



Clementi GATEWAY

A home to welcome you
| 3- and 4-room Standard flats

Bounded by Commonwealth Avenue West and Clementi Avenue 6, Clementi Gateway comprises two 38-storey residential blocks. Choose from 278 units of 3- and 4-room Standard flats.

The name Clementi Gateway reflects its landmark location at the gateway to Clementi town, as it will be the first HDB development you see when arriving from Commonwealth Avenue West.



Your gateway to modern living

Clementi Gateway boasts modern architecture and a distinctive profile. Its façade features distinct colour schemes to heighten Clementi Gateway's visual appeal. Each residential block is adorned with vertical fin-like roof feature.

Clementi Gateway houses a multitude of outdoor facilities for young and old alike. While the children are at the playground, adults and the elderly can exercise at fitness corners designed for them. Alternatively, you can choose to spend some quiet time at the roof garden above the multi-storey car park, or at the other roof garden above the block that houses the future social community facilities. The precinct pavilion serves as a venue where you can mingle with the neighbours.

Dine conveniently at the eating house located within the development.





Photo courtesy of Singapore Sports Council

Live in a vibrant town

Head over to the Clementi Town Centre which hosts a wide array of facilities such as a Market and Food Centre, a polyclinic as well as many retail shops and eating places. For one-stop shopping and dining options, The Clementi Mall and Cityvibe offer plenty of choices. The Clementi Public Library located within The Clementi Mall will be a delight for library users. Visit Where2Shop@HDB to find out more about the heartland shops in Clementi.

For leisure pursuits, stroll or jog along the nearby Ulu Pandan Park Connector. Currently under construction, the nearby neighbourhood park is set to become another venue where you can enjoy outdoor fun. For more workout choices, head over to Clementi Sports Hall, Swimming Complex and Stadium. To pick up a new hobby or learn a new skill, visit the Clementi Community Centre.

Commute with ease with Clementi MRT station and bus interchange. Those who drive will enjoy the accessibility provided by the Ayer-Rajah Expressway (AYE).



Sungei Ulu Pandan



Clementi Primary School



Nan Hua Primary School

The range of schools in the town includes Nan Hua Primary School, Clementi Primary School, Clementi Town Secondary School, Nan Hua High School, Singapore Polytechnic and National University of Singapore.

Cosy homes



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

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	68	65	134	\$301,000 - \$351,000
4-Room	93	90	144	\$430,000 - \$514,000

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.
- (d) 3-/4-room flats are sold on 99-year lease.

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	\$325,000	\$3,200	\$20,000	\$305,000	\$1,091	34%
4-Room	\$470,000	\$5,400	-	\$470,000	\$1,694	31%

Prices of Clementi Gateway and Resale Comparables in the Vicinity

Flat Type	Clementi Gateway (Internal floor area)	Prices of Resale Flats
3-Room	\$301,000 - \$351,000 (65 sqm)	\$366,000 - \$402,000 (67 sqm)
4-Room	\$430,000 - \$514,000 (90 sqm)	\$493,500 - \$525,000 (91 - 93 sqm)

Note:

The 3-room and 4-room resale comparables for Clementi Gateway consist of standard flats of about 28 - 34 years old. They are located near to Clementi Gateway. 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
Flooring for living / dining room and bedrooms	\$3,300	\$5,000
Internal doors*	\$2,480	\$3,080

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)

Estimated Completion Date and Waiting Time

Housing Development	Clementi Gateway
Selection Date* (Median Month of Selection)	End Aug/Sep 2012 to Jan 2013 (Nov 2012)
Estimated Completion Date	3rd Qtr 2016
Estimated Waiting Time	46 to 47 months

