

# MyNiceHome

HDB'S BUILD-TO-ORDER SALES LAUNCH • MAY 2015





## Modern Living

Located along Clementi Avenue 3, Clementi Crest comprises two residential blocks. The development offers 385 units of 4- and 5-room flats.

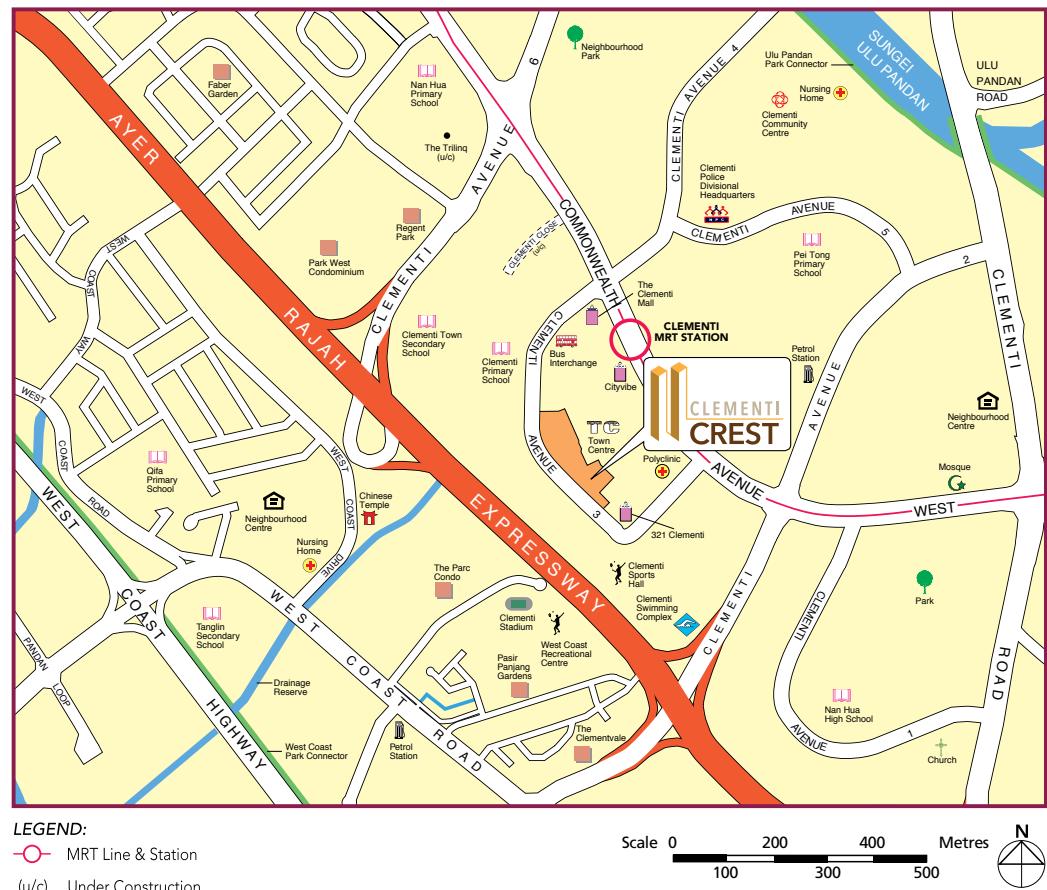
Its name is inspired by crests formed by the development's 40-storey residential blocks.



### Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.



**Notes:**

All proposed developments are subject to change and planning approval.

The proposed facilities and their locations as shown are only estimates. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review by the Government or competent authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.



## An Integrated Lifestyle

Experience a vibrant community in the heart of the bustling Clementi Town Centre, where various amenities are within easy reach. You will also enjoy a sense of belonging within a distinct community surrounded by established recreational, shopping and lifestyle options.

Besides facilities like fitness corners and children's playgrounds, the development's multi-storey car park boasts a roof garden, which contains a community garden, trellis and seats. The first storey will house a childcare centre, the precinct pavilion, as well as covered linkways to facilitate weather-protected and barrier-free connections to and from the town centre.





Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands



To provide greater flexibility in furniture layout and design, the 5-room flats in Clementi Crest 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.

## Eco-Friendly Living

To encourage a “green” lifestyle, Clementi Crest will have several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Use of sustainable and recycled products in the development

## Nice Homes

Clementi Crest offers 4- and 5- room flats. The flats will come with full-height windows in the living/dining area and three-quarter height windows in the bedrooms.

