



HDB's Sales Launch – August 2018





Living by the waters



Punggol Point Cove, located within the Punggol Point district of Punggol Eco-Town, is bounded by Punggol Way and New Punggol Road. This development comprises 5 residential blocks ranging from 8 to 23 storeys, and offers 1,178 units of 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats.

The development's name is inspired by its waterfront location. Nestled next to Punggol Promenade and close to Coney Island Park, residents will enjoy abundant recreational options.

Please refer to the site plan to find out more about the facilities in Punggol Point Cove. Facilities in this development will be opened to the public.



Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.



LEGEND:
○ MRT Line & Station — LRT Line & Station ===== Under Construction/Future Road (u/c) Under Construction CG Common Green - - - - - MRT Line & Station (Future)

Notes:
All proposed developments are subject to change and planning approval.
Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.
Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc., subject to change and planning approval.
The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.
Agencies are currently reviewing the road network for Punggol Point District, and the road network could differ slightly from that shown in URA's gazetted Master Plan 2014.

Construction Industry Park comprises construction-related developments such as pre-cast yards, ready-mixed concrete plants, workers' dormitories (i.e. PPT Lodge 1A and PPT Lodge 1B), and aggregate and sand stockpiles
Proposed expansion of KPE/TPE interchange including link road to Punggol Central is estimated to be completed by 2019
^ This site, which is currently zoned as "Civic & Community Institution" in URA's gazetted Master Plan 2014, will be rezoned to "Health & Medical Care" to meet the need for this facility in Punggol North.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

Eco-Friendly Living

Punggol Point Cove is designed to fulfil the vision of establishing Punggol as an Eco-Town. To support this vision, this development has the following eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor-controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Rainwater harvesting system to store rainwater for washing of common areas
- ABC Waters design features to clean rainwater and beautify the landscape
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

Smart Solutions

Punggol Point Cove will feature Smart Solutions for a more liveable, efficient, sustainable, and safe living environment. These solutions include:

- Smart-Enabled Homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal

Delightful Homes

Punggol Point Cove offers 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats.

These flats will come with the following finishes and fittings:

2-room Flexi (36sqm and 45sqm) <i>Available either on a 99-year lease or short-lease</i>	3-, 4-, 5-room, and 3Gen
• Floor finishes in the kitchen, household shelter, and bathroom • Wall tiles in the kitchen and bathroom • A sliding partition/ door for the bedroom and folding bathroom door • Grab bars (for 2-room Flexi flats on short-leases)	• Floor finishes in the kitchen, household shelter, service yard, and bathrooms • Wall tiles in the kitchen and bathrooms

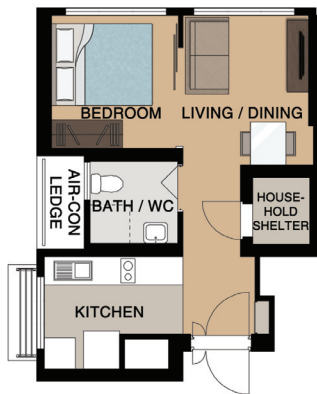
All new HDB flats will have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.

Optional Component Scheme

The Optional Component Scheme (OCS) provides convenience to flat buyers, and is offered on an opt-in basis. Please refer to the attached Optional Component Scheme leaflets for details.

When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.

WITHOUT LIVING/DINING/BEDROOM FLOOR FINISHES (DEFAULT)



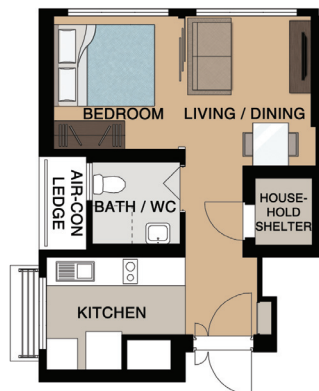
2-ROOM FLEXI (TYPE 1) FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 38 sqm

(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

WITH LIVING/DINING/BEDROOM FLOOR FINISHES

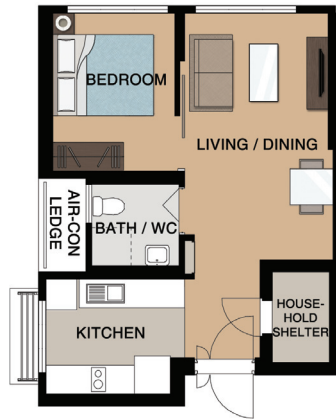


2-ROOM FLEXI (TYPE 1) FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 38 sqm

