

PUNGGOL OPAL

Treasure of a home | 2-, 3- and 4-room Standard flats

Bounded by Sumang Walk and Punggol Central, Punggol Opal comprises four 17-storey residential blocks of 526 units of 2-, 3-, and 4-room Standard flats.

Punggol Opal is the latest addition to the series of developments named after gems in the vicinity, i.e., Punggol Emerald, Punggol Sapphire and Punggol Topaz. The façade design takes its cue from the structure and colour of the opal gemstone.



Spaces for personal rejuvenation

Residents are welcomed by a spacious drop-off porch upon arriving in Punggol Opal. This porch is designed to allow residents to feel free and relaxed while providing a panoramic view of the landscape and the many facilities set within it.

The central green houses a multitude of recreational facilities. Children can have fun in the children's playground, while the adults and the elderly can work out at the fitness stations. Small pockets of spaces are enhanced with seats to allow residents to enjoy intimate conversations with their family and friends. The precinct pavilion is an ideal location for social gatherings to enhance communal bonding.





Homes by the waterfront | 3-, 4- and 5-room Premium flats

Bounded by Punggol Way, Sumang Walk and My Waterway@Punggol, Waterway Cascadia comprises eight residential blocks ranging from 8 to 18 storeys in height. Choose from 1,009 units of 3-, 4- and 5-room Premium flats.

The name 'Waterway Cascadia' is inspired by the unique cascading effect created by the varying heights of the residential blocks next to My Waterway@Punggol.

Artist's Impression



Recreation at your doorstep

Look forward to a variety of recreational and communal facilities in the central open space found within the development. Situated amid lush greenery and open spaces, a children's playground, fitness corners, resting shelters and pergolas serve as ideal spaces for cosy gatherings and interactions, while the precinct pavilions can be used to hold larger social gatherings. A viewing deck is strategically located in the north, offering sweeping views of the waterway.

Residents can also participate in the social and recreational activities organized by the Residents' Committee Centre provided within the development.





Many conveniences around you

Enjoy a wide range of exciting facilities at My Waterway@Punggol. These include pedestrian and cycling paths, footbridges, viewing platforms, play areas and plenty of lush landscaping. Alternatively, head over to the Punggol Park Connector for a scenic jog along the Punggol Reservoir.

Punggol Plaza is the place to go for your dining, shopping and entertainment delights. You can also check out more heartland shops around you by logging on to [Where2Shop@HDB](#). Look forward to more exciting amenities when the proposed Town Centre and sports complex are completed.



Commuting is easy with Waterway Cascadia and Punggol Opal located in close proximity to Punggol MRT Station and bus interchange. Those who drive will enjoy access to the Tampines Expressway (TPE).

Schools in the vicinity include Punggol Secondary School, Edgefield Primary School and Secondary School and Horizon Primary School.



Eco-friendly features

In line with plans to develop Punggol as an Eco-Town, both Waterway Cascadia and Punggol Opal boast several eco-friendly features:

- Sustainable and recycled products are used in certain parts of the developments
- Separate refuse chutes are provided for recyclable wastes
- Motion sensor lights are installed at common staircases to reduce energy consumption
- A rainwater harvesting system is provided to store rainwater for washing of common areas
- Bicycle stands are provided to encourage use of these environmentally friendly forms of transport

Refreshing homes



Punggol Opal offers 2-, 3- and 4-room Standard flats. All units come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

Waterway Cascadia offers 3-, 4- and 5-room Premium flats. These units come with full height windows in the living/dining area and three-quarter height windows in the bedrooms. Some 4- and 5-room units have balconies provided in the main bedroom.

Choose from flats in either development during selection. Due to difference in income ceiling, if you are interested in 3-room flats in Punggol, you have to indicate your choice for Punggol Opal (income ceiling for 3-room Standard flats is \$5,000 per month) or Waterway Cascadia (income ceiling for 3-room Premium flats is \$10,000 per month).

The indicative price range of these flats is tabulated below.

