

DEPOT HEIGHTS

Contemporary Living | Studio Apartments, 3- and 4-room Standard flats

Located in Bukit Merah town and along Depot Road, Depot Heights offers one new 26-storey residential block and two new 21-storey residential blocks. Choose from 418 units which comprise Studio Apartments as well as 3- and 4-room Standard flats.

This development is given the same name Depot Heights as its neighbouring blocks, so that it integrates well with its surroundings.



Shop and dine at the adjacent Depot Heights Shopping Centre for your day-to-day needs.

Facilities at your doorstep

At Depot Heights, a variety of recreational choices awaits at your doorstep. Keep fit at the adult and elderly fitness stations, or sweat it out with a game or two at the hard court. Interact with the kids at the children's playground.

Two roof gardens above the podium carpark and multi-storey car park provide nice spots for conversations and gatherings. Larger social gatherings can be held at the precinct pavilion.

Those with green fingers will enjoy gardening at the community garden.



TELOK BLANGAH RIDGEVIEW

A home for rejuvenation

| 3- and 4-room Standard flats

Located in Bukit Merah town and bounded by Telok Blangah Heights and Telok Blangah Street 32, Telok Blangah Ridgeview comprises three residential blocks of 12- and 25-storeys. Choose from 492 units of 3- and 4-room Standard flats.

The name Telok Blangah Ridgeview aptly describes the development's location across the road from the scenic Southern Ridges.



Come home to a lush green haven



Taking design cues from the nearby Southern Ridges, each residential block in Telok Blangah Ridgeview is crowned by a stylish ridge-like roof feature. The residential blocks are staggered in height to create an interesting skyline and oriented to maximise views of the Southern Ridges.

Telok Blangah Ridgeview is designed to contain pockets of lush green spaces. The children will enjoy outdoor fun at the playground, while adults and the elderly work out at the range of fitness stations designed for them. Shelters and trellises located amid lush landscaping offer peaceful relaxation. The precinct pavilion serves as an ideal venue to mingle and chat with the neighbours. Those who seek quieter moments can head to the roof garden located above the multi-storey carpark.



Alluring amenities within reach

Located in Bukit Merah town, Telok Blangah Ridgeview and Depot Heights are sited near a multitude of amenities. Shop and dine at Telok Blangah Market and Food Centre, Telok Blangah Mall, Depot Heights Shopping Centre. Find out more about these and other heartland shops in Bukit Merah by logging on to Where2Shop@HDB. For more retail and dining options, head over to Bukit Merah town centre, VivoCity and HarbourFront Centre.



Telok Blangah Hill Park



Forest Walk



Photo Courtesy of National Parks Board

To get your fill of lush greenery and fresh air, head over to the nearby Telok Blangah Hill Park and Mount Faber Park. The Southern Ridges, which comprise green, open spaces that connect Mount Faber Park, Telok Blangah Hill Park, HortPark, Kent Ridge Park and Labrador Nature Reserve, serve as an ideal spot for walking or cycling. Take in splendid views of nature as you venture along various trails such as Marang Trail, Forest Walk and Canopy Walk.

Pick up a hobby by participating in activities organised by the Telok Blangah Community Club.



Telok Blangah MRT station



Commute with ease with the public bus services and Telok Blangah MRT station. Those who drive will enjoy the accessibility provided by the Ayer Rajah Expressway (AYE).

The range of schools located within the town includes Blangah Rise Primary School, Gan Eng Seng Primary School, Bukit Merah Secondary School and Henderson Secondary School.



Homes to cherish

Depot Heights offers Studio Apartments, and 3- and 4-room Standard flats, while Telok Blangah Ridgeview offers 3- and 4-room Standard flats.

The 3- and 4-room flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms. Some units in Depot Heights are provided with corner windows in the master bedroom.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also provided within the units. These include grab bars to provide support, ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.

Move in hassle-free as each Studio Apartment will be in a ready-to-move-in condition, furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles for the bathroom and kitchen. All Studio Apartments come with three-quarter height windows in the living/dining area and bedroom.

Choose from flats in either development during selection.

The indicative price range of these flats is tabulated below.

