

PUNGGOL POINT CROWN

HDB's Sales Launch September 2019





Artist's impression



Contemporary Homes. Vibrant Lifestyles.

Bounded by New Punggol Road, Northshore Drive, and a proposed Heritage Trail by NParks, Punggol Point Crown will comprise 9 residential blocks ranging from 6 to 26 storeys. The development's name is inspired by the crowns of existing trees along the adjacent Heritage Trail, as well as the development's landscape. You can choose from 1,545 units of 2-room Flexi, 3-, 4-, and 5-room flats.

Roof gardens at the residential blocks and above the multi-storey car park (MSCP) serve as ideal spots for unwinding after a busy day or mingling with your neighbours. Fitness stations, playgrounds, a childcare centre, and a Residents' Committee Centre will also be located in the development.



Artist's impression

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.

PUNGGOL



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

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 and funeral parlours 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.

- # 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
- ## Punggol Town Hub is an Integrated Development which includes Community Club, Regional Library, HDB Branch Office, Hawker Centre, Child Care Centre and Health Service Centres.
- ** These site are currently being studied/proposed for rezoning as part of Draft Master Plan 2019, subject to review.

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.



Located on the site for one of Singapore's earliest zoos, the old Ponggol Zoo, Punggol Point Crown's landscape will feature thematic zones inspired by various habitats. It will also have a new heritage walk which will be decorated with displays about the site's history from the 1920s, and design elements such as tiger stripes and animal footprints on the floor. The link bridge above the heritage walk will connect residents from their blocks to the MSCP roof garden and serve as a vantage point from which the development's landscaped area can be viewed. Please refer to the site plan for the facilities to be provided in this development. The facilities in this development will be accessible by the public.



Amenities Within Reach

Punggol Point Crown will be located within the Punggol Point district, at the tip of Punggol Eco-town. Punggol Point district is envisioned to be a 'Green Heritage' district that embraces nature and pays tribute to Punggol's history as a fishing village.

Punggol Point Crown will be located right in a hub of amenities and activities. You can delight in a variety of dining choices at the nearby Punggol Settlement, or run and cycle along the Punggol Promenade Nature Walk, which links to Punggol Waterway and Coney Island Park.

With the nearby Punggol Point LRT station and upcoming Punggol Coast MRT station, you will have access to recreation, shopping, and dining options, nearby or beyond the town.

Eco-friendly Living

In a bid to go green for the earth, Punggol Point Crown will have several eco-friendly features to encourage green and sustainable lifestyles, such as:

- ◆ Separate chutes for recyclable waste
- ◆ Regenerative lifts to reduce energy consumption
- ◆ 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
- ◆ ABC Waters design features to clean rainwater and beautify the landscapes



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

Smart Solutions

Punggol Point Crown will be installed with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- ◆ Smart-Enabled homes with provisions to support easy installation of smart system
- ◆ 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



Modern Homes

Choose from 2-room Flexi, 3-, 4-, and 5-room flats.

More than just a well-designed and functional interior, these flats also come with the following finishes and fittings:

2-room Flexi Available either on a 99-year lease or short-lease	3-, 4-, and 5-room
• Floor tiles in 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 tiles in the kitchen, household shelter, service yard, and bathrooms • Wall tiles in the kitchen and bathrooms

Some 3-, 4-, and 5-room flats in Punggol Point Crown come with a balcony.

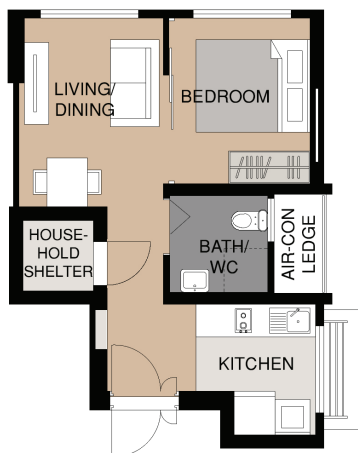
Optional Component Scheme

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

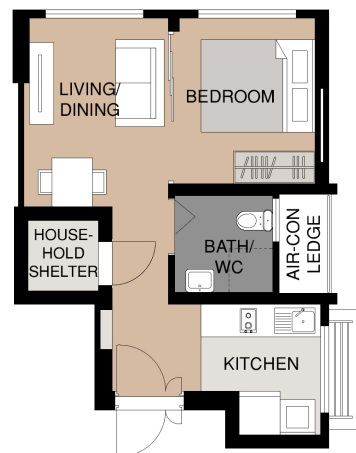
When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.



