



HDB's Sales Launch – November 2017





## Contemporary Living

Northshore Edge is located within Northshore district of Punggol Eco-Town, and is bounded by Northshore Drive and Punggol Way.

Northshore Edge comprises 3 residential blocks, with heights ranging from 21 to 22 storeys. You can choose your home from 388 units of 4- and 5-room flats.

The name 'Northshore Edge' takes reference from the development's location at the periphery of the Northshore district. Northshore Edge features a continuous canopy which extends from Punggol Northshore Drive into the development, providing residents with shade and good connectivity to the Entrance and Roof Gardens.

Please refer to the site plan to find out more about the facilities in Northshore Edge. The facilities in this project will be opened to the public.



## **Important Notes**

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.



**LEGEND:**  
 ○ MRT Line & Station    ○ LRT Line & Station    ===== Under Construction/Future Road    (u/c) Under Construction    CG Common Green  
 ○ (dashed) MRT Line & Station (Future)

**Notes:**  
 All proposed developments are subject to change and planning approval.  
 Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.  
 Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged etc., subject to change and planning approval.  
 Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and ElderCare Facilities, etc, subject to change and planning approval.  
 The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.

# Construction Industry Park comprises construction-related developments such as pre-cast yards, ready-mixed concrete plants, workers' dormitories (i.e. PPT Lodge 1A and PPT Lodge 1B), and aggregate and sand stockpiles  
 ## Proposed expansion of KPE/TPE interchange including link road to Punggol Central is estimated to be completed by 2019  
 \* This site, which is currently zoned as "Civic & Community Institution" in URA's gazetted Master Plan 2014, will be rezoned to "Health & Medical Care" to meet the need for this facility in Punggol North.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

## Eco-Friendly Living

Northshore Edge is designed to fulfil the vision of establishing Punggol as an Eco-Town. To support this vision, Northshore Edge has numerous eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development
- ABC Waters design features to clean rainwater and beautify the landscape and surrounding environment



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

## Smart Solutions

Northshore Edge will feature Smart technologies for a more liveable, efficient, sustainable, and safe living environment. These solutions include:

- Smart-Enabled Homes with provisions to support easy installation of smart systems
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal
- Smart Lighting which meets the needs of residents while reducing energy consumption

## Delightful Homes

To boost construction productivity, Northshore Edge will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. Northshore Edge offers 4- and 5-room flats.

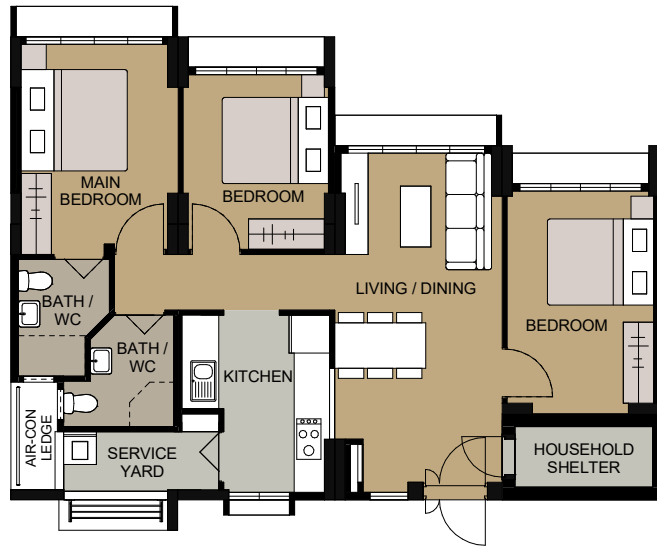
The 4- and 5-room flats will come with:

- Floor finishes in the living/ dining room, bedrooms, kitchen, household shelter, service yard, and bathrooms
- Wall tiles in the kitchen and bathrooms
- Internal doors for bedrooms and bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer, and water closet suite

This will reduce the renovation works required, and home buyers can move into their new flats sooner.

The kitchen wall is designed with a half-height opening for visual connectivity between the kitchen and the dining area.

All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.



