SINGAPORE PROPERTY MATTERS

# ecopolitan

EXECUTIVE CONDOMINIUM

翠林雅居

# Exciting Executive Condominium Launching SOON!












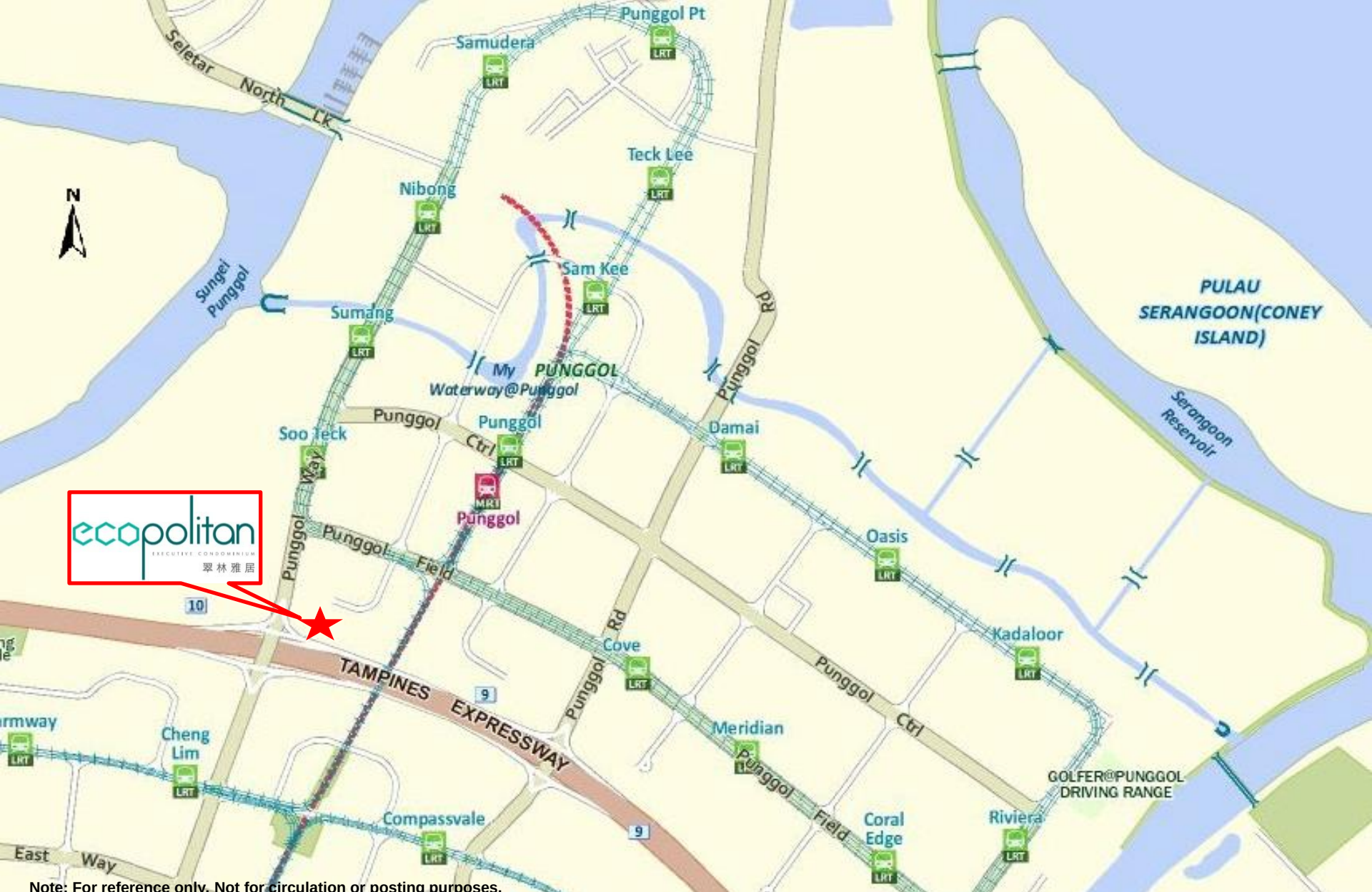


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# Why Eco?

- Punggol Eco-town
  - My Waterway@Punggol is Singapore's first man-made waterway by HDB
  - Clinched international award – Grand Prize for Excellence in Environmental Engineering
- Treelodge@Punggol
  - HDB's first demo eco-friendly precinct and Singapore's First Green Mark Platinum Award Public Housing Project
  - Residential blocks are strategically designed to maximise natural cross-ventilation and natural lighting.
  - Solar Panels to supply energy for lighting in common areas

# Why Eco?

- Freshwater Tolerant Mangroves
  - Re-introduce native mangroves and cultivate them in freshwater condition at the waterway. The introduction of these fresh water tolerant mangroves also enhances the water quality and greenery, stabilizes slope embankment and promotes biodiversity  Clinched international award – Grand Prize for Excellence in Environmental Engineering

# Politan?

- Its about cosmopolitan
- Urban living in the midst of eco environment

# Eco Features in Ecopolitan

- Sustainable Design Planning - All blocks are planned to enjoy North-South orientation; optimal lighting without the direct heat from the sun. Save energy cost for lighting day and extra airconditioning to cool your home
- Green Layers – green around the perimeter to filter noise pollution. Generous greenery and water within Ecopolitan to cool the entire area, Third layer of green shields the development from outside to create a world of exclusivity within

# Eco Features in Ecopolitan

- Maximising Natural Lighting and Ventilation – low maintenace costs and energy consumption by using much natural lighting and ventilation in common areas
- Green Architectural Features – vertical fins along the façade, as well as projected balconies offer shade and protection fro the sun's heat

# 7 Nature of Ecopolitan

- Blue Harmony
  - Grand Drop Off
  - Poolside Pavilion
- The Blue Lagoon
  - 50m Lap Pool
  - Ecological Pond
  - Chill-out Lounge
- Moon Island
  - Candlelight Trail
  - Moon Deck Pavilion

# 7 Nature of Ecopolitan

- Water Gardens
  - Kid's Pool
  - Lakehouse with Gym, Club Rooms, BBQ Pits
- Forest of Mist
  - Misty Spa Pool
  - Forest Cloud Pavilion
- Adventure Forest
  - Tennis Court
  - Kids' Adventure Playland

# 7 Nature of Ecopolitan

- The Trail of Rainforest
  - Putting Grass
  - Fitness Corner
  - Forest Jogging Trail

Earmarked to achieve BCA Green Mark Gold Plus

# Singtel Partnership

- 100Mbps fibre broadband
- Digital Home Line
- MioTV (Family +, 48 channels)
- Home LiveCam
- Cloud Wireless Camera x1

2 years subscription



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| BASIC INFORMATION | |
|---|---|
| Developer | Qingjian Realty (Punggol Way) Pte Ltd |
| Tenure | 99 Years wef 4th December 2012 |
| Address | Lot 02540T MK 21 at Punggol Walk |
| Site Area | 18,747.8 sqm / 201,801.31 sqft |
| Expected date of TOP | 31st December 2016 |
| Type of Development | 8 Bocks of 16 Storeys |
| Plot Ratio / AMSL | 3.0 / 64 m |
| Total no. of units | 512 |
| Total no of carpark lots | |

| CONSULTANTS | |
|---|---|
| Architect | P & T Consultants Pte Ltd |
| Landscape Architect | Ecoplan Asia Pte Ltd |
| Main Contractor | |
| Structural Engineer | |
| M & E Consultant | |
| Interior Designer | |
| Conveyance Solicitor | Wong Partnership |

