

## Waterway Sunbeam | 3-, 4- & 5-room Standard Flats

Located along My Waterway@Punggol and Punggol Drive, Waterway Sunbeam comprises five residential blocks ranging from 11 to 18 storeys in height. Choose from 661 units of 3-, 4- and 5-room Standard flats.

The name 'Waterway Sunbeam' describes the development's location by the eastern end of the waterway and also makes reference to the Malayan Sunbeam butterfly. The colours of the development's facades draw inspiration from the characteristic silvery-white hues found on the wings of this butterfly.



Artist's Impression



### Fresh excitement every day

Upon arrival at Waterway Sunbeam, a spacious drop-off porch welcomes you. This porch marks the start of a beautiful landscaped walkway where you can take a scenic stroll towards the waterfront and waterway. Take time to enjoy the rain gardens, dry streams, children's playground and fitness stations found along the way.

Explore the rest of the development's garden-like landscape via meandering footpaths and be delighted by the many facilities found in its midst. Choose to relax within the rustic garden or head to the small pockets of seating areas for intimate conversations. Larger social gatherings can be held at the precinct pavilion. Parents will be pleased with the education centre provided within this development.

The residential blocks are staggered in height to create a playful skyline and oriented to maximise views of the waterway.



Artist's Impression

### Eco-friendly Design

In line with plans to develop Punggol as an Eco-Town, Waterway Sunbeam boasts several eco-friendly features:

- ✓ Sustainable and recycled products are used in certain parts of the developments
- ✓ Separate refuse chutes are provided for recyclable wastes
- ✓ Motion sensor lights are installed at common staircases to reduce energy consumption
- ✓ A rainwater harvesting system is provided to store rainwater for washing of common areas
- ✓ Bio-swales in the form of rain gardens are designed in the landscape to help maintain the quality of surface runoff from rainwater prior to discharge into the drainage system
- ✓ Bicycle stands are provided to encourage use of these environmentally friendly forms of transport

## Waterway Sunbeam

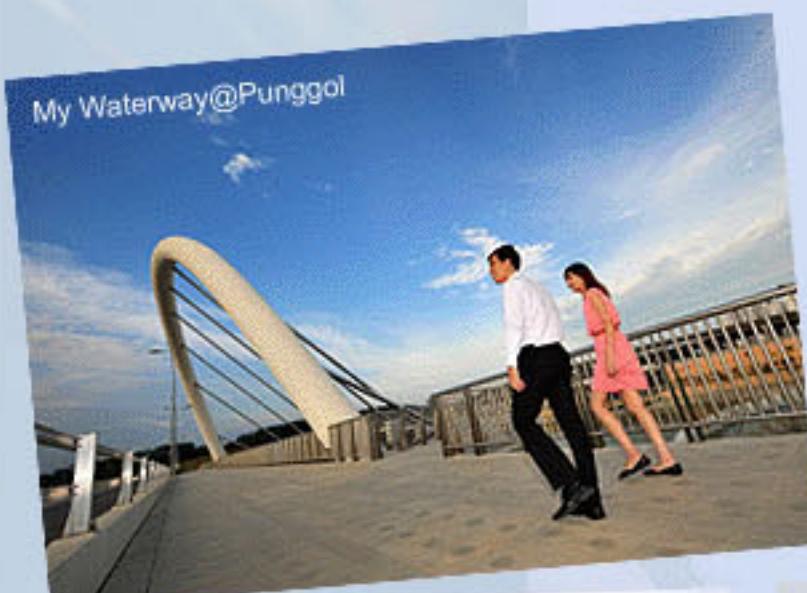
### Alluring waterside charms

With My Waterway@Punggol fronting the development, residents at Waterway Sunbeam will be treated to a myriad of exciting facilities right by the waterside. These include pedestrian and cycling paths, footbridges, viewing platforms, play areas and plenty of lush landscaping.