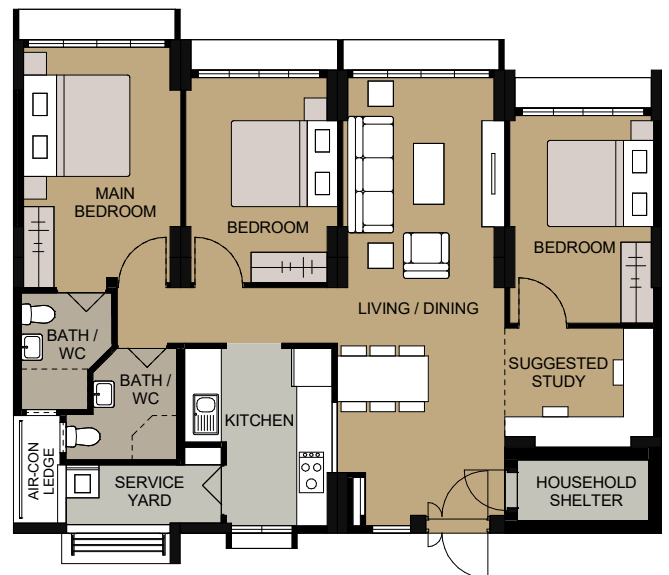
**LAYOUT IDEAS FOR 4-ROOM**

APPROX. FLOOR AREA 96 sqm  
 (Inclusive of Internal Floor Area of 94 sqm and Air-Con Ledge)



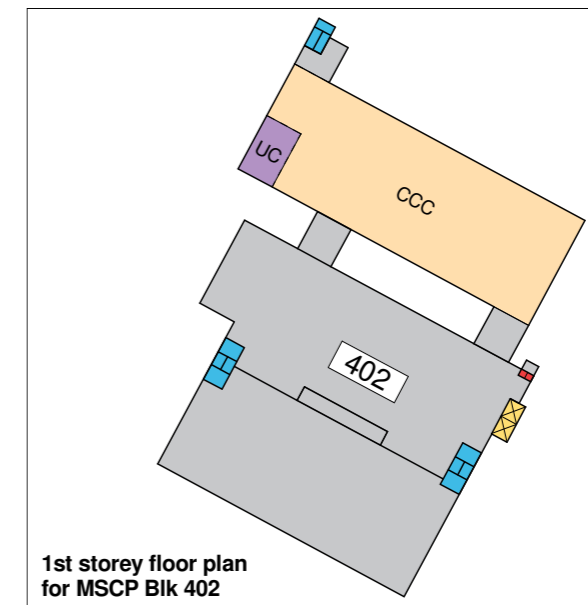
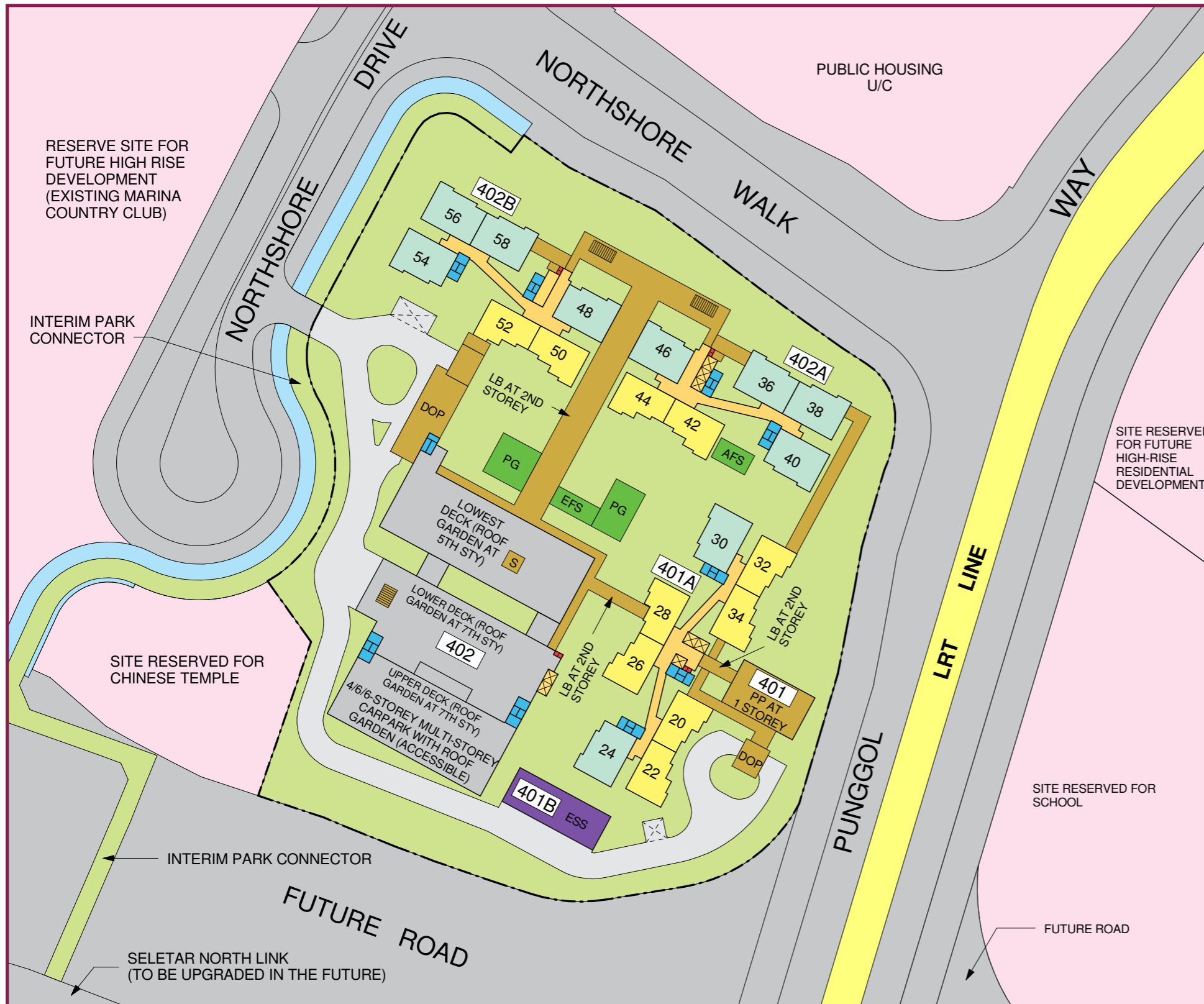
**LAYOUT IDEAS FOR 5-ROOM**

