Come home to a green haven
Studio Apartments, 3- and 4-room Standard Flats

Hougang Meadow is located along Upper Serangoon Road and near the Hougang town centre. This 16- to 18-storey high development consists of six residential blocks with 732 units of Studio Apartments as well as 3- and 4-room Standard Flats.

The name “Hougang Meadow” reflects the series of landscaped areas that will be created within the development.

A relaxing sanctuary

Hougang Meadow offers various garden spaces for all to enjoy. You can choose to take a stroll through these spaces, starting from the open green areas at the ground level. From here, you can venture up to the landscaped deck above the single storey car park. Equipped with a children's playground as well as adult and elderly fitness stations, this is an ideal venue where the entire family can exercise and have fun together. A precinct pavilion is also located here.

The rooftop garden atop the multi-storey car park is another landscaped space where you could go to for outdoor relaxation. Those with green fingers can also enjoy gardening at the community garden located here.

For added convenience, a minimart and a cafe will be provided within Hougang Meadow. 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.
Amenities in the vicinity

You can stroll over to the nearby town centre to shop and dine conveniently. Plenty of choices are also available at Hougang Mall and Kang Kar Mall. To find out more about the shops and commercial amenities in Hougang, you can log on to Where2Shop@HDB.

If you seek to keep fit, you can consider working out at the nearby neighbourhood parks, Hougang Sports Hall, Hougang Stadium and Hougang Swimming Complex. Alternatively, you can visit the Hougang Community Club to learn a new skill and make new friends.

Transport facilities serving the residents include Hougang MRT station and bus interchange.

Schools in the town include Holy Innocents’ Primary and High School, C.H.I.J. Our Lady of the Nativity (Primary School) and Serangoon Junior College.

Cosy homes

Hougang Meadow comprises 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.

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 be provided in the living/dining area and bedroom.

In addition, 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*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Apartment</td>
<td>37</td>
<td>35</td>
<td>75</td>
<td>$84,000 - $91,000</td>
</tr>
<tr>
<td>3-Room</td>
<td>67</td>
<td>65</td>
<td>188</td>
<td>$187,000 - $232,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92 - 93</td>
<td>90</td>
<td>304</td>
<td>$306,000 - $382,000</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 central 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.
1 Studio Apartments (SAs) are sold on a 30-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>Eligible Special CPF Housing Grant*</th>
<th>Net Selling Price (less grants)</th>
<th>Monthly Instalment for 25-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$210,000</td>
<td>$2,500</td>
<td>$10,000</td>
<td>$20,000</td>
<td>$160,000</td>
<td>$631</td>
<td>25%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$335,000</td>
<td>$4,100</td>
<td>$15,000</td>
<td>$30,000</td>
<td>$255,000</td>
<td>$1,252</td>
<td>30%</td>
</tr>
</tbody>
</table>

* Applicants with monthly household incomes not exceeding $6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room or smaller flat at Hougang Meadow.

Prices of Hougang Meadow and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Hougang Meadow (Internal Floor Area)</th>
<th>Transacted Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$187,000 - $232,000 (65 sqm)</td>
<td>$330,000 - $341,000 (67 - 71 sqm)</td>
</tr>
<tr>
<td>4-Room</td>
<td>$305,000 - $382,000 (90 sqm)</td>
<td>$408,000 - $470,000 (91 - 104 sqm)</td>
</tr>
</tbody>
</table>

Note:
The resale comparables consist of standard flats of about 29 to 31 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 Hougang Meadow 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 can ALSO opt in to have sanitary fittings installed 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>Flooring for living / dining room and bedrooms</td>
<td>$3,300</td>
</tr>
<tr>
<td>Internal doors* and sanitary fittings</td>
<td>$2,880</td>
</tr>
</tbody>
</table>

Notes:
* OCS is for 3-room to 4-room. Studio Apartments (SAs) come with internal doors, full floor finishes and sanitary fittings and so the OCS is not applicable.
* The optional internal doors are:
  i) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
  ii) 4-room flats - 6 internal doors (3 bedroom doors and 2 bathroom doors)
Estimated Completion Date & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Hougang Meadow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td>End Jan 2014 to Jul 2014 (May 2014)</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>1Q2017</td>
</tr>
<tr>
<td>Estimated Waiting Time*</td>
<td>20 to 36 months</td>
</tr>
<tr>
<td>Estimated Delivery Possession Date*</td>
<td>31 Jan 2018</td>
</tr>
</tbody>
</table>

Notes:
* Computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil condition and other site conditions.

* The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of it 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 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)
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 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.

Layout Ideas for Your Home

LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE A)
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area of 35 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE B)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)
Layout Ideas for Your Home

Layout Ideas for 3-Room
Approx. Floor Area 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

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