(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

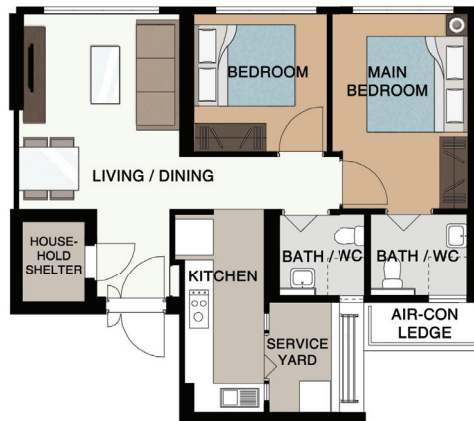


2-ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 47 sqm

(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

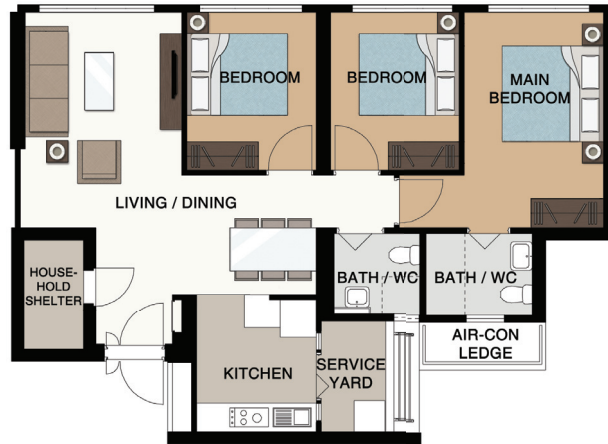


3-ROOM FLOOR PLAN

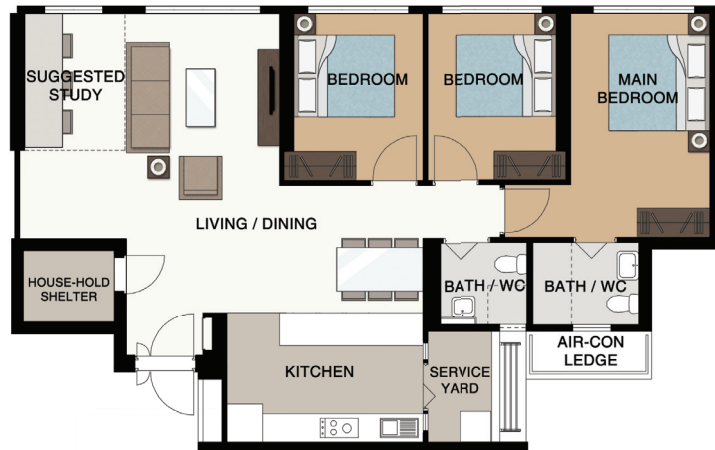
(With Suggested Furniture Layout)

APPROX. FLOOR AREA 69 sqm

(Inclusive of Internal Floor Area of 66 sqm and Air-Con Ledge)



4-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



5-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



3GEN FLAT FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledge)



3GEN FLAT FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledge)



LEGEND

2 - Room Flexi (Type 1)

2 - Room Flexi (Type 2)

3 - Room

4 - Room

5 - Room

3Gen Flat

Surrounding Buildings / Structures

Reserved for Development / Existing Development

Linkway / Link Bridge (LB) / Precinct Pavilion / Drop - Off Porch (DOP) / Shelter (S)

Trellis (T)

Future Amenities/ Facilities (FA/F) at 1st. Storey / Residents' Committee Centre (RCC) at 1st. Storey / Education Centre (EC) at 1st. Storey

Childcare Centre (CCC) at 1st. Storey

Children Playground (PG) / Hard Court (HC)/ Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)

Electrical Sub-Station (ESS)

Open Space at Landscape Deck (1st storey)

Open Space

Staircase

Drainage Reserve

Air-well

Driveway

Entrance/Exit for Basement Car Park

Centralised Refuse Chute/ Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)

Corridor

Lift

Service Bay

(U/C) Under Construction

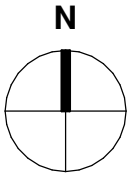
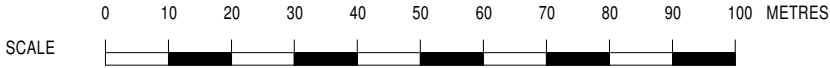
Block Number	Number of Storeys	2 Room Flexi		3 Room	4 Room	5 Room	3Gen Flat	Total	Lift opens at
		Type 1	Type 2						
446A	21	-	-	40	60	40	-	140	Every Storey
446B	20/22	76	75	-	84	83	-	318	Every Storey
447A	20/23	73	76	-	86	85	-	320	Every Storey
448A	8/14	-	105	26	42	7	16	196	Every Storey
448B	8/14	-	103	26	40	21	14	204	Every Storey
Total		149	359	92	312	236	30	1178	