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



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA OF 93 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**Open Kitchen Concept (Default)**



**LAYOUT IDEAS FOR 5-ROOM**

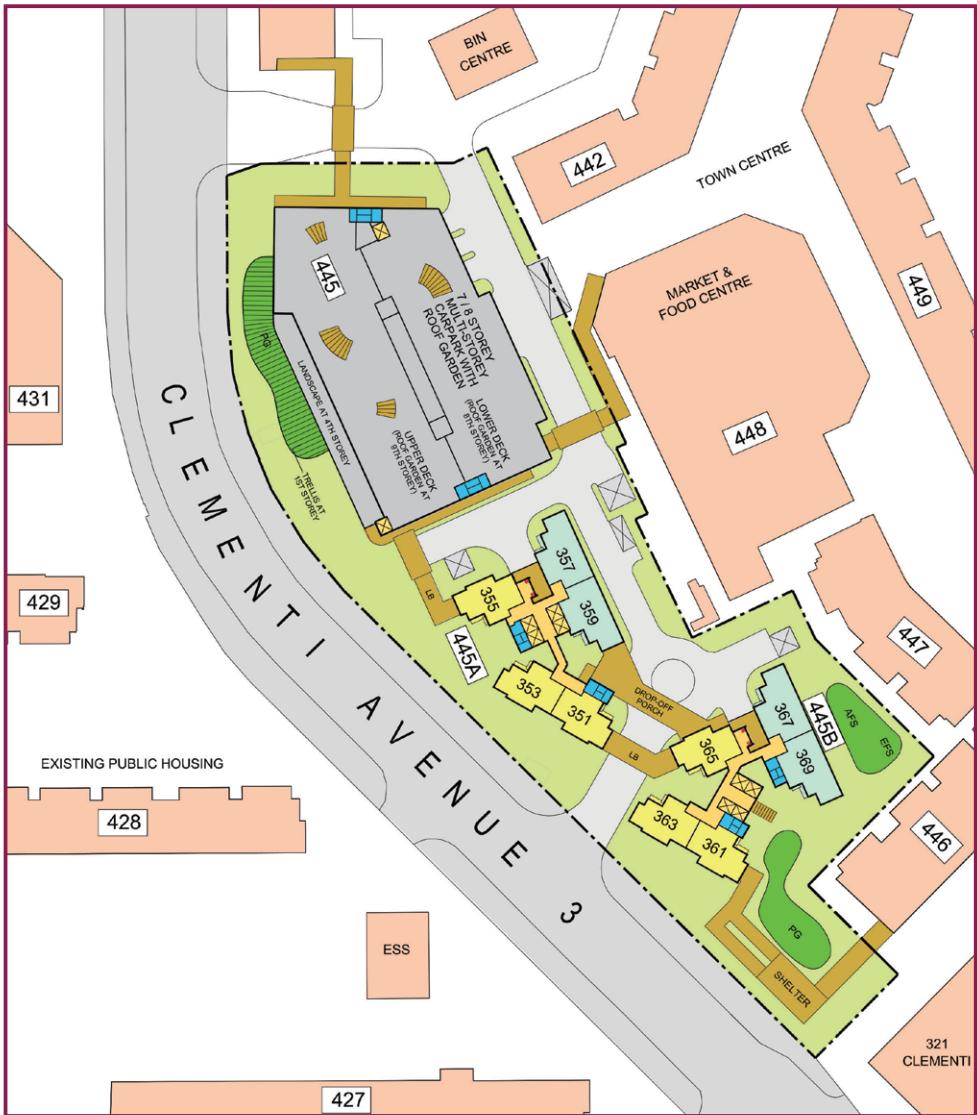
APPROX. FLOOR AREA OF 113 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

**With Kitchen Partition Wall**



**LAYOUT IDEAS FOR 5-ROOM**

APPROX. FLOOR AREA OF 113 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



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

SCALE 0 5 10 15 20 30 50M



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The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.

#### LEGEND

- 4-Room
- 5-Room
- Surrounding Buildings / Structures
- Drop-off Porch / Precinct Pavilion (PP) at 1st Storey/ Linkway / Linkbridge (LB) / Shelter
- Trellis
- Childcare Centre (CCC) at 1st Storey
- Future Amenities / Facilities (FA/F) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Multi - Storey Carpark (MSCP)
- Utility Centre (UC) at 1st Storey
- Open Space
- Staircase
- Driveway
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

Block Number	Number of Storeys	4 Room	5 Room	Total	Lift opens at
445A	40	114	78	192	Every storey
445B	40	115	78	193	Every storey
<b>TOTAL</b>		<b>229</b>	<b>156</b>	<b>385</b>	



1ST STOREY PLAN FOR  
MSCP BLK 445

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## BLOCK 445A (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MSCP (BLK 445) ROOF GARDEN LEVEL

### LEGEND:

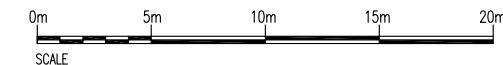


W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 445A  
(3RD TO 8TH STOREY FLOOR PLAN AND  
10TH TO 40TH STOREY FLOOR PLAN)**

**LEGEND:**



#### 4 ROOM



## 5 ROOM

W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

## W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

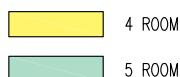
The coloured floor plan is not intended to demarcate the boundary of the flat





## BLOCK 445A (9TH STOREY FLOOR PLAN)

LEGEND:

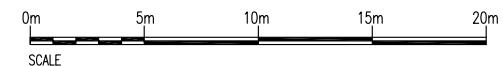


W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 445B  
(2ND STOREY FLOOR PLAN)**

**LEGEND:**

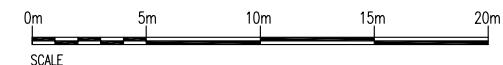


#### W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

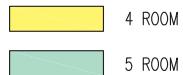
The coloured floor plan is not intended to demarcate the boundary of the flat.





