




Live amid lush gardens

Studio Apartments, 3-, 4- and 5-room Standard flats



Bounded by Bedok North Road and Bedok North Street 4, Fengshan GreenVille  comprises eight residential blocks that are 16 to 19 storeys in height. Choose from 1,058 units of Studio Apartments, 3-, 4- and 5-room Standard flats.

The development is named 'Fengshan GreenVille' because 'Fengshan' relates to nearby landmarks like Fengshan Community Club and Fengshan market and food centre, while 'GreenVille' describes the development's lush garden spaces.

Verdant spaces

A beautiful garden is located in the heart of Fengshan GreenVille, providing residents with easy access to lush greenery. Key facilities are located along the garden path for residents' enjoyment. The active can head to the adult and elderly fitness stations or children's playgrounds, while those who prefer some quiet time can rest at the shelters.

A plaza, lawn space and two precinct pavilions are spaces ideal for group gatherings. For alternative recreational spaces, check out the interesting terraced roof garden adorning the multi-storey carpark block.

Residents who wish to participate in social activities can do so at the Residents' Committee Centre. For the convenience of parents, a childcare centre is located within the development. A Senior Activity Centre will also be built on the premises.





Lifestyle conveniences in abundance

Residents at Fengshan GreenVille will enjoy convenient access to a comprehensive range of goods and services as a neighbourhood centre is located nearby. More food choices will be available when the Fengshan market and food centre re-opens after renovation. For more shopping and dining delights, head over to Bedok town centre and Bedok Point. Find out more about the heartland shops near you by logging on to Where2Shop@HDB. Look forward to a more vibrant Bedok Town Centre where proposed new amenities are being developed.



Photo courtesy of Singapore Sports Council

For the adventurous, Bedok Adventure Park offers outdoor activities to keep you entertained. Sports enthusiasts can head to Bedok Sports Hall, Stadium and Swimming Complex for a good workout. To enrich the mind, Bedok Public Library and Fengshan Community Club are great places to visit.



Fengshan GreenVille is served by a good transportation network that includes Tanah Merah MRT and Bedok MRT stations. The Pan-Island Expressway (PIE) is just a short drive away.

Located near the development are numerous schools including Fengshan Primary School, St Anthony's Canossian Primary School, Anglican High School, Bedok View Secondary School, Bedok Green Primary and Bedok Green Secondary School.

Charming homes

Choose from Studio Apartments, 3-, 4- and 5-room Standard flats.

The 3-, 4- and 5-room flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with a built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standards or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also provided within the units. These include grab bars to provide support, ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.

Move in hassle-free as each Studio Apartment will be in a ready-to-move-in condition. Each apartment will be furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles in the bathroom and kitchen. Three-quarter height windows are provided in the living/dining area and bedroom.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Studio Apartment	37	35	96	\$99,000 - \$110,000
	47	45	102	\$128,000 - \$140,000
3-Room	68	65	182	\$242,000 - \$288,000
4-Room	93	90	570	\$366,000 - \$443,000
5-Room	113	110	108	\$471,000 - \$537,000

Notes:

- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- (b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (c) 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.
- (d) 3-, 4- and 5-room flats are sold on a 99-year lease.
- (e) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

Financing a flat

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	\$265,000	\$3,700	\$15,000	\$250,000	\$895	24%
4-Room	\$405,000	\$5,700	-	\$405,000	\$1,460	26%
5-Room	\$505,000	\$6,000	-	\$505,000	\$1,820	30%

Prices of Fengshan GreenVille and Resale Comparables in the Vicinity

Flat Type	Fengshan GreenVille (Internal floor area)	Prices of Resale Flats
3-Room	\$242,000 - \$288,000 (65 sqm)	\$320,000 - \$340,000 (67 sqm)
4-Room	\$366,000 - \$443,000 (90 sqm)	\$445,000 - \$590,000 (91 - 92 sqm)
5-Room	\$471,000 - \$537,000 (110 sqm)	\$575,000 - \$670,000 (110 - 125 sqm)

