

Clementi Ridges | 3-, 4-, and 5-room Standard flats

Bounded by Clementi Ave 6 and Commonwealth Avenue West, Clementi Ridges comprises three residential blocks ranging from 37 to 40 storeys in height. The development offers 684 units of 3-, 4- and 5-room Standard flats.

The staggered heights of the development's tall residential blocks punctuate the skyline with their distinctive ridge-like effect. This lends inspiration to the name "Clementi Ridges".



Relish in the variety of green spaces

Envisioned as an extension of the park next door, Clementi Ridges is designed to be like a home within a park. The development boasts lush landscaping, beautiful shrub-lined footpaths and conservation of several existing trees to retain the site's original greenery. All units are oriented to overlook either the development's central green or the neighbourhood park.



The central green houses several facilities like a children's playground, an adult fitness station and an elderly fitness area. One can take to the jogging loop that links the development to the neighbouring park. A green roof garden sited atop the multi-storey carpark block not only provides intimate pockets of spaces for small group gatherings, but also offers visual relief for units above.

For residents with children, look forward to having an education centre within the development. A Residents' Committee Centre and precinct pavilion provide venues for residents to mingle with each other and pursue common interests.



Indulge in the range of amenities

At Clementi, a rich variety of recreational and lifestyle choices awaits you. Invigorate yourself with a workout at the Clementi Swimming Complex, Sports Hall and Stadium, or take up a new hobby at Clementi Community Centre.



Photos courtesy of Singapore Sports Council



Indulge in shopping, dining or entertainment at the nearby Town Centre or head over to Sunset Way neighbourhood centre and Clementi Avenue 2 Shopping Centre to seek out more food and shop outlets. Find out more about these places and other heartland shops near you by logging on to Where2Shop@HDB.

To get your fill of lush greenery and fresh air, stroll over to the neighbourhood park located right next to Clementi Ridges. You can also choose to trek along the Ulu Pandan Park Connector for scenic views of Sungei Ulu Pandan.

With Ayer Rajah Expressway nearby and Clementi MRT station and bus interchange within walking distance, you will enjoy easy connectivity to the rest of Singapore.

For families with school-going children, there is an ample variety of schools located in the area. These include Nan Hua Primary and Nan Hua High School, Pei Tong Primary School, Clementi Primary School, School of Science and Technology, NUS High School, Singapore Polytechnic and University Town.



Clementi MRT Station



Clementi Primary School





Homes for true satisfaction

Choose from 3-, 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

The indicative price range of these flats is tabulated below.

| Flat Type | Floor Area (sqm) | Internal Floor Area (sqm) | No. of Units | Indicative Price Range (\$) |
|-----------|------------------|---------------------------|--------------|-----------------------------|
| 3-Room | 69 | 65 | 156 | \$322,000 - \$400,000 |
| 4-Room | 93 | 90 | 312 | \$438,000 - \$576,000 |
| 5-Room | 113 | 110 | 216 | \$550,000 - \$679,000 |

- 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.

Financing a flat

| Flat Type | Typical Selling Price | Applicants' Median Household Income | Eligible Additional CPF Housing Grant | Nett Selling Price (less grants) | Monthly Instalment for 30-year Loan | Instalment to Income Ratio |
|-----------|-----------------------|-------------------------------------|---------------------------------------|----------------------------------|-------------------------------------|----------------------------|
| 3-Room | \$360,000 | \$3,600 | \$15,000 | \$345,000 | \$1,237 | 34% |
| 4-Room | \$505,000 | \$5,800 | - | \$505,000 | \$1,820 | 31% |
| 5-Room | \$615,000 | \$7,000 | - | \$615,000 | \$2,216 | 32% |

Prices of Clementi Ridges and Resale Comparables in the Vicinity

| Flat Type | Clementi Ridges (Internal floor area) | Prices of Resale Flats |
|-----------|---------------------------------------|---------------------------------------|
| 3-Room | \$322,000 - \$400,000 (65 sqm) | \$355,000 - \$430,000 (67 sqm) |
| 4-Room | \$438,000 - \$576,000 (90 sqm) | \$475,000 - \$675,000 (90 - 92 sqm) |
| 5-Room | \$550,000 - \$679,000 (110 sqm) | \$650,000 - \$765,000 (110 - 121 sqm) |

- Notes:
- (a) The 3-room to 5-room resale comparables for Clementi Ridges consist of standard flats of about 11 - 34 years old. They are located near to Clementi Ridges. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

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 | 5-Room |
| Flooring for living / dining room and bedrooms | \$3,200 | \$4,800 | \$5,900 |
| Internal doors* | \$2,280 | \$2,830 | \$2,830 |

