




Waterway Terraces II | 3-, 4- & 5-room Premium Flats

HDB brings you yet another exciting waterfront development, Waterway Terraces II . The development is well located along My Waterway@Punggol, and conveniently sited near the proposed town centre and Punggol MRT/ LRT station. Comprising three 10 to 18 storey residential blocks arranged around two hexagonal courtyards, Waterway Terraces II lets you choose from 804 units of 3-, 4- and 5-room Premium flats to call your home.



Artist's Impression

Terraced Roof Gardens

Developed with the same design concept as Waterway Terraces I, Waterway Terraces II exudes characteristic charm with its terraced roof gardens, reminiscent of South East Asia's terraced rice fields. This is also the inspiration behind the development name. Together with Waterway Terraces I, both projects create breathtaking views with their cascading skylines, especially poignant when viewed from along the promenade.



Artist's Impression

The roof gardens are open to the public and offer panoramic views of the waterway. The gardens also house amenities for both relaxation and play.

Conveniences galore

Waterway Terraces II is designed with landscaped greenery along the waterfront promenade, housing a range of recreational facilities for both the young and old. Kids can take to the children's playgrounds located here for their fun and games, while the older folks can choose to work out at the elderly fitness station. Resting shelters are interspersed along the landscape to provide ideal spots for rest. With direct access to My Waterfront@Punggol, residents can choose to take relaxing riverside jogs right by the banks of the waterway.



Artist's Impression

The development's two courtyards are embellished with lush planting. They offer garden spaces, small walkways and comfortable seatings, giving residents alternative places to explore or unwind.

Green living

Waterway Terraces II has been conferred the Green Mark Platinum Award for outstanding eco-friendly features, doing its part for the environment and enhancing the overall living experience for its residents.



Artist's Impression

- **Facade**
Designed to minimize heat gains and maximize ventilation and lighting, thus providing residents with greater indoor comfort.
- **Verdant Landscaping**
Helps regulate the micro-climate and provides residents with fresh air and scenic views.
- **Solar Power**
The clean and renewable source of solar energy is used to supplement lighting needs at common areas.
- **Water-efficient Sanitary Wares and Fittings**
Installed in all the units to achieve efficient use of water.
- **Ease of Recycling**
Separate recyclable refuse chute is provided for convenient recycling.
- **Rain Gardens**
Pollutants and silt from rain and surface run-off are cleaned via the rain gardens before being discharged into the waterway. These gardens also create natural habitats where birds and insects can thrive.
- **Promote use of Bicycles**
Bicycle racks are provided just outside the carpark to encourage use of these environmentally friendly form of transport.

Waterfront town delights

In this Eco-Town of Punggol, residents will find the best of both urban living and lush green spaces.

With a proposed Town Centre and Sports Complex nearby, and an upcoming Punggol 21 Community Club, residents can expect lots of excitement coming their way. Punggol MRT/LRT station and bus interchange located within the proposed town centre makes commuting a breeze. Within Punggol town, Punggol Plaza is the destination to head to for shopping, dining and leisure delights. You can find out more about the heartland shops there by clicking on [Where2Shop@HDB](#).



My Waterway@Punggol and My Waterfront@Punggol are located right at the development's doorstep, providing residents with scenic routes to jog, stroll or unwind, right by the waterside. Nature lovers will easily find rejuvenation in their surrounds with Punggol Reservoir and Punggol Promenade nearby, as well as Lorong Halus Wetland and the upcoming Rustic Park at Coney Island.

With so many attractions, living at Waterway Terraces II is the ideal way to enjoy a delightful waterfront lifestyle, right at home.



Indicative Price Range

Choose from 3-, 4- and 5-room Premium flats in Waterway Terraces II.

The 3-, 4- and 5-room flats are provided with glazed porcelain tiles in the living, dining and kitchen areas, and timber strip flooring in the bedrooms. Glazed ceramic floor/ wall tiles and quality sanitary fittings are provided in the bathrooms. Each 4-room and 5-room unit comes with a balcony that offers views of the scenic surrounds.

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

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
3-Room	67	65	118	\$201,000 - \$242,000
4-Room	92	90	440	\$307,000 - \$390,000
5-Room	112	110	246	\$400,000 - \$484,000

Notes:

- Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- 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	Eligible Special CPF Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$220,000	\$3,000	\$25,000	-	\$781	26%
4-Room	\$350,000	\$4,200	\$10,000	-	\$1,261	30%
5-Room	\$440,000	\$5,600	\$0	-	\$1,585	28%

Optional Component Scheme

You may opt to have internal doors installed in your selected flat. The cost of installing these optional doors will be added to the selling price of the flat.

