




Idyllic Living

**Studio Apartments, 3- and 4-room
Standard Flats**

Ghim Moh Edge  is bounded by Commonwealth Avenue West and Ghim Moh Link.

Standing tall at 38-storeys in height and located at the edge of Queenstown's Ghim Moh area, the development's five residential blocks comprises 1,179 units of Studio Apartments, 3-, and 4-room Standard Flats.

Multitude of conveniences

At Ghim Moh Edge, be treated to a wide range of conveniences, right at your doorstep. Shop and dine at the eating house, supermarket and shops located within the development. Partake in the many activities held at the Residents' Committee Centre. A Senior Care and Activity Centre set up in this development will provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services. A childcare centre found in the premises will be delight for parents.



Residents will be pleased with the views of rooftop gardens and beautiful landscaping found throughout the development. In addition, there are plenty of outdoor facilities interspersed amid the landscape. Relish in the greenery whilst having fun at the children's playgrounds, keeping fit at the adult and elderly fitness stations or relaxing at the precinct pavilions and rest shelters.



Amenities Galore

Take a walk across Sungei Ulu Pandan via a footbridge to Ghim Moh Gardens, an HDB neighbourhood centre. Buy groceries or eat out with the family at the market and food centre found there. There are also many shops offering a variety of goods and services. For more dining and shopping options, check out Holland Village, Rochester Park, the newly opened The Star Vista or Holland Drive Centre (another HDB neighbourhood centre). To discover more neighbourhood shopping options near you, log on to Where2Shop@HDB.

Near Ghim Moh Edge is Ulu Pandan park connector which serves as an excellent spot for relaxing evening strolls. Alternatively, one can head over to Buona Vista Swimming Complex for a good workout. Pick up new skills or hobbies at Ulu Pandan Community Club or Buona Vista Community Club.

Good transport links are available from Ghim Moh Edge to Dover MRT and Buona Vista MRT stations. Parents will be pleased with the many schools found in the area like Singapore Polytechnic, Anglo-Chinese School (Independent), Anglo-Chinese Junior College as well as Fairfield Methodist Primary School and Secondary School.



Ulu Pandan Park Connector



Buona Vista Swimming Complex

Photo courtesy of Singapore Sports Council



Ulu Pandan Community Club



Buona Vista MRT station



Desirable homes

Ghim Moh Edge offers Studio Apartments and 3- and 4-room Standard Flats.

The 3- and 4-room flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms. Some 3-room and all 4- 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 are provided in the living/dining area and bedroom.

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 (\$)
Studio Apartment	37	35	111	\$113,000 - \$133,000
	47	45	111	\$147,000 - \$168,000
3-Room	68	65	296	\$310,000 - \$374,000
4-Room	93	90	661	\$450,000 - \$594,000

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) 3- and 4-room flats are sold on a 99-year lease.
- (e) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

Financing a flat

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	\$340,000	\$3,700	\$15,000	\$325,000	\$1,165	31%
4-Room	\$520,000	\$5,700	-	\$520,000	\$1,874	33%

Prices of Ghim Moh Edge and Resale Comparables in the Vicinity

Flat Type	Ghim Moh Edge (Internal floor area)	Prices of Resale Flats
3-Room	\$310,000 - \$374,000 (65 sqm)	-
4-Room	\$450,000 - \$594,000 (90 sqm)	\$605,000 - \$670,000 (87 - 92 sqm)

Notes:

- (a) The 4-room resale comparables for Ghim Moh Edge consist of standard flats of about 11 years old. They are located near to Ghim Moh Edge. 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.

Optional Component Scheme

The 3- and 4-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
Flooring for living / dining room and bedrooms	\$3,300	\$5,000
Internal doors* and sanitary fittings	\$3,190	\$3,790

Notes:

- Studio Apartments come with internal doors, full floor finishes and sanitary fittings. Hence Optional Component Scheme (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)

Estimated Completion Date & Waiting Time

Housing Development	Ghim Moh Edge
Selection Date* (Median Month of Selection)	Dec 2012 to May 2013 (Mar 2013)
Estimated Completion Date	2nd Qtr 2017
Estimated Waiting Time	48 to 52 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 May 2018 for Ghim Moh Edge. 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.