APPROX. FLOOR AREA 114 sqm  
 (Inclusive of Internal Floor Area of 112 sqm and Air-Con Ledge)



**LAYOUT IDEAS FOR 5-ROOM**

APPROX. FLOOR AREA 113 sqm  
 (Inclusive of Internal Floor Area of 111 sqm and Air-Con Ledge)



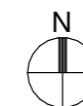
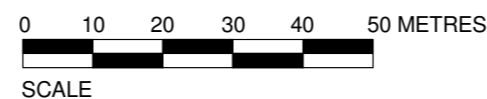
**LEGEND**

- 4 - Room
- 5 - Room
- Linkbridge (LB)
- Linkway / Precinct Pavilion (PP) / Drop-off Porch (DOP) / Shelter (S)
- Childcare Centre (CCC) At 1st Storey
- Children Playground (PG) / Adult Fitness Stations (AFS) / Elderly Fitness Stations (EFS)
- Reserved for Development / Existing Development
- Utility Centre (UC) at 1st Storey
- Electrical Sub-Station (ESS)
- Multi-storey Carpark (MSCP)
- Open Space
- Driveway
- Drainage Reserve
- Centralised Refuse Chute / Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)
- Trellis
- Staircase
- Corridor
- Lift
- Service Bay
- (U/C) Under Construction

Block Number	Number of Storeys	4 Room	5 Room	Total	Lift opens at
401A	21	112	38	150	Every Storey
402A	22	40	79	119	Every Storey
402B	22	40	79	119	Every Storey
<b>Total</b>		<b>192</b>	<b>196</b>	<b>388</b>	



