Homes by the Park
4-, 5- room and 3Gen Standard Flats

Located along Anchorvale Crescent, Anchorvale Parkview comprises four 16-storey high residential blocks and offers 503 units of 4-, 5-room and 3Gen flats.

At Anchorvale Parkview, you will get to enjoy scenic views of lush greenery found both within the development and at the adjacent Sengkang Riverside Park.

Delightful Amenities
At Anchorvale Parkview, you will be able to enjoy a wide range of facilities that are set amidst the development’s lush green surrounds. These include adult and elderly fitness stations, children’s playgrounds, seating corners and an open lawn. The rooftop garden above the multi-storey car park will also feature a community garden where you can choose to plant your own local produce. A supermarket, some shops and an eating house will be conveniently located within the development as well.

Eco-Friendly Living

To encourage a green lifestyle, Anchorvale Parkview is designed with several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development
Conveniences at Your Doorstep

Anchorvale Parkview offers you the ideal combination of urban living and the great outdoors. You can choose to have hours of outdoor fun at the nearby Sengkang Sports and Recreation Centre or enjoy the scenic surrounds as you take a stroll at Sengkang Riverside Park or along Punggol Reservoir. Alternatively, you can pick up a new hobby and make new friends by participating in activities organised by Anchorvale Community Club.

For your shopping and dining needs, head over to Compass Point or Kopitiam Square to purchase groceries or enjoy a hearty meal. To find out more about the heartland shops in Sengkang, you can log on to Where2Shop@HDB.

Anchorvale Parkview is located near the Farmway LRT station, from which the Sengkang MRT station and bus interchange are just a short ride away. For those who drive, the Tampines Expressway is also within easy access.

Schools nearby include Springdale Primary School, Nan Chiau Primary School and Compassvale Primary School.

Homes for Life

Anchorvale Parkview offers 4-, 5-room and 3Gen Standard Flats.

3Gen Flats were introduced to cater to multi-generation families living under one roof. The 3Gen Flats in Anchorvale Parkview will have four bedrooms and three bathrooms (two en-suites), with an internal floor area of about 115 square metres.

Please note that the visual representation above includes interior design features or ideas. For instance, the artist’s impression of the living/dining room shows a feature wall made of glass in place of a non-load bearing wall. In the actual flat, a wall will be erected instead of the glass panel.
All flats at Anchorvale Parkview will come with three-quarter height windows in the living/dining area and half-height windows in other rooms. Some of the 5-room flats will come with a balcony.

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>4-Room</td>
<td>93</td>
<td>90</td>
<td>268</td>
<td>$268,000 – $320,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>113</td>
<td>110</td>
<td>165</td>
<td>$358,000 – $425,000</td>
</tr>
<tr>
<td>3Gen</td>
<td>120</td>
<td>115</td>
<td>70</td>
<td>$351,000 – $422,000</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.
† 4-5-room & 3Gen 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>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 25-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$300,000</td>
<td>$4,400</td>
<td>$10,000</td>
<td>$20,000</td>
<td>$270,000</td>
<td>$1,089</td>
<td>25%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$320,000</td>
<td>$5,800</td>
<td>$0</td>
<td>NA</td>
<td>$320,000</td>
<td>$1,593</td>
<td>27%</td>
</tr>
<tr>
<td>3Gen</td>
<td>$385,000</td>
<td>$5,800</td>
<td>$0</td>
<td>NA</td>
<td>$385,000</td>
<td>$1,572</td>
<td>27%</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 flat at Anchorvale Parkview.

Prices of Anchorvale Parkview and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Anchorvale Parkview (Internal Floor Area)</th>
<th>Transacted Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$268,000 – $329,000 (90 sqm)</td>
<td>$454,000 – $474,000 (80 sqm – 90 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$358,000 – $425,000 (110 sqm)</td>
<td>$525,000 – $576,000 (110 sqm)</td>
</tr>
<tr>
<td>3Gen</td>
<td>$351,000 – $422,000 (115 sqm)</td>
<td></td>
</tr>
</tbody>
</table>

Note:
The 4-room and 5-room resale comparables consist of standard flats of about 13 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Optional Component Scheme

The 4-, 5-room and 3Gen flats in Anchorvale Parkview 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 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.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, all flats in Anchorvale Parkview will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat. Click below to view the different layout ideas.
<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Flooring for Living/Dining and Bedrooms</th>
<th>Internal Doors* and Sanitary Fitings</th>
<th>Kitchen Partition Wall*</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$5,100</td>
<td>$3,320</td>
<td>$600</td>
</tr>
<tr>
<td>5-Room</td>
<td>$6,250</td>
<td>$3,640</td>
<td>$730 / $820 / $830</td>
</tr>
<tr>
<td>3Gen</td>
<td>$5,550</td>
<td>$5,720</td>
<td>$670</td>
</tr>
</tbody>
</table>

Notes:
* The optional internal doors are:
  i) 4/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
  ii) 3Gen flats - 7 internal doors (4 bedroom doors and 3 bathroom doors)
* Cost of kitchen partition wall varies according to length.

Estimated Completion Date & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Anchorvale Parkview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td>May 2014 to Sep 2014 (Jul 2014)</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>102017</td>
</tr>
<tr>
<td>Estimated Waiting Time*</td>
<td>30 to 33 months</td>
</tr>
<tr>
<td>Estimated Delivery Possession Date*</td>
<td>28 Feb 2018</td>
</tr>
</tbody>
</table>

Notes:
* Computed based on the median month of the 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 conditions 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 it during the signing of the Agreement for Lease.

Typical Floor Plans

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

![Open Kitchen Concept (Default)](TypicalFloorPlans_OpenKitchen.png)

![With Kitchen Partition Wall](TypicalFloorPlans_PartitionWall.png)
Typical Floor Plans

Open Kitchen Concept (Default)

With Kitchen Partition Wall

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 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)
Typical Floor Plans

Open Kitchen Concept (Default)

With Kitchen Partition Wall

TYPICAL 3GEN FLAT FLOOR PLAN
APPROX. FLOOR AREA 120 sqm
(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledges)

TYPICAL 3GEN FLAT FLOOR PLAN
APPROX. FLOOR AREA 120 sqm
(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledges)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Layout Ideas for Your Home

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Layout Ideas for Your Home

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 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)
Layout Ideas for Your Home

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 120 sqm
(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledges)

Please note that the visual representation above includes interior design features or ideas. For instance, the artist's impression of the living/dining room shows a feature wall made of glass in place of a non-load bearing wall. In the actual flat, a wall will be erected instead of the glass panel.