Waterway Sunrise I is located in the waterway district of Punggol Town. The development comprises 8 residential blocks ranging from 6 to 18 storeys. You can choose from 1,295 units of 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats.

Nestled between Serangoon Reservoir and the eastern end of My Waterway@Punggol, Waterway Sunrise I will be one of the first blocks of flats along the waterway to welcome a new day.

Please refer to the site plan for the facilities to be provided in Waterway Sunrise I. As this is a public housing development, facilities in this project 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.
Indoor and/or Outdoor

For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres.

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.

Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.

# PUNGGOL

ANCHORVALE LANE

Concrete plants, works...

Construction Industry Park comprises construction-related developments such as pre-cast yards, ready-mixed...
Eco-Friendly Living

Waterway Sunrise I is designed to fulfil the vision of establishing Punggol as an Eco-Town. To support this vision, the development has numerous 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

Smart Solutions

Waterway Sunrise I will feature Smart technologies to bring about a more liveable, efficient, sustainable, and safe living environment. These solutions include

- Smart-Enabled Homes to support easy installation of smart systems
- Smart Lighting which meets the needs of residents while reducing energy consumption

Delightful Homes

Waterway Sunrise I offers 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats.

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

- floor finishes in the kitchen, household shelter, and bathroom
- wall tiles provided in the bathroom and kitchen
- a sliding partition/door for the bedroom and folding bathroom door.

As the 2-room Flexi flats on short-leases are meant for the elderly, they will be fitted with grab bars.

The 3-, 4-, 5-room, and 3Gen flats will come with floor finishes in the kitchen, household shelter, service yard, and bathrooms. Wall tiles will also be provided in the kitchen and bathrooms.

Some 4- and 5-room flats, and all 3Gen flats in Waterway Sunrise I will come with a balcony in the living room. To preserve the unique colour scheme of Waterway Sunrise I, any repainting of the balcony in this project must be in a colour shade approved by HDB.

All new HDB flats have Universal Design features such as wider corridors, ramps instead of steps to allow for ageing in place.

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 leaflet for details.

The cost of the optional components will be added to the selling price of the flat.
Without Living/Dining/Bedroom Floor Finishes (Default)

With Living/Dining/Bedroom Floor Finishes

**LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)**
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge)

**LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)**
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-con Ledge)

**LAYOUT IDEAS FOR 3-ROOM**
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area of 66 sqm and Air-con Ledge)
LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 96 sqm
(Inclusive of Internal Floor Area of 93 sqm and Air-con Ledge)

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)
Applicants are encouraged to visit the place before booking a flat.

Notes:
1. All proposed developments are subject to change and planning approval.
2. Site Reserved for Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
3. 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. The implementation of the facilities is subject to review from time to time by the relevant authorities.
4. 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.
5. 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.
6. 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.
7. To preserve the unique colour scheme of this project, any repainting of the balcony must be in a colour shade approved by HDB.

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.

LEGEND

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room
- 5 - Room
- 3Gen Flat
- Reserved for Development / Existing Development
- Linkway / Precinct Pavilion (PP) / Drop-off Porch (DOP) / Shelter (S)
- Trellis (T)
- Surrounding Buildings / Structures
- Residents’ Committee Centre (RCC) / Child Care Centre (CCC) / Future Amenities / Facilities (FA/F) at 1st storey
- Children Playground (PG) / Adult Fitness Stations (AFS) / Elderly Fitness Station (EFS) / Hardcourt (HC)
- Electrical Sub-Station (ESS) at 1st storey
- Open Space at Landscape Deck (1st storey)
- Open Space
- staircase
- Driveway
- Entrance / Exit to Basement Car Park Deck
- Airwell
- Corridor
- Lift
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Service Bay

(U/C) Under Construction

<table>
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<th>Block Number</th>
<th>Number of Stories</th>
<th>2 Room Flexi (Type 1)</th>
<th>2 Room Flexi (Type 2)</th>
<th>3 Room</th>
<th>4 Room</th>
<th>5 Room</th>
<th>3Gen</th>
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Notes:
- Waterway Sunrise
- Punggol
- HomeTeam S'pore
- Site for Future High-rise Residential Development
- Site for Future School
- Site for Place of Worship
- Site for Future High-rise Development
- Reserve Site for Future High-rise Development
- Site Reserved for Place of Worship
- Site Reserved for School
- Site Reserved for Place of Worship
- Site Reserved for School

