

# PUNGGOL EDGE

3-, 4- & 5-room Standard Flats

Bounded by Edgedale Plains and the Tampines Expressway, Punggol Edge offers 688 units of 3-, 4- and 5-room Standard flats in five 17-storeys high residential blocks. One other residential block within this development is set aside for rental housing.

The name Punggol Edge aptly describes the development's location on the southern edge of Punggol town and along Edgedale Plains.



## ENJOY LIFE'S LEISURELY MOMENTS

Come home and be greeted by landscaped courtyards found at the foot of each residential block. Host to a variety of recreational and communal activities, these courtyards are set to delight. You can choose to play a game at the hardcourt, or keep fit at the fitness stations. Indulge in some bonding time with your kids at the playgrounds, or head to the precinct pavilions for rest and relaxation.

A rooftop garden adorning the multi-storey carpark acts as a visual relief for residents staying above. Have fun gardening and bonding with your neighbours at the community garden found here.

A mini-mart and shops provided within Punggol Edge will cater to residents' daily needs.







Bounded by Edgedale Plains and My Waterway@Punggol, Waterway SunDew comprises seven residential blocks ranging from six to 19 storeys high. Choose from 837 units of 3-, 4- and 5-room Premium flats.

As Waterway SunDew is located on the eastern end of the waterway, its name invokes imageries of the morning sun, as well as the dew formed in the development's lush landscape and adjacent common green.



Artist's Impression

## FACILITIES TO INDULGE IN

At Waterway SunDew, enjoy good water frontage with My Waterway@Punggol and its tributary embracing two sides of the development. The development's residential blocks are designed in varying heights to maximise views out to the water.

A vehicular-free central green spine lies in the heart of Waterway SunDew. A myriad of facilities are built here for residents' enjoyment. They include precinct pavilions, rest shelters, children's playgrounds and fitness stations. From here, residents can take leisurely walks to gardens fronting the waterway via scenic routes marked with shade trees and cascading rain gardens. Additional facilities are in store at the common green next to Waterway SunDew, where more playgrounds and fitness corners are provided.

Waterway SunDew boasts of its own supermarket, eating house and shops. These offer much convenience to residents. In addition, they will enjoy the benefits of having a Residents' Committee Centre within the development.



Artist's Impression



PUNGGOL  
EDGEWaterway  
SUNDEW

## An array of amenities

At Punggol Edge, residents have the convenience of shopping and recreational amenities, as Punggol Plaza and Punggol 21 Community Club are within walking distance from the development. You can log on to [Where2Shop@HDB](http://Where2Shop@HDB) to find out more about the heartland shops at Punggol Plaza. Travelling is a breeze as Tampines Expressway, Meridian LRT and Coral Edge LRT stations are just a short drive/walk away.

At Waterway SunDew, residents will have no lack of waterfront activities to enjoy. Pedestrian and cycling paths, footbridges, viewing platforms and play areas are just some of the many amenities found along the promenade. Commuting is made easy with Kadaloor LRT and Oasis LRT stations close by.



Punggol Promenade next to Serangoon Reservoir



Punggol Point Park



Both developments are near Serangoon Reservoir. The stretch of Punggol Promenade next to the reservoir is home to an interesting mix of nature, activity spaces and al-fresco dining. Within Punggol town, other recreational spots for enjoyment include Coney Island, Punggol Waterway Park and Punggol Point Park. Look forward to more exciting amenities when the proposed sports complex and town centre are completed.

Mee Toh School is located next to Punggol Edge. Other schools in the vicinity of both developments include Horizon Primary School, Greendale Primary School and Greendale Secondary School.

My Waterway@Punggol



## Eco-friendly features

In line with plans to develop Punggol as an Eco-Town, both Waterway SunDew and Punggol Edge boast several eco-friendly features:

- Sustainable and recycled products are used in certain parts of the developments
- Separate refuse chutes are provided for recyclable wastes
- Motion sensor lights are installed at common staircases to reduce energy consumption
- A rainwater harvesting system is provided to store rainwater for washing of common areas
- Bicycle stands are provided to encourage use of these environmentally friendly forms of transport

In addition, bio-swales in the form of rain gardens are designed in the landscape of Waterway SunDew. They help maintain the quality of surface runoff from rainwater prior to discharge into the drainage system.







