

Additional 2-room
Standard Flats in Sengkang
for Jul 2013 Sales Exercise



Artist's Impression



Live amid lush greenery

2-room flat applicants for Sengkang can also choose from the additional 53 units of 2-room flats in Fernvale Lea.

Fernvale Lea is bounded by Sengkang West Way, Fernvale Link and Fernvale Street. 'Lea' refers to a piece of grassy land and the name 'Fernvale Lea' aptly describes the development's beautiful landscape and its facade design that is inspired by fern leaves.

An enriching environment

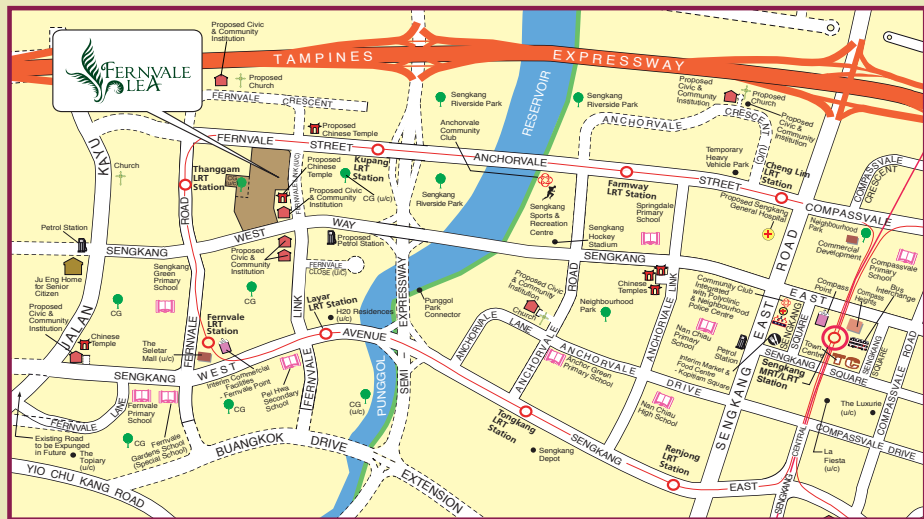
Fernvale Lea is designed in the image of a fern where the 'stalk' is a footpath meandering through the centre of the development. Residential blocks and lush green recreational spaces interspersed on both sides of the footpath make up the 'leaflets'.

A wide range of facilities are found within Fernvale Lea. You can choose to jog along the meandering footpath or exercise at the adult and the elderly fitness stations. Children can spend their playtime at the two playgrounds. Precinct pavilions and rest shelters are provided for both large-scale and intimate gatherings. For added convenience, a minimart, shop and a Residents' Committee Centre will be provided within the development.

The landscape at Fernvale Lea blends seamlessly with an adjacent common green. Boasting facilities like children's playground, fitness corners, rest shelters and a plaza area, this common green offers more recreational spaces for your enjoyment.

**LAYOUT IDEAS FOR 2 ROOM
APPROX. FLOOR AREA 47sqm
(INCLUSIVE OF INTERNAL FLOOR AREA OF 45sqm.
AND AIR-CON LEDGE)**

These 2-room flats are currently under construction and expected to be completed by 3Q 2015.



LEGEND:

- Contract with additional 2-room flats
- MRT Line & Station
- LRT Line & Station
- Common Green
- Under Construction
- Future Road

