

Delightful homes | 2-, 3-, 4- and 5-room Standard flats

KEAT HONG
AXIS

Bounded by Choa Chu Kang Avenue 1 and Avenue 7, Keat Hong Axis comprises nine residential blocks which range from 15 to 17 storeys. Choose from 1,130 units of 2-, 3-, 4- and 5-room Standard flats.

To honour the unique heritage of the area as a former military camp, this development has been named Keat Hong Axis. The development's façade features green tones to reflect the military theme. Each residential block is adorned by a V-shaped roof feature which is inspired by a chevron. Keat Hong Axis contains landscaped paths which connect residents to the nearby amenities such as Keat Hong Shopping Centre and the upcoming neighbourhood park.



A charming development

Enjoy the range of recreational facilities at your doorstep. Children will enjoy playing at the children's playgrounds and open lawn spaces. Adults and the elderly can stretch their muscles at the fitness stations designed for them. Precinct pavilions serve as ideal places for gatherings and chats.

The rooftop garden above the multi-storey car park provides a good spot for evening strolls while enjoying views of the surroundings.

A Resident's Committee Centre is sited within Keat Hong Axis, providing yet another space for social bonding.



A world of convenience await

For day-to-day necessities and dining options, walk over to Keat Hong Shopping Centre right across the road. More choices are available at Sunshine Place and Lot One Shoppers' Mall. Book lovers will enjoy visiting the Choa Chu Kang Public Library. Check out the heartland shops in the town by logging on to Where2Shop@HDB.

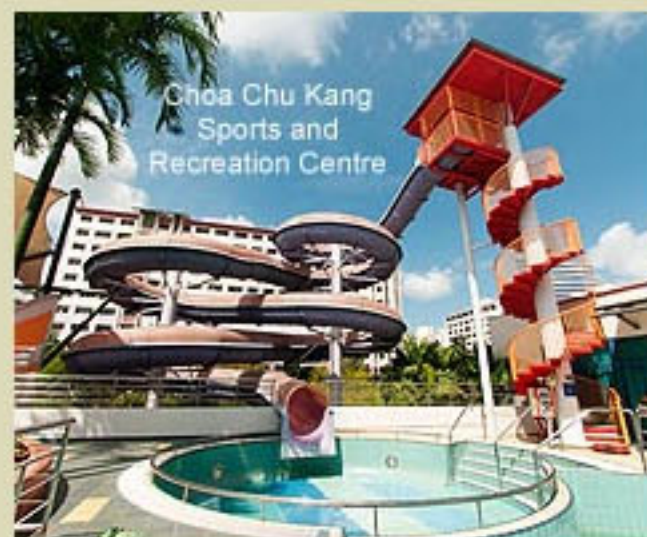


Photo courtesy of Singapore Sports Council



Delight in outdoor fun close to home. An upcoming neighbourhood park and Choa Chu Kang Park Connector are located just a short walk away. More workout options can be found at the Choa Chu Kang Sports and Recreation Centre which hosts a stadium, swimming pool, sports hall and more.

Commute with ease with the Keat Hong LRT station, South View LRT station and Choa Chu Kang MRT/LRT station and bus interchange. The Kranji Expressway (KJE) provides easy accessibility to the rest of Singapore.



The range of schools located within the town includes Choa Chu Kang Primary School, South View Primary School, Bukit Panjang Government High School, Pioneer Junior College and ITE College West.

A delightful mix

Choose from 2-, 3-, 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
2-Room	47	45	98	\$99,000 - \$121,000
3-Room	67	65	140	\$151,000 - \$179,000
4-Room	92	90	520	\$243,000 - \$292,000
5-Room	112	110	372	\$309,000 - \$378,000

Notes:

- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- (b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (c) 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.
- (d) 2-/3-/4-/5-room flats are sold on 99-year lease.



Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant*	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
2-Room	\$110,000	\$1,400	\$40,000	\$20,000	\$50,000	\$157	11%
3-Room	\$165,000	\$2,500	\$30,000	\$0	\$135,000	\$475	19%
4-Room	\$265,000	\$4,000	\$15,000	NA	\$250,000	\$895	22%
5-Room	\$345,000	\$5,600	-	NA	\$345,000	\$1,244	22%

* Applicants with monthly household incomes not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 2-Room or 3-Room flat at Keat Hong Axis.

Prices of Keat Hong Axis and Resale Comparables in the Vicinity

Flat Type	Keat Hong Axis (Internal floor area)	Prices of Resale Flats
2-Room	\$99,000 - \$121,000 (45 sqm)	-
3-Room	\$151,000 - \$179,000 (65 sqm)	-
4-Room	\$243,000 - \$292,000 (90 sqm)	\$388,000 - \$415,000 (100 - 102 sqm)
5-Room	\$309,000 - \$378,000 (110 sqm)	\$436,000 - \$450,000 (115 - 117 sqm)

Notes:

- (a) The 4-room and 5-room resale comparables for Keat Hong Axis consist of standard flats of about 15 years old. They are located near to Keat Hong Axis. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
- (b) There are no comparable 2-room and 3-room resale flats in the vicinity.