Note:

The 3-room, 4-room and 5-room resale comparables for Fengshan GreenVille consist of standard flats of about 8 – 35 years old. They are located near to Fengshan GreenVille. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

The 3-, 4- and 5-room 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 installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,300	\$5,000	\$6,100
Internal doors* and sanitary fittings	\$3,190	\$3,790	\$4,330

Notes:

Studio Apartments come with internal doors, full floor finishes and sanitary fittings. Hence Optional Component Scheme (OCS) is not applicable

* 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)

Estimated Completion Date & Waiting Time

Housing Development	Fengshan GreenVille**	
Selection Date* (Median Month of Selection)	Dec 2012 to May 2013 (Mar 2013)	
Estimated Completion Date	Group 1: 4th Qtr 2017	Group 2: 4th Qtr 2018
Estimated Waiting Time	Group 1: 54 to 58 months	Group 2: 70 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) ** In Fengshan GreenVille, there are different ECDs for the two groups of blocks of flats. Group 1 comprises Blocks 186A, 186B, 187A, 187B, 188A, and 188B while Group 2 comprises Blocks 188C and 188D. The estimated waiting time for the two blocks, i.e. Blocks 188C and 188D in Group 2 is much longer as the construction is affected by an existing surface carpark serving the existing residents along the Northern part of the site and the neighbourhood centre, which could only be demolished after the replacement MSCP is constructed/completed.

d) The Estimated Delivery Possession Date (EDPD) for Fengshan GreenVille are:

- Group 1: Blocks 186A, 186B, 187A, 187B, 188A & 188B - 30 Nov 2018

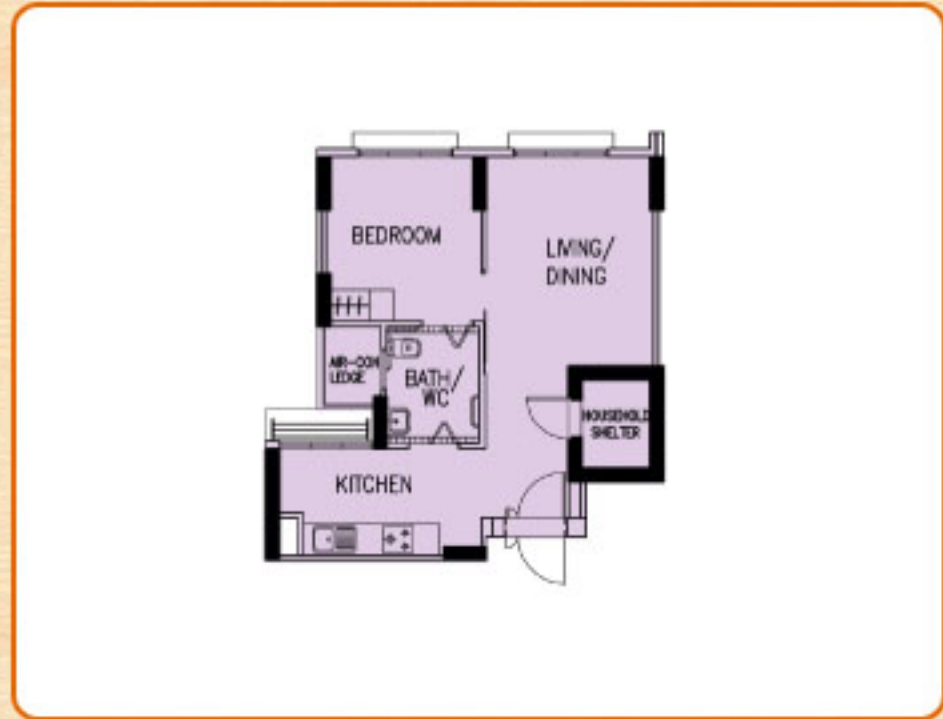
- Group 2: Block 188C & 188D - 31 Dec 2019

