

Navigating new beginnings

Studio Apartments, 3-, 4- and 5-room
Premium Flats

Compassvale Cape is located along Compassvale Crescent. It comprises eleven 15-storey residential blocks of 1,400 units of Studio Apartments, 3-, 4- and 5-room Premium Flats.

The name "Compassvale Cape" reflects the development's location at the Northern tip of the Compassvale neighbourhood in Sengkang town. Sengkang is themed as "Town of the Seafarer" due to the town's origin as a flourishing fishing village. Such nautical influences are reflected in the sail-like roof features of the development.



Explore new frontiers

Explore the multitude of recreation choices at your doorstep. Play with the children at the playgrounds. Keep fit at the adult and elderly fitness stations. Enjoy a game at the hardcourt. Alternatively, relax at the precinct pavilions and plaza. Those who seek quieter moments can head to the roof garden located above the multi-storey carpark.

When you need to grab a bite or buy some daily necessities, you can simply pop by the eating house, minimart and shops located at your doorstep.

A child care centre will be located in Compassvale Cape. The Residents' Committee Centre sited within the development will serve as a place for residents to interact. Seniors can visit the Senior Activity Centre to make friends and engage in regular social activities.



Happiness at the helm

Studio Apartments, 4- and 5-room Standard Flats

Located in Sengkang town, Compassvale Helm is bounded by Buangkok Drive and Compassvale Bow. This development comprises six residential blocks ranging from 17 to 18 storeys in height. Choose from 598 units of Studio Apartments, 4- and 5-room Standard Flats.

Sengkang is themed as "Town of the Seafarer" due to the town's origin as a flourishing fishing village. Inspired by this theme, the design of Compassvale Helm takes on nautical influences such as a series of undulating patterns on its facade and roof which mimics the shape of sails billowing atop a ship. "Helm" refers to a ship's steering wheel.

Artist's Impression



Artist's Impression

Amenities Ahoy!

Anchor yourself amid amenities at Compassvale Helm.

Shop and dine conveniently at your doorstep. With an eating house, a minimart and shops located right within Compassvale Helm, you can be sure that your day-to-day needs will be well-looked after.

Unwind after a hectic day at work. In the central green space of the development, you will enjoy an array of outdoor facilities such as adult and fitness stations, children's playgrounds and a precinct pavilion. The rooftop garden of the multi-storey car park is yet another landscaped space where you can relax.

Participate in various community activities organised by the Residents' Committee Centre. Seniors can visit the Senior Activity Centre to make friends and engage in regular social activities. A child care centre will be provided within the development.

Activities abounds



Compassvale Cape is located near Cheng Lim LRT station, Sengkang MRT/LRT station and Sengkang Town Centre. Compassvale Helm is sited near Buangkok MRT station and Kopitiam City which hosts a supermarket, shops and eating outlets.

The bustling Sengkang Town Centre is home to a multitude of exciting activities. Treat yourself to plenty of shopping, and dining options at Compass Point, or visit Kopitiam Square for hawker fare and fresh produce. Alternatively, seek out the heartland shops within Sengkang by clicking on [Where2Shop@HDB](#).

Make new friends while picking up a new hobby at Sengkang Community Club and Anchorvale Community Club. And how about having a good workout at the Sengkang Sports and Recreation Centre after a hard day's work? If you prefer a leisurely jog amid scenic surrounds, Sengkang Riverside Park and Sengkang Sculpture Park are good options.

Those who drive will be well-connected by the Tampines Expressway.

Schools in the town include Compassvale Primary and Secondary School, Nan Chiau Primary School and Nan Chiau High School and Palm View Primary School.

Delightful homes

Compassvale Cape offers Studio Apartments, 3-, 4- and 5-room Premium Flats. The 3-, 4- and 5-room Premium Flat units come with full height windows in the living/dining area and three-quarter height windows in the bedrooms. Some 4- and 5-room flats are provided with a balcony.

Compassvale Helm offers Studio Apartments, 4- and 5-room Standard Flats. The 4- and 5-room Standard Flat units come with three-quarter height windows in the living/dining area and half-height windows in the bedrooms.

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 standard 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.