Experience nature at its best as Punggol Town is home to several scenic outdoor spots. Explore the likes of Lorong Halus Wetland, Coney Island, Punggol Promenade, Punggol Reservoir and Serangoon Reservoir, as well as the newly-opened Punggol Point Park. For shopping and dining delights, Punggol Plaza is the destination to go to. You can also log on to [Where2Shop@HDB](#) for more information on heartland shops in Punggol. Expect more buzz and excitement coming your way when the proposed Town Centre and sports complex are completed.



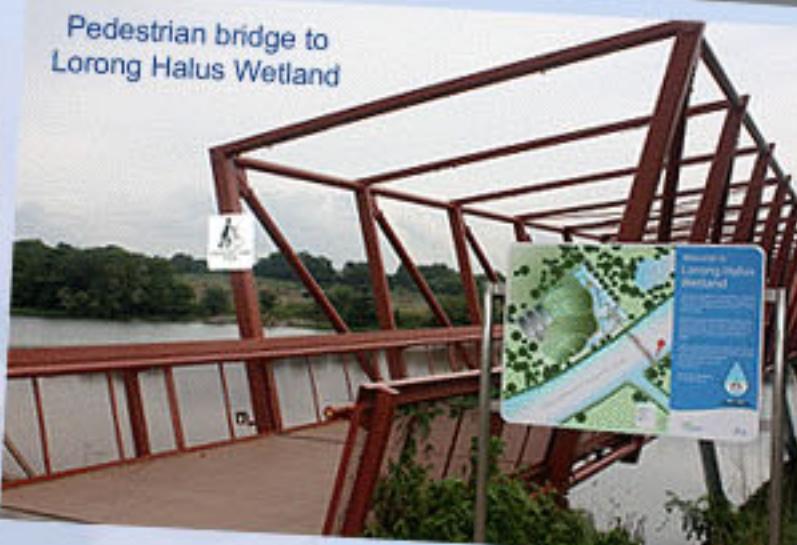
My Waterway@Punggol



Punggol Promenade



Punggol Point Park



Kadaloor LRT station is located right at the doorstep of the development, providing residents with hassle-free commuting. Schools near the vicinity include Horizon Primary School, Edgefield Primary School, Punggol Secondary School and Greendale Primary and Secondary School.



Greendale Primary School



## Homes that delight

Choose from 3-, 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area. Some 4- and 5-room units have corner windows provided in the main bedroom.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
3-Room	65	62	185	\$152,000 - \$196,000
4-Room	90	87	260	\$257,000 - \$333,000
5-Room	110	107	216	\$340,000 - \$415,000

**Notes:**

- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- (b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (c) The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.

## Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant *	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$175,000	\$2,500	\$30,000	\$0	\$145,000	\$510	20%
4-Room	\$295,000	\$4,200	\$10,000	NA	\$285,000	\$1,023	24%
5-Room	\$375,000	\$5,800	-	NA	\$375,000	\$1,351	23%

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

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

Flat Type	Waterway Sunbeam (Internal floor area)	Prices of Resale Flats	
		3-Room	4-Room
3-Room	\$152,000 - \$196,000 (62 sqm)	-	-
4-Room	\$257,000 - \$333,000 (87 sqm)	\$455,000 - \$483,800 (90 - 92 sqm)	-
5-Room	\$340,000 - \$415,000 (107 sqm)	\$525,000 - \$590,000 (110 - 112 sqm)	-

**Notes:**

- (a) The 4-room and 5-room resale comparables for Waterway Sunbeam consist of premium flats of about 8 - 9 years old. They are located near to Waterway Sunbeam. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
- (b) There are no comparable 3-room resale flats in the vicinity.

