

**INFORMATION ON BUILD-TO-ORDER (BTO) FLATS IN MAY 2015 EXERCISE**

**CLEMENTI CREST**


Clementi Crest is located along Clementi Avenue 3 at the Clementi Town Centre. It has 385 flats comprising 229 units of 4-room and 156 units of 5-room flats. A childcare centre will be provided in this development.

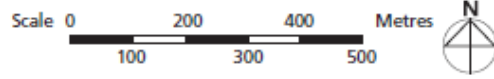
2 Residents of Clementi Crest will be served by the Clementi MRT station and numerous public bus services at the Clementi bus interchange. They will be served by a wide range of facilities in the Clementi Town Centre such as Clementi Mall, a polyclinic as well as many retail shops and eating places. For leisure and recreation, the residents can visit the Clementi Community Centre, Clementi Sports Hall, Clementi Swimming Complex, Clementi Stadium, etc.

3 The schools within Clementi include Clementi Primary School, Pei Tong Primary School, Nan Hua Primary School, Nan Hua High School, Singapore Polytechnic and National University of Singapore. The Ayer Rajah Expressway (AYE) is a short drive away providing connectivity to the rest of Singapore.



**LEGEND:**

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



**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.

**EASTLINK I @ CANBERRA and EASTLINK II @ CANBERRA**

4 Two BTO projects in Sembawang Town are offered for sale. EastLink I @ Canberra and EastLink II @ Canberra are located along Canberra Link and across the road from the upcoming Canberra MRT station. Both projects are located near Sungei Simpang Kiri. The details are set out in Table A1(1).

**Table A1(1): EastLink I @ Canberra and EastLink II @ Canberra**

Project	No. of Units				Facilities
	2-room	3-room	4-room	Total	
EastLink I @ Canberra	229	139	232	600	<ul style="list-style-type: none"> <li>• Neighbourhood Centre (NC) comprising supermarket, food court, restaurants/ F&amp;B kiosks, shops and enrichment centres.</li> <li>• Childcare Centre</li> <li>• Education Centre</li> </ul>
EastLink II @ Canberra	174	116	151	441	
Total	403	255	383	1,041	

5 An NC is located at EastLink I @ Canberra where the residents can shop at their own convenience. Alternatively, the residents can also patronize Sun Plaza, Sembawang Shopping Centre or Sembawang Mart, an HDB NC, for their shopping and dining needs. For leisure, they can stroll or jog along the nearby park connectors which lead to various parks in Sembawang. Residents can also participate in the recreational activities organized by the Sembawang Community Club, located not far away from the developments.

6 EastLink I @ Canberra and EastLink II @ Canberra are linked by a network of bus services, providing good transport links to Sembawang MRT station, bus interchange, and Town Centre. Schools in Sembawang include Wellington Primary School, and Sembawang Primary and Secondary Schools.



**LEGEND:**

- MRT Line & Station
- Future MRT Station
- ==== Under Construction/Future Road
- Future North-South Expressway (NSE)
- (u/c) Under Construction



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Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.

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**NORTHSHORE RESIDENCES I & II**

7 The first housing development in Punggol Northshore district consists of two projects, namely Northshore Residences I and Northshore Residences II. It is bounded by Northshore Walk, Northshore Drive, Northshore Link and Punggol Way. Samudera LRT station is next to the development. The details are set out in Table A1(2).

**Table A1 (2): Northshore Residences I & II**

Project Name	Number of BTO Flats					Facilities
	2R	3R	4R	5R	Total	
Northshore Residences I	208	64	227	89	588	• Residents' Committee (RC) Centre
Northshore Residences II	338	48	292	136	814	
Total	546	112	519	225	1,402	

8 Punggol Northshore is HDB's first Smart and eco-friendly district in Punggol Eco-Town. Both Northshore Residences I and Northshore Residences II will feature Smart solutions like:

- Smart Car Park Management System to adjust availability of lots for residents and visitors at different times of the day based on demand
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal
- Smart Lighting which meets the needs of residents while reducing energy consumption

9 Within Northshore Residences I & II, there are sky terraces located at the 10<sup>th</sup> storey, bringing nature to the doorstep of residents and providing a calming respite from the hectic city life. The roof gardens located at the 19<sup>th</sup> storey offer commanding views of the surroundings. Seats and open spaces are provided for residents to interact with one another or engage in small group activities such as exercise. These sky terraces and roof gardens are open to the public.