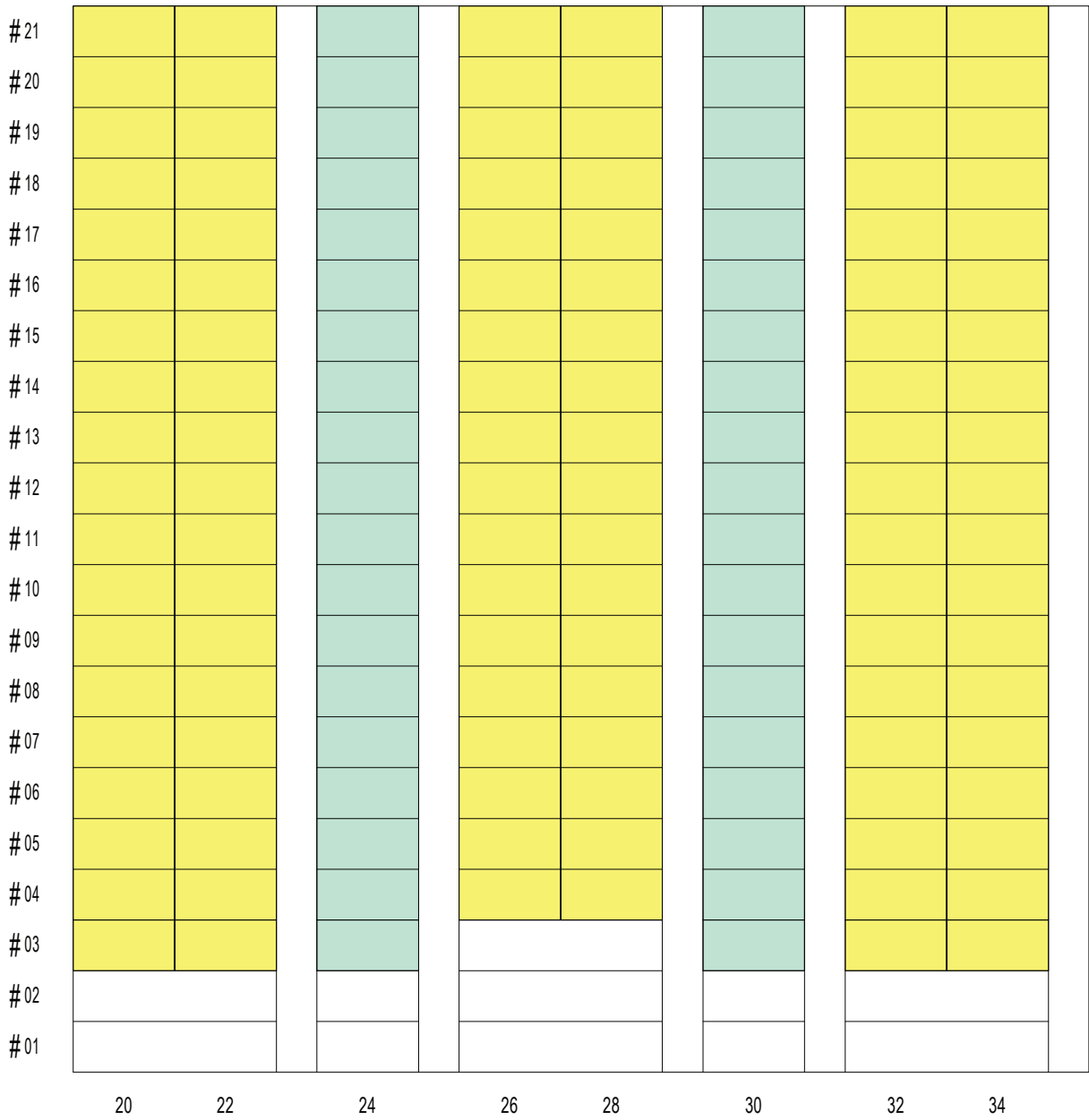
Applicants are encouraged to visit the place before booking a flat.



**Notes:**

1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.

