Waterfront Living
3-, 4-, 5-room and 3Gen Premium Flats

Punggol BayView is located along Sumang Walk and comprises ten residential blocks ranging from 8 to 22 storeys in height. You can take your pick from the 1,096 units of 3-, 4-, 5-room and 3Gen Premium Flats offered in this development.

At Punggol BayView, the roof outline and facade colours of the residential blocks are designed to resemble sailboats docked along the bay. These residential blocks are lined along the periphery of the development, allowing you to take advantage of the breathtaking water views.

Abundant Activities
At Punggol BayView, you will be able to enjoy a wide range of recreational facilities right at your doorstep. You can keep fit at the adult and elderly fitness stations while the young ones enjoy some playtime at the playgrounds. Rest shelters and green pocket spaces are also provided for intimate gatherings.

Alternatively, you can choose to visit the rooftop garden above the multi-storey car park for relaxation amidst lush greenery. Roof gardens can also be found atop the water-facing residential blocks. These are open to the public, and serve as great viewing platforms. In addition, the nearby Punggol Park Connector gives you access to additional recreational facilities like fitness corners and children’s playgrounds located at the nearby common green. You may also head to the beautiful waterfront promenade located along the side of the development facing Punggol Reservoir, and take a stroll along the timber boardwalk as you enjoy the stunning views of the sunset.

For added convenience, a Residents’ Committee Centre, an eating house, a restaurant, a supermarket and some shops will be provided within the development.
Of Parks and Waterways
2- and 3-room Standard Flats

Located along Punggol Way, Punggol Vue comprises four residential blocks ranging from 19 to 21 storeys in height and offers 570 units of 2- and 3-room Standard Flats. Two other residential blocks within the development are set aside for rental housing.

At Punggol Vue, you will get to enjoy lovely views of the nearby Punggol Waterway Park as well as easy access to Punggol Reservoir and My Waterway@Punggol.

Lush Landscapes

At the heart of Punggol Vue lies a central green which houses a series of well-connected facilities linked together by a stream-like pathway that mimics a meandering river. Here, you can enjoy a host of recreational activities such as a children's playground, as well as adult and elderly fitness stations. You can also relax and mingle with your friends and neighbours at the rest shelters and trellises. For social gatherings, the precinct pavilion can be used. More greenery can be enjoyed at the rooftop garden found above the multi-storey car park.
Eco-Friendly Living

Punggol BayView and Punggol Vue are designed to fulfil the vision of establishing Punggol as an Eco-Town. To support this vision, both developments have numerous eco-friendly features:

- Separate chutes are provided for recyclable wastes
- Motion sensor controlled energy efficient lighting is installed at common staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Rainwater harvesting system is provided to store rainwater for washing of common areas
- ABC Waters design features are incorporated to clean rainwater and beautify the landscape
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development

Bustling with Convenience

My Waterway @ Punggol
Punggol Park Connector
Photo courtesy of National Parks Board
Punggol MRT / LRT station
Photo courtesy of Punggol View Primary School
Photo courtesy of Punggol Green Primary School
At Punggol BayView and Punggol Vue, you can choose to have hours of outdoor fun at the nearby Punggol Waterway Park or take in the scenic water views along Punggol Reservoir and My Waterway@Punggol. You will also enjoy easy access to the town centre and proposed sports complex. To discover more amenities and shops around you, log on to Where2Shop@HDB.

Motorists will be well-connected to the rest of Singapore via the Tampines Expressway. Those who take public transport can make use of the Punggol bus interchange, Punggol MRT and the LRT network provided within Punggol.

Schools in the town include Punggol View Primary School, Punggol Green Primary School, Edgefield Primary and Edgefield Secondary School.

**Bountiful Living**

Punggol BayView offers 3-, 4- and 5-room and 3Gen Premium Flats. These units come with full height windows in the living/dining area and three-quarter height windows in the bedrooms. Some of the 4- and 5-room flats and all 3Gen flats come with a balcony.

