




Green Vistas

3-, 4-, 5-room and 3Gen Standard Flats

Boon Lay View  is bounded by Jurong West Avenue 2, Corporation Road and Boon Lay Avenue. The development comprises eight 15-storey residential blocks and offers 810 units of 3-, 4-, 5-room and 3Gen Standard Flats.

The residential blocks at Boon Lay View are arranged to surround a lovely landscaped garden. This layout provides residents with great views of the greenery found within the development.



Nature Playground

At the heart of Boon Lay View lies an exciting nature playground, accentuated by a beautiful conservation rain tree. Children can have fun exploring the playground's different play areas, while the adults and elderly keep fit at the nearby fitness stations. More facilities can be found at the roof garden of the multi-storey car park where you can make use of its community garden, activity area and rest shelters.

A minimart, cafe and shops will be conveniently situated within Boon Lay View so that residents need not venture far to purchase their daily necessities and meals. A childcare centre found within the development will offer much convenience for parents with young children while the Residents' Committee Centre will be a great place for residents to interact. A Senior Care Centre will also be set up to provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services.



Tranquil Beauty 4- and 5-room Standard Flats

Bounded by Corporation Road and Yung Kuang Road, Yung Kuang Court  comprises five residential blocks ranging from 19 to 20 storeys in height. You can take your pick from the 528 units of 4- and 5-room Standard Flats offered in this development.

The name 'Yung Kuang Court' aptly describes the development's location along Yung Kuang Road, as well as its beautiful courtyard garden design.



Activity Spaces for Everyone

The central courtyard will provide tranquil views of natural beauty amid a variety of activity spaces. Children will be thrilled by the fun and colourful playgrounds while the adults and elderly can enjoy working out at the fitness stations.

On the other hand, the roof garden atop the multi-storey car park offers a serene environment for relaxation. Shelters and trellises intersperse the greenery, creating spaces for hanging out with neighbours. Here, you can also choose to try growing flowers, vegetables or fruits at the community garden.

Residents will enjoy the convenience of having a cafe, minimart and childcare centre located within the development.



Amenities aplenty



At Boon Lay View, you can easily get a satisfying meal or enjoy some retail therapy by heading to the nearby Boon Lay Place Market/Food Village and Boon Lay Shopping Centre. More choices are available at Hong Kah Point, an HDB neighbourhood centre. Alternatively, you can participate in the activities held at Boon Lay Community Club located just across the road from the development.

For residents of Yung Kuang Court, ample food and shopping amenities are available at the nearby Taman Jurong Market and Food Centre, as well as Taman Jurong Shopping Centre. You can also easily pick up new hobbies at Taman Jurong Community Club.

Discover more heartland shops around Jurong West by logging on to Where2Shop@HDB.

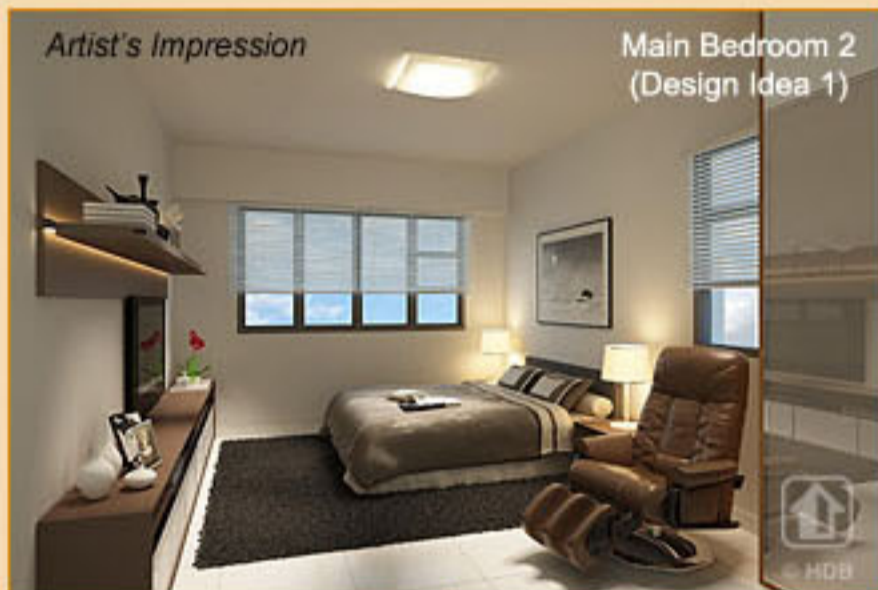
Within Jurong West, nature lovers and fitness buffs can enjoy a leisurely stroll or jog at Chinese Garden, Japanese Garden or Jurong Lake Park. The town is also well-served by an established network of buses, Lakeside MRT station and Ayer Rajah Expressway. Schools in the town include Jurong Secondary School, Jurong Junior College, River Valley High School, Boon Lay Garden Primary School and Rulang Primary School.



Your home, your sanctuary

Boon Lay View offers 3-, 4-, 5-room and Three-Generation (3Gen) Standard Flats, while Yung Kuang Court offers 4- and 5-room Standard Flats.

3Gen Flats are introduced to cater to multi-generation families living under one roof. These 3Gen Flats will feature four bedrooms and three bathrooms (two en-suites), with an internal floor area of about 115 square metres.



LAYOUT IDEAS FOR 3GEN FLAT
 APPROX. FLOOR AREA 121 sqm
 (Inclusive of Internal Floor Area 115 sqm and Air-Con Ledges)

Please note that the visual representations include interior design features or ideas. For instance, the artists' impressions of the living/dining room (beside the flat layout) show a feature wall made of glass in place of a non-load bearing wall. In the actual flat, a wall will be erected instead of the glass panel.

All flats will 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.

Project	Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area^ (sqm)	No. of Units	Indicative Price Range#
Boon Lay View (Standard Flats)	3-Room	68	65	140	\$160,000 - \$199,000
Boon Lay View and Yung Kuang Court (Standard Flats)	4-Room	93 - 94	90	608	\$256,000 - \$333,000
	5-Room	113 - 114	110	478	\$320,000 - \$409,000
Boon Lay View (Standard Flats)	3Gen	121	115	112	\$321,000 - \$387,000

Notes:

- * Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- # Actual prices may vary based on the actual attributes of the flats at the time of selection. See [below](#) for details on the Optional Component Scheme.
- † 3-/4-/5-room & 3Gen flats are sold on a 99-year lease.

