

Distinctive Development



Poised to inject a new vitality to the neighbourhood, Buangkok Vale stands out with its modern architectural design. Vivid colours and protruding façade features complement the clean lines of its design, creating a contemporary and sophisticated look.

Buangkok Vale comprises six residential blocks which range from 17 to 20 storeys. These residential blocks are located along the periphery of the site and encircle Buangkok Vale's large, vehicle-free central space, where residents enjoy recreational and communal facilities in a lush landscaped setting.

To create a sense of arrival and identity, a viewing deck is provided as part of the entrance plaza next to the drop-off porch. From this vantage point, you can enjoy a splendid view of the development's landscaped grounds. There is a seating area here where you can engage in friendly chats with the neighbours while waiting to pick up the children when they alight from the school bus.

At the void decks of the residential blocks, the lobby areas are decorated with plants and seating areas. This creates a pleasant and welcoming environment for the residents and visitors alike.

Terrific Treats

Be it going to places or making a purchase, getting some exercise or having more entertainment – it's all within easy reach.

Located at the junction of Yio Chu Kang Road and Buangkok Green, Buangkok Vale positions you within easy reach of Buangkok MRT station, Hougang MRT Station and bus interchange. Commute with ease with these established transport links. Similarly, motorists are well-connected via the Central Tunnel Expressway (CTE) and expressways to anywhere in Singapore.

Shopping, dining and entertainment options are readily available at Hougang Mall, Hougang Plaza, and the many shops at Hougang Town Centre.



Exercise enthusiasts will appreciate the fitness facilities available at Hougang Stadium, Hougang Sports Hall and the Hougang Swimming Complex. Other recreational spots in the town include the lush Punggol Park and several neighbourhood parks. After a hard day's work, revitalise yourself with a jog or a fitness workout. You can also pick up a new hobby at the Hougang Community Club.

Fabulous Facilities



Buangkok Vale features a central green space which holds a children's playground, fitness stations, a precinct pavilion and resting shelters. Plus, at the neighbouring common green, you will find more fitness stations as well as a multi-purpose court. The rooftop garden of the multi-storey car park is yet another landscaped space in Buangkok Vale where you can relax and enjoy the beautiful greenery all around. Sheltered linkways connect all blocks to the multi-storey car park and drop-off porch.

Enriching Environment

Various edutainment facilities are also available here. Within Buangkok Vale, there is an educational canopy walk lined with different tropical fruit trees and information panels of the botanical species along the walk. There is even a seating area for residents to relax amid the scents and sounds of this garden escape.

For the school-going children, there is an outdoor classroom facility that's surrounded by shady trees. Here, parents can let their children study outdoors while still being close to home. Adults too can gather here to chat and relax.

Parents with young children will appreciate the convenience of having an education centre right within the development.

Nearby schools include Hougang Primary School, Hougang Secondary School and Serangoon Junior College.

Indicative Price Range



A selection of 2-room, 3-room and 4-room Standard flats is available at Buangkok Vale. These flats are provided with three-quarter height windows in the living/dining room.

Quality floor finishes are provided in the kitchen, household shelter, service yard and bathrooms.

The indicative price range of these Standard flats is tabulated below:

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No of Units	Indicative Price Range
2-Room	47	45	128	\$88,000 - \$111,000
3-Room	68	65	113	\$142,000 - \$182,000
4-Room	93	90	458	\$231,000 - \$288,000

Notes:

- (1) Floor area refers to the estimated area of the whole apartment, inclusive of the area of the air-conditioner ledge (where applicable).
- (2) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (3) 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.

Affordability of a Typical Flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
2-Room	\$100,000	\$1,300	\$40,000	\$240	18%
3-Room	\$160,000	\$2,100	\$30,000	\$520	25%
4-Room	\$260,000	\$4,300	\$10,000	\$937	22%

Optional Component Scheme (OCS)

You may opt to have full floor finishes and internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs		
	2-Room	3-Room	4-Room
Flooring for living / dining room and bedrooms	\$1,400	\$2,000	\$3,000
Internal doors*	\$320	\$1,360	\$1,680

* Bi-fold bathroom doors are provided for 2-room flats and they are non-optional

* 2-room flats : 1 internal door (1 bedroom door)

* 3-room flats : 4 internal doors (2 bedrooms doors and 2 bathroom doors)

* 4-room flats : 5 internal doors (3 bedrooms doors and 2 bathroom doors)

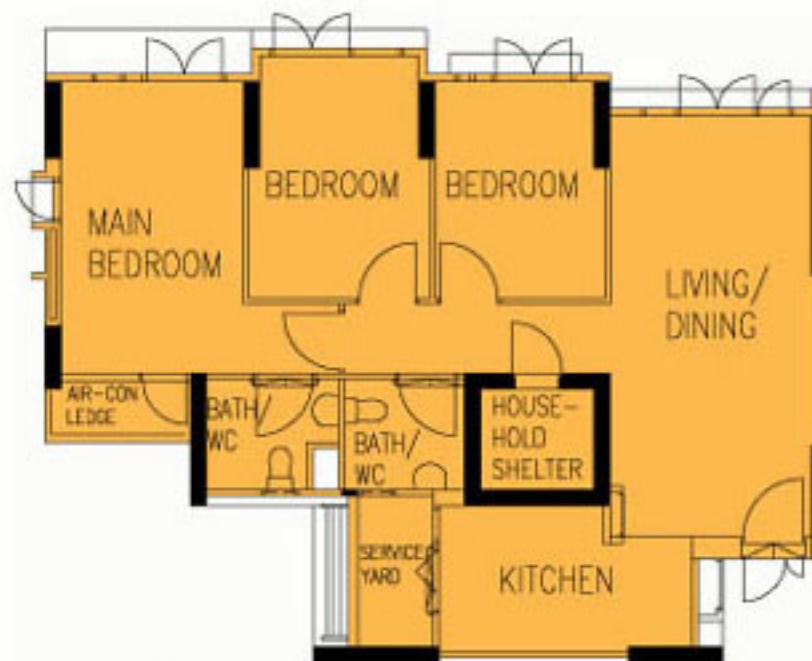
Typical Floor Plans



TYPICAL 2-ROOM 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.

Samples of Furnished Layout Plans



TYPICAL 2-ROOM 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)

General Specifications

Foundation

Piles foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ solid blocks/ bricks with cement plastering/ facing bricks/ precast panels/ precast lightweight concrete partitions.

Windows

Aluminum framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber door (Type D9a) (Optional)
Bathrooms/WC	: laminated semi-solid timber doors for 3-room & 4-room (Type D9a) (Optional)
	: acrylic panel folding door for 2-room
Household Shelter	: metal door
Service Yard	: aluminum framed door with glass

Finishes

Ceilings	: skim-coated or plastered and painted
Kitchen/Bathrooms/WC walls	: glazed ceramic tiles
Other walls	: skim-coated or plastered and painted
Living/Dining/Bedroom Floors	: ceramic tiles with timber skirting (optional)
Kitchen/Bathroom/WC Floors	: ceramic tiles
Service Yard floor	: ceramic tiles with tile skirting
Household Shelter floor	: ceramic tiles

Fittings

Quality locksets.
Quality sanitary fittings.
Clothes drying rack.

Services

Gas services and concealed water supply pipes.
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points).
Television points.
Telephone points.

Important Notes:

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed. Air-con panel in the Main Bedroom will not be provided. You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.
- 2) The common areas and spaces fronting or surrounding the flats are not available for purchase, and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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