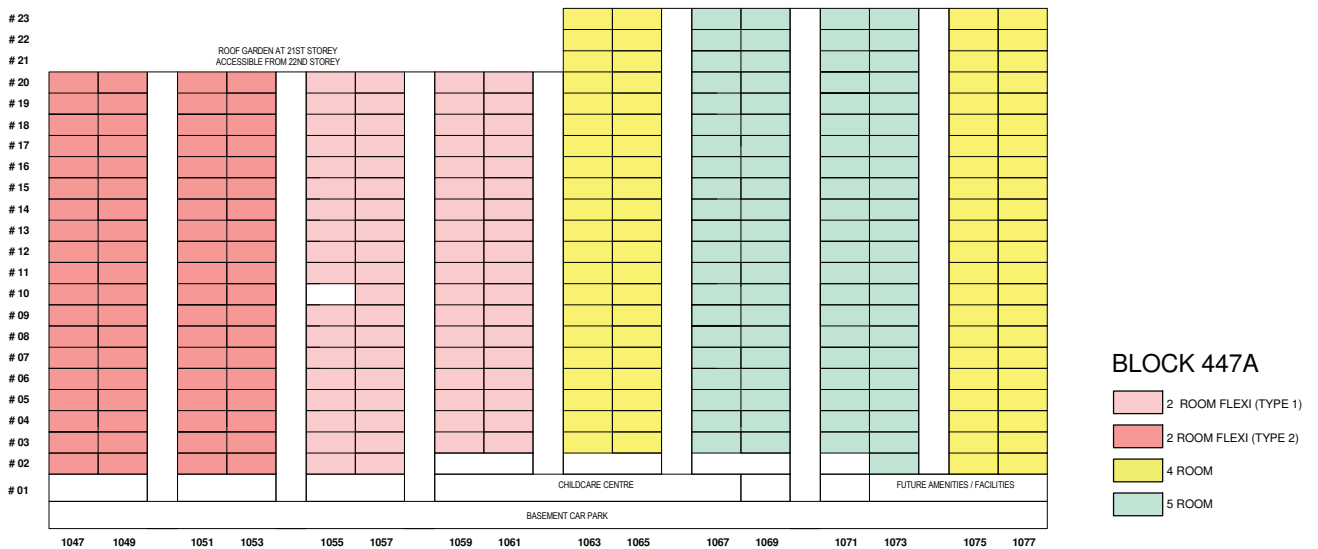
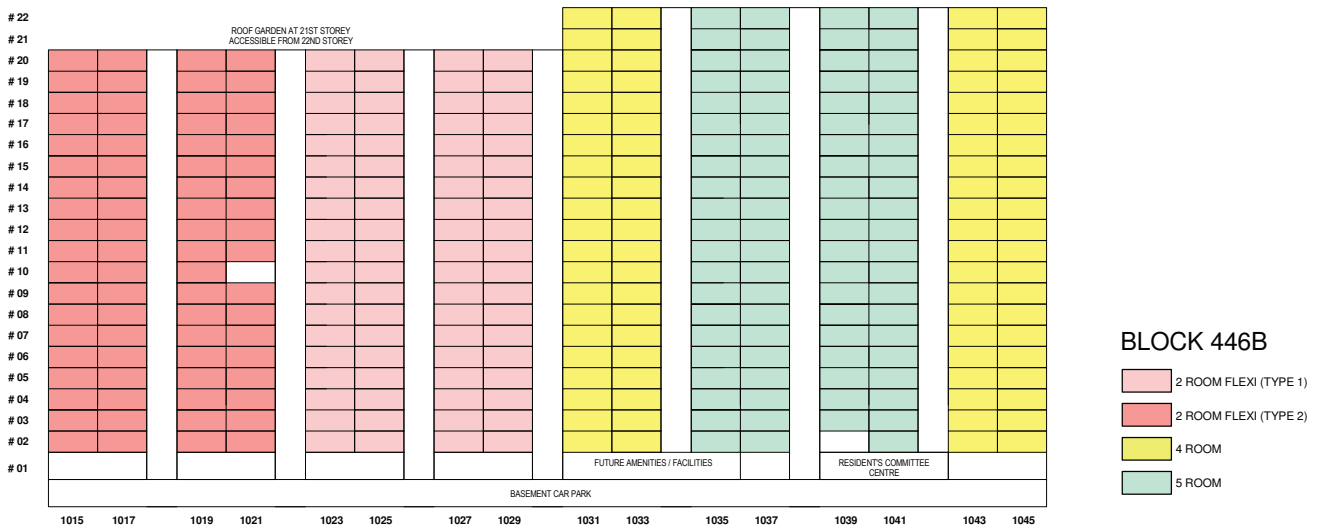
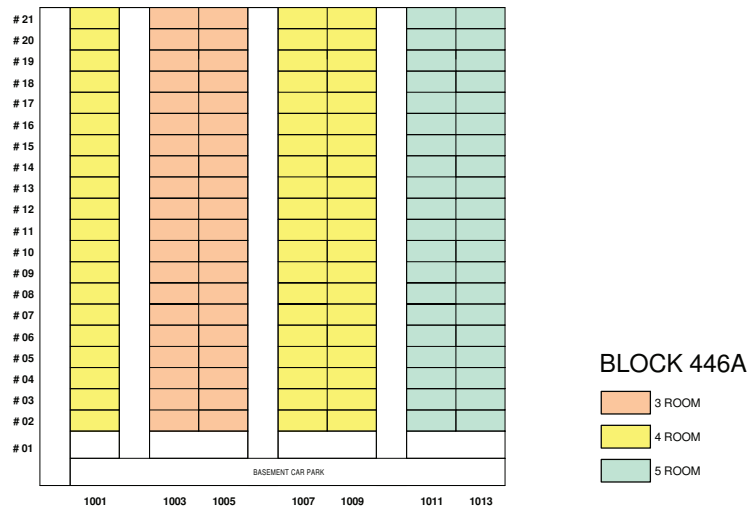
Applicants are encouraged to visit the place before booking a flat.

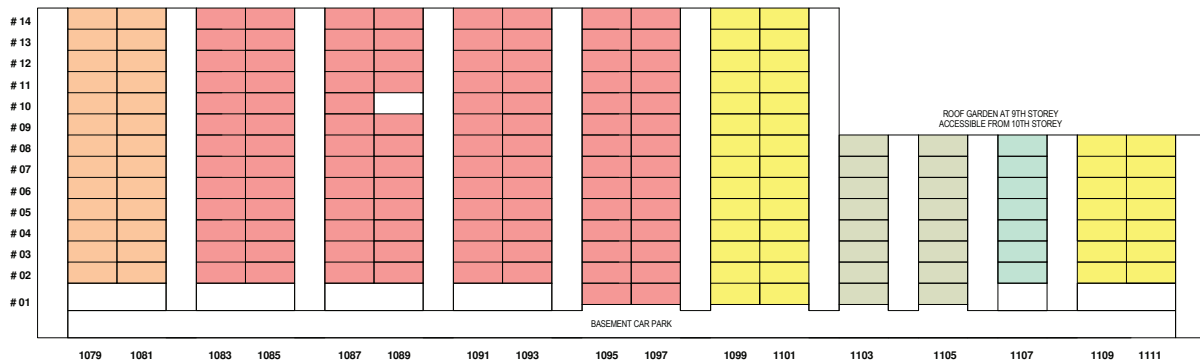
Notes:

1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.