**WITHOUT LIVING/ DINING/ BEDROOM
FLOOR FINISHES (DEFAULT)**

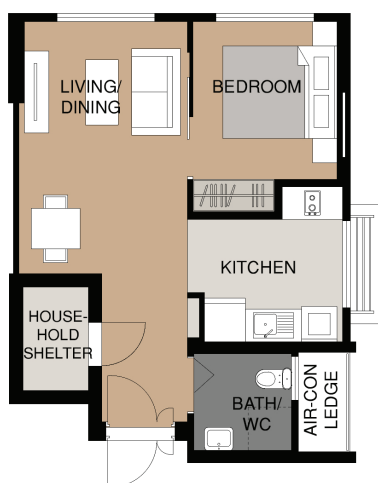


**WITH LIVING/ DINING/ BEDROOM
FLOOR FINISHES**

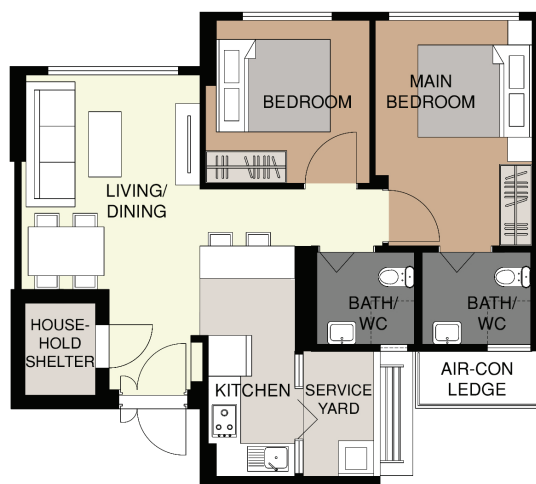


2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

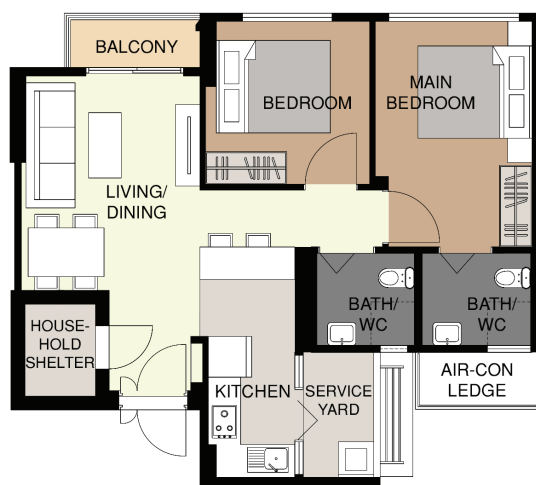
2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



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)



3-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 72 sqm
 (Inclusive of Internal Floor Area of 69 sqm and Air-Con Ledge)



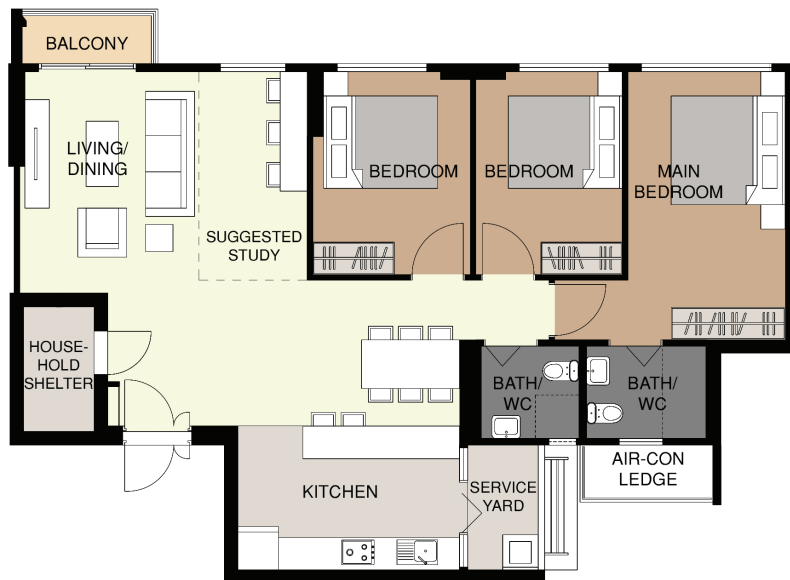
4-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



4-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 96 sqm
 (Inclusive of Internal Floor Area of 93 sqm and Air-Con Ledge)



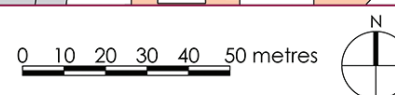
5-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



5-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 116 sqm
 (Inclusive of Internal Floor Area of 113 sqm and Air-Con Ledge)



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



LEGEND

	2 - Room Flexi (Type 1)		Electrical Sub-Station (ESS) at 1st storey
	2 - Room Flexi (Type 2)		Utilities Centre (UC) at 1st Storey
	3 - Room		Multi-Storey Car Park
	4 - Room		Open Space
	5 - Room		Staircase
	Surrounding Buildings/ Structures		Drainage Reserve
	Trellis (T)		Driveway
	Linkway / Precinct Pavilion at 1st storey (PP)/ Drop-off Porch (DOP) / Shelter (S) / Link-Bridge (LB)		Centralised Refuse Chute / Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)
	Residents' Committee Center (RCC) at 1st Storey/ Future Amenities Facilities (FA/F) at 1st storey		Corridor
	Child Care Centre (CCC) at 1st & 2nd Storey		Lift
	Reserved for Development / Existing Development		Service Bay
	Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Hardcourt (HC)		U/C Under Construction

