary School.
**Abundant homes**

Choose from 3-, 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

The indicative price range of these flats is tabulated below.

<table>
<thead>
<tr>
<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>3-Room</td>
<td>68</td>
<td>65</td>
<td>146</td>
<td>$144,000 - $170,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>93</td>
<td>90</td>
<td>392</td>
<td>$240,000 - $294,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>113</td>
<td>110</td>
<td>324</td>
<td>$308,000 - $385,000</td>
</tr>
</tbody>
</table>

**Notes:**

(a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.

(b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.

(c) 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.

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**Financing a flat**

<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 Installment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$160,000</td>
<td>$2,500</td>
<td></td>
<td>$9</td>
<td>$130,000</td>
<td>$455</td>
<td>18%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$255,000</td>
<td>$4,200</td>
<td></td>
<td>NA</td>
<td>$256,000</td>
<td>$915</td>
<td>22%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$345,000</td>
<td>$5,800</td>
<td></td>
<td>NA</td>
<td>$345,000</td>
<td>$1,243</td>
<td>21%</td>
</tr>
</tbody>
</table>

* Applicants with monthly household incomes not exceeding $2,250 may qualify for the Special CPF Housing Grant if they apply for a 3-Room flat at Fajar Hills.

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**Prices of Fajar Hills and Resale Comparables in the Vicinity**

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Fajar Hills (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$144,000 - $175,000 (65 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$240,000 - $294,000 (90 sqm)</td>
<td>$384,500 - $433,000 (101 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$306,000 - $385,000 (110 sqm)</td>
<td>$450,000 - $470,000 (118 - 120 sqm)</td>
</tr>
</tbody>
</table>

**Notes:**

(a) The 4-room and 5-room resale comparables for Fajar Hills consist of standard flats of about 16 - 17 years old. They are located near to Fajar Hills. 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.

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**Optional Component Scheme**

These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt 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>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring for living/dining room and bedrooms</td>
<td>$3,200</td>
</tr>
<tr>
<td>Internal doors*</td>
<td>$2,800</td>
</tr>
</tbody>
</table>

* 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)

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**Estimated Completion Date & Waiting Time**

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Fajar Hills</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date* (Median Month of Selection)</td>
<td>Apr to Sep 2012 (Jul 2012)</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>4th Oct 2015</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>37 to 41 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 30 Nov 2016 for Fajar Hills. 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 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)

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.
Layout Ideas for Your Home

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)

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