Housing Development (Contract)	Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Depot Heights (Standard Flats)	Studio Apartment	37	35	38	\$115,000 - \$122,000
		47	45	76	\$147,000 - \$158,000
	3-Room	67	65	128	\$285,000 - \$340,000
	4-Room	92	90	176	\$430,000 - \$511,000
Telok Blangah Ridgeview (Standard Flats)	3-Room	68	65	96	\$317,000 - \$361,000
	4-Room	93	90	396	\$458,000 - \$549,000

Notes:

- Depot Heights offers studio apartments and 3-/4-room flats whereas Telok Blangah Ridgeview offers 3-/4-room flats.
- Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- 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.
- Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.
- 3-/4-room flats are sold on 99-year lease.

Financing a flat (Depot Heights)

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	\$310,000	\$3,200	\$20,000	\$290,000	\$1,037	32%
4-Room	\$470,000	\$5,400	-	\$470,000	\$1,694	31%

Financing a flat (Telok Blangah Ridgeview)

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	\$340,000	\$3,200	\$20,000	\$320,000	\$1,145	36%
4-Room	\$505,000	\$5,400	-	\$505,000	\$1,820	34%

Prices of Depot Heights and Resale Comparables in the Vicinity

Flat Type	Depot Heights (Internal floor area)	Prices of Resale Flats
3-Room	\$285,000 - \$340,000 (65 sqm)	-
4-Room	\$430,000 - \$511,000 (90 sqm)	\$571,000 - \$668,000 (100 sqm)

Notes:

- (a) The 4-room resale comparables for Depot Heights consist of standard flats of about 8 - 14 years old. They are located near to the new development. The differences in the attributes between the resale comparables and the subject contracts should be taken into account when making comparison.
- (b) There are no comparable 3-room resale flats in the vicinity.

Prices of Telok Blangah Ridgeview and Resale Comparables in the Vicinity

Flat Type	Telok Blangah Ridgeview (Internal floor area)	Prices of Resale Flats
3-Room	\$317,000 - \$361,000 (65 sqm)	\$378,000 - \$425,000 (67 sqm)
4-Room	\$458,000 - \$549,000 (90 sqm)	\$550,000 - \$653,000 (85 - 90 sqm)

Note:

The 3-room and 4-room resale comparables for Telok Blangah Ridgeview consist of standard flats of about 11 - 37 years old. They are located near to Telok Blangah Ridgeview. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

All 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:

Studio Apartments come with internal doors and full floor finishes. Hence, OCS is not applicable

* 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	Depot Heights	Telok Blangah Ridgeview
Selection Date* (Median Month of Selection)	End Aug/Sep 2012 to Jan 2013 (Nov 2012)	
Estimated Completion Date	3rd Qtr 2016	1st Qtr 2016
Estimated Waiting Time	46 to 47 months	38 to 41 months

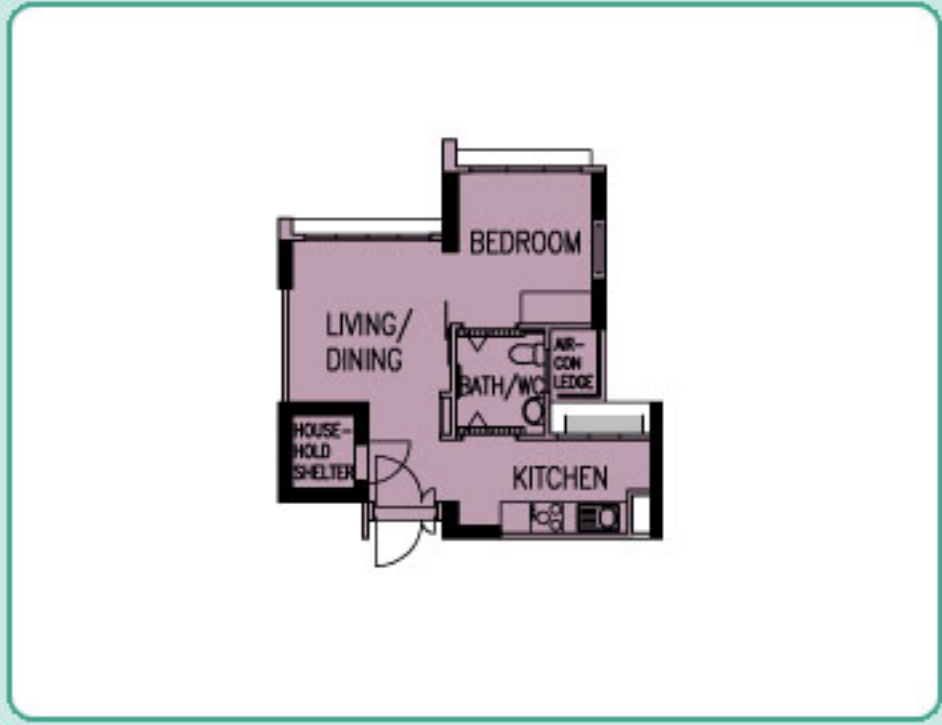
Notes:

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 Depot Heights and 31 Mar 2017 for Telok Blangah Ridgeview. 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.