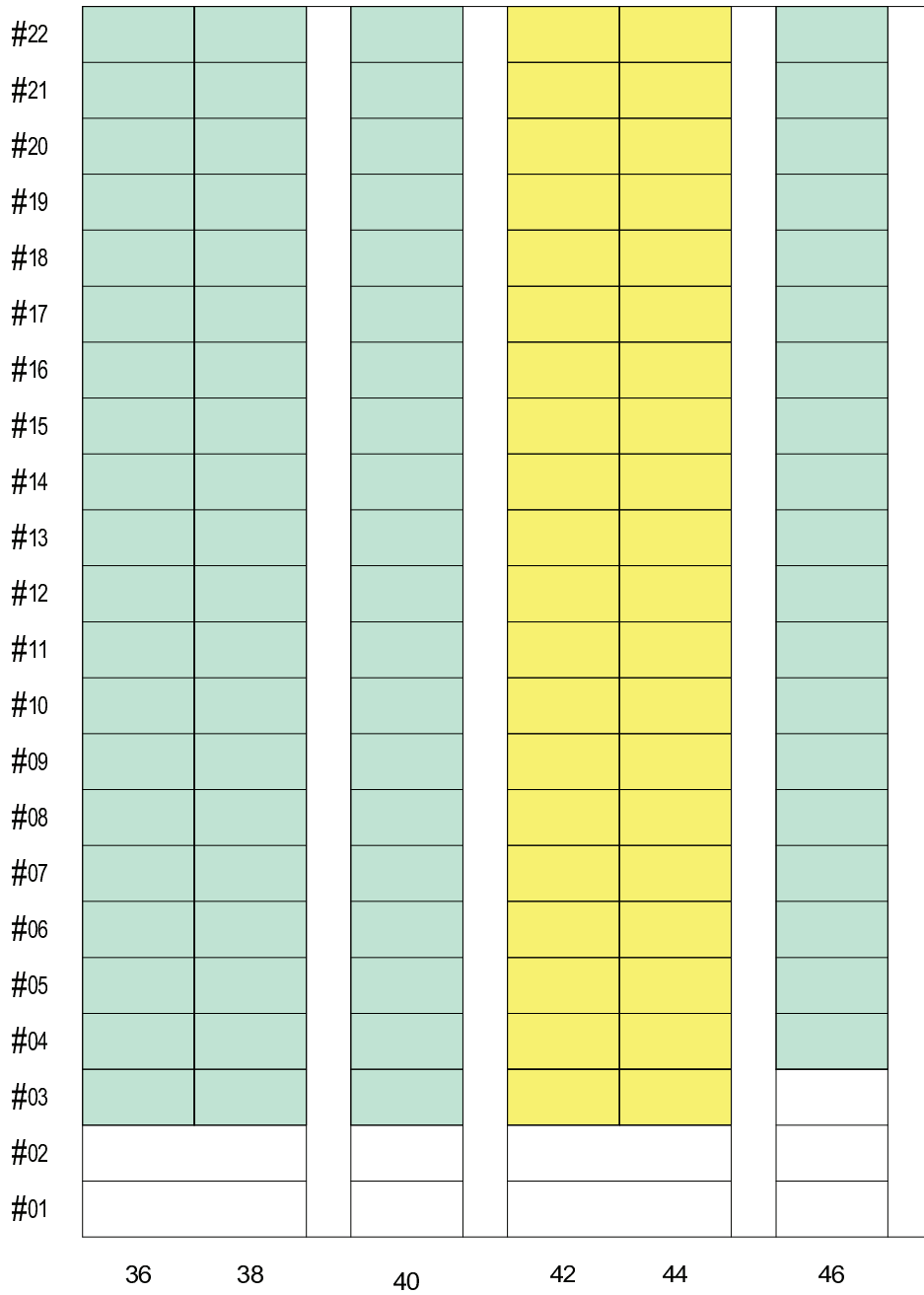
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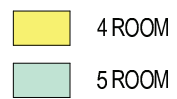
**BLOCK 401A**

