



Homes close to your heart

Build-To-Order Nov 2013



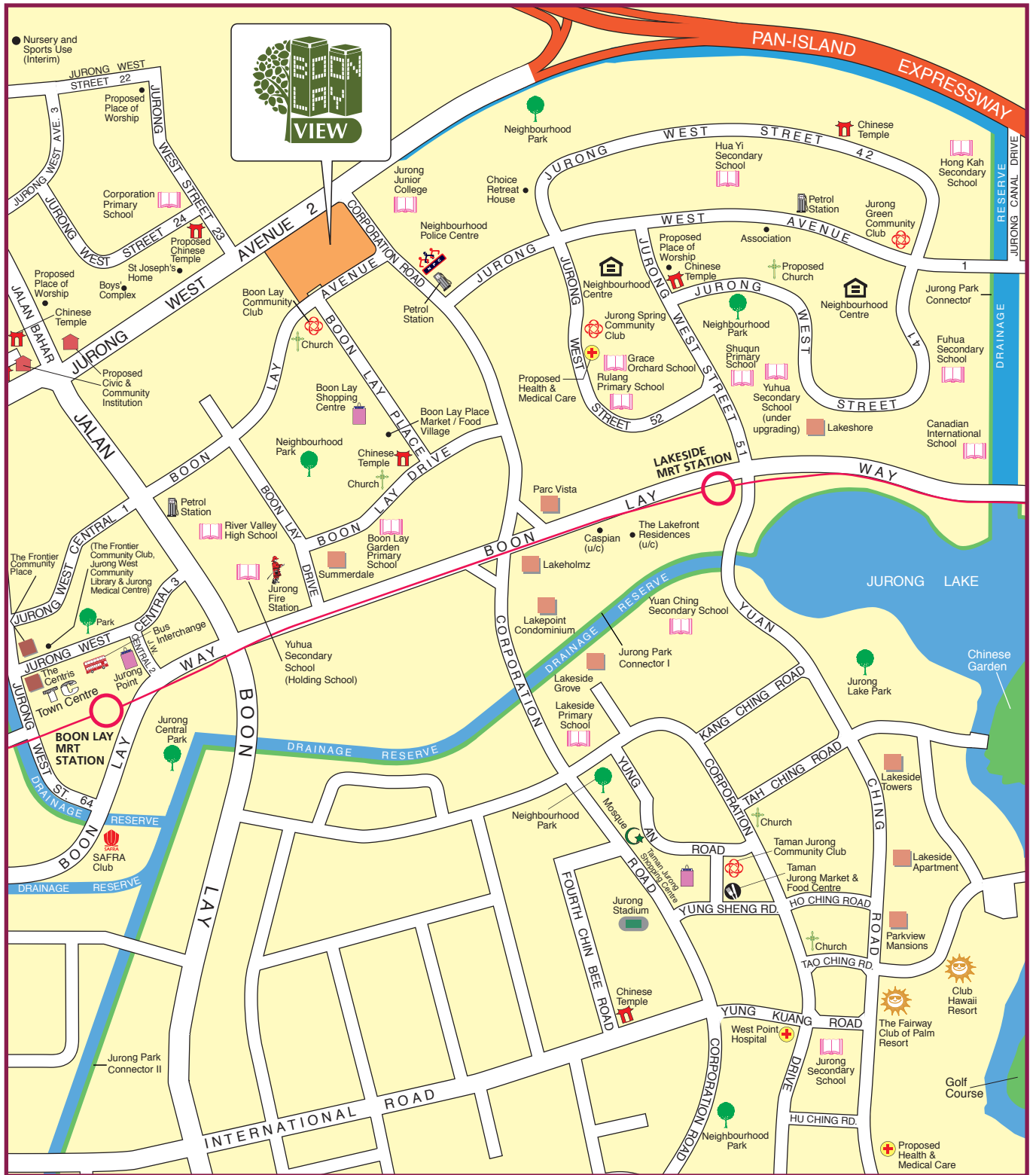
Artist's Impression

Green Vistas



Boon Lay View is bounded by Jurong West Avenue 2, Corporation Road and Boon Lay Avenue. The development comprises eight 15-storey residential blocks and offers 810 units of 3-, 4-, 5-room and 3Gen Standard Flats.