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			
	2-Room	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$2,200	\$3,300	\$5,000	\$6,100
Internal doors*	\$600	\$2,480	\$3,080	\$3,080

Notes:

- * 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 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)

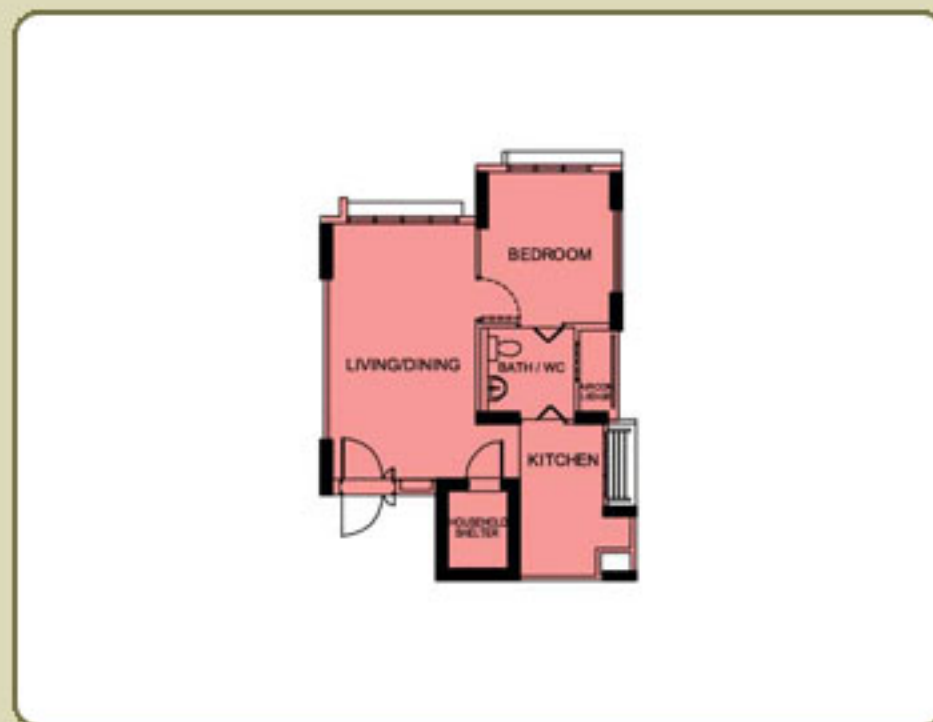
Estimated Completion Date and Waiting Time

Housing Development	Keat Hong Axis
Selection Date* (Median Month of Selection)	End Aug/Sep 2012 to Jan 2013 (Nov 2012)
Estimated Completion Date	1st Qtr 2016
Estimated Waiting Time	37 to 41 months

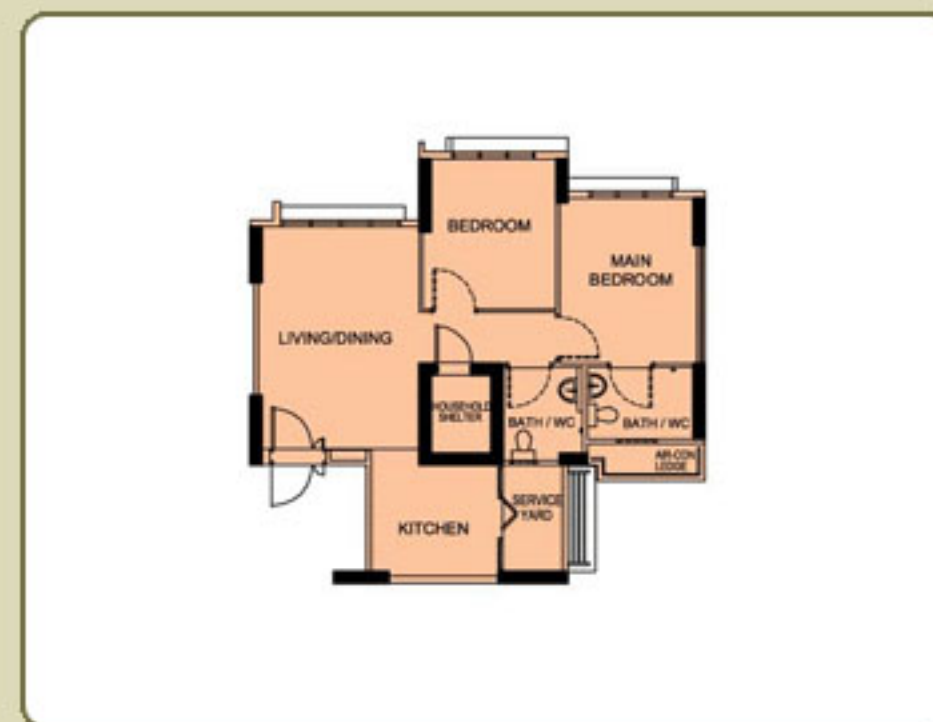
Notes:

- a) *The waiting time is computed based on the median month of selection exercise.
- b) The actual completion date will depend on the progress of the construction.
- c) The Estimated Delivery Possession Date (EDPD) is 31 Mar 2017 for Keat Hong Axis. The EDPD 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 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 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)



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.

Layout Ideas for Your Home



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APPROX. FLOOR AREA 47 sqm
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Layout Ideas for Your Home



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