

KEAT HONG MIRAGE



Distinctive design

3-, 4- & 5-room Standard Flats

Located at the junction of Choa Chu Kang Way and Choa Chu Kang Avenue 1, Keat Hong Mirage comprises four 20-storey and four 22-storey residential blocks. Choose from 1,159 units of 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 Mirage. Inspired by the pixelated camouflage pattern used on the army uniform, the development features a series of pixel patterns in its façade and facilities. "Mirage" is an optical phenomenon that creates illusion, similar to camouflage.

Filled with facilities

Keat Hong Mirage features stylish architecture, exuding a modern look. A variety of amenities are sited within the development.

No worries about where to get day-to-day necessities or grabbing a bite. With a supermarket, an eating house, a fast food restaurant and shops located within Keat Hong Mirage, you can shop and dine conveniently.

And how about unwinding right at your doorstep after a hectic day at work? Keat Hong Mirage boasts recreational facilities for both the young and old. The playgrounds are where the active children will be running off to. Adults and the elderly can work out at the fitness stations designed for them. The precinct pavilions serve as ideal venues to mingle and chat with the neighbours. Those who seek quieter moments can head to the roof garden located above the multi-storey carpark. The proposed neighbourhood park next door is set to provide even more recreational options.

A Residents' Committee Centre provides another spot for social bonding. Those with young children will appreciate the presence of a childcare centre within the development.



Amenities within reach

Keat Hong Shopping Centre and Teck Whye Shopping Centre are within easy access to meet your day-to-day needs. More retail options and eating outlets are available at Sunshine Place and Lot 1 Shoppers' Mall at the town centre. Find out more about the heartland shops around you by logging on to Where2Shop@HDB.



Sunshine Place



Choa Chu Kang Sports and Recreation Centre

Photo courtesy of Singapore Sports Council



Keat Hong LRT Station

For leisure, enjoy a workout at the Choa Chu Kang Sports and Recreation Centre which hosts a stadium, swimming pool, sports hall and more. You can also pick up new hobbies at the Chua Chu Kang Community Club.

Commute with ease with Keat Hong LRT station just across the road and public bus services. The Choa Chu Kang MRT/LRT station and bus interchange are located at the town centre. The Kranji Expressway (KJE) provides connectivity to the rest of Singapore.

Schools in the area include Chua Chu Kang Primary and Secondary School, South View Primary School, Bukit Panjang Government High School, Pioneer Junior College and ITE College West.



South View Primary School



ITE College West

Delightful homes

Keat Hong Mirage offers 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 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 (\$)
3-Room	67	65	114	\$146,000 - \$182,000
4-Room	92	90	559	\$243,000 - \$309,000
5-Room	112	110	486	\$317,000 - \$385,000

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-, 4- and 5-room flats are sold on a 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
3-Room	\$165,000	\$2,500	\$30,000	\$0	\$135,000	\$475	19%
4-Room	\$275,000	\$4,000	\$15,000	NA	\$260,000	\$931	23%
5-Room	\$350,000	\$5,600	-	NA	\$350,000	\$1,262	23%

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

Prices of Keat Hong Mirage and Resale Comparables in the Vicinity

Flat Type	Keat Hong Mirage (Internal floor area)	Prices of Resale Flats
3-Room	\$146,000 - \$182,000 (65 sqm)	-
4-Room	\$243,000 - \$309,000 (90 sqm)	\$380,000 - \$415,000 (103 - 107 sqm)
5-Room	\$317,000 - \$385,000 (110 sqm)	\$437,000 - \$479,000 (121 - 129 sqm)

Notes:

- (a) The 4-room and 5-room resale comparables for Keat Hong Mirage consist of standard flats of about 24 – 25 years old. They are located near to Keat Hong Mirage. 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

All 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:

- * 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)

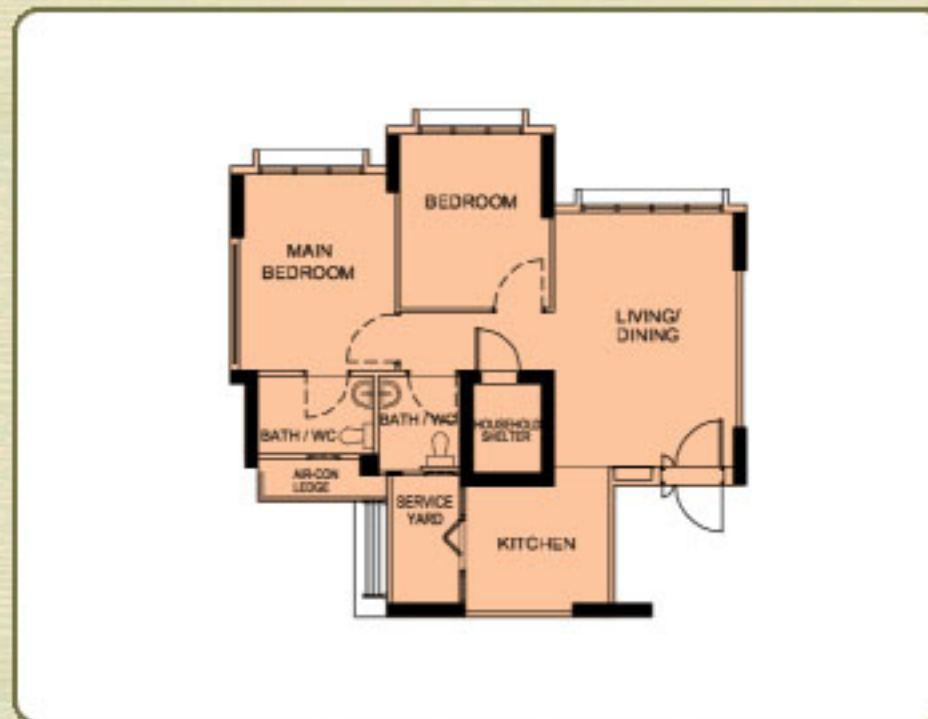
Estimated Completion Date & Waiting Time