| Unit Mix | | | |
|---|---|---|---|
| Type | Est. Size (Sqft) | No of Units | Share Value |
| **3-Bedroom** | | | |
| 3-Br | 83 sqm / 895 sqft | 32 | |
| 3-Br (Premium) | 97 to 101 sqm / 1050 to 1093 sqft | 144 | |
| 3-Br CoSpace | 113 sqm / 1217 sqft | 96 | |
| **4-Bedroom** | | | |
| 4-Br | 105 sqm / 1138 sqft | 48 | |
| 4-Br (Premium) | 110 sqm / 1189 sqft | 48 | |
| 4-Br CoSpace | 126 sqm / 1361 sqft | 80 | |
| **5-Bedroom** | | | |
| 5-Br | 141 to 142 sqm / 1518 to 1527 sqft | 32 | |
| **Dual-Key** | | | |
| 3-Br Dual-Key | 101 sqm / 1086 sqft | 15 | |
| 4-Br Dual-Key | 116 sqm / 1247 sqft | 20 | |
| | **Total Units:** | **512** | |

| AMENITIES | |
|---|---|
| Retail Therapy | Est.Distance (KM) |
| Waterway Point (Future MegaMall) | 0.80 |
| Compass Point | 1.00 |
| Rivervale Mall | 1.20 |
| Rivervale Plaza | 1.70 |
| Punggol Plaza | 1.90 |
| Hougang Mall | 3.14 |
| Recreation | Est.Distance (KM) |
| Sengkang Sculpture Park | 0.62 |
| Sengkang Sport & Recreation Ctr | 1.20 |
| Sengkang Riverside Park | 1.44 |
| Sengkang Floating Wetland | 1.48 |
| Punggol Promenade | 2.52 |
| Punggol Park | 2.54 |
| Lorong Halus Wetland | 3.06 |
| **TRANSPORTATION** | |
| Bus | Est.Distance (KM) |
| Punggol Bus Interchange | 0.69 |
| MRT/LRT | Est.Distance (KM) |
| Punggol MRT Station (NE16) | 0.68 |
| **SCHOOLS** | |
| Primary School | Est.Distance (KM) |
| Punggol Green Primary School | 0.15 |
| Punggol View Primary School | 1.05 |
| Edgefield Primary School | 1.16 |
| Rivervale Primary School | 1.20 |
| Mee Toh School | 1.44 |
| Horizon Primary School | 1.76 |
| Secondary School | Est.Distance (KM) |
| Compassvale Secondary School | 0.57 |
| Edgefield Secondary School | 0.57 |
| Punggol Secondary School | 1.33 |
| Greendale Secondary School | 1.65 |













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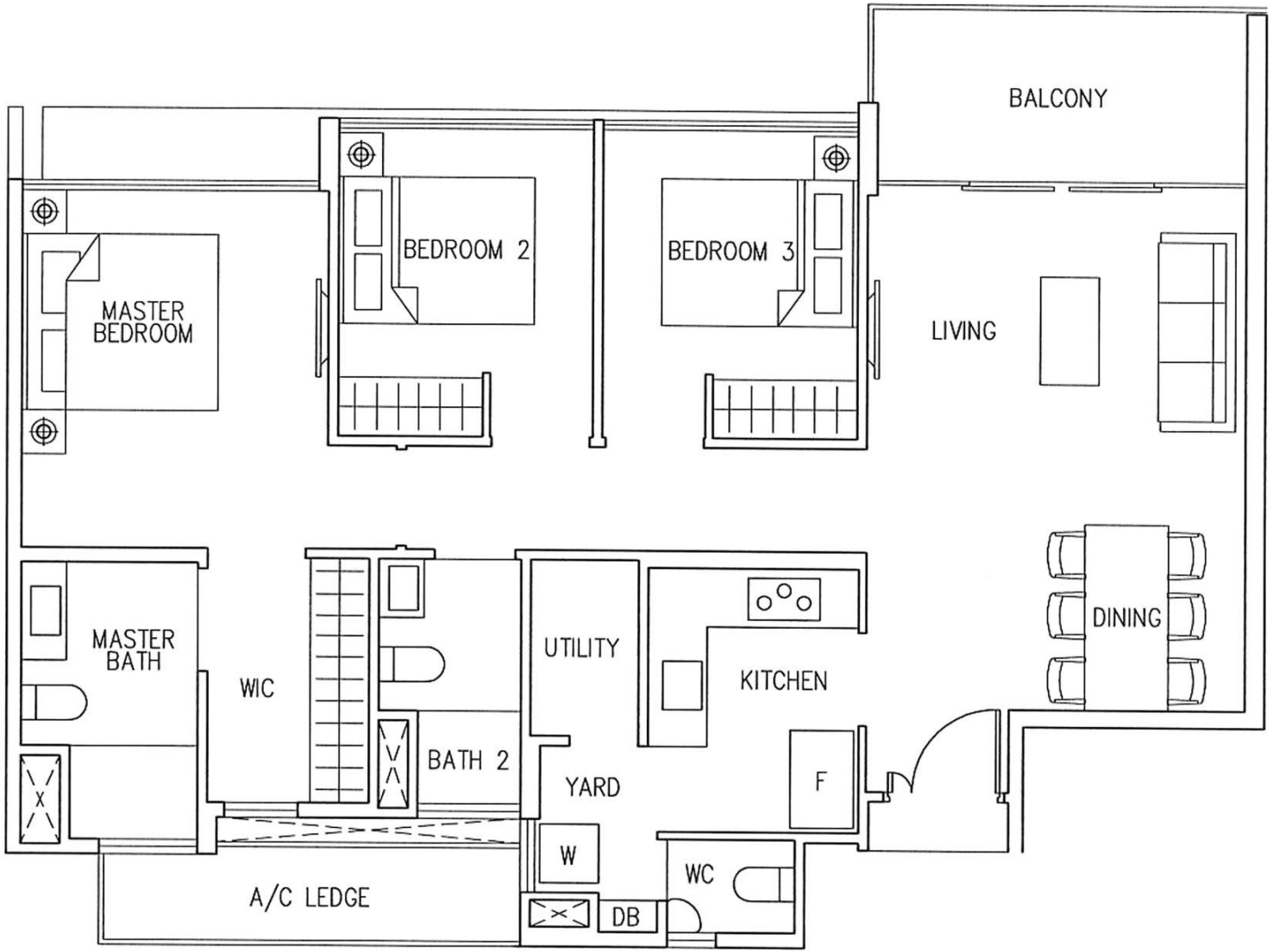
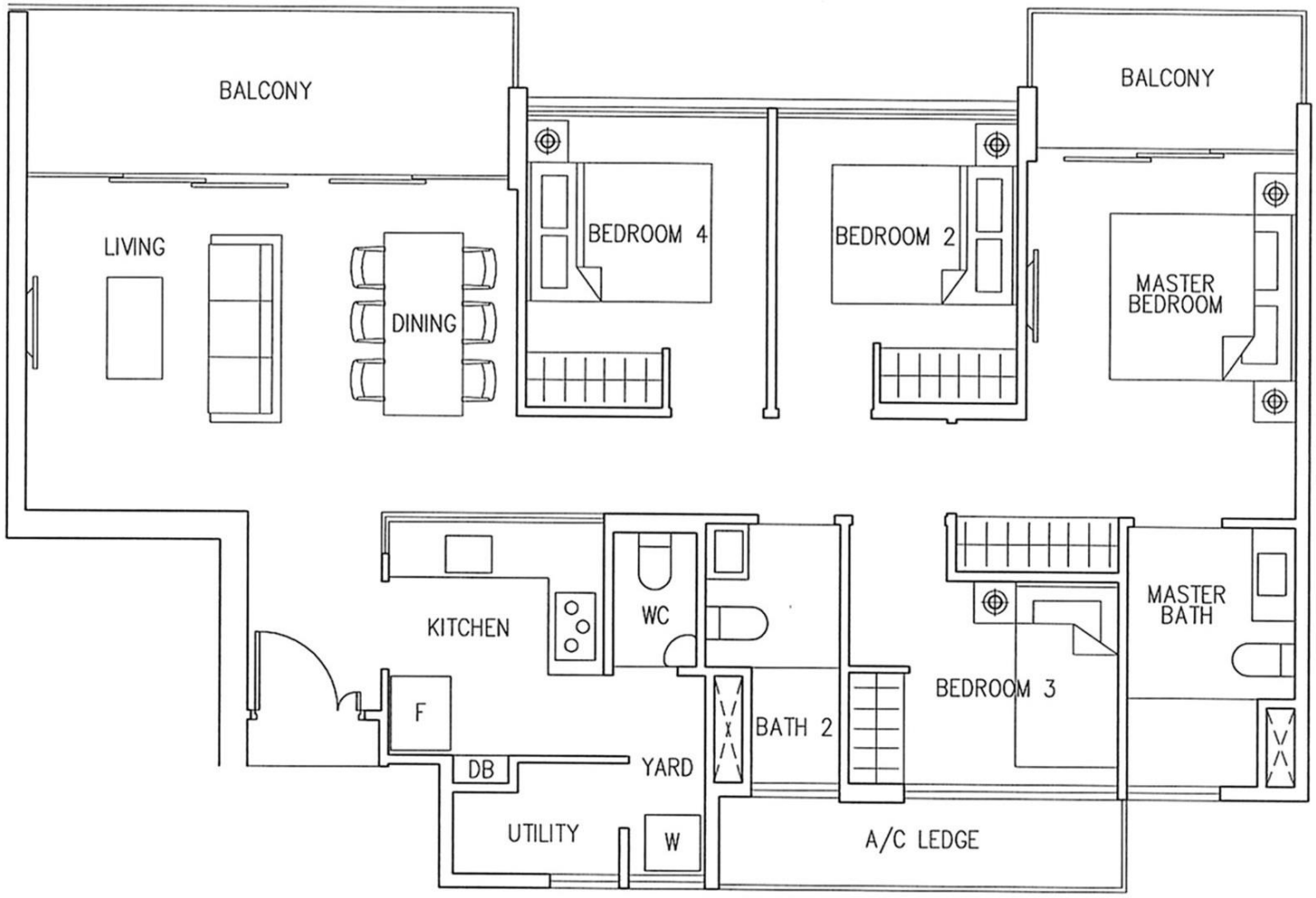
Pending