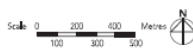
10 To provide convenience to the residents, there is a neighbourhood centre (NC) between the two projects, which will house a supermarket, a food court, food outlets, shops, enrichment centres and a childcare centre. Alternatively, residents can visit Punggol Plaza for their shopping needs. Recreational choices are available at My Waterway@Punggol, Punggol Park Connector, Punggol Waterway Park and Punggol Point Park. Residents can also visit Punggol 21 Community Club which provides programmes and activities for interaction and bonding with others in the community. Waterway Point located at the town centre will provide more exciting shopping and dining options when it is completed.

11 The transportation network serving the town includes Punggol MRT/LRT station and bus interchange located at the Town Centre, the LRT network within Punggol and Tampines Expressway (TPE). Schools in the town include Punggol View Primary School, Punggol Green Primary School, Horizon Primary School, Greendale Primary and Secondary Schools, and Punggol Secondary School.



**LEGEND:**  
 MRT Line & Station  
 LRT Line & Station  
 Common Green  
 Future Road / Under Construction  
 Under Construction

\* Construction Industry Park comprises construction-related developments such as pre-cast yards, ready-mixed concrete plants, workers' dormitories (i.e. PPT Lodge 1A and PPT Lodge 1B), and aggregate and sand stockpiles  
 \*\* Proposed expansion of KPE/TPE interchange including link road to Punggol Central is estimated to be completed by 2019



**Notes:**  
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 Proposed Place of Worship includes examples like Church, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.  
 Proposed Civic & Community institution includes examples like Community Centres/Club, Association, Home for the Aged etc., subject to change and planning approval.  
 Proposed Health & Medical Care include examples such as Hospitals, Polyclinics, Clinics, Hospices, Nursing Homes and Elder-care Facilities, etc., subject to change and planning approval.  
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## **TAMPINES GREENWEAVE**

12 Tampines GreenWeave is bounded by Tampines Street 61, Tampines North Drive 1 and Tampines Avenue 6. It has 1,216 flats, comprising 224 units of Studio Apartments, 80 units of 3-room, 465 units of 4-room, 391 units of 5-room and 56 units of Three-Generation (3Gen) flats with an internal floor area of about 115 sqm, which are purpose-built for multi-generation families. A supermarket, eating house, shops, a Residents' Committee (RC) centre, a childcare centre, an education centre and a Senior Activity Centre will be provided in this development.

13 Tampines GreenWeave is the second housing development in Tampines North to be offered for sale. It will also have greenery and sustainability features that create a lush green environment for the residents, including the Pneumatic Waste Conveyance System that provides cleaner waste disposal.

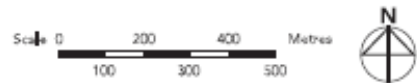
14 Residents of Tampines GreenWeave will be served by a wide range of facilities in Tampines Regional Centre, where the Tampines MRT Station and bus interchange are located. There are plenty of shopping, dining and recreational amenities such as Century Square, Tampines 1, Tampines Mall, Sun Plaza Park, Tampines Swimming Complex, and Tampines Regional Library. Residents can also participate in the activities organized by the Tampines North Community Club.

15 The schools in the town include Tampines North Primary School, Poi Ching School, Gongshang Primary School, East View Secondary School, Junyuan Secondary School and Tampines Junior College. The Tampines Expressway (TPE) and the Pan Island Expressway (PIE) provide connectivity to the rest of Singapore.



**LEGEND:**

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



**Notes:**

All proposed developments are subject to change and planning approval.

Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.

Proposed Health & Medical Care include examples such as Hospitals, Polyclinics, Clinics, Hospices, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.