Housing Development	Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Compassvale Cape (Premium Flats)	Studio Apartment	37	35	84	\$88,000 - \$95,000
		47	45	84	\$108,000 - \$120,000
	3-Room	68	65	196	\$189,000 - \$227,000
	4-Room	93 - 96	90 - 93	588	\$284,000 - \$361,000
	5-Room	113 - 116	110 - 113	448	\$365,000 - \$454,000
Compassvale Helm (Standard Flats)	Studio Apartment	37	35	67	\$88,000 - \$96,000
		47 - 48	45	71	\$112,000 - \$121,000
	4-Room	92	90	253	\$304,000 - \$355,000
	5-Room	112 - 113	110	207	\$372,000 - \$440,000

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) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.
- (e) 3-/4-/5-room flats are sold on a 99-year lease.

Financing a flat (Compassvale Cape)

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	\$210,000	\$2,800	\$25,000	\$185,000	\$657	23%
4-Room	\$320,000	\$4,100	\$10,000	\$310,000	\$1,113	27%
5-Room	\$410,000	\$5,800	-	\$410,000	\$1,478	25%

Financing a flat (Compassvale Helm)

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	\$330,000	\$4,100	\$10,000	\$320,000	\$1,149	28%
5-Room	\$405,000	\$5,800	-	\$405,000	\$1,460	25%

Prices of Compassvale Cape and Resale Comparables in the Vicinity

Flat Type	Compassvale Cape (Internal floor area)	Prices of Resale Flats
3-Room	\$189,000 - \$227,000 (65 sqm)	-
4-Room	\$284,000 - \$361,000 (90 - 93 sqm)	\$436,000 - \$455,000 (90 sqm)
5-Room	\$365,000 - \$454,000 (110 - 113 sqm)	\$490,000 - \$527,888 (110 sqm)

Notes:

- (a) The 4-room and 5-room resale comparables for Compassvale Cape consist of standard flats of about 12 - 14 years old. They are located near to Compassvale Cape. 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 Compassvale Helm and Resale Comparables in the Vicinity

Flat Type	Compassvale Helm (Internal floor area)	Prices of Resale Flats
4-Room	\$304,000 - \$355,000 (90 sqm)	\$431,000 - \$484,000 (103 - 107 sqm)
5-Room	\$372,000 - \$440,000 (110 sqm)	\$505,000 - \$523,000 (121 - 122 sqm)

Note:

The 4-room and 5-room resale comparables for Compassvale Helm consist of standard flats of about 22 - 24 years old. They are located near to Compassvale Helm. 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. Wall tiles will be provided in the bathroom 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 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.

Project	Optional Component	Indicative Costs				
		3-Room	4-Room	4-Room (with balcony)	5-Room	5-Room (with balcony)
Compassvale Cape (Premium Flats)	Flooring for living / dining room and bedrooms	\$4,300	\$6,500	\$6,700	\$7,900	\$8,100
	Internal doors* and sanitary fittings	\$3,540	\$4,120	\$4,120	\$4,120	\$4,120
Compassvale Helm (Standard Flats)	Flooring for living / dining room and bedrooms		\$5,000		\$6,100	
	Internal doors* and sanitary fittings		\$3,520		\$4,060	

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)

Estimated Completion Date & Waiting Time

Housing Development	Compassvale Cape	Compassvale Helm
Selection Date (Median Month of Selection)	Apr 2013 to Aug 2013 (Jun 2013)	
Estimated Completion Date	4th Qtr 2016	4th Qtr 2016
Estimated Waiting Time*	37 to 43 months	38 to 43 months
Estimated Delivery Possession Date	31 Oct 2017	31 Oct 2017

Notes:

- a) *The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.
- b) The Estimated Delivery Possession Date 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 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 96 sqm
(Inclusive of Internal Floor Area 93 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 Floor Plans



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)



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 116 sqm
(Inclusive of Internal Floor Area 113 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)

Layout Ideas for Your Home



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 96 sqm
(Inclusive of Internal Floor Area 93 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)



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

Layout Ideas for Your Home



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



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 116 sqm
(Inclusive of Internal Floor Area 113 sqm and Air-Con Ledge)

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 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 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



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



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