Financing a flat (Boon Lay View)

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 25-year Loan	Instalment to Income Ratio
3-Room	\$180,000	\$2,500	\$30,000	\$20,000	\$130,000	\$509	20%
4-Room	\$290,000	\$4,100	\$10,000	\$20,000	\$260,000	\$1,048	26%
5-Room	\$355,000	\$5,800	\$0	NA	\$355,000	\$1,450	25%
3Gen	\$355,000	\$5,800	\$0	NA	\$355,000	\$1,450	25%

* Applicants with monthly household incomes not exceeding \$6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room or smaller flat at Boon Lay View.

Financing a flat (Yung Kuang Court)

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 25-year Loan	Instalment to Income Ratio
4-Room	\$300,000	\$4,100	\$10,000	\$20,000	\$270,000	\$1,089	27%
5-Room	\$375,000	\$5,800	\$0	NA	\$375,000	\$1,532	26%

* Applicants with monthly household incomes not exceeding \$6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room flat at Yung Kuang Court.

Prices of Boon Lay View and Resale Comparables in the Vicinity

Flat Type	Boon Lay View (Internal Floor Area)	Transacted Prices of Resale Flats
3-Room	\$160,000 - \$199,000 (65 sqm)	-
4-Room	\$256,000 - \$320,000 (90 sqm)	\$382,000 - \$455,000 (90 - 112 sqm)
5-Room	\$320,000 - \$386,000 (110 sqm)	\$462,000 - \$500,000 (110 - 120 sqm)
3Gen	\$321,000 - \$387,000 (115 sqm)	

Note:

There are no comparable 3-room flats in the vicinity. The 4-room and 5-room resale comparables consist of standard flats of about 13 to 37 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.



Prices of Yung Kuang Court and Resale Comparables in the Vicinity

Flat Type	Yung Kuang Court (Internal Floor Area)	Transacted Prices of Resale Flats
4-Room	\$267,000 - \$333,000 (90 sqm)	\$448,000 - \$490,000 (101 - 103 sqm)
5-Room	\$340,000 - \$409,000 (110 sqm)	\$497,000 - \$529,000 (120 - 123 sqm)

Note:

The resale comparables consist of standard flats of about 18 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Optional Component Scheme

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathrooms and kitchen. 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 installed 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.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 4-, 5-room and 3Gen flats in both Boon Lay View and Yung Kuang Court will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, 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. Click below to view the different layout ideas.

Layout ideas for
Boon Lay View

Layout ideas for
Yung Kuang Court

Projects	Optional Component	Indicative Costs			
		3-Room	4-Room	5-Room	3Gen
Boon Lay View	Flooring for living / dining room and bedrooms	\$3,300	\$5,000	\$6,100	\$6,400
	Internal doors [^] and sanitary fittings	\$2,880	\$3,420	\$3,960	\$5,900
	Kitchen Partition Wall [#]	NA	\$700	\$940 / \$950	\$740
Yung Kuang Court	Flooring for living / dining room and bedrooms		\$5,000	\$6,100	
	Internal doors [^] and sanitary fittings		\$3,420	\$3,960	
	Kitchen Partition Wall [#]		\$880	\$890	

Notes:

- [^] The optional internal doors are:
 - i) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
 - ii) 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
 - iii) 3Gen flats - 7 internal doors (4 bedroom doors and 3 bathroom doors)
- [#] Cost of kitchen partition wall varies according to length



Estimated Completion Date & Waiting Time

Housing Development	Boon Lay View	Yung Kuang Court
Selection Date (Median Month of Selection)	End-Jan 2014 to Jul 2014 (May 2014)	
Estimated Completion Date	2Q2017	3Q2017
Estimated Waiting Time*	35 to 38 months	39 to 41 months
Estimated Delivery Possession Date [^]	30 Jun 2018	30 Sep 2018

Notes:

- * Computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil condition and other site conditions.
- [^] The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of it during the signing of the Agreement for Lease.

Typical Floor Plans (Boon Lay View)

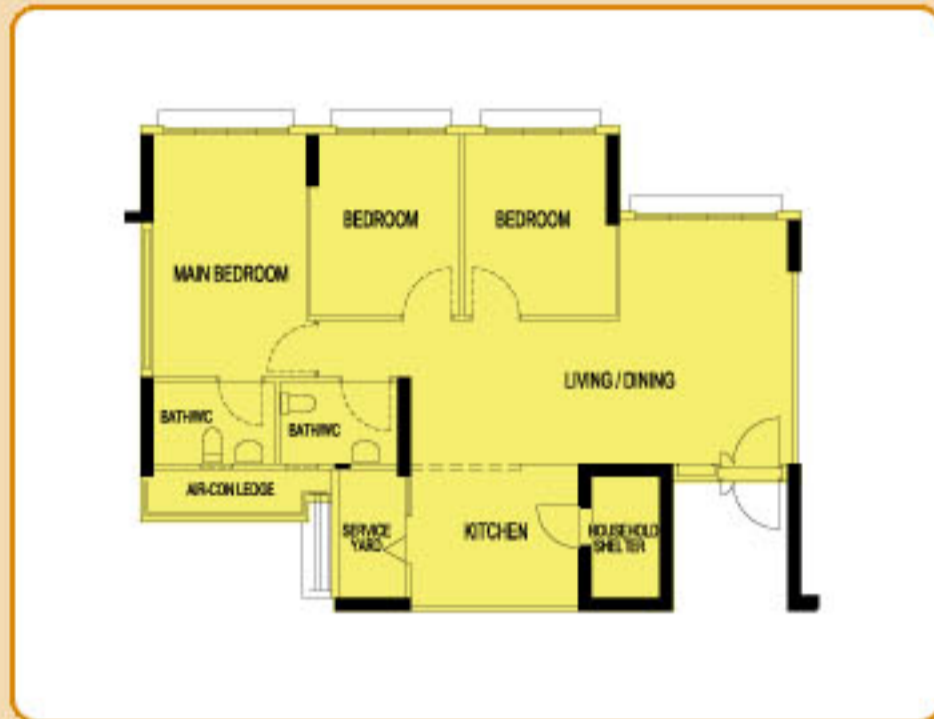


TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

Typical Floor Plans (Boon Lay View)

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.