**BLOCK 445B**  
**(3RD TO 8TH STOREY FLOOR PLAN AND**  
**10TH TO 40TH STOREY FLOOR PLAN)**

## LEGEND:

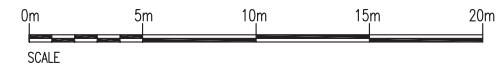


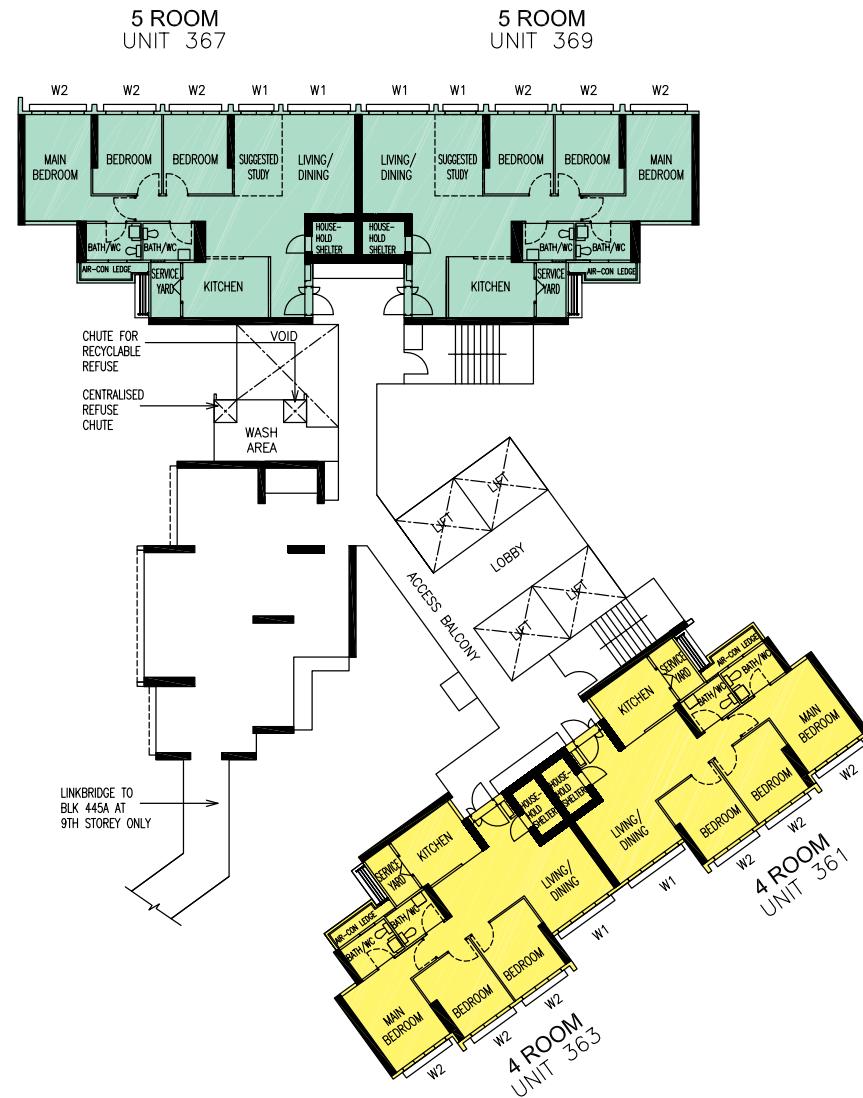
#### W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

## W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

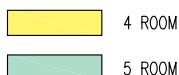
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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





LEGEND:



W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 445B  
(9TH STOREY FLOOR PLAN)



## GENERAL SPECIFICATIONS FOR CLEMENTI CREST

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/drywall partition system.

### Windows

Aluminium framed windows with tinted glass.

### Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: decorative solid timber doors (Type D10) (optional)
Bathrooms/WC	: laminated semi-solid timber doors (Type D10a) (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 floor	: polished porcelain tiles with timber skirting (optional)
Bedrooms floor	: resilient (vinyl) strip flooring 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, 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](http://www.hdb.gov.sg) for information on renovation rules.

### Disclaimer

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
- (ii) The content provided in this brochure is not intended to form part of any offer or contract for the sale of the flats. They are not statements or representations of fact and only meant for information.
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- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
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- (viii) The floor areas shown are scaled strata areas and subject to final survey.
- (ix) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use or allow the use of the void deck in any apartment block, car park, common property (such as precinct pavilion) or standalone community building for future amenities/facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities as HDB shall deem fit.
- (xi) This brochure does not and is not intended to provide the full and complete information of the guidelines or requirements of the relevant competent authorities. You are advised to enquire with the relevant competent authorities directly for full information and details of these guidelines and requirements.



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