Scale 0 200 400 800 Metres



LEGEND

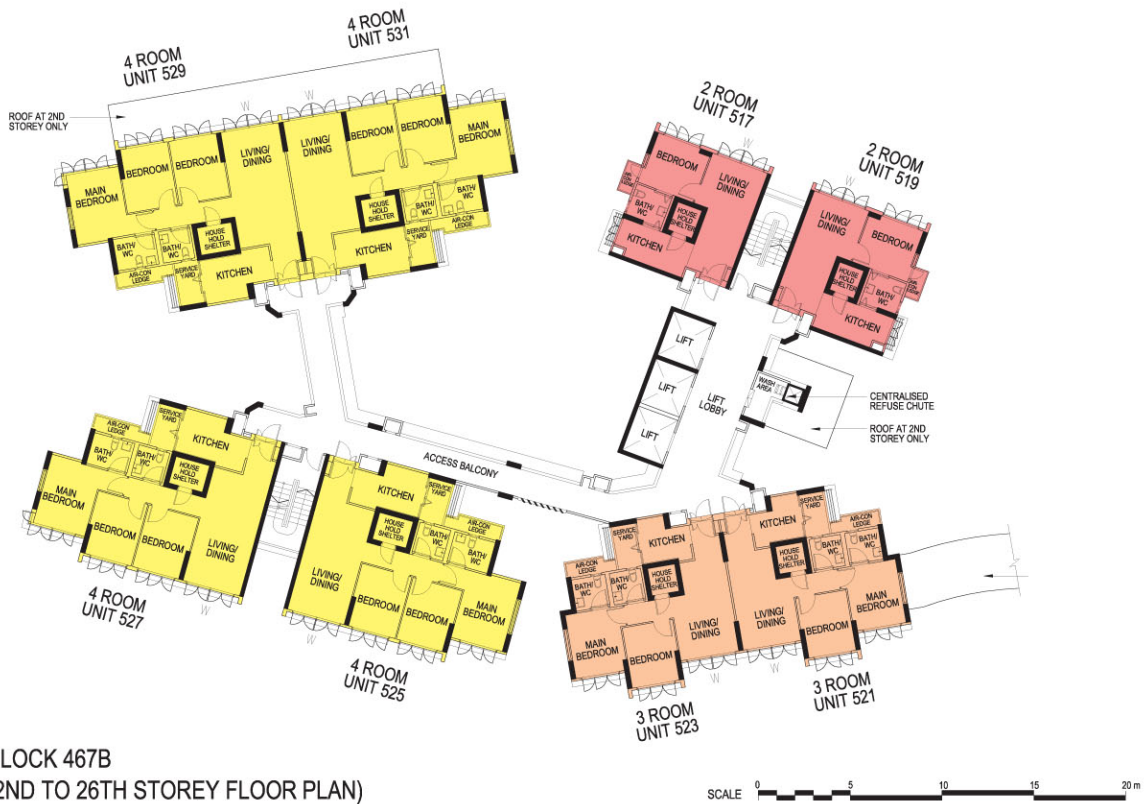
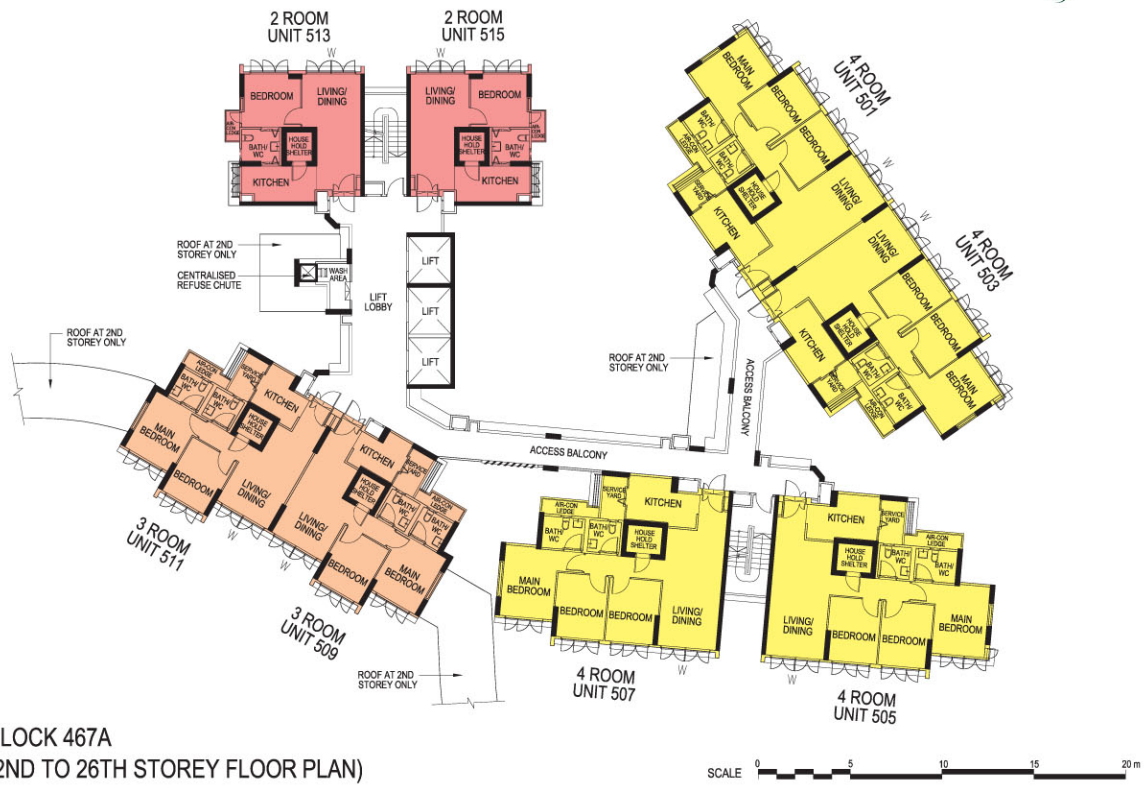
- 2 - Room
- 3 - Room
- 4 - Room
- 5 - Room
- Surrounding Building
- Linkway/Precinct Pavilion/ Drop-off Porch/Shelter at 1st-Storey
- Pergola / Trellis
- Reserved for Future/ Existing Development
- Children Playground (PG)/ Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)
- Minimart (MM)/ Shop (S) at 1st Storey
- Residents' Committee Centre (RCC) / Future Social Community Facilities (FSCF) at 1st storey
- Air-well
- Electrical Sub-Station (ESS) at 1st-Storey
- Utility Centre (UC) at 1st-Storey
- Multi-Storey Carpark
- Driveway/ Service Road
- Open Space
- Staircase
- Corridor
- Drainage Reserve
- Lift
- Centralised Refuse Chute
- Service Bay