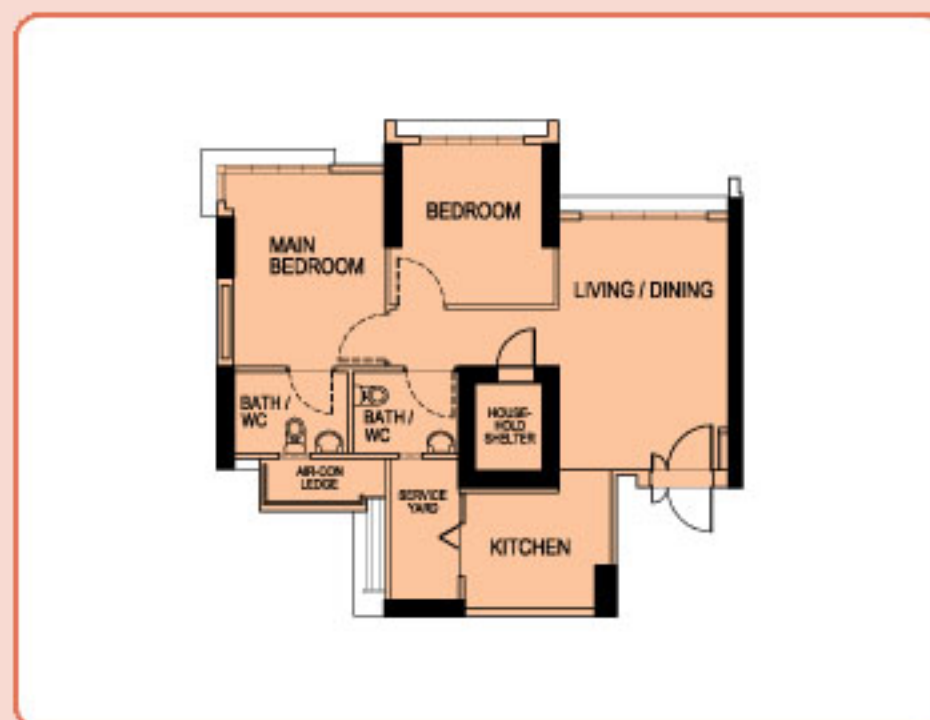
Notes:

a) *The waiting time is computed based on the median month of selection exercise.

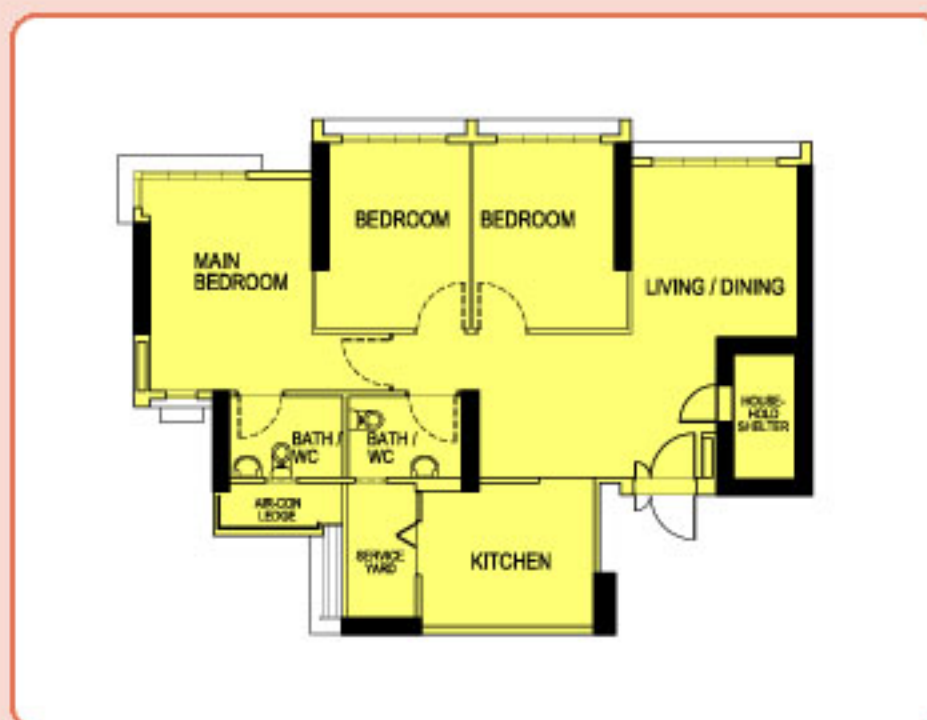
b) The actual completion date will depend on the progress of the construction.

c) The Estimated Delivery Possession Date (EDPD) is 30 Sep 2017 for Clementi Gateway. The EDPD is 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 68 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)

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 68 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)