

Fajar Hills

| 3-, 4- & 5-room Standard Flats

Bounded by Fajar Road, Fajar Hills consists of seven residential blocks ranging from 14 to 19 storeys in height. Choose from 862 units of 3-, 4- and 5-room Standard flats.

The name "Fajar Hills" reflects the hilly landscape of the development. Platforms and garden spaces have been carved out on the undulating grounds of Fajar Hills to accentuate the experience of walking in nature.

Artist's Impression



Where rest and recreation come together

Fajar Hills boasts a central garden which consists of a multitude of recreational facilities. Here, the adults and elderly can work out in the fitness corners while children can look forward to play time in the children's playgrounds. You can also jog along the wavy, well-shaded jogging circuit that meanders through the central garden.

Gather and interact with your family, friends and neighbours in the precinct pavilion provided. Small pockets of garden spaces and resting shelters are also available for those who seek more privacy.

For daily conveniences, you can shop and dine close to home with a minimart and shops provided in Fajar Hills. A Residents' Committee Centre is also located within the development.



Artist's Impression

Fajar Hills

Conveniences just a stone's throw away



Head over to Bukit Panjang Plaza, Greenridge Shopping Centre and Fajar Shopping Centre for shopping and dining delights. Alternatively, log on to Where2Shop@HDB to locate more heartland shops around you.

Take your family to Zhenghua Park or Bukit Panjang Park for a fun-filled time. Those who wish to pursue new hobbies can do so at the Bukit Panjang Community Club or the Senja-Cashew Community Club. You can also enrich yourself by visiting the Bukit Panjang Public Library in the Bukit Panjang Town Centre.

Commuting is easy with Fajar Hills located near Bangkit LRT station. You can also commute from the bus interchange located in the Town Centre. Those who drive will enjoy the accessibility of Kranji Expressway (KJE) and Bukit Timah Expressway (BKE). Accessibility will be further enhanced with the upcoming Bukit Panjang MRT station at Upper Bukit Timah Road, along Downtown Line 2.



The range of schools located in the vicinity includes Beacon Primary School, Greenridge Primary and Secondary School and Zhenghua Primary and Secondary School.



Fajar Hills



Abundant homes

Choose from 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	68	65	146	\$144,000 - \$176,000
4-Room	93	90	392	\$240,000 - \$294,000
5-Room	113	110	324	\$306,000 - \$386,000

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.

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	\$160,000	\$2,500	\$30,000	\$0	\$130,000	\$456	18%
4-Room	\$265,000	\$4,200	\$10,000	NA	\$255,000	\$915	22%
5-Room	\$345,000	\$5,800	-	NA	\$345,000	\$1,243	21%

* 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 Fajar Hills.

Prices of Fajar Hills and Resale Comparables in the Vicinity

Flat Type	Fajar Hills (Internal floor area)	Prices of Resale Flats
3-Room	\$144,000 - \$176,000 (65 sqm)	-
4-Room	\$240,000 - \$294,000 (90 sqm)	\$364,500 - \$393,000 (101 sqm)
5-Room	\$306,000 - \$386,000 (110 sqm)	\$450,000 - \$470,000 (118 - 120 sqm)

Notes:

- (a) The 4-room and 5-room resale comparables for Fajar Hills consist of standard flats of about 16 -17 years old. They are located near to Fajar Hills. 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

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		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,200	\$4,800	\$5,900
Internal doors*	\$2,280	\$2,830	\$2,830

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	Fajar Hills
Selection Date* (Median Month of Selection)	Apr to Sep 2012 (Jul 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 30 Nov 2016 for Fajar Hills. The EDPD is an estimation of 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.

Fajar Hills

Typical Floor Plans

**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)

**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 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)



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