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HDB'S SALES EXERCISES • JULY 2014



Waterway



Sunray



Waterfront Living



Bounded by Punggol East and My Waterway@Punggol, Waterway Sunray comprises six residential blocks ranging from 11 to 19 storeys in height. You can take your pick from the 582 units of 2-, 3-, 4- and 5-room Standard Flats offered in this development.

At Waterway Sunray, the facade of the residential blocks is designed to resemble patterns found on the Sunray Venus shell. The name "Waterway Sunray" also relates to nearby developments such as Waterway Sunbeam and Waterway SunDew.

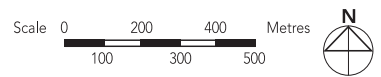




LEGEND:

- MRT Line & Station
- LRT Line & Station
- CG Common Green
- ==== Future Road / Under Construction
- (u/c) Under Construction

* Construction Industry Park comprises construction-related developments such as pre-cast yards, ready-mixed concrete plants, workers' dormitories, and aggregate and sand stockpiles





Bustling Activity Spaces

Waterway Sunray offers a wide range of recreational facilities for you to enjoy amidst lush landscaping. You can keep fit at the adult and elderly fitness stations while the young ones enjoy some playtime at the children's playgrounds. Resting shelters and precinct pavilion are also provided for both large-scale and intimate gatherings. Alternatively, you can choose to visit the rooftop garden above the multi-storey car park to relax or enjoy gardening at the community garden.

You will also find daily conveniences within easy reach as Waterway Sunray will come with a supermarket, an eating house and shops housed in a commercial block. Separately, the rooftop garden atop the commercial block offers good views of the waterway and serves as an additional venue for relaxation and interaction.



Eco-pedestals



ABC Waters design features



Bicycle stands



Separate chutes for recyclable waste

Eco-Friendly Living

Waterway Sunray is designed to fulfil the vision of establishing Punggol as an Eco-Town. To support this vision, the development has several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at 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

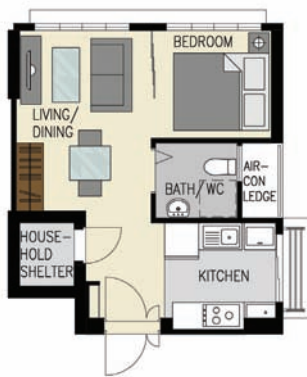
Beautiful Homes

Waterway Sunray offers 2-, 3-, 4-and 5-room Standard Flats. All these flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms. Some 5-room flats will come with full height windows in the living/ dining area and three-quarter height windows in other rooms.

The flats at Waterway Sunray will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. 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 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 3-, 4- and 5-room flats 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.

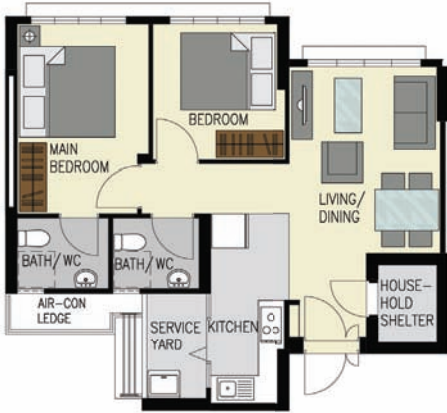


LAYOUT IDEAS FOR 2-ROOM (TYPE 1)
APPROX. FLOOR AREA 38 sqm
 (Inclusive of internal Floor Area of 36 sqm and Air-Con Ledge)



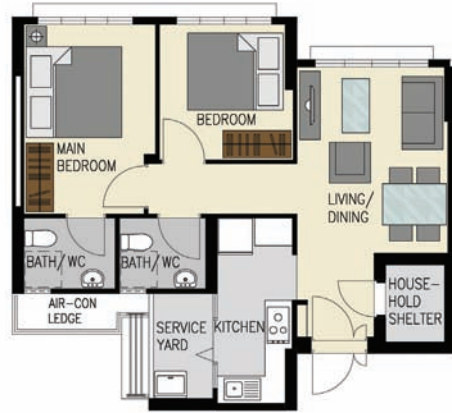
LAYOUT IDEAS FOR 2-ROOM (TYPE 2)
APPROX. FLOOR AREA 47 sqm
 (Inclusive of internal Floor Area of 45 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)

