Inspired by the waterfront town theme of Punggol 21+, the design of Punggol Crest is a modern interpretation of rustic villages by the sea.

A series of vertical and horizontal fins form a distinct graphical pattern reminiscent of coastal architecture. Six 16-storey residential blocks rest amid a soothing sea of green landscaped gardens, inter-connected with sheltered walkways and footpaths. The lift lobbies and common corridors of the development are designed to allow for ample fresh breezes and natural light, while sheltering from the rain and harsh heat.

The entrance to Punggol Crest is a paved plaza lined with ornamental plants – providing a warm welcome to residents and visitors. Sheltered linkways connecting the drop-off porch and multi-storey carpark to all blocks ensure residents arrive home comfortable and dry.

**TRUE CONVENIENCES**

Located near the proposed Punggol Town Centre, residents can walk over or take a short bus ride to the Punggol MRT/LRT station and bus interchange. Minutes away is Punggol Plaza, where a wide array of shopping and dining choices await.

Motorists are well-connected by the nearby Tampines Expressway (TPE) and Kallang-Paya Lebar Expressway (KPE).
REFRESHING RECREATIONS

The landscaped grounds of Punggol Crest offer open green spaces for play and exercise as well as intimate nooks for quiet contemplation. Young and old alike can enjoy a healthy lifestyle with a playground for kids, fitness stations for adults and the elderly, and a jogging path for all. A precinct pavilion and amphitheatre within the development provide pleasant spaces for social gatherings and recreational activities.

In the heart of the development, trellis, trees and resting shelters create pockets of cozy spaces. Here, residents can spend quiet time reading, or find a peaceful corner for conversation or simply to relax in.

Residents can also look forward to more upcoming recreational delights in the town such as the Punggol Waterway and Punggol Promenade. Currently under construction, these are set to be new leisure destinations for the whole family.

ENGAGING ENVIRONMENT

Punggol Crest provides an environment that is conducive for the family to grow in. Beyond formal learning spaces, a spice garden provides an area where kids can learn about nature and adults can enjoy the aroma of the herbs and flowers.

A variety of primary and secondary schools are located conveniently in the town.
A selection of 2-room, 3-room and 4-room Standard flats is available at Punggol Crest.

All units in Punggol Crest are provided with three-quarter height windows in the living/dining room. Bedroom windows are protected with canopies which act like rain shelters. Quality floor finishes are provided in the kitchen, household shelter, service yard and bathrooms.

The indicative price range of these Standard flats is tabulated below:

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Floor Area (sqm)</th>
<th>Internal Floor Area (sqm)</th>
<th>No of Units</th>
<th>Indicative Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room</td>
<td>45</td>
<td>45</td>
<td>240</td>
<td>$90,000 - $114,000</td>
</tr>
<tr>
<td>3-Room</td>
<td>67</td>
<td>55</td>
<td>240</td>
<td>$155,000 - $190,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92</td>
<td>90</td>
<td>270</td>
<td>$247,000 - $301,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of the air-conditioner ledge (where applicable).
(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.

**AFFORDABILITY OF A TYPICAL FLAT**

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional Housing Grant</th>
<th>Monthly Instalment for 38-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room</td>
<td>$100,000</td>
<td>$1,306</td>
<td>$40,000</td>
<td>$240</td>
<td>18%</td>
</tr>
<tr>
<td>3-Room</td>
<td>$170,000</td>
<td>$2,100</td>
<td>$60,000</td>
<td>$360</td>
<td>27%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$275,000</td>
<td>$4,306</td>
<td>$10,000</td>
<td>$591</td>
<td>23%</td>
</tr>
</tbody>
</table>

**OPTIONAL COMPONENT SCHEME (OCS)**

You may opt to have full floor finishes and 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 Costs

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room</td>
<td>3-Room</td>
</tr>
<tr>
<td>Flooring for living/dining room and bedrooms</td>
<td>$1,400</td>
</tr>
<tr>
<td>Internal doors</td>
<td>$320</td>
</tr>
</tbody>
</table>

* Bi-fold bathroom doors are provided for 2-room flats and they are non-optional.
* 2-room flats: 1 Internal door (1 bedroom door)
* 3-room flats: 4 Internal doors (2 bedrooms doors and 2 bathroom doors)
* 4-room flats: 6 Internal doors (3 bedrooms doors and 2 bathroom doors)

**ESTIMATED COMPLETION**

Punggol Crest is expected to be completed in 4Q 2013. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is 30 Nov 2014. The EDPD is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.
TYPICAL FLOOR PLANS

TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 46 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

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

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

The coloured floor plans are not intended to demarcate the boundary of the flat.
SAMPLES OF FURNISHED LAYOUT PLANS

TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 46 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 66 sqm and Air-Con Ledge)

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

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.

Windows
Aluminium framed windows with tinted glass

Doors
- Entrance: decorative solid timber door and metal gate
- Bedrooms: laminated semi-solid timber door (Type D9a) (optional)
- Bathrooms/WC: acrylic panel folding door for 2-Room, laminated semi-solid timber door for 3-Room & 4-Room (Type D9a) (optional)
- Household Shelter: metal door
- Service Yard: aluminium framed door with glass

Finishes
- Ceilings: skim coated or plastered and painted
- Kitchen/Bathrooms/WC walls: glazed ceramic tiles
- Other walls: skim coated or plastered and painted
- Living/Dining/Bedrooms/Floor: ceramic tiles with timber skirting (optional)
- Kitchen/Bathrooms/WC Floor: ceramic tiles
- Service Yard floor: ceramic tiles with tile skirting
- Household Shelter floor: ceramic tiles

Fittings
Quality locksets.
Quality sanitary fittings.
Clothes drying rack

Services
Gas services and concealed water supply pipes.
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points).
Television points.
Telephone points.

Important Notes:
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.
Air-con panel in the main bedroom will not be provided.
You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovation rules.

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*The Floor Areas are scaled Strata Areas*