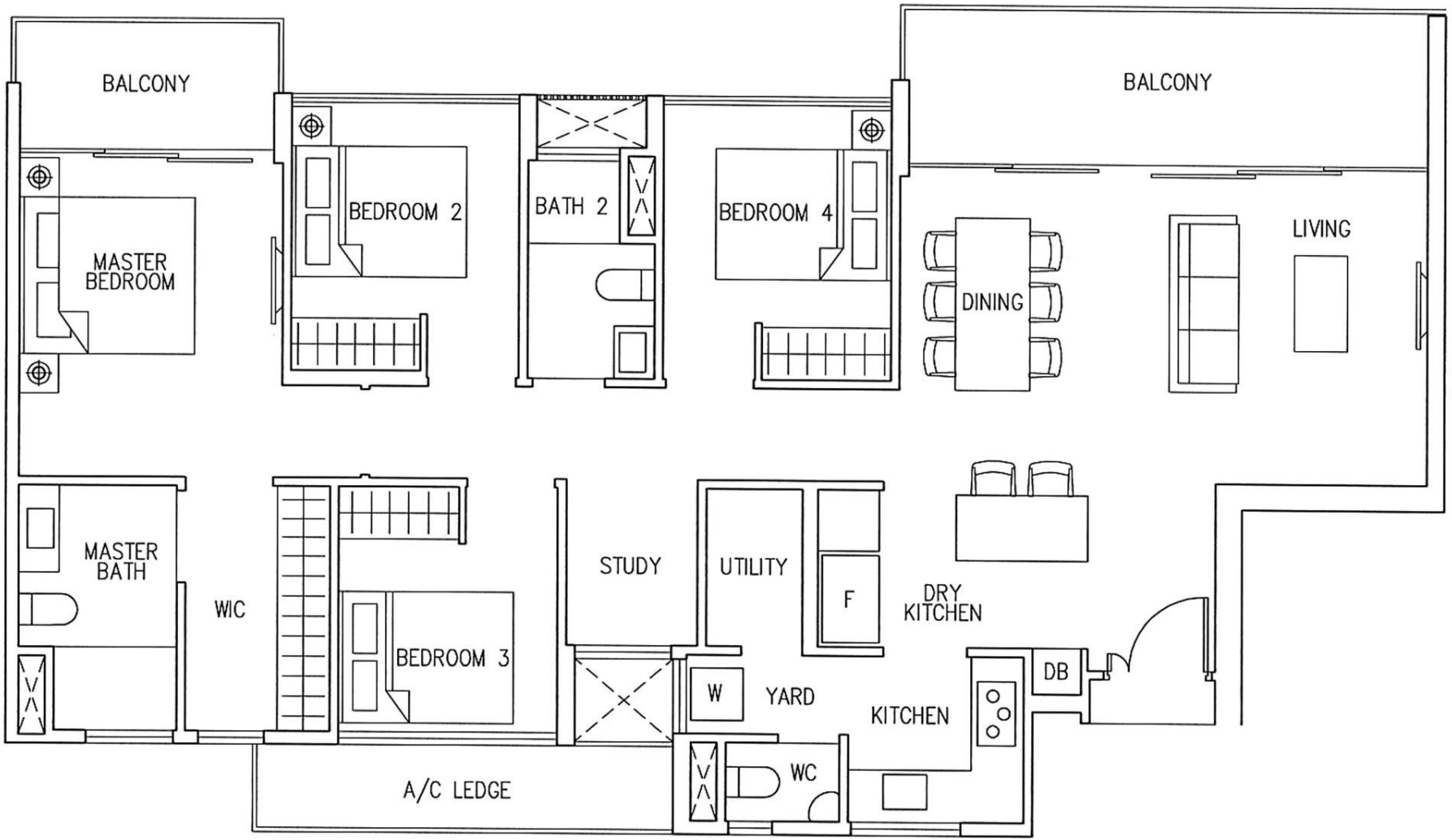
# TYPE C2: 3 Bedroom Premium



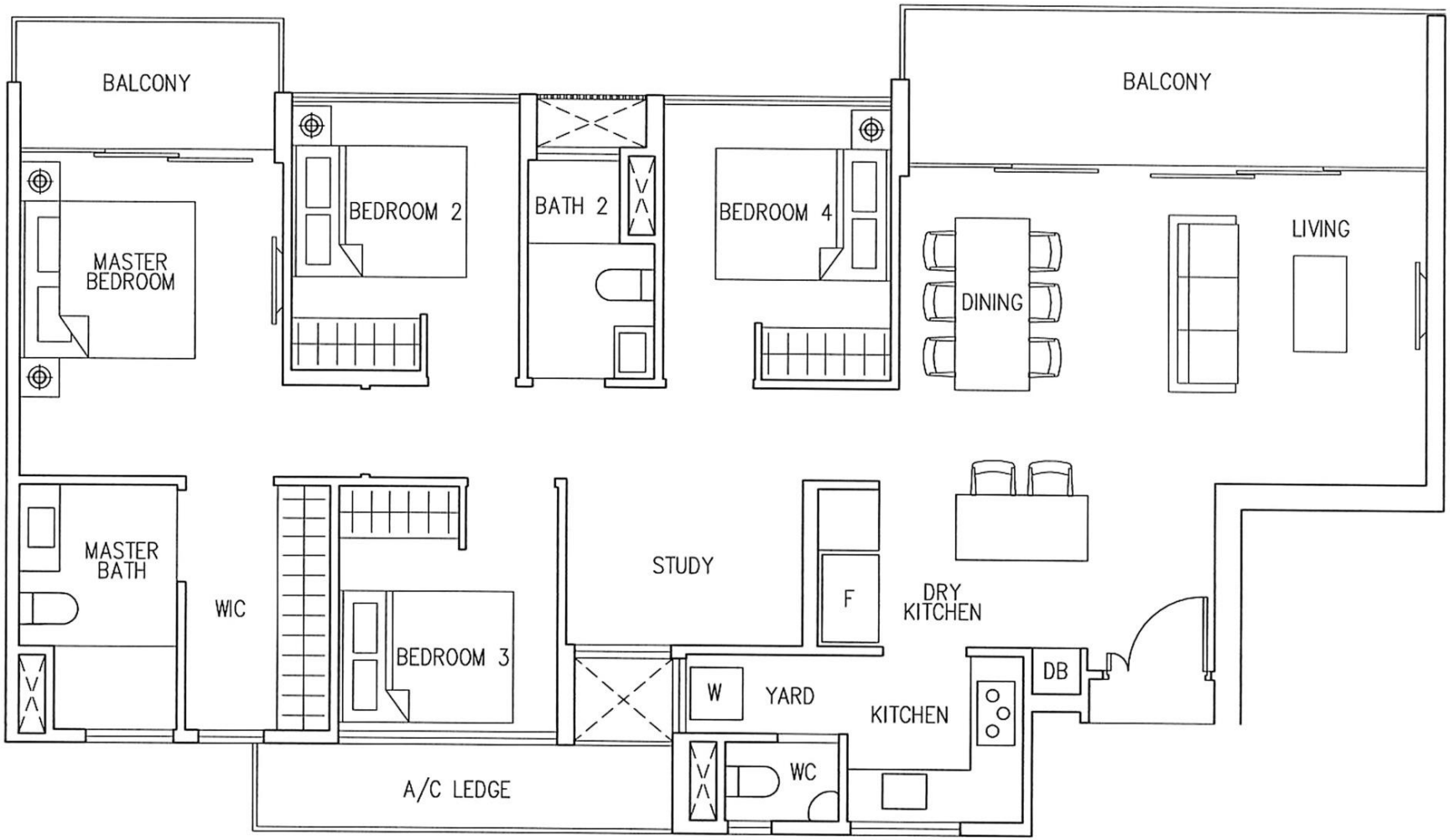
# TYPE D2: 4 Bedroom



# TYPE D3: 4 Bedroom Cospace



# TYPE D3(opt): 4 Bedroom Cospace



# Time-Line

- **28th June - 7th July 2013: E-application period**
- **24th July 2013: Invitation to E-applicants**
- **28th – 29th July 2013: Viewing of Showflat**
- **1st August 2013: Release of Price List**
- **3rd August 2013: Booking Day**

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ecopolitan

EXECUTIVE CONDOMINIUM

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# DOCUMENTS CHECKLIST

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Applicants must submit their application for purchase of an Executive Condominium Unit in the prescribed application forms together with photocopies of the following documents (where applicable) in respect of all persons listed in the application form for verification of their eligibility.

**1. Proof of Identity / Citizenship**

(a) For Singapore Citizen: Identity Card
(b) For Singapore Permanent Resident: Singapore Blue Identity Card
(c) For Non-citizen: Passport

**2. Proof of Relationship and Marital Status**

(a) Birth Certificates (to prove relationship between parents / children, siblings etc.); and /or
(b) Marriage Certificate; and / or
(c) Divorce documents (for persons who are divorced); and / or
(d) Deed of Separation (for persons who are legally separated); and / or
(e) Death Certificate (if applicable).

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## 3. Proof of Income

(a) Employed Person

(i) Original payslip (as at date of application); or

(ii) Income letter from employer as at date of application (which must bear either the company's letterhead or stamp and the name and designation of the signatory) stating the current gross monthly income of the employed person.

(b) Self-Employed person

(i) Latest income tax assessment; or

(ii) Statement of Annual Accounts certified by an Audit Firm to confirm income for the past 12 months; and

(iii) Valid Accounting & Corporate Regulatory Authority (ACRA) Computer Information (Business Profile) / Valid license of business /trade; and

(iv) Statutory Declaration* to declare the average monthly income for the past 12 months.

(c) Commission-based person

(i) 12 months commission statements / payslips as at date of application; or 2

(ii) Letter from employer stating past 12 months' commissions as at date of application (which must bear either the company's Letterhead or stamp and the name and designation of the signatory).

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## 3. Proof of Income (Con't)

(d) Part-time worker

(i) Monthly-rated part-time employee with fixed monthly salary is required to submit a letter from employer stating his / her permanent staff status and salary received as at date of application (which must bear either the company's letterhead or stamp and the name and designation of the signatory).

(ii) Hourly-rated part-time employee with variable salary is required to submit the latest 12 months payslips or Letter from employer stating past 12 months' salary as at date of application (which must bear either the company's letterhead or stamp and the name and designation of the signatory).

(e) Odd-Job worker

Latest income tax assessment or letter from employer certifying salaries for the last 12 months.