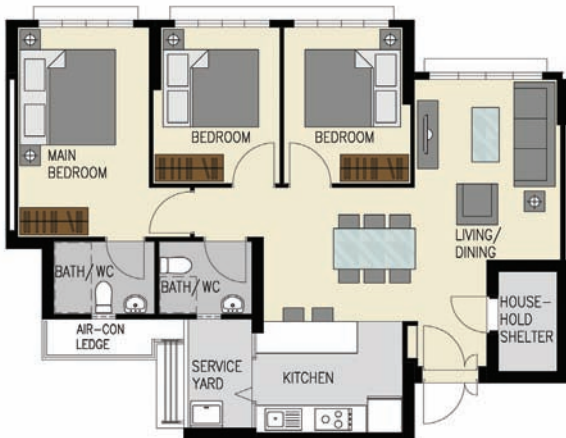


LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of internal Floor Area of 65 sqm and Air-Con Ledge)

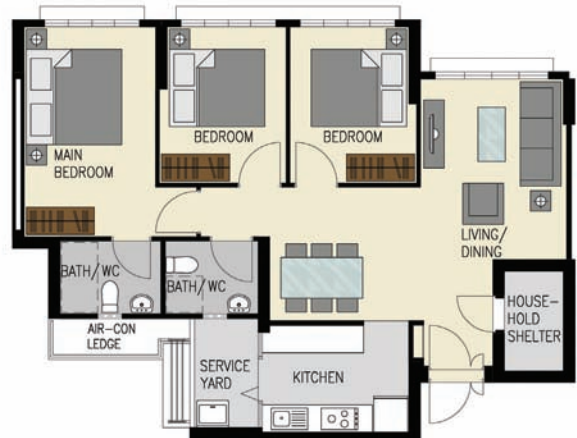
With Kitchen Partition Wall



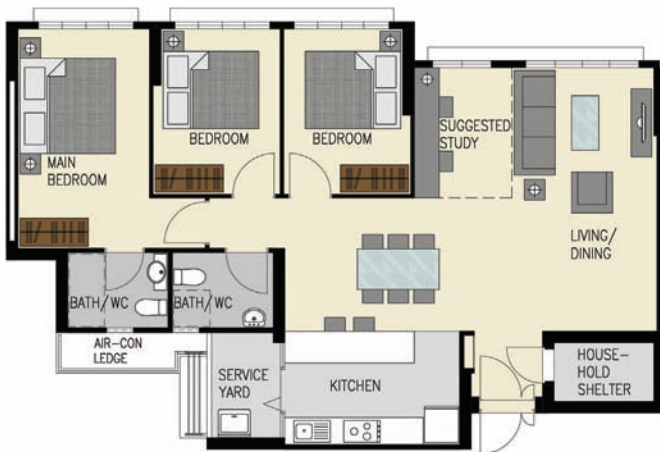
LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of internal Floor Area of 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of internal Floor Area of 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of internal Floor Area of 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of internal Floor Area of 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of internal Floor Area of 110 sqm and Air-Con Ledge)



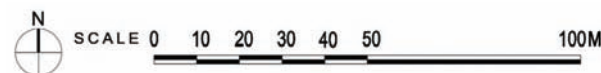
LEGEND

- 2-Room (Type 1)
- 2-Room (Type 2)
- 3-Room
- 4-Room
- 5-Room
- Surrounding Buildings / Structures
- Eating House (EH) / Supermarket (SM) / Shops at 1st Storey
- Trellis
- Linkway / Precinct Pavilion (PP) / Drop-off Porch/ Shelter (S)
- Linkbridge (LB)
- Future Social Community Facilities (FSCF)
- Children Playground (PG) / Adult Fitness Station (AFS) & Elderly Fitness Station (EFS)
- Reserved for Development / Existing Development
- Open Space
- Utility Centre (UC) at 1st Storey
- Electrical Sub-Station (ESS) at 1st Storey
- Staircase
- Multi-storey Car Park
- Driveway
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay
- U/C Under Construction

BLOCK NO.	NO. OF STOREYS	2ROOM (TYPE 1)	2ROOM (TYPE 2)	3ROOM	4ROOM	5ROOM	TOTAL	LIFT OPENS AT
658A	15/19	-	-	34	34	26	94	EVERY STOREY
658B	10/11	-	-	-	18	34	52	EVERY STOREY
658C	14/18	-	-	-	34	60	94	EVERY STOREY
659A	18	-	-	-	34	68	102	EVERY STOREY
659B	18	-	34	50	34	-	118	EVERY STOREY
659C	7/19	34	36	12	40	-	122	EVERY STOREY
TOTAL		34	70	96	194	188	582	

Standard Flats

Applicants are encouraged to visit the place before booking a flat.