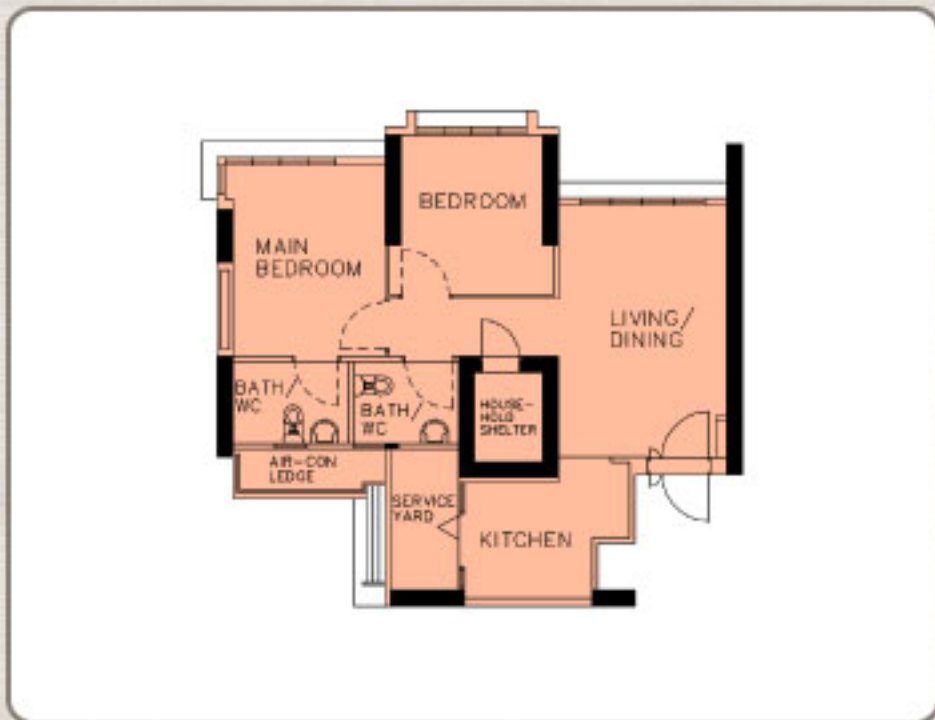
Typical Floor Plans



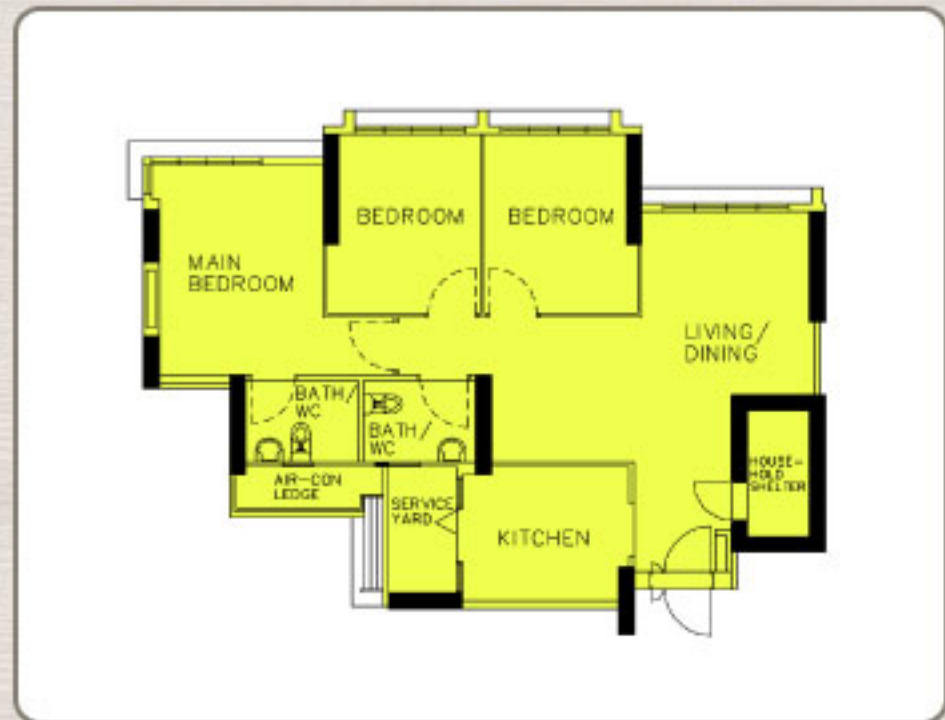
TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



