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.

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.
Experience an integrated lifestyle in the heart of Clementi. Explore a vibrant community hub featuring a variety of facilities.

- **Childcare centres** and children’s playgrounds offer a safe and engaging environment for your little ones.
- **Multi-storey car park** with a roof garden, providing a tranquil space for relaxation and community gatherings.
- **Community pavilion** and **linkways** enhance connectivity and accessibility throughout the development.

An Integrated Lifestyle

**Additional Information**
- The proposed facilities are subject to change and planning approval.
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Artist's Impression

Located along Clementi Avenue 3, Clementi Crest offers 385 units of 4- and 5-room flats. 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. Additional amenities such as childcare centres, elderly-related facilities, and education centres can be found within the void decks, common property, car parks, or stand-alone community buildings.

**Neighbourhood Highlights**
- **National University Neighbourhood Park**
- **West Coast Reservoir**
- **Clementi Town Centre**
- **Clementi Police Station**
- **321 Clementi Road**

Visit the Cordelia Condominium or The Sorrento to experience the vibrant community life at Clementi Crest.
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.

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.
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With Kitchen Partition Wall

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

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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

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

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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.
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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 tap 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 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.
(iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact and only meant for information.
(iv) The information on this project including but not limited to the dimensions, areas, plans, colour schemes, descriptions and specifications are subject to change or review without notice at HDB’s sole discretion or if required by the competent authorities.
(v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase or reduction of amenities and facilities, colour schemes, design features and specifications.
(vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
(vii) While every reasonable care has been taken in providing the information in this brochure, HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
(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.