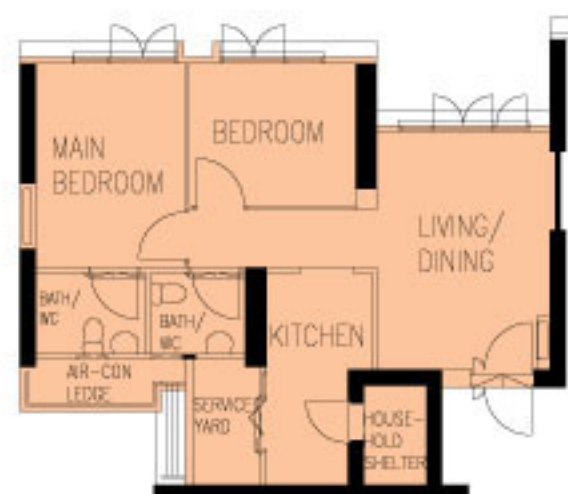
- Notes:
- * 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)
 - * 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)
 - * 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date & Waiting Time

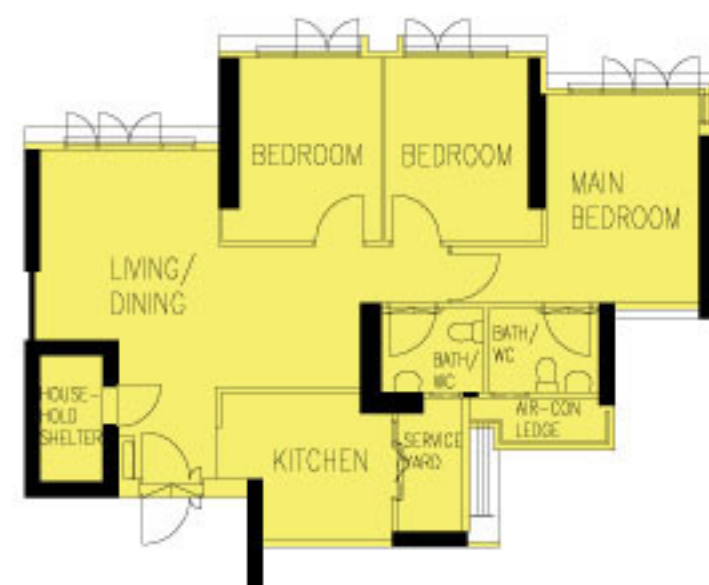
| Housing Development | Clementi Ridges |
|---|----------------------------|
| Selection Date* (Median Month of Selection) | Apr to Sep 2012 (Jul 2012) |
| Estimated Completion Date | 3rd Qtr 2016 |
| Estimated Waiting Time | 46 to 50 months |

- 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 Jul 2017 for Clementi Ridges. 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.