(f) Unemployed person

(i) Statutory Declaration* to declare the period of unemployment with no income; or

(ii) Copy of Student Pass or Letter from School / College / Institute of Learning for persons who are 18 years old and above: to confirm student status.

**** Statutory Declaration may be executed at the Sales Office at HDB Hub or at any HDB Branch Office.***

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## 4. Forms and Undertakings

a) The applicant, his spouse or essential occupier listed in the Executive Condominium application shall be required to sign all such forms, letters of consent, letters of undertaking, letters of confirmation, and such other documents (“the documents”) as may be required by the Developer / HDB in order to determine their eligibility to purchase an Executive Condominium Unit.

b) The documents shall form an integral part of the Terms and Conditions for purchase of an Executive Condominium Unit and any reference to a term or condition in the documents shall be a Term and Condition for Purchase of an Executive Condominium Unit.

c) Failure or refusal to sign any of the documents may render a person ineligible to purchase an Executive Condominium Unit and the consequences set out in the Option to Purchase and Sale and Purchase Agreement (if this has been signed) will apply. Further, HDB may take such action as it is empowered to take under the Executive Condominium Housing Scheme Act (Cap 99A) and its Rules and Regulations.

d) HDB’s prevailing policies, rules and regulations which may be in force from time to time shall apply at all times. All decisions reached in this regard shall be at HDB’s sole discretion and shall be final and conclusive.

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## 5. Other Documents

a) Applicants must also produce such other documents as requested by the Developer / HDB for the purpose of ascertaining their eligibility to buy an Executive Condominium Unit.

b) All documents submitted to the Developer for the purpose of assessing the eligibility of the applicants will be retained by the Developer for record purposes and will be treated by the Developer as strictly confidential. The documents will not be returned to any of the persons listed in the application.

c) In the event of any change in the applicant's family nucleus, as a result, for example, of events such as marriage, death, divorce or separation of any person listed in the application, the applicant must produce the relevant documents (e.g. marriage certificate, death certificate, divorce documents, Deed of Separation etc) to the Developer or HDB. This is to enable the Developer and / or HDB to reassess and reconfirm the applicant's eligibility to continue with the purchase of an Executive Condominium Unit.

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New rules introduced (wef 12th Jan 2103) for new Executive Condominium (EC) development to keep them affordable.

Some of these rules are:

- capping maximum strata floor area at 160 square metres (sqm$^2$)
- restricting slate of Dual-Key EC units to Multi-Generational families
- allowing EC developers to launch units for sale only 15 months from the date of award or after the completion of foundation works
- requiring private enclosed spaces and roof terraces to be treated as 'bonus' Gross Floor Area (GFA) and subject to charges