Applicants are encouraged to visit the place before booking a flat.

Block Number	Number of storeys	2-Room	3-Room	4-Room	5-Room	Total	Life Opens At
467A	26	50	50	100	-	200	Every Storey
467B	26	50	50	100	-	200	Every Storey
468A	26	-	-	50	50	100	Every Storey
468B	26	-	-	100	50	150	Every Storey
468C	26	-	-	50	50	100	Every Storey
469A	26	-	-	50	50	100	Every Storey
469B	26	-	-	75	75	150	Every Storey
469C	26	-	-	75	75	150	Every Storey
Total		100	100	600	350	1150	

Standard Flats



LEGEND:

- 2 Room
- 3 Room
- 4 Room

W - Three Quarter Height Window (Approx. 500mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

General Specifications



Foundation

Piled Foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	:	decorative solid timber door and metal gate
Bedroom	:	laminated semi-solid timber door (Type D9a)
Bathroom/WC	:	acrylic panel folding door for 2-Room
	:	laminated semi-solid timber door for 3-Room, 4-Room & 5-Room (Type D9a)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

Finishes

Ceiling	:	skim coated or plastered and painted
Kitchen/Bathroom/WC walls	:	ceramic tiles
Other Walls	:	skim coated or plastered and painted
Living/Dining/Bedroom floor	:	polished porcelain tiles with timber skirting #
Kitchen/ Bathroom/WC floor	:	ceramic tiles
Service Yard floor	:	ceramic tiles with tile skirting
Household Shelter floor	:	ceramic tiles

Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

Fittings

Quality locksets
Quality sanitary fittings
Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other Bathroom/WC
Clothes Drying Rack

Services

Gas services and concealed water supply pipes
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Telephone points

Important Notes:

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Air-con panel in the main bedroom will be not provided.
- 3) Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/or enclose the unused or unoccupied open spaces.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

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| (i) All information, maps and plans in this brochure are the copyright of the HDB. | (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs. |
| (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats. | (vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information. |
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| (iv) The information on this project including but not limited to the dimensions, areas, plans, colour schemes, descriptions and specifications are subject to change or review without notice at HDB's sole discretion or if required by the competent authorities. | (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. |
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Additional 2-room
Standard Flats in Sengkang
for Jul 2013 Sales Exercise



A contemporary development

2-room flat applicants for Sengkang can also choose from the additional 57 units of 2-room flats in Rivervale Arc.

