

Cheng San Court



Contemporary Living

Studio Apartments and 3- & 4-room Standard Flats

Located along Ang Mo Kio Street 51, Cheng San Court comprises three residential blocks ranging from 31 to 32 storeys in height. Take your pick from 712 units of Studio Apartments, 3- and 4-room Standard flats.

The development is given the same name 'Cheng San Court' as its neighbouring blocks so that it integrates well with its surroundings.

Keeping you connected

The layout of Cheng San Court is centred on the idea of connectivity. A linear garden runs along the development, linking the various residential blocks and connecting them to surrounding amenities. Connectivity is further enhanced by the development's comprehensive network of footpaths and sheltered walkways.

The central linear garden at Cheng San Court offers a wide array of facilities ranging from a children's playground, an adult fitness station to an elderly fitness station. A beautiful roof garden sits on top of the multi-storey carpark block. Whilst there, one can relax at the green spaces or do some gardening at the community garden.

Choose to connect with neighbours by taking part in the activities held at the Residents' Committee Centre found within the development.





Artist's Impression

Homes by the park

3-, 4- & 5-room Standard Flats

Teck Ghee Parkview is bounded by Ang Mo Kio Avenue 3, Ang Mo Kio Avenue 10 and Ang Mo Kio Street 44. The development comprises three residential blocks ranging from 31 to 34 storeys in height. Choose from 576 units of 3-, 4- and 5-room Standard flats.

With its tall residential blocks and a location next to a park, residents at Teck Ghee Parkview can immerse themselves in the beautiful views of the development and its lush surrounds.