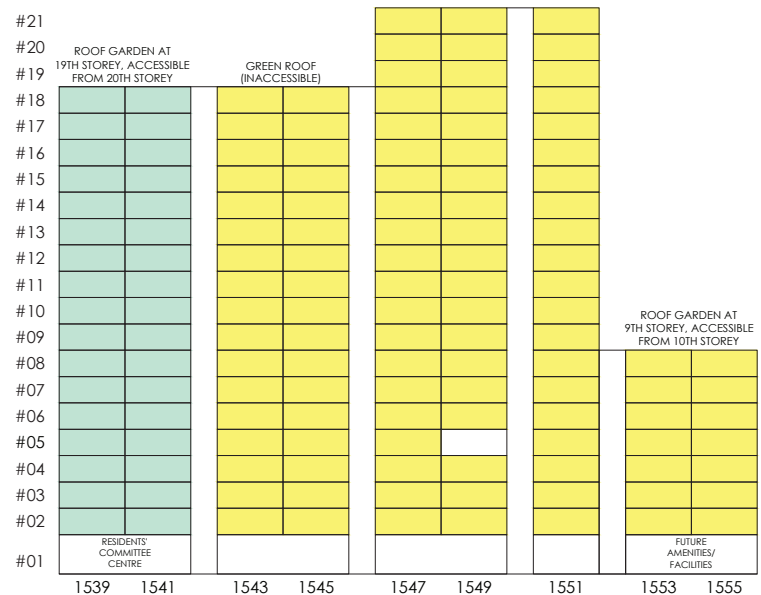
Block Number	Number of Storeys	2 Room Flexi (Type 1)	2 Room Flexi (Type 2)	3 Room	4 Room	5 Room	Total	Lift opens at
435A	12/23	-	65	-	77	-	142	Every Storey
435B	10/20/24	-	107	18	83	-	208	Every Storey
436A	8/18/21	-	-	-	107	34	141	Every Storey
436B	6/15	-	-	-	15	55	70	Every Storey
437A	12/19	-	-	-	54	57	111	Every Storey
437B	22/26	-	-	-	99	84	183	Every Storey
438A	18/24	69	138	34	-	-	241	Every Storey
438B	15/24	74	153	46	-	-	273	Every Storey
438C	12/23	66	44	-	66	-	176	Every Storey
Total		209	507	98	501	230	1545	



Notes:

- All proposed developments are 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 and funeral parlours 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.
- 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.
- 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.
- 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.

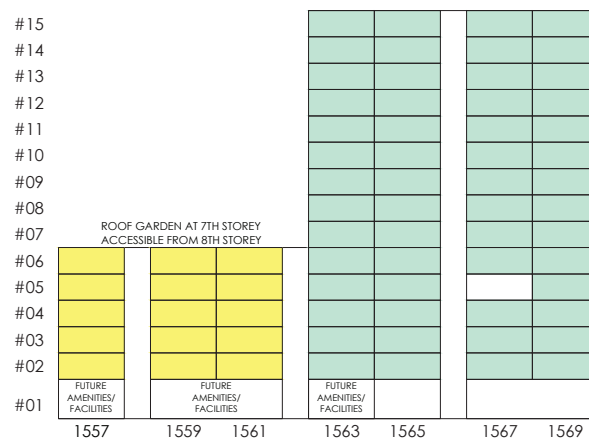
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BLOCK 436A