## Delightful Homes



Punggol Edge offers 3-, 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

Waterway SunDew offers 3-, 4- and 5-room Premium flats. These units come with full height windows in the living/ dining area and three-quarter height windows in the bedrooms. Some 4- and 5-room units have corner windows provided in the main bedroom.

Choose from flats in either development during selection. Due to difference in income ceiling, if you are interested in 3-room flats in Punggol, you have to indicate your choice for Waterway SunDew (income ceiling for 3-room Premium flats is \$10,000 per month) or Punggol Edge (income ceiling for 3-room Standard flats is \$5,000 per month).

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 (\$)
Punggol Edge (Standard Flats)	3-Room	67 - 68	65	128	\$163,000 - \$193,000
Waterway SunDew (Premium Flats)	3-Room	67 - 68	65	152	\$183,000 - \$224,000
Punggol Edge (Standard Flats) & Waterway SunDew (Premium Flats)	4-Room	92 - 93	90	823	\$260,000 - \$350,000
	5-Room	112 - 113	110	422	\$326,000 - \$450,000

### Notes:

- (a) Both Punggol Edge and Waterway SunDew offer 3-/4-/5-room flats.
- (b) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- (c) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (d) 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.
- (e) 3-, 4- and 5-room flats are sold on a 99-year lease.

## Financing a flat (Punggol Edge)

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant *	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$180,000	\$2,500	\$30,000	\$0	\$150,000	\$529	21%
4-Room	\$290,000	\$4,200	\$10,000	NA	\$280,000	\$1,005	24%
5-Room	\$360,000	\$5,800	-	NA	\$360,000	\$1,298	22%

\* Applicants with monthly household incomes not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 3-Room flat at Punggol Edge.

## Financing a flat (Waterway SunDew)

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	\$205,000	\$2,900	\$25,000	\$180,000	\$639	22%
4-Room	\$320,000	\$4,200	\$10,000	\$310,000	\$1,113	27%
5-Room	\$400,000	\$5,800	-	\$400,000	\$1,442	25%





## Prices of Punggol Edge and Resale Comparables in the Vicinity

Flat Type	Punggol Edge (Internal floor area)	Prices of Resale Flats
3-Room	\$163,000 - \$193,000 (65 sqm)	-
4-Room	\$260,000 - \$322,000 (90 sqm)	\$436,000 - \$472,000 (90 sqm)
5-Room	\$326,000 - \$396,000 (110 sqm)	\$486,000 - \$560,000 (109 - 112 sqm)

### Notes:

- (a) The 4-room and 5-room resale comparables for Punggol Edge consist of standard flats of about 11 years old. They are located near to Punggol Edge. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
- (b) There are no comparable 3-room resale flats in the vicinity.

## Prices of Waterway SunDew and Resale Comparables in the Vicinity

Flat Type	Waterway SunDew (Internal floor area)	Prices of Resale Flats
3-Room	\$183,000 - \$224,000 (65 sqm)	-
4-Room	\$287,000 - \$350,000 (90 sqm)	\$462,000 - \$490,000 (90 - 92 sqm)
5-Room	\$351,000 - \$450,000 (110 sqm)	\$518,000 - \$576,000 (110 - 112 sqm)

### Notes:

- (a) The 4-room and 5-room resale comparables for Waterway SunDew consist of premium flats of about 9 - 10 years old. They are located near to Waterway SunDew. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
- (b) There are no comparable 3-room resale flats in the vicinity.

## 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	5-Room
Punggol Edge (Standard Flats)	Flooring for living / dining room and bedrooms	\$3,200	\$4,800	\$5,900
	Internal doors*	\$2,280	\$2,830	\$2,830
Waterway SunDew (Premium Flats)	Flooring for living / dining room and bedrooms	\$4,600	\$7,100	\$8,500
	Internal doors*	\$2,320	\$2,890	\$2,890

