



# The Watergardens

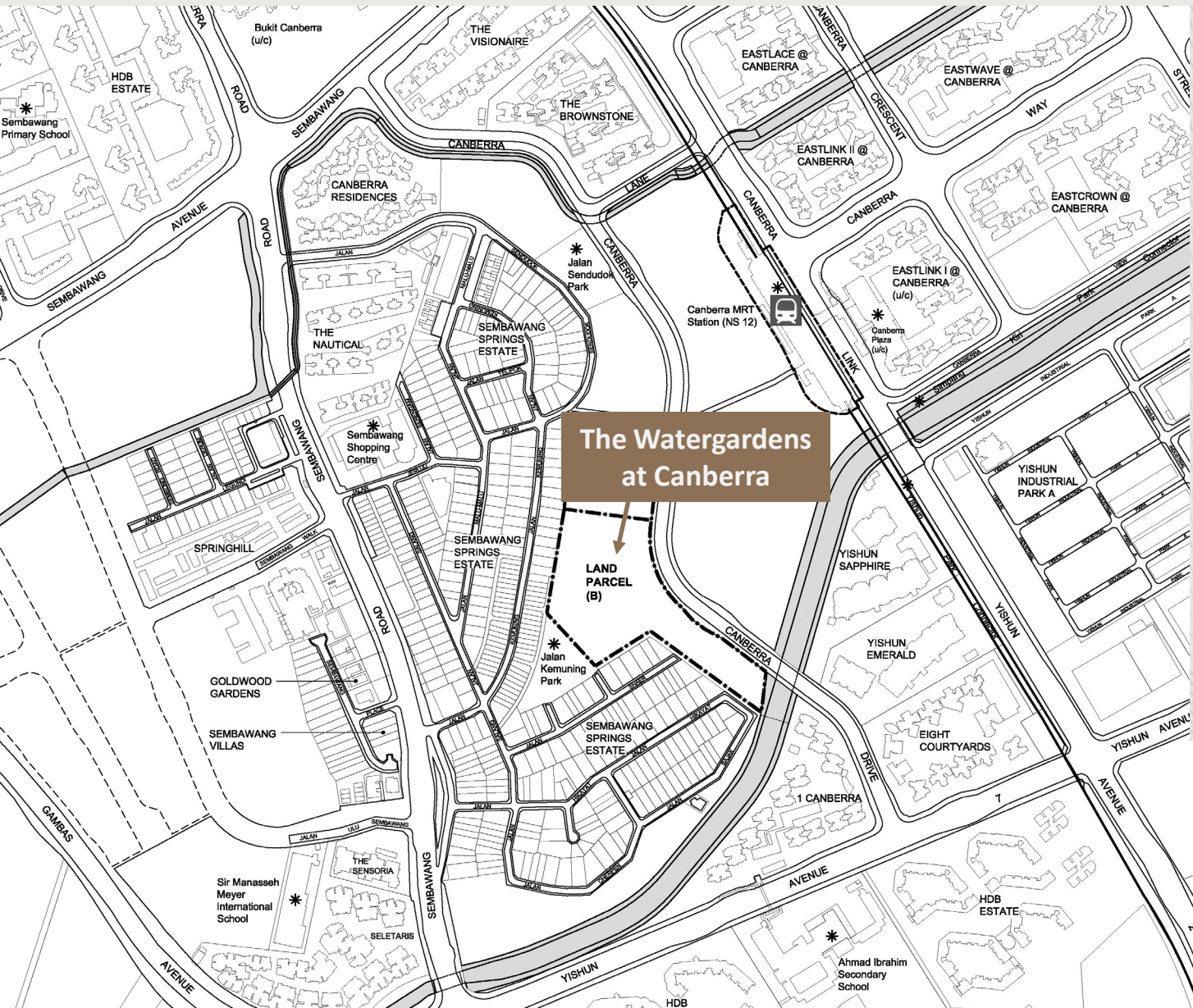
C A N B E R R A

Your home within a water garden sanctuary

## DEVELOPMENT DETAILS

<b>Developer</b>	<b>United Venture Development (2020) Pte Ltd. (Joint venture by UOL Group Limited, Singapore Land Group, Kheng Leong Company)</b>
<b>Tenure</b>	<b>99 Years commencing on 8 June 2020</b>
<b>Description</b>	<b>Proposed residential flat development comprising 16 blocks of 5-storey building (total 448 units) with 1 childcare centre and 1 level of basement carparks, swimming pool and communal facilities</b>
<b>Address</b>	<b>27, 29 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57 Canberra Drive</b>
<b>Site Area</b>	<b>296,722 sqft</b>
<b>Plot Ratio</b>	<b>1.4</b>
<b>Total No. of Units</b>	<b>448 units</b>
<b>No. of Carpark Lots</b>	<b>448 residential car park lots and 4 accessible lots 12 childcare centre car park lots and 1 accessible lot</b>
<b>Expected date of NOVP</b>	<b>30 June 2026</b>
<b>Expected Legal Completion Date</b>	<b>30 June 2029</b>
<b>Architect</b>	<b>P &amp; T Consultants Pte Ltd</b>
<b>Interior Design</b>	<b>Index Design Pte Ltd, Creative Mind Design</b>
<b>Landscape Consultant</b>	<b>Sitetectonix Private Limited (STX)</b>
<b>Main Contractor</b>	<b>United Tec Construction</b>

# Location Map



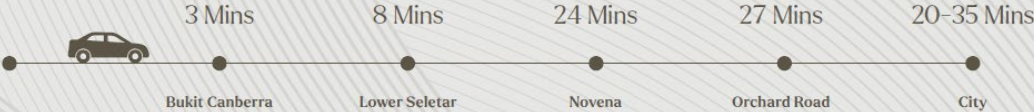
## WELL CONNECTED

Canberra MRT Station is right at your doorstep, getting you quickly on the North-South Line and beyond.



