



Located in Sengkang Town and bounded by Sengkang East Road, Compassvale Street and Compassvale Crescent, Compassvale Boardwalk comprises five 15-storey residential blocks of 474 units of 4- and 5-room Standard flats.

The Compassvale neighbourhood is designed with the theme of a fishing village. Taking design cues from kelongs which are built predominantly with wood and wooden planks, Compassvale Boardwalk features boardwalks in its landscape design. This is the inspiration for the development's name.



Artist's Impression

Facilities designed for you

Adopting the fishing village theme of the Compassvale neighbourhood, the façade of Compassvale Boardwalk features clean lines inspired by fins of marine life. Nestled amid greenery, the development beckons with its simple yet contemporary architecture.

Compassvale Boardwalk is designed to facilitate outdoor fun and social interaction. Your fun-loving kids will delight in playing at the children's playgrounds. The adult and elderly fitness stations at your doorstep allow you to exercise with ease. Pockets of green spaces, timber decks and sitting areas within the development provide lovely spots for gatherings and chats. Another venue where you can chill and mingle is the roof garden above the multi-storey carpark.

A childcare centre is provided within the development and offers convenience for parents.



Artist's Impression



Amenities near you

For your daily needs, visit the supermarket and food centre across Compassvale Street. Just a short walk away is Sengkang Sculpture Park where you can exercise and relax while admiring the beautiful sculptures.

At the nearby Sengkang Town Centre, you will be treated to a myriad of shopping, recreational and transport facilities such as Compass Point, Kopitiam Square, Sengkang Community Club, Sengkang MRT station and bus interchange.



Sengkang Community Club



Sengkang Riverside Park



Sengkang Sports and Recreation Centre

Photo courtesy of Singapore Sports Council



Nan Chiau Primary School

For more shopping options, check out Rivervale Mall or Rivervale Plaza, or log on to Where2Shop@HDB to find more about the heartland shops near you. Those seeking more active pursuits can head to Sengkang Sports and Recreation Centre for games or a swim, while Sengkang Riverside Park is a great venue for leisurely jogs amid scenic surroundings.

Travelling is a breeze with the nearby Cheng Lim LRT station and Tampines Expressway.

Schools in the vicinity include Compassvale Primary and Compassvale Secondary School, Nan Chiau Primary School and Nan Chiau High, Sengkang Primary and Sengkang Secondary School, and CHIJ St Joseph's Convent School.



Haven for a home

Choose from 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 (\$)
4-Room	93	90	252	\$275,000 - \$335,000
5-Room	113	110	222	\$344,000 - \$412,000

Notes:

- 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.
- 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	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
4-Room	\$305,000	\$4,200	\$10,000	\$295,000	\$1,059	25%
5-Room	\$380,000	\$5,800	-	\$380,000	\$1,369	24%

Prices of Compassvale Boardwalk and Resale Comparables in the Vicinity

Flat Type	Compassvale Boardwalk (Internal floor area)	Prices of Resale Flats
4-Room	\$275,000 - \$335,000 (90 sqm)	\$400,000 - \$415,500 (89 - 90 sqm)
5-Room	\$344,000 - \$412,000 (110 sqm)	\$460,000 - \$512,000 (110 sqm)

Notes:

- (a) The 4-room and 5-room resale comparables for Compassvale Boardwalk consist of standard flats of about 12 - 13 years old. They are located near to Compassvale Boardwalk. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

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	
	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$4,800	\$5,900
Internal doors*	\$2,830	\$2,830

Notes:

- * 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)

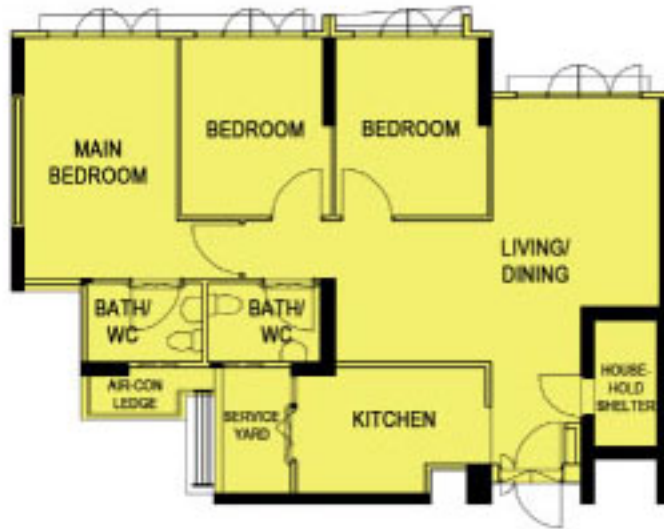
Estimated Completion Date and Waiting Time

Housing Development	Compassvale Boardwalk
Selection Date* (Median Month of Selection)	Jun 2012 to Oct 2012 (Aug 2012)
Estimated Completion Date	4th Qtr 2015
Estimated Waiting Time	37 to 41 months

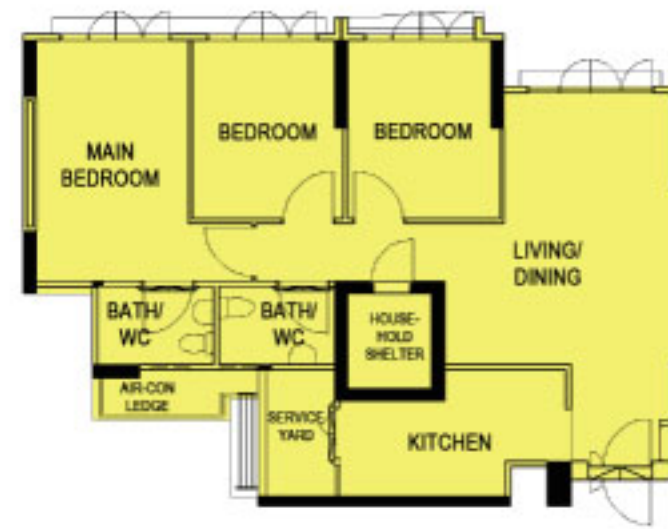
Notes:

- 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 Oct 2016 for Compassvale Boardwalk. 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



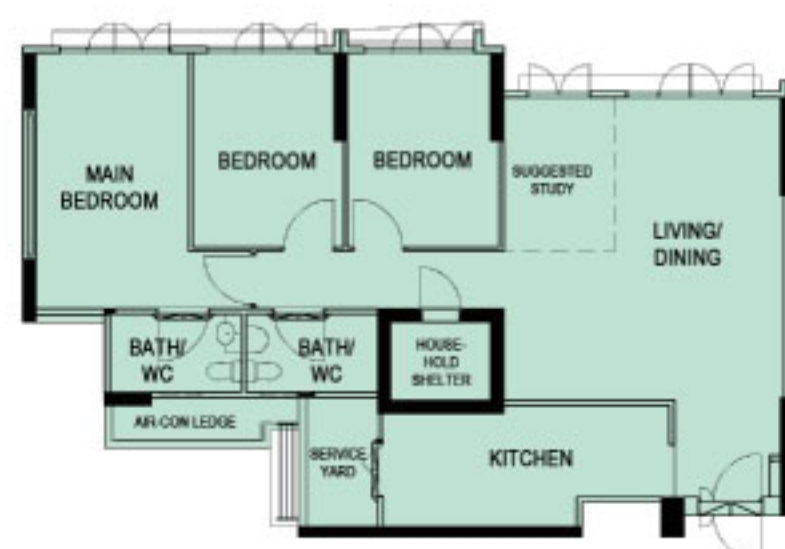
TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



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



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



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



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

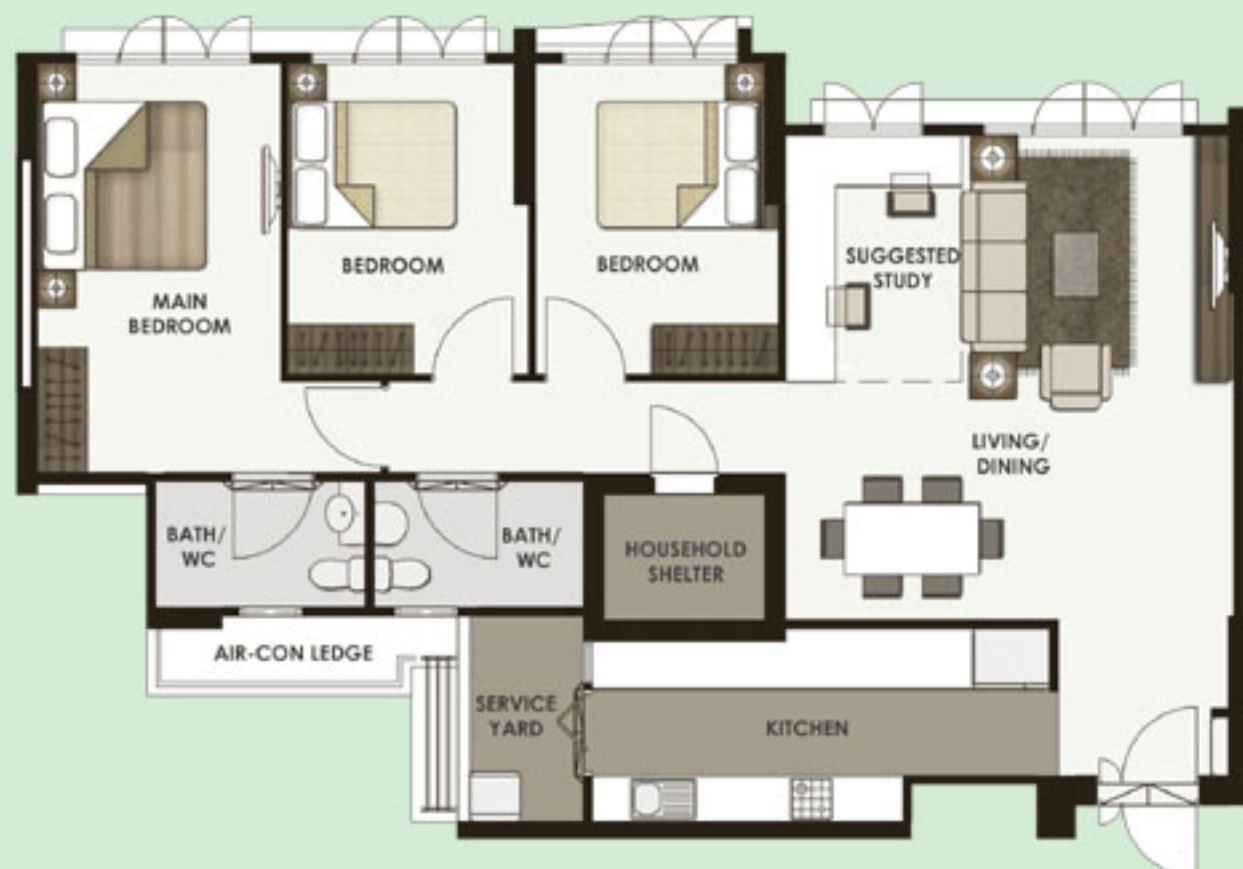


TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Layout Ideas for Your Home



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



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