- 4 ROOM
- 5 ROOM





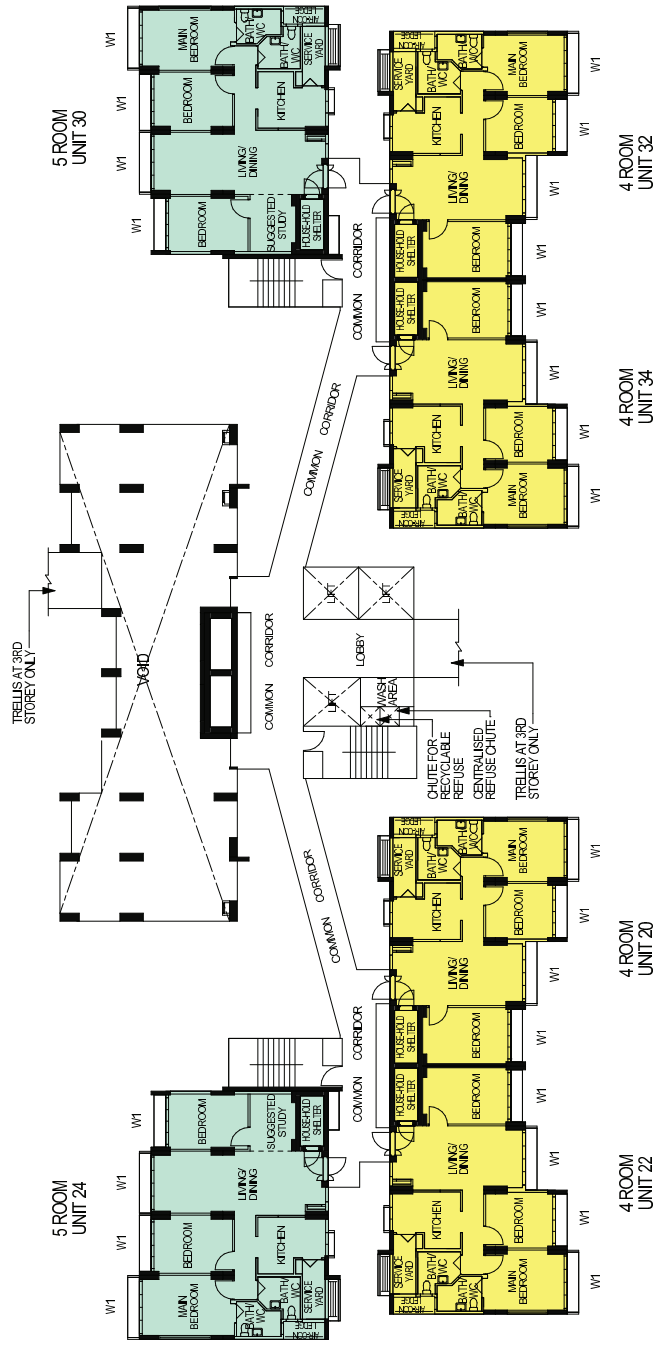
**BLOCK 402A**



#22	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#21	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#20	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#19	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#18	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#17	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#16	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#15	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#14	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#13	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#12	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#11	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#10	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#09	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#08	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#07	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#06	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#05	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#04	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#03	5 ROOM	4 ROOM	4 ROOM	5 ROOM	5 ROOM	5 ROOM
#02						
#01						
	48	50	52	54	56	58

**BLOCK 402B**

- 4 ROOM
- 5 ROOM



**BLK 401A**

**(3RD STOREY FLOOR PLAN )**

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE BLOCK 402

**LEGEND:**  
 4 ROOM  
 5 ROOM

**WINDOW LEGEND:**  
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



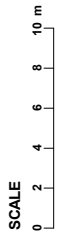
### BLK 401A

#### (4TH TO 21ST STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE BLOCK 402

**LEGEND:**  
 4 ROOM  
 5 ROOM

**WINDOW LEGEND:**  
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)



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## BLK 402A

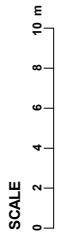
### (3RD STOREY FLOOR PLAN )