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The Future of Living

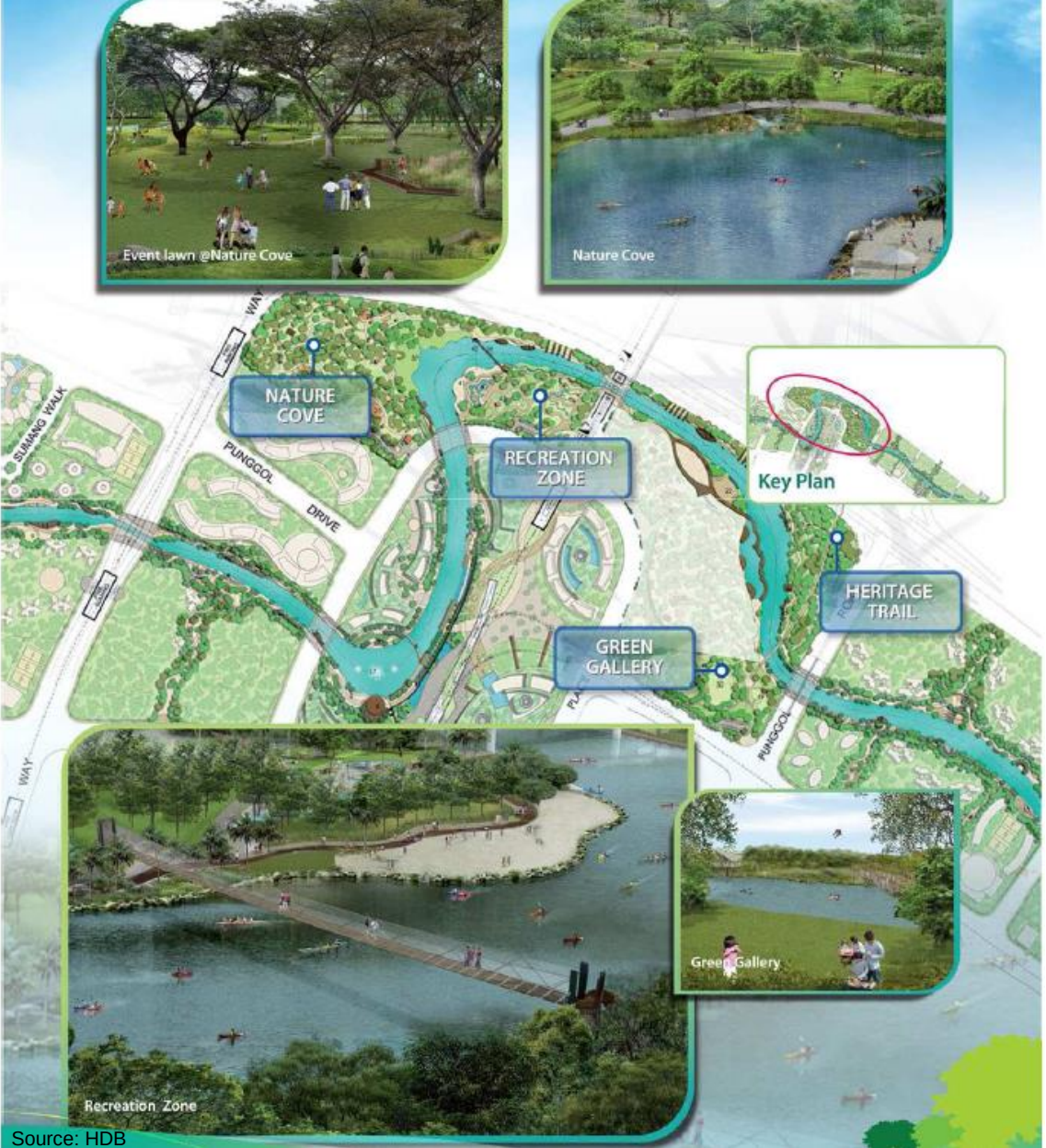
# Punggol

# A Cosmopolitan Lifestyle

## Waterfront Shopping @ Waterway Point



# "VENICE OF PUNGGOL" IN THE MAKING




## 12 Hectares of Greenery

## 4 Distinctive Zones

**Nature Cove**
**Recreation Zone**
**Green Gallery**
**Heritage Trail**

Source: HDB

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# Snapshot of Punggol Waterway

## Rustic Charm of Nature






**Heritage Trail**
Recaptures the idyllic mood of old Punggol with its quaint villages




Designed to simulate the suspension bridge connects the Nature Cove and Recreation Zone





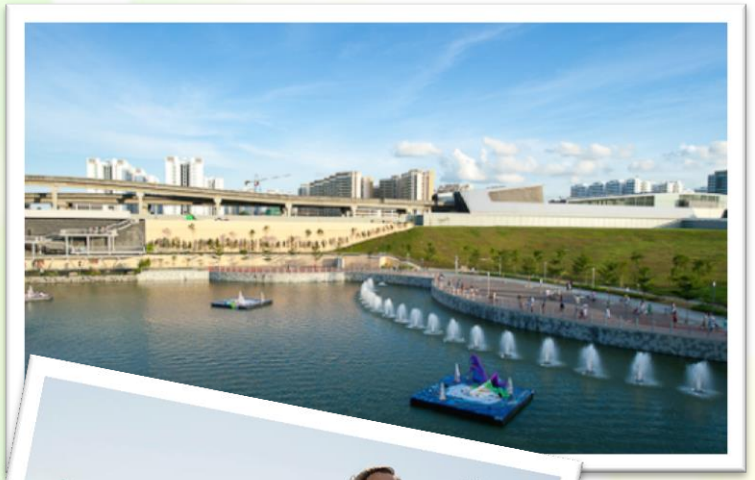




# Snapshot of Punggol Waterway













# Waterfront living at Punggol

### Footbridge 1

It's affectionately called the Jewel Box and this 150m-long footbridge is a sight to behold as it is equipped with LED lights while the dome is lined with vertical greenery. This is the place to catch sunsets.



### Punggol's heritage

The waterway's design evokes Punggol's heritage as a fishing village. An old bus stop from the old Punggol Road has also been preserved in the area.

**Punggol residents can now enjoy waterfront living and relive old memories of Punggol fishing villages as the 4.2km-long My Waterway@Punggol is finally completed.**



### Clean waters

To ensure the water remains clean and fresh, designers built the eco-drain which follows the length of the waterway. Made of gravel, it filters surface run-off before it goes into the waterway. There are also aerators which ensure water quality by increasing the amount of oxygen in the water to prevent algae bloom.



### Town park

Designed for families, the town park will include a strip of sand for children to play in and a fitness area.



### Watersports Promenade

Other than bringing visitors closer to the waterway, the boardwalk will also be a starting point for water sports enthusiasts as there are plans to build a sports complex nearby.



### Heartwave wall

The 280m-long, 9m-high wall was built to ensure that the MRT tracks would not be affected by the waterway





# PUNGGOL'S NEXT PHASE

**The 957-hectare town will get seven new waterfront housing districts, a new downtown area and more green spaces.**



A rustic park to be completed in 2014



Part of the new Punggol Downtown includes a waterfront Market Village, a learning corridor to house educational institutions and a creative cluster which will host new commercial activities



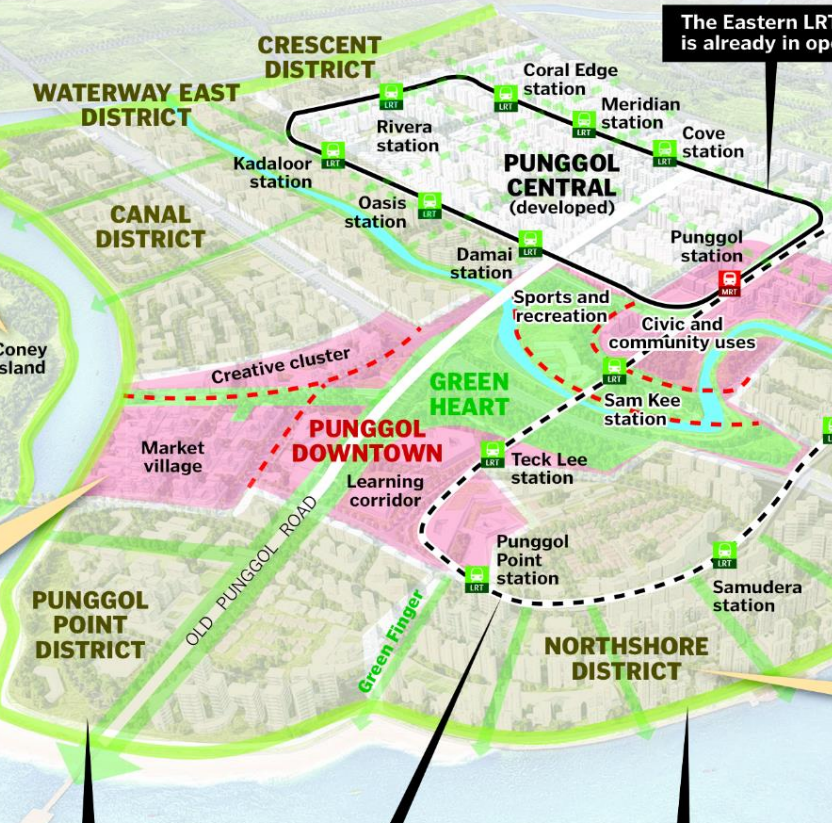
The landscape and architecture of this housing district could draw inspiration from the rich history of the area.