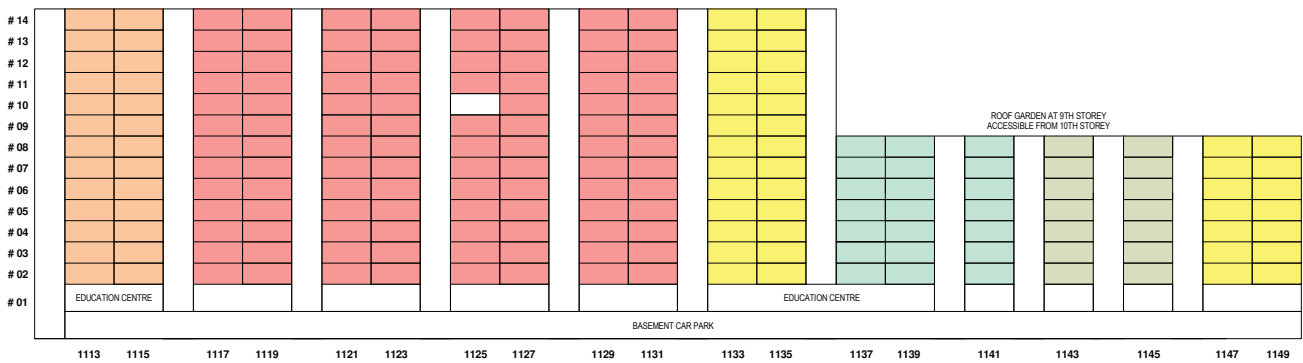
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BLOCK 448A

- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT



BLOCK 448B

- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM
- 5 ROOM
- 3GEN FLAT



BLOCK 446A
(2ND, 5TH, 8TH, 11TH, 14TH, 17TH AND 20TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 446A
(3RD, 6TH, 9TH, 12TH, 15TH, 18TH AND 21ST STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 446A
(4TH, 7TH, 10TH, 13TH, 16TH AND 19TH STOREY FLOOR PLAN)

WINDOW LEGEND:

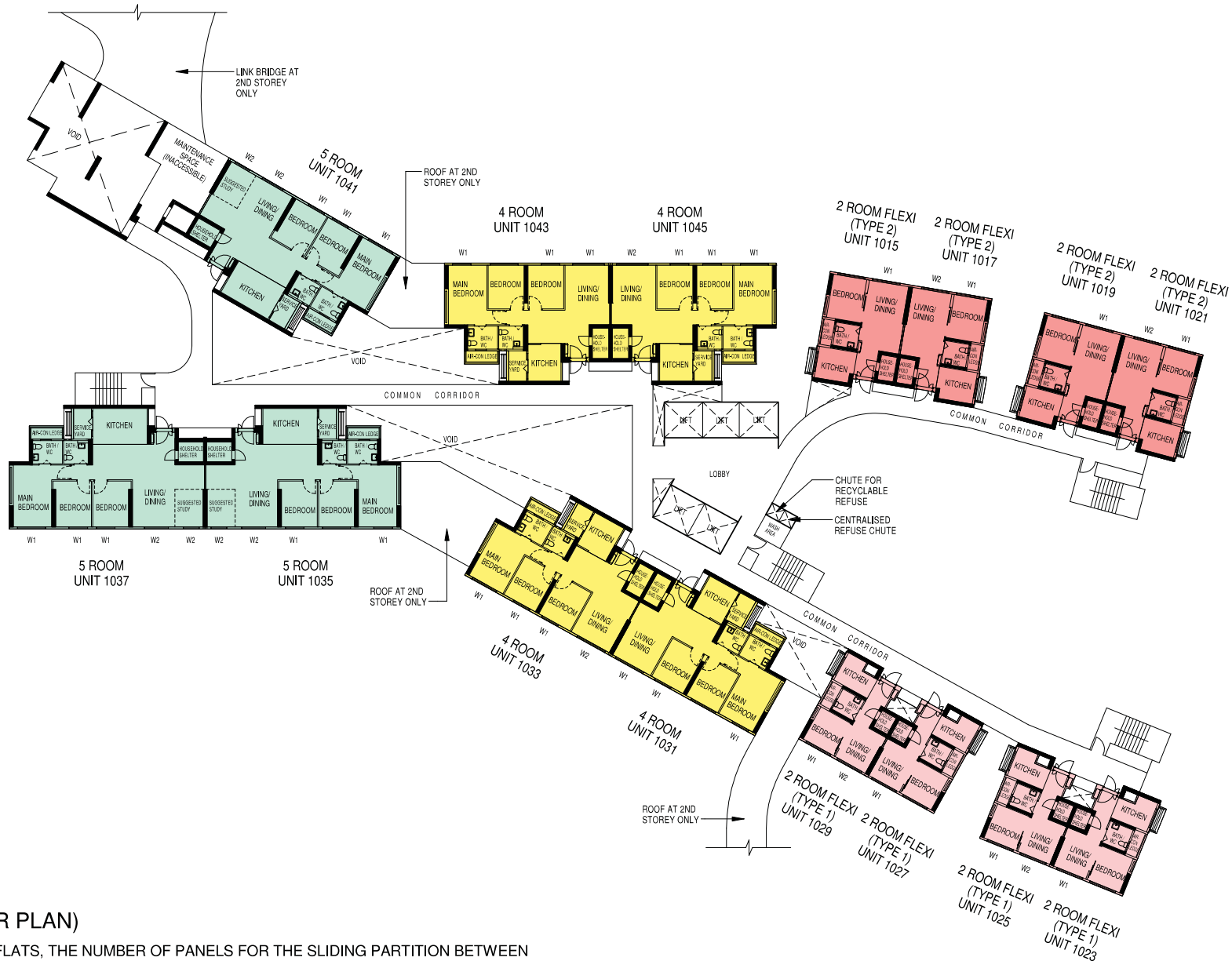
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
 ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
 THE BOUNDARY OF THE FLAT.