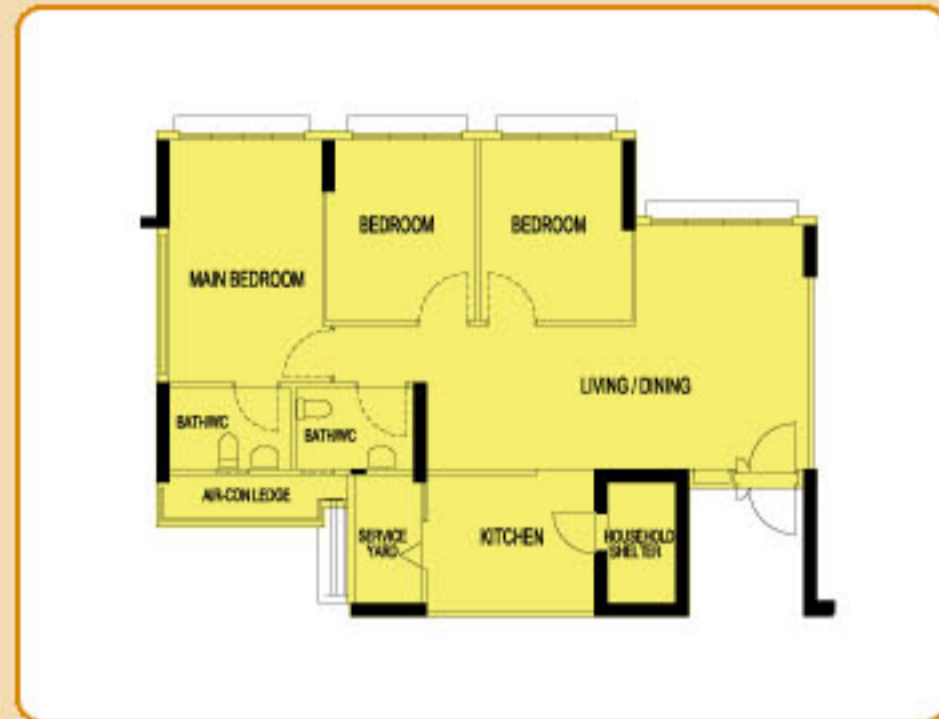
Open Kitchen Concept (Default)



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 94 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

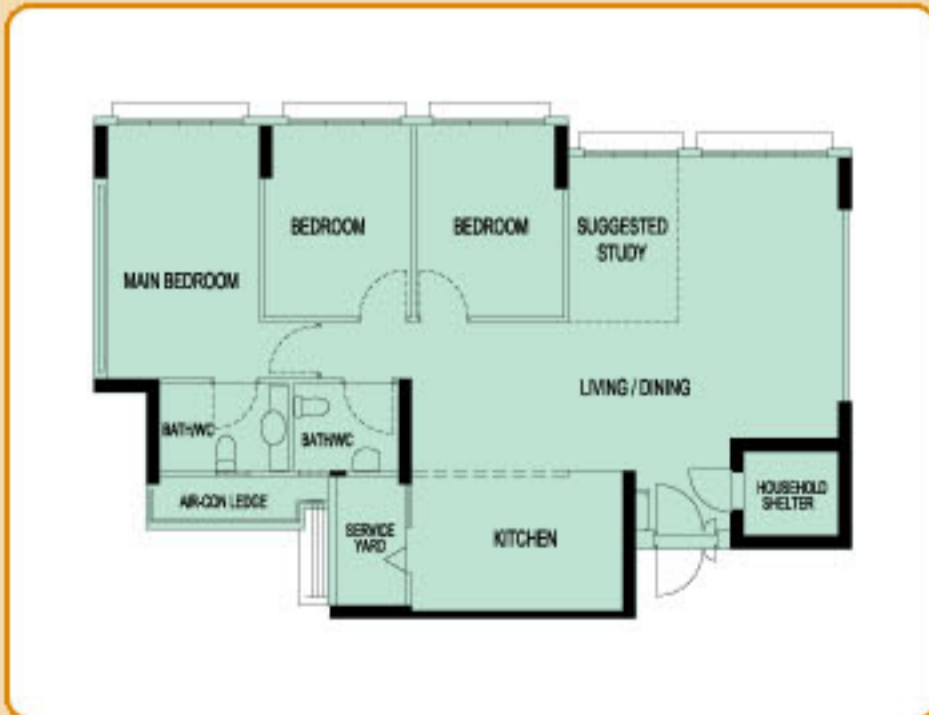
With Kitchen Partition Wall



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 94 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

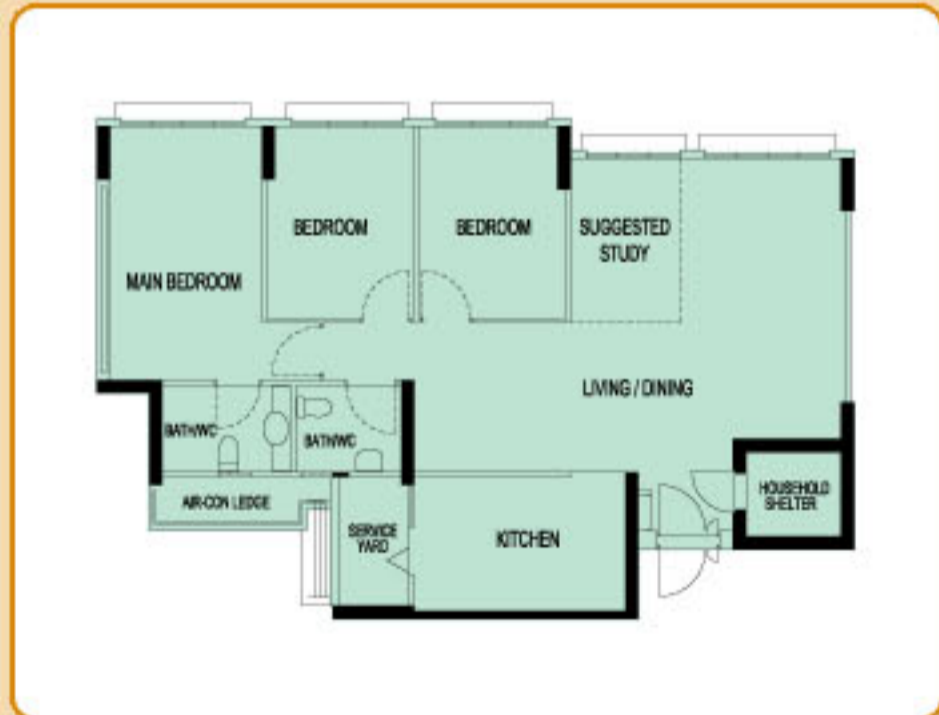
Open Kitchen Concept (Default)



