



Studio Apartments & 3-room Standard Flats

Their first
meal in their
first home



Fajar Spring is located along Fajar Road and sited right next to Fajar LRT Station. "Fajar" means sunrise in Malay. The name Fajar Spring signifies a bright new chapter in life for the residents.

Fajar Spring is a singular 16-/17-storey residential block, comprising 264 units of Studio Apartments and 3-room Standard flat.



Refresh and Recharge

Relax and unwind

- Enjoy the quiet respite in the Roof Garden
- Interact in the Precinct Pavilion

Sweat it out!

- Let the kids have fun in the Children Playground
- Get active at the Adult and Elderly Fitness Stations

Elderly-friendly features around the precinct

- Support grab bars along common areas
- Ramps to assist movement
- Elderly-friendly lift features
 - Rounded handrails
 - Infrared sensors at lift doors
 - Delay closing action button
 - Large help call buttons
- Covered linkways



For all the **FIRSTS**
you've shared, and many more to come



A Neighbourhood of Many Amenities

Enjoy the many conveniences Fajar Spring brings.



Shop to your delight

- Fajar Shopping Centre
- Market@Fajar Shopping Centre

Log on to [Where2Shop@HDB](#) to locate more heartland shops around you.



Fun-filled leisure activities within reach

- Zhenghua Community Club
- Parks such as Zhenghua Park and Bukit Panjang Park
- Senja-Cashew Community Club



Connect within minutes

- Next to Fajar LRT station
- Bus-stop along Fajar Road
- Easy access to Kranji and Bukit Timah Expressway



Learning is fun in school

- Zheng Hua Primary and Secondary School
- Beacon Primary School
- Greenridge Primary and Secondary School





Lovely homes

Choose from Studio Apartments and 3-room Standard flats.

Studio Apartments

- Designed specially to meet the needs of those 55 years old and above.
- Three-quarter height windows in living/ dining area and bedrooms.
- Ready-to-move-in condition and furnished with the following:
 - Elderly-friendly fixtures
 - Grab bars to provide support
 - Ramp at unit entrance to assist movement
 - Bigger switches
 - Alert alarm system
 - Floor tiles in the entire flat
 - Wall tiles in the bathroom and kitchen
 - A built-in wardrobe
 - Kitchen cabinets/ Hood and Hob

3-room Standard flats

- Three-quarter height windows in living/dining area.
- Floor finishes in the following areas:
 - Kitchen
 - Household shelter
 - Service yard
 - Bathrooms
- For added convenience, you may opt in to have the following components:
 - Floor finishes in the living/ dining room and bedrooms
 - Installation of internal doors

Cost of installing these optional components will be added to the selling price of the flat.

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 (\$)
Studio Apt	37	35	78	\$75,000 - \$82,000
	47	45	78	\$94,000 - \$101,000
3-Room	68	65	108	\$141,000 - \$172,000

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.
- Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

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	\$155,000	\$2,500	\$30,000	\$0	\$125,000	\$438	18%

* 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 Spring.

Prices of Fajar Spring and Resale Comparables in the Vicinity

Flat Type	Fajar Spring (Internal floor area)	Prices of Resale Flats
3-Room	\$141,000 - \$172,000 (65 sqm)	-

Notes:

- There are no comparable 3-room resale flats in the vicinity.

Optional Component Scheme

Optional Component	Indicative Costs
	3-Room
Flooring for living / dining room and bedrooms	\$3,200
Internal doors*	\$2,280

Notes:

Studio Apartments come with internal doors and full floor finishes. Hence, OCS is not applicable

* 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)



Estimated Completion Date and Waiting Time

Housing Development	Fajar Spring
Selection Date* (Median Month of Selection)	End-Dec 2011 to Jun 2012 (Mar 2012)
Estimated Completion Date	4th Qtr 2014
Estimated Waiting Time	34 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 2015 for Fajar Spring. 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.

Typical Layout 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)

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

Samples of Furnished Layout Plans



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN

APPROX. FLOOR AREA 37 sqm

(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



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