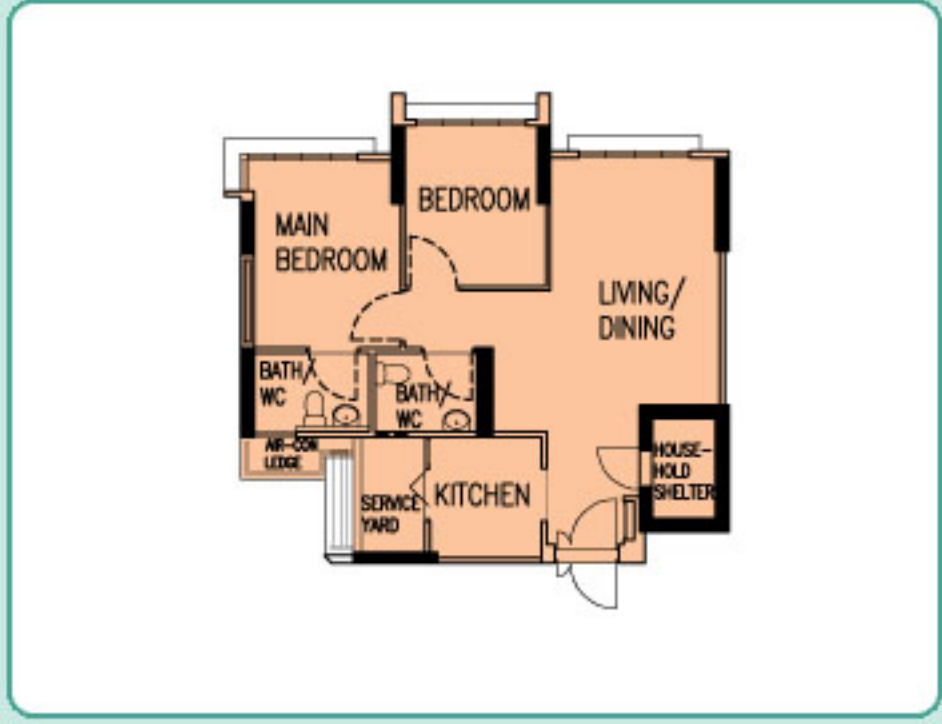
Typical Floor Plans



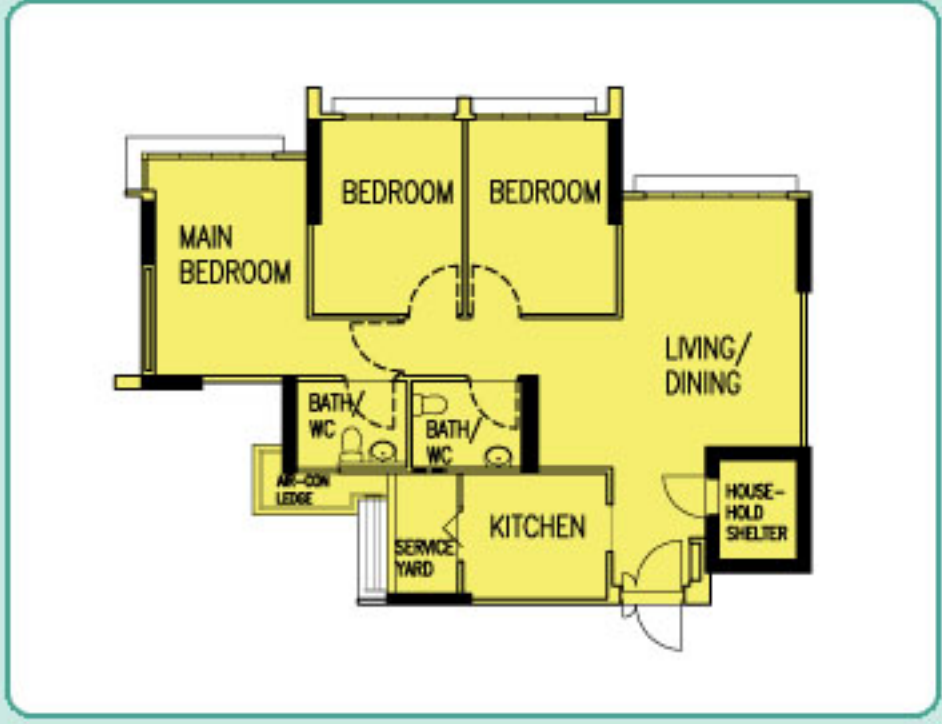
TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
 APPROX. FLOOR AREA 37 sqm
 (Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
 APPROX. FLOOR AREA 47 sqm
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 67 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 92 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



