Charmed Elegance
4- and 5-room Standard Flats

Situated along Ang Mo Kio Street 21, Kebun Baru Court comprises two residential blocks that are 26 and 28 storeys in height. Have your pick from 283 units of 4- and 5-room Standard flats.

The development’s design features simple lines and uncluttered facades, giving it a sophisticated and elegant appearance. Its central courtyard lends inspiration to the name “Kebun Baru Court”.

Facilities at your doorstep

At Kebun Baru Court, enjoy all the things that you need, right at your doorstep.

With an eating house, supermarket and shops found on the premises, eating out with the family or shopping for your daily necessities will be a breeze.

Have fun outdoors with the range of facilities located in the central courtyard. Spend quality time with your children at the playground or keep fit at the adult and elderly fitness stations. When you need a break, take a rest at the shelters and seats provided. The precinct pavilion is an alternative place for engaging in recreational activities, whether rain or shine.

A childcare centre provided within the development allows parents to conveniently drop their children off before heading to work.
Charming Amenities

Shopping and dining choices are aplenty, with HDB neighbourhood centres like Kebun Baru Mall and Mayflower Shopping and Food Centre located in the vicinity. Discover more heartland shops in the town by logging on to Where2Shop@HDB.

Take your evening strolls while enjoying scenic views at the Bishan-Ang Mo Kio Park nearby. For those who like to pick up new hobbies, Kebun Baru Community Club and Ang Mo Kio Community Centre are great places to visit.

Travel is made convenient with the various bus stops located along Ang Mo Kio Avenue 1 and 3. The bus network will link you to Ang Mo Kio MRT Station which provides good connectivity to the rest of Singapore.

Schools found near Kebun Baru Court include Mayflower Secondary School, Ang Mo Kio Primary School and CHIJ St. Nicholas Girls’ Primary and Secondary School.

Lovely Homes

Kebun Baru Court offers 4- and 5-room Standard Flats.

The 4- and 5-room flats come with three-quarter height windows in the living/dining area and half-height windows in the 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>4-Room</td>
<td>92 - 93</td>
<td>90</td>
<td>180</td>
<td>$380,000 - $449,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>113</td>
<td>110</td>
<td>193</td>
<td>$482,000 - $575,000</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) 4-5-room flats are sold on 99-year lease.
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>Net 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>$415,000</td>
<td>$5,500</td>
<td>-</td>
<td>$415,000</td>
<td>$1,456</td>
<td>27%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$530,000</td>
<td>$6,000</td>
<td>-</td>
<td>$530,000</td>
<td>$1,910</td>
<td>32%</td>
</tr>
</tbody>
</table>

Prices of Kebun Baru Court and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Kebun Baru Court (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$360,000 - $449,000 (90 sqm)</td>
<td>$437,000 - $495,000 (91 - 92 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$482,000 - $575,000 (110 sqm)</td>
<td>$510,000 - $628,000 (117 - 123 sqm)</td>
</tr>
</tbody>
</table>

Note:
The 4-room and 5-room resale comparables for Kebun Baru Court consist of standard flats of about 18 - 36 years old. They are located near to Kebun Baru Court. 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 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>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>5-Room</td>
</tr>
<tr>
<td>Flooring for living / dining room and bedrooms</td>
<td>$5,000</td>
</tr>
<tr>
<td>Internal doors* and sanitary fittings</td>
<td>$3,520</td>
</tr>
</tbody>
</table>

Notes:
* 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)

Estimated Completion Date & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Kebun Baru Court</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td>Mar 2013 to Aug 2013 (Jun 2013)</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>2nd Qtr 2017</td>
</tr>
<tr>
<td>Estimated Waiting Time*</td>
<td>47 to 49 months</td>
</tr>
<tr>
<td>Estimated Delivery Possession Date</td>
<td>31 May 2018</td>
</tr>
</tbody>
</table>

Notes:
a) The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.
b) The Estimated Delivery Possession Date 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 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 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

Layout Ideas for 4-Room
Approx. Floor Area 92 sqm
(Inclusive of Internal Floor Area 90 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)

Layout Ideas for 5-Room
Approx. Floor Area 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)