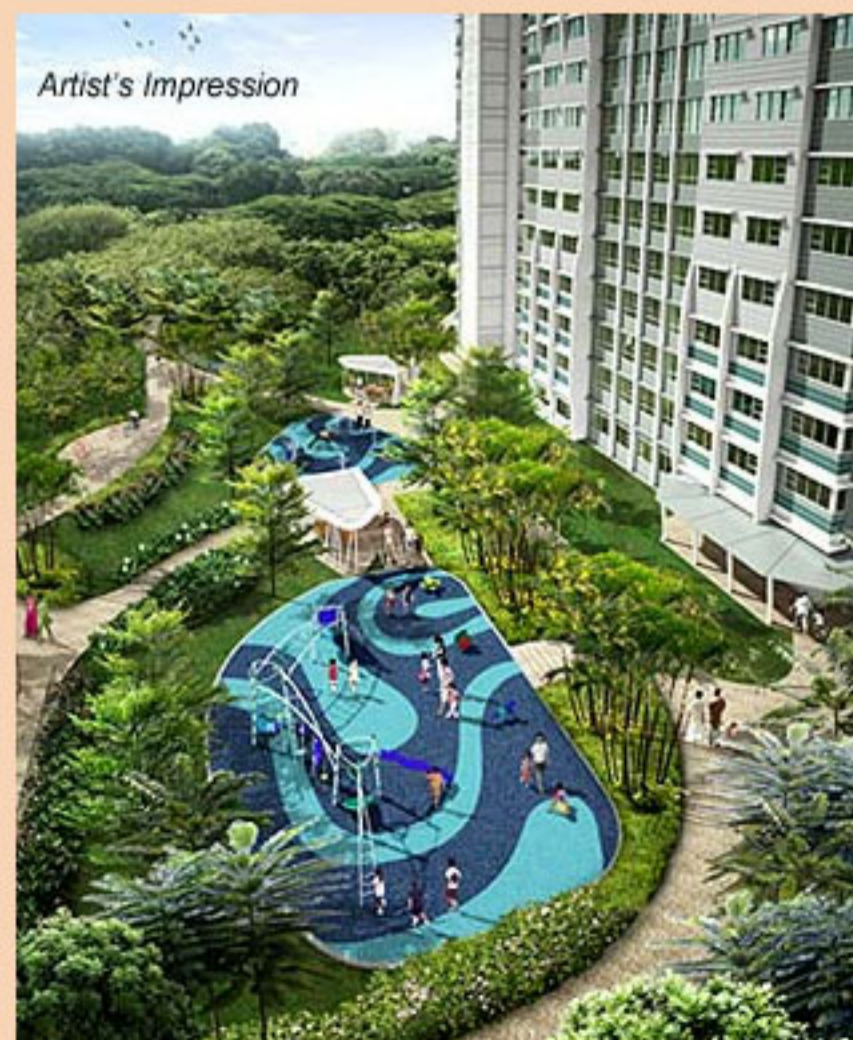
Scenic surrounds

Inspired by the scenic park next to the development, Teck Ghee Parkview is designed with sculpted facades and lush landscaping that evoke the imagery of natural stone pillars rising majestically amidst a verdant forest.

Enjoy the facilities provided for both the young and old at Teck Ghee Parkview, all while enjoying views of the surrounding landscape. Relax and chit-chat in the precinct pavilion, have fun at the children's playground or work out at the adult and elderly fitness stations.

More greenery can be enjoyed at a roof garden sited atop the multi-storey carpark. Hone your gardening skills at the community garden found there.

Parents will enjoy the convenience of having a childcare centre provided within the development.



Artist's Impression

All you need, at your doorstep

Cheng San Centre is across the road from Cheng San Court while Chong Boon Centre is just a stone's throw away from Teck Ghee Parkview. At these neighbourhood centres, you can shop for groceries and daily necessities at a wide variety of shops or eat out at the various food outlets. To find out more neighbourhood shopping options near you, log on to Where2Shop@HDB.



Photo courtesy of Singapore Sports Council

More exciting amenities await you at Ang Mo Kio Town. AMK Hub and Ang Mo Kio Town Centre are great places to explore more shopping choices. Alternatively, opt to do some leisurely reading at Ang Mo Kio Public Library or pick up a new hobby at Cheng San Community Club or Teck Ghee Community Club. For those who love nature, parks and park connectors are within easy access. Sports enthusiasts can head to Ang Mo Kio Swimming Complex for a workout.



Good public transport links are available at Ang Mo Kio MRT and bus interchange. Central Expressway (CTE) is only a short drive away from both developments, providing residents with easy connectivity.

Schooling options abound in Ang Mo Kio Town. Some of the schools near Teck Ghee Parkview and Cheng San Court include Chong Boon Secondary School, Deyi Secondary School, Jing Shan Primary School and Anderson Secondary School.



Desirable homes

Cheng San Court offers Studio Apartments and 3- and 4-room Standard flats while Teck Ghee Parkview offers 3-, 4- and 5-room Standard flats.

The 3-, 4- and 5-room flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms. All 4- and 5-room flats are provided with corner windows in the main bedroom.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes 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 standards or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of

residents, elderly-friendly fixtures are also 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.

Move in hassle-free as each Studio Apartment will be in a ready-to-move-in condition. Each apartment will be furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen. Three-quarter height windows will be provided in the living/dining area and bedroom.

Choose from flats in either development during selection.

The indicative price range of these flats is tabulated below.

Housing Development (Contract)	Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Cheng San Court (Standard Flats)	Studio Apartment	37	35	85	\$112,000 - \$130,000
		47	45	86	\$141,000 - \$161,000
	3-Room	68	65	178	\$282,000 - \$344,000
	4-Room	93	90	363	\$435,000 - \$516,000
Teck Ghee Parkview (Standard Flats)	3-Room	68	65	130	\$249,000 - \$321,000
	4-Room	93	90	256	\$398,000 - \$480,000
	5-Room	113	110	190	\$498,000 - \$598,000

Notes:

- Cheng San Court offers SA/3-/4-room flats whereas Teck Ghee Parkview offers 3-/4-/5-room flats.
- 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.
- Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.
- 3-/4-/5-room flats are sold on 99-year lease.

