

### Pricing - Additional 2-room flats<sup>&</sup> in Sengkang

Projects	Flat Type <sup>†</sup>	Estimated Floor Area* (sqm)	Estimated Internal Floor Area <sup>^</sup> (sqm)	No. of Units	Indicative Price Range <sup>#</sup>
Fernvale Lea (Standard Flats)	2-Room	47	45	53	\$91,000 - \$122,000
Rivervale Arc (Standard Flats)		47	45	57	\$107,000 - \$119,000

**Notes:**

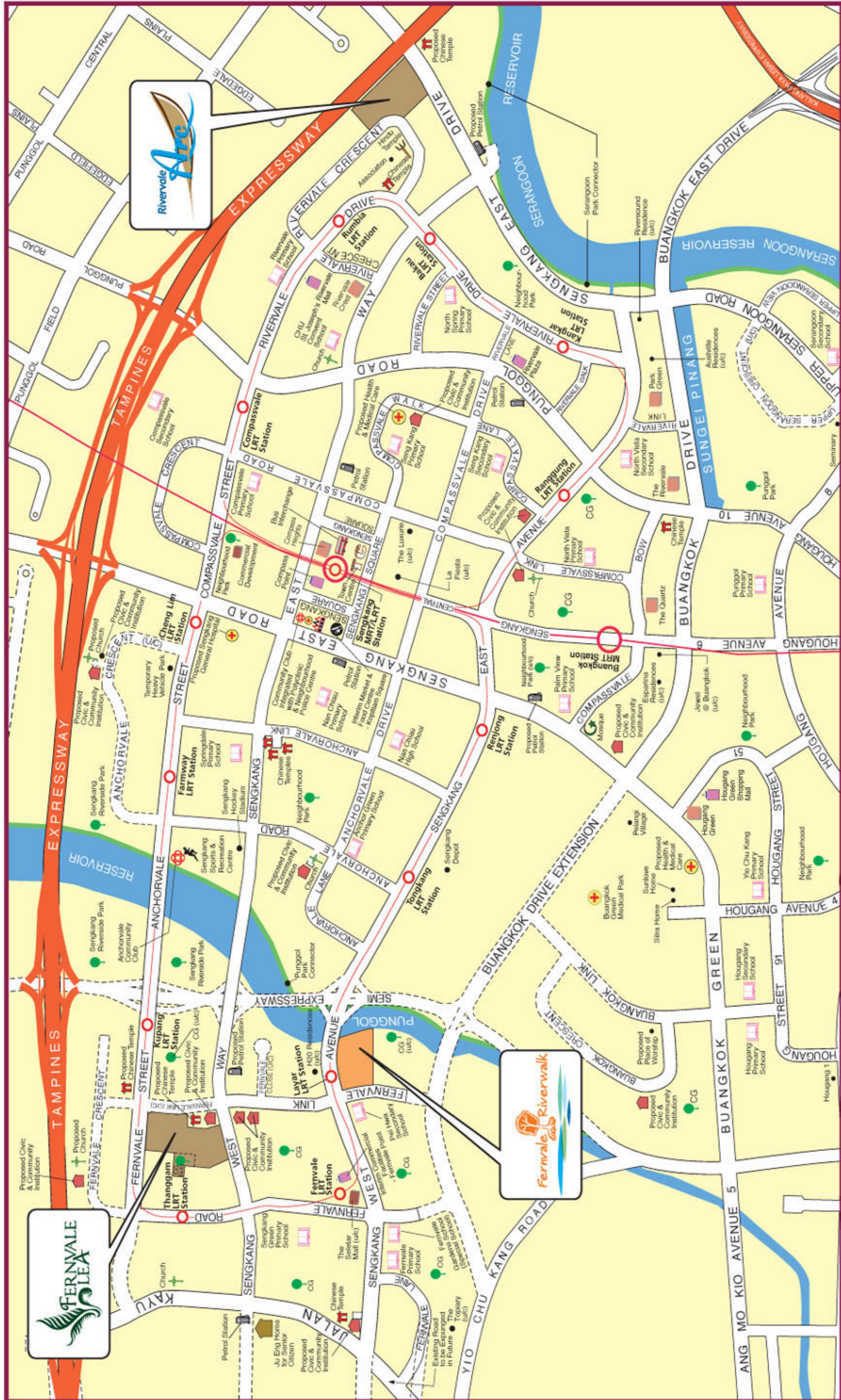
- \* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- <sup>^</sup> Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- <sup>#</sup> Actual prices may vary based on the actual attributes of the flats at the time of selection.
- <sup>&</sup> The Optional Component Scheme does not apply as the opt-in period is over. Prices are inclusive of the costs of internal doors.
- <sup>†</sup> 2-room flats are sold on a 99-year lease.

