

Claydence

FACT SHEET

As at 26 November 2022

Project Details

Location	99 Still Road, Singapore 423989
Developer	HONG HOW LAND PTE LTD
Land Tenure	FREEHOLD
Building Plan Approval No.	A1690-00003-2021-BP01
Developer's License	C1443
Project Account Number	UOB 769-322-067-3 (details below)
Plot Ratio	1.47
Site Area	2187sqm/23 541sqft
No. of Block/Storeys	1
Total Units	28
Facilities	Bicycle Bays Covered Drop Off Plaza Multi-Purpose Room Barbeque Pit Area Swimming Pool (19m) Jacuzzi + Wet Deck (within Pool) Outdoor Shower Indoor Gym Bar Deck
No. of Carpark	27 (Including 1 Accessible Lot)
Estimated Date of Vacant Possession	28 April 2026
Estimated Date of Legal Completion	28 April 2029
Architect	DS Architects Pte Ltd + Wallflower Pte Ltd
Civil & Structural Engineer	CP Lim & Partners LLP
M&E Engineer	Delta Crest Pte Ltd
Landscape Consultant	Coen Design International Pte Ltd
Conveyancing Solicitor	RAJAH & TANN SINGAPORE LLP
Project Account	Bank Name: United Overseas Bank Address: 80 Raffles Place, UOB Plaza, Singapore 048624 Account Name: Hong How Land Pte Ltd Bank Code: 7375 Branch Code: 001 Account No.: 769-322-067-3 Swift Code: UOVBSGSG

Unit Mix Breakdown

Unit Type	Description	Size (sqft)	No. of Units	Percentage of Unit Type	Share Value	Estimated Maintenance Fee
A	1 Bedroom	614	3	11%	6	\$480
B	2 Bedroom	786	4	14%	6	\$480
B1	2 Bedroom + 1	872	3	11%	6	\$480
B2	2 Bedroom + 1	915	4	14%	6	\$480
C	3 Bedroom	1078	4	14%	7	\$540
C1	3 Bedroom + 1	1206	3	11%	7	\$540
C2	3 Bedroom + 1 (Premium)	1313	3	11%	7	\$540
B3(PH)	2 Bedroom	980	1	4%	6	\$480
C3 (PH)	3 Bedroom + 1 (Premium)	1475	1	4%	7	\$540
D (PH)	4 Bedroom + 1	2164	1	4%	8	\$640
D1 (PH)	4 Bedroom (Premium)	2185	1	4%	8	\$640

Provisions

	Brand
Kitchen Appliances	Fisher & Paykel
Refridgerator	Fisher & Paykel
Sanitary Ware	TOTO / Hansgrohe
Sanitary Fittings	TOTO / Hansgrohe
Aluminum Windows and Aluminum Sliding Doors	Reynaers Aluminum

Ceiling Height

	Unit Type / Apartment						
Location	A	B	B1	B2	C	C1	C2
Living / Dining	3.0	3.1	3.1	3.0	3.1	3.1	3.1
Kitchen	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Study			2.4	2.4		2.4	2.4
Master Bedroom	3.0	3.1	2.9	3.1	3.1	3.1	3.0
Walk in Wardrobe					3.1	3.1	3.0
Master Bathroom	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Bedroom 1		3.1	3.1	3.1	3.1	3.1	3.0
Bathroom 1		2.4	2.4	2.4	2.4	2.4	2.4
Bedroom 2					3.1	3.1	3.1
Bathroom 2		2.4	2.4	2.4	2.4	2.4	2.4
Powder Room							2.4
Store Room							3.0

	Unit Type / PH						
Location	B3 (PH) Premium	C3 (PH) Premium	D (PH)	DI (PH) Premium			
Living / Dining	3.0	2.9	3.0	3.0			
Grand Dining		Varies					
Kitchen	2.4	2.4	2.4	2.4			
Bar				2.4			
Study			2.4	2.4			
Master Bedroom	2.9	2.9	2.7	2.9			
Walk in Wardrobe		2.9	2.7	2.9			
Master Bathroom	2.4	2.4	2.4	2.4			
Bedroom 1	3.0	2.7	3.0	3.0			
Bathroom 1	2.4	2.4	2.4	2.4			
Bedroom 2		3.1	2.9	2.9			
Bathroom 2		2.4	2.4	2.4			
Junior Master Bedroom			2.9	3.1			
Junior Master Bathroom			2.4	2.4			
Walk in Wardrobe (Junior)			2.9				
Powder Room							
Store Room				3.0			
Family Room				2.9			

Unit Finishes for Wall and Floor

Unit Finishes		
Wall	Living / Dining	Plaster and/or skim coat with emulsion paint finish
	Kitchen	Plaster and/or skim coat with emulsion paint finish
		Homogenous and/or ceramic and/or porcelain tiles and/or laminated paneling
	Bathrooms	Homogenous and/or ceramic and/or porcelain tiles and/or engineered stone
	Bedrooms	Plaster and/or skim coat with emulsion paint finish
Floor	Living / Dining	Homogenous and/or ceramic and/or porcelain tiles with skirting where applicable.
	Kitchen	
	Bathrooms	
	Bedrooms	Timber Strips or engineered timber flooring with skirting where applicable.
Ceiling	Living / Dining	Cement & sand plaster and/or ceiling boards with emulsion paint
	Kitchen/Bathrooms	Cement & sand plaster and /or moisture resistant ceiling boards with emulsion paint
	Bedrooms	Cement & sand plaster and/or ceiling boards with emulsion paint