Financing a flat (Cheng San Court)

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$315,000	\$3,200	\$20,000	\$295,000	\$1,055	33%
4-Room	\$475,000	\$5,400	-	\$475,000	\$1,712	32%

Financing a flat (Teck Ghee Parkview)

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$285,000	\$3,200	\$20,000	\$265,000	\$947	30%
4-Room	\$440,000	\$5,400	-	\$440,000	\$1,586	29%
5-Room	\$550,000	\$6,900	-	\$550,000	\$1,982	29%

Prices of Cheng San Court and Resale Comparables in the Vicinity

Flat Type	Cheng San Court (Internal floor area)	Prices of Resale Flats
3-Room	\$282,000 - \$344,000 (65 sqm)	-
4-Room	\$435,000 - \$516,000 (90 sqm)	\$520,000 - \$638,000 (90 - 93 sqm)

Notes:

- (a) The 4-room resale comparables for Cheng San Court consist of standard flats of about 12 years old. They are located near to Cheng San Court. 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 3-room resale flats in the vicinity.

Prices of Teck Ghee Parkview and Resale Comparables in the Vicinity

Flat Type	Teck Ghee Parkview (Internal floor area)	Prices of Resale Flats
3-Room	\$249,000 - \$321,000 (65 sqm)	\$323,000 - \$373,000 (67 - 68 sqm)
4-Room	\$398,000 - \$480,000 (90 sqm)	\$431,000 - \$490,000 (91 - 93 sqm)
5-Room	\$498,000 - \$598,000 (110 sqm)	\$605,000 - \$648,000 (120 sqm)

Note:

The 3-room, 4-room and 5-room resale comparables for Teck Ghee Parkview consist of standard flats of about 32 - 35 years old. They are located near to Teck Ghee Parkview. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

The 3-, 4- and 5-room 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 installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings 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.

Optional Component	Indicative Costs		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,300	\$5,000	\$6,100
Internal doors and sanitary fittings*	\$3,190	\$3,790	\$4,330

Notes:

Studio Apartments come with internal doors, full floor finishes and sanitary fittings. Hence OCS is not applicable

* 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)

To provide a sense of spaciousness and greater flexibility in furniture layout and design, units in Teck Ghee Parkview do not have a partition wall between the living/dining area and kitchen. You may, as part of your renovation plans, carry out the necessary extensions to the electrical, water and gas points provided in the kitchen. If you wish to have the kitchen partition wall provided, you may opt in for this and the cost will be added to the selling price of the flat. Click [here](#) to view the different layout ideas.

Indicative Costs for Kitchen Partition Wall	
Flat Type	Indicative Cost
3-Room	\$2,000
4-Room	\$2,100
5-Room	\$2,200

Estimated Completion Date and Waiting Time

Housing Development	Cheng San Court	Teck Ghee Parkview
Selection Date* (Median Month of Selection)	End Oct 2012 to Mar 2013 (Jan 2013)	
Estimated Completion Date	1Q 2018	1Q 2017
Estimated Waiting Time	60 to 63 months	48 to 51 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 Jan 2019 for Cheng San Court and 28 Feb 2018 for Teck Ghee Parkview. 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 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 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.