Housing Development (Contract)	Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Punggol Opal (Standard Flats)	2-Room	47	45	128	\$104,000 - \$130,000
	3-Room	68	65	144	\$178,000 - \$210,000
	4-Room	93	90	254	\$289,000 - \$341,000
Waterway Cascadia (Premium Flats)	3-Room	68	65	242	\$204,000 - \$247,000
	4-Room	93	90	500	\$310,000 - \$379,000
	5-Room	113	110	267	\$390,000 - \$485,000

Notes:

- Punggol Opal offers 2-/3-/4-room flats whereas Waterway Cascadia offers 3-/4-/5-room flats.
- 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.
- 2-/3-/4-/5-room flats are sold on 99-year lease.

Financing a flat (Punggol Opal)

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant *	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
2-Room	\$115,000	\$1,400	\$40,000	\$20,000	\$55,000	\$175	13%
3-Room	\$195,000	\$2,500	\$30,000	\$0	\$165,000	\$583	23%
4-Room	\$315,000	\$4,000	\$15,000	NA	\$300,000	\$1,075	27%

* Applicants with monthly household incomes not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 2-Room or 3-Room flat at Punggol Opal.

Financing a flat (Waterway Cascadia)

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$225,000	\$2,600	\$25,000	\$200,000	\$711	27%
4-Room	\$345,000	\$4,000	\$15,000	\$330,000	\$1,184	30%
5-Room	\$435,000	\$5,600	-	\$435,000	\$1,568	28%

Prices of Punggol Opal and Resale Comparables in the Vicinity

Flat Type	Punggol Opal (Internal floor area)	Prices of Resale Flats
2-Room	\$104,000 - \$130,000 (45 sqm)	-
3-Room	\$178,000 - \$210,000 (65 sqm)	-
4-Room	\$289,000 - \$341,000 (90 sqm)	\$435,000 - \$471,000 (90 sqm)

Notes:

- (a) The 4-room resale comparables for Punggol Opal consist of standard flats of about 11 years old. They are located near to Punggol Opal. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
- (b) There are no comparable 2-room and 3-room resale flats in the vicinity.

Prices of Waterway Cascadia and Resale Comparables in the Vicinity

Flat Type	Waterway Cascadia (Internal floor area)	Prices of Resale Flats
3-Room	\$204,000 - \$247,000 (65 sqm)	-
4-Room	\$310,000 - \$379,000 (90 sqm)	\$469,000 - \$512,000 (90 - 95 sqm)
5-Room	\$390,000 - \$485,000 (110 sqm)	\$523,000 - \$595,000 (110 sqm)

Notes:

- (a) The 4-room and 5-room resale comparables for Waterway Cascadia consist of premium flats of about 10 years old. They are located near to Waterway Cascadia. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
- (b) There are no comparable 3-room resale flats in the vicinity.

Optional Component Scheme

All 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.

Project	Optional Component	Indicative Costs					
		2-Room	3-Room	4-Room	4-Room (with balcony)	5-Room	5-Room (with balcony)
Punggol Opal (Standard Flats)	Flooring for living / dining room and bedrooms	\$2,200	\$3,300	\$5,000			
	Internal doors*	\$600	\$2,480	\$3,080			
Waterway Cascadia (Premium Flats)	Flooring for living / dining room and bedrooms		\$4,600	\$7,100	\$6,800**	\$8,500	\$8,200**
	Internal doors*		\$2,520	\$3,140		\$3,140	

Notes:

- * Bi-fold bathroom doors are provided for 2-room flats and they are non-optional
- * 2-room flats : 1 internal door (1 bedroom door)
- * 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)
- ** For Waterway Cascadia, OCS is not applicable to the balcony.