LEGEND:

- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 658A
 (3RD TO 15TH STOREY FLOOR PLAN)





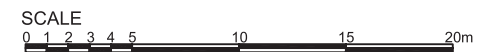
BLOCK 658A
(16TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 658A
(17TH TO 19TH STOREY FLOOR PLAN)

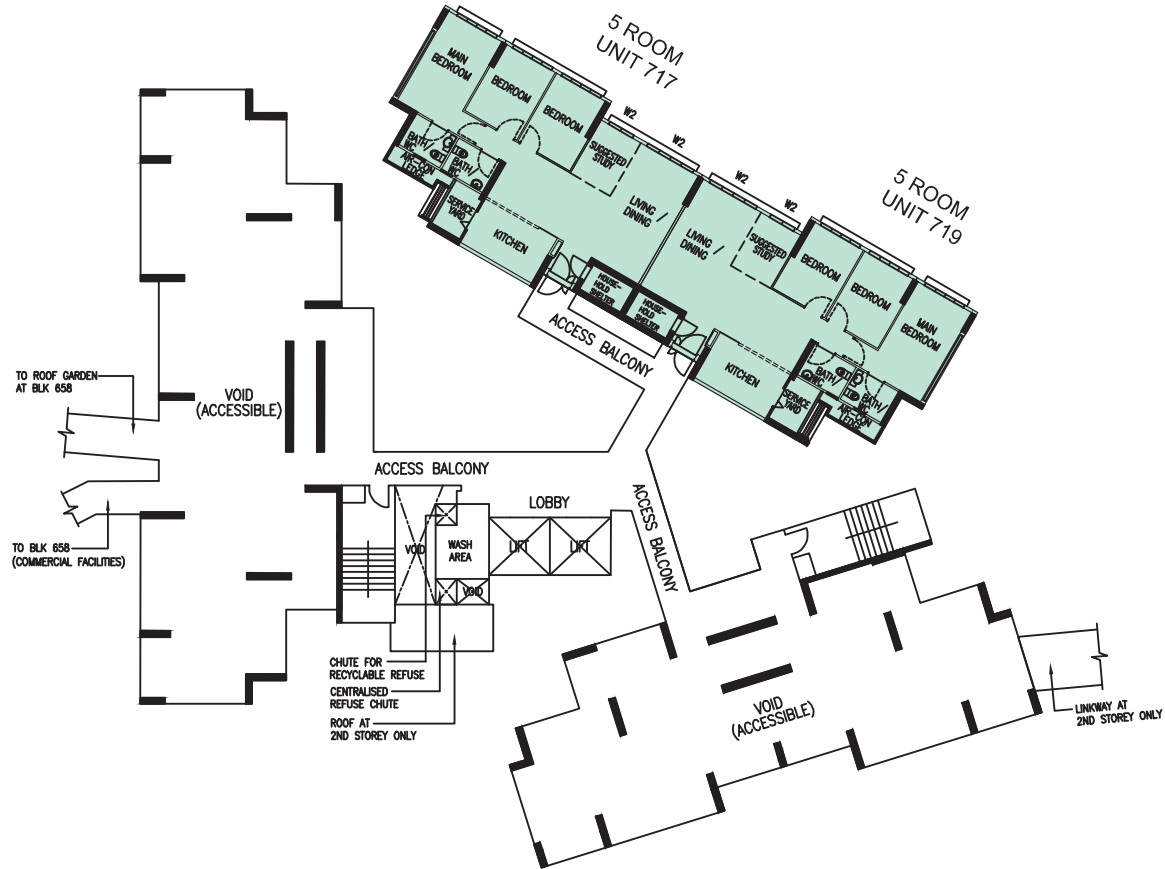
LEGEND:

- 3 ROOM
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 658B
(2ND STOREY FLOOR PLAN)

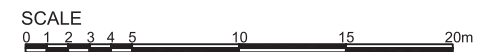
LEGEND:

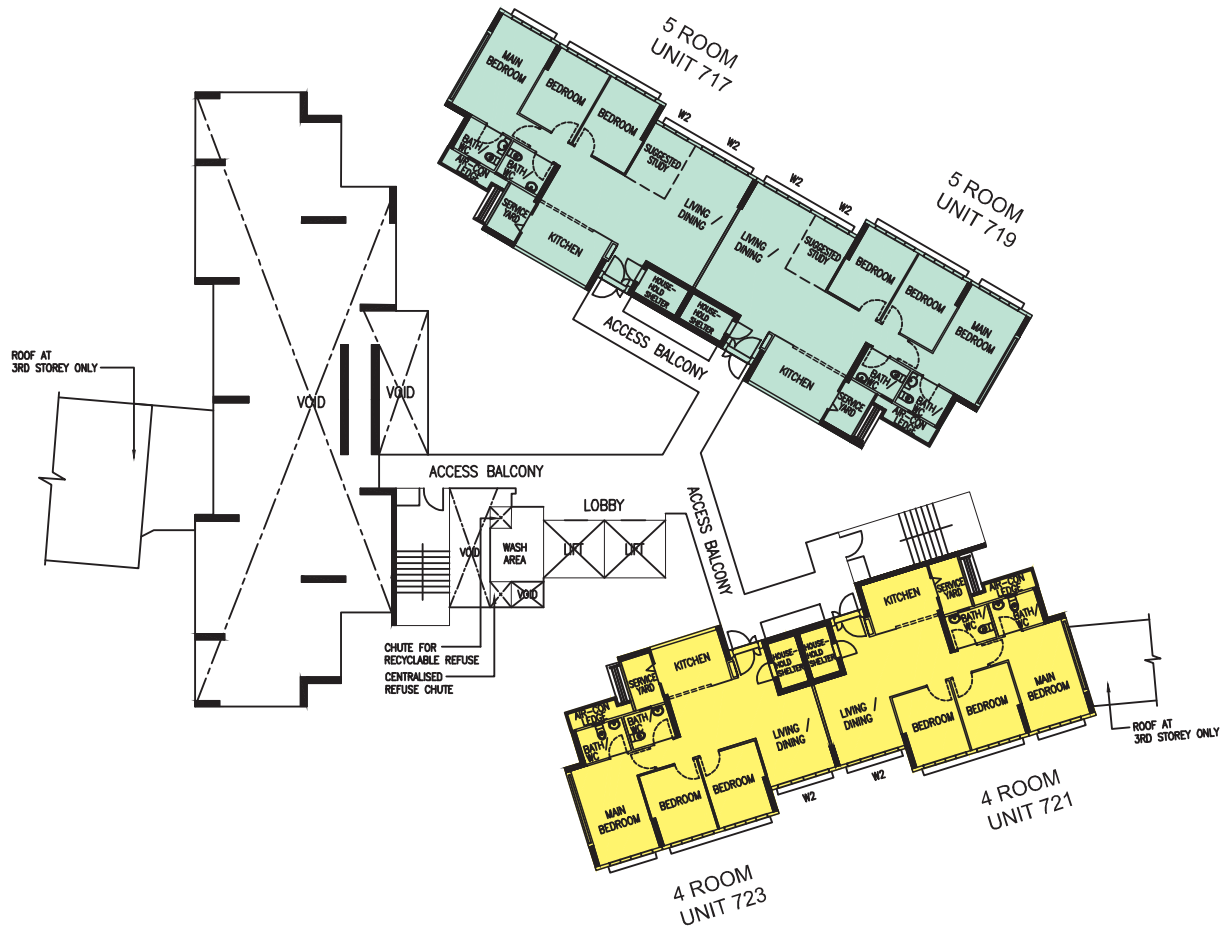
5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 658B
(3RD STOREY FLOOR PLAN)

LEGEND:

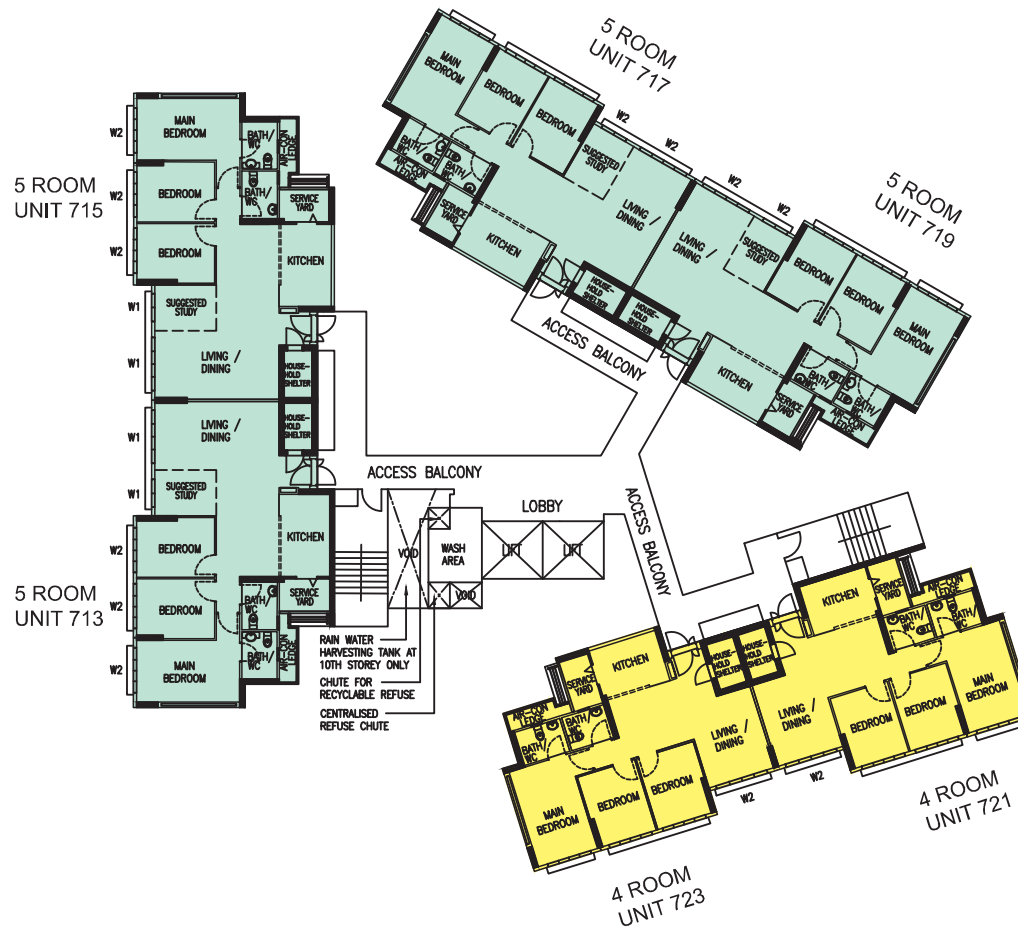
- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.



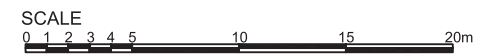


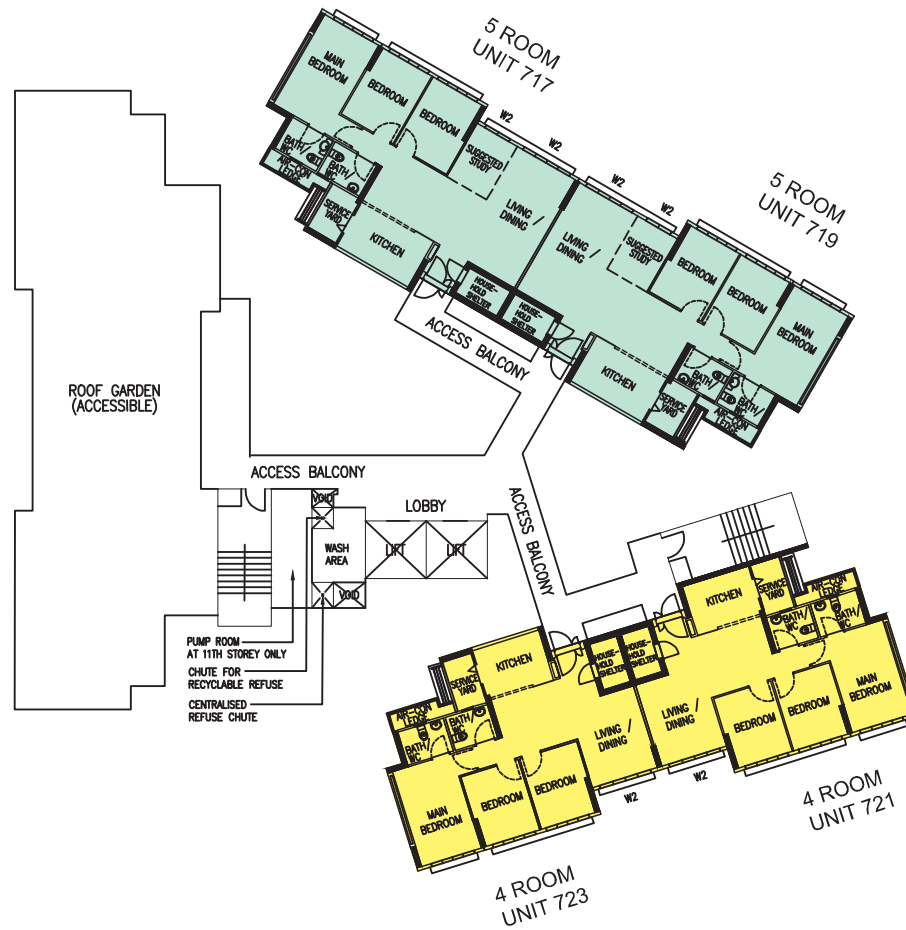
BLOCK 658B
(4TH TO 10TH STOREY FLOOR PLAN)