4 ROOM

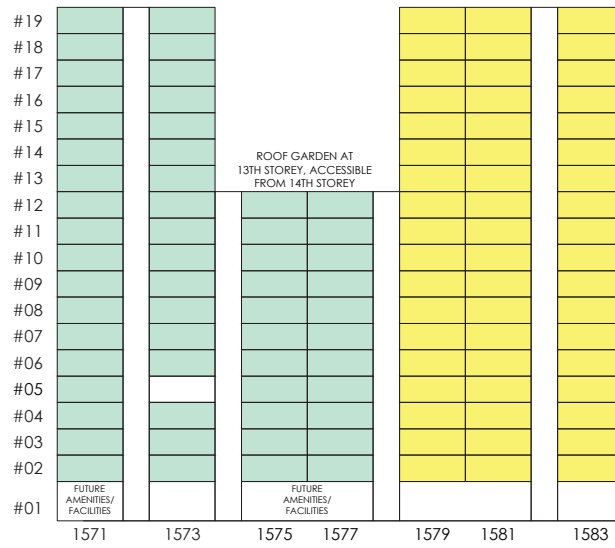
5 ROOM



BLOCK 436B

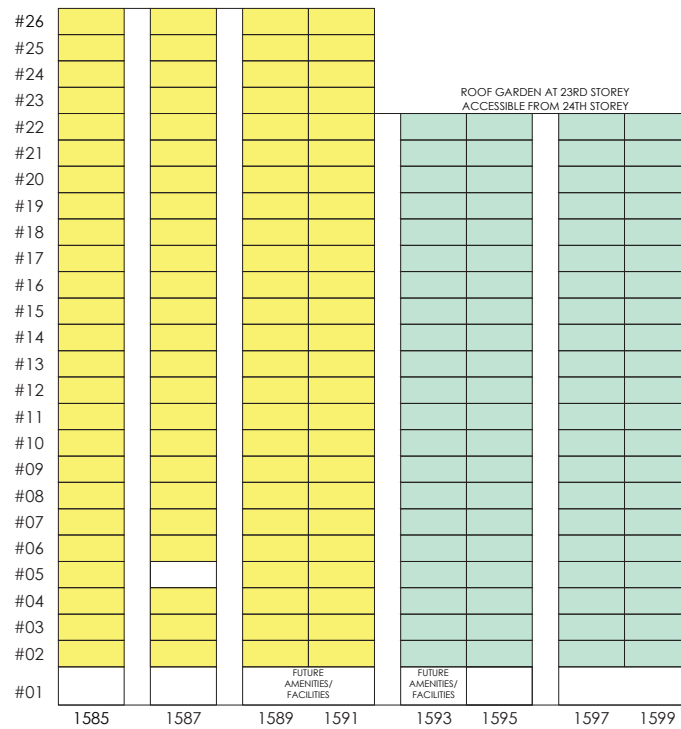
4 ROOM

5 ROOM



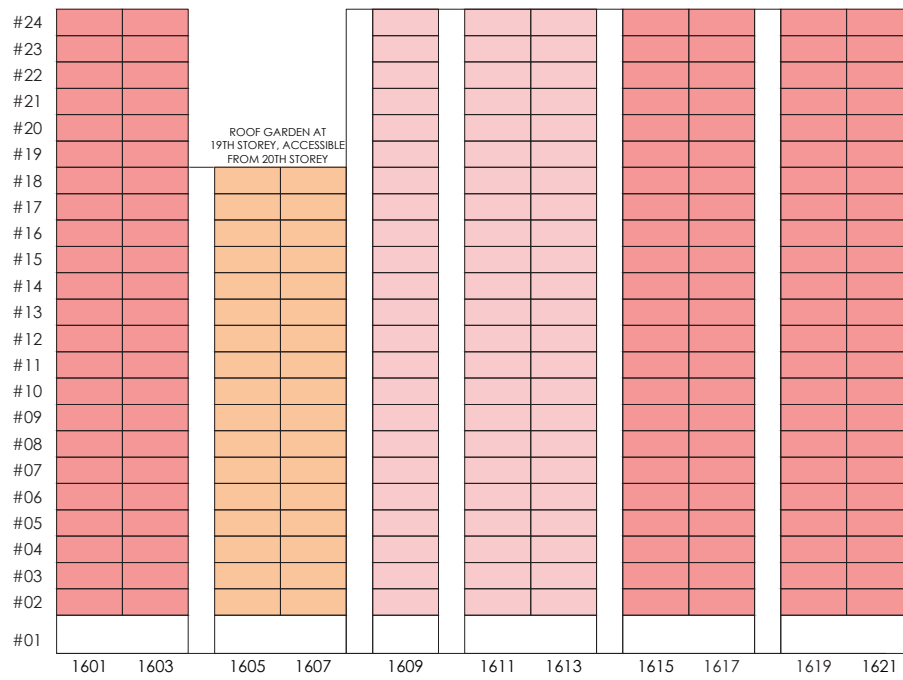
BLOCK 437A

- 4 ROOM
- 5 ROOM



BLOCK 437B

- 4 ROOM
- 5 ROOM



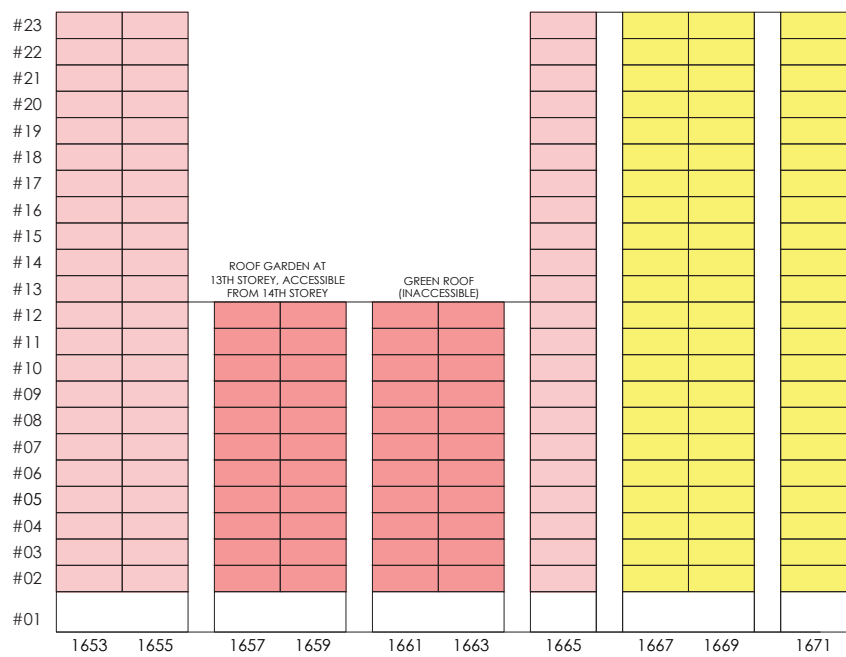
BLOCK 438A

- 2 ROOM FLEXI (TYPE1)
- 2 ROOM FLEXI (TYPE2)
- 3 ROOM



BLOCK 438B

- 2 ROOM FLEXI (TYPE1)
- 2 ROOM FLEXI (TYPE2)
- 3 ROOM



BLOCK 438C

- 2 ROOM FLEXI (TYPE1)
- 2 ROOM FLEXI (TYPE2)
- 4 ROOM



BLOCK 435A
(2ND TO 4TH, 6TH TO 12TH STOREY FLOOR PLAN)

WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 435A
(5TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435A
(13TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435A
(14TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435A
(15TH TO 23RD STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435B (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435B

(4TH, 6TH TO 10TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435B (5TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435B (11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



**BLOCK 435B
(12TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435B (13TH TO 20TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 435B

(21ST STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435B (22ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 435B (23RD TO 24TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 436A
(2ND TO 4TH, 6TH TO 8TH STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 436A
(5TH STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 436A (9TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 436A (10TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

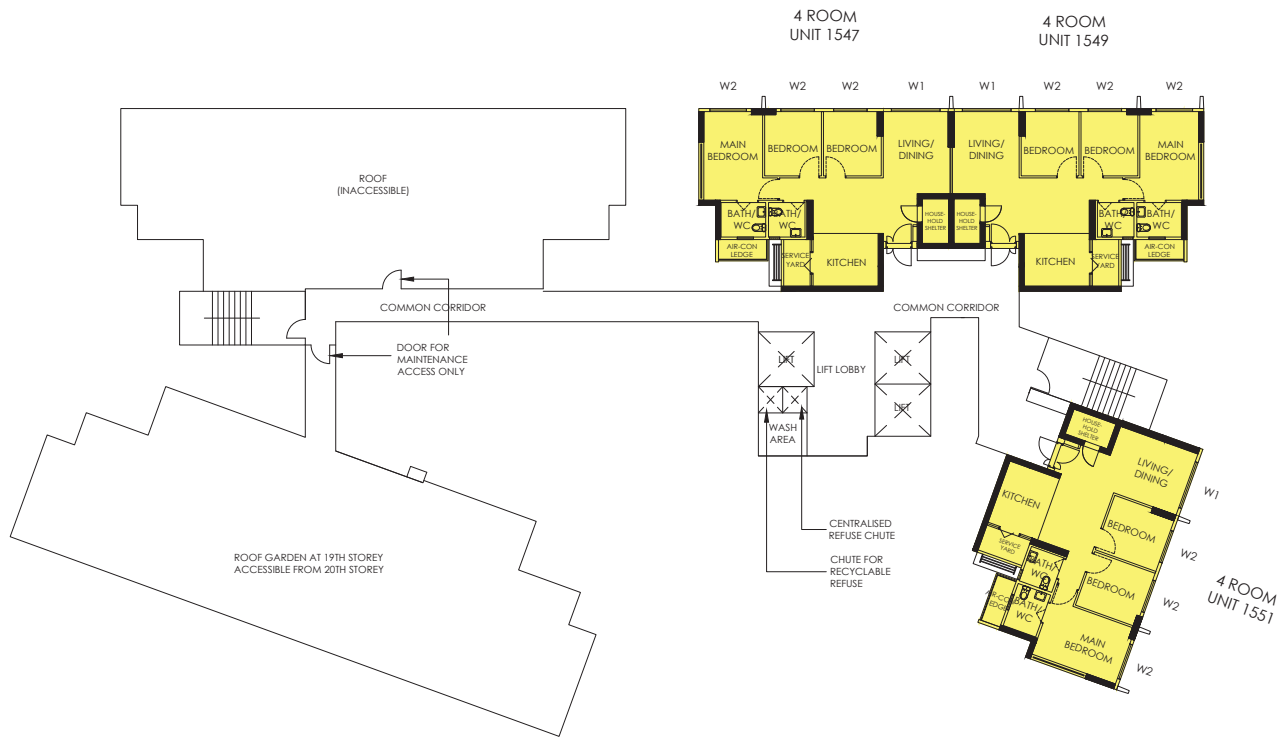
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
- W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) - W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 436A (11TH TO 18TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