Housing Development	Keat Hong Mirage
Selection Date* (Median Month of Selection)	Dec 2012 to May 2013 (Mar 2013)
Estimated Completion Date	3rd Qtr 2016
Estimated Waiting Time	39 to 43 months

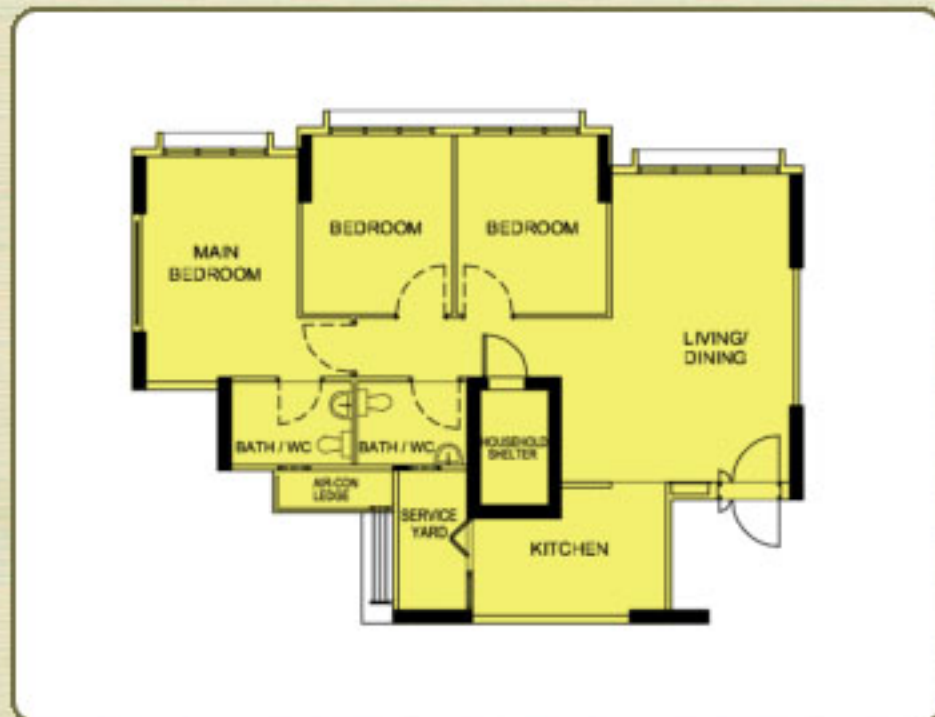
Notes:

- 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 Aug 2017 for Keat Hong Mirage. 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.