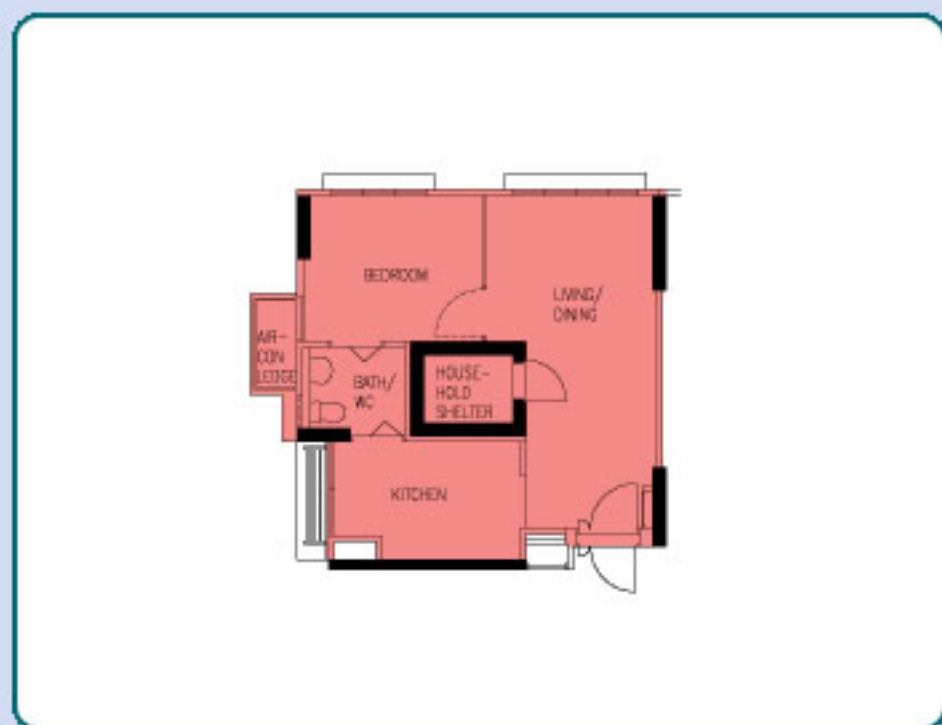
Estimated Completion Date and Waiting Time

Housing Development	Punggol Opal	Waterway Cascadia
Selection Date* (Median Month of Selection)	End Aug/Sep 2012 to Jan 2013 (Nov 2012)	
Estimated Completion Date	4th Qtr 2015	3rd Qtr 2016
Estimated Waiting Time	35 to 38 months	43 to 47 months

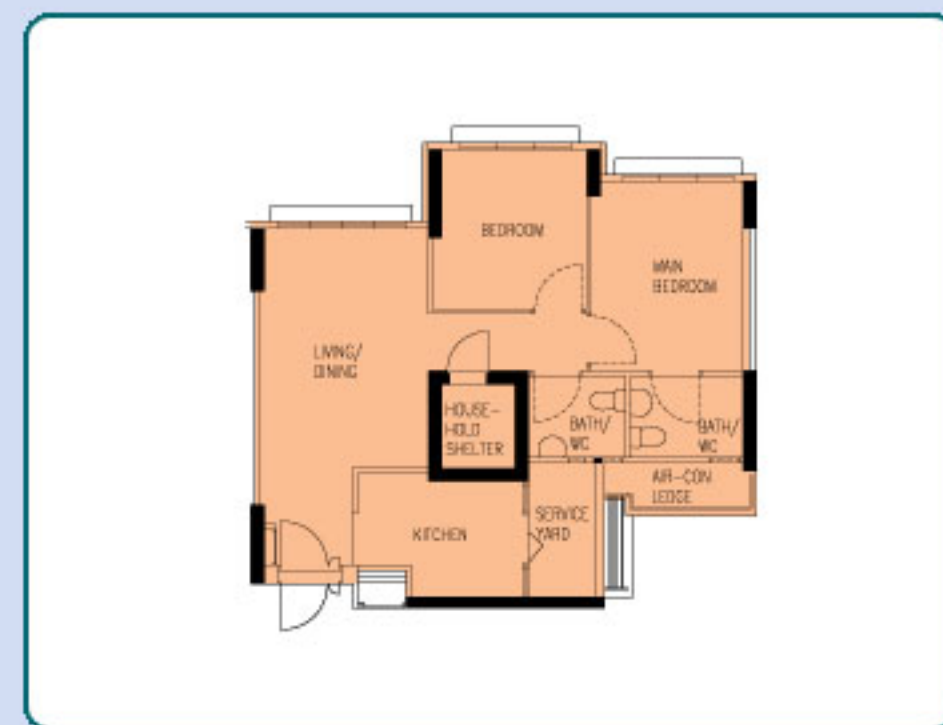
Notes:

- a) *The waiting time is computed based on the median month of selection exercise.
- b) The actual completion date will depend on the progress of the construction.
- c) The Estimated Delivery Possession Date (EDPD) is 30 Nov 2016 for Punggol Opal and 30 Aug 2017 for Waterway Cascadia. The EDPD is 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.

