

WATERCOVE



WATERCOVE (80 UNITS) – FACT SHEET STRATA LANDED HOUSING DEVELOPMENT AT SEMBAWANG ROAD / WAK HASSAN DRIVE

Developer	:	Sembawang Estates (Private) Limited (ROC No. 195400158C)
Tenure	:	Freehold (Estate in perpetuity)
Lot / Mukim No.	:	Lot Nos. 2099V and 2277V both Mukim 19
Project Account No.	:	Marketing will input
Building Plan No.	:	A0730-00003-2003-BP01 dated 6 October 2006 A0730-00003-2003-BP02 dated 10 May 2016
Developer Licence No.	:	B1430
Type of development	:	54 units of Intermediate Terrace (3,200- 3,400 sq ft) 22 units of Corner Terrace (3,300 – 4,400 sq ft) & 4 units of Semi-Detached (3,250 – 3,700 sq ft) <u>TOTAL : 80 units</u>
District	:	D27 (under north region)
Main Entrance	:	at Wak Hassan Drive
Expected TOP date	:	31 December 2020
Expected date of legal completion	:	31 December 2023

Consultants:-

- Architect : P & T Consultants Pte Ltd
- Showhouse cum Sales office main Contractor : Junho Construction Pte Ltd
- Solicitor : Allen & Gledhill LLP
Mr Ernest Teo at 6890-7967 (DID)
Mr Clarence Buay at 6890-7938 (DID)
- Showhouse Interior Designer : Type B1 – SM Studio at 6222-9113 (main)

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Question and answer

1. What is the unit mix and built-up area for the development?

Unit type	Unit facing	Est Built-up area (sq ft)	No. of unit
Intermediate Terrace	Units inwards facing	3,412 – 3,552	22
	Units facing Wak Hassan Drive with pool view	3,466	04
	Units facing Wak Hassan Drive with lounge pool	3,466	04
	Units facing the seaview	3,348 – 3,466	24
Corner Terrace	Units inwards facing	3,466 – 3,638	06
	Units facing Wak Hassan Drive with pool view	3,337 – 3,520	04
	Units facing Wak Hassan Drive with lounge pool	3,337 – 3,498	02
	Units facing the seaview	3,412 – 4,521	10
Semi-Detached	Units facing pool view	3,434 – 3,488	02
	Units facing Gdn / Leisure pool	3,671 – 3,843	02
		TOTAL	80

2. What are the main features and design considerations of the development?

The design inspiration of the development was from Sembawang's colonial black-and-white bungalows whereby high ceilings and generous windows to ensure good air circulation within the houses were introduced. Units are designed to be modern with resort-style architecture.

The unit comprises of 4 lavish en-suite bedrooms, guest room or family area and roof terrace cater to different needs of the buyers. Every unit will face some form of water elements be it seafront, swimming pool, leisure pool, water play area for children or water feature.

3. What is the range of facilities provided in the development?

Our development is one of the rare strata landed that provides a wide range of facilities (ie. more than 20 facilities) for buyers to indulge in. The comforting and relaxing modern resort lifestyle facilities include swimming pool, reflexology pool cum lounge pool with spa seats & spa beds, aromathetic garden, cascading water feature, BBQ bar-style corner with teppanyaki grill, children playground, indoor and outdoor gym, steam room, jacuzzi and onsen, etc.

Every buyer can enjoy the various type of facilities that cater to individual or as a family.

4. Is there any smart home automation provision for the unit?

Our Smart Home Automation provision include control devices include air-conditioner and digital lock set for all units.

Optional devices such as lighting, security camera, motion sensor, roller blind, smoke sensor and smart multimedia are also available to add on to the Smart Home Automation

5. Will the ground floor of the actual development for units fronting the sea be able to enjoy seaview?

Yes, the current level where the showflat is sited is equivalent to the 1st storey level / ground floor of the actual development for units directly facing the seafront, which is able to enjoy the full seaview.

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6. What is the window provision for the development?

Laminated glass will be provided up to 1m high with float glass above.

Laminated glass panel consists of 2 ply of glass bonded to a puncture-resistant PVB interlayer to form an integrated unit. The interlayer keeps the layers of glass bonded even when broken, and its high strength prevents the glass from breaking up into large sharp pieces. This also gives the glass a higher sound insulation rating, due to the damping effect.

7. Will the sea breezes salt particles damage the metal railing in the development?

All metal railings and aluminium materials used for PES, Roof Terrace, façade, trellis, etc, are Fluorocarbon powder coated which is a high grade of powder coating.

Fluorocarbon powder coating is a poly-vinylidene fluoride resin (PVDF). Advantages of fluorocarbon powder paint is addition to abrasion resistance in mechanical properties, impact resistance and has excellent performance, particularly in adverse weather conditions and the environment, showing a lasting anti-fade resistance, UV resistance properties.