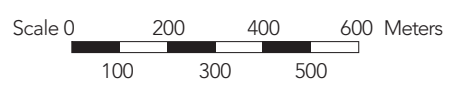
The residential blocks at Boon Lay View are arranged to surround a lovely landscaped garden. This layout provides residents with great views of the greenery found within the development.





LEGEND:

-  MRT Line & Station
-  (u/c) Under Construction





Artist's Impression

A Nature Playground

At the heart of Boon Lay View lies an exciting nature playground, accentuated by a beautiful conservation rain tree. Children can have fun exploring the playground's different play areas, while the adults and elderly keep fit at the nearby fitness stations. More facilities can be found at the roof garden of the multi-storey car park where you can make use of its community garden, activity area and rest shelters.

A minimart, cafe and shops will be conveniently situated within Boon Lay View so that residents need not venture far to purchase their daily necessities and meals. A childcare centre found within the development will offer much convenience for parents with young children while the Residents' Committee Centre will be a great place for residents to interact. A Senior Care Centre will also be set up to provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services.



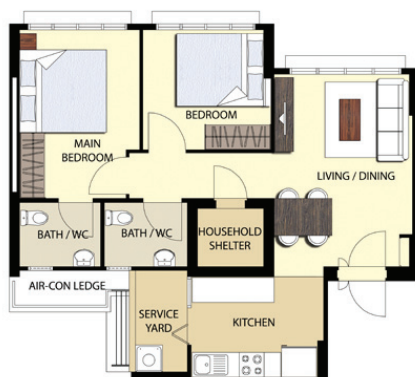
Your home, your sanctuary

Choose from 3-, 4-, 5-room and Three-Generation (3Gen) Standard Flats.

All flats will come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathrooms and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings installed in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 4-, 5-room and 3Gen flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.



LAYOUT IDEAS FOR 3 ROOM

Approx. Floor Area 68 sqm
(Inclusive of Internal Floor Area of 65 sqm & Aircon Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4 ROOM

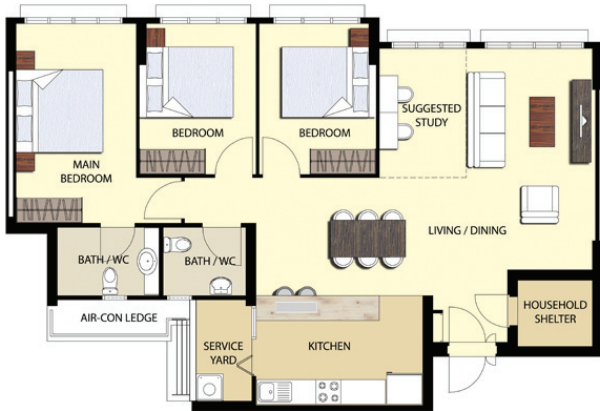
Approx. Floor Area 94 sqm
(Inclusive of Internal Floor Area of 90 sqm & Aircon Ledge)

With Kitchen Partition Wall



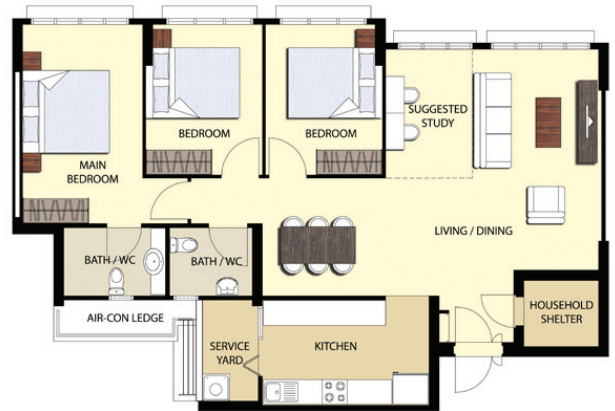
LAYOUT IDEAS FOR 4 ROOM

Approx. Floor Area 94 sqm
(Inclusive of Internal Floor Area of 90 sqm & Aircon Ledge)