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



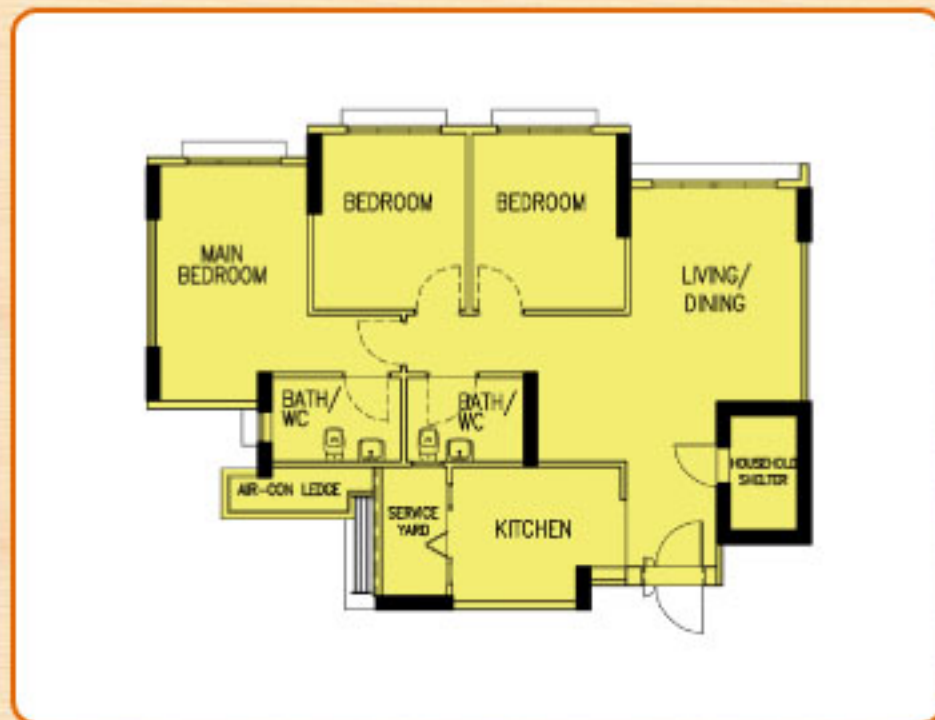
TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



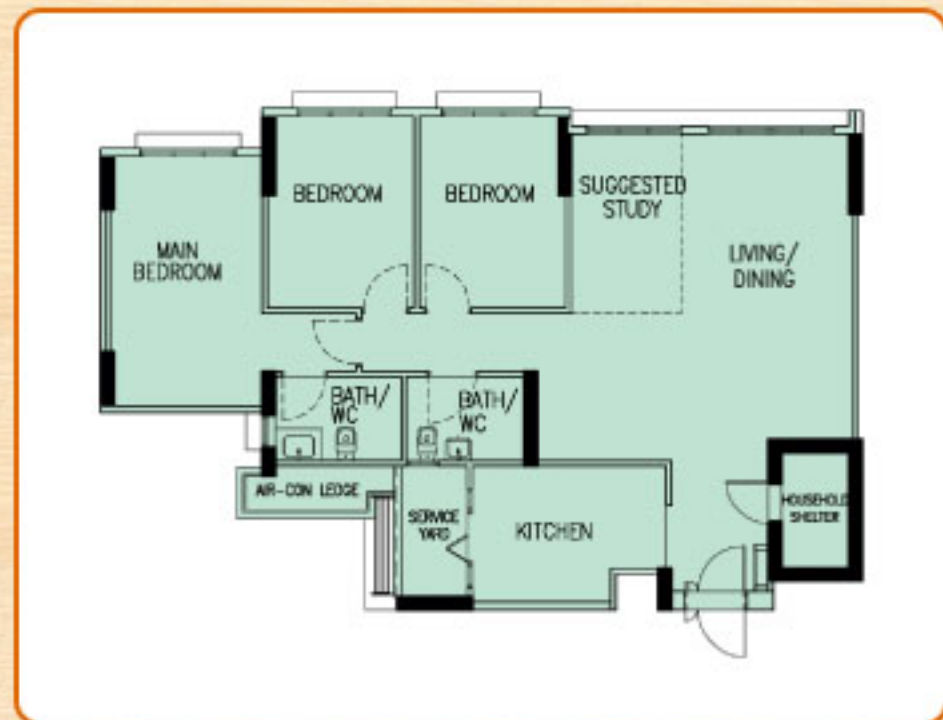
TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