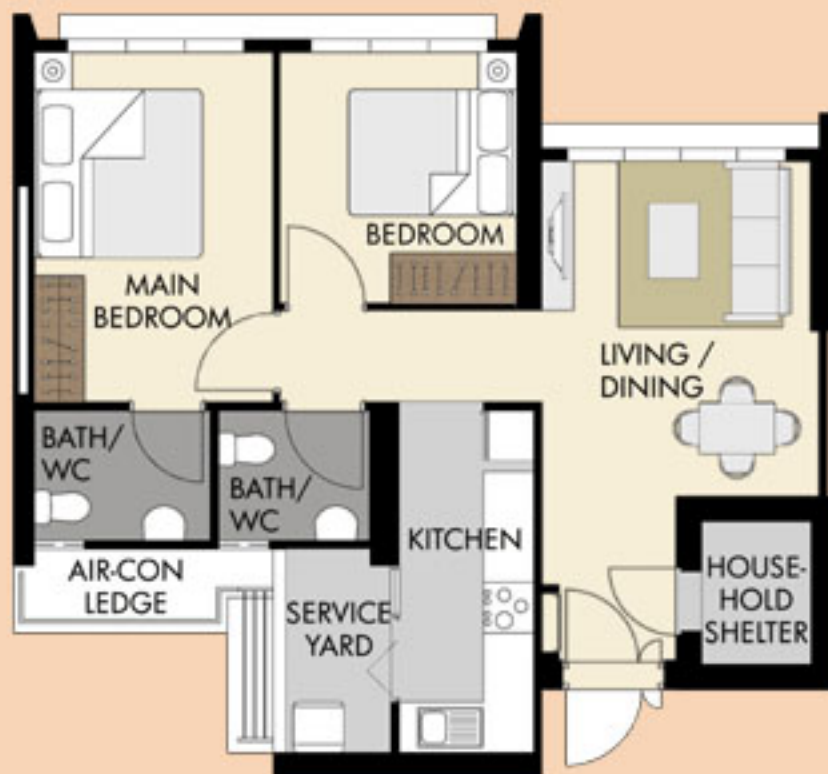
Layout Ideas for Your Home



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



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



LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

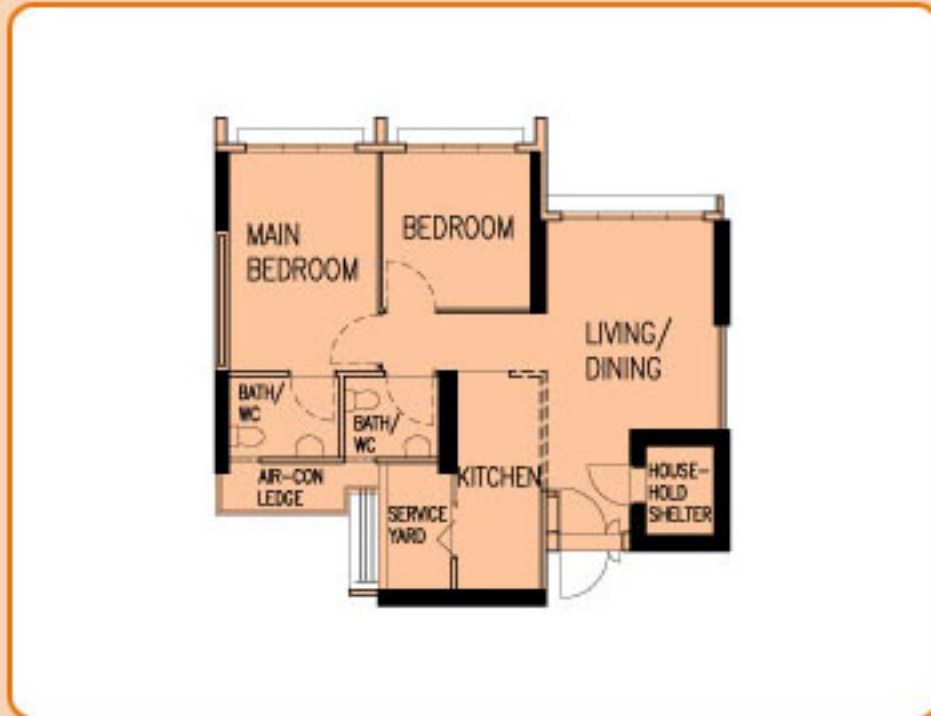


LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Typical Floor Plans

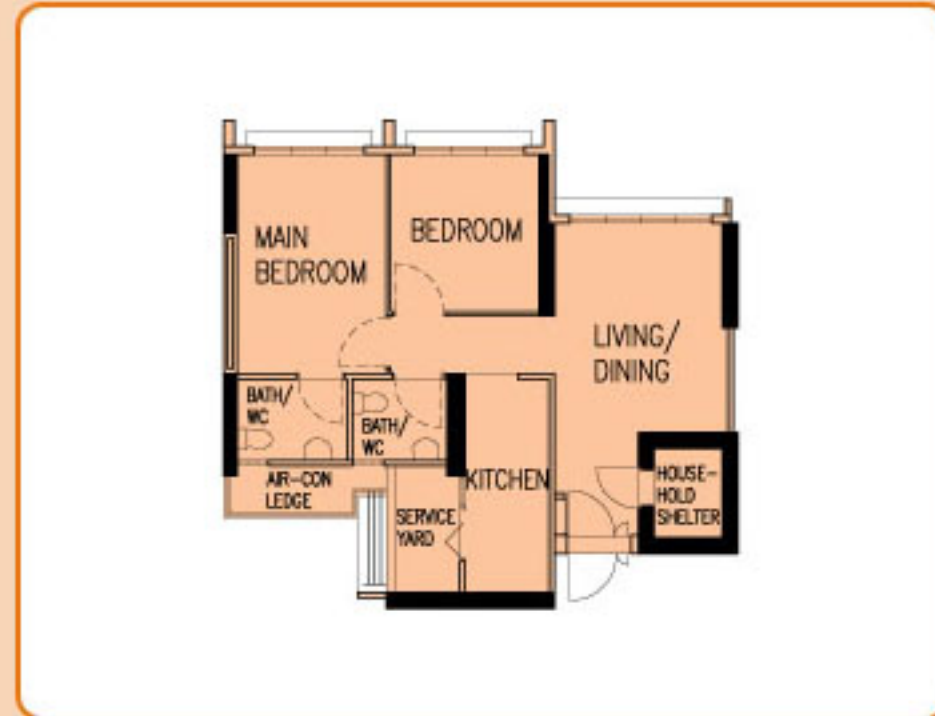
These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

Open Kitchen Concept (Default)



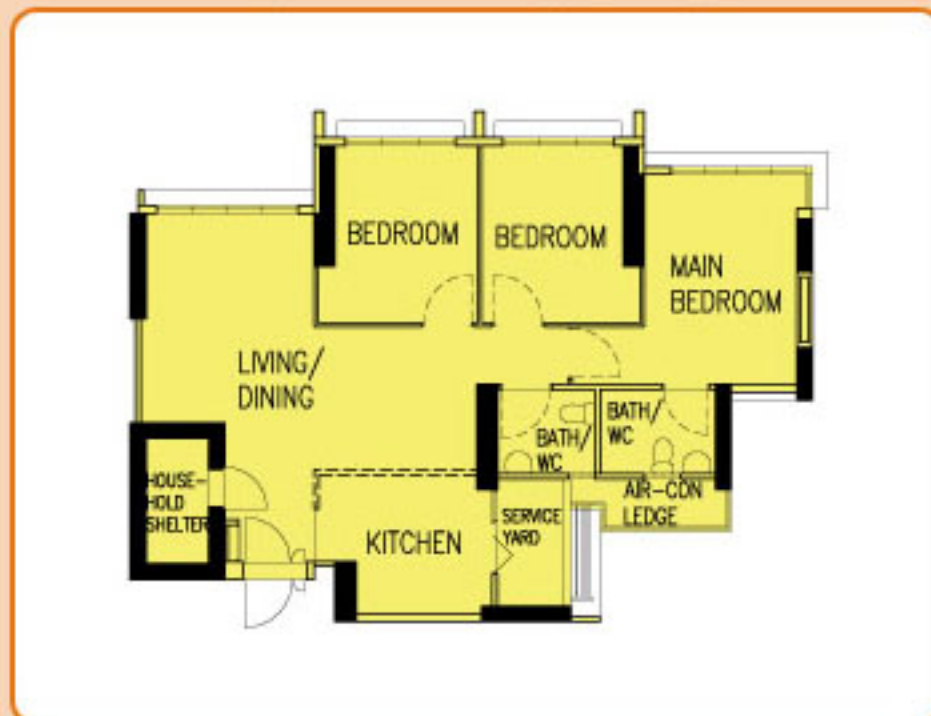
TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