Optional Component	Indicative Costs		
	3-Room	4-Room	5-Room
Internal doors*	\$2,320	\$2,890	\$2,890

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)

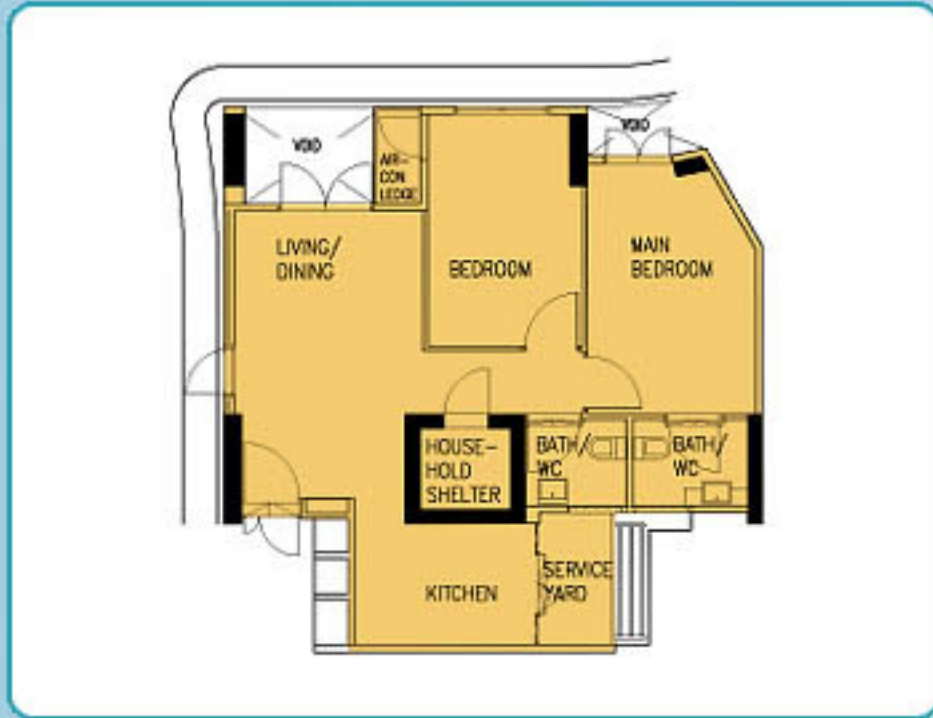
Estimated Completion Date and Waiting Time

Selection Date * (Median Month of Selection)	May to Oct 2011 (Aug 2011)
Estimated Completion Date	2nd Quarter 2015
Estimated Waiting Time	44 to 47 months

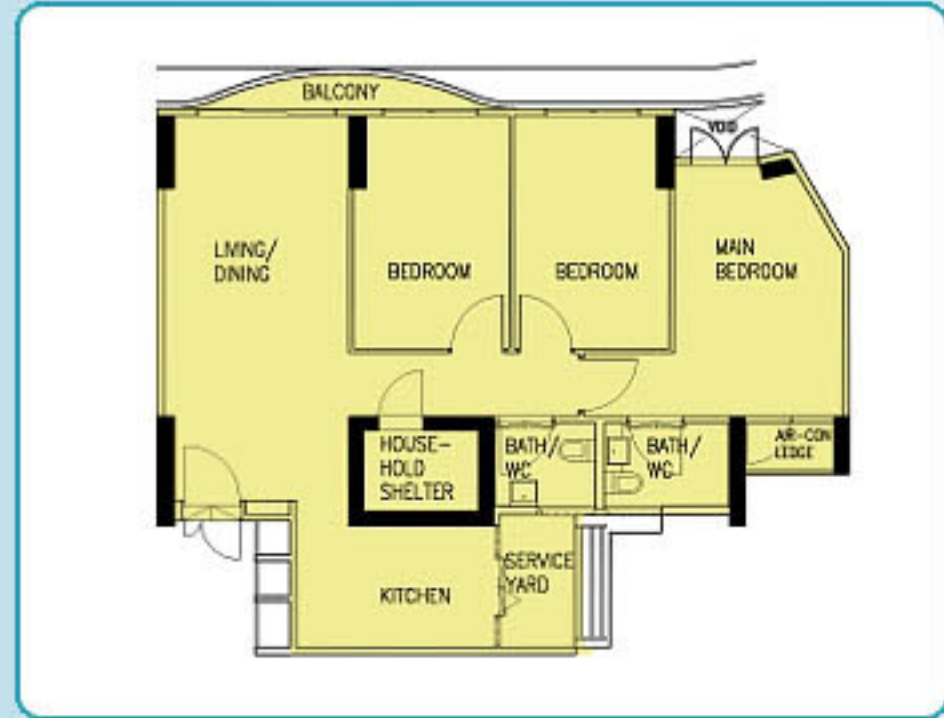
Notes:

- 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.
- The Estimated Delivery Possession Date (EDPD) is 31 May 2016 for Waterway Terraces II. The EDPD is an estimation of 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.