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## INFORMATION ON BTO FLATS IN MAY 2015 BTO EXERCISE

**Table A1(3): May 2015 BTO Flat Supply and Pricing Details**

Projects	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of units	Indicative Price Range #
<b>Non-Mature Towns/Estates</b>					
EastLink I & II @ Canberra	2-room <sup>@</sup>	38	36	120	\$75,000 - \$100,000
		47	45	283	\$93,000 - \$123,000
	3-room	68	65	255	\$152,000 - \$188,000
	4-room	92 - 95	90 - 93	383	\$238,000 - \$302,000
Northshore Residences I & II	2-room <sup>@</sup>	38	36	126	\$88,000 - \$113,000
		47	45	420	\$111,000 - \$134,000
	3-room	67	65	112	\$182,000 - \$211,000
	4-room	94	92	519	\$284,000 - \$350,000
	5-room	112	110	225	\$364,000 - \$439,000
<b>Mature Towns/Estates</b>					
Tampines GreenWeave	Studio Apartment <sup>+</sup>	38	36	112	\$86,000 - \$91,000
		47	45	112	\$102,000 - \$111,000
	3-room	68	65	80	\$183,000 - \$224,000
	4-room	93	90	465	\$281,000 - \$342,000
	5-room	113	110	391	\$375,000 - \$446,000
	3Gen	120	115	56	\$378,000 - \$449,000
Clementi Crest	4-room	93	90	229	\$478,000 - \$621,000
	5-room	113	110	156	\$576,000 - \$725,000

**Notes:**

- 1) \* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- 2) ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- 3) # Actual prices may vary based on the actual attributes of the flats at the time of selection. See [Table A1\(4\)](#) for details on the Optional Component Scheme.
- 4) + Studio Apartments are sold on a 30-year lease, beginning from the date of key collection. Prices are inclusive of the elderly-friendly fittings/finishes.
- 5) @ Singles who apply for the 2-room flats under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

## COMPARISON OF NEW FLATS AND RESALE COMPARABLES IN THE VICINITY

**Table A1(3a): Prices of EastLink I & II @ Canberra and Resale Comparables in the Vicinity**

Flat Type	EastLink I & II @ Canberra (Internal floor area)	Transacted Prices of Resale Flats
2-room	\$75,000 - \$123,000 (36 sqm – 45 sqm)	-
3-room	\$152,000 - \$188,000 (65 sqm)	-
4-room	\$238,000 - \$302,000 (90 sqm - 93 sqm)	\$370,000 - \$400,000 (91 sqm - 93 sqm)

**Note:**

- a) There are no comparable 2-room and 3-room resale flats in the vicinity. The 4-room resale comparables consist of flats of about 15 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

**Table A1(3b): Prices of Northshore Residences I & II and Resale Comparables in the Vicinity**

Flat Type	Northshore Residences I & II (Internal floor area)	Transacted Prices of Resale Flats
2-room	\$88,000 - \$134,000 (36 sqm – 45 sqm)	-
3-room	\$182,000 - \$211,000 (65 sqm)	-
4-room	\$284,000 - \$350,000 (92 sqm)	\$420,000 - \$460,000 (91 sqm - 97 sqm)
5-room	\$364,000 - \$439,000 (110 sqm)	\$495,000 - \$533,000 (110 sqm)

**Note:**

- a) There are no comparable 2-room and 3-room resale flats in the vicinity. The 4-room and 5-room resale comparables consist of flats of about 13 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

**Table A1(3c): Prices of Tampines GreenWeave and Resale Comparables in the Vicinity**

Flat Type	Tampines GreenWeave (Internal floor area)	Transacted Prices of Resale Flats
3-room	\$183,000 - \$224,000 (65 sqm)	-
4-room	\$281,000 - \$342,000 (90 sqm)	\$380,000 - \$483,000 (99 sqm - 104 sqm)
5-room	\$375,000 - \$446,000 (110 sqm)	\$518,000 - \$560,000 (119 sqm - 125 sqm)

**Note:**

There are no comparable 3-room resale flats in the vicinity. The 4-room and 5-room resale comparables consist of flats of about 19 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