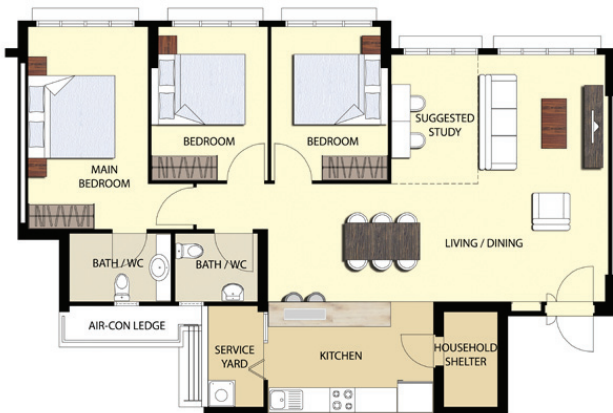
LAYOUT IDEAS FOR 5 ROOM

Approx. Floor Area 114 sqm
(Inclusive of Internal Floor Area of 110 sqm & Aircon Ledge)



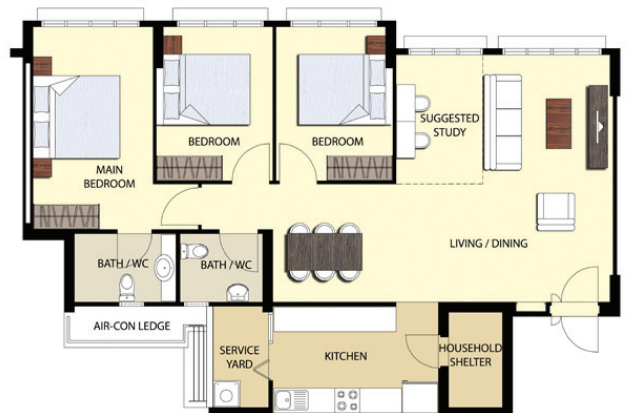
LAYOUT IDEAS FOR 5 ROOM

Approx. Floor Area 114 sqm
(Inclusive of Internal Floor Area of 110 sqm & Aircon Ledge)



LAYOUT IDEAS FOR 5 ROOM

Approx. Floor Area 114 sqm
(Inclusive of Internal Floor Area of 110 sqm & Aircon Ledge)



LAYOUT IDEAS FOR 5 ROOM

Approx. Floor Area 114 sqm
(Inclusive of Internal Floor Area of 110 sqm & Aircon Ledge)

3Gen flats are introduced to cater to multi-generation families living under one roof. These 3Gen flats will feature four bedrooms and three bathrooms (two en-suites), with an internal floor area of about 115 square metres.



Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3GEN FLAT

Approx. Floor Area 121 sqm
(Inclusive of Internal Floor Area of 115 sqm & Aircon Ledges)

Please note that the visual representations include interior design features or ideas. For instance, the artists' impression of the living/dining room (beside the flat layout) show a feature wall made of glass in place of a non-load bearing wall. In the actual flat, a wall will be erected instead of the glass panel.