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 114 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall

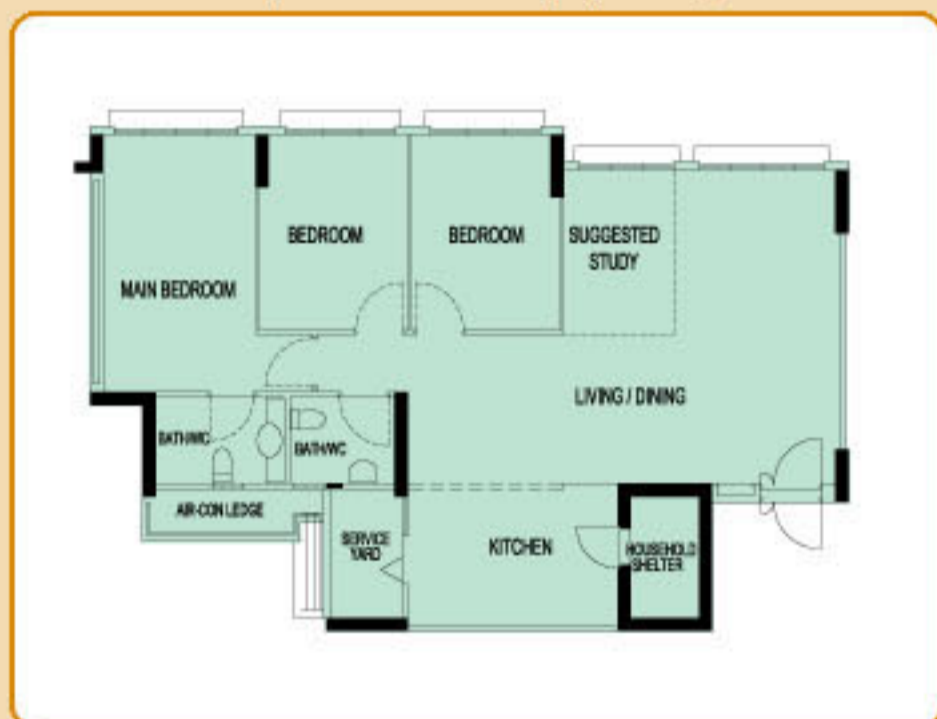


TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 114 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

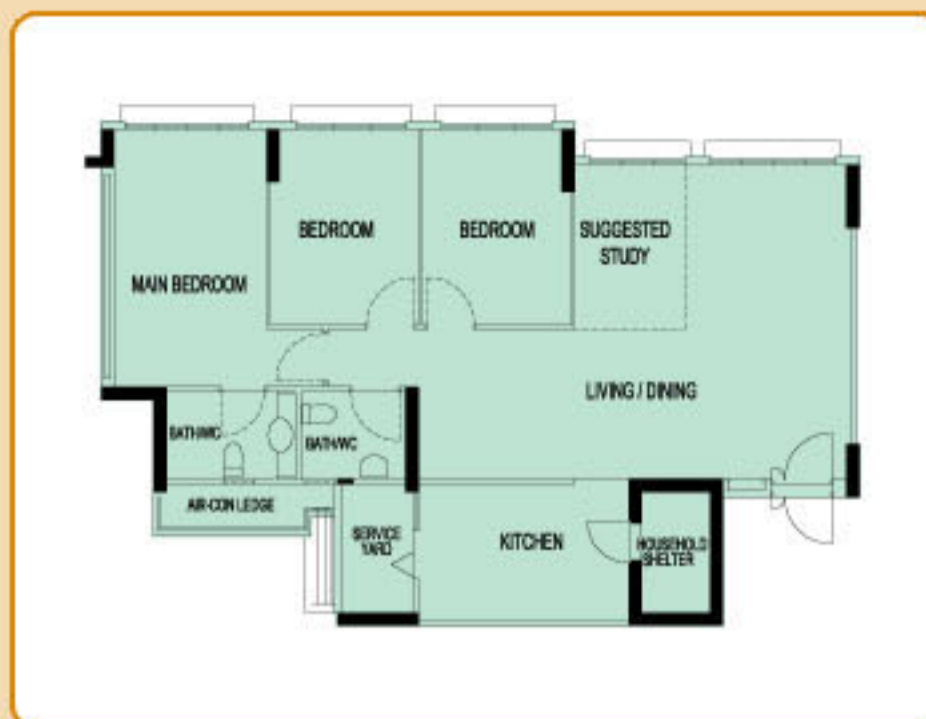
Typical Floor Plans (Boon Lay View)

Open Kitchen Concept (Default)



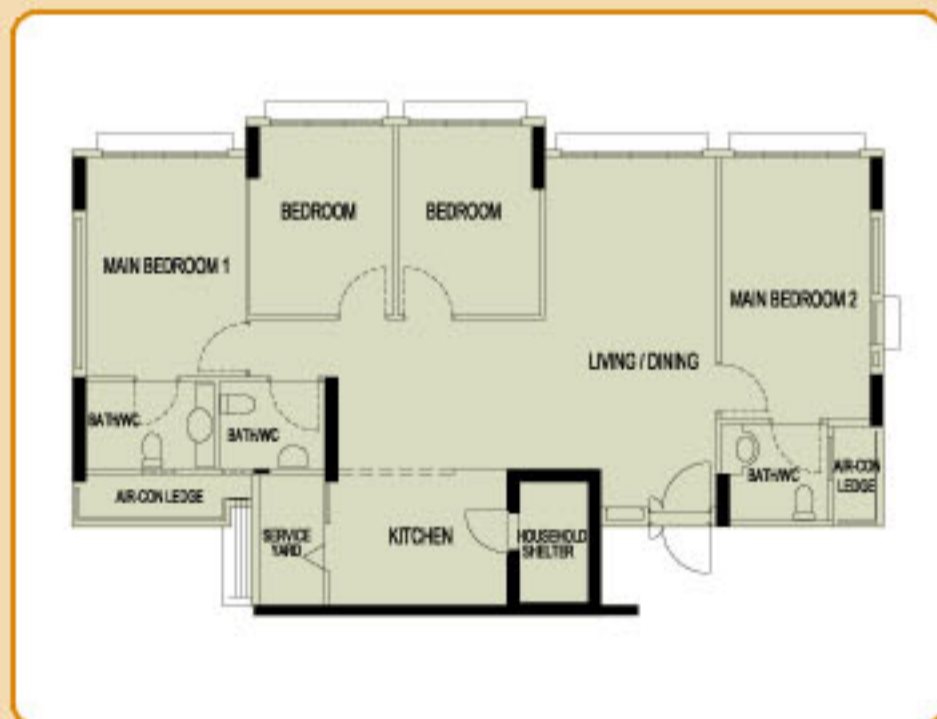
TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