*3Gen Flats* are introduced to cater to multi-generation families living under one roof. The 3Gen Flats in Punggol BayView will feature four bedrooms, three bathrooms (two en-suites) and a balcony, with an internal floor area of about 118 square metres.

Punggol Vue offers 2- and 3-room Standard Flats. These units will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

You can choose from flats from any of the two developments during selection. As there is a difference in income ceiling accompanying the 3-room flat types offered, please remember to indicate your choice for Punggol Vue (income ceiling for 3-room Standard Flats is $5,000 per month) or Punggol BayView (income ceiling for 3-room Premium Flats is $10,000 per month).
The indicative price range of these flats is tabulated below.

<table>
<thead>
<tr>
<th>Project</th>
<th>Flat Type</th>
<th>Estimated Floor Area (sqm)</th>
<th>Estimated Internal Floor Area (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Punggol Bayview</td>
<td>3-Room</td>
<td>56</td>
<td>55</td>
<td>202</td>
<td>$184,000 - $232,000</td>
</tr>
<tr>
<td>(Premium Flats)</td>
<td>4-Room</td>
<td>93</td>
<td>90</td>
<td>404</td>
<td>$293,000 - $366,000</td>
</tr>
<tr>
<td>- Typical Units</td>
<td>5-Room</td>
<td>113</td>
<td>110</td>
<td>206</td>
<td>$393,000 - $470,000</td>
</tr>
<tr>
<td>Punggol Bayview</td>
<td>4-Room**</td>
<td>98</td>
<td>93</td>
<td>58</td>
<td>$315,000 - $377,000</td>
</tr>
<tr>
<td>(Premium Flats)</td>
<td>5-Room**</td>
<td>116 - 122</td>
<td>113 - 119</td>
<td>174</td>
<td>$412,000 - $495,000</td>
</tr>
<tr>
<td>- Special Units</td>
<td>3Gen**</td>
<td>123</td>
<td>118</td>
<td>52</td>
<td>$433,000 - $481,000</td>
</tr>
<tr>
<td>Punggol Vue</td>
<td>2-Room (Type 1)</td>
<td>37</td>
<td>35</td>
<td>76</td>
<td>$84,000 - $114,000</td>
</tr>
<tr>
<td>(Standard Flats)</td>
<td>2-Room (Type 2)</td>
<td>47</td>
<td>45</td>
<td>228</td>
<td>$111,000 - $141,000</td>
</tr>
<tr>
<td></td>
<td>3-Room</td>
<td>58</td>
<td>65</td>
<td>256</td>
<td>$173,000 - $218,000</td>
</tr>
</tbody>
</table>

Notes:

* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.

^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.

# Actual prices may vary based on the actual attributes of the flats at the time of selection. See below for details on the Optional Component Scheme.

** Comprises 4-room, 5-room and 3Gen flats with balcony and 5-room flats with balcony and enlarged master bedroom.

↑ 2/3/4/5-room & 3Gen flats are sold on a 99-year lease.

**Financing a flat (Punggol BayView)**

<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>Eligible Special CPF Housing Grant</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Installment for 25-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$210,000</td>
<td>$2,800</td>
<td>$25,000</td>
<td>$20,000</td>
<td>$185,000</td>
<td>$854</td>
<td>23%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$330,000</td>
<td>$4,400</td>
<td>$10,000</td>
<td>$20,000</td>
<td>$300,000</td>
<td>$1,212</td>
<td>28%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$430,000</td>
<td>$6,000</td>
<td>$0</td>
<td>NA</td>
<td>$430,000</td>
<td>$1,753</td>
<td>29%</td>
</tr>
</tbody>
</table>

Notes:

a) Applicants with monthly household incomes not exceeding $6,500 may qualify for the Special CPF Housing Grant if they apply for 4-room or smaller flat at Punggol BayView.

b) Selling prices are for typical units and excludes special units with balcony, enlarged master bedroom etc.