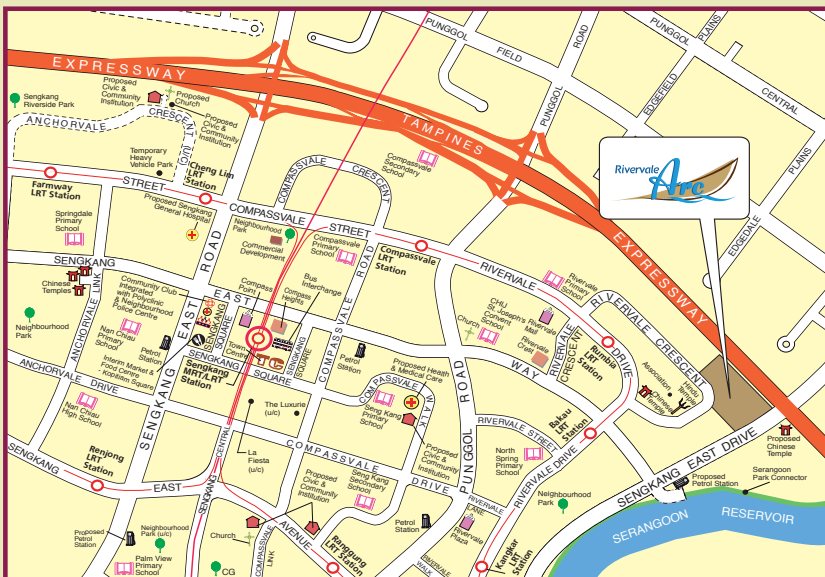
Located along Rivervale Crescent, Rivervale Arc is near the scenic Serangoon Reservoir. Adorning the top of each block are elegant curved fins that are inspired by the arc shape of a boat's side profile.

Enjoyment at your doorstep







A wide array of recreational facilities and gathering areas can be found within Rivervale Arc. In the precinct, you will find playgrounds, fitness stations, precinct pavilions and resting shelters. Whether it's exercise or quiet contemplation that you seek, you can enjoy either right at your doorstep. There is also a Residents' Committee Centre within the development.

A network of footpaths and sheltered linkways connect all blocks to the multi-storey car park and drop-off porch.

These 2-room flats are completed.



LEGEND:

-  Contract with additional 2-room flats
-  MRT Line & Station
-  LRT Line & Station
-  Common Green
-  (u/c) Under Construction
-  Future Road





LEGEND

- 2 - Room
- 3 - Room
- 4 - Room
- Surrounding Building
- Linkway/Precinct Pavilion/Drop-off Porch/Shelter
- Reserved for / Existing Development
- Children Playground (PG)/ Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)
- Future Social Community Facilities (FSCF) / Resident's Committee Centre (RCC) at 1st Storey
- Electrical Sub-Station (ESS) at 1st-Storey
- Utility Centre (UC) at 1st-Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Embankment
- Centralised Refuse Chute
- Lift
- Service Bay