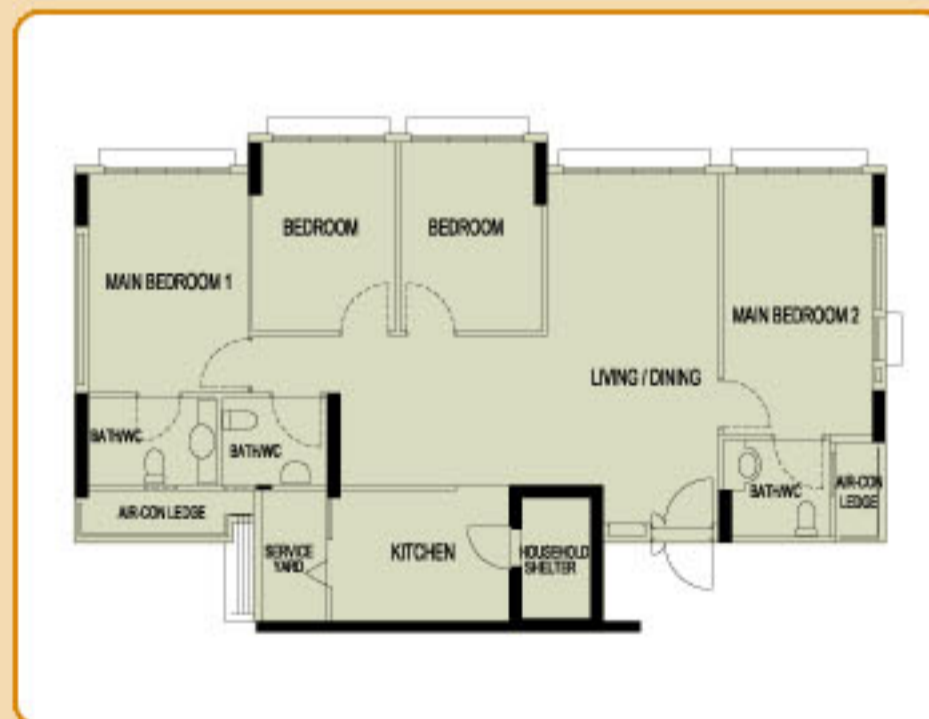
TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



TYPICAL 3GEN FLAT FLOOR PLAN
APPROX. FLOOR AREA 121 sqm
(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledges)

With Kitchen Partition Wall



TYPICAL 3GEN FLAT FLOOR PLAN
APPROX. FLOOR AREA 121 sqm
(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledges)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Layout Ideas for Your Home (Boon Lay View)



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

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)

With Kitchen Partition Wall



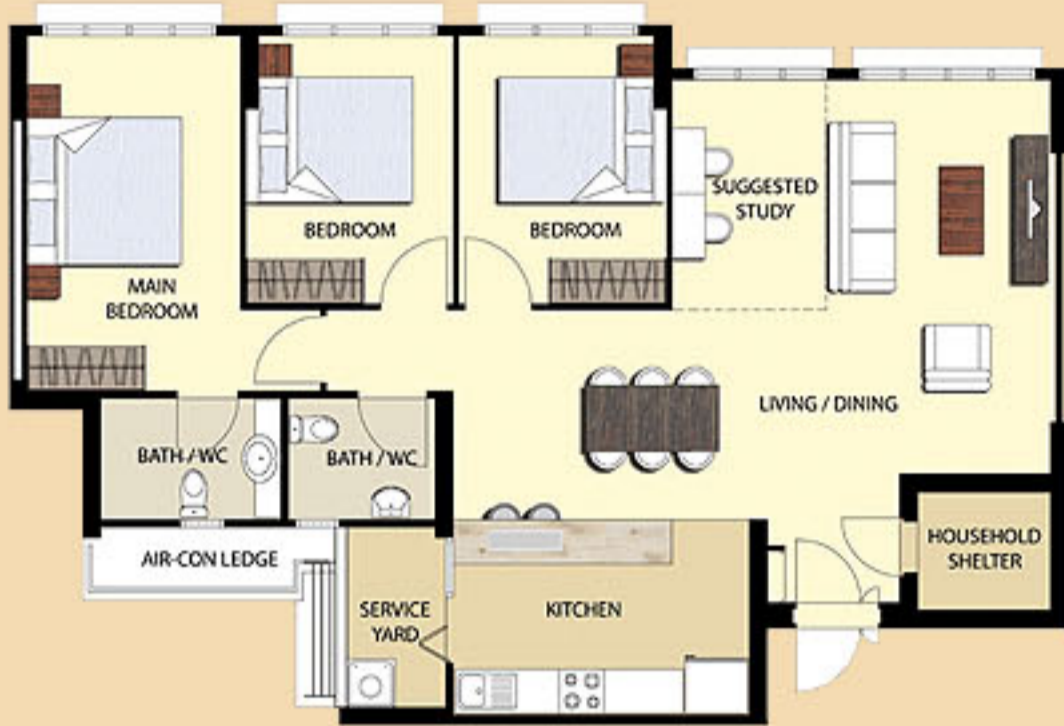
LAYOUT IDEAS FOR 4-ROOM
 APPROX. FLOOR AREA 94 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 4-ROOM
 APPROX. FLOOR AREA 94 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



Layout Ideas for Your Home (Boon Lay View)