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE BLOCK 402

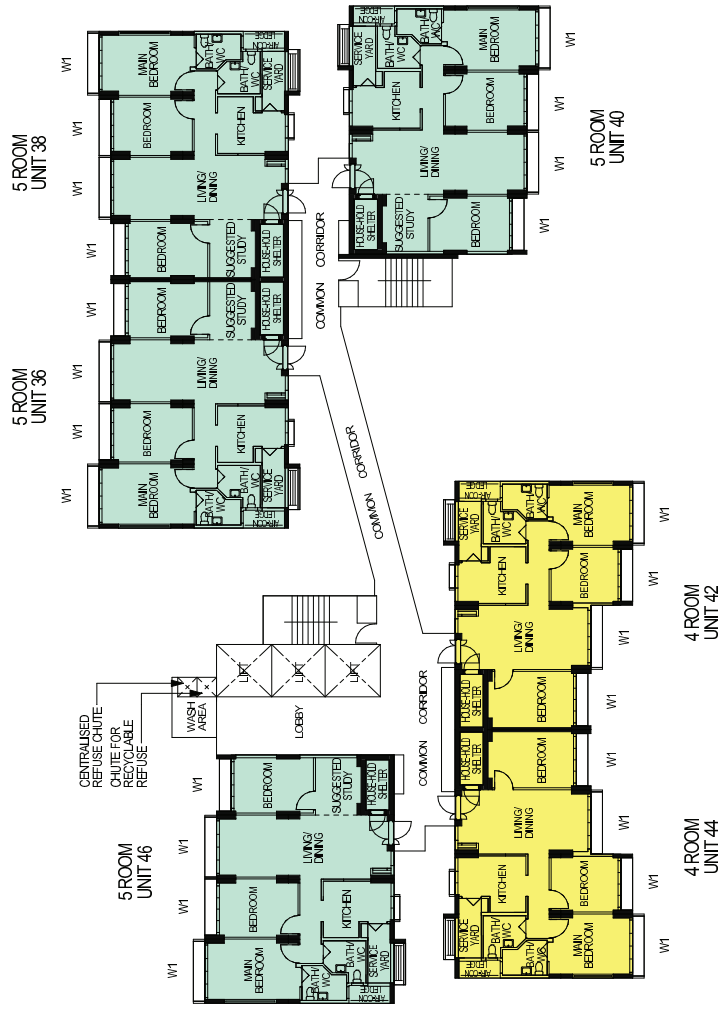
**LEGEND:**  
 4 ROOM  
 5 ROOM

**WINDOW LEGEND:**  
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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### BLK 402A

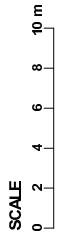
#### (4TH TO 22ND STOREY FLOOR PLAN )

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE BLOCK 402

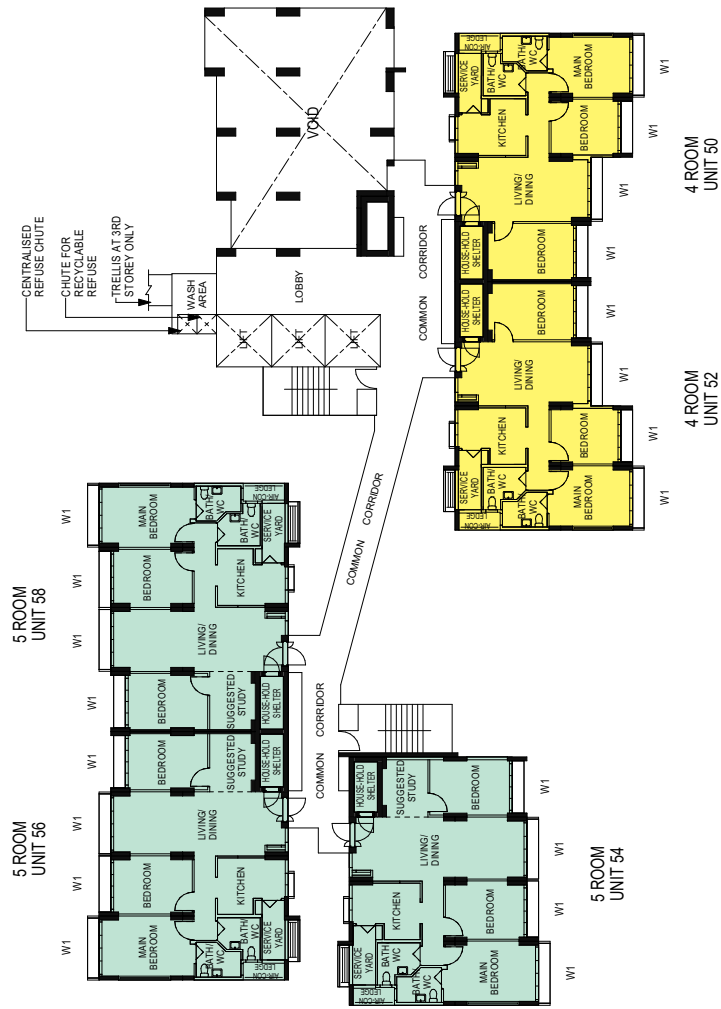
**LEGEND:**  
 4 ROOM  
 5 ROOM

**WINDOW LEGEND:**  
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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## BLK 402B