8. What is the brand and fitting provision for the development?

Electrical appliances	: Miele (German brand)
Sanitary Wares	: Villeroy & Boch (Europe)
Sanitary Fittings	: Hansgrohe (German brand)
Wardrobes	: Local (Custom-made)
Kitchen	: Local
Fridge	: De Dietrich (German brand)
Air-conditioning	: Daikin (Japanese brand)
Washer	: Miele (German brand)

9. What are the amenities within the vicinity?

There are nearby shopping malls like Sembawang Shopping Centre, Sun Plaza Shopping Mall, Sembawang Mart, Chong Pang City, Causeway Point and Northpoint Shopping Mall. Supermarkets like Giant (Sembawang Shopping Centre), NTUC Fairprice (Sun Plaza), Cold Storage (Northpoint) and Prime Supermarket (Yishun) are also conveniently available.

10. What are the waterfront activities available with direct access from our development?

Residents can get to enjoy canoeing, wind surfing, sailing, fishing, swimming & sunbathing, kite flying, jogging & strolling along the beach, roller blading, etc.

11. What are the recreational activities available within the vicinity?

Residents can also enjoy recreational activities at Sembawang Country Club, Orchid Country Club, Seletar Golf Course, SAF Yacht Club Sembawang (for Sailing), Sembawang Water-Venture (for Kayaking and Canoeing), Sembawang Hot Spring (only natural hot spring in Singapore), Sembawang Canoe Club, etc.

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12. Will there be shuttle bus service provided in the development?

There will be provision of shuttle bus service for the first year from Temporary Occupation Permit (TOP) to and from Sembawang MRT at an interval of 15 minutes during peak hours and 30 minutes during non-peak hours from 7.00am to 8.00pm daily.

13. What are the available educational institutions?

It is proximate to neighborhood schools such as Canberra (primary & secondary), Ahmad Imbrahim (primary & secondary), Sembawang (primary & secondary), Northpaks Primary School, Yishun (primary and secondary) and Yishun Junior College.

Reputable schools include Chongfu Primary (5km), Canberra Primary (3.8km) and Admiralty Primary (6.5km) which were ranked 17th, 38th and 55th respectively in 2016 and Yishun Town Secondary (5.1km) and Ahmad Imbrahim Secondary (3.9km) which were ranked 45th and 80th respectively in 2015.

The development is also close to International School, like GEMS Worlds Academy (6.7km) and Singapore American School (9.5km) which will attract expatriates and thus has potential rental market.

14. What are the various modes of transportation and connection within the vicinity?

a) MRT Stations

The Sembawang and Yishun mrt station are 9 min and 15 min drive respectively.

The new Canberra mrt station located between Sembawang, Yishun mrt stations along Canberra Link will be completing in 2019, and it will provide convenience to the Residents in the neighborhood.

b) Major expressways are round the corner like Seletar Expressway (24min), Central Expressway (29 min), Tampines Expressway (29 min) and upcoming North-South Expressway.

The 21.5 km North-South Expressway will also be redesigned as a north-south corridor to facilitate the movement of cyclists, pedestrians and buses. Residents in Sembawang, Woodlands and Yishun will be able to enjoy shorter travelling times with the direct city connection provided by the North-South Expressways (NSE) come 2020.

c) Buses and night services

There are various buses along Sembawang Road readiness available (SMRT 167, 856, 859, 882, 962, 980 & 981) and night services (tran-island NR2).

15. What are the potential investment returns for this development?

The properties have good potential investment returns as they are located within the Northern Innovation Corridor with 2 Regional Centres providing jobs and opportunities closer to homes outside the city centre.

a) North Coast Innovation Corridor

They are future plans to develop North Coast Innovation Corridor spans from Woodlands Regional Centre, Sembawang to the future Seletar Regional Centre. These new commercial hubs outside the CBD will increase the range and variety of live-work-play options and provide retail choices, jobs and opportunities within easy reach for residents.

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b) Seletar Regional Centre

The Seletar Regional Centre is located next to the Seletar Aerospace Park where it provides a range of activities including training, research and development. The Seletar Regional Centre and Seletar Aerospace Park will be a major employment node for people living in the North and Northeast.

c) Sembawang Community Hub

The future Sembawang Community Hub, located in a green setting by the former Admiralty House (a national monument), will be a one-stop centre for Sembawang residents. Designed for social interaction and bonding, the hub is set to bring a cluster of sports and community amenities and services for all.

d) Woodlands Regional Centre

Woodlands Regional Centre is set to realise its full potential as Singapore's Northern Gateway whereby they have 700,000 sq m of new commercial space planned and more than 100 ha of land for expansion into 4 unique precincts mainly Admiralty Park & Waterfront Residential, Central boulevard mixed used and Northshore Innovation.

e) Industrial development

Under the current URA Master Plan, more industrial lands along Gambas Avenue and Woodlands Avenue 9 and 12 will be developed into a new manufacturing zone to meet the growing demand of the sector. A redeveloped Sembawang Shipyard area together with the Punggol Creative Cluster, will provide Sembawang residents more employment opportunities closer to home.