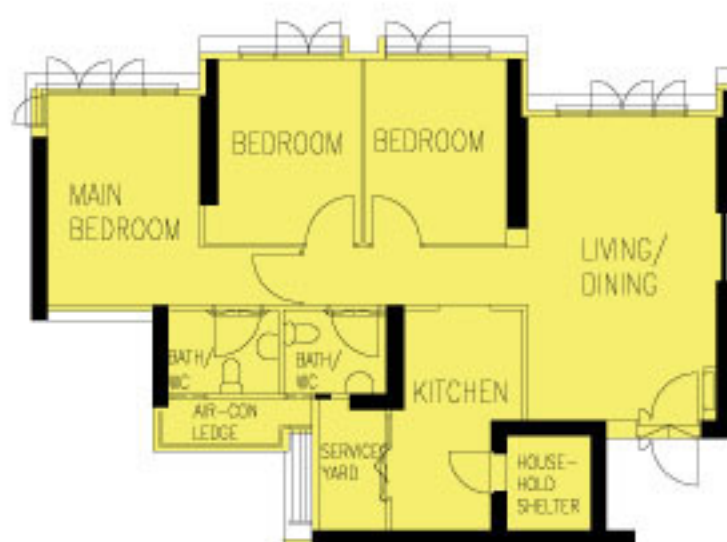
Typical Floor Plans



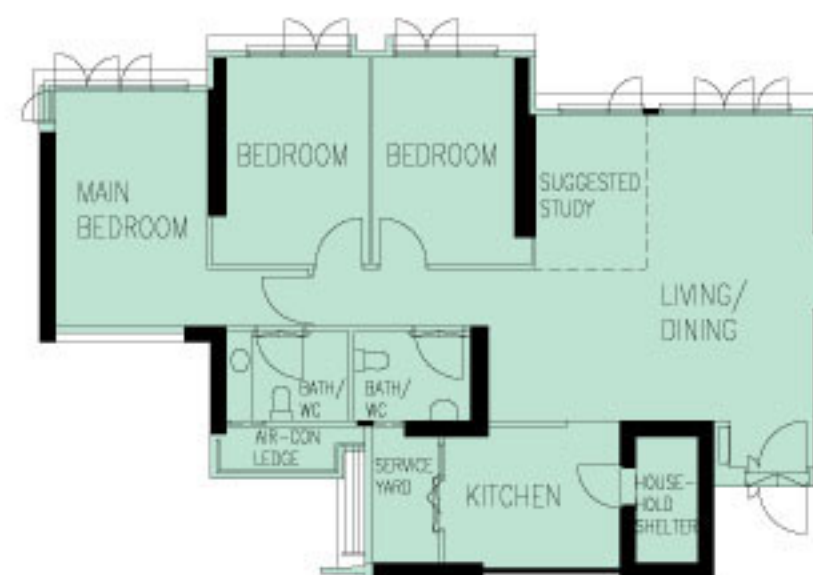
TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 69 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



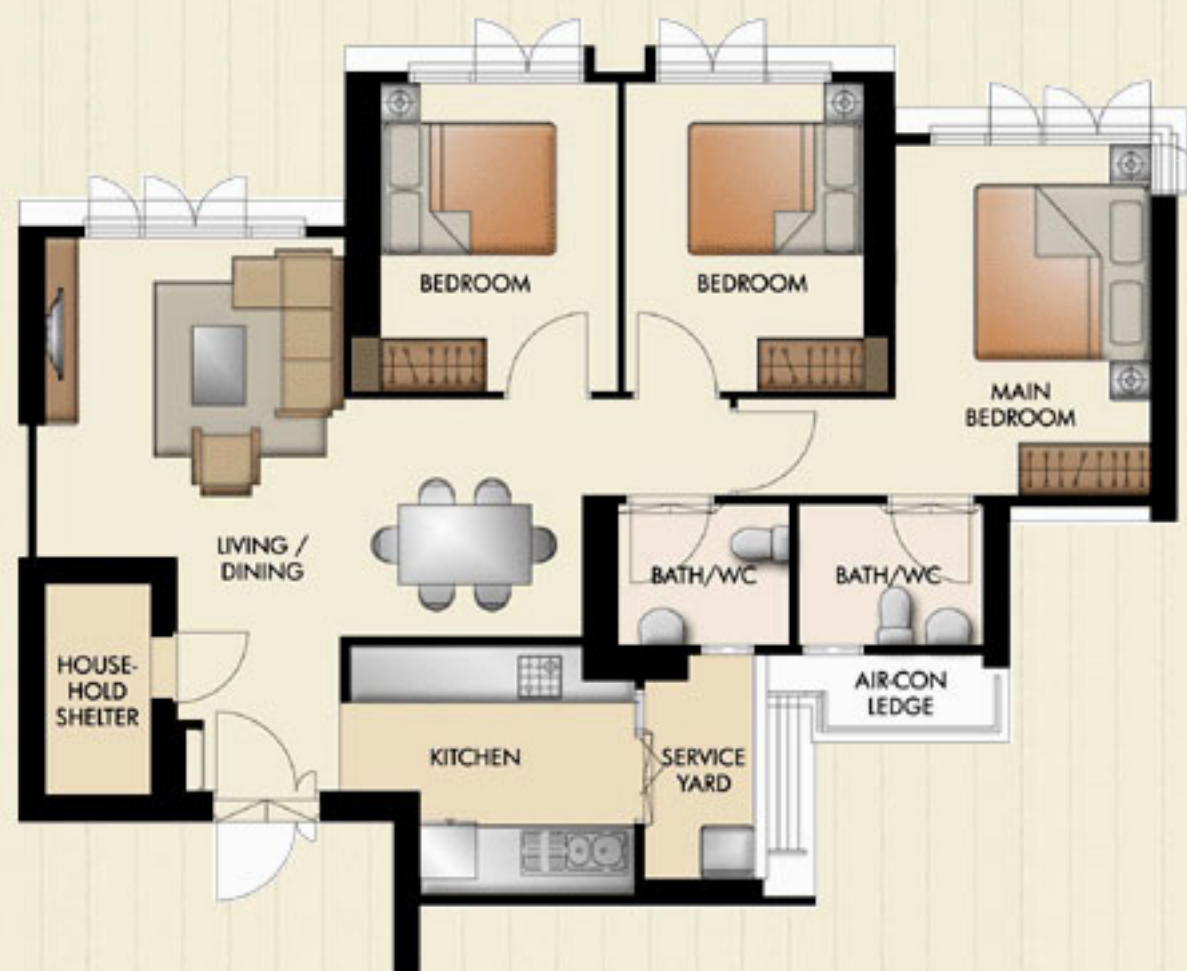
TYPICAL 5-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

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

Layout Ideas for Your Home



TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 69 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Layout Ideas for Your Home



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 5-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)