With Kitchen Partition Wall



LAYOUT IDEAS FOR 3GEN FLAT

Approx. Floor Area 121 sqm
(Inclusive of Internal Floor Area of 115 sqm & Aircon Ledges)





LEGEND

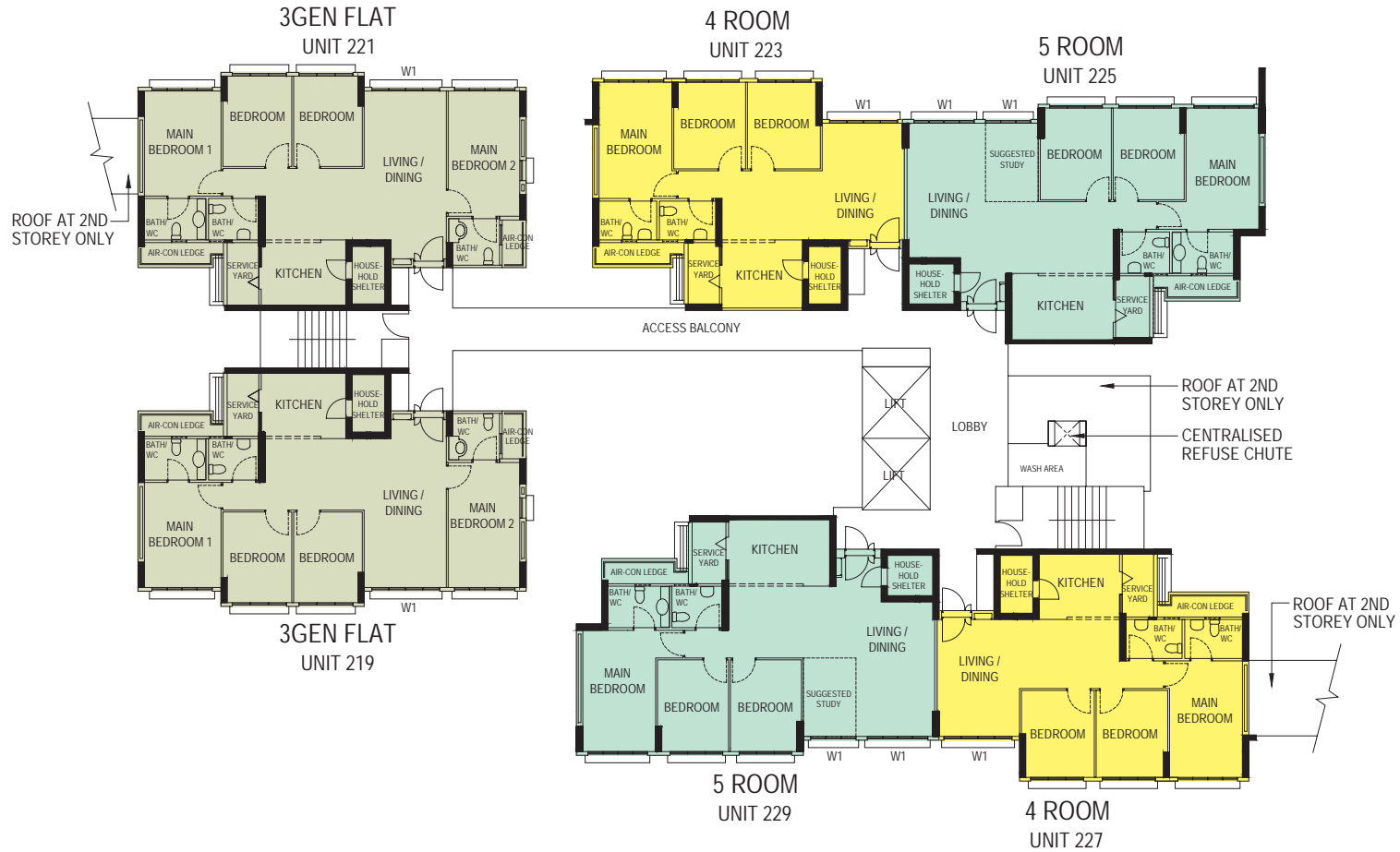
- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT
- LINKWAY / SHELTER
PRECINCT PAVILION
DROP-OFF PORCH
- PERGOLA
- LINKBRIDGE (LB)
- RESIDENTS' COMMITTEE CENTRE
AT 1ST STOREY (RCC)
- CHILD CARE CENTRE (CCC) / FUTURE SOCIAL
COMMUNITY FACILITIES (FSCF) / SENIOR
CARE CENTRE (SCC) AT 1ST STOREY
- CAFE (C) / SHOPS (S) /
MINI-MART (MM) AT 1ST STOREY
- SURROUNDING BUILDINGS
- RESERVED FOR /
EXISTING DEVELOPMENT
- CHILDREN PLAYGROUND (PG)
ELDERLY FITNESS STATION (EFS)
ADULT FITNESS STATION (AFS)
- OPEN SPACE
- ELECTRICAL SUBSTATION (ESS)
- UTILITY CENTRE (UC) AT 1ST STY
- MULTI-STORY CAR PARK
- DRIVEWAY
- AIRWELL
- STAIRCASE
- CENTRALISED REFUSE CHUTE
- SERVICE BAY
- LIFT
- CORRIDOR