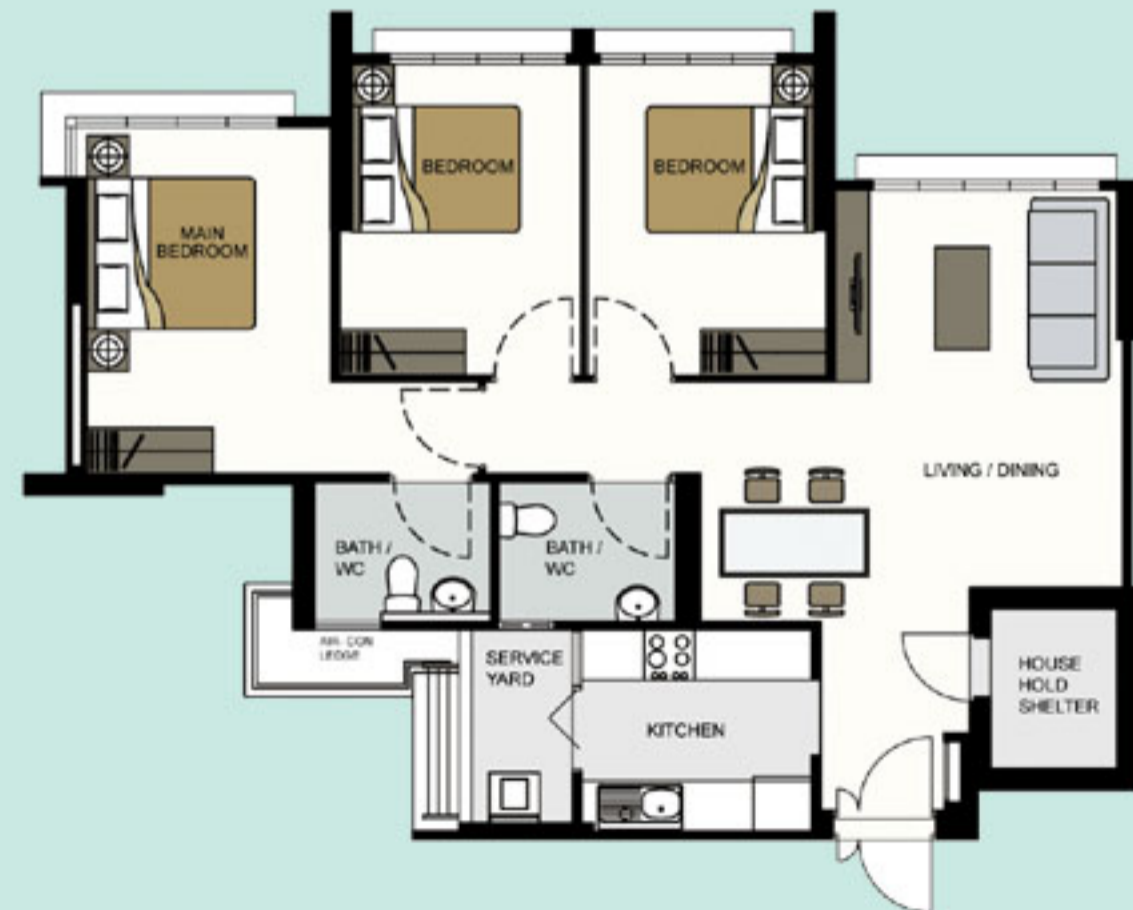
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APPROX. FLOOR AREA 37 sqm
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TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