**Table A1(3d): Prices of Clementi Crest and Resale Comparables in the Vicinity**

Flat Type	Clementi Crest (Internal floor area)	Transacted Prices of Resale Flats
4-room	\$478,000 - \$621,000 (90 sqm)	\$525,000 - \$710,000 (86 sqm - 90 sqm)
5-room	\$576,000 - \$725,000 (110 sqm)	\$665,000 - \$750,000 (110 sqm)

**Note:**

The 4-room and 5-room resale comparables consist of flats of about 10 to 14 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

**OPTIONAL COMPONENT SCHEME (OCS)**

16 To provide greater flexibility in furniture layout and design, the “open kitchen” concept is provided for some flat types in the May 2015 BTO projects. Buyers will be given a choice to opt for a partition wall between the living/dining area and the kitchen, if they do not want the “open kitchen” concept.

17 All 2-room flats will be provided with sliding partition for the bedroom and folding bathroom door, which are non-optional. In addition, projects in Northshore Residences I & II are provided with the following:

- 2-room flats at Northshore Residences I & II - laminated PVC sliding partition for bedroom and laminated PVC folding bathroom door (non-optional)
- 3-room and bigger flats at Northshore Residences I & II - laminated PVC swing bedroom doors and laminated PVC folding bathroom doors

18 Buyers of new flats at Clementi Crest, EastLink I @ Canberra, EastLink II @ Canberra, Northshore Residences I & II and Tampines GreenWeave can opt for

flooring for the living/dining and bedroom, as well as internal doors (except for 2-room flats) and sanitary fittings in bathrooms (i.e. wash basin, water tap and shower mixer). Resilient (vinyl) strip flooring will only be provided to the bedrooms of the 3-room, 4-room, 5-room and 3Gen flats offered for sale. The cost of the optional components (see Table A1(4) below) will be added to the selling price of the flat.

**Table A1(4): OCS for May 2015 BTO Projects**

Project	Flat Type	Flooring for Living/Dining and Bedrooms	Internal Doors ^ and Sanitary Fittings	Kitchen Partition Wall#
Clementi Crest	4-room	\$5,630	\$3,600	NA
	5-room	\$6,840	\$3,600	\$580
EastLink I @ Canberra	2-room (Type 1)	\$1,910	\$330	NA
	2-room (Type 2)	\$2,340	\$330	NA
	3-room	\$3,730	\$2,640	\$770
	a) 4-room	\$5,630	\$3,120	\$580
	b) 4-room with balcony	\$5,800	\$3,120	\$580
EastLink II @ Canberra	2-room (Type 1)	\$1,910	\$330	NA
	2-room (Type 2)	\$2,340	\$330	NA
	3-room	\$3,730	\$2,640	\$770
	a) 4-room	\$5,630	\$3,120	\$580
	b) 4-room with balcony	\$5,800	\$3,120	\$580
Northshore Residences I	2-room (Type 1)	\$1,910	\$330	NA
	2-room (Type 2)	\$2,340	\$330	NA
	3-room	\$3,730	\$2,500	\$850
	4-room	\$5,750	\$2,930	\$860
	5-room	\$6,840	\$3,350	\$900
Northshore Residences II	2-room (Type 1)	\$1,910	\$330	NA
	2-room (Type 2)	\$2,340	\$330	NA
	3-room	\$3,730	\$2,500	\$850
	4-room	\$5,750	\$2,930	\$860
	5-room	\$6,840	\$3,350	\$900
Tampines GreenWeave	3-room	\$3,730	\$2,640	NA
	4-room	\$5,630	\$3,120	\$270
	5-room	\$6,840	\$3,540	\$820
	3Gen	\$7,170	\$5,240	\$530

Note:

- 1) ^Bi-fold bathroom door and sliding bedroom door are provided for 2-room flats (Types 1 and 2). These provisions are not optional. The optional internal doors are:
  - i) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
  - ii) 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
  - iii) 3Gen flats - 7 internal doors (4 bedroom doors and 3 bathroom doors)
- 2) # Cost of kitchen partition wall varies according to length