The town centre will be expanded to a new Punggol Downtown which will have civic spaces such as the town square.



This district will boast the newest seafront public housing as well as the area's tallest residential buildings. Besides overlooking the Strait of Johor, it will also be linked directly to nearby LRT stations.




PHOTOS: HDB, TNP ST GRAPHICS

Source: HDB

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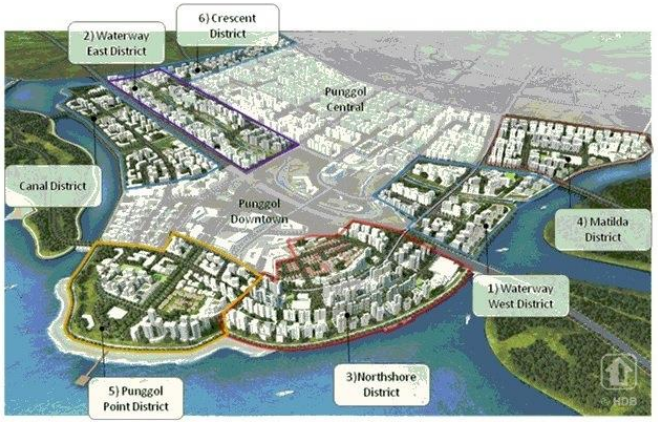
# Punggol to have 7 new waterfront districts

Oct 17, 2012

Abundant flora will soften density; waterfront market for town centre






Aerial view of the Punggol coastline (foreground). Developments in the Northshore districtwill overlook the Strait of Johor. In the background is the Pasir Gudang port in Johor. -- STPHOTO: ALPHONSUS CHERN

By Daryl Chin

THE Housing Board has unveiled the next phase of development for Singapore's hottest new estate, Punggol, which is also known for being the first eco-town.

Estimated to be twice the size of Ang Mo Kio when it is complete, the eco-precinct is expected to boast seven new districts for waterfront housing, as well as abundant greenery to soften its projected high density.

Last night at the HDB Awards gala at Marina Bay Sands, National Development Minister Khaw Boon Wan said the next phase of Punggol is part of the Government's plan to progressively raise the standard of HDB living while catering to a growing population.

"(New HDB towns) enable us to try out new planning concepts and ideas. Proven ideas can then be replicated in other new towns, as well as in old towns when we redevelop them," he said.

There are 26,400 completed HDB flats in the area, and about 3,100 private homes which are in the works.

The total number of HDB flats and private homes is projected to be 96,000 when development ends, which could happen in the next 15 years or so, depending on demand and economic conditions.

These will be spread out over seven new waterfront housing districts aside from Punggol Central, where most of the current developments are.

The first two to be developed within the next five years will be the Northshore and Matilda districts. The former will boast the tallest residential buildings in the area - at 29 storeys, and overlooking the Strait of Johor - while the latter will draw inspiration from the rich history of the area such as the iconic Matilda House.

Other districts which will come on stream later include Crescent, Punggol Point and Canal. Work at Waterway East and Waterway West has already begun.

The town centre will be expanded into a new "Punggol Downtown", which will have a waterfront market village, a learning corridor which will house educational

Flora will also play a bigger role in the nation's first eco-town. The existing waterway will be enhanced with green spaces extending northwards. Coupled with the town centre, a new sports complex and the learning corridor, this area will form the "green heart" of the town.

"Green fingers" - or paths lined with greenery - will extend from the "green heart" to reach the coastal promenade and Coney Island, where a park is expected to be completed by 2018.

The 1.5km Old Punggol Road will be one such "finger". It will be closed to traffic and converted to a heritage trail for pedestrians.

Cycling tracks will also be built in tandem with new roads to encourage a green commute, while the Western LRT loop is expected to start operations in tandem with development in the area.

The Land Transport Authority (LTA), with other agencies, is studying the feasibility of a road link between KPE/TPE and Punggol Central and expects to complete the study by mid-2013. The construction timeline will be determined after the technical feasibility study is completed.

Analysts The Straits Times spoke to said Punggol's development also echoes HDB's move towards concept living.

"HDB first started by just providing housing. They then moved to starting up self-sufficient satellite towns like Tampines and Woodlands. Now, they are going into addressing lifestyle needs," said Mr Chris Koh from property consultancy Chris International.

An exhibition on the proposed plans has been put up for public consultation at HDB Hub, starting today and continuing until Oct 28.

darylc@sph.com.sg

Punggol to have 7 new waterfront districts

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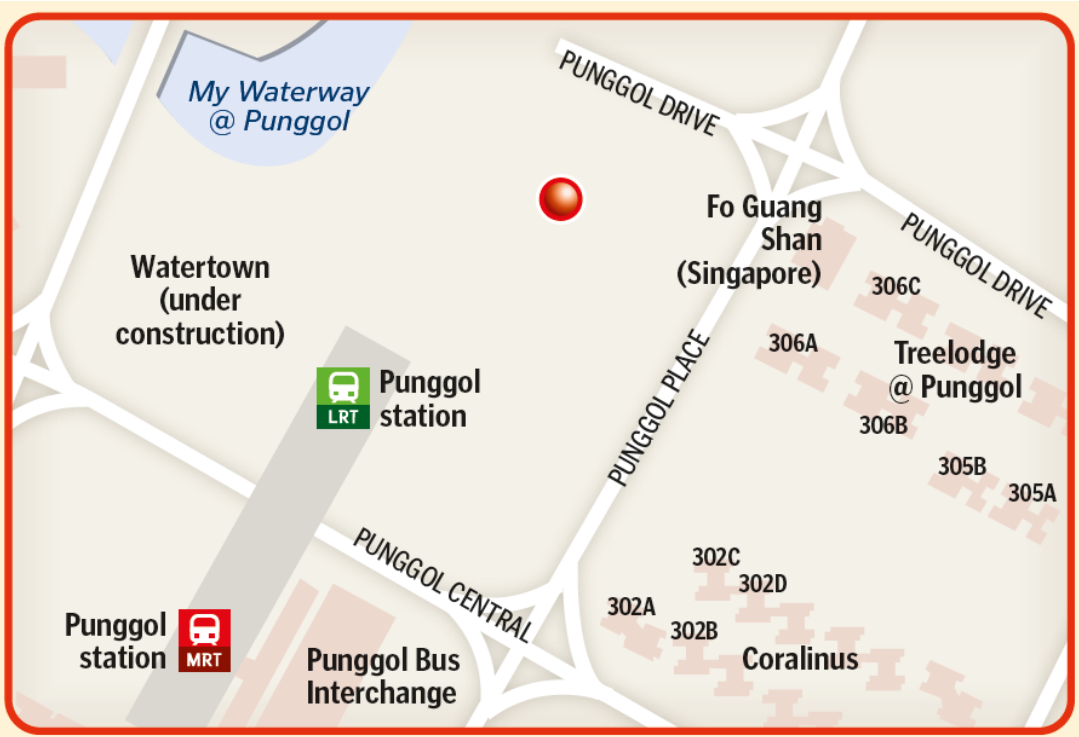
# punggol in the news

# WHERE THE NEW HAWKER CENTRES ARE

**Seven towns have been earmarked for the building of new hawker centres, with the first likely to be completed within three years**




**PUNGGOL**

- Currently, the town has no hawker centres
- First one will be completed in the next five years

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Source: Straits Times




# Coney Island set to become nature park

**Kezia Toh**

Coney Island, off Punggol in the north-west, will be home to Singapore's ninth nature park, said the National Parks Board (NParks).

The island, a popular spot for anglers and rich in natural biodiversity, will become a sprawling 50ha "green lung".