## NORTH-SOUTH CORRIDOR

With the upcoming North-South Expressway (NSE), commuting to and from the City takes as fast as 20 minutes, as travel times are expected to reduce by up to 30%.



- 5 mins walk to Canberra MRT/ Canberra Plaza
- Nestled in the landed enclave (Sembawang Springs Estate)
- Next to Park Connector

# Location Map



Brm Type	No. of units	Breakdown						
		Typical Unit Types	No. of units	Area (sqft)		Unit Type	No. of units	Area (sqft)
2 BR	80	2C1	20	646	646 – 678 sqft	N.A		
		2C2	25	678				
		2C3	10	678				
		2C4	15	678				
		2C5	10	678				
2 BR Premium	119	2P1	16	721	721 - 753 sqft	2P1-PH	4	872
		2P2	16	753		2P2-PH	4	926
		2P3	15	753		2P3-PH	4	926
		2P4	8	753		2P4-PH	2	936
		2P5	24	753		2P5-PH	6	872
		2P6	8	753		2P6-PH	2	904
		2P7	8	753		2P7-PH	2	893
2 BR Premium + Study	20	2PS1	8	797	797 sqft	2PS1-PH	2	969
		2PS2	8	797		2PS2-PH	2	969
3 BR	94	3C1	8	904	904 – 958 sqft	3C1-PH	2	1,076
		3C2	39	958		3C2-PH	10	1,163
		3C3	20	958		3C3-PH	5	1,152
		3C4	8	958		3C4-PH	2	1,163
3 BR + Study	10	3CS1	8	1,012	1,012 sqft	3CS1-PH	2	1,206
3 BR Premium + Study	65	3PS1	12	1,109	1,109 sqft	3PS1-PH	3	1,324
		3PS2	30	1,109		3PS2-PH	8	1,324
		3PS2-P	2	1,109		3PS3-PH	2	1,313
		3PS3	8	1,109				
4 BR Premium	60	4P1	32	1,302	1,302 sqft	4P1-PH	8	1,528
		4P2	16	1,302		4P2-PH	4	1,528
<b>Total units</b>	<b>448</b>							

# PROJECT ACCOUNT DETAILS

For payment made by way of Cheque should crossed "Account payee only" and drawn in favour of:

UNITED OVERSEAS BANK LIMITED. FOR PROJECT ACCOUNT NO. 701-352-454-1 OF UNITED VENTURE DEVELOPMENT (2020) PTE. LTD.