BLOCK NO.	NO. OF STOREYS	3 ROOM	4 ROOM	5 ROOM	3GEN FLAT	TOTAL	LIFT OPENS AT
216A	15		27	28	28	83	EVERY FLOOR
216B	15	70	56			126	EVERY FLOOR
217A	15		27	28	28	83	EVERY FLOOR
217B	15	70	56			126	EVERY FLOOR
218A	15		28	28	28	84	EVERY FLOOR
218B	15		42	70		112	EVERY FLOOR
218C	15		42	70		112	EVERY FLOOR
218D	15		28	28	28	84	EVERY FLOOR
TOTAL		140	306	252	112	810	

Standard Flats



Applicants are encouraged to visit the place before booking a flat.



8

BLOCK 216A (2ND TO 7TH & 9TH TO 15TH STOREY FLOOR PLAN)

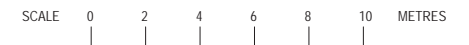
LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 216A (8TH STOREY FLOOR PLAN)

LEGEND :

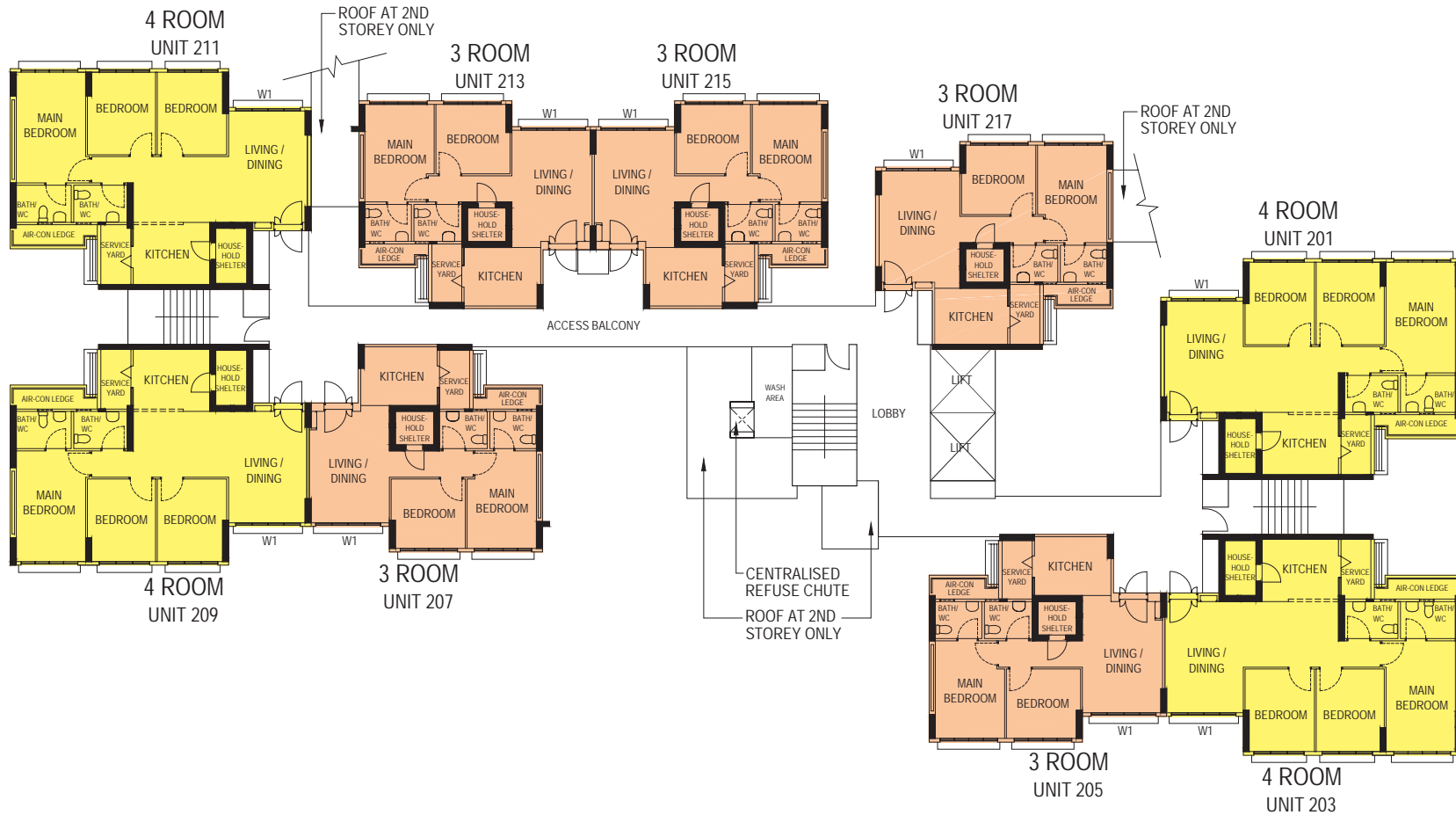
- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 216B
(2ND TO 15TH STOREY FLOOR PLAN)

LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 217A (2ND TO 7TH & 9TH TO 15TH STOREY FLOOR PLAN)

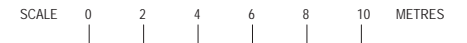
LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

- W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
- UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





**BLOCK 217A
(8TH STOREY FLOOR PLAN)**

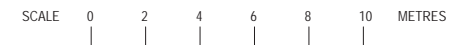
LEGEND :