BLOCK 446B (2ND STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 446B (3RD, 9TH AND 15TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 446B (4TH AND 16TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 446B
(5TH, 11TH AND 17TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
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BLOCK 446B
(6TH, 12TH AND 18TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
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BLOCK 446B
(7TH, 13TH AND 19TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
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BLOCK 446B
(8TH, 14TH AND 20TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
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**BLOCK 446B
(10TH STOREY FLOOR PLAN)**

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
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BLOCK 446B
(21ST STOREY FLOOR PLAN)

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
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BLOCK 446B
(22ND STOREY FLOOR PLAN)

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
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BLOCK 447A (2ND STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND:

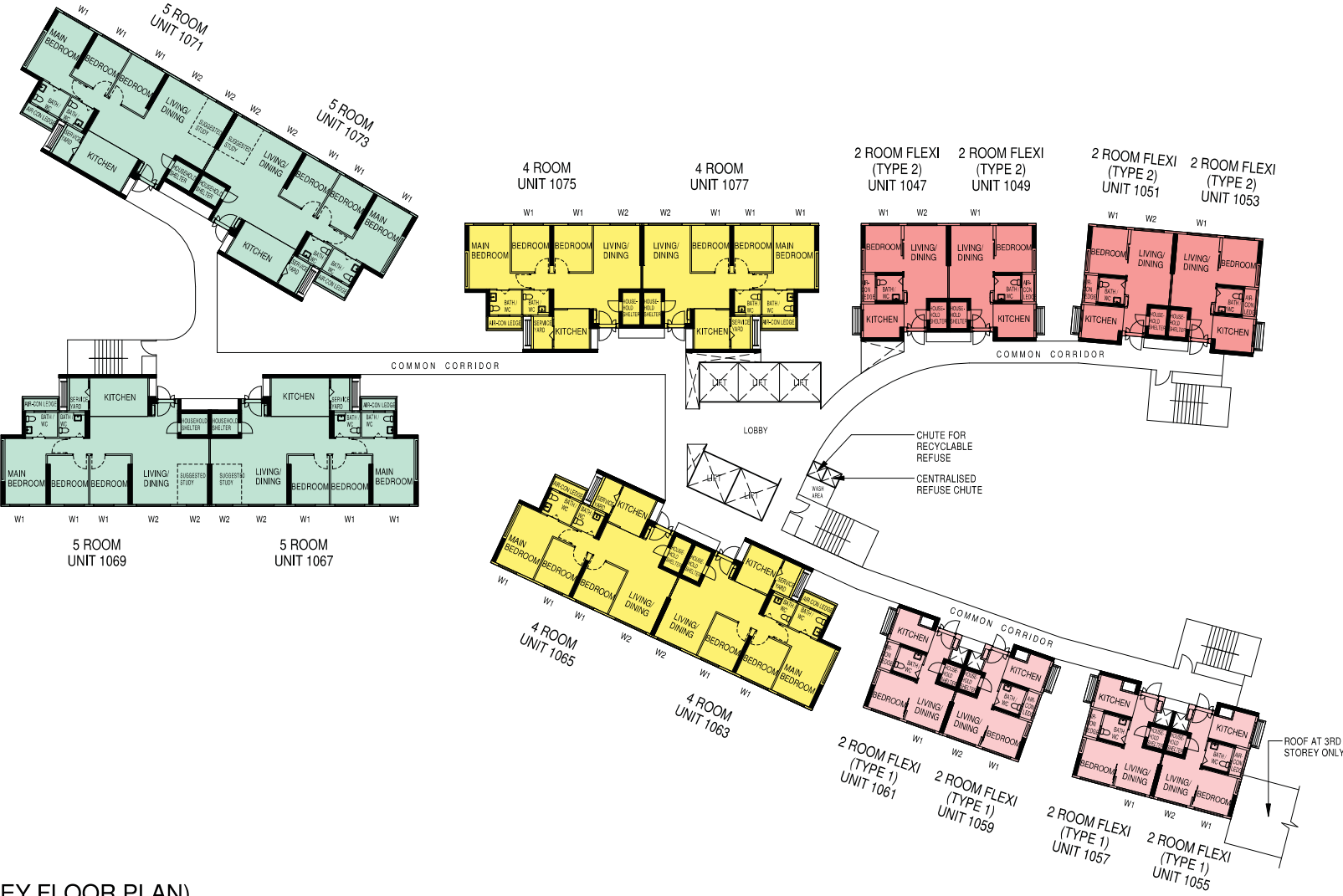
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