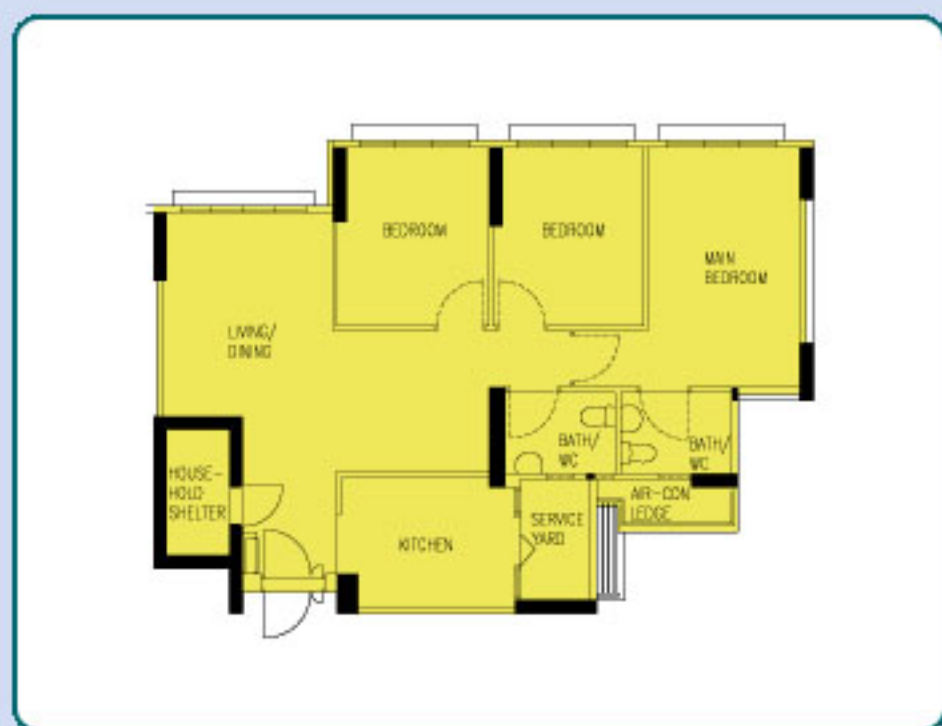
Typical Floor Plans



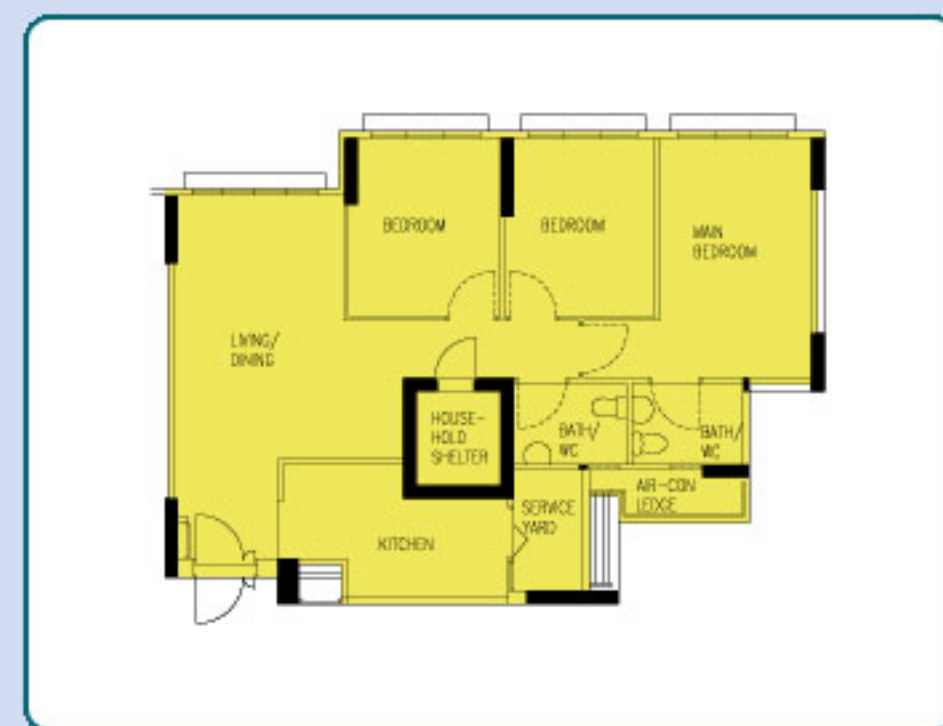
TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