Thanks to its rich flora and fauna, Coney Island will be a stand-alone nature park. The other nature parks are typically buffers for nature reserves.

Lush vegetation covers nearly 90 per cent of the island. Wildlife

**Continued on >>Page 4**



PHOTO: NATIONAL PARKS BOARD

An artist's impression of a new park (left) located at the junction of Holland Avenue and Holland Road. One of two upcoming smaller community parks less than 1ha in size, it is under construction at a cost of about $500,000 and is likely to be ready by the middle of this year.

## Two smaller community parks in the works

**From >>Page 1**

species that have been spotted there include the white-bellied sea eagle, a large bird with a considerable soaring range.

The park is expected to be ready in two years and a tender will be called in the middle of this year.

Under the Urban Redevelopment Authority's Master Plan 2008, the island was to be a park and an open space.

The time is ripe for a park in the area, said NParks director of parks development Yeo Meng Tong.

"Now that Punggol is an up-and-coming town, it is the right time to develop a nature park there," he added.

The island is linked by a bridge to Punggol.

NParks plans to leave the park as untouched as possible, just like its other nature parks, with minimal lights to avoid disturbing wildlife at night and non-concrete footpaths, for example.

Tampines Eco Green, the latest nature park in Singapore which was unveiled last year, is a possible design model for the Coney Island park.

The 36.5ha ecologically themed park is made up of marshland, ponds and secondary rainforest. Only 2.5ha of the land has park amenities, with the rest left untouched.

Meanwhile, two other projects will be coming up – smaller community parks less than 1ha in size.

The first, at the junction of Holland Avenue and Holland Road, is under construction at a cost of about $500,000. It is likely to be ready by the middle of this year.

The other is in the Springleaf private estate near Upper Thomson Road. It will feature two shelters, one of which is fashioned from a recycled roof of a community house. A footpath will lead to a nearby canal. The park is likely to be ready by the end of next year.

As announced by National Development Minister Khaw Boon Wan in Parliament last month, there will be a total of 20 new parks over the next five years.

Mr Yeo from NParks said the creation of more green spaces comes with catering for a growing population.

For example, the Inter-Ministerial Committee for Sustainable Development unveiled a blueprint for the country's sustainable development in 2009, detailing key initiatives for the next 10 to 20 years.

One of these was to reach a park provision of 0.8ha per 1,000 people, which means each person should enjoy 8 sq m of green space.

Meanwhile, the new parks are drawing compliments from environmentalists.

Dr Ho Hua Chew, vice-chairman of the Nature Society Singapore's conservation committee, lauded the idea of having a nature park on Coney Island to preserve its rich flora and fauna.

He said: "This includes casuarina trees that harbour birds of prey such as the native grey-headed fish eagle, and jerdon's baza, a rare migratory bird."

Leaving the land as untouched as possible is vital, he added.

"Just like Tampines Eco Green – it should be left more or less as it is, with woodland intact and a natural trail without concrete pavements."

Note: For reference only. Not for circulation or posting purposes.

Source : The Straits Times 19 Feb 2011

# Punggol's riverside secret is out

## Tebing Lane complex a draw with fishing, futsal spots and dining outlets

By Peter Wong

SINCE the middle of last year, Punggol residents have been keeping something to themselves.

But the secret is out, and its name is @Punggol, a waterfront dining and recreation complex in Tebing Lane in their neck of the woods.

People from Bedok and even Clementi and Ang Mo Kio who have got wind of it have been making their way there for a spot of indoor fishing and prawning, a game of futsal or pool, and when all that is done, to tuck in at the clutch of food and beverage outlets there.

Restaurants there range from fast-food chain Popeyes to seafood, and there is also a Japanese restaurant and a bistro on the banks of the Serangoon River.

Tebing Lane on the eastern edge of Punggol will take some effort to find for those new to this housing estate distinguished by a waterfront lifestyle.

A Chinese temple greets visitors on the quiet lane, but if they turn the corner, they will see a carpark and a prominent @Punggol sign.

Sports Hub@Punggol won the tender to develop the place in 2008.

Unrelated to the outfit behind the Singapore Sports Hub planned for Kallang, the newly formed company set up the futsal facility, the fishing centre and the pool hall in the middle of last year.

Its director Anthony Tan said: "We chose the Tebing Lane site as there weren't many developments in the area for the many HDB flats springing up."

He added that the company figured that the scenic river fronting the complex would be a draw.

He explained that, to build up a customer base, tenants with recognisable brand names were picked.

"Beyond that, we relied on word of mouth to attract visitors from other parts of Singapore. This strategy seems to be paying off," he said.

The centre's main attraction is Hai Bin Prawning@Punggol, which has two prawning ponds, a crabbing pond and a fishing pond.

The facility's operations executive Teoh Mei Mei said the ponds are busiest from Fridays to the weekend.






FLO RESIDENCE

ST GRAPHICS

The prawning and crabbing ponds are open round the clock and are restocked as often as every three hours.

Rates start at $18 an hour.

The fishing pond, open from 7pm to 3am, is stocked three to four times a week with patin fish from Malaysia.

It costs $5 to rent a rod. If an angler's line snaps, it will cost $5 to get it retied – and that is all the help that is given. There is no time limit to land a catch, but anglers are required to do it on their own.

Customers who do not want to lug their catch home can choose to cook it right away. Barbecue pits, charcoal, fire-starters, satay sticks, salt and chilli are part of the price.

Student Justin Lok, 17, and his girlfriend were barbecuing their haul of prawns when The Straits Times dropped by.

He said: "I heard about this place from my family. I live in Hougang, so it's quite near for me. We came here for the prawning, which is something we've never tried before. We'll definitely return."

Yishun resident Mustafa Bahad, 18, who was there with his parents, siblings and relatives, was pleased with their catch of four fish.

They too are planning a return visit.

Just next to the anglers, another group of fun-seekers were playing futsal on the three artificial turf pitches operated by Sports Planet, which also runs futsal facilities in East Coast Parkway and Woodlands.

The pitches, open round the clock, cost $40 an hour to rent.

The rate shoots up to $95 an hour during the peak periods, which operations executive Brandon Huang said run from 7pm to 10pm, and through the day and well into the night on weekends.

Auditor Valentino Khoo, 27, is a regular on the pitches. He said many of his friends come from as far afield as Woodlands and Ang Mo Kio for a game.

"This place is a bit out of the way but that's also why we like it here, as it's easier to book a pitch here than the more popular places," he said.

The pool and billiards hall has 28 snooker tables, 16 pool tables and four VIP rooms, which have television.

Manager Michael Nga said: "When we opened, we weren't sure if this business would succeed. To our surprise, we've nearly always had a full house."

Student Aaron Leke, 21, is there every other day, staying as late as 1am.

He likes that it is good, clean fun: "The crowd here is not rowdy, which is something I appreciate. I've seen police patrols here, maybe once a week, so I know this is very safe."

Hourly rates for tables start at $8 for a billiard table, $7 for a pool table and $16 for a VIP room.

Popeyes, known for its southern fried chicken menu, was @Punggol's first tenant to open, doing so in December 2010.

Manager Tony Chu put the restaurant's popularity down to its being the area's first Popeyes; the chain has 10 outlets downtown and in the suburbs.

Like Mr Chu, who said the waterside location made the place attractive, Uncle Leong Seafood restaurant's manager Jeff Soon said location is a factor behind its having 400 customers a day.

The seafood restaurant used to be in Ang Mo Kio, he said, but when it moved to Tebing Lane, so did its loyal following.

The other big plus of being in this corner of Punggol lies in the lower rent – and having the space for 10 tables more than in Ang Mo Kio, said Mr Soon.

Rent in Ang Mo Kio ran into $25,000 a month; in Punggol, it is around $18,000, he said, adding that setting up in East Coast Park would cost up to $40,000 a month.

Diners who spoke to The Straits Times said they liked the vibe of the place.

Sales engineer Vincent Chan, 34, who was at gastropub Cafe Frenzie Bistro & Bar, said: "I really like the scenery here, dining by the water. It feels relaxed, really laidback. The food here is also really good. It's almost like being in another country."