For payment made by way of Telegraphic Transfer

Bank Name : United Overseas Bank Limited

Address : 80 Raffles Place UOB Plaza Singapore 048624

Account Name : United Venture Development (2020) Pte. Ltd.

Bank Code : 7375

Branch Code : 001

Account No. : 701-352-454-1

Swift Code : UOVBSGSG

Remarks : Blk xx #xx-xx

For payment made by way of PayNow:

Entity name	Project	UEN – PaynowID
United Venture Development (2020) Pte Ltd	The Watergardens at Canberra	202007100W

Remarks: Booking fee for #xx-xx

Please remind the purchasers to indicate their unit number in the reference when they transfer.

For payment for subsequent progressive payments, purchasers have to liaise with their lawyer on the mode of payments.

# Discover a Living, Layered Landscape with 3 thematic zones – The Water, The Gardens and The Social



The Waters

Rain and Sun Pools with Jacuzzi Islands

Artist's Impression

Discover a Living, Layered Landscape with 3 thematic zones – The Water, The Gardens and The Social



The Waters

50m Lap Pool

Artist's Impression



Discover a Living, Layered Landscape with 3 thematic zones – The Water, The Gardens and The Social



The Waters  
Water Jet Terrace

Artist's Impression

# Discover a Living, Layered Landscape with 3 thematic zones – The Water, The Gardens and The Social



The Gardens

Garden and Green Lawn with Outdoor Chess Garden

Artist's Impression

# Discover a Living, Layered Landscape with 3 thematic zones – The Water, The Gardens and The Social



The Gardens

Recreation Lawn

Artist's Impression

# Discover a Living, Layered Landscape with 3 thematic zones – The Water, The Gardens and The Social



The Social

Gourmet Pavilion

Artist's Impression

# Discover a Living, Layered Landscape with 3 thematic zones – The Water, The Gardens and The Social



The Social

Savory Gardens & Harvest Pavilion

Artist's Impression

# Farm to table – community farm with monthly workshops\*



## The Social

### Farm to Table Made Possible

With the right farming knowledge and technology, living spaces can be easily turned into sustainable edible gardens. Monthly hands-on workshops by experts help kickstart your journey into growing your very own fresh, organic produce at home.



#### KALE

Known as a superfood rich in fibre, vitamins and antioxidants, the crunchy texture of kale makes it a delicious guilt-free snack.

Typically once a day ≥ 4hr of Sunlight

Pastas, Salads, Smoothies



#### BASIL

Emanating a lovely fragrance, basil is a versatile herb that comes in many forms to complement a wide range of cuisines.

Typically once a day

≥ 4hr of Sunlight

Asian Fare, Pastas, Salads, Desserts



#### TOMATO

A juicy, zesty fruit infused with vitamins. Get your skin glowing by eating more tomatoes, easily incorporated in soups, salads and sandwiches.

Root zone watering, typically once a day

≥ 6hr of Sunlight

Condiments, Soups, Pastas, Salads, Sandwiches, Roasts



#### MINT

One of the easiest herbs to grow, mint has a wide range of uses besides seasoning food. Mint is great for home remedies as it is a natural pain reliever.

Typically once a day ≥ 6hr of Sunlight

Condiments, Salads, Teas, Desserts, Garnish



#### EGGPLANT

The beautiful, glossy eggplant can create nutritious and hearty meat-free meals for those adapting to a vegetarian lifestyle.

Root zone watering, typically once a day ≥ 4hr of Sunlight

Curries, Stews, Roasts



#### OKRA

Also known as Lady's Finger, Okra is a hardy plant that will be a delight to grow for new gardening enthusiasts. Commonly used in curries and stews for its natural thickening properties.

Root zone watering, typically once a day

≥ 6hr of Sunlight

Curries, Stews, Roasts



*For illustration only.  
\*Workshops are subject to terms and conditions apply.*

# Site Plan

## Exploring the Zones

Upon arrival, nature invites you in. Stroll through the terrace gardens, or be greeted by the tranquil Waterwall Courtyard lined with a canopy of greens hanging above the arrival court.



- |   |                   |   |                           |
|---|-------------------|---|---------------------------|
|  | <b>The Waters</b> |  | <b>The Gardens</b>        |
| <b>A</b>  | Arrival Court     | <b>1</b>  | Water Hammocks            |
| <b>B</b>  | Guard House       | <b>2</b>  | 50m Lap Pool              |
| <b>C</b>  | Side Gate         | <b>3</b>  | Jacuzzi Lounger           |
| <b>D</b>  | Management Office | <b>4</b>  | Cabana Deck               |
|   |                   | <b>5</b>  | Party Jacuzzi             |
|   |                   | <b>6</b>  | Jacuzzi Alcove            |
|   |                   | <b>7</b>  | Waterwall Courtyard       |
|   |                   | <b>8</b>  | Forest Pool               |
|   |                   | <b>9</b>  | Water Jet Terrace         |
|   |                   | <b>10</b>   | Sun Pool                  |
|   |                   | <b>11</b>   | Rain Pool                 |
|   |                   | <b>12</b>   | Water Play Slide          |
|   |                   | <b>13</b>   | Jacuzzi Island            |
|   |                   | <b>14</b>   | Aqua Gym Pool             |
|   |                   | <b>15</b>   | Reflective Pool           |
|   |                   | <b>16</b>   | Children's Pool           |
|   |                   | <b>17</b>   | Tranquil Spring           |
|   |                   | <b>18</b>   | Pebbles Gravel Pods       |
|   |                   | <b>19</b>   | Rocks & Reflexology trail |
|   |                   | <b>20</b>   | Garden Hammocks           |
|   |                   | <b>21</b>   | Blossom Garden            |
|   |                   | <b>22</b>   | Flower Garden             |
|   |                   | <b>23</b>   | Recreation Lawn           |
|   |                   | <b>24</b>   | Sculpture Garden          |
|   |                   | <b>25</b>   | Garden Lounger            |
|   |                   | <b>26</b>   | Swing Garden              |
|   |                   | <b>27</b>   | Play Lawn                 |
|   |                   | <b>28</b>   | Fun Trail                 |
|   |                   | <b>29</b>   | Whimsical Play Garden     |
|   |                   | <b>30</b>   | Yoga Lawn                 |
|   |                   | <b>31</b>   | Jogging Trail             |
|   |                   | <b>32</b>   | Meadow Garden             |
|   |                   | <b>33</b>   | Forest Cocoon             |
|   |                   | <b>34</b>   | Teepee Decks              |
|   |                   | <b>35</b>   | Pet's Run                 |
|   |                   | <b>36</b>   | Terrace Gardens           |
|   |                   | <b>37</b>   | Spice and Scent Garden    |
|   |                   | <b>38</b>   | Hedge Garden              |
|   |                   | <b>39</b>   | Swale Garden              |
|   |                   | <b>40</b>   | Fireflies Garden          |
|   |                   | <b>41</b>   | Green Lawn                |
|   |                   | <b>42</b>   | Garden Lawn               |
|   |                   | <b>43</b>   | Outdoor Chess Garden      |

- |   |  |           |                                   |           |                     |
|---|--|-----------|-----------------------------------|-----------|---------------------|
|  | <b>The Social</b>                                  |           |                                   |           |                     |
| <b>44</b>   | Early Childhood Development Centre Facility (ECDC) | <b>49</b> | Function Room 2                   | <b>54</b> | Function Room 3     |
| <b>45</b>   | Grill Pavilion (BBQ 1)                             | <b>50</b> | Waterfront Party Pavilion (BBQ 2) | <b>55</b> | Outdoor Gym         |
| <b>46</b>   | Savory Gardens & Harvest Pavilion                  | <b>51</b> | Music Room                        | <b>56</b> | Fitness Pavilion    |
| <b>47</b>   | Gym  | <b>52</b> | Games Room                        | <b>57</b> | Dining Pavilion     |
| <b>48</b>   | Function Room 1                                    | <b>53</b> | Karaoke Room                      | <b>58</b> | Gourmet Pavilion    |
|   |  |           |                                   | <b>59</b> | Reading Corner      |
|   |  |           |                                   | <b>60</b> | Meditation Pavilion |
|   |  |           |                                   | <b>61</b> | Floating Pavilion   |



Discover a Living, Layered Landscape

BP NO.:  
A1716-00015-2020-BP01 DATED 05 FEBRUARY 2021  
A1716-00015-2020-BP02 DATED 07 MAY 2021

Artist's Impression

