

Teban View | 3- and 4- room Standard Flats

Located in Jurong East town, Teban View is bounded by Penjuru Road and Teban Gardens Road. This development comprises three residential blocks and houses 518 units of 3- and 4-room Standard flats.

Standing at 38 storeys, this development is named Teban View as it offers good views of its surroundings and neighbourhood.



A contemporary development

Teban View features distinctive modern architecture. Provided with sleek, clean lines, the façade of the development projects a contemporary look and identity.

The lush landscaped space at your doorstep serves as a hub for both active and passive pursuits. Children can explore and play to their hearts' content at the playground, while their parents and grandparents keep an eye over them while exercising at the adult and elderly fitness stations. Complementing these recreational facilities are seating areas, pergolas and pavilions which provide ideal spots for reading or casual conversations. A jogging track which encircles the development serves as a fitness circuit to promote a healthy lifestyle.



Besides providing a lush environment for recreational activities, Teban View also contains sustainable features such as a rain garden which will collect and filter rain water naturally. This helps to improve the water quality. As Teban View's landscape design has integrated the protection of our water resources with urban planning in a sustainable manner, it has been awarded the ABC Waters Certification by PUB (Singapore's national water agency).

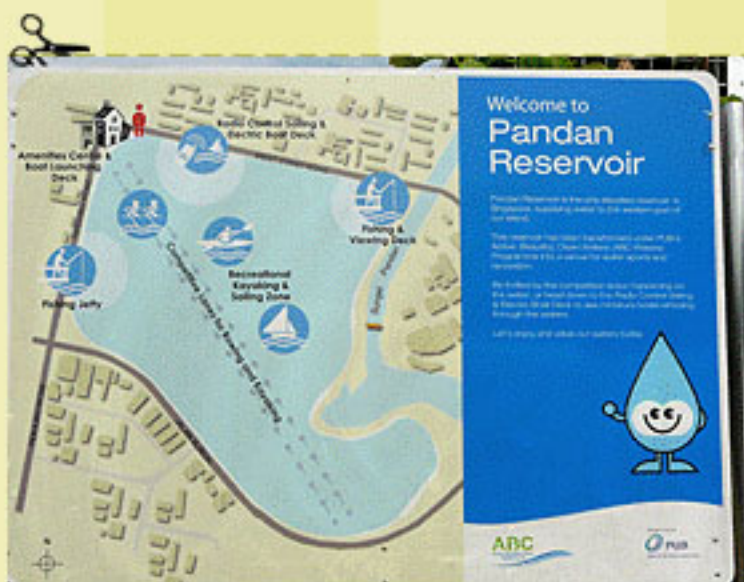
A childcare centre within the development caters to the needs of families with young children.



Charming delights within reach

Teban View is well-served by commercial facilities in the vicinity. It is located conveniently near Teban Place which hosts a variety of shops and eating outlets to meet your day-to-day needs. More choices are available at the nearby Teban Gardens neighbourhood centre which houses a market and food centre and various retail trades. Find out more about the HDB heartland shops in Jurong East at [Where2Shop@HDB](#). For more choices, head over to Jurong Regional Centre.

Go on a leisurely walk or relaxing jog to the nearby Pandan Reservoir. Enjoy the tranquil waterfront views or utilise the perimeter trail for a run.



Teban View is well-connected to other parts of the island by Ayer Rajah Expressway. Bus services provide easy access to Jurong East MRT station and Bus Interchange, among other destinations.

Nearby schools include Commonwealth Secondary School.



Cosy homes

Teban View offers 3- and 4-room Standard flats. All units come with three-quarter height windows in the living/ dining area.

The indicative price range of these Standard flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
3-Room	67	65	185	\$158,000 - \$219,000
4-Room	92	90	333	\$271,000 - \$361,000

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.

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	\$190,000	\$2,500	\$30,000	\$0	\$160,000	\$641	26%
4-Room	\$315,000	\$4,200	\$10,000	NA	\$305,000	\$1,135	27%

* 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 Teban View.

Prices of Teban View and Resale Comparables in the Vicinity

Flat Type	Teban View (Internal floor area)	Prices of Resale Flats
3-Room	\$158,000 - \$219,000 (65 sqm)	-
4-Room	\$271,000 - \$361,000 (90 sqm)	\$396,000 - \$438,000 (85 - 91 sqm)

Notes:

- (a) The 4-room resale comparables consist of standard flats of about 10 years old. They are located near to Teban View. The differences in the attributes between the resale comparables and the subject contracts 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
Flooring for living / dining room and bedrooms	\$2,900	\$4,300
Internal doors*	\$2,280	\$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)

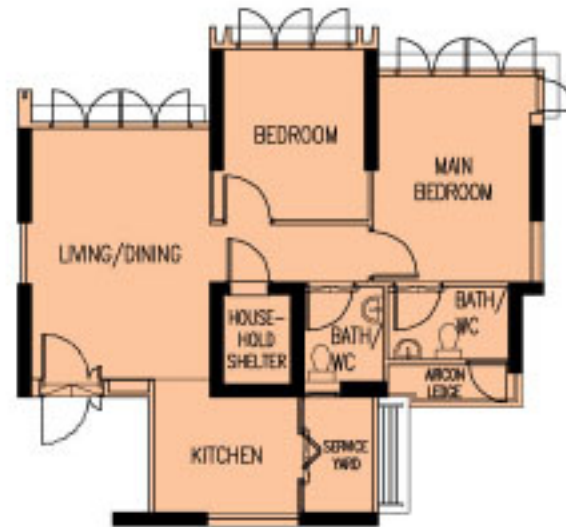
Estimated Completion Date and Waiting Time

Housing Development	Teban View
Selection Date* (Median Month of Selection)	Oct 2011 to May 2012 (Feb 2012)
Estimated Completion Date	4th Qtr 2015
Estimated Waiting Time	43 to 47 months

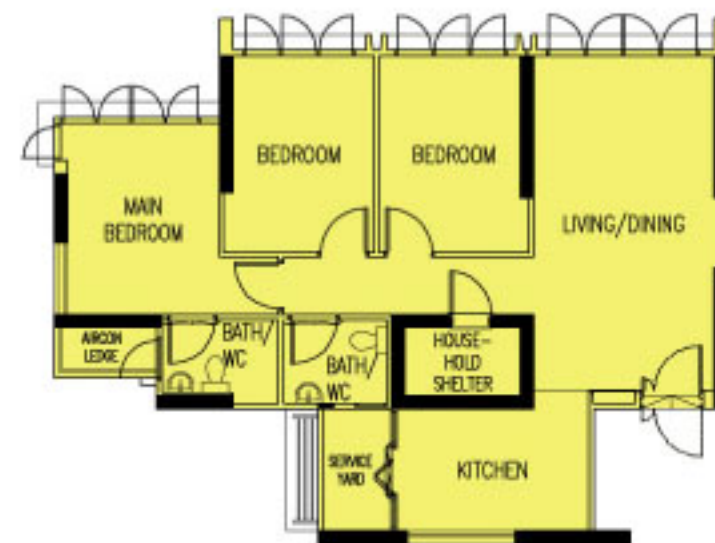
Notes:

- 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 Teban View. 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 Floor Plans



TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 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)

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

Samples of Furnished Layout Plans



TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 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)