### 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)
- \* 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

## Estimated Completion Date and Waiting Time

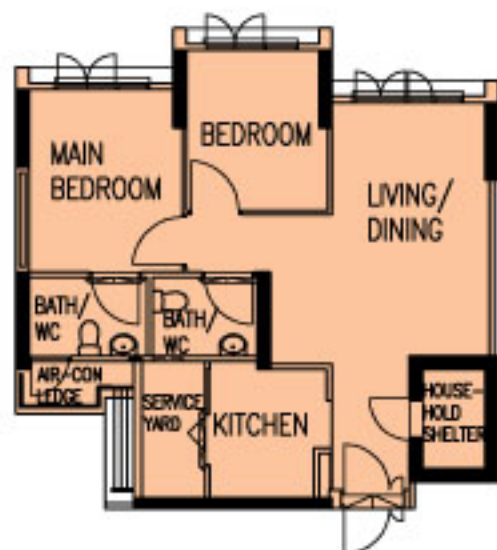
Housing Development	Punggol Edge	Waterway SunDew
Selection Date* (Median Month of Selection)	Jun 2012 to Oct 2012 (Aug 2012)	
Estimated Completion Date	2nd Qtr 2016	2nd Qtr 2016
Estimated Waiting Time	42 to 47 months	41 to 47 months

### Notes:

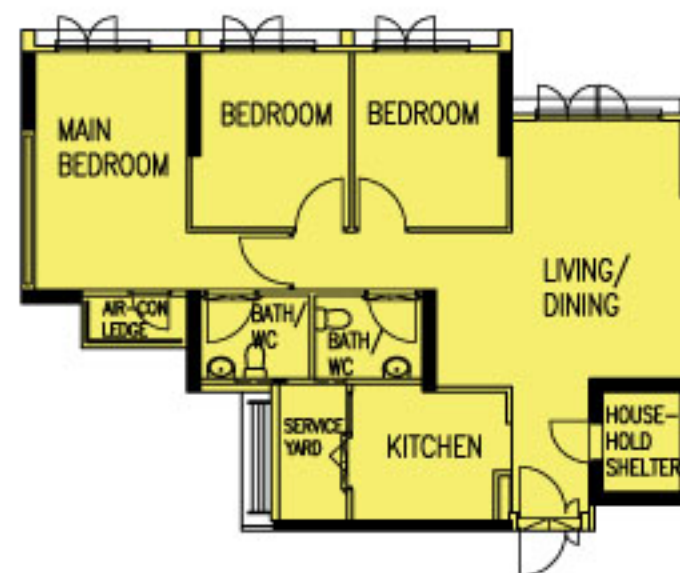
- a) \*The waiting time is computed based on the median month of selection exercise.
- b) The actual completion date will depend on the progress of the construction.
- c) The Estimated Delivery Possession Date (EDPD) is 30 Apr 2017 for both Punggol Edge and Waterway SunDew. The EDPD is the date that 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.



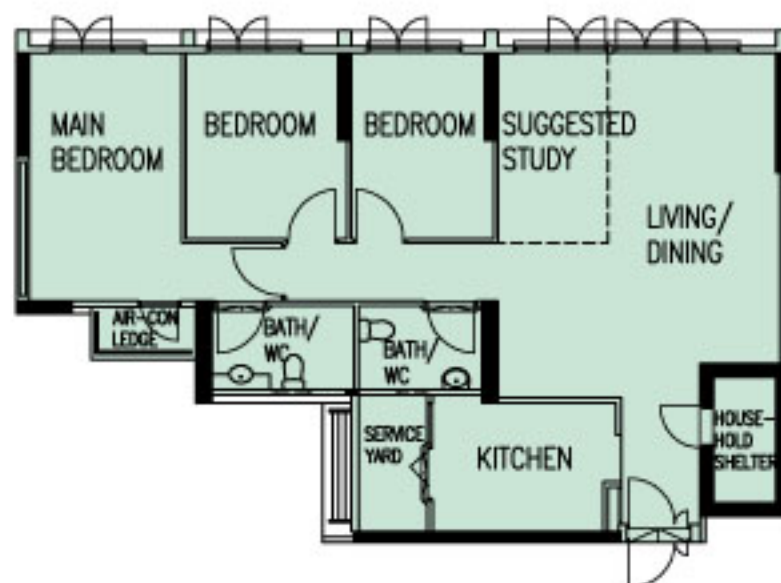
## TYPICAL FLOOR PLANS



**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 5-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 113 sqm  
 (Inclusive of Internal Floor Area 110 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)



