




Artist's Impression

# BENDEMEER LIGHT

3- & 4-room Standard Flats

## Beautiful experiences begin at home

Located along Bendemeer Road, Bendemeer Light  comprises three residential blocks of 34- and 40-storeys. Choose from 624 units of 3- and 4-room Standard flats.

Bendemeer Light is designed with beacon-like structures which are lit when night falls. This unique feature gives inspiration to its name "Bendemeer Light".

## A multitude of facilities

A multi-purpose open green lawn found within Bendemeer Light houses a variety of recreational facilities in a natural setting. Children can play in the children's playground while parents and grandparents can work out at the adult and elderly fitness stations. Residents can also jog in the jogging track which surrounds the open lawn.

Residents can enjoy a pleasant stroll along the trellised footpaths in the development. Precinct pavilion and resting shelters offer ideal spots for both large-scale and intimate gatherings. The rooftop garden on the multi-storey carpark is also a good place for rest and relaxation.




Artist's Impression



## McNair Towers

Studio Apartments, 3-room, 4-room Premium flats

### The height of cosy living

Towering beyond its surrounding neighbourhood, McNair Towers  is set to redefine the skyline of the area. Located at McNair Road, McNair Towers comprises four residential blocks of 28- and 35-storeys.

Choose from 861 units of Studio Apartments, 3- and 4-room Premium flats.



### Recreation begins at home

Residential blocks are designed to maximise the views to Sungei Whompoe and the city.

Look forward to a range of recreation in McNair Towers. Children can have fun in the children's playgrounds while the adults and elderly can work out at the fitness stations. Gardens and courtyards, with pockets of open spaces and activity nodes, are thoughtfully designed to keep you connected with your family and friends. The resting shelters and the precinct pavilion are ideal places for gatherings. You can also enjoy some quiet respite from the day at the landscaped roof garden at the multi-storey carpark. An integrated day care and service centre for seniors is located on the ground floor area of the multi-storey carpark.



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BENDEMEER  
LIGHT

McNair Towers

## Vibrant amenities around you

Shop and dine at the Market and Food Centre at Block 29 Bendemeer Road and the Bendemeer Shopping Mall located nearby. Alternatively, you can visit the Eminent Plaza, City Square Mall, Serangoon Plaza and Mustafa Centre for more retail options. Check out more heartland shops around you by logging on to [Where2Shop@HDB](#).

Jog along the Whampoa Park Connector and enjoy the views of Sungei Whompoe. Head over to St Wilfrid Sports Complex and Jalan Besar Stadium and Swimming Complex for a fun-filled time. You can also participate in the activities organised by the Kallang Community Club.



Photo courtesy of Singapore Sports Council



Commute with ease with Boon Keng MRT station located in close proximity. Those who drive will enjoy the accessibility provided by the Central Expressway (CTE) and the Pan Island Expressway (PIE). Accessibility will be further enhanced with the upcoming Bendemeer MRT station at Jalan Besar, along Downtown Line 3.

The range of schools situated within the neighbourhood includes Hong Wen School, Bendemeer Primary and Secondary School and ITE College Central (Balestier Campus).

## Homes for cosy comforts

Bendemeer Light offers 3- and 4-room Standard flats. Flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

McNair Towers offers Studio Apartments, 3- and 4-room Premium flats. 3- and 4-room flats come with full height windows in the living/dining area and three-quarter height window in the bedrooms. Some 4-room units have corner windows in the main 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 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 elderly-friendly fixtures, 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 bedrooms.

Choose flats from 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 (\$)
McNair Towers (Premium Flats)	Studio Apartment	37	35	135	\$124,000 - \$142,000
		47	45	135	\$164,000 - \$174,000
Bendemeer Light (Standard Flats) & McNair Towers (Premium Flats)	3-Room	68	65	327	\$322,000 - \$401,000
	4-Room	93	90	888	\$467,000 - \$595,000

### Notes:

- Bendemeer Light offers 3-/4-room flats whereas McNair Towers offers studio apartments and 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.
- 3- and 4-room flats are sold on a 99-year lease.
- Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.





  
McNair Towers

### Financing a flat (Bendemeer Light)

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	\$360,000	\$3,400	\$20,000	\$340,000	\$1,217	36%
4-Room	\$525,000	\$5,500	-	\$525,000	\$1,892	34%

### Financing a flat (McNair Towers)

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	\$365,000	\$3,400	\$20,000	\$345,000	\$1,236	36%
4-Room	\$540,000	\$5,500	-	\$540,000	\$1,946	35%

### Prices of Bendemeer Light and McNair Towers and Resale Comparables in the Vicinity

Flat Type	Bendemeer Light & McNair Towers (Internal floor area)	Prices of Resale Flats
3-Room	\$322,000 - \$401,000 (65 sqm)	\$461,888 - \$502,000 (62 sqm)
4-Room	\$467,000 - \$595,000 (90 sqm)	\$585,000 - \$642,000 (86 - 90 sqm)

#### Notes:

(a) The 3-room and 4-room resale comparables for Bendemeer Light and McNair Towers consist of standard flats of about 9 - 10 years old. They are located near to Bendemeer Light and McNair Towers. 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.