- LEGEND:**
- 4 ROOM
 - 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 658B
(11TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 658C
(2ND TO 14TH STOREY FLOOR PLAN)

- LEGEND:**
- 4 ROOM
 - 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





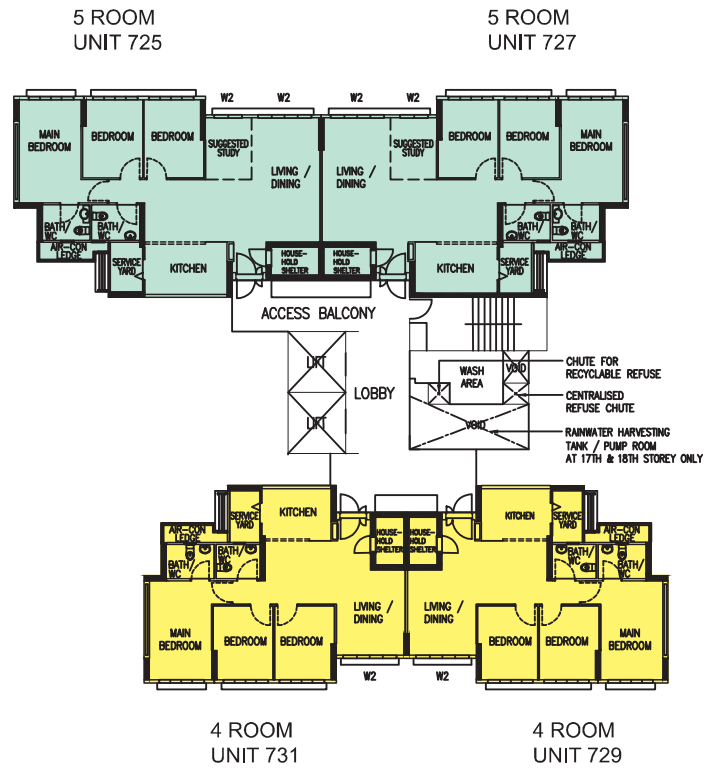
BLOCK 658C
(15TH STOREY FLOOR PLAN)

- LEGEND:
- 4 ROOM
 - 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 658C
(16TH TO 18TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 659A
(2ND TO 18TH STOREY FLOOR PLAN)

LEGEND:

- 4 ROOM
- 5 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





- LEGEND:**
- 2 ROOM (TYPE 2)
 - 3 ROOM
 - 4 ROOM

BLOCK 659B
 (2ND TO 7TH & 9TH TO 18TH STOREY FLOOR PLAN)

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





LEGEND:

- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

BLOCK 659B
 (8TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 659C
(2ND STOREY FLOOR PLAN)