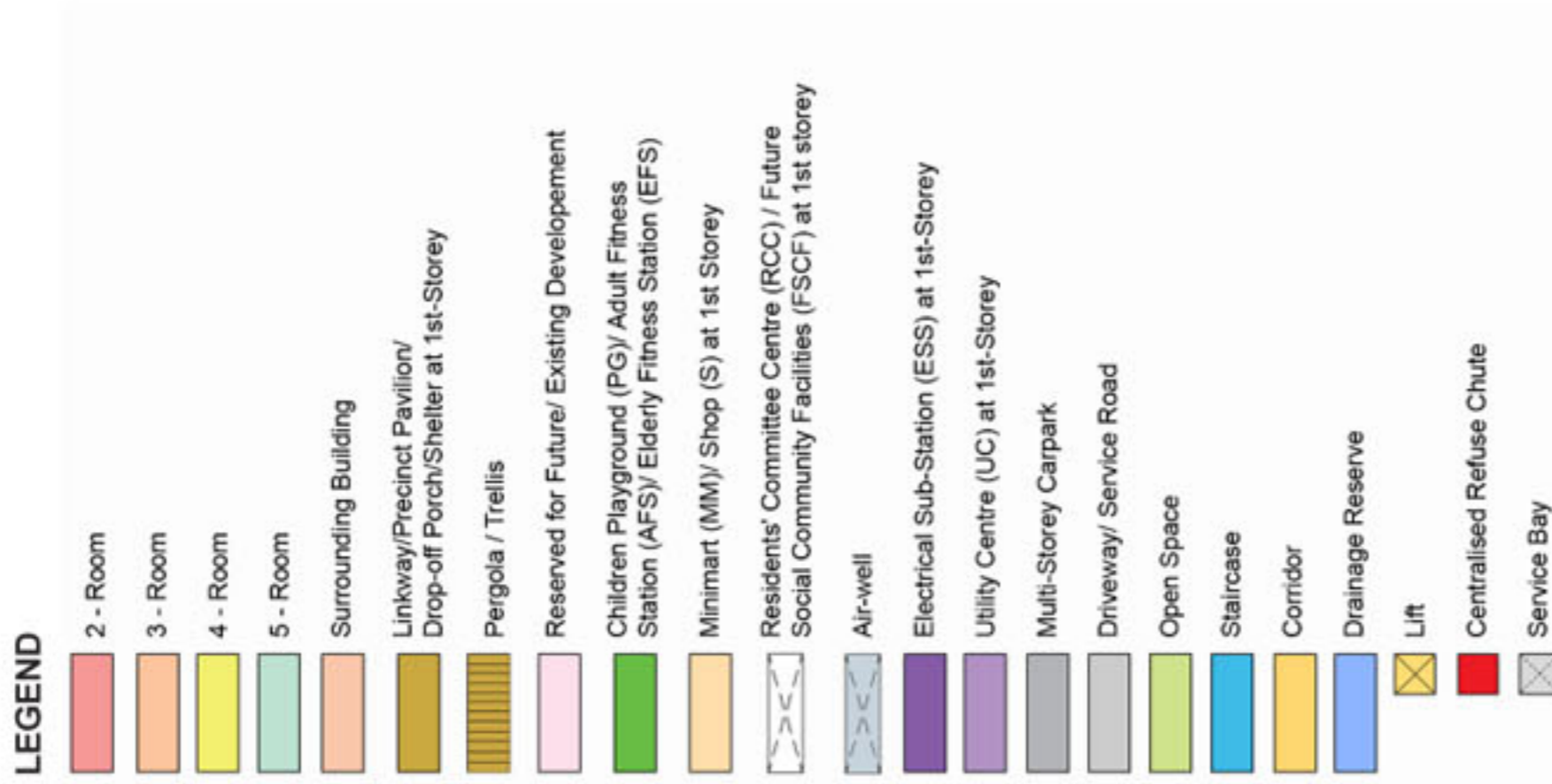
### Estimated Completion and Ethnic Quota - Additional 2-room flats in Sengkang

There is an additional 110 units of 2-room standard flats from two earlier BTO projects at Fernvale Lea (53 units) and Rivervale Arc (57 units) available for sale. The former is expected to be completed by 3