



Punggol
Topaz

An Alluring Setting

Bounded by Punggol Way and Punggol Field, Punggol Topaz puts you close to the conveniences of Punggol MRT/LRT station and the upcoming Town Centre. Nature lovers will enjoy having a charming natural environment nearby with the newly completed Punggol Reservoir. The upcoming Punggol Promenade lining the town's coastal edge will also provide a scenic route for you to jog, cycle, or simply stroll and unwind, right by the waterside.



Artist's Impression

Following Punggol Emerald and Punggol Sapphire, Punggol Topaz is the latest in the series of developments named after gems. The residential blocks of Punggol Topaz feature crisp vertical lines that resonate with the elegant Topaz gems, thereby giving inspiration to the development's name. To reflect the development's proximity to Punggol Reservoir, the design of Punggol Topaz also carries a water theme. This is seen in the façade's colours, waterbird motifs as well as the landscape's concentric circular forms that mimic water ripples.

Comprising 12 blocks of 17-storey high residential blocks, Punggol Topaz offers 1,010 units of 3-, 4- and 5-room Standard Flats.

Choice Facilities

Within the development, there is a wide array of facilities like a supermarket, an eating house and shops, as well as a childcare centre and a Residents' Committee Centre. All these are for you to enjoy, right at the comforts of your doorstep.

At the heart of Punggol Topaz lies a common green that boasts a kaleidoscope of outdoor recreational facilities catering to both the young and old. These include an adventure playground, a hardcourt, adult and elderly fitness stations, as well as a jogging track looping around it. The common green also features vibrant communal spaces like a community garden, a stage for community activities and resting shelters perfect for bonding with family and friends.



Artist's Impression

Beautifully landscaped green pockets found throughout the development allow residents from every block to be closer to nature. These green pockets are well equipped with shelters, playgrounds and fitness stations, providing residents with easy access to a variety of activity zones set in comfortable green surroundings.



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In line with HDB's plans to develop Punggol as an Eco-Town, Punggol Topaz is designed for Green Mark Certification, with eco-friendly features. The block and unit layouts are oriented to minimize heat gain from the western sun. It is designed with ecologically friendly features such as dry ponds and rain gardens to maintain the quality of surface runoff from rainwater prior to discharge into the drainage system.

Conveniences Galore

Slated to be Singapore's first Eco-Town, Punggol promotes green urban solutions to create a sustainable living environment. Within easy access are upcoming natural attractions like the Lorong Halus Wetland and Rustic Park at Coney Island. Punggol Promenade, My Waterway@Punggol and My Waterfront@Punggol along the waterway's banks are also currently being developed to enhance the place with additional recreational and lifestyle options. All these will make Punggol a delightful waterfront town for everyone to enjoy.



Shopping, dining and leisure destinations are available at Punggol Plaza. More will be on offer when the upcoming Town Centre, Town Park, Punggol 21 Community Club and the proposed Sports Complex are completed. For school-going children, there are primary and secondary schools within town.



Commuting is a breeze with Punggol MRT/LRT station and bus interchange located within the proposed town centre. Tampines Expressway (TPE) and Kallang-Paya Lebar Expressway (KPE) are also just minutes away, allowing you to be well-connected to the rest of Singapore.





Indicative Price Range

Choose from 3-, 4-, and 5-room Standard Flats. All units come with three-quarter height windows in the living/dining area. Some of the 4- and 5-room flats are provided with a corner window in the master bedroom.



The indicative price range of these Standard flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No of Units	Indicative Price Range (\$)
3-Room	68	65	184	\$166,000 - \$207,000
4-Room	93	90	542	\$267,000 - \$329,000
5-Room	113	110	284	\$335,000 - \$406,000

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.

Affordability of a Typical Flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$185,000	\$2,400	\$30,000	\$621	26%
4-Room	\$300,000	\$4,100	\$10,000	\$1,081	26%
5-Room	\$370,000	\$5,600	\$0	\$1,333	24%

Optional Component Scheme

These 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 in the living/ dining room and bedrooms and/ or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$2,700	\$3,900	\$4,900
Internal doors*	\$2,000	\$2,480	\$2,480

Notes:

- * 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

Estimated Completion Date	Estimated Delivery Possession Date (EDPD)
2Q 2015	31 May 2016

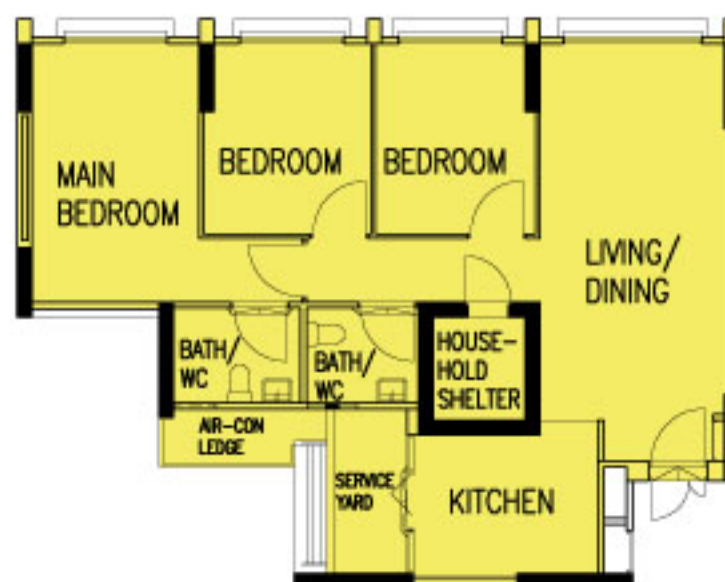
The actual completion date will depend on the progress of construction. The Estimated Delivery Possession Date (EDPD) is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.

Typical Floor Plans



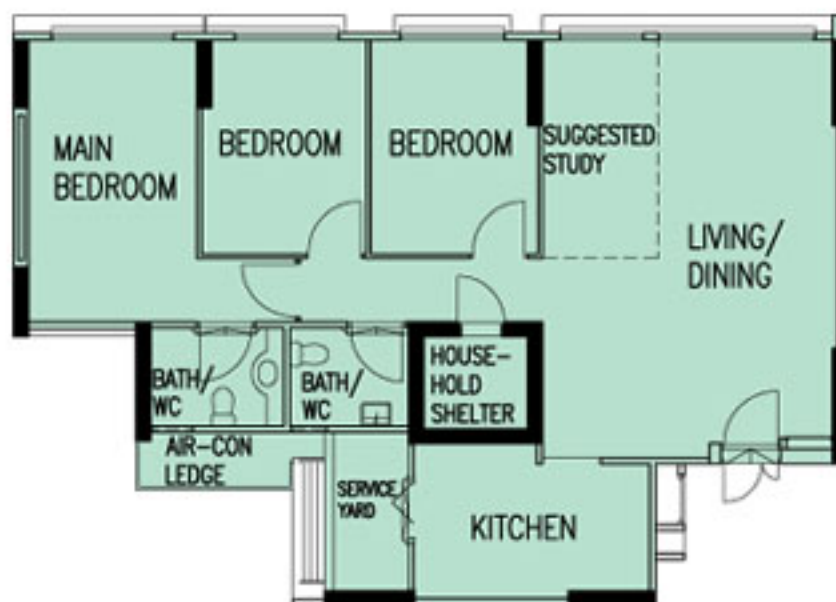
TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm

(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 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



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 4-ROOM FLOOR PLAN
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)