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



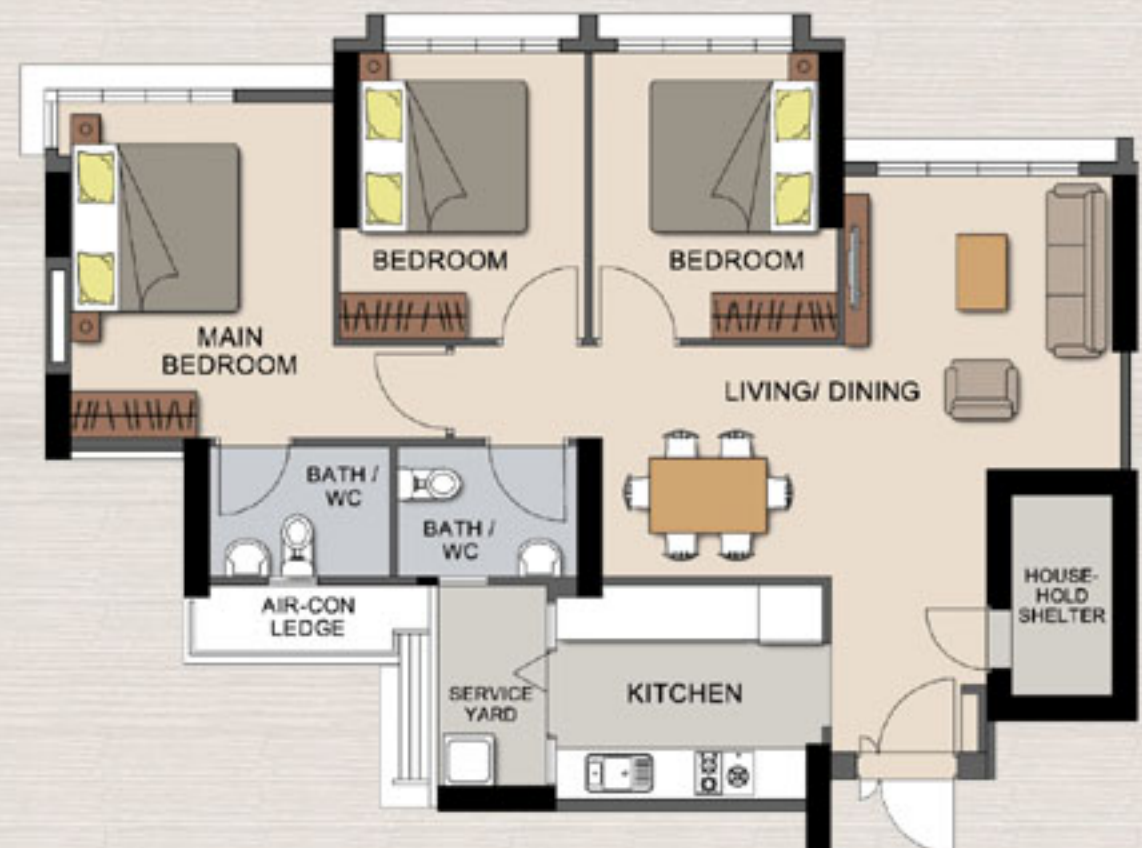
LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE A)
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



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)