PG 56C49
3 ROOM
UNIT 712

3 ROOM
UNIT 714

4 ROOM
UNIT 716

4 ROOM
UNIT 722

W1

LIVING/
DINING

MAIN
BEDROOM

AIR-CON
LEDGE

HOUSE-
HOLD
SHELTER

KITCHEN
SER VICE
YAR D

BAT H/
WC

BEDROOM

BEDROOM

MAIN
BEDROOM

AIR-CON
LEDGE

BAT H/
WC

KITCHEN
SER VICE
YAR D

BEDROOM

BEDROOM

HOUSE-
HOLD
SHELTER

BAT H/
WC

LIVING/
DINING

BALCONY

COMMON  CORRIDOR

COMM ON  CORRIDOR

CENTRALISED
REFUSE CHUTE

CHUTE FOR
RECYCLABLE
REFUSE

LIFT

W1

W1

W1

W1

VOID

VOID

VOID

VOID

WASH
AREA

RESIDENTS' COMM
ITTEE CENTRE

SCALE METRES

0 2 4 6 8 10

BLK 655A
(1ST STOREY FLOOR PLAN)

LEGEND:

| 3 - Room | 4 - Room |

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

3 - Room

4 - Room

BLK 655A
(2ND STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

3 - Room

4 - Room

BLK 655A
(3RD STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 655A
(5TH STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

BLK 655A
(6TH STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

BLK 655A
(7TH STOREY FLOOR PLAN)

3 - Room
4 - Room

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

BLK 655A
(8TH STOREY FLOOR PLAN)

3 - Room

4 - Room

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 655A
(9TH STOREY FLOOR PLAN)

LEGEND:

4 - Room

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

**4 - Room**

**BLK 655A**

**(10TH TO 12TH STOREY FLOOR PLAN)**

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

 Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

BLK 655A
(13TH & 14TH STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

BLK 655B
(6TH STOREY FLOOR PLAN)

2 - Room Flexi (Type 2)
5 - Room
3Gen Flat

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the unit.
LEGEND:

2 - Room Flexi (Type 2)

BLK 655B
(13TH & 14TH STOREY FLOOR PLAN)

W1 - Three Quarter Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

4 - Room
3 Gen Flat

BLK 655C
(1ST STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
CW - Standard Height Corner Windows
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

BLK 655C
(2ND STOREY FLOOR PLAN)

4 - Room
5 - Room
3 Gen Flat

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
CW - Standard Height Corner Windows

Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

4 - Room

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
CW - Standard Height Corner Windows

Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
CW - Standard Height Corner Windows

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

**BLK 655C**
(13TH & 14TH STOREY FLOOR PLAN)

- **4 - Room**

**SCALE METRES**: 0 2 4 6 8 10

**W1** - Three Quarter Height Window (Approx. 550mm high parapet wall)

**CW** - Standard Height Corner Windows

Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

BLK 656A
(2ND & 4TH 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 656A
(3RD & 11TH 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.

LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 656A
(5TH & 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.

LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 656A
(6TH & 12TH STOREY FLOOR PLAN)

LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

BLK 656A
(14TH & 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 656A
(7TH & 15TH STOREY FLOOR PLAN)

LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

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.

Scale Metres: 0 2 4 6 8 10

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

BLK 656A
(8TH 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLK 656A
(9TH & 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.

LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- **2 - Room Flexi (Type 1)**
- **2 - Room Flexi (Type 2)**
- **4 - Room**
- **5 - Room**

**BLK 656A**

**10TH & 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

*The coloured floor plan is not intended to demarcate the boundary of the flat.*
LEGEND:

4 - Room

BLK 656B
(1ST STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room
- 5 - Room

BLK 656B
(2ND, 3RD, 4TH & 11TH STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

2 - Room Flexi (Type 2)
3 - Room
4 - Room
5 - Room

BLK 656B
(7TH, 8TH, 14TH TO 16TH STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)

BLK 656C
(1ST 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

2 - Room Flexi (Type 1)
2 - Room Flexi (Type 2)
4 - Room
5 - Room

BLK 656C
(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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

BLK 656C
(3RD & 11TH 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

*The coloured floor plan is not intended to demarcate the boundary of the flat.*
LEGEND:

- **2 - Room Flexi (Type 1)**
- **2 - Room Flexi (Type 2)**
- **4 - Room**
- **5 - Room**

**BLK 656C**

*(4TH 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.*
BLK 656C
(5TH & 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.

LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room

BLK 656C
(6TH & 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- **2 - Room Flexi (Type 1)**
- **2 - Room Flexi (Type 2)**
- **4 - Room**
- **5 - Room**

**BLK 656C**

(8TH, 14TH & 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

2 - Room Flexi (Type 1)  
2 - Room Flexi (Type 2)  
4 - Room  
5 - Room

BLK 656C  
(9TH & 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

4 - Room

BLK 657A
(1ST STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Room Flexi (Type 2)</td>
</tr>
<tr>
<td>3</td>
<td>Room</td>
</tr>
<tr>
<td>4</td>
<td>Room</td>
</tr>
<tr>
<td>5</td>
<td>Room</td>
</tr>
</tbody>
</table>

BLK 657A
(2ND STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

2 - Room Flexi (Type 2)
3 - Room
4 - Room
5 - Room

BLK 657A
(3RD, 4TH, 10TH & 11TH STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

2 - Room Flexi (Type 2)
3 - Room
4 - Room
5 - Room

BLK 657A
(9TH STOREY FLOOR PLAN)

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)

BLK 657B
(1ST 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

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 5 - Room
- 3Gen Flat

BLK 657B
(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.

The coloured floor plan is not intended to demarcate the boundary of the flat.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room
- 3Gen Flat

BLK 657B
(3RD 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

BLK 657B
(4TH 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

*The coloured floor plan is not intended to demarcate the boundary of the flat.*
BLK 657B
(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.

LEGEND:
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room
- 3Gen Flat

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room
- 3Gen Flat

BLK 657B
(6TH 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Utilities otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room
- 3Gen Flat

BLK 657B
(7TH 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room
- 5 - Room
- 3Gen Flat

BLK 657B
(8TH 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.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)

BLK 657B
(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.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)

BLK 657B
(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

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)

BLK 657B
(11TH & 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.

SCALE METRES 0 2 4 6 8 10 METRES

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)

BLK 657B
(13TH TO 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)

Unless otherwise indicated, all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)

BLK 657B
(16TH & 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.

W1 - Three Quarter Height Window (Approx. 550mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
General Specifications For Waterway Sunrise I
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/ solid blocks/ bricks with cement plastering/ precast panels/ precast lightweight concrete partitions/ drywall partition system.

Windows
Aluminium framed windows with tinted glass.

Doors
Entrance : decorative solid timber door and metal gate
Bedroom : laminated semi-solid timber 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 gas 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) Air-con panel in the main bedroom will not be provided.
3) Laminated UPVC door frame shall be provided to all Bathroom/ WC door openings.
4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
5) 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.
6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.
General Specifications For Waterway Sunrise I
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/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions/drywall partition system.

Windows
Aluminium framed windows with tinted glass.

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

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

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 point

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) Air-con panel in the main bedroom will not be provided.
3) Laminated UPVC door frame shall be provided to all Bathroom/ WC door openings.
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6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

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.
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

FOR ALL 2-ROOM FLEXI FLATS

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.

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.

August 2016
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 gas hob and cooker hood, kitchen sink, tap and dish drying rack
- 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

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 gas hob and cooker hood, kitchen sink, tap and dish drying rack
- 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

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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August 2016
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

KITCHEN PARTITION WALL (where feasible)
To provide buyers greater flexibility in terms of layout and design, some flats will come with an open kitchen concept. You can opt-in to have a partition wall between the living/dining area and kitchen, if you do not want an open kitchen concept.

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August 2016