

## SUNSHINE GARDENS | Studio Apartments, 3-, 4- and 5-room Standard Flats

Bounded by Choa Chu Kang Terrace, Choa Chu Kang Avenue 1 and Choa Chu Kang Avenue 5, Sunshine Gardens comprises 15 residential blocks ranging from 12 to 15 storeys. Choose from 1,528 units of Studio Apartments, 3-, 4- and 5-room Standard flats.

Sunshine Gardens is the latest development in this neighbourhood to be named after sunshine. Just next to this is a public housing development named Sunshine Court and right across the road is Sunshine Place, an HDB neighbourhood centre. Sunshine Gardens features a series of garden spaces such as garden courtyards, entrance garden and terraced garden, making it a lush retreat where you can refresh and recharge.



### A charming abode

Nestled amid green spaces, Sunshine Gardens boasts of elegant architecture with clean lines. Pitched roof motifs at the top of the blocks create visual interest, giving the development its unique sense of identity.

As you enter the development, you will be greeted by the entrance garden adorned with colourful shrubs. Relax amid the landscaping in Sunshine Gardens which consists of gently differing levels to create a series of terraces and garden spaces, interspersed by lush planting. The children will be delighted by the variety of playgrounds while the adults and the elderly work out at the range of fitness stations designed for them. Enjoy a friendly game or two with family and neighbours at the hard court.



Resting shelters and precinct pavilions provide nice spots for conversations and gatherings. For quieter moments, head over to the roof gardens sited atop the multi-storey car parks.

A Residents' Committee Centre provides another place for social bonding, while a childcare centre provides convenience for those with young children.



## Abundant amenities within reach

Just across the road is Sunshine Place, an HDB neighbourhood centre which holds an appealing mix of retail choices, eating outlets and a supermarket. Keat Hong Shopping Centre is located nearby as well. Log on to [Where2Shop@HDB](http://Where2Shop@HDB) to find out more about the heartland shopping options in the town. For more choices, head over to Lot 1 Shoppers' Mall. The public library within this mall will be a delight for book lovers.



For sports and recreation activities, check out the Choa Chu Kang Sports and Recreation Centre which holds a stadium, swimming pool, sports hall and more.

The range of schools located within the town includes Concord Primary School, Choa Chu Kang Primary School, South View Primary School, Bukit Panjang Government High School and Pioneer Junior College.

Enjoy easy travel with Choa Chu Kang MRT/LRT station and bus interchange located just minutes away. For those who drive, the Kranji Expressway (KJE) provides easy connectivity.



Choa Chu Kang Sports and Recreation Centre



## Estimated Completion Date and Waiting Time

| Housing Development                         | Sunshine Gardens                 |
|---------------------------------------------|----------------------------------|
| Selection Date* (Median Month of Selection) | Feb 2012 to July 2012 (May 2012) |
| Estimated Completion Date                   | 2nd Qtr 2015                     |
| Estimated Waiting Time                      | 34 to 38 months                  |

### Notes:

- 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.
- The Estimated Delivery Possession Date (EDPD) is 31 May 2016 for Sunshine Gardens. 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.



A delightful mix of homes

Choose from Studio Apartments and 3-, 4- and 5-room Standard flats.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents.

Move in hassle-free as each apartment will be in a ready-to-move-in condition, furnished with elderly-friendly fixtures, a built-in wardrobe, floor tiles in the entire flat and wall tiles for the bathroom and kitchen.

All units come with three-quarter height windows in the living/dining area.

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 Apartment | 37               | 35                        | 52           | \$77,000 - \$85,000         |
|                  | 47               | 45                        | 52           | \$96,000 - \$104,000        |
| 3-Room           | 68               | 65                        | 118          | \$146,000 - \$172,000       |
| 4-Room           | 93               | 90                        | 788          | \$229,000 - \$284,000       |
| 5-Room           | 113              | 110                       | 518          | \$295,000 - \$364,000       |

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.

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    | \$255,000             | \$4,200                             | \$10,000                              | NA                                   | \$245,000                        | \$879                               | 21%                        |
| 5-Room    | \$330,000             | \$5,800                             | -                                     | NA                                   | \$330,000                        | \$1,189                             | 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 Sunshine Gardens.