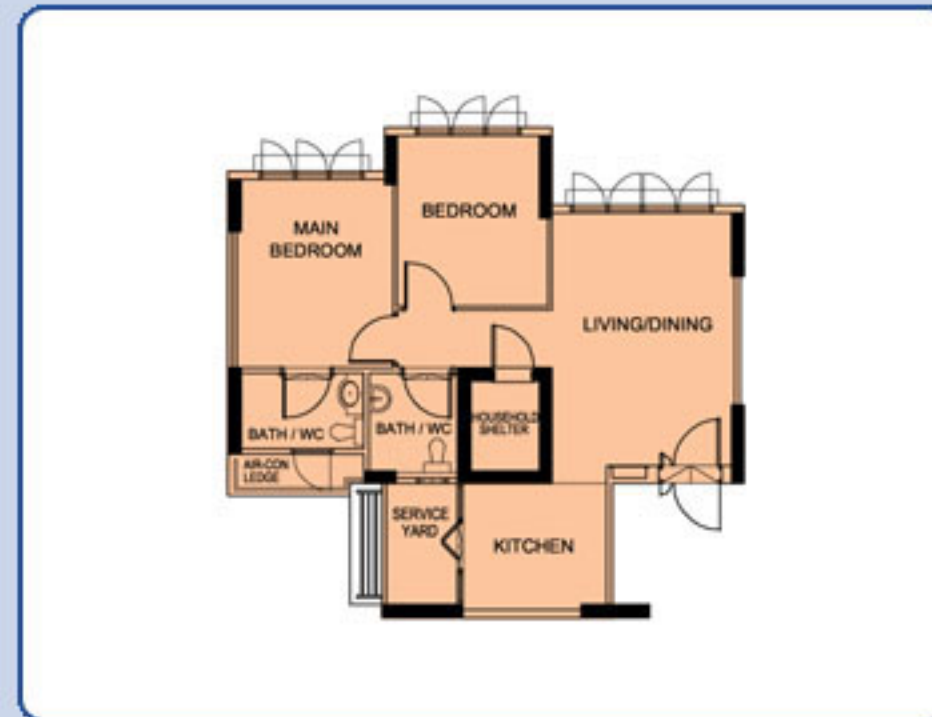
**TYPICAL 5-ROOM FLOOR PLAN**

APPROX. FLOOR AREA 113 sqm

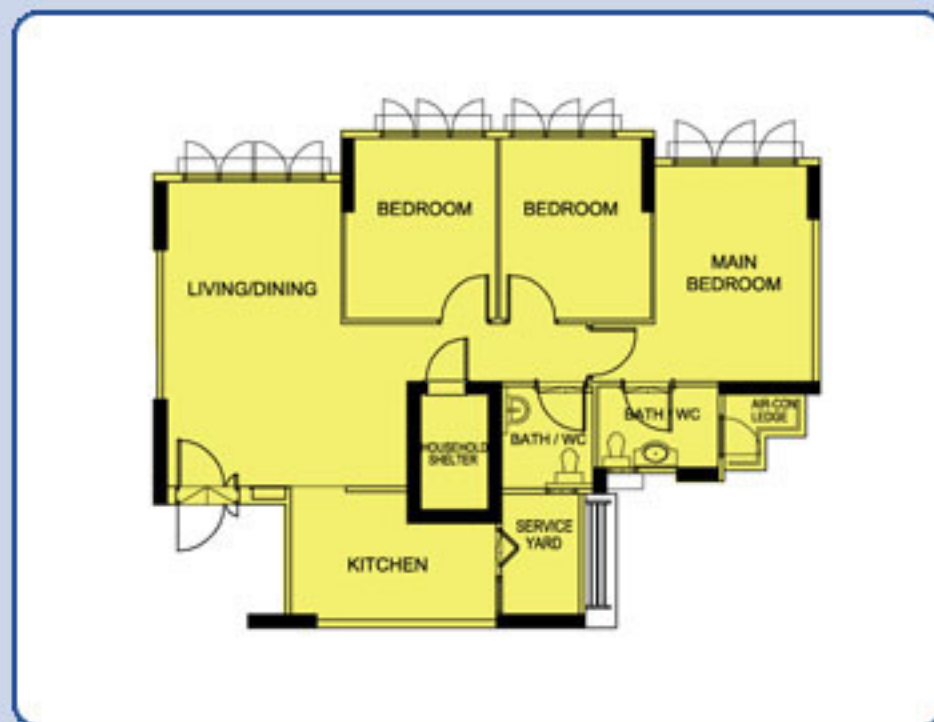
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