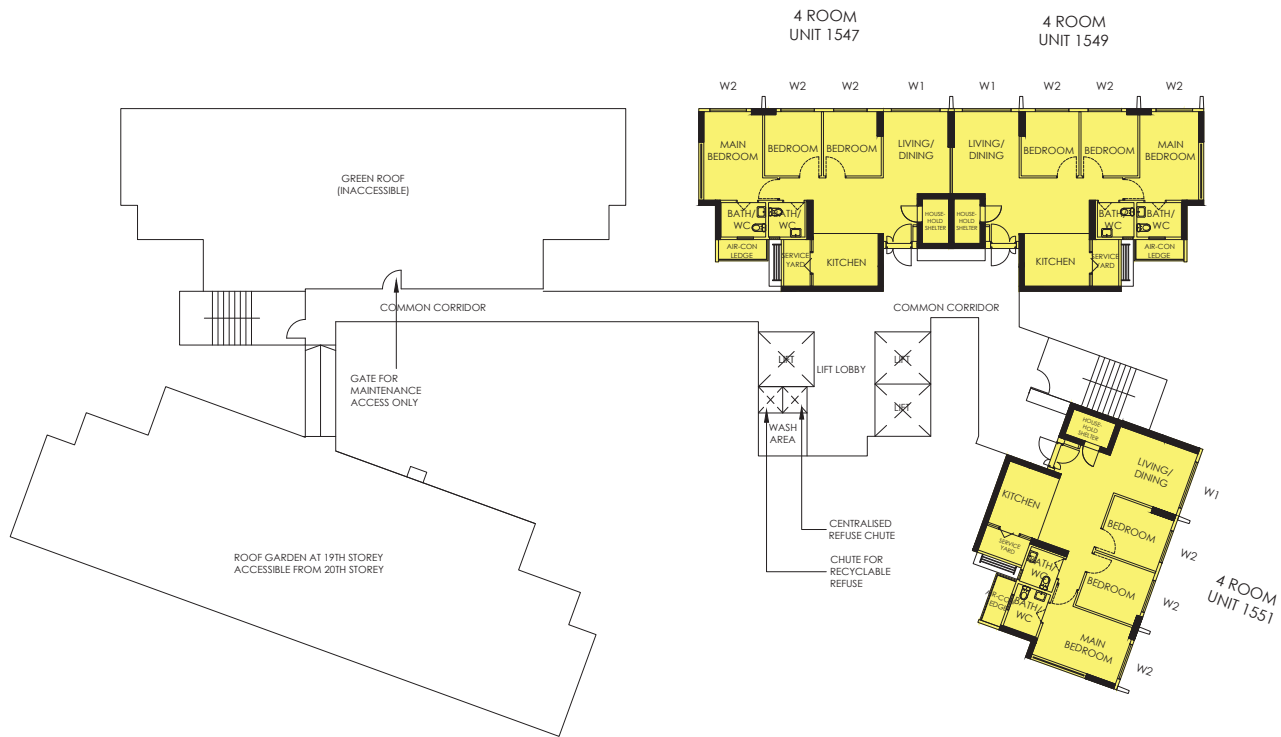
WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 436A (19TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 436A (20TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 436A (21ST STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 436B
(2ND TO 4TH, 6TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 436B
(5TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 436B
(7TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 436B
(8TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 437A
(2ND TO 4TH, 6TH TO 12TH STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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**BLOCK 437A
(5TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



**BLOCK 437A
(13TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 437A (14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



**BLOCK 437A
(15TH TO 19TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 435

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)		



BLOCK 437B
(2ND TO 4TH, 6TH TO 22ND STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 437B
(5TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 437B
(23RD STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 437B
(24TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 437B
(25TH TO 26TH STOREY FLOOR PLAN)

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 438A (2ND TO 4TH, 6TH TO 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:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 438A (5TH 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

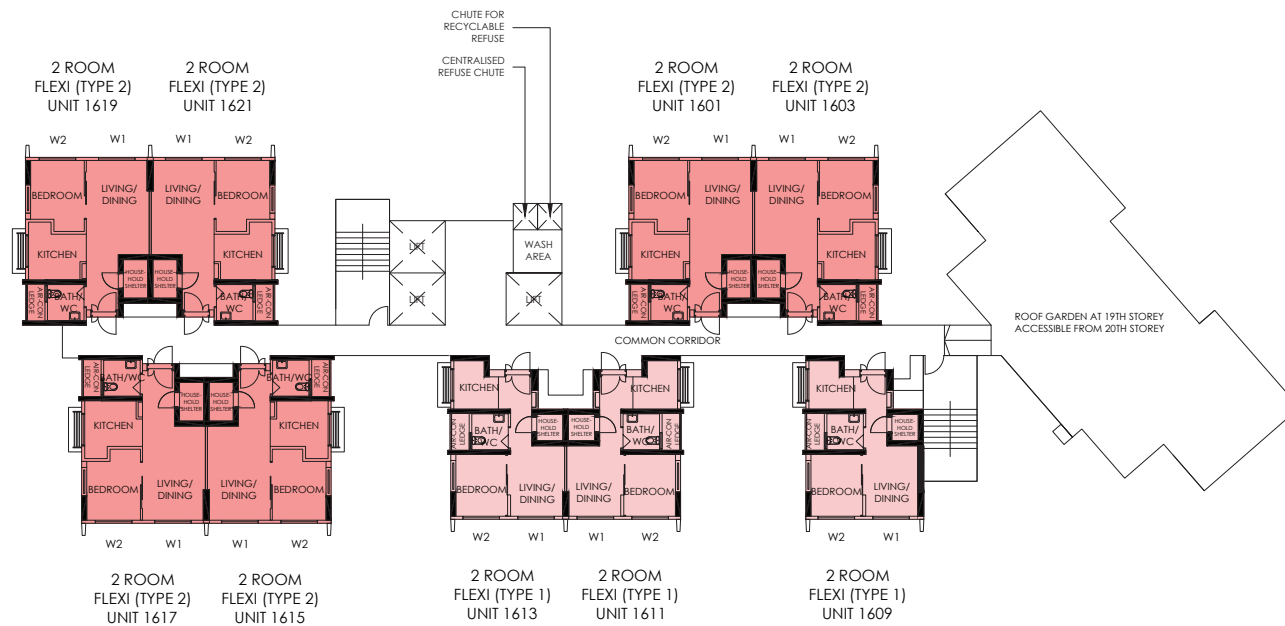
WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 438A (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 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 438A (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 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 438A (21ST TO 24TH 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