With Kitchen Partition Wall



TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

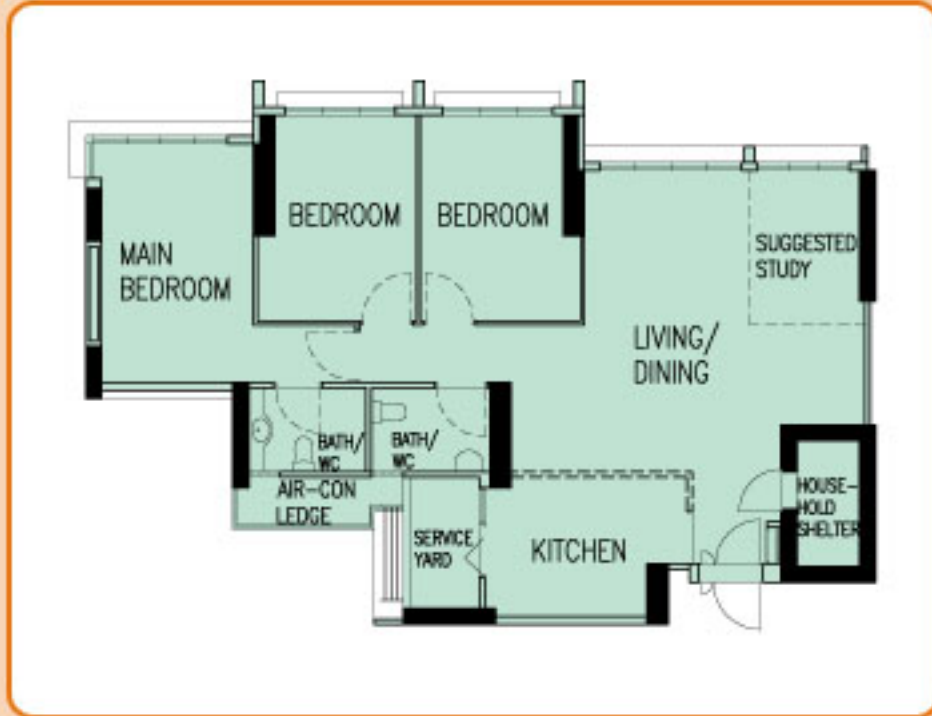
With Kitchen Partition Wall



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

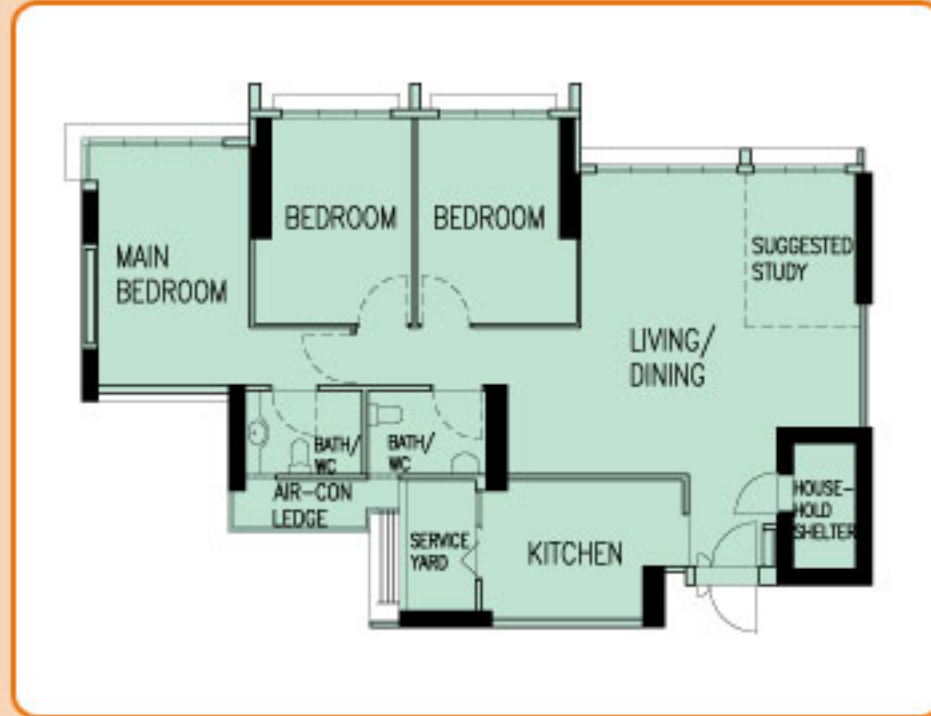
Typical Floor Plans

Open Kitchen Concept (Default)



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

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)

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)



LAYOUT IDEAS FOR 3-ROOM
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 3-ROOM
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



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

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)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

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)