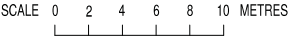
**BLOCK 447A
(3RD AND 15TH STOREY FLOOR PLAN)**

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

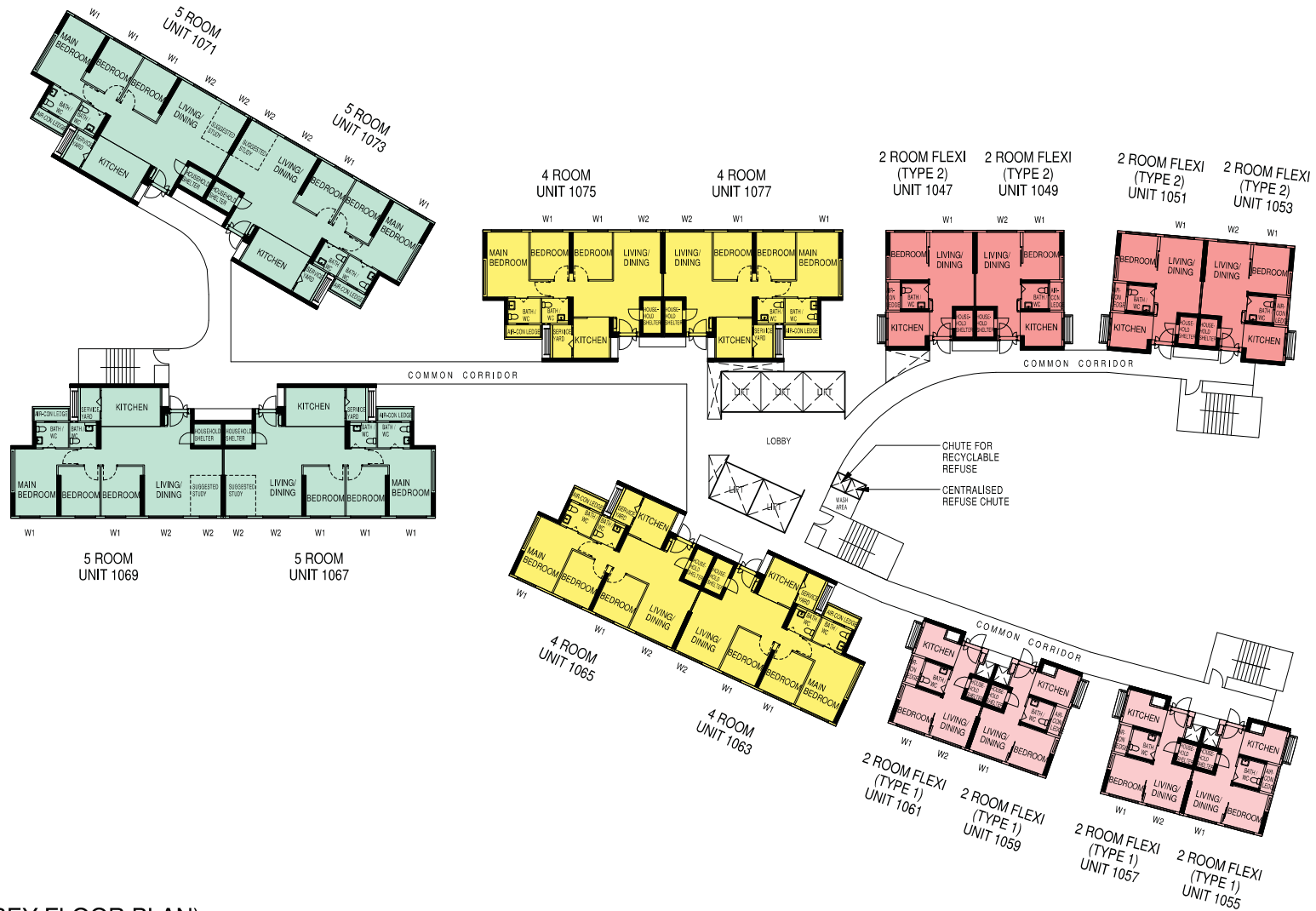
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THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 447A

(4TH AND 16TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND:

