Homes by the Park

Studio Apartments, 3- and 4-room Standard Flats

Bounded by Telok Blangah Heights and Telok Blangah Street 31, Telok Blangah ParcView comprises seven 30-storey high residential blocks. You can take your pick from the 1,480 units of Studio Apartments, 3- and 4-room Standard Flats offered at this development.

At Telok Blangah ParcView, you will get to enjoy lush surrounds as the development is located near Telok Blangah Hill Park, and features abundant greenery within its landscape.

Activity Spaces for Everyone

Right in the heart of Telok Blangah ParcView is an extensive central green where your young ones can have fun at the playgrounds while you work out at the adult and elderly fitness stations. Those seeking quieter spaces for outdoor relaxation can head to the many small intimate gardens found throughout the development. There are also roof gardens located on top of the multi-storey carpark blocks and atop Block 92, which houses social and community facilities.

You will find daily conveniences within easy reach as Telok Blangah ParcView will have its own minimart, an eating house, shops, a child care centre and a Residents’ Committee Centre.

A Senior Care Centre will also be set up within the development to provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services. Seniors can also visit the Senior Activity Centre to make friends and engage in regular social activities.
Bustling with Convenience

Telok Blangah Mall, an HDB neighbourhood centre, is located across the development. For more shopping and dining options, just head over to the bustling Depot Heights Shopping Centre or Vivo City. Find more HDB neighbourhood centres near you by logging on to Wheretoshop@HDB.

Enjoy the great outdoors at Telok Blangah Hill Park and Mount Faber Park. These parks offer abundant greenery and great views, making them great places to have a picnic or to take a stroll. Alternatively, you can pick up a new hobby and meet new friends by joining the activities organised at Telok Blangah Community Club or Radin Mas Community Club.

Schools that can be found in the town include Blangah Rise Primary School, Gan Eng Seng Primary School, Henderson Secondary School, CHIJ St. Theresa’s Convent School and Radin Mas Primary School. Labrador Park and Telok Blangah MRT stations serve the area.

Transcending Tranquility

Choose from Studio Apartments, 3- and 4-room Standard Flats.

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

Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment will be in a ready-to-move-in condition and furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen, providing a hassle-free move-in process. Three-quarter height windows will also be provided in the living/dining area and bedroom.

Each Studio Apartment will come 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 will also be 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.

The indicative price range of these flats is tabulated below.

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Estimated Floor Area* (sqm)</th>
<th>Estimated Internal Floor Area* (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range(^a)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Apartment</td>
<td>37</td>
<td>35</td>
<td>85</td>
<td>$113,000 - $128,000</td>
</tr>
<tr>
<td>3-Room</td>
<td>68</td>
<td>65</td>
<td>385</td>
<td>$304,000 - $358,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>93</td>
<td>90</td>
<td>922</td>
<td>$445,000 - $551,000</td>
</tr>
</tbody>
</table>

Notes:
* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
* Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
* Actual prices may vary based on the actual attributes of the flats at the time of selection. See below for details on the Optional Component Scheme.
* Studio Apartments (SAs) are sold on a 99-year lease, beginning from the date of key collection. Prices are inclusive of the elderly-friendly fittings/finishes.
* 3-4-room flats are sold on a 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>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>$335,000</td>
<td>$4,000</td>
<td>$15,000</td>
<td>$320,000</td>
<td>$1,147</td>
<td>29%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$505,000</td>
<td>$6,200</td>
<td>$0</td>
<td>$505,000</td>
<td>$1,820</td>
<td>29%</td>
</tr>
</tbody>
</table>

Prices of Telok Blangah ParcView and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Telok Blangah ParcView (Estimated internal floor area)</th>
<th>Transacted Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$304,000 - $368,000 (65 sqm)</td>
<td>$388,000 - $410,000 (67 sqm)</td>
</tr>
<tr>
<td>4-Room</td>
<td>$445,000 - $581,000 (90 sqm)</td>
<td>$528,000 - $675,000 (85 - 90 sqm)</td>
</tr>
</tbody>
</table>

Note:
The resale comparables consist of standard flats of about 13 to 37 years old. The differences in the attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Optional Component Scheme*

The 3- and 4-room flats in Telok Blangah ParcView will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. 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 your flat.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3-Room</td>
</tr>
<tr>
<td>Flooring for living / dining room and bedrooms</td>
<td>$3,300</td>
</tr>
<tr>
<td>Internal doors* and sanitary fittings</td>
<td>$2,900</td>
</tr>
</tbody>
</table>

Notes:
* For 3-room to 4-room flats, Bs come with internal doors, full floor finishes and sanitary fittings and hence, the Optional Component Scheme is not applicable.
^ The optional internal doors are:
  - 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>Telok Blangah ParcView</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td>Sep 2013 to Jan 2014 (Nov 2013)</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>4th Qtr 2017</td>
</tr>
<tr>
<td>Estimated Waiting Time*</td>
<td>48 to 50 months</td>
</tr>
<tr>
<td>Estimated Delivery Possession Date</td>
<td>30 Nov 2018</td>
</tr>
</tbody>
</table>

Notes:
* 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 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 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 Studio Apartment (Type A)
Approx. Floor Area: 37 sqm
(Inclusive of Internal Floor Area: 35 sqm and Air-Con Ledge)

Layout Ideas for Studio Apartment (Type B)
Approx. Floor Area: 47 sqm
(Inclusive of Internal Floor Area: 45 sqm and Air-Con Ledge)

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: 80 sqm and Air-Con Ledge)