16. Who is the developer for this development?

Bukit Sembawang and they have more than 50 years of experience as trusted developer, has built many of Singapore's renowned and established residential developments comprising landed homes in Seletar Hills (Saraca Gardens, Dedap Gardens, Lilac Park and Mimosa Terrace), Sembawang (Straits Gardens) and Ang Mo Kio (Luxus Hills).

Bukit Sembawang also developed some high-end private properties and widely-acclaimed portfolios of private condominiums such as Verdure @ Holland, Paterson Suites, The Vermont on Cairnhill and recently completed Skyline Residences and Paterson Collection.

17. Is there a difference in ceiling height between the show unit via actual development?

No there is no difference in the ceiling height

18. Will there be air-con provision at Family area located at either basement, 3rd storey and Attic level?

Yes, air-con is provided at for all Family areas

19. Are there any pedestrian access? Side gates?

Yes please refer to development model on site.

20. Is the car park naturally or mechanically vent?

The Car park is mechanically ventilated

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21. **How many carpark lots are there in total? Carpark ceiling height? Are there separate carparks for the visitors? If so, where are they located?**

Total : 91 lots

(including 2 handicap lots & 4 visitor parking lots, 75 units with 1 private carpark & 5 units with 2 private carparks)

Ceiling height for basement carpark : min 2.2m

22. **When does construction start?**

Piling has commenced in 3rd May 2016

23. **What is the estimate cost to carry out servicing of the home lift?**

The estimated cost for the maintenance of the home lift is estimated at S\$3,400 - \$3,800 per year, in which the first year will be covered under DLP.

24. **What is the swimming pool area for the following :**

Pool Type	Surface Approx. (m²)	Length Approx. (m)	Width Approx. (m)	Depth Approx. (m)
Main swimming pool	173.6	24.8	7.0	1.2
Reflexology pool cum Lounge Pool with spa seats & spa beds	60	17	3.0 to 5.0	0.2 to 0.6
Waterplay area (for Children)	80	14	5.70	0.3

25. **What is the species of the planting provided for Aromapheutic Garden?**

Murraya Paniculata (Orange Jasmine)