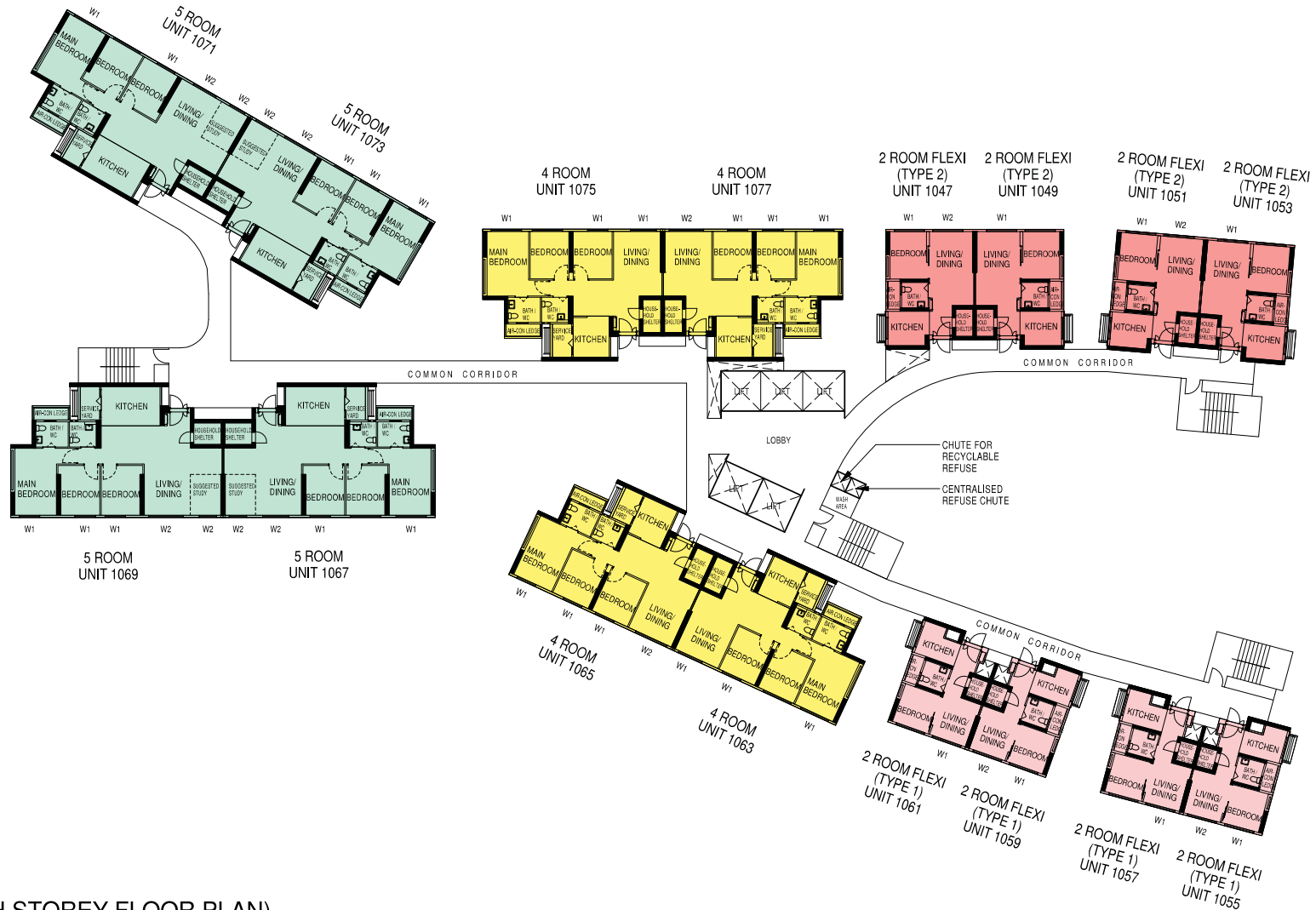
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SCALE 0 2 4 6 8 10 METRES

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BLOCK 447A (5TH, 11TH AND 17TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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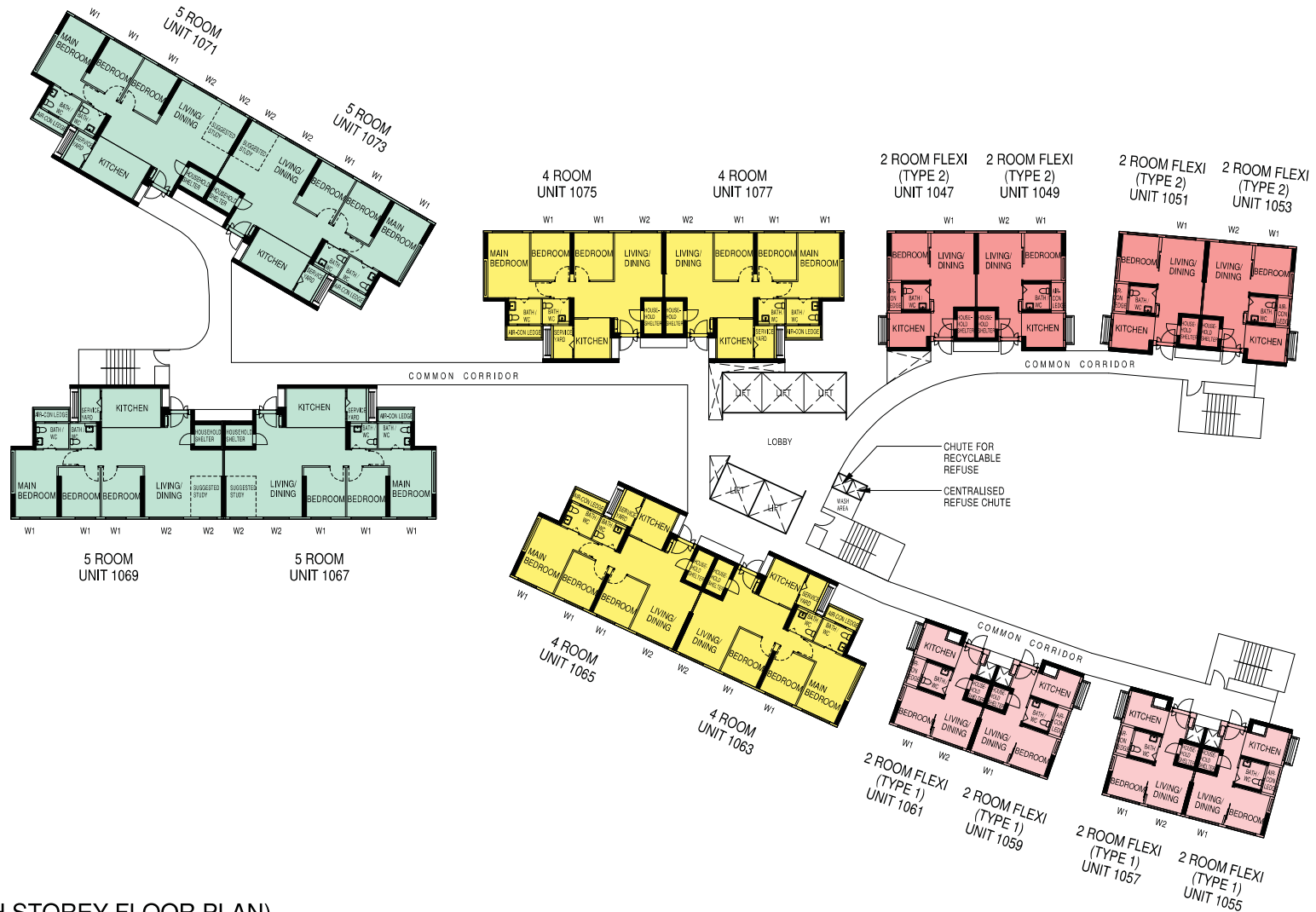
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BLOCK 447A (6TH, 12TH AND 18TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 447A
(7TH, 13TH AND 19TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
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BLOCK 447A
(8TH, 14TH AND 20TH STOREY FLOOR PLAN)
FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
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**BLOCK 447A
(9TH STOREY FLOOR PLAN)**