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 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

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

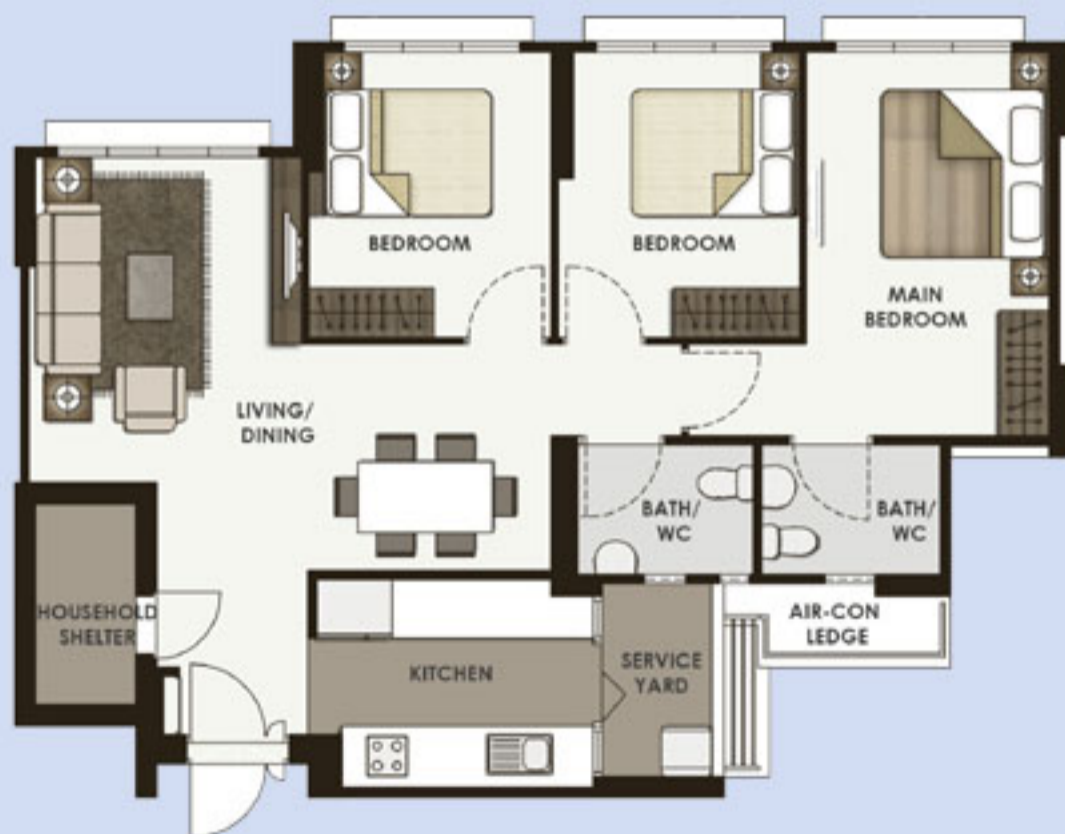
Layout Ideas for Your Home



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(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