**Financing a flat (Punggol Vue)**

<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>Eligible Special CPF Housing Grant</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Installment for 25-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room (Type 1)</td>
<td>$100,000</td>
<td>$1,700</td>
<td>$35,000</td>
<td>$20,000</td>
<td>$45,000</td>
<td>$159</td>
<td>9%</td>
</tr>
<tr>
<td>2-Room (Type 2)</td>
<td>$125,000</td>
<td>$1,700</td>
<td>$35,000</td>
<td>$20,000</td>
<td>$70,000</td>
<td>$261</td>
<td>15%</td>
</tr>
<tr>
<td>3-Room</td>
<td>$200,000</td>
<td>$2,600</td>
<td>$25,000</td>
<td>$20,000</td>
<td>$155,000</td>
<td>$813</td>
<td>24%</td>
</tr>
</tbody>
</table>

* Applicants with monthly household incomes not exceeding $6,500 may qualify for the Special CPF Housing Grant if they apply for a 3-room or smaller flat at Punggol Vue.
Prices of Punggol BayView and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Punggol BayView (Internal Floor Area)</th>
<th>Transacted Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$184,000 - $232,000 (65 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$233,000 - $256,000 (90 sqm)</td>
<td>$470,000 - $500,000 (90 - 95 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$393,000 - $470,000 (110 sqm)</td>
<td>$585,000 - $610,000 (110 sqm)</td>
</tr>
</tbody>
</table>

Note:
- There are no comparable 3-room flats in the vicinity. The 4-room and 5-room resale comparables consist of premium flats of about 12 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.
- Selling prices are for typical units and exclude special units with balcony, enlarged master bedroom etc.

Prices of Punggol Vue and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Punggol Vue (Internal Floor Area)</th>
<th>Transacted Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room (Type 1)</td>
<td>$84,000 - $114,000 (35 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>2-Room (Type 2)</td>
<td>$111,000 - $141,000 (45 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>3-Room</td>
<td>$179,000 - $218,000 (65 sqm)</td>
<td>-</td>
</tr>
</tbody>
</table>

Note:
- There are no comparable 2-room and 3-room resale flats in the vicinity.

Optional Component Scheme

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathrooms and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room, bedrooms and balconies of your selected flat. You may also opt in to have sanitary fittings installed 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.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, all flats in Punggol BayView and 3-room flats in Punggol Vue will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat. Click below to view the different layout ideas.

[Layout ideas for Punggol BayView]
[Layout ideas for Punggol Vue]
<table>
<thead>
<tr>
<th>Project</th>
<th>Flat Type (Internal Floor Area)</th>
<th>Flooring for living / dining room and bedrooms</th>
<th>Internal doors* and sanitary fittings</th>
<th>Kitchen Partition Wall*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Punggol BayView</td>
<td>3-Room (55 sqm)</td>
<td>$4,350</td>
<td>$3,440</td>
<td>$770</td>
</tr>
<tr>
<td></td>
<td>4-Room (50 sqm)</td>
<td>$5,550</td>
<td>$4,000</td>
<td>$500</td>
</tr>
<tr>
<td></td>
<td>4-Room (with balcony) (33 sqm)</td>
<td>$5,770</td>
<td>$4,000</td>
<td>$500</td>
</tr>
<tr>
<td></td>
<td>5-Room (110 sqm)</td>
<td>$7,980</td>
<td>$4,000</td>
<td>$830 / $890</td>
</tr>
<tr>
<td></td>
<td>5-Room (with balcony) (113 sqm)</td>
<td>$8,190</td>
<td>$4,000</td>
<td>$880 / $890</td>
</tr>
<tr>
<td></td>
<td>5-Room (with balcony) (118 sqm)</td>
<td>$8,550</td>
<td>$4,000</td>
<td>$890</td>
</tr>
<tr>
<td></td>
<td>5-Room (with balcony) (119 sqm)</td>
<td>$8,620</td>
<td>$4,000</td>
<td>$890</td>
</tr>
<tr>
<td></td>
<td>3Gen (with balcony) (118 sqm)</td>
<td>$8,550</td>
<td>$5,920</td>
<td>$760</td>
</tr>
<tr>
<td>Punggol Vue</td>
<td>2-Room (Type 1) (35 sqm)</td>
<td>$1,850</td>
<td>$330</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>2-Room (Type 2) (45 sqm)</td>
<td>$2,260</td>
<td>$870</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>3-Room (55 sqm)</td>
<td>$3,390</td>
<td>$2,880</td>
<td>$710</td>
</tr>
</tbody>
</table>