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# More space for foreign schools

**By Amelia Tan**

MORE public buildings and land will be released by the Government for up to three more foreign schools to meet the schooling needs of the growing expatriate community.

At full capacity, the three schools can take in between 4,500 and 7,500 students.

Currently, there are 94,000
international students enrolled in government and private schools here.

The new foreign schools can occupy the former Chong Boon Primary School in Ang Mo Kio Street 44, the former Nan Chiau High School in Kim Yam Road and three empty sites in Bukit Batok Road, Punggol Field Walk and Yishun Avenue 1.

The first can open as early as 2013 and the other two within the next five years after that, to add to the 41 international schools operating here already.

This is the second time that the Government has released vacant land and properties to meet the schooling needs of the growing expatriate community.

In 2008, the Economic Development Board (EDB) announced that seven sites would be made available for up to four international schools to ease the supply crunch situation at that time.

Many international schools then were full, and the popular ones had long waiting lists. The shortage of places was so dire that it was a stumbling block for companies looking to bring in expatriate employees and their families.

When contacted, Member of Parliament Josephine Teo, the chairman of the Government Parliamentary Committee for Education, estimated that the three schools, if constructed, will ease the supply crunch - for now.

However, it remains to be seen if they would be sufficient in the long run as Singapore positions to be an attractive Asian hub for global talent, she told The Straits Times.

'It will be a matter of time before the additional places may not be enough and we will need to review the situation,' she said.

When asked if the expatriate community should consider Singapore schools for their children, Mrs Teo said there is already a growing number of foreigners who send their children to schools here to immerse them in a Mandarin-speaking environment.

**Wed, Mar 31, 2010 The Straits Times**

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However, expatriates may still prefer to send their children to international schools, she said.

Typically, most stay here for a few years before going back to their countries and prefer to send their children to international schools which they are more familiar with and can get used to quickly, Mrs Teo added.

The supply crunch had eased considerably since last year when a new international school Stamford American International School was set up. Older schools such as the United World College of South East Asia and the Australian International School Singapore have also expanded their premises.

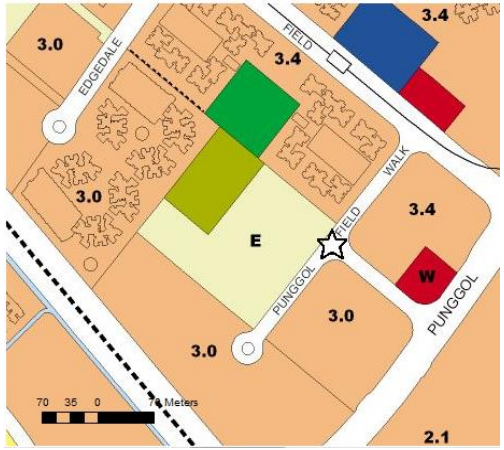
The EDB's executive director of human capital and professional services Toh Wee Khiang said that demand for places in international schools held strong last year despite the recession, and is expected to grow as the economy bounces back.

The EDB received more than 20 proposals in 2008 and Mr Toh expects the response from interested schools this time round to be 'comparable'.

He said proposals would be assessed on factors such as quality of education programmes, track record, and investment commitments.

The EDB may make available other plots of land for international schools in the future based on strength of demand, he added.

*This article was first published in The Straits Times.*

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# Govt offers 4 land parcels for use as foreign schools

Posted: 03 April 2012 1046 hrs

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SINGAPORE: The government is offering four land parcels for use as foreign schools.

Three of the sites at Depot Road, Pasir Ris and Punggol have a lease period of 30 years, while an interim site at Bedok is available for use till December 31, 2015.

An inter-agency committee chaired by the Economic Development Board is seeking proposals via a request-for-interest exercise.

The last such exercise was in 2010, when British international school Dulwich College was awarded a site in Bukit Batok.

The largest site on offer this time round is at Pasir Ris Drive 3 with an estimated land area of 5 hectares.

The Punggol Field Walk site is 3.75 hectares, while the Depot Road site is 1.74 hectares.

The interim site at 71 Chai Chee Street is 4.88 hectares.

Interested foreign school operators can submit their proposals to the EDB by July 2.

- CNA/cc




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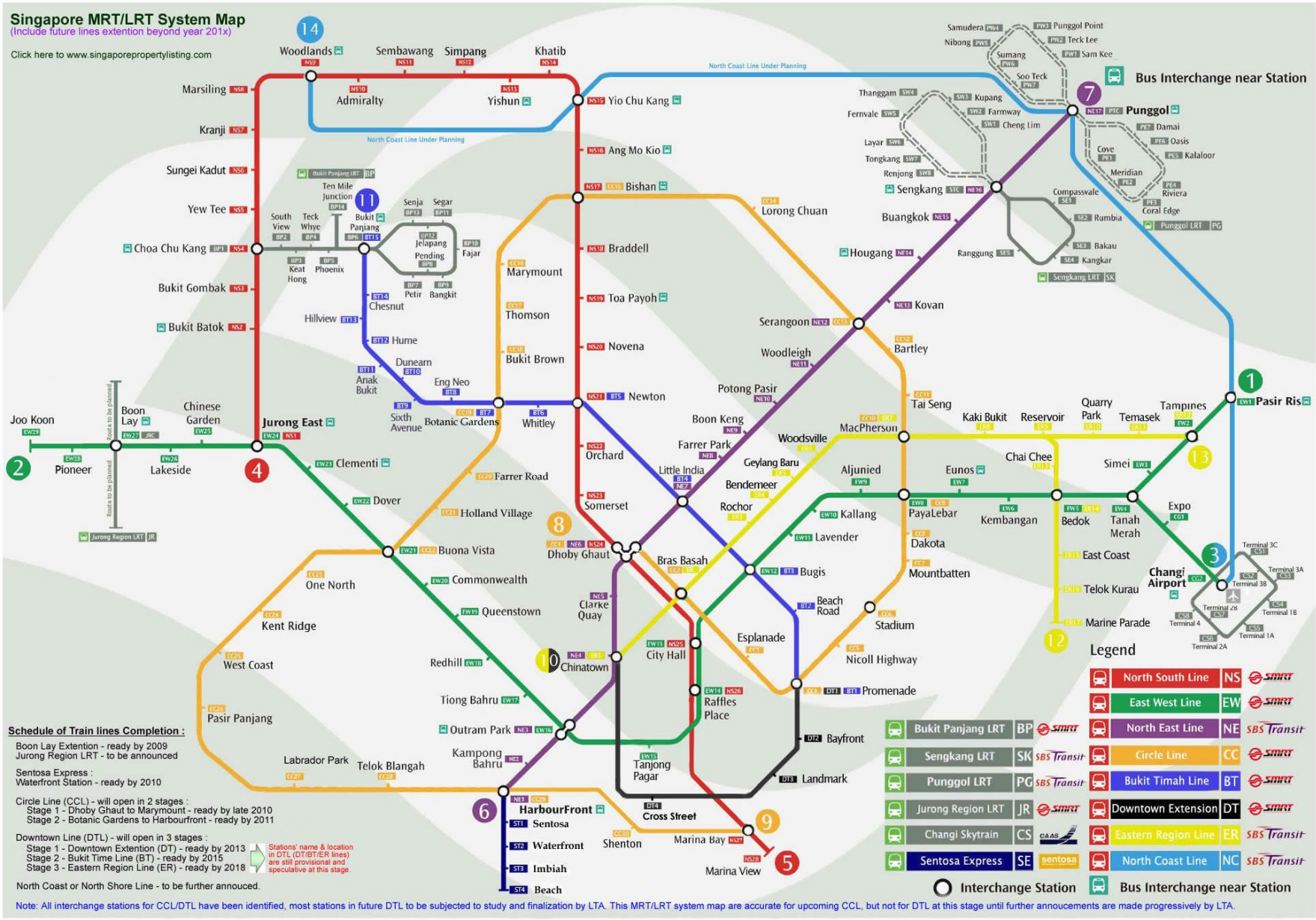
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