26. **Will there be WiFi provision within the development?**

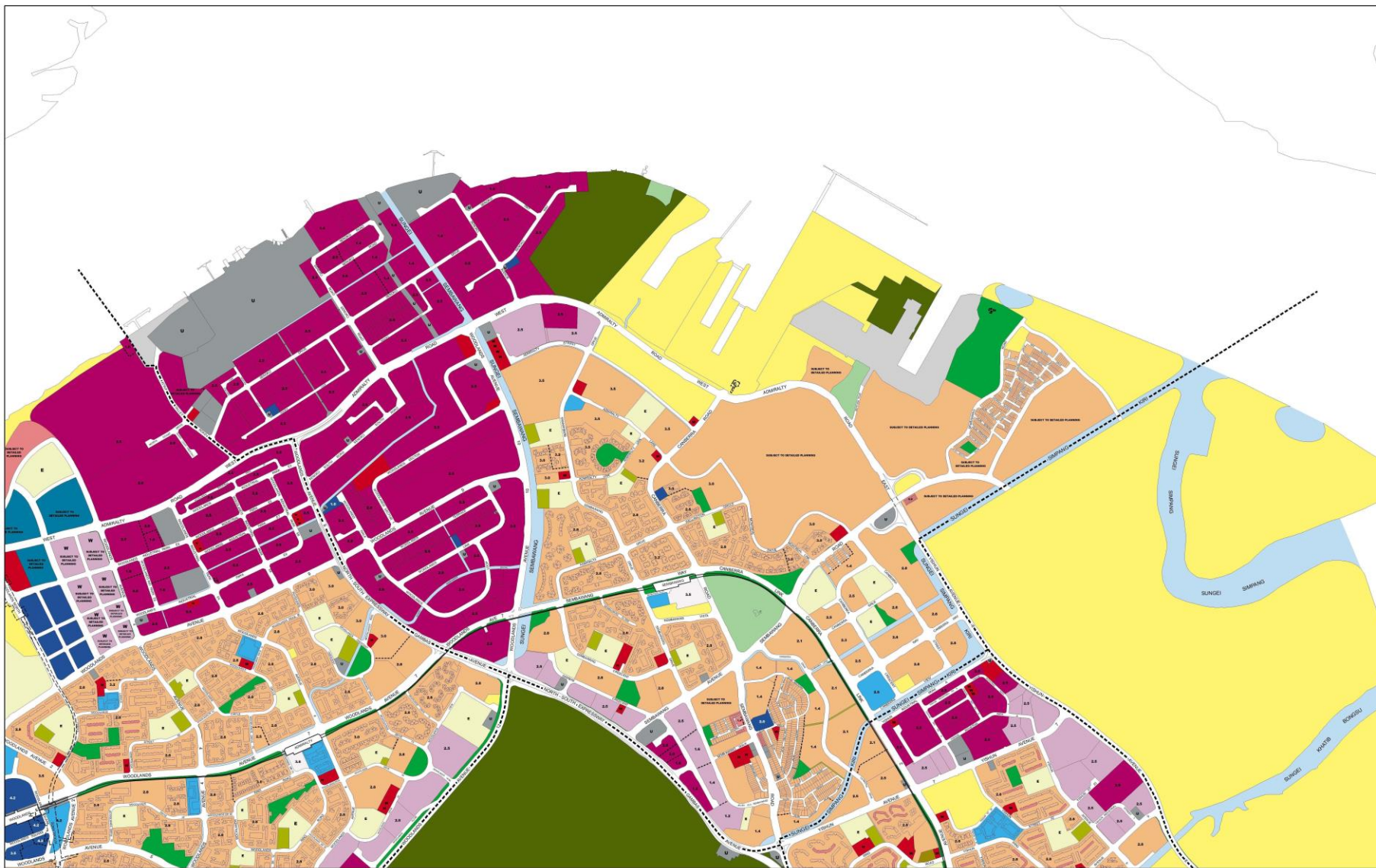
No

27. **What is the estimate monthly maintenance fee?**

It is estimate to be about S\$750.

28. **What are the plans for the land in front of our development? Will it block the view?**

Under the URA proposed mater plan (2014) edition, the land in front of our development has been earmarked as "Reserve site" (refer to plan attach). The URA defines a "Reserve Site" as "These are areas specific use of which has yet to be determined. Interim uses that are compatible with the uses in the locality may be allowed subject to evaluation by the competent authority.



MASTER PLAN 2014 FOR SEMBAWANG PLANNING AREA

RESIDENTIAL	BUSINESS 1 - WHITE	EDUCATIONAL INSTITUTION	WATERBODY	CEMETERY	UNDERGROUND ROAD / STRUCTURE	NATIONAL PARK
RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY	BUSINESS 2	PLACE OF WORSHIP	ROAD	AGRICULTURE	BUSINESS PERMISSIBLE PLOT RATIO	MONUMENT
COMMERCIAL & RESIDENTIAL	BUSINESS PARK - WHITE	CIVIC & COMMUNITY INSTITUTION	TRANSPORT FACILITIES	PORT / AIRPORT	BASE PLOT RATIO	
HOTEL	BUSINESS PARK - GREEN	OPEN SPACE	RAILWAY	RESERVE SITE	BUSINESS PERMISSIBLE WHITE QUANTUM	
WHITE	BUSINESS PARK - GREY	PARK	RAIL RAMP TRANSIT	SPECIAL USE	BUSINESS PERMISSIBLE CONSERVATION AREA	
HEALTH & MEDICAL CARE	BUSINESS PARK - RED	BEACH AREA	LIGHT RAMP TRANSIT	PLANNING AREA BOUNDARY	NATURE RESERVE	
BUSINESS 1	BUSINESS PARK - ORANGE	SPORTS & RECREATION	UTILITY	PLOT RATIO BOUNDARY		

This is part of the Master Plan 2014 which incorporates amendments approved by the Minister for National Development on 27th May 2014, and is to be read together with the Master Plan Written Statement 2014.

This map shows only the named Planning Area in its entirety (as marked out by the bold dotted line in accordance with the Planning Area Boundary symbol in the legend). To view the adjacent Planning Area, please refer to the Master Plan at the URA website or refer to the adjacent Planning Area maps.

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The Malaysian coastline shown, if any, is approximate and indicative only.

The Master Plan may be amended from time to time. Please refer to the Master Plan at the URA website <http://www.ura.gov.sg> for the permissible land use and density for developments in Singapore.





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|-------------------------|---------------------|--------------------------|-----------------------------|
| 1. entry water feature | 6. reflexology pool | 11. poolside lounge | 16. cascading water feature |
| 2. entry plaza | 7. leisure pool | 12. swimming pool | 17. outdoor dining |
| 3. waterplay area | 8. lounge deck | 13. floating lounge beds | 18. BBQ corner |
| 4. stream water feature | 9. fitness station | 14. jacuzzi | 19. side gate |
| 5. aromapheutic garden | 10. kid's corner | 15. water wall | |

1st storey plan