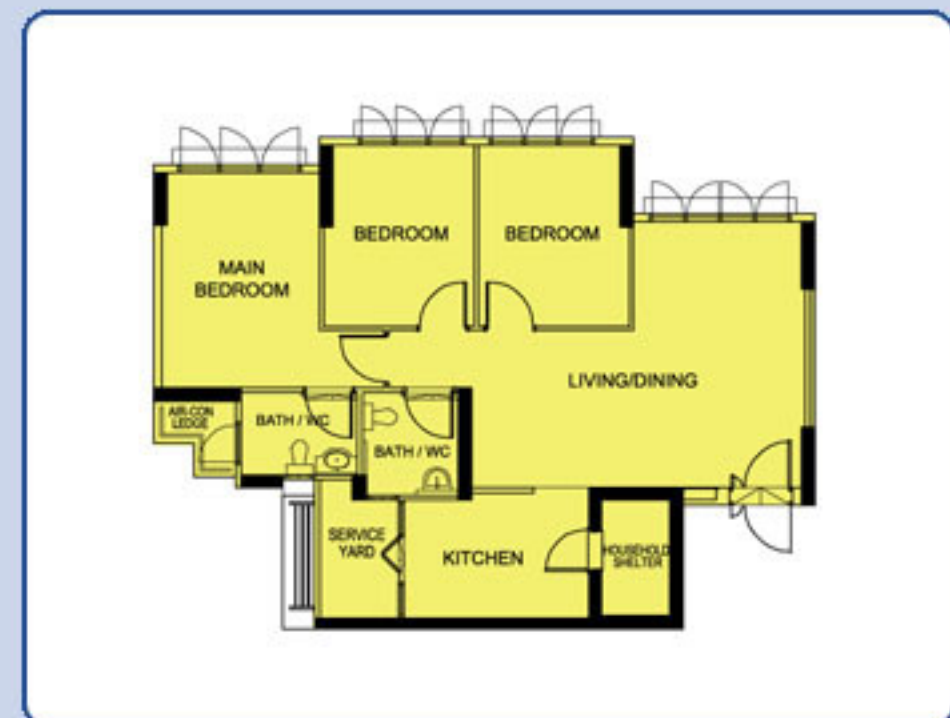
## TYPICAL FLOOR PLANS



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



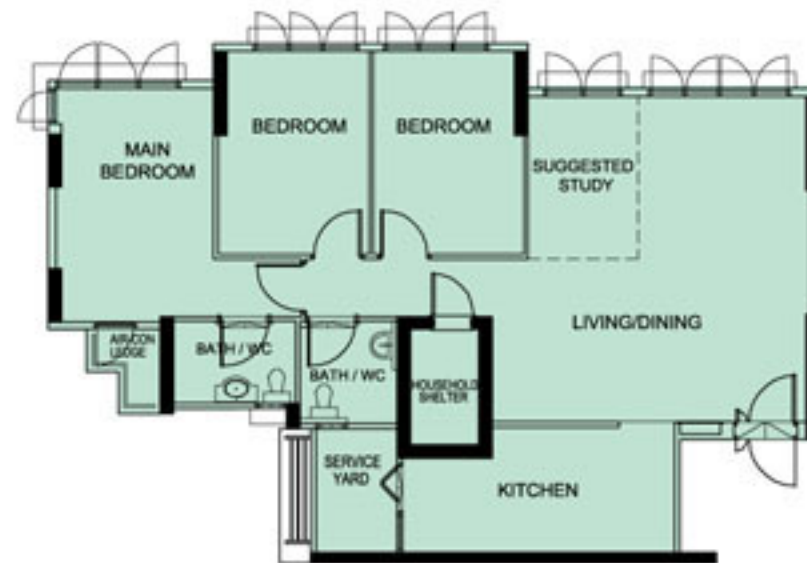
**TYPICAL 4-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 92 sqm  
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



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



## TYPICAL FLOOR PLANS



**TYPICAL 5-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 112 sqm  
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 112 sqm  
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



## LAYOUT IDEAS FOR YOUR HOME



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



## LAYOUT IDEAS FOR YOUR HOME



**TYPICAL 5-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 112 sqm  
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 112 sqm  
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)