Rejuvenation Awaits
Studio Apartments, 4-room Standard Flats

Located along Lorong Limau, Whampoa Dew consists of a residential block with staggering height ranging from 30 to 40 storeys. Choose from 405 units of Studio Apartments and 4-room Standard Flats.

Whampoa Dew is located near Sungei Whampoa. The name Whampoa Dew is inspired by the water-themed elements found throughout the design of the precinct elements, including the roof design of the residential block.

Community in Bloom

Enjoy a range of recreational facilities at your doorstep. The children can play in the children’s playground while the adults and elderly work out at the adult and elderly fitness corners. Residents can relax and interact with their family and friends in the pergolas and resting shelters. Larger social gatherings can be held at the precinct pavilion.

Seniors can visit the Senior Activity Centre to make friends and engage in regular social activities.
Shop for your day-to-day groceries or have a hearty meal at Whampoa Drive neighbourhood centre located nearby. Alternatively, head over to Balestier Plaza and Shaw Plaza for more shopping and dining options. To discover more heartland shops near you, log on to Where2ShopHDB.

Take a leisurely stroll along Sungai Whampoa or pick up a hobby at Whampoa Community Club.

Whampoa Dew is served by public bus services. Those who drive will enjoy the accessibility of the Central Expressway (CTE) and Pan-Island Expressway (PIE).

Schools in the town include Hong Wen School, Bendemeer Primary School and Bendemeer Secondary School.

Delightful homes

Whampoa Dew offers Studio Apartments and 4-room Standard Flats. The 4-room flats come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with a built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also provided within the units. These include grab bars to provide support, ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.

Move in hassle-free as each Studio Apartment will be in a ready-to-move-in condition. Each apartment will be furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen. Three-quarter height windows are provided in the living/dining area and bedroom.

The indicative price range of these 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 Apartment</td>
<td>37</td>
<td>35</td>
<td>78</td>
<td>$105,000 - $124,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>47</td>
<td>45</td>
<td>78</td>
<td>$135,000 - $154,000</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.
(d) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.
(e) 4-room flats are sold on a 99-year lease.
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>4-Room</td>
<td>$435,000</td>
<td>$5,500</td>
<td>-</td>
<td>$435,000</td>
<td>$1,598</td>
<td>29%</td>
</tr>
</tbody>
</table>

Prices of Whampoa Dew and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Whampoa Dew (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$385,000 - $483,000 (90 sqm)</td>
<td>$440,000 - $510,000 (91 sqm)</td>
</tr>
</tbody>
</table>

Note:
The 4-room resale comparables for Whampoa Dew consist of standard flats of about 39 years old. They are located near to Whampoa Dew. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

The 4-room 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 installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components 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>Flooring for living/dining room and bedrooms</td>
<td>$5,000</td>
</tr>
<tr>
<td>Internal doors* and sanitary fittings</td>
<td>$3,520</td>
</tr>
</tbody>
</table>

Notes:
- Studio Apartments come with internal doors, full floor finishes and sanitary fittings. Hence OCS is not applicable
- * 4-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Whampoa Dew</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td>Mar 2013 to Aug 2013, (Jun 2013)</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>2nd Qtr 2017</td>
</tr>
<tr>
<td>Estimated Waiting Time*</td>
<td>46 to 49 months</td>
</tr>
<tr>
<td>Estimated Delivery Possession Date</td>
<td>30 Apr 2018</td>
</tr>
</tbody>
</table>

Notes:
a) 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.
b) The Estimated Delivery Possession Date is 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 FLOOR PLAN**
Approx. Floor Area 93 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.
Layout Ideas for Your Home

**Layout Ideas for Studio Apartment (Type A)**
- Approx. Floor Area: 37 sqm
- (Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

**Layout Ideas for Studio Apartment (Type B)**
- Approx. Floor Area: 47 sqm
- (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

**Layout Ideas for 4 Room**
- Approx. Floor Area: 93 sqm
- (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)