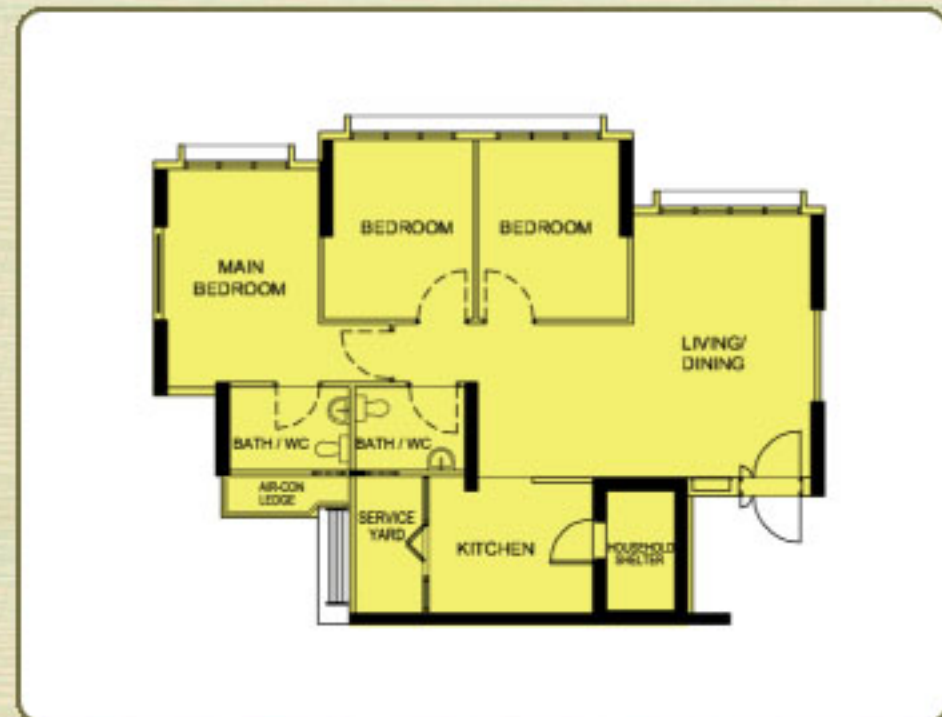
Typical Floor Plans



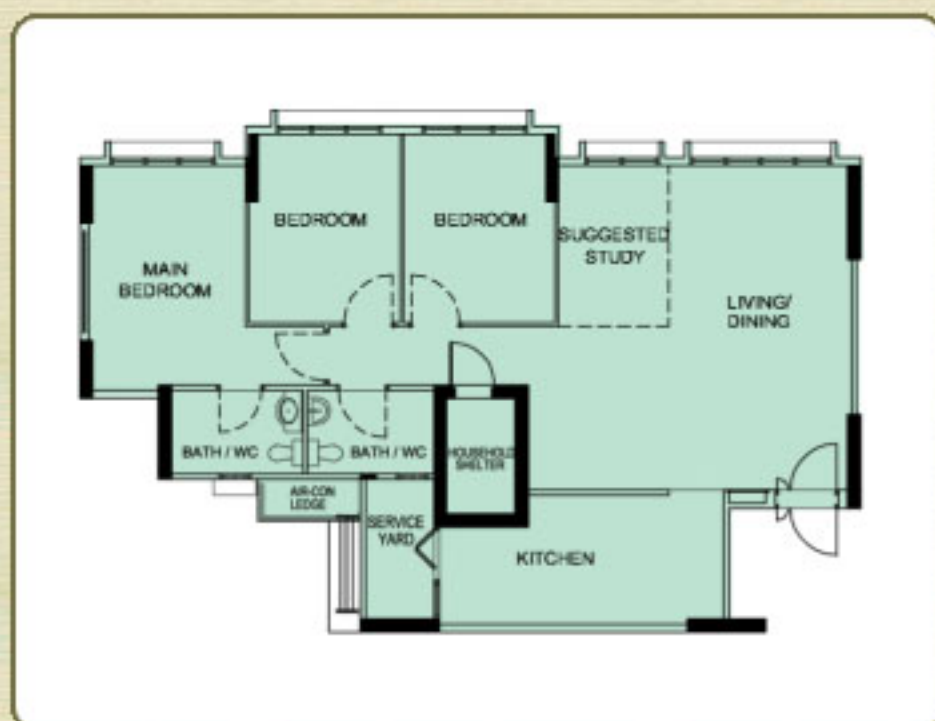
TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



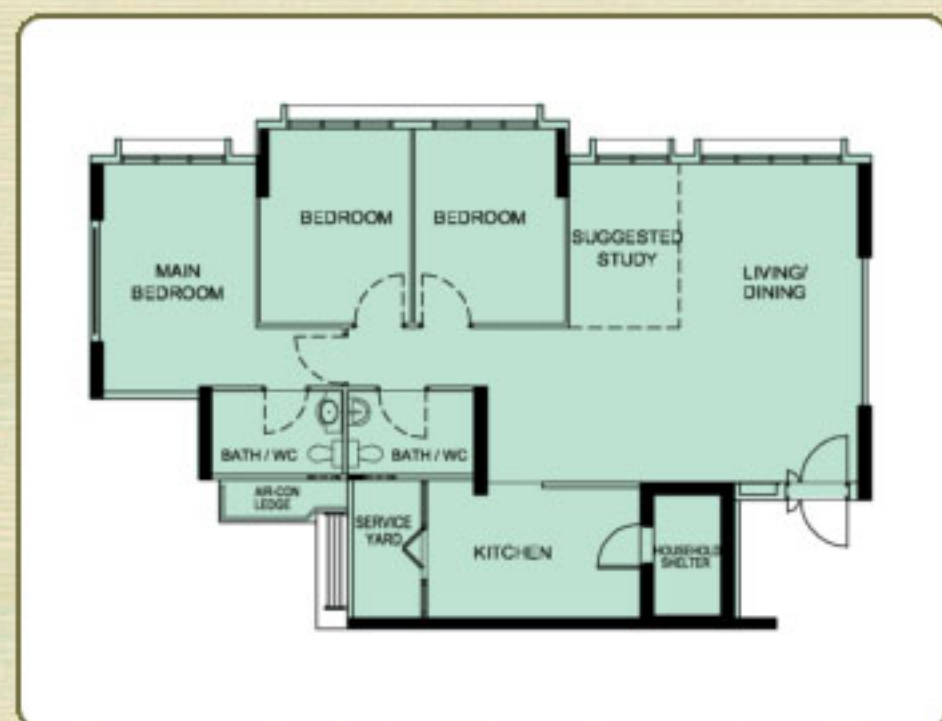
TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 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)



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

Layout Ideas for Your Home



LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Layout Ideas for Your Home



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)