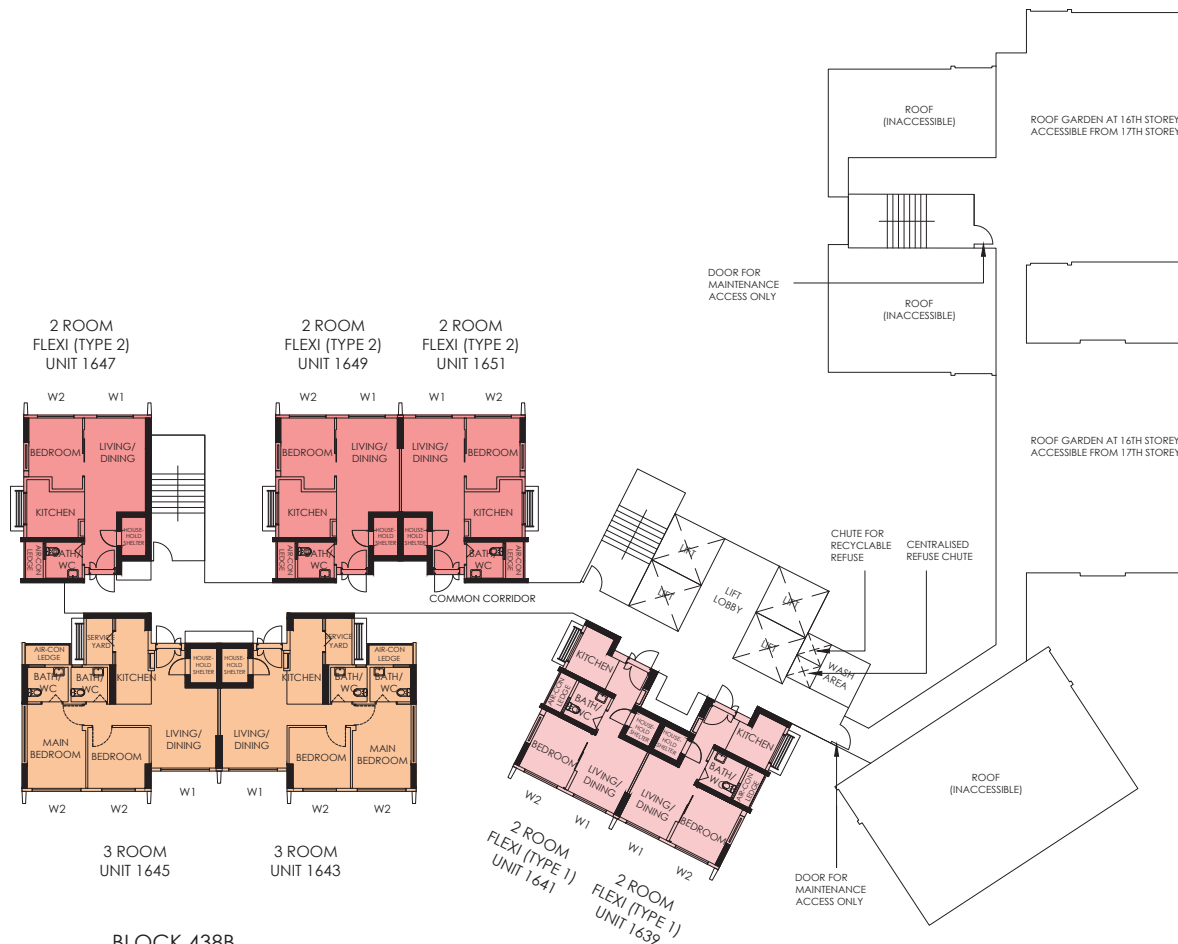
WINDOW LEGEND: W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