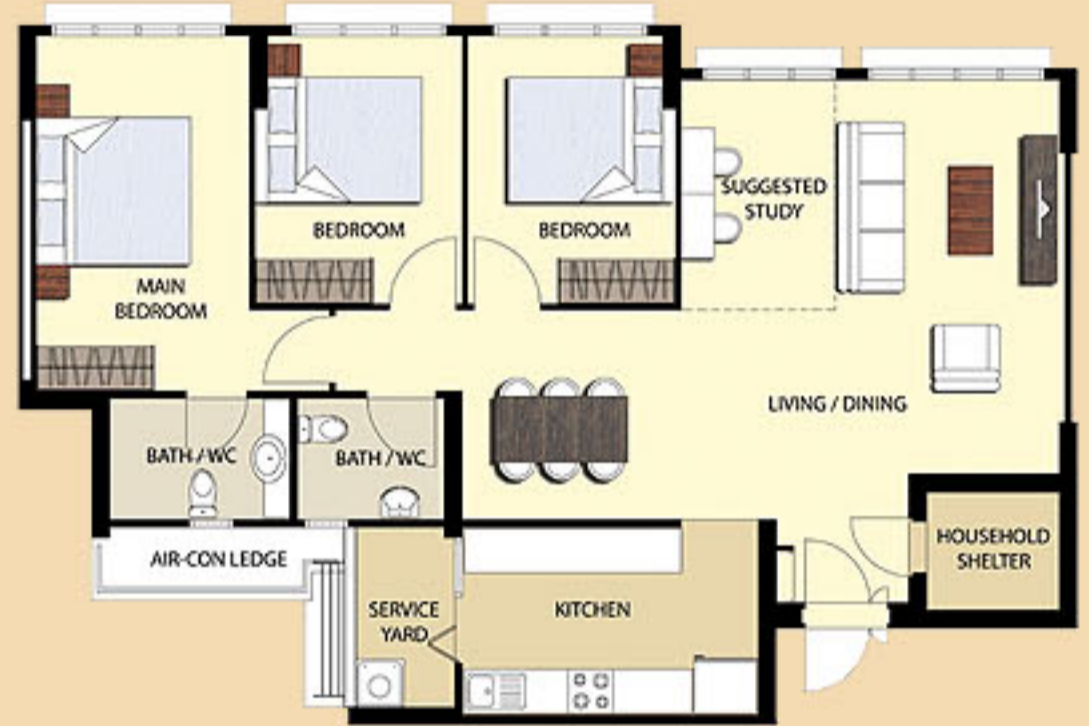
Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 114 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

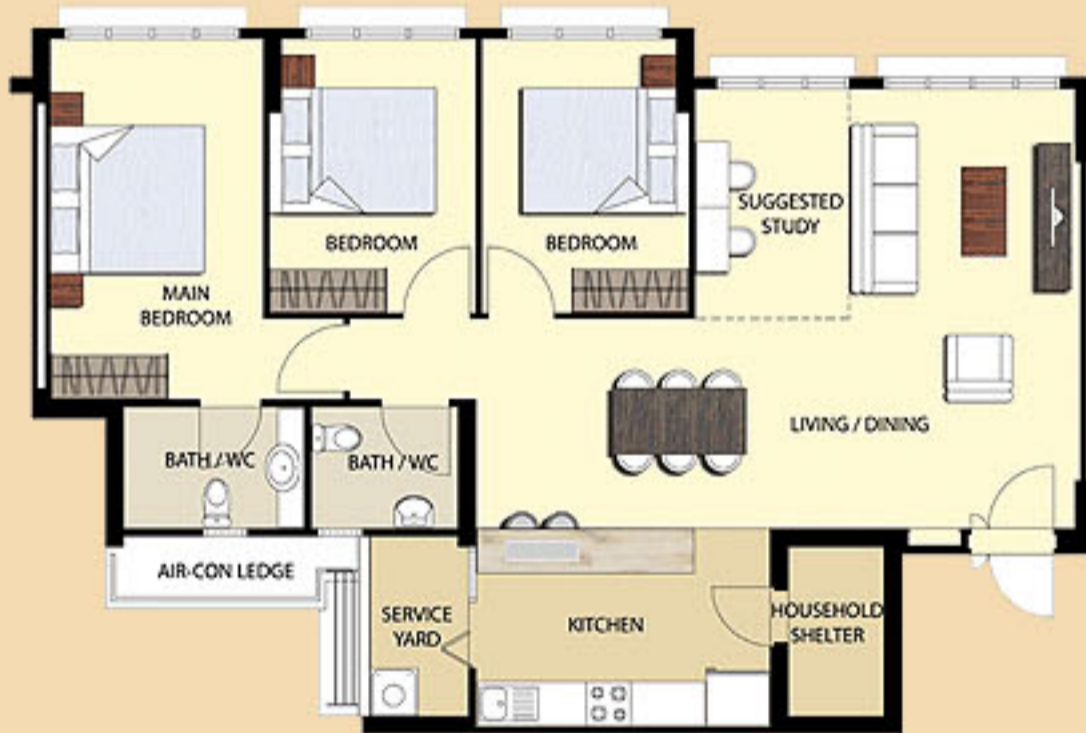
With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 114 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

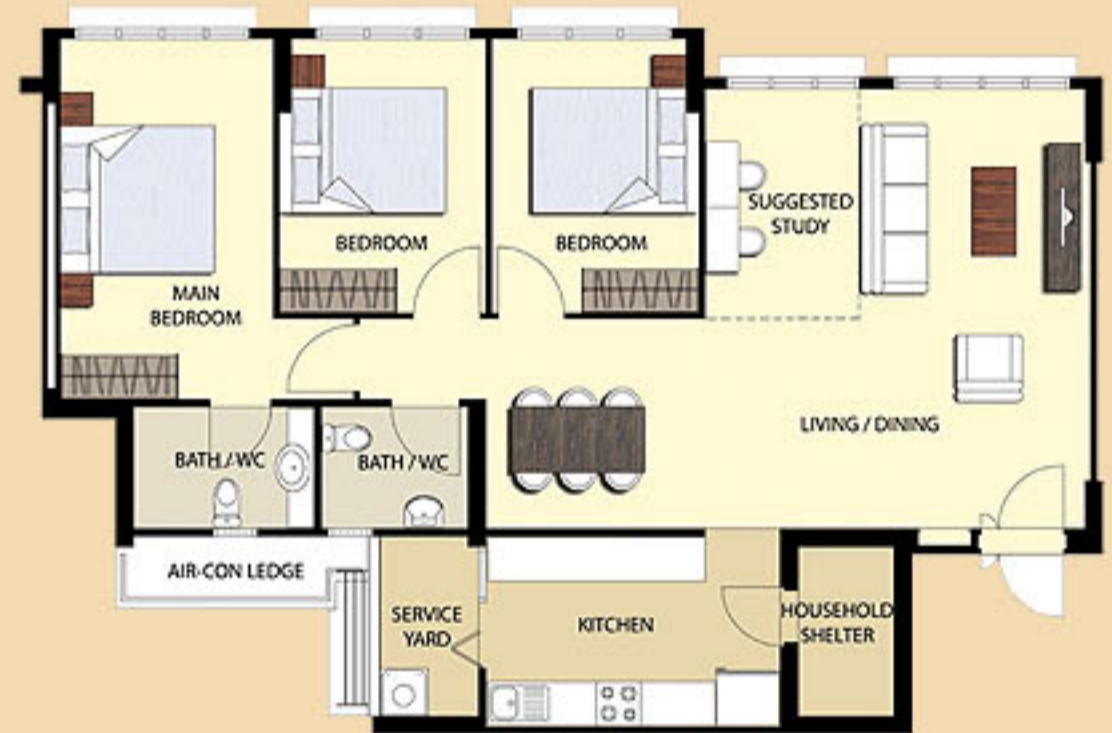
Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 114 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 114 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