Project	Optional Component	Indicative Costs	
		3-Room	4-Room
Bendemeer Light (Standard Flats)	Flooring for living / dining room and bedrooms	\$3,200	\$4,800
	Internal doors*	\$2,280	\$2,830
McNair Towers (Premium Flats)	Flooring for living / dining room and bedrooms	\$4,600	\$7,100
	Internal doors*	\$2,320	\$2,890

#### 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	Bendemeer Light	McNair Towers
Selection Date* (Median Month of Selection)	Jun 2012 to Oct 2012 (Aug 2012)	
Estimated Completion Date	4th Qtr 2016	4th Qtr 2016
Estimated Waiting Time	47 to 53 months	47 to 53 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 Nov 2017 for both Bendemeer Light and McNair Towers. 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.

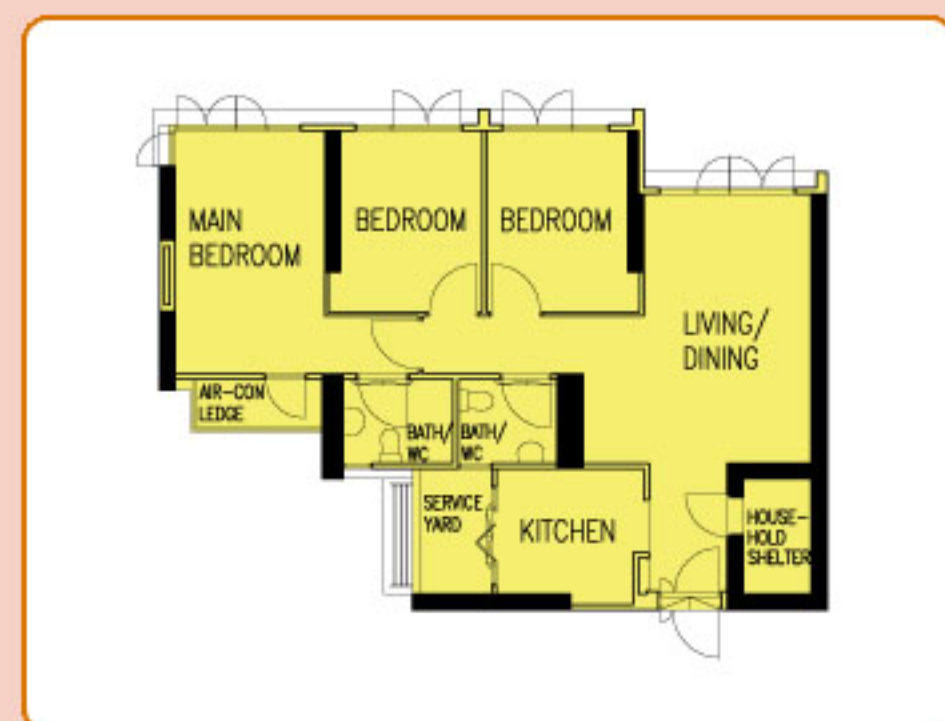
## Typical Floor Plans



**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)



**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



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McNair Towers

## 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)

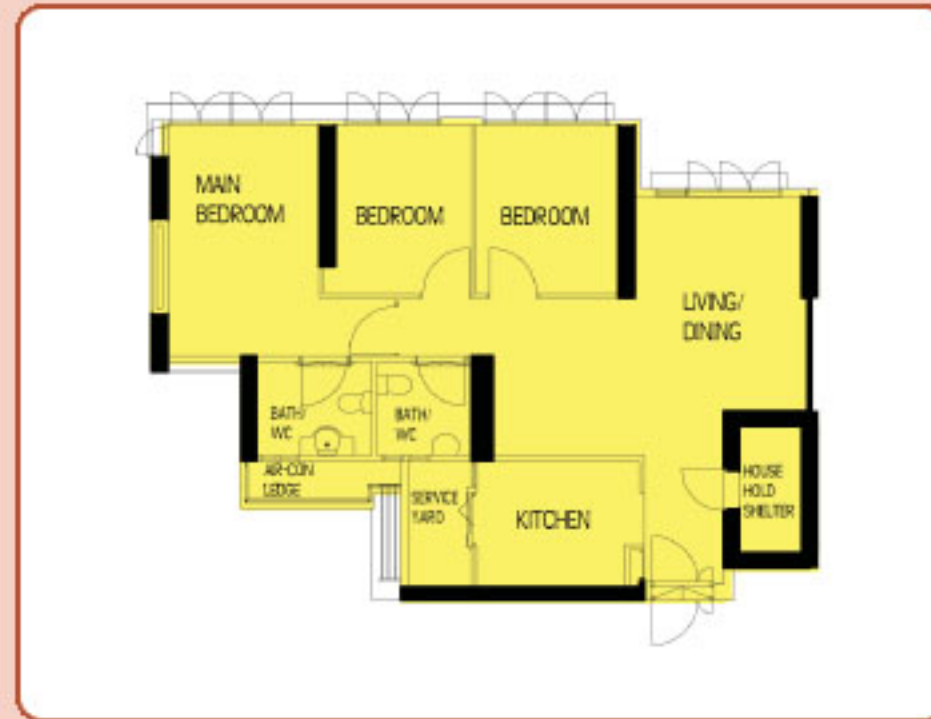


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McNair Towers

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