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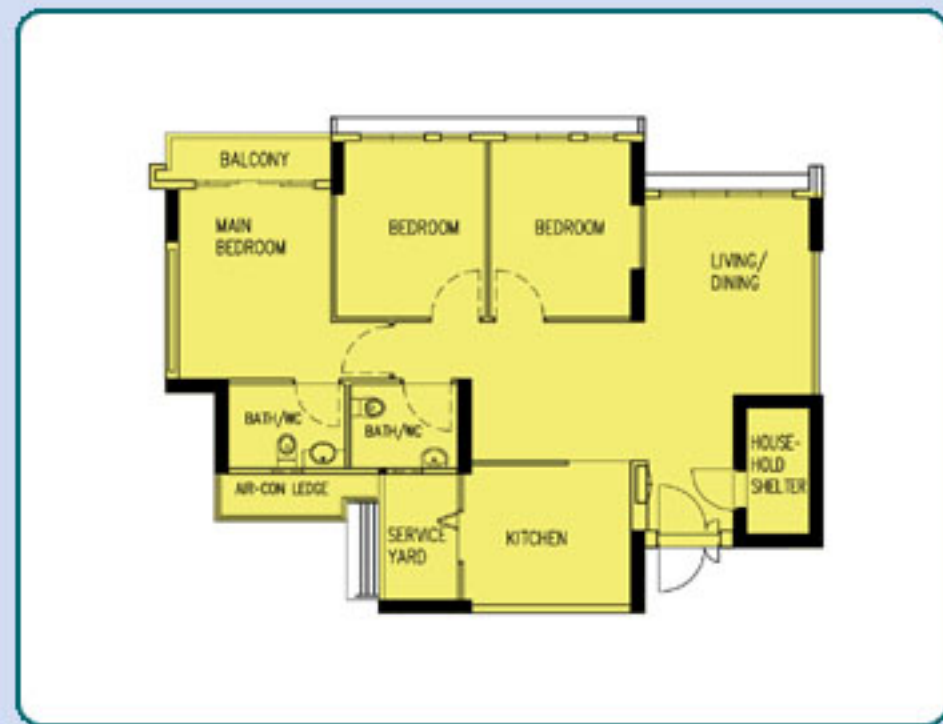
Typical Floor Plans



TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

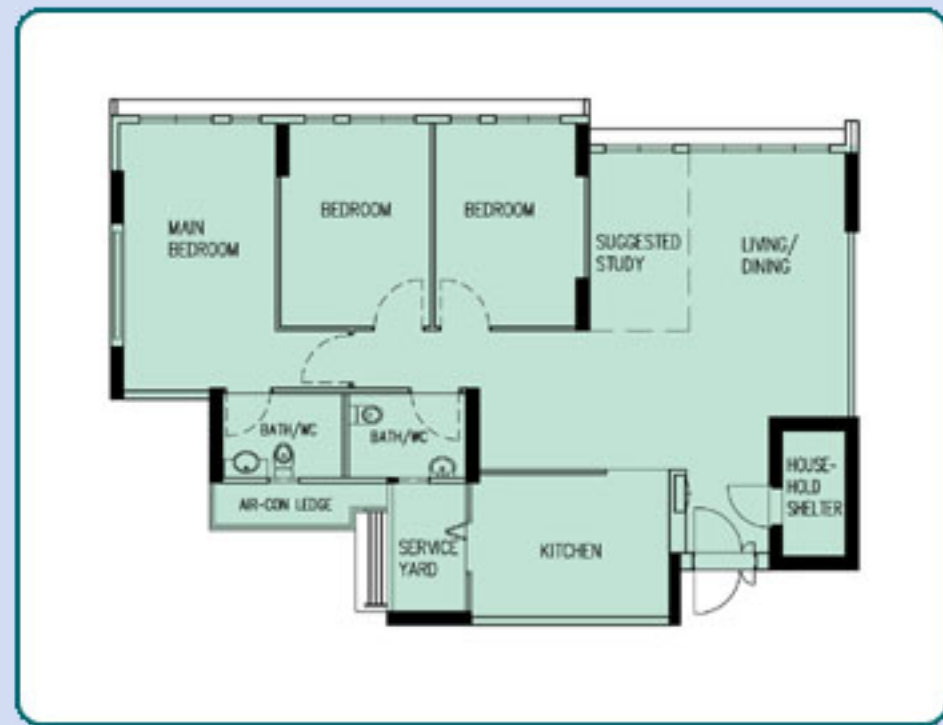


TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN (WITH BALCONY)
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Typical Floor Plans



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

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Layout Ideas for Your Home



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 4-ROOM FLOOR PLAN (WITH BALCONY)
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Layout Ideas for Your Home



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 (WITH BALCONY)
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