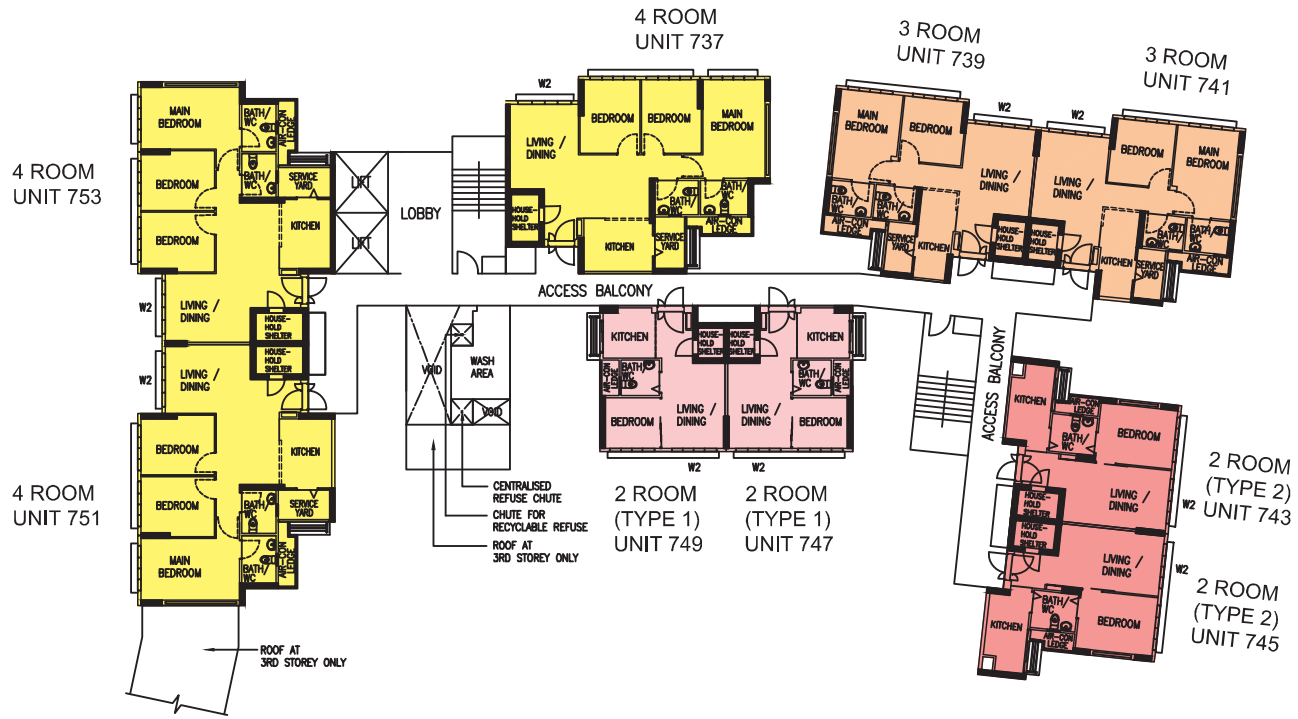
- LEGEND:**
- 2 ROOM (TYPE 2)
 - 3 ROOM
 - 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





- LEGEND:**
- 2 ROOM (TYPE 1)
 - 2 ROOM (TYPE 2)
 - 3 ROOM
 - 4 ROOM

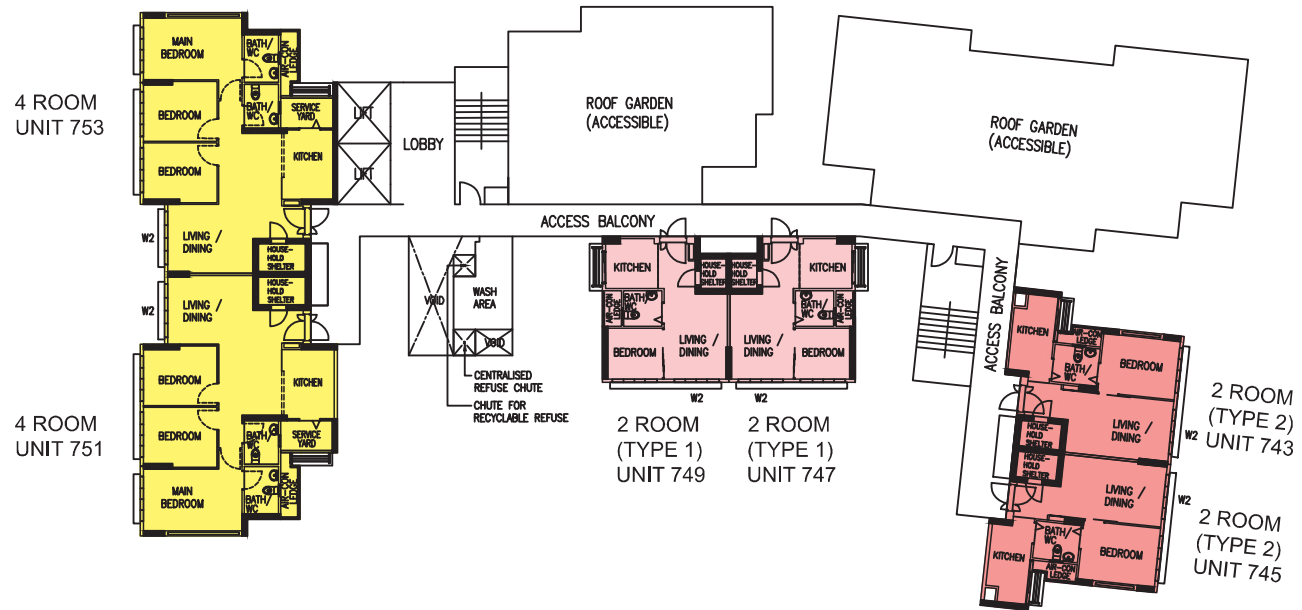
W1 - FULL HEIGHT WINDOW (APPROX. 250mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 659C
 (3RD TO 7TH STOREY FLOOR PLAN)