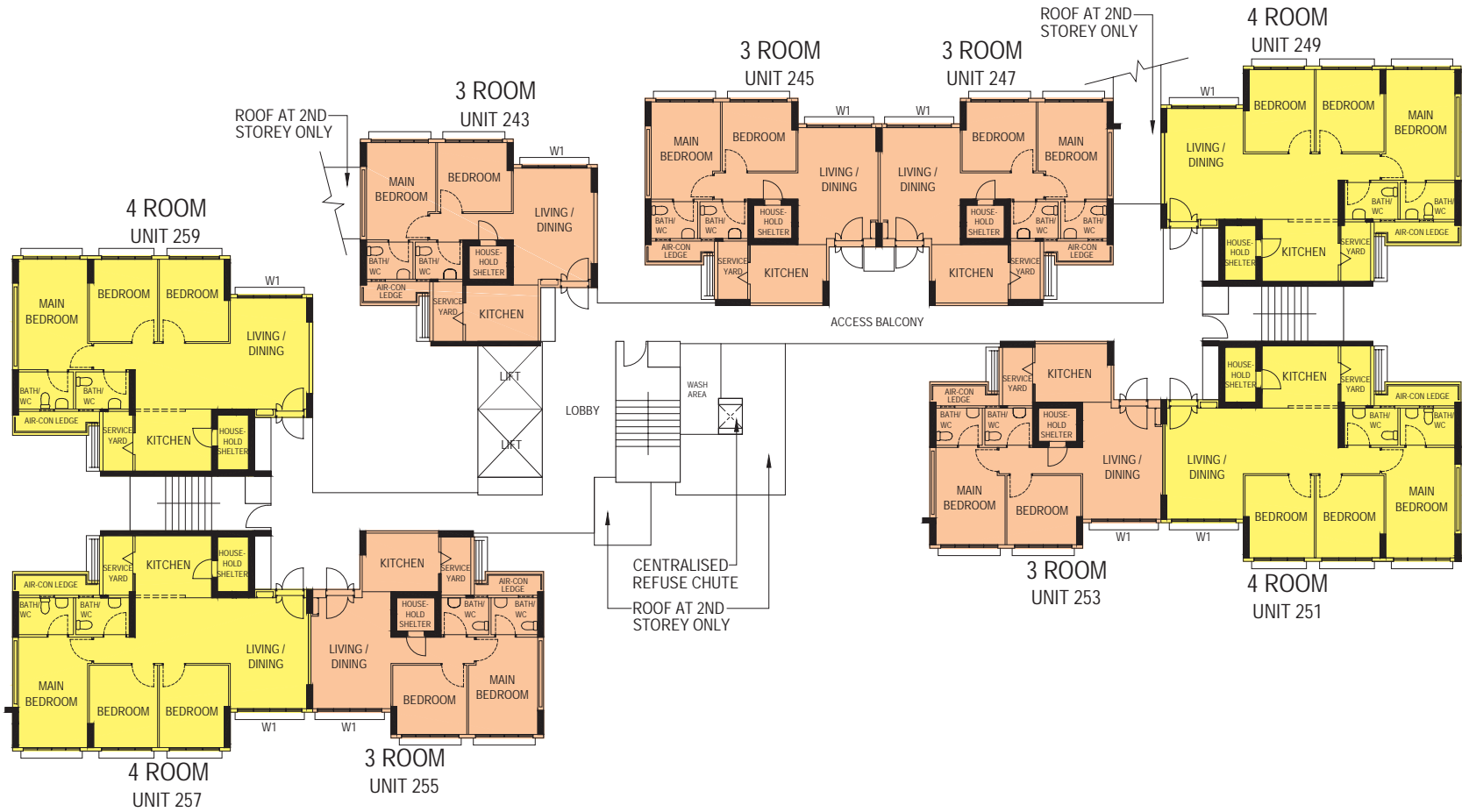
- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 217B (2ND TO 15TH STOREY FLOOR PLAN)

LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 218A
(2ND TO 15TH STOREY FLOOR PLAN)

LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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BLOCK 218B
 (2ND TO 15TH STOREY FLOOR PLAN)

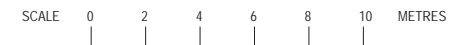
LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

- W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
- UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

