



Your Gateway to Modern Living

Located along Woodlands Road, Senja Gateway is the first HDB development visible from the Kranji Expressway (KJE) exit. The name Senja Gateway aptly reflects its landmark location at the gateway to Bukit Panjang Town.



Artist's Impression

Senja Gateway comprises 741 units of Studio Apartments, 4-room and 5-room Standard flats which are spread across four residential blocks. The blocks vary from 24 to 34 storeys in height.

Conveniences Within Reach

In addition to being conveniently close to the Kranji Expressway, commuting to other parts of the island will become a breeze with the upcoming Bukit Panjang MRT station along Downtown Line 2.

Shopping, dining options and entertainment options abound at Bukit Panjang Plaza and Greenridge Shopping Centre. Visit the library at Bukit Panjang Plaza for a wide range of books and multimedia materials.



Embark on an active lifestyle. Put on your running shoes and enjoy a jog along the future park connector that's next to the development. Other alternative routes include the Pang Sua and Bukit Panjang park connectors. You can also look forward to the upcoming sports and recreation centre located next to the Pang Sua pond. Indulge in a swim or pick up a new sporting activity with family and friends. Also located here is a community club which will offer a multitude of enrichment courses and activities.



Within the town, there are a range of primary and secondary schools such as West View Primary School, Bukit Panjang Primary School and West Spring Secondary School. Pioneer Junior College is also nearby.



Framed by Greenery, Filled with Facilities

Enjoy a range of facilities at your doorstep when you come home to Senja Gateway.

For your everyday convenience, Senja Gateway has its own minimart, eating house and shops. Shop and dine without leaving the comfort of home.



From the large central green to the garden roof deck on the multi-storey car park, extensive greenery thrives throughout Senja Gateway. Within verdant landscaped spaces, you can enjoy the use of a range of amenities that cater to all ages. Work out at the adult and elderly fitness stations, enjoy a game at the hard court or watch the children play at the playground.

An amphitheatre and a precinct pavilion serve as ideal venues for gatherings with neighbours and friends. In addition, there are also resting shelters where you can relax while appreciating the landscape all around. Sheltered walkways linking all residential blocks to the drop-off porch and multi-storey car park protect you from the weather as you move about the development.





Indicative Price Range



Senja Gateway offers a choice of Studio Apartments, 4-room and 5-room Standard flats.

The Studio Apartments are designed specially to meet the needs of those 55 years and above. At a compact size of 35 sqm or 45 sqm, each apartment will be in ready-to-move-in condition and is furnished with essentials such as elderly-friendly fixtures, ceramic floor tiles, a built-in wardrobe, kitchen cabinets and more.

All the units come with three-quarter height windows in the living/dining area. Some of the 5-room flats have an additional space in the Master bedroom which functions as a cosy corner. Indulge in a leisure read here as you take in views of your surrounds.

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

Flat Type	Floor Area Range (sqm)	Internal Floor Area (sqm)	No of Units	Indicative Price Range
Studio Apartment	37	35	124	\$67,000 - \$76,000
	47	45	130	\$85,000 - \$95,000
4-Room	92 - 93	90	313	\$242,000 - \$306,000
5-Room	112	110	174	\$308,000 - \$398,000

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.

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	\$275,000	\$4,200	\$10,000	\$991	24%
5-Room	\$355,000	\$5,500	\$0	\$1,279	23%

Optional Component Scheme (OCS)

For the 4-room and 5-room flats, floor finishes are provided 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	
	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,500	\$4,300
Internal doors*	\$2,080	\$2,080

Notes:

Studio Apartments come with internal doors. Hence, OCS is not applicable.
* 4/5-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion

Senja Gateway is expected to be completed in **3Q 2014**. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is **30 Sep 2015**. 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.

SENJA
GATEWAY
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 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)



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 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 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 92 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



Samples of Furnished Layout Plans



TYPICAL 5-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 112 sqm
 (Inclusive of Internal Floor Area 110 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 FOR SENJA GATEWAY (Studio Apartments)

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

Aluminium framed windows with tinted glass.

Doors

- Entrance : decorative solid timber door and metal gate
- Bedroom : aminated semi-solid timber door (Type D9a)
- Bathroom/WC : PVC folding door
- Household Shelter : metal door

Finishes

- Ceiling : skim coated or plastered and painted
- Kitchen/Bathroom/WC wall : glazed ceramic tiles
- Other walls : skim coated or plastered and painted
- Living/Dining/Bedroom Floor : ceramic tiles with timber skirting
- Kitchen/Bathroom/WC Floor : ceramic tiles
- Household Shelter floor : ceramic tiles

Fittings

- Quality locksets.
- Quality sanitary fittings.
- Kitchen cabinets with cooker hood, gas hob and kitchen sink.
- Built-in wardrobe.
- 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.
- 2) Air-con panel in the main bedroom will not be provided..
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

The plans in this brochure are the copyright of the Housing & Development Board (HDB), Singapore. The HDB reserves the right at any time without notice and at its sole discretion, to change any aspect of this project, including but not limited to the omission, amalgamation of or increasing or reducing the number of communal facilities and amenities. Similarly, all dimensions, areas, plans, colour schemes, descriptions and specifications noted herein are subject to change or alteration without notice if required by the competent Authority or at HDB's sole and absolute discretion. The HDB will not entertain any request for alteration of the layout or specifications of a flat, to meet individual needs. The void deck in any apartment block may subsequently be used for facilities, such as child care centres, education centres, residents' committee centres and such other facilities as HDB shall deem fit.

The Floor Areas are scaled Strata Areas.



GENERAL SPECIFICATIONS FOR SENJA GATEWAY (4-Room & 5-Room)

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

Aluminium framed windows with tinted glass.

Doors

- Entrance : decorative solid timber door and metal gate
- Bedroom : laminated semi-solid timber door (Type D9a) (optional)
- Bathroom/WC : laminated semi-solid timber door (Type D9a) (optional)
- Household Shelter : metal door
- Service Yard : aluminium framed door with glass

Finishes

- Ceiling : skim coated or plastered and painted
- Kitchen/Bathroom/WC wall : glazed ceramic tiles
- Other walls : skim coated or plastered and painted
- Living/Dining/Bedroom floor : ceramic tiles with timber skirting (Optional)
- Kitchen/Bathroom/WC floor : ceramic tiles
- Service Yard floor : ceramic tiles with tiles 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.
- 2) Air-con panel in the main bedroom will not be provided..
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