Waterway Terraces commands a prime location next to the proposed town centre, near the Punggol MRT/LRT station and right along the waterway. This landmark waterfront development consists of three 18-storey blocks, joined together in a hexagonal arrangement to form three intimate courtyards. Choose from 1,072 units of 3-room, 4-room and 5-room Premium flats.

On the shores of Punggol, a new wave of waterfront lifestyle enchantment awaits. Embrace it all at Waterway Terraces.
Conveniences At Your Doorstep

The wide range of facilities within Waterway Terraces include an eating house, a supermarket, shops, a Residents’ Committee Centre, a student care centre, a child care centre, and an education centre. With the development’s unique interlinked block layout, residents can enjoy a seamless connection to all these amenities. Diners will also appreciate the convenience of having direct lift access from all blocks to the basement car park.

Brimming With Recreational Choices

Head over to the landscaped common green along the waterfront promenade to use the range of playgrounds and fitness facilities there. You can also choose to enjoy a breezy riverside jog or a leisurely stroll. Besides these, there are also intimate hexagon-shaped courtyards framed by the residential blocks. These courtyards offer garden spaces where you can relax and unwind.

Take splendid views of the waterfront as you relax amid the lush green surrounds.
Unique terraced roofs give inspiration to the name of the development and are what truly set Waterway Terraces apart. These roof gardens, which are also open to the public, offer lush green spaces where you can relax and recharge.

Some of these roof gardens will house amenities that cater to all ages, such as children’s playgrounds as well as fitness facilities for adults and the elderly.

Head to any of the roof gardens, courtyards or the waterfront for fun-filled moments with your family.

Inspired by terraced rice fields in South East Asia, Waterway Terraces is crowned by cascading roof gardens.

By night, Waterway Terraces becomes a shining beacon by the water.
Truly At One With Nature

Conferred the Green Mark Platinum Award
for outstanding eco-friendly features, Waterway Terraces boasts many green attributes to enhance your overall living experience.

- Palm Garden
- Solar Panels
- Courtyard Jungle
- Extensive Green Roofs
- Rain Garden
- Roof Terraces
- Common Green
- Water Promenade
- Waterfront

Embrace an eco-friendly lifestyle

- **Façade**
  Designed to minimise heat gain for greater comfort

- **Solar Power**
  Use of clean and renewable energy to supplement the lighting needs at the common areas

- **Convenience of Recycling**
  Provision of separate recyclable refuse chute for easy recycling

- **On-site Compost Bin**
  For deposition of garden waste for decomposition

- **Bioretention Swales/ Rain Gardens**
  Clears pollutants and silt from rain and runoff water before they enter the waterway
Premium Residences

Choose from a selection of 3-room, 4-room and 5-room Premium flats. Each unit is fitted with glazed porcelain ceramic tiles in the living, dining and kitchen areas and timber strip flooring in the bedrooms. Ceramic floor/wall tiles and quality sanitary fittings are provided in the bathrooms.

Each 4-room and 5-room unit comes with a balcony that offers views of the scenic surrounds.
Indicative Price Range

The indicative price range for Waterway Terraces 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>3-Room</td>
<td>67</td>
<td>65</td>
<td>178</td>
<td>$185,000 - $237,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92</td>
<td>90</td>
<td>598</td>
<td>$300,000 - $375,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>112</td>
<td>110</td>
<td>306</td>
<td>$374,000 - $458,000</td>
</tr>
</tbody>
</table>

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.

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 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$210,000</td>
<td>$2,500</td>
<td>$30,000</td>
<td>$721</td>
<td>29%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$340,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>$1,225</td>
<td>29%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$415,000</td>
<td>$5,500</td>
<td>0</td>
<td>$1,495</td>
<td>27%</td>
</tr>
</tbody>
</table>

Note:
Applicants’ Median Household Income for 3-room flats is based on that of previous premium project in Punggol Town that offered 3-room flats.

Optional Component Scheme (OCS)

If you choose a flat at Waterway Terraces, you may opt to have internal doors installed in your selected unit. The cost of installing these doors will be added to the selling price of the flat.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$1,720</td>
</tr>
<tr>
<td>4-Room</td>
<td>$2,140</td>
</tr>
<tr>
<td>5-Room</td>
<td>$2,140</td>
</tr>
</tbody>
</table>

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

Estimated Completion Date

Waterway Terraces is expected to be completed in 1Q 2015. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is 28 Feb 2016. 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 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)

**Typical 4-Room Floor Plan**
Approx. Floor Area 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**Typical 5-Room Floor Plan**
Approx. Floor Area 112 sqm
(Inclusive of Internal Floor Area 110 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 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)
Samples of Furnished Layout Plans

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

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 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
Aluminum framed windows with tinted glass.

Doors
- Entrance: decorative solid timber door and metal gate
- Bedrooms: decorative solid timber doors (Type D12) (optional)
- Bathrooms/WC: laminated semi-solid timber doors (Type D12a) (optional)
- Household Shelter: metal door
- Service Yard: aluminum framed door with glass
- Balcony (where appropriate): aluminum 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 floor: glazed porcelain ceramic tiles with timber skirting
- Bedrooms floor: timber drop flooring with timber skirting
- Kitchen floor: glazed porcelain ceramic tiles
- Bathrooms/WC floor: glazed ceramic tiles
- Service Yard floor: glazed porcelain ceramic tiles with tile skirting
- Household Shelter floor: glazed ceramic tiles
- Balcony floor (where appropriate): sprayed concrete with trowelled finish

Fittings
- Quality Locksets
- Quality Sanitary fittings
- Vanity top wash basin at attached Bathroom/WC, wash basin for other Bathroom/WC
- 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:
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) The common areas and spaces fronting or surrounding the flats are not available for purchase, and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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.