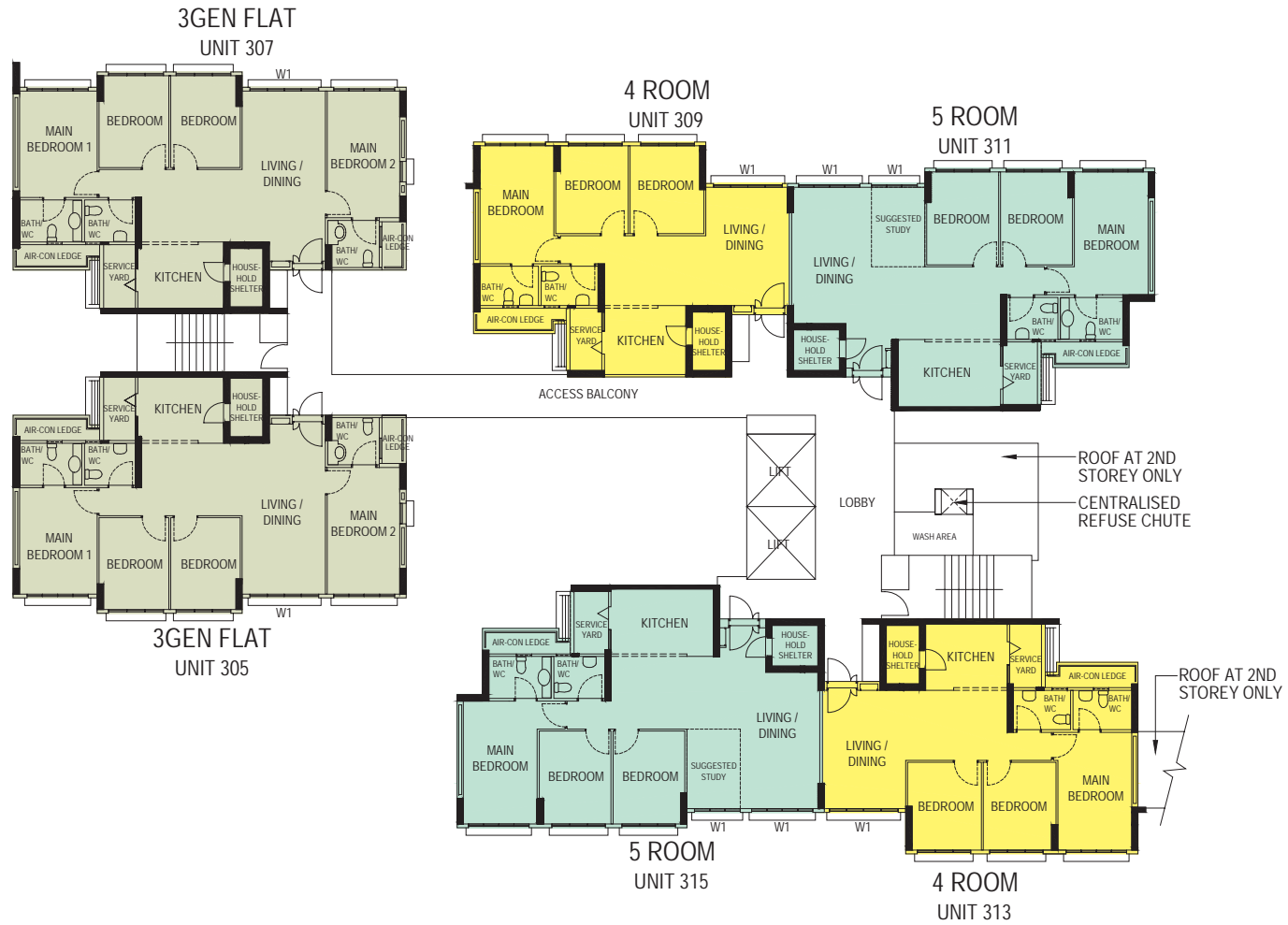
WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLOCK 218C
 (2ND TO 15TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.





**BLOCK 218D
(2ND TO 15TH STOREY FLOOR PLAN)**

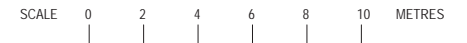
LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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General Specifications For Boon Lay View

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/drywall partition system.

Windows

Aluminium 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 (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

Finishes

Ceilings	:	skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	:	ceramic tiles
Other Walls	:	skim coated or plastered and painted
Living/Dining/Bedrooms floor	:	polished porcelain tiles with timber skirting (optional)
Kitchen floor	:	glazed porcelain tiles
Bathrooms/WC floor	:	ceramic tiles
Service Yard floor	:	glazed porcelain tiles with tile skirting
Household shelter floor	:	glazed porcelain tiles

Fittings

Quality locksets
Water Closet suite
Vanity top wash basin at attached Bathroom/WC (for 5-room and 3Gen flat only), wash basin for other Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
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.

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- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.



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