



## Hougang Parkview | 3-, 4- & 5-room Standard Flats

Enjoying a choice location next to Punggol Park and along Sungei Pinang, Hougang Parkview is sited along Upper Serangoon Crescent. This development comprises five residential blocks which range from 18 to 19 storeys. Choose from 792 units of 3-, 4- and 5-room Standard Flats.

The development is named Hougang Parkview to reflect its tranquil location by the park. Most units enjoy views of the lush Punggol Park, Sungei Pinang or the beautiful landscaping within Hougang Parkview itself.



## Facilities for rest and rejuvenation

In order to optimise views of Sungei Pinang, Hougang Parkview's residential blocks are arranged in a staggered manner to create open vistas towards the waters. The façade features pitched roofs, vertical lines and earth tones, creating a rhythmic pattern reminiscent of its natural surrounds.



Hougang Parkview is designed to facilitate communal and social interactions. At the heart of the development lies a central green space that hosts a range of recreational facilities catering to both the young and old. Enjoy outdoor activities at your doorstep, be it working out at the fitness stations designed for adults and the elderly, playing with the kids at the playground or taking a stroll amid the green surrounds. Seating areas integrated with shelters are placed within the development to face the park and waters, offering pockets of spaces for relaxation and quiet contemplation.

A Residents' Committee Centre is sited within Hougang Parkview, providing yet another space for social bonding. Those with young children will enjoy the convenience of having a childcare centre located within the development.





## Amenities within reach

Hougang Parkview is well located next to the adjacent Punggol Park. This neighbourhood park is developed with the theme "Family Leisure" and houses play and fitness equipment for active recreation, open lawn areas for picnics, a wooded area for leisurely strolls, a plaza area for taiqi and a community corner for relaxing. Take in fresh air as you enjoy the scenic views all around. A café is sited within the park.

With plans to provide look-out points with seats and shelters and a proposed park connector along the adjacent Sungei Pinang, look forward to plenty of recreational choices closer to home. Sungei Pinang Park Connector will be linked up to the proposed Hougang Walk along Hougang Avenue 10 which connects the major recreational activity nodes of Hougang Sports Complex, Town centre and Punggol Park.



Within the rest of Hougang town, you can easily access all the conveniences and amenities that you need. Dining, shopping and entertainment pursuits can be met at a number of malls in Hougang, like Hougang Plaza, Kang Kar Mall, Hougang Mall, as well as many other shops at the Hougang Town Centre. Find out more about the heartland shops in Hougang by visiting [Where2Shop@HDB](mailto:Where2Shop@HDB).



Hougang is also home to fitness facilities such as the Hougang Stadium, Hougang Sports Hall, Hougang Swimming Complex, and many more. Revitalise yourself with a fitness workout after a hectic day at work. You can also pick up a new hobby at the Punggol Community Club.



The range of educational institutions within the town includes Punggol Primary School, Serangoon Secondary School and Serangoon Junior College.

Commuting is made easy with the established transport links provided by Buangkok MRT station, Hougang MRT station and bus interchange.

With plans to build a landmark commercial / residential development at the Town Centre, and other community and recreational spaces to be introduced within the town, look forward to even more vibrancy in time to come.



## Indicative Price Range

Choose from 3-, 4-, and 5-room Standard Flats. All units come with three-quarter height windows in the living/dining area.

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 (\$)
3-Room	67 - 68	65	98	\$166,000 - \$196,000
4-Room	92 - 93	90	528	\$248,000 - \$324,000
5-Room	112 - 113	110	166	\$333,000 - \$404,000

### Notes:

- Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- 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 CPF Housing Grant	Eligible Special CPF Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$180,000	\$2,500	\$30,000	-	\$601	24%
4-Room	\$285,000	\$4,200	\$10,000	-	\$1,027	24%
5-Room	\$370,000	\$5,600	\$0	-	\$1,333	24%

## Optional Component Scheme

These 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 in the living/ dining room and bedrooms and/ or 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		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$2,900	\$4,300	\$5,400
Internal doors*	\$2,280	\$2,830	\$2,830

### Notes:

- \* 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)
- \* 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

## Estimated Completion Date and Waiting Time

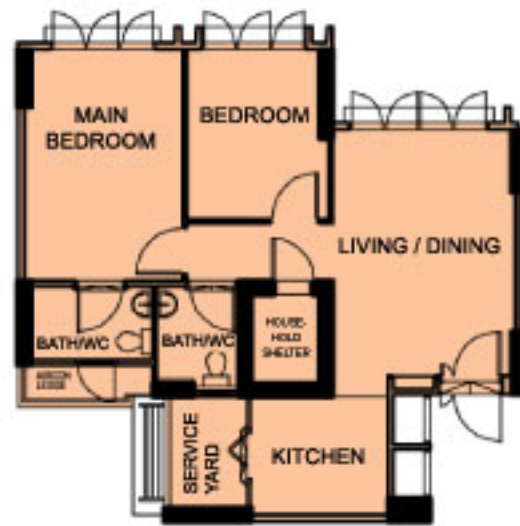
Selection Date * (Median Month of Selection)	May to Oct 2011 (Aug 2011)
Estimated Completion Date	2nd Quarter 2014
Estimated Waiting Time	30 to 35 months

### 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.
- The Estimated Delivery Possession Date (EDPD) is 30 April 2015 for Hougang Parkview. The EDPD is an estimation of 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 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 67 sqm

(Inclusive of Internal Floor Area 65 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)



**TYPICAL 5-ROOM FLOOR PLAN**

APPROX. FLOOR AREA 112 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.*



### Samples of Furnished Layout Plans



**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 67 sqm  
(Inclusive of Internal Floor Area 65 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)



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 112 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)