Prices of Sunshine Gardens and Resale Comparables in the Vicinity

| Flat Type | Sunshine Gardens (Internal floor area) | Prices of Resale Flats                |
|-----------|----------------------------------------|---------------------------------------|
| 3-Room    | \$146,000 - \$172,000 (65 sqm)         | -                                     |
| 4-Room    | \$229,000 - \$284,000 (90 sqm)         | \$363,000 - \$410,000 (100 - 102 sqm) |
| 5-Room    | \$295,000 - \$364,000 (110 sqm)        | \$410,000 - \$463,000 (115 - 120 sqm) |

Notes:

- (a) The 4-room and 5-room resale comparables for Sunshine Gardens consist of standard flats of about 14 - 15 years old. They are located near to Sunshine Gardens. 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

The 3-, 4- and 5-room 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:

- 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)
  - \* 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)

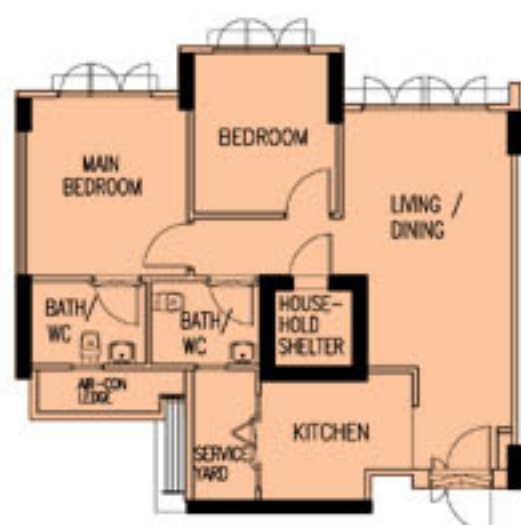
## Typical Floor Plans



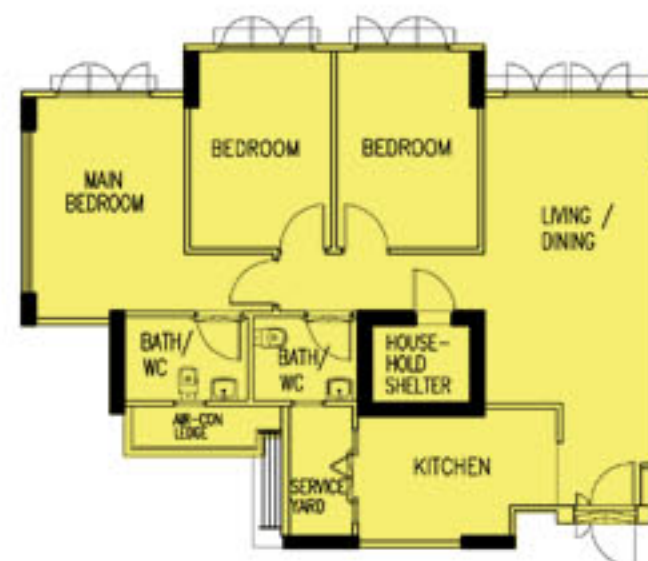
**TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN**  
 APPROX. FLOOR AREA 37 sqm  
 (Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



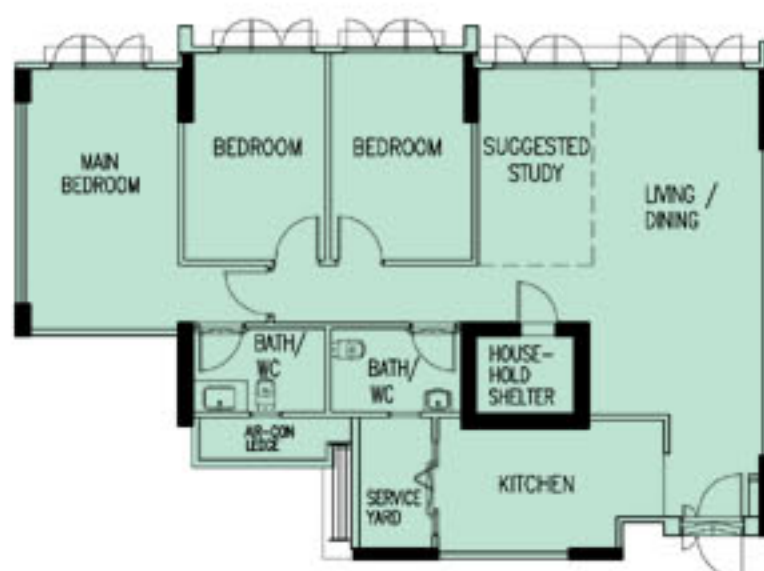
**TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



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



**TYPICAL 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.*

## Possible Furnishing Layouts



**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)

## Possible Furnishing Layouts



**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)