Waterway Brooks | Studio Apartments and 4-, 5-room Premium Flats

Located along My Waterway@Punggol, Waterway Brooks is bounded by Punggol Drive and Punggol Road. This development comprises 14 residential blocks ranging from 10 to 17 storeys in height. Choose from 1,512 units of Studio Apartments and 4-, 5-room Premium flats.

The name ‘Waterway Brooks’ is inspired by the closeness of the waterway and the fluid patterns depicted in the landscape courtyards.

An urban oasis

The residential blocks of Waterway Brooks flaunt clean lines and uncluttered facades for a look of sophistication and elegance. The varying heights of the blocks create an interesting skyline against the scenic backdrop of My Waterway@Punggol.

Be sheltered from the hustle and bustle of urban life with three luxuriant green courtyards intimately enclosed by the residential blocks. Just below the courtyards, carpark parking is provided for the convenience of residents.

The landscaped courtyards contain a multitude of recreational facilities. Here, children can have fun at the playgrounds while adults and the elderly utilise the fitness stations specially designed for them. Alternatively, indulge in moments of nefarious contemplation or quiet conversations with your friends and loved ones at strategically placed shelters and trellises. The courtyards enjoy direct access to My Waterfront@Punggol, where you can enjoy scenic jogs or strolls, right by the banks of the waterway.

The needs of families with children are catered for with the presence of a childcare centre and an education centre within the development. You can also take part in vibrant community activities organised by the Residents’ Committee Centre found here.
Waterway Woodcress | 3-, 4- and 5-room Premium Flats

Bounded by Edgedale Plains and Punggol Drive, Waterway Woodcress is well sited along My Waterway@Punggol. This development comprises seven residential blocks ranging from eight to 18 storeys in height. Take your pick from 804 units of 3-, 4- and 5-room Premium flats.

Due to its waterfront location, the development’s name takes inspiration from an aquatic plant - watercress. It also makes reference to the wood-like colours used on the building facades. Together, the name ‘Waterway Woodcress’ evokes an imagery of tranquil riverside living.

Rustic Beauty

The development’s facades use earth tones to exude a warm rustic charm. The residential blocks are designed with varying heights to maximise views out towards the waterway.

A lush landscaped deck lies in the heart of the development, serving as a prime spot for both rest and activity. Children can play to their hearts’ content at the playgrounds, while their parents and grandparents can work out at the elderly and adult fitness stations. Individuals who prefer more relaxing forms of recreation may take advantage of the rest shelters and trellises amply provided throughout the landscape. Social gatherings can be held at the precinct pavilion. Two viewing decks are placed strategically along the waterfront and offer sweeping views of the waterway.

The carpark located below the landscaped deck provides direct and sheltered access to all blocks. Residents can easily shop for all their daily needs at the mini-mart and shops within the development. A childcare centre is also provided to cater to families with children.
Eco-friendly Design

In line with plans to develop Punggol as an Eco-Town, developments in Punggol feature eco-friendly designs. Come and be part of this sustainable environment that is created for all to enjoy.

Both Waterway Brooks and Waterway Woodcress boast several eco-friendly features:

- Sustainable and recycled products are used in certain parts of the developments
- Compost bins and 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 are designed in the landscape to help maintain the quality of surface runoff from stormwater and prevent it from discharging into the drainage system
- Bicycle stands are provided to encourage use of these environmentally friendly forms of transport

Waterfront Living

Enjoy waterfront living at Waterway Brooks and Waterway Woodcress. With direct access to My Waterway@Punggol, you will be rejuvenated by the captivating views and fresh air. Jog, stroll or unwind along scenic routes by the waterfront. Residents will be pleased with the proximity of a wide variety of nature spots like Lorong Helas Wetland, Coney Island, Punggol Promenade, Punggol Reservoir and Sengkang Reservoir.

For your shopping and dining needs, Punggol Plaza is the place to head to. Go window shopping at the supermarket or take your family out for a meal at its food court. To find out about more riverside heartland shops in Punggol, log on to WhereShopSG. Expect to see a lot more buzz and excitement coming your way when the nearby proposed Town Centre, sports complex and upcoming Punggol 21 Community Club are completed.

Waterway Brooks and Woodcress are within walking distance to LRT stations. Residents will also enjoy easy access to Tampines Expressway (TPE) and Kallang-Paya Lebar Expressway (KPE).

Parents with school-going children will be pleased to know that Punggol town offers a good range of schools. These include Edgefield Primary School, Horizon Primary School, Punggol Secondary School, as well as Greendale Primary and Secondary School.

Splendid homes

Waterway Brooks offers Studio Apartments and 4-, 5-room Premium flats while Waterway Woodcress lets you pick from 3-, 4- and 5-room Premium flats. You can choose from flats in either development during selection.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. At a size of 30m² or 45m², each apartment will be in ready-to-move-in condition and is furnished with essentials such as elderly-friendly fixtures, ceramic floor tiles, a multi-win storage, kitchen cabinets and more. These units come with three-quarter height windows in the living/dining area as well as in the bedrooms.