Notes:
* Bi-fold bathroom doors are provided for 2-room flats (Type 1 and 2). The bedroom of the 2-room (Type 1) flat is provided with a sliding partition. These provisions are non-optional. The optional internal doors are:
  1. 2-room flats (Type 2) - 1 internal door (1 bedroom door)
  2. 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
  3. 4-5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)
  4. 3Gen flats - 7 internal doors (4 bedroom doors and 3 bathroom doors)
* Cost of kitchen partition wall varies according to length

Estimated Completion Date & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Punggol BayView**</th>
<th>Punggol Vue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date (Median Month of Selection)</td>
<td>Mar 2014 to Aug 2014 (Jun 2014)</td>
<td></td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>Group 1 1Q2018, 2Q2018</td>
<td>4Q2017</td>
</tr>
<tr>
<td>Estimated Waiting Time*</td>
<td>Group 1: 44 to 45 months, Group 2: 52 to 55 months</td>
<td>36 to 43 months</td>
</tr>
<tr>
<td>Estimated Delivery Possession Date^</td>
<td>Group 1: 28 Feb 2019, Group 2: 31 Dec 2019</td>
<td>31 Oct 2018</td>
</tr>
</tbody>
</table>

Notes:
* Estimated completion date based on the median month of selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil conditions and other site conditions.
^ The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of this during the signing of the Agreement for Lease.
** Group 1: Blocks 321A, 322B, 322C and 322D.
  Group 2: Blocks 323A, 323B, 323C, 323D, 325A and 325B.
Typical Floor Plans

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

Open Kitchen Concept (Default)  With Kitchen Partition Wall

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 55 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)  With Kitchen Partition Wall

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 50 sqm and Air-Con Ledge)
Typical Floor Plans

Open Kitchen Concept (Default)

With Kitchen Partition Wall

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

Open Kitchen Concept (Default)

With Kitchen Partition Wall

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 118 sqm
(Inclusive of Internal Floor Area 113 sqm and Air-Con Ledge)

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 118 sqm
(Inclusive of Internal Floor Area 113 sqm and Air-Con Ledge)
Typical Floor Plans

Open Kitchen Concept (Default)

With Kitchen Partition Wall

TYPICAL 3GEN FLAT FLOOR PLAN
APPROX. FLOOR AREA 123 sqm
(Inclusive of Internal Floor Area 118 sqm and Air-Con Ledges)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Layout Ideas for Your Home

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)
Layout Ideas for Your Home

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 116 sqm
(Inclusive of Internal Floor Area 113 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 121 sqm
(Inclusive of Internal Floor Area 118 sqm and Air-Con Ledge)
Layout Ideas for Your Home

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 122 sqm
(Inclusive of Internal Floor Area 119 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 122 sqm
(Inclusive of Internal Floor Area 119 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)

With Kitchen Partition Wall

LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 123 sqm
(Inclusive of Internal Floor Area 118 sqm and Air-Con Ledges)

LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 123 sqm
(Inclusive of Internal Floor Area 118 sqm and Air-Con Ledges)

Please note that the visual representation above includes interior design features or ideas. For instance, the artist's impression of the living/dining room shows a feature wall made of glass in place of a non-load bearing wall. In the actual flat, a wall will be erected instead of the glass panel.
Typical Floor Plans

TYPICAL 2-ROOM (TYPE 1) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

TYPICAL 2-ROOM (TYPE 2) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 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 2-Room (TYPE 1)
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area of 35 sqm and Air-Con Ledge)

LAYOUT IDEAS FOR 2-Room (TYPE 2)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

LAYOUT IDEAS FOR 3-Room
APPROX. FLOOR AREA 88 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)