## Optional Component Scheme

These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes in the living/dining room and bedrooms and/or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,200	\$4,800	\$5,900
Internal doors*	\$2,280	\$2,830	\$2,830

**Notes:**

- \* 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)
- \* 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)
- \* 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

## Estimated Completion Date and Waiting Time

Housing Development	Waterway Sunbeam
Selection Date* (Median Month of Selection)	Feb 2012 to July 2012 (May 2012)
Estimated Completion Date	2nd Qtr 2015
Estimated Waiting Time	35 to 38 months

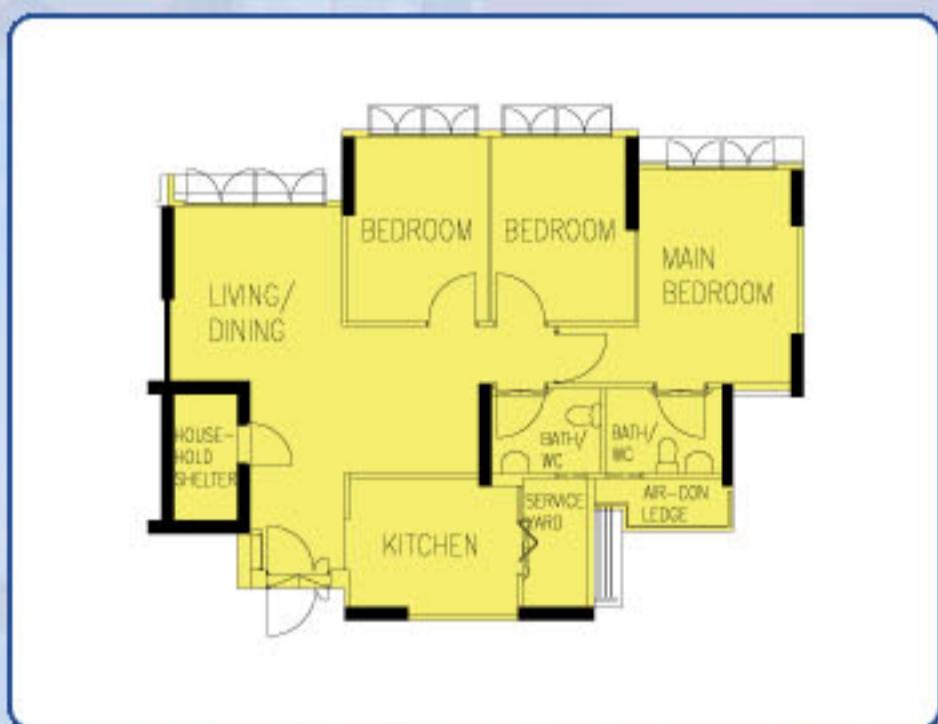
## Notes:

- a) \*The waiting time is computed based on the median month of selection exercise.
- b) The actual completion date will depend on the progress of the construction.
- c) The Estimated Delivery Possession Date (EDPD) is 31 May 2016 for Waterway Sunbeam. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.