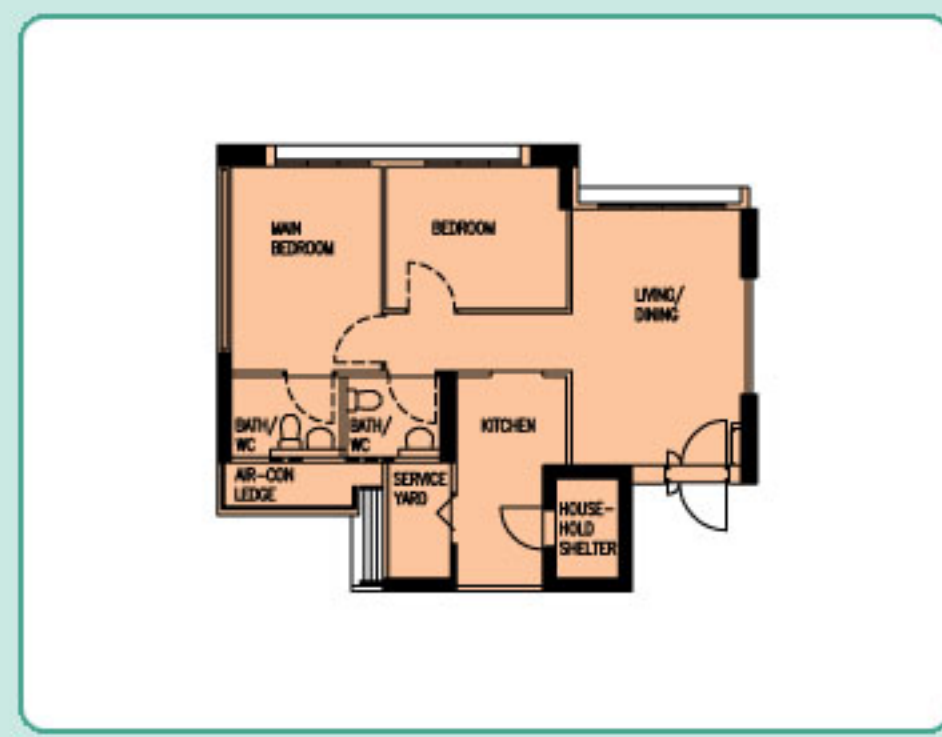


TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

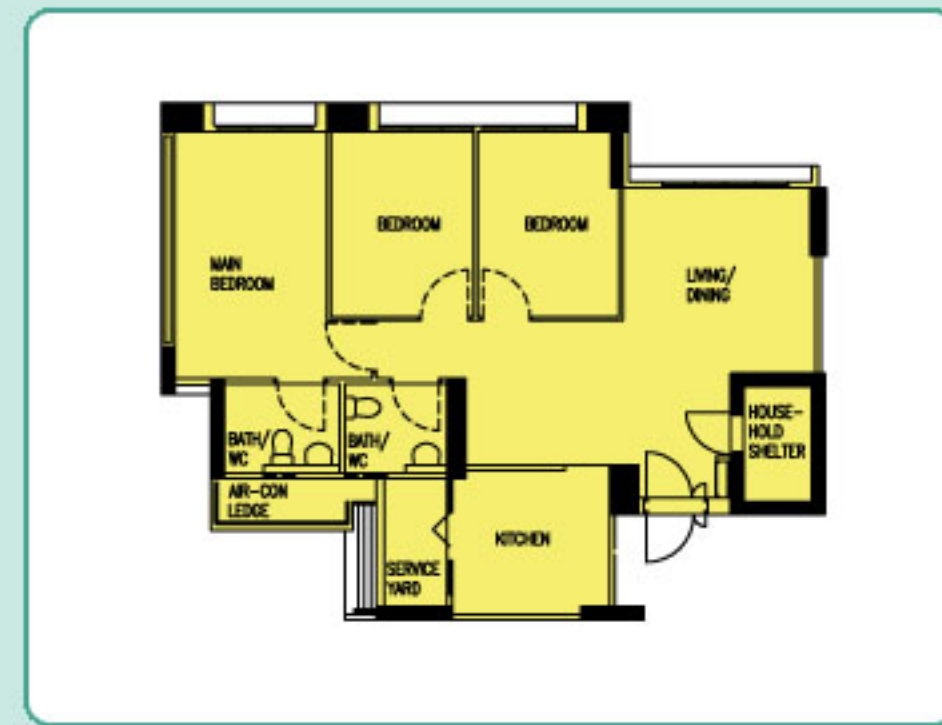


TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

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)

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Layout Ideas for Your Home



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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)