LEGEND:

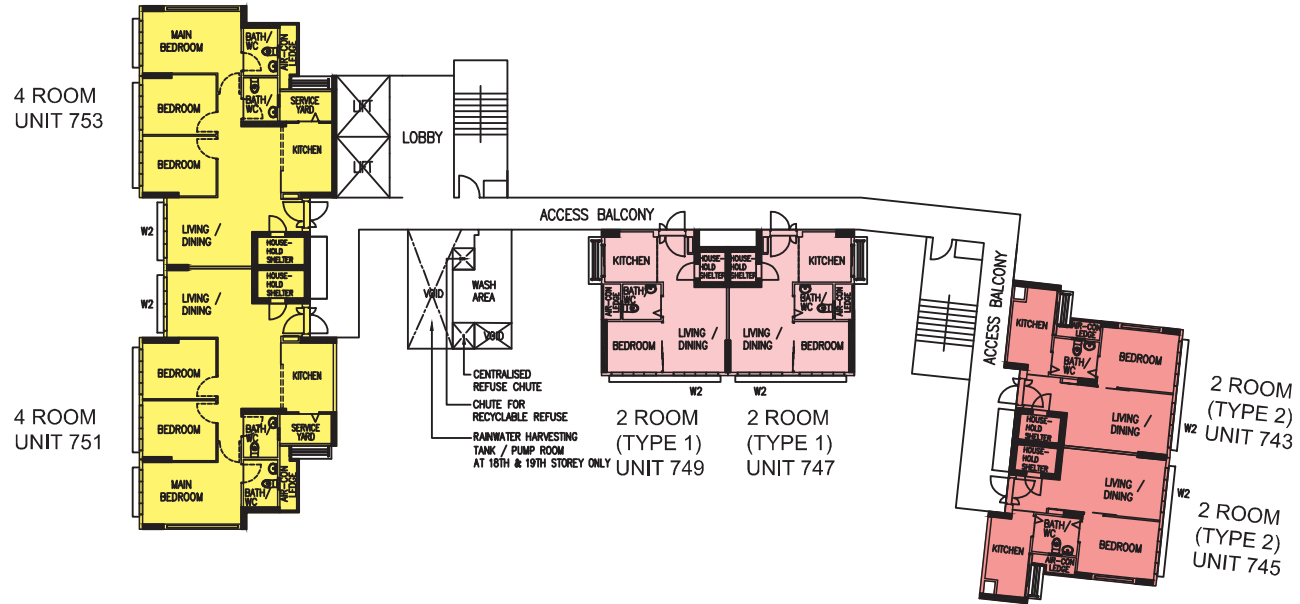
- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE2)
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

BLOCK 659C
 (8TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.





LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 4 ROOM

W1 - FULL HEIGHT WINDOW (APPROX. 250 mm HIGH PARAPET WALL)
 W2 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 659C
 (9TH TO 19TH STOREY FLOOR PLAN)



GENERAL SPECIFICATIONS FOR WATERWAY SUNRAY

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/ drywall partition system.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedroom	: laminated semi-solid timber door (Type D9a) (optional) : laminated semi-solid timber sliding partition / door for 2-Room, where applicable
Bathroom/WC	: acrylic panel folding door for 2-Room : laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceiling	: skim coated or plastered and painted
Kitchen/Bathroom/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedroom floor	: polished porcelain tiles with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathroom/WC floor	: ceramic tiles
Service Yard floor	: glazed porcelain tiles with tile skirting
Household Shelter floor	: glazed porcelain tiles

Fittings

Quality locksets
Water Closet suite
Vanity top wash basin at attached Bathroom/WC (for 5-Room flat only), wash basin for other Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
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) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
- (iv) The information on this project including but not limited to the dimensions, areas, plans, colour schemes, descriptions and specifications are subject to change or review without notice at HDB's sole discretion or if required by the competent authorities.
- (v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.
- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- (vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres, mechanical and electrical rooms and such other facilities as HDB shall deem fit.



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