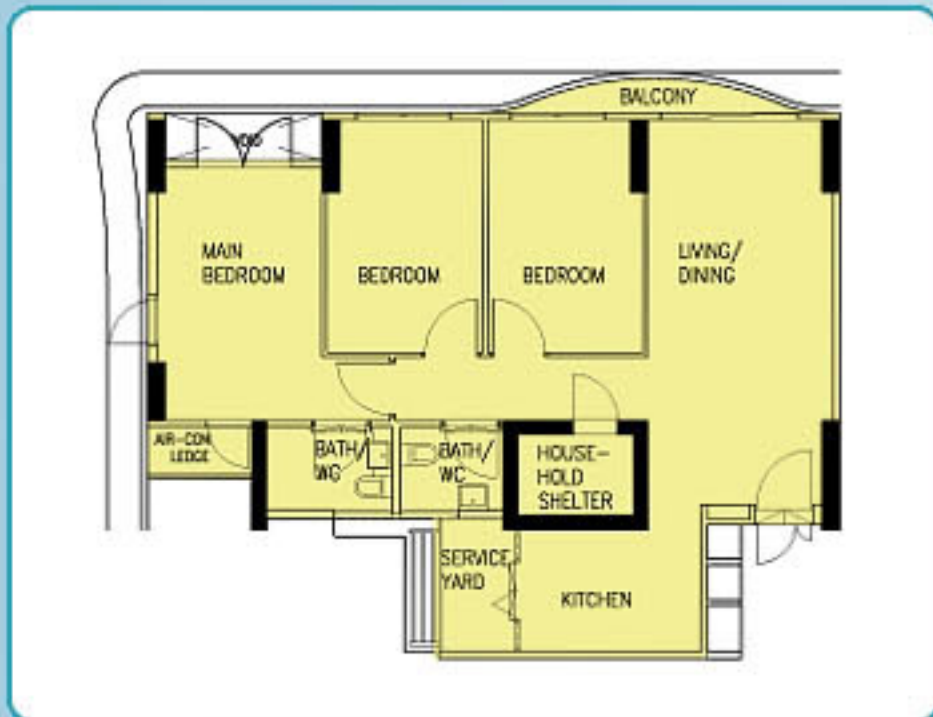
Typical Floor Plans



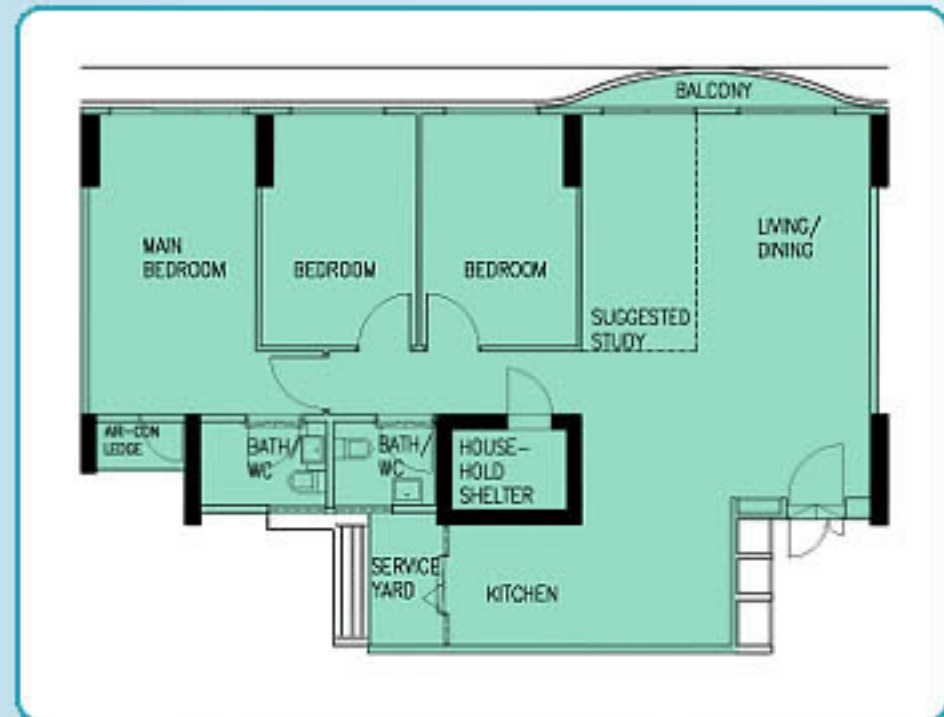
TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 67 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 92 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 92 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 5-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 112 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

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

Samples of Furnished Layout Plans



TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 67 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 92 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 92 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 5-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 112 sqm
 (Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)