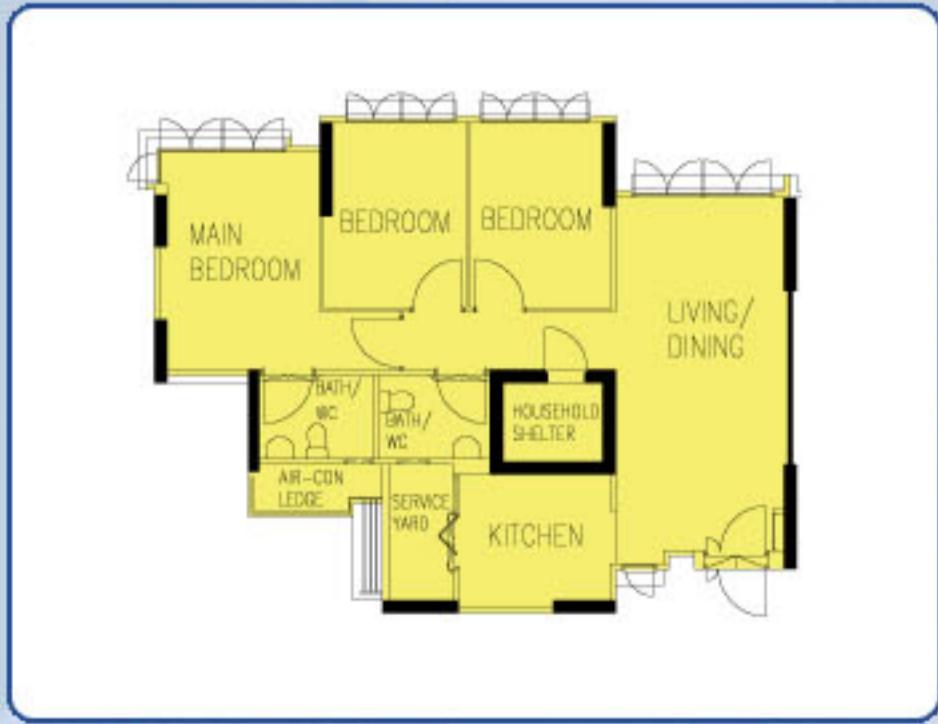
## Typical Floor Plans



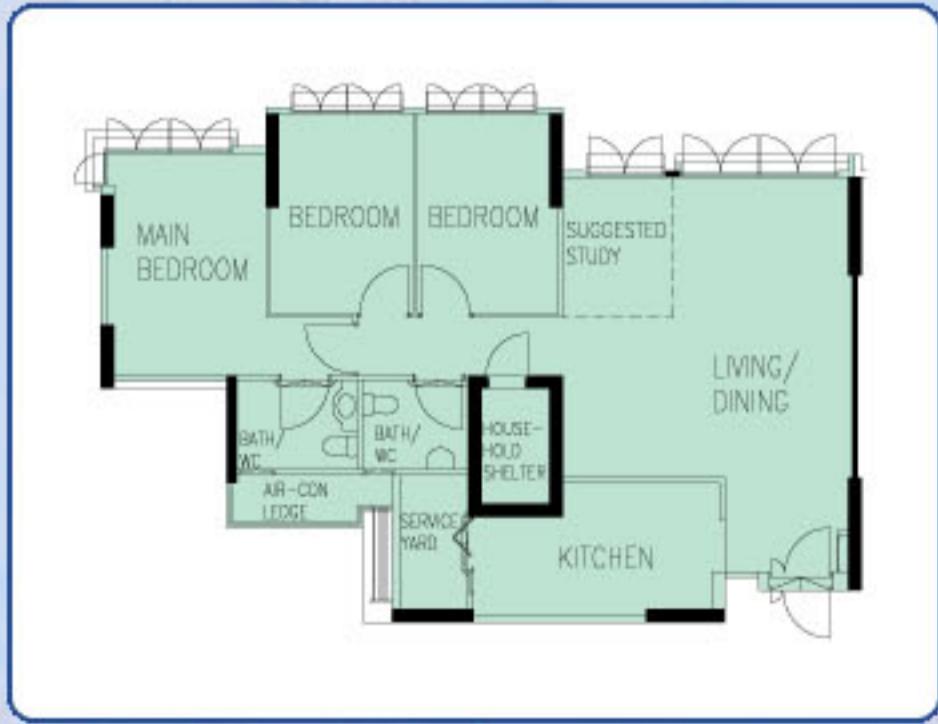
**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 65 sqm  
(Inclusive of Internal Floor Area 62 sqm and Air-Con Ledge)



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 90 sqm  
(Inclusive of Internal Floor Area 87 sqm and Air-Con Ledge)



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 90 sqm  
(Inclusive of Internal Floor Area 87 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 110 sqm  
(Inclusive of Internal Floor Area 107 sqm and Air-Con Ledge)

*The coloured floor plans are not intended to demarcate the boundary of the flat.*

## Possible Furnishing Layouts



**TYPICAL 3-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 65 sqm  
(Inclusive of Internal Floor Area 62 sqm and Air-Con Ledge)



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 90 sqm  
(Inclusive of Internal Floor Area 87 sqm and Air-Con Ledge)

## Possible Furnishing Layouts



TYPICAL 4-ROOM FLOOR PLAN  
APPROX. FLOOR AREA 90 sqm  
(Inclusive of Internal Floor Area 87 sqm and Air-Con Ledge)



TYPICAL 5-ROOM FLOOR PLAN  
APPROX. FLOOR AREA 110 sqm  
(Inclusive of Internal Floor Area 107 sqm and Air-Con Ledge)