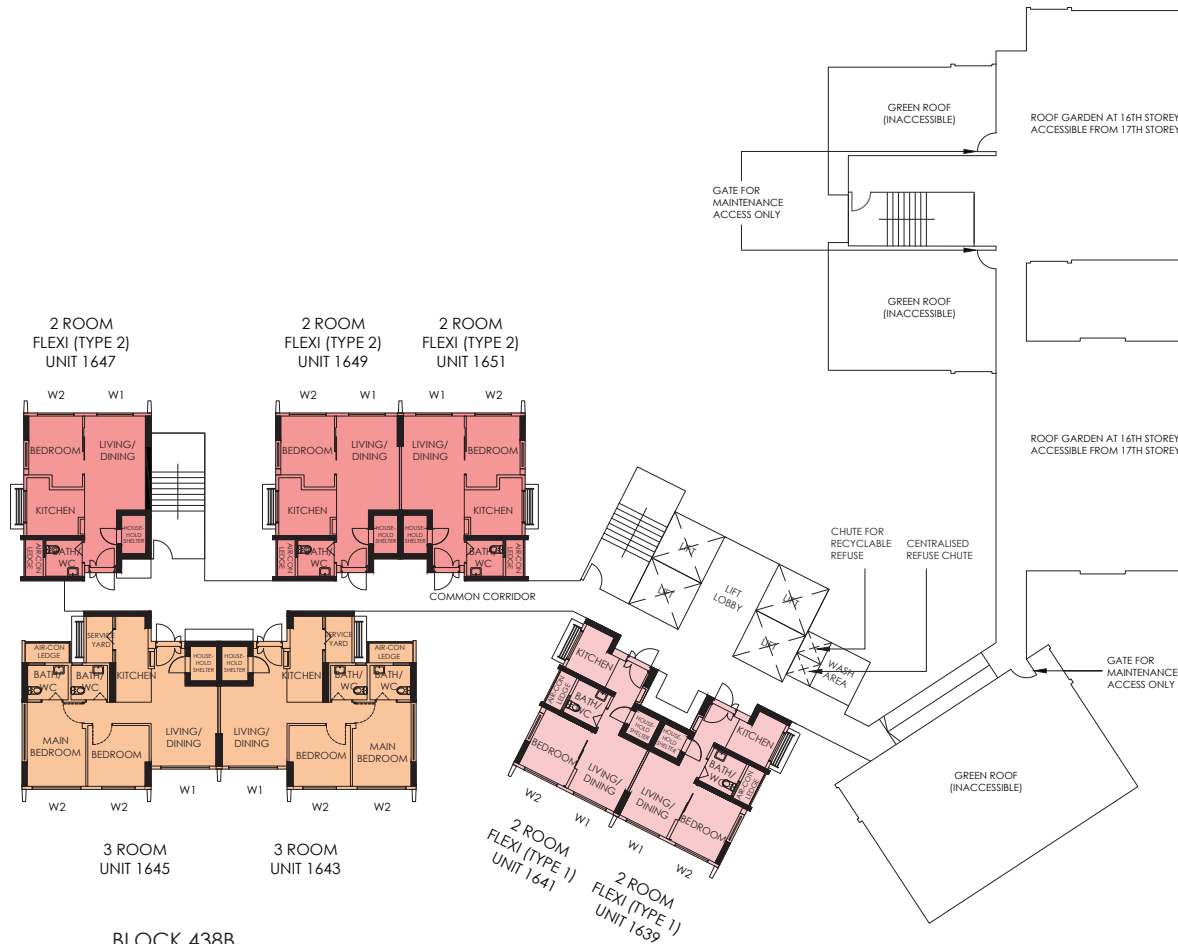
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 438B (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:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 438B (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:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 438B (18TH TO 24TH 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 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 438C (2ND TO 4TH, 6TH TO 12TH 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:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			



BLOCK 438C (13TH 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 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 438C (14TH 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:	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL) W2 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)			

General Specifications For Punggol Point Crown 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	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

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

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

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	: laminated 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
Balcony (where applicable)	: aluminium framed door with glass

Finishes

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/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Balcony Floor (where applicable)	: glazed porcelain tiles with tile skirting (optional)
Ceilings/ Other Walls	: skim coated or plastered and painted

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 the 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

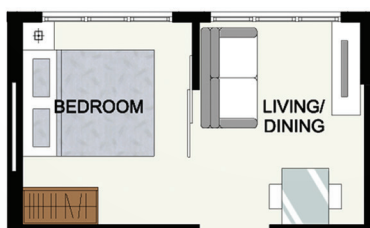
- Flooring in the living/ dining room and bedroom
- 3-panel sliding partition, separating the living room and bedroom (for 36sqm 2-room Flexi flat only)

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.

September 2019



**HOUSING &
DEVELOPMENT
BOARD**

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.

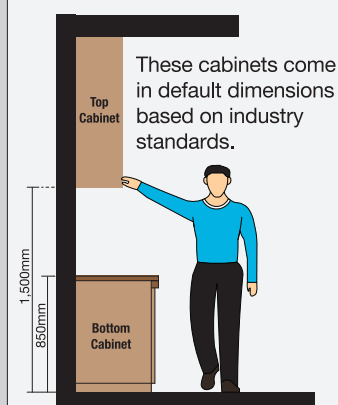
With these features, the use of the induction hob would promote a safer and cleaner environment.



- 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):

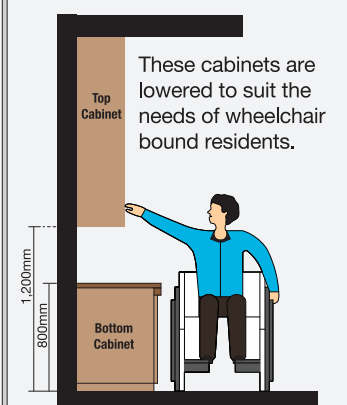
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



These cabinets come in default dimensions based on industry standards.

Option B:

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



These cabinets are lowered to suit the needs of wheelchair bound residents.

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

- An option to have a lower counter top height

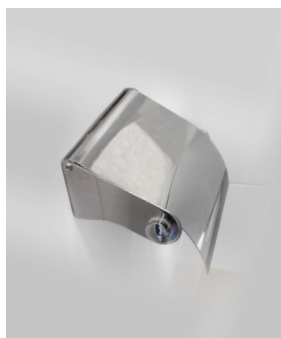
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

Buyers who opt for Package 3 must select Package 1.

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.

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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

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