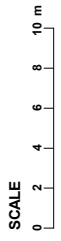
### (3RD STOREY FLOOR PLAN )

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE BLOCK 402

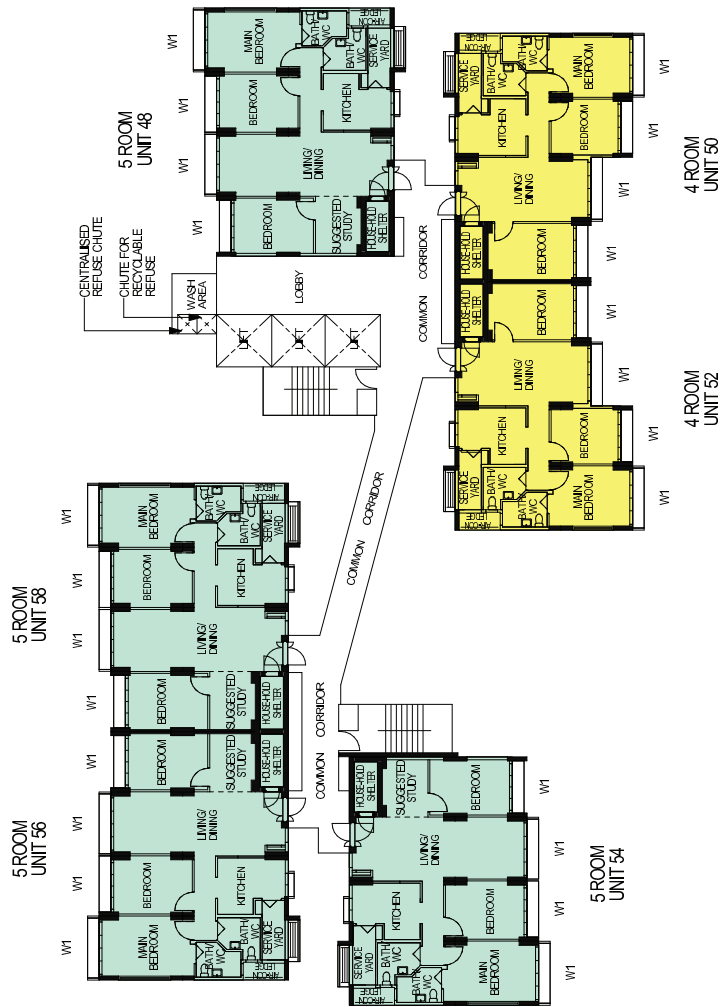
**LEGEND:**  
 4 ROOM  
 5 ROOM

**WINDOW LEGEND:**  
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT.



**BLK 402B**

**(4TH TO 22ND STOREY FLOOR PLAN )**

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE BLOCK 402

**LEGEND:**  
 4 ROOM  
 5 ROOM

**WINDOW LEGEND:**  
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.



## General Specifications For Northshore Edge

For 4-room & 5-room

### 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 timber door and metal gate
Bedroom	: laminated UPVC door
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

### Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
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  
Clothes Drying Rack  
Wash basin with tap mixer, bath/ shower mixer with shower set

### Services

Gas services and concealed water supply pipes  
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)  
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)  
Television points  
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 5) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

# Disclaimer

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.
- 3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) 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 our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and subject to final survey.
- 9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines.
- 10) We reserve the right to use or allow the use of
  - the void deck in any Apartment block,
  - Car park;
  - Common property (such as precinct pavilion); or
  - Standalone community building,for:
  - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
  - Commercial facilities (such as shops and eating houses);
  - Mechanical and electrical rooms; and
  - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.



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