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
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BLOCK 447A (10TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.



BLOCK 447A
(21ST STOREY FLOOR PLAN)

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
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BLOCK 447A (22ND STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 447A
(23RD STOREY FLOOR PLAN)

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
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BLOCK 448A
(1ST STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 448A
(2ND, 4TH, 6TH AND 8TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE
THE BOUNDARY OF THE FLAT.

BLOCK 448A
(3RD, 5TH AND 7TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.





BLOCK 448A
(9TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 448A
(10TH STOREY FLOOR PLAN)

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
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BLOCK 448A (11TH AND 13TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 448A (12TH AND 14TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 448B
(2ND, 4TH, 6TH AND 8TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.



BLOCK 448B
(10TH STOREY FLOOR PLAN)

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
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BLOCK 448B (12TH AND 14TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

W2 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT.

General Specifications For Punggol Point Cove

For 2-room Flexi (short lease)

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Household Shelter Floor	: glazed porcelain tiles

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Grab Bars
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
Built-in Wardrobe (optional)
Window Grilles (optional)
Water Heater (optional)
Lighting (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

General Specifications For Punggol Point Cove

For 2-room Flexi, 3-room, 4-room, 5-room & 3Gen

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative timber door and metal gate
Bedroom	: laminated UPVC door (optional)
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door (optional)
	: laminated UPVC folding door for 2-room Flexi
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)
Kitchen Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Household Shelter Floor	: glazed porcelain tiles

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.
- 3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and subject to final survey.
- 9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines.
- 10) We reserve the right to use or allow the use of
 - the void deck in any Apartment block,
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,for:
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.



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OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 2-room Flexi flats come in 2 sizes: 36sqm and 45sqm, and are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the kitchen, household shelter and bathroom
- wall tiles in bathroom and kitchen
- sliding partition/ door for bedroom; folding bathroom door
- water closet suite in the bathroom



Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

- Flooring in the living/ dining room and bedroom
- 3-panel sliding partition, separating the living room and bedroom (for 36sqm 2-room Flexi flat only)

Note:

Those who opted out of Package 1 will be provided with a 2-panel sliding partition and short wall separating living room and bedroom.



3-panel sliding partition



2-panel sliding partition

PACKAGE 2

- Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/ shower mixer



Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

November 2017

OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

PACKAGE 3 offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

ELDERLY-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



Here are some features of an induction hob:

- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.

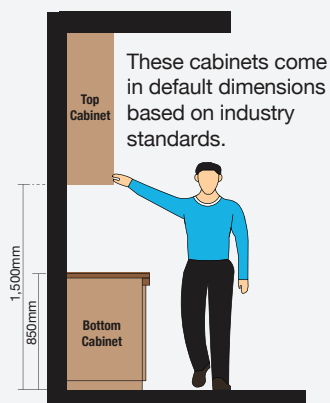


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)

- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

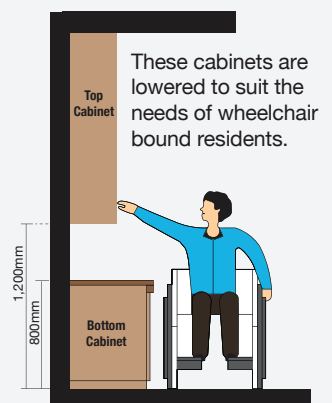
Option A (Default):

- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



Option B:

- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)



Note: This drawing is not drawn to scale. All dimensions are approximate only.

- An option to have a lower counter top height

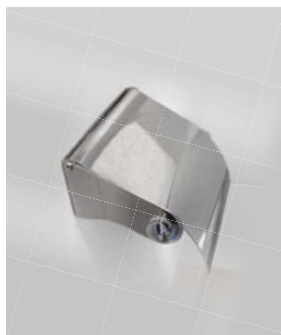
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting (whole unit)



- Water heater

Buyers who opt for Package 3 must select Package 1.

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November 2017

OPTIONAL COMPONENT SCHEME (3-, 4-, 5-ROOM AND 3GEN FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 3-, 4-, 5-room and 3Gen flats come with:

- floor finishes in the kitchen, household shelter, service yard and bathrooms
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
 - wash basin with tap mixer
 - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

November 2017