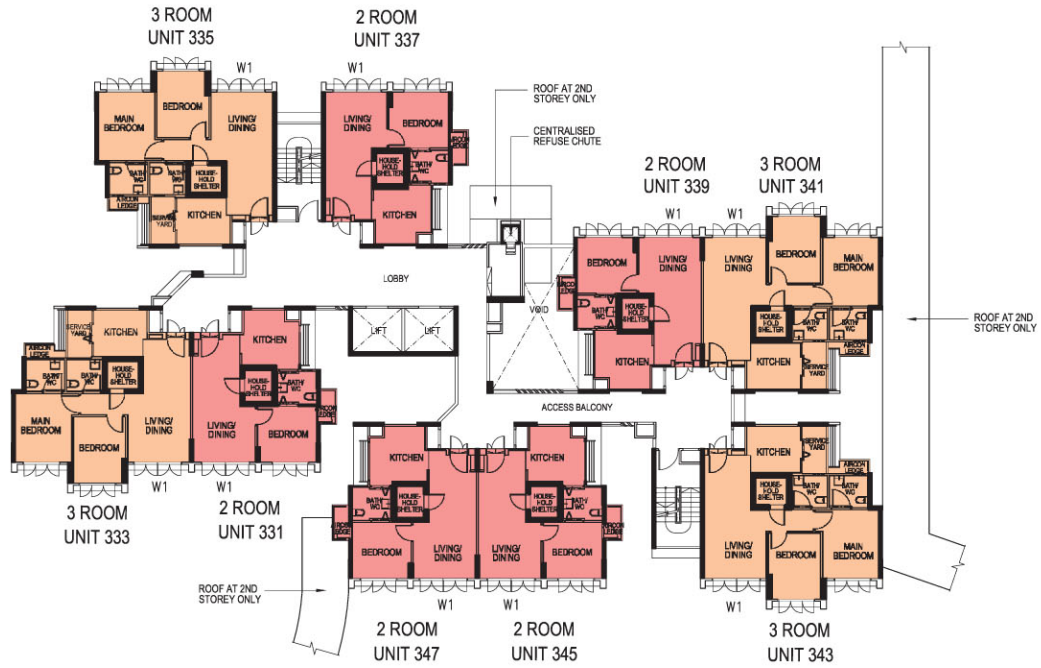
SCALE



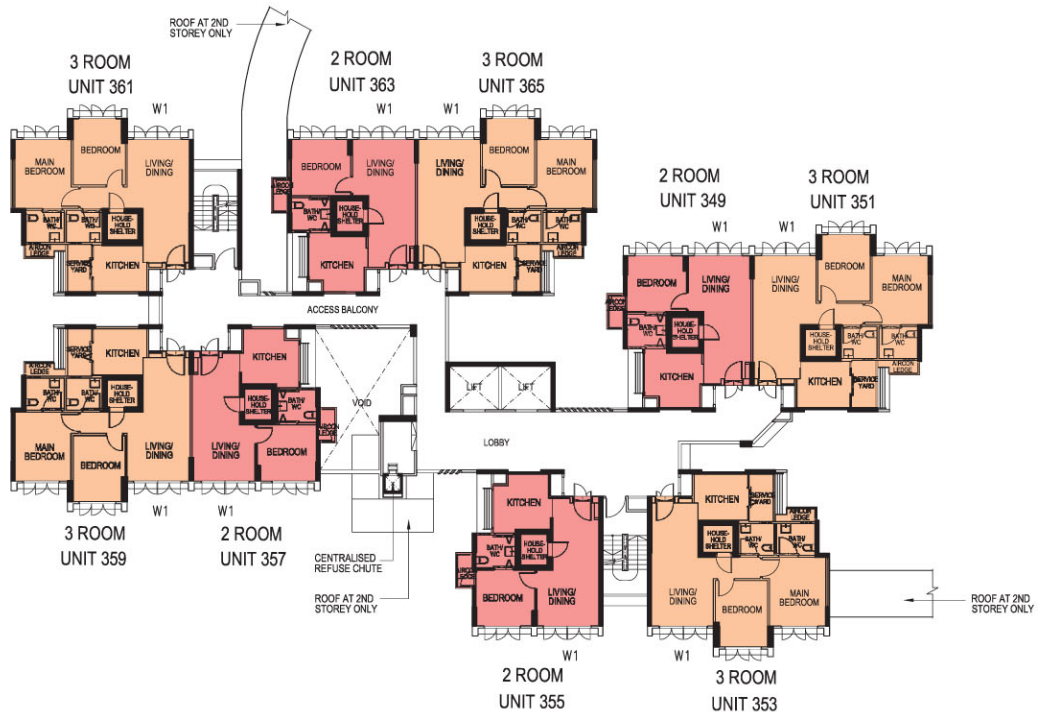
Applicants are encouraged to visit the place before booking a flat.

Block Number	Number of storeys	2 Room	3 Room	4 Room	Total	Lift Opens at
178A	18	-	-	136	136	Every Storey
178B	18	-	-	170	170	Every Storey
178C	18	-	-	102	102	Every Storey
178D	18	-	-	117	117	Every Storey
180A	18	85	68	-	153	Every Storey
180B	18	68	85	-	153	Every Storey
180C	18	-	-	136	136	Every Storey
180D	18	85	68	-	153	Every Storey
Total		238	221	661	1120	

Standard Flats



BLOCK 180A
(2ND TO 18TH STOREY FLOOR PLAN)



BLOCK 180B
(2ND TO 18TH STOREY FLOOR PLAN)