The 3-, 4- and 5-room flats are provided with polished porcelain tiles in the living and dining areas, glazed porcelain tiles in the kitchen area, and timber strip flooring in the bedrooms. Ceremic floor/ wall tiles and quality sanitary fittings are provided in the bathrooms. With these features provided, you can move in hassle-free with minimum renovation. The units come with three-quarter height windows in the bedrooms, and full height windows in the living/dining area.

- Some units in Waterway Brooks have balconies provided at the living/dining area.
- Some units in Waterway Woodcress are provided with balconies either at the living/dining area or at the master bedroom.

The indicative price range of these Premium 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>Studio Apt</td>
<td>37</td>
<td>36</td>
<td>82</td>
<td>$68,000 - $89,000</td>
</tr>
<tr>
<td>3-Room</td>
<td>47</td>
<td>45</td>
<td>94</td>
<td>$107,000 - $119,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>68</td>
<td>65</td>
<td>100</td>
<td>$205,000 - $220,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>93</td>
<td>90</td>
<td>1,041</td>
<td>$304,000 - $379,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>112</td>
<td>110</td>
<td>709</td>
<td>$275,000 - $405,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Waterway Brooks offers Studio Apartment, 4-5-room flats whereas Waterway Woodcress offers 3-4-5-room flats.
(b) Floor area refers to the external area of the whole apartment, inclusive of the area of air-conditioner edge.
(c) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
(d) 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 sale.
(e) Studio Apartments are sold on 50-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.
Financing a flat

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants’ Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Net Selling Price (less grants)</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$220,000</td>
<td>$2,700</td>
<td>$25,000</td>
<td>$195,000</td>
<td>$781</td>
<td>29%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$340,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>$330,000</td>
<td>$1,225</td>
<td>20%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$420,000</td>
<td>$5,600</td>
<td>$50</td>
<td>$420,000</td>
<td>$1,513</td>
<td>27%</td>
</tr>
</tbody>
</table>

Prices of Waterway Woodcress & Waterway Brooks and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Waterway Woodcress / Waterway Brooks (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$205,000 - $239,000 (85 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$304,000 - $379,000 (90 sqm)</td>
<td>$433,000 - $480,000 (90 - 91 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$375,000 - $465,000 (110 sqm)</td>
<td>$505,000 - $575,000 (110 - 112 sqm)</td>
</tr>
</tbody>
</table>

Notes:
(a) The 4-room and 5-room resale comparables consist of premium flats of about 8 - 10 years old. They are located near to Waterway Woodcress and Waterway Brooks. The differences in the attributes between the resale comparables and the subject contracts should be taken into account when making comparison.
(b) There are no comparable 3-room resale flats in the vicinity.

Optional Component Scheme

For the 3-, 4- and 5-room flats, you may opt to have internal doors installed. The cost of installing these optional 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>Internal doors*</td>
<td>$2,320 $2,990 $2,890</td>
</tr>
</tbody>
</table>

Notes:
Studio Apartments come with internal doors and full floor finishes. Hence, OCS is not applicable
* 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

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Waterway Brooks</th>
<th>Waterway Woodcress</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date* (Median Month of Selection)</td>
<td>Oct 2011 to May 2012 (Feb. 2012)</td>
<td>-</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>3rd Qtr 2015</td>
<td>1st Qtr 2015</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>39 to 44 months</td>
<td>32 to 38 months</td>
</tr>
</tbody>
</table>

Notes:
* The waiting time is computed based on the median month of selection exercise.
* The actual completion date will depend on the progress of the construction.
* The Estimated Delivery Possession Date (EDPD) is 31 Aug 2016 for Waterway Brooks and 31 Jan 2016 for Waterway Woodcress. 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 STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 4-ROOM (WITH BALCONY) FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Typical Floor Plans

TYPICAL 5-ROOM (WITH BALCONY) FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 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 STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 4-ROOM (WITH BALCONY) FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Typical Floor Plans

Typical 4-Room Floor Plan (with balcony at living room)
Approx. floor area 93 sqm
(Inclusive of internal floor area 90 sqm and Air-Con Ledge)

Typical 5-Room Floor Plan
Approx. floor area 113 sqm
(Inclusive of internal floor area 110 sqm and Air-Con Ledge)

Typical 5-Room Floor Plan (with balcony at main bedroom)
Approx. floor area 113 sqm
(Inclusive of internal floor area 110 sqm and Air-Con Ledge)

Typical 5-Room Floor Plan (with balcony at living room)
Approx. floor area 113 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 68 sqm
- (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**TYPICAL 3-ROOM FLOOR PLAN**
- (WITH BALCONY AT LIVING ROOM)
- APPROX. FLOOR AREA 68 sqm
- (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

**TYPICAL 4-ROOM FLOOR PLAN**
- APPROX. FLOOR AREA 93 sqm
- (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

**TYPICAL 4-ROOM FLOOR PLAN**
- (WITH BALCONY AT MAIN BEDROOM)
- APPROX. FLOOR AREA 93 sqm
- (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
Samples of Furnished Layout Plans

TYPICAL 4-ROOM FLOOR PLAN
(WITH BALCONY AT LIVING ROOM)
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

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

TYPICAL 5-ROOM FLOOR PLAN
(WITH BALCONY AT MAIN BEDROOM)
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

TYPICAL 5-ROOM FLOOR PLAN
(WITH BALCONY AT LIVING ROOM)
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)