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 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

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

Layout Ideas for Your Home



LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE A)
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

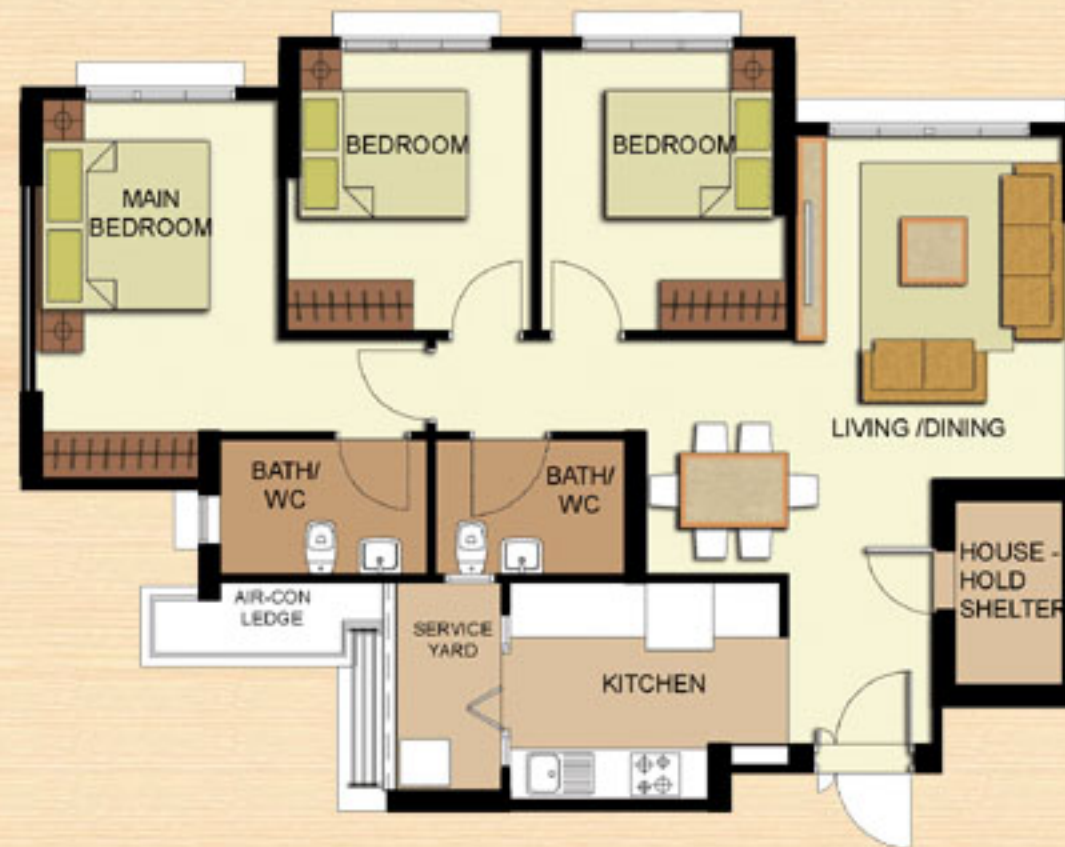


LAYOUT IDEAS FOR STUDIO APARTMENT (TYPE B)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



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

Layout Ideas for Your Home



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



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)