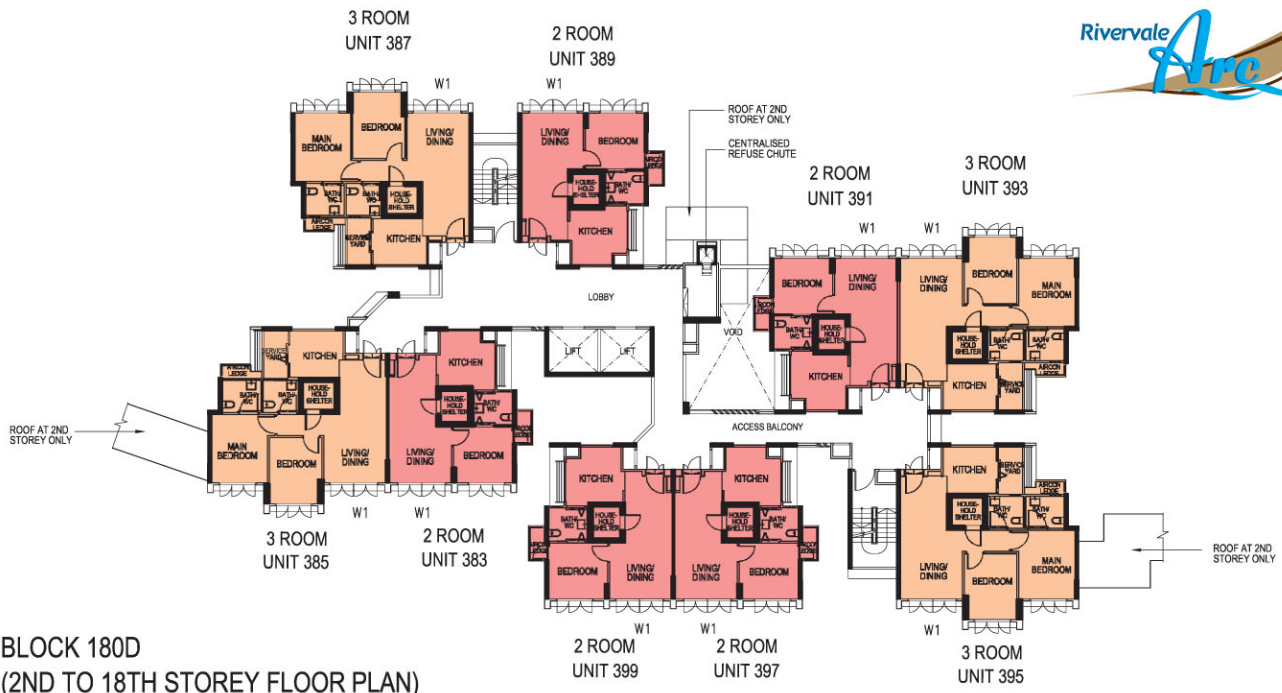


LEGEND:

- 2 Room
- 3 Room

W1 - Three Quarter Height Window (Approx. 500mm high parapet wall)
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BLOCK 180D
(2ND TO 18TH STOREY FLOOR PLAN)

LEGEND:

- 2 Room
- 3 Room

W1 - Three Quarter Height Window (Approx. 500mm high parapet wall)
Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.

General Specifications

Foundation

Piles foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforcement concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass

Doors

- Entrance : decorative solid timber door and metal gate
- Bedrooms : laminated semi-solid timber door (Type D9a)
- Bathrooms/WC : laminated semi-solid timber door for 3-Room & 4-Room (Type D9a)
: acrylic panel folding door for 2-Room
- Household Shelter : metal door
- Service Yard : aluminium framed door with glass

Finishes

- Ceilings : skim-coated or plastered and painted
- Kitchen/Bathrooms/WC walls : glazed ceramic tiles

- Other Walls : skim-coated or plastered and painted
- Living/Dining/Bedrooms floor : ceramic tiles with timber skirting #
- Kitchen/Bathrooms/WC floor : ceramic tiles
- Service Yard Floor : ceramic tiles with tile skirting
- Household Shelter floor : ceramic tiles

Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

Fittings

- Quality Locksets
- Quality Sanitary fittings
- Clothes Drying Rack

Services

- Gas services and concealed water supply pipes
- Concealed electrical wiring to lighting and power points (including water heater and air conditioning points)
- Television points
- Telephone points

Important Notes:

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
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