Layout Ideas for Your Home (Boon Lay View)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 121 sqm

(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledges)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 121 sqm

(Inclusive of Internal Floor Area 115 sqm and Air-Con Ledges)



Living/Dining Room



Artist's Impression

Main Bedroom 2
(Design Idea 1)



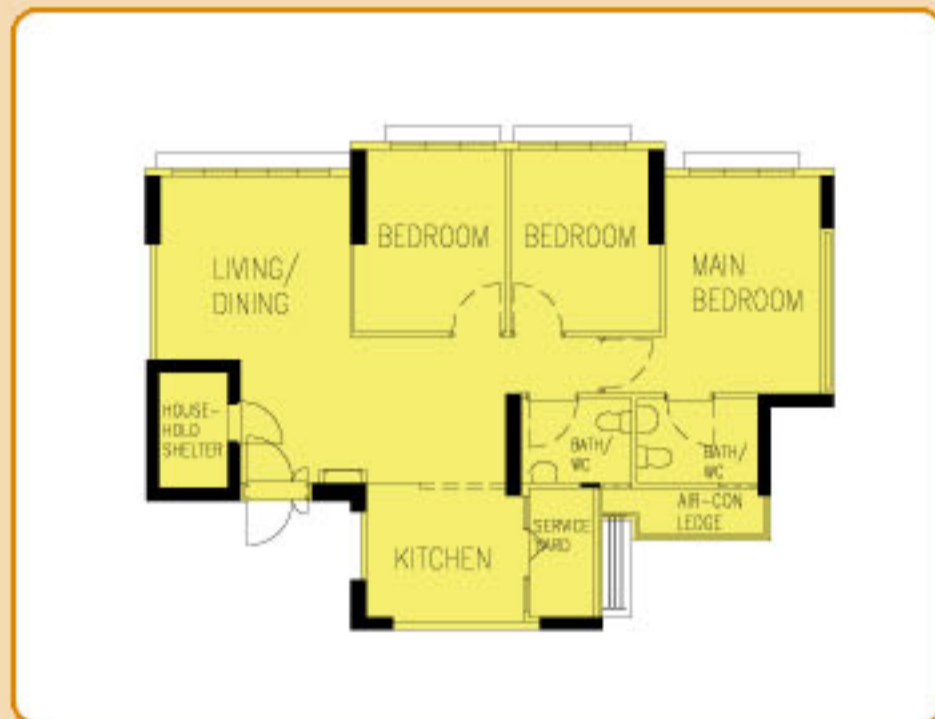
Artist's Impression

Main Bedroom 2
(Design Idea 2)

Typical Floor Plans (Yung Kuang Court)

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)

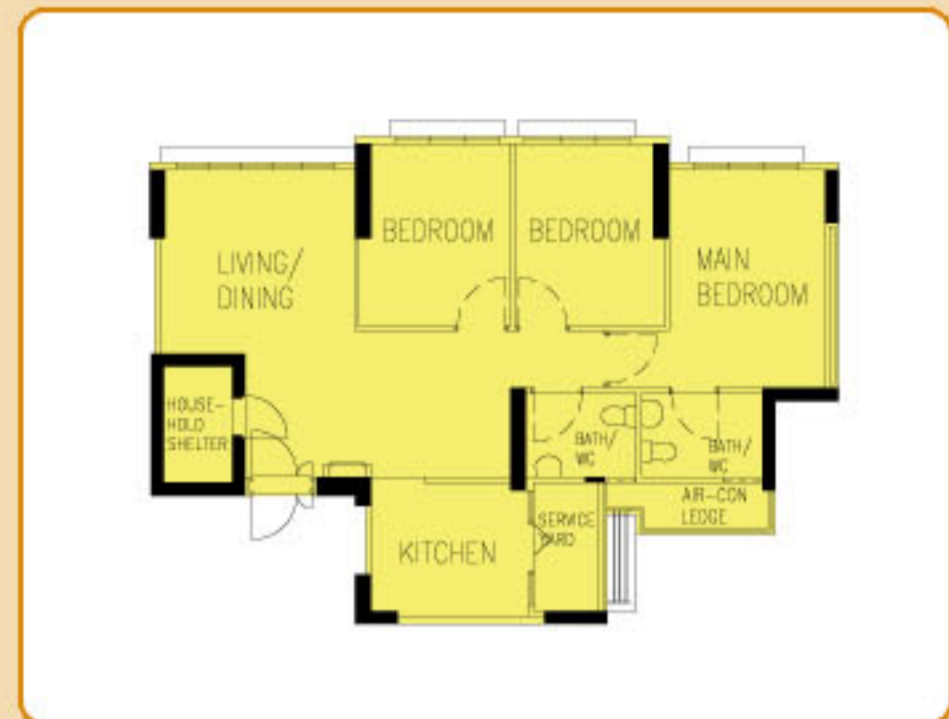


TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

With Kitchen Partition Wall

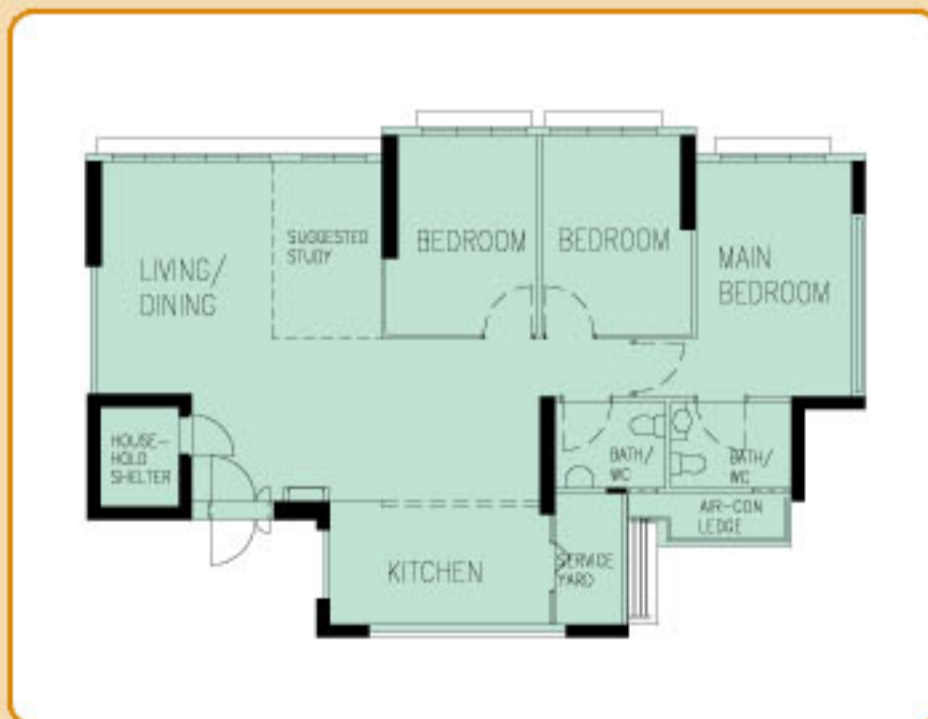


TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)

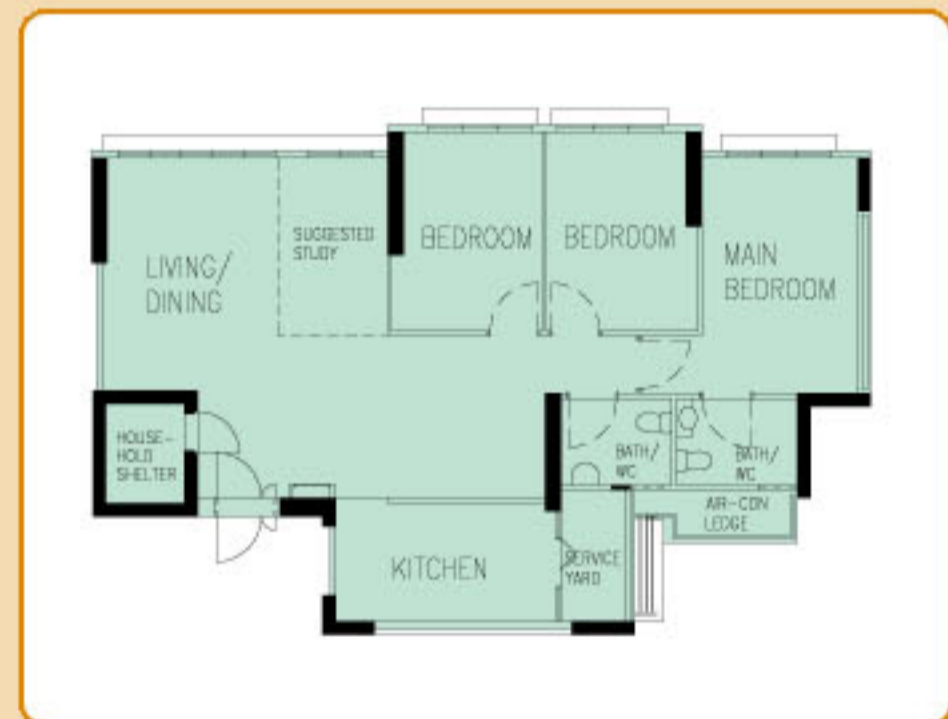


TYPICAL 5-ROOM FLOOR PLAN

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 (Yung Kuang Court)

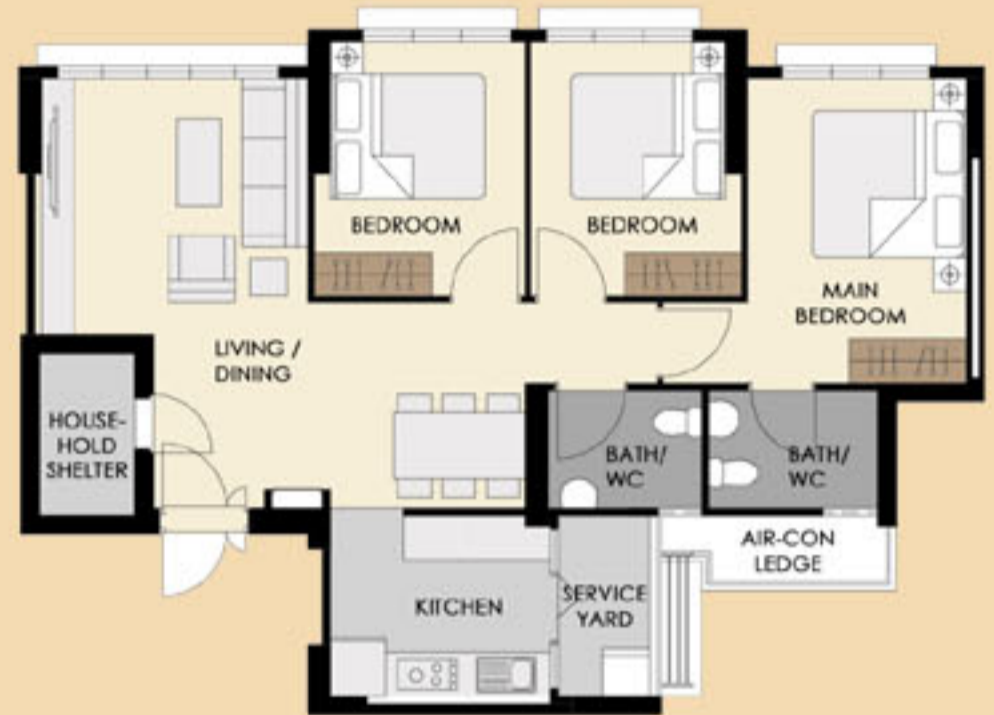
Open Kitchen Concept (Default)



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)

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)