

Boon Lay
GROVE

Where the good life flourishes

Discover a comfortable living environment in the heart of nature. Situated within easy access to major expressways and two MRT stations, HDB's new Build-To-Order (BTO) project, Boon Lay Grove, is bound to delight with its apt fusion of modern conveniences and rustic charm.

Artist's Impression



As the name suggests, Boon Lay Grove gains inspirations from the splendid beauty of trees and nature. Motifs of trees, branches and leaves create a distinct and delightful pattern on the blocks' facade. This theme is also adopted for the precinct facilities and landscape design. Lush garden spaces complement the design approach.

Rising above a landscape of verdant green, this development features four 16-storey residential blocks, offering a total of 450 units of 4-room and 5-room Standard flats.

Bustling with lifestyle conveniences

Boon Lay Grove is located in the vibrant Jurong West where conveniences abound. Boon Lay Place Market and Food Village provide for your daily needs while more shopping and dining options can be found at Boon Lay Shopping Centre and Jurong Point. You have a wide choice of recreational activities close to home – be it taking up a class at Boon Lay Community Centre, or having some outdoor fun at Jurong Lake Park, Chinese Garden or Japanese Garden.



The development is just minutes away from Boon Lay MRT Station or Lakeside MRT Station. It is also easily accessible via major expressways like the Pan Island Expressway, Kranji Expressway and Ayer Rajah Expressway. There is also a good choice of schools within reach in the neighbourhood.





Thriving with modern amenities

For daily recreation at Boon Lay Grove, there are two children's playgrounds where children can enjoy some outdoor fun. Nearby is a resting shelter where parents can chit-chat while keeping an eye on their precious ones. There is also a precinct pavilion that serves as a venue for various activities and events. The landscaped spaces, featuring a variety of trees and plants, provide pleasant spots for relaxation. You will also find it easy to maintain a healthy lifestyle with a fitness corner and elderly fitness station right at your doorstep.



The lush landscaping of Boon Lay Grove is evident the moment you enter the development. The drop-off porch at the main entrance adopts a tree-inspired look and is topped with a fan-shaped canopy. A seating area well-shaded by trellises is provided next to the drop-off porch. Parents can sit here comfortably while waiting to pick up the children when they alight from the school bus.



For shade and shelter, covered walkways connect all blocks to the multi-storey carpark and drop-off porch.



Indicative price range



Boon Lay Grove offers a selection of 4-room and 5-room Standard flats. Each unit comes with three-quarter height windows in the living/dining area. Floor finishes are provided in the kitchen, household shelter, service yard and bathrooms.

The indicative price range of Boon Lay Grove is tabulated below:

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No of Units	Indicative Price Range
4-Room	92	90	300	\$239,000 - \$287,000
5-Room	112	110	150	\$298,000 - \$358,000

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.
- Prices indicated are for Singapore Citizen families. First-timer households comprising a Singapore Citizen and a Singapore Permanent Resident, i.e. SC/SPR households, will have to pay a \$10,000 premium on top of the selling price of the flat.

Affordability of a typical flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
4-Room	\$265,000	\$4,200	\$10,000	\$955	23%
5-Room	\$330,000	\$5,500	\$0	\$1,189	22%

Optional Component Scheme (OCS)

If you choose a flat at Boon Lay Grove, you may opt to have full floor finishes and internal doors installed in your selected unit. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs	
	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,250	\$4,000
Internal doors*	\$1,880	\$1,880

* 4-/5-room flats : 5 internal doors (3 bedrooms doors and 2 bathroom doors)

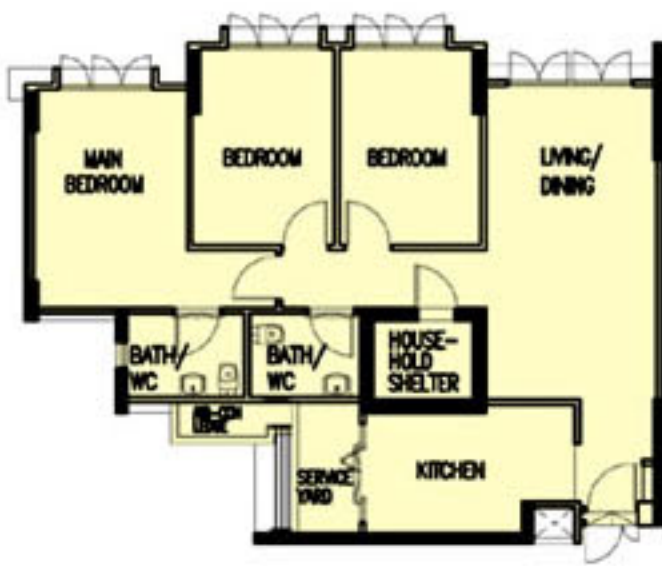
Estimated completion date

Boon Lay Grove is expected to be completed in **4Q 2013**. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is **31 Dec 2014**. The EDPD is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.



Typical floor plans



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 112 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.

Samples of furnished layout plans



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 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



General specifications - Boon Lay Grove

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions.

Windows

Aluminum framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC	: laminated semi-solid timber door for 4-Room & 5-Room (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminum framed door with glass

Finishes

Ceilings	: skim-coated or plastered and painted
Kitchen/Bathrooms/WC walls	: glazed ceramic tiles
Other walls	: skim-coated or plastered and painted
Living/Dining/Bedroom floor	: ceramic tiles with timber skirting (optional)
Kitchen/Bathrooms/WC floor	: ceramic tiles
Service Yard floor	: ceramic tiles with tile skirting
Household Shelter floor	: ceramic tiles

Fittings

Quality Locksets.

Quality Sanitary fittings.

Vanity Top Wash Basin at attached Bathroom/WC (for 5-room only), wash basin for other Bathroom/WC.

Clothes Drying Rack.

Services

Gas services and concealed water supply pipes.

Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points).

Television points.

Telephone points.

Important Notes:

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
Air-con panel in the main bedroom will not be provided.
You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.
- 2) The common areas and spaces fronting or surrounding the flats are not available for purchase and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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The Floor Areas are scaled Strata Areas.