Pleasant Residences
3- and 4-room Standard Flats

Bounded by Joo Seng Road and Upper Aljunied Road, Joo Seng Green comprises two residential blocks ranging from 12 to 18 storeys in height. Choose from 248 units of 3- and 4-room Standard Flats.

The development was given the same name ‘Joo Seng Green’ as its neighbouring blocks so that it integrates well with its surroundings.

Recreation at your doorstep

Roof feature of each residential block is designed as frames with vertical fins in random colours to enhance the visual appeal of the development.

Engage in active recreation at the children’s playground, adult fitness corner and elderly fitness corner. Alternatively, bond with your family and neighbours in the pocket gardens, resting shelters and precinct pavilion provided within the development.
Life at the top
Studio Apartments, 3- and 4-room Standard Flats

Toa Payoh Crest is located at the junction of Toa Payoh Rise and Lorong 1 Toa Payoh. It comprises four 40-storey residential blocks of 1,007 units of Studio Apartments, 3- and 4-room Standard Flats.

Toa Payoh Crest is one of the tallest developments in Toa Payoh town.

A multitude of facilities

Enjoy a range of recreational and communal activities in Toa Payoh Crest. Residents can play at the children’s playgrounds, work out at the adult and elderly fitness stations, or relax at the shelters and pergolas found within the central open space. The precinct pavilion is an ideal place for social gatherings. Alternatively, simply unwind or hone your gardening skills at the community garden at the rooftop garden on the multi-storey carpark.

Parents will appreciate the convenience of having a childcare centre as well as an education centre located in the development. A Senior Care and Activity Centre set up in this development will provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services. A minimart and a Residents' Committee Centre are also provided here.
The hub of activity

At Joo Seng Green, residents can shop and dine conveniently in Joo Seng Green neighbourhood centre and enjoy recreation at the nearby neighbourhood park. Check out more heartland shops around you by logging on to Where2Shop@HDB. Residents will be served by public bus services, linking them to Woodleigh MRT Station.

At Toa Payoh Crest, residents can visit the neighbourhood centre at Lorong 1 Toa Payoh, which offers a market and food centre, eating outlets and shops. Alternatively, head over to the town centre for more retail and dining choices. Commuting is made easy with the close proximity of Caldecott and Braddell MRT stations.

Enjoy a wide range of recreational facilities in the Toa Payoh town. Facilities include Toa Payoh West Community Club, Toa Payoh Public Library, Toa Payoh Sensory Park and Town Park, Toa Payoh Stadium, Sports Hall and Swimming Complex.

Schools in the town include Cedar Primary School, Cedar Girls' Secondary School, Maris Stella High School, CHIJ Primary and Secondary School, St. Andrew's Junior and Secondary School and St. Andrew's Junior College.
**Desirable Homes**

Joo Seng Green offers 3- and 4-room Standard Flats while Toa Payoh Crest offers Studio Apartments, 3- and 4-room Standard Flats.

The 3- and 4-room flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with a built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also provided within the units. These include grab bars to provide support, ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.

Move in hassle-free as each Studio Apartment will be in a ready-to-move-in condition. Each apartment will be furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen. Three-quarter height windows are provided in the living/dining area and bedroom.

Choose flats from 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>Joo Seng Green (Standard Flats)</td>
<td>3-Room</td>
<td>68</td>
<td>65</td>
<td>102</td>
<td>$270,000 - $327,000</td>
</tr>
<tr>
<td></td>
<td>4-Room</td>
<td>93</td>
<td>90</td>
<td>146</td>
<td>$361,000 - $441,000</td>
</tr>
<tr>
<td>Toa Payoh Crest (Standard Flats)</td>
<td>Studio Apartment</td>
<td>37</td>
<td>35</td>
<td>115</td>
<td>$116,000 - $135,000</td>
</tr>
<tr>
<td></td>
<td>3-Room</td>
<td>69</td>
<td>65</td>
<td>311</td>
<td>$280,000 - $364,000</td>
</tr>
<tr>
<td></td>
<td>4-Room</td>
<td>93</td>
<td>90</td>
<td>454</td>
<td>$428,000 - $546,000</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.
(d) 3- and 4-room flats are sold on a 99-year lease.
(e) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

**Financing a flat (Joo Seng Green)**

<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 Installment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$300,000</td>
<td>$3,700</td>
<td>$15,000</td>
<td>$285,000</td>
<td>$1,021</td>
<td>26%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$400,000</td>
<td>$5,700</td>
<td></td>
<td>$400,000</td>
<td>$1,442</td>
<td>25%</td>
</tr>
</tbody>
</table>

**Financing a flat (Toa Payoh Crest)**

<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 Installment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$325,000</td>
<td>$3,700</td>
<td>$15,000</td>
<td>$310,000</td>
<td>$1,111</td>
<td>30%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$485,000</td>
<td>$5,700</td>
<td></td>
<td>$485,000</td>
<td>$1,748</td>
<td>31%</td>
</tr>
</tbody>
</table>
Prices of Joo Seng Green and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Joo Seng Green (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$270,000 - $297,000 (55 sqm)</td>
<td>$270,000 - $345,000 (57 - 74 sqm)</td>
</tr>
<tr>
<td>4-Room</td>
<td>$361,000 - $344,000 (90 sqm)</td>
<td>$425,000 - $555,000 (103 - 107 sqm)</td>
</tr>
</tbody>
</table>

Note:
The 3-room and 4-room resale comparables for Joo Seng Green consist of standard flats of between 15 - 45 years old. They are located near to Joo Seng Green. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Prices of Toa Payoh Crest and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Toa Payoh Crest (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$288,000 - $364,000 (55 sqm)</td>
<td>$344,000 - $390,000 (57 sqm)</td>
</tr>
<tr>
<td>4-Room</td>
<td>$428,000 - $546,000 (90 sqm)</td>
<td>$555,000 - $725,000 (91 sqm)</td>
</tr>
</tbody>
</table>

Note:
The 3-room and 4-room resale comparables for Toa Payoh Crest consist of standard flats of about 7 - 43 years old. They are located near to Toa Payoh Crest. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

The 3- and 4-room flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package.
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>3-Room</th>
<th>4-Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring for living/dining room and bedrooms</td>
<td>$3,300</td>
<td>$5,000</td>
</tr>
<tr>
<td>Internal doors* and sanitary fittings</td>
<td>$3,190</td>
<td>$3,790</td>
</tr>
</tbody>
</table>

Notes:
Studio Apartments come with internal doors, full floor finishes and sanitary fittings. Hence Optional Component Scheme (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)

Estimated Completion Date & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Joo Seng Green</th>
<th>Toa Payoh Crest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date* (Median Month of Selection)</td>
<td>Dec 2012 to May 2013 (Mar 2013)</td>
<td></td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>1st Qtr 2016</td>
<td>3rd Qtr 2017</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>34 to 37 months</td>
<td>51 to 55 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 31 Jan 2017 for Joo Seng Green and 31 Jul 2018 for Toa Payoh Crest. The EDPD is 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.
Layout Ideas for Your Home

LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Typical Floor Plans

TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA: 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA: 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA: 68 sqm
(Inclusive of Internal Floor Area 66 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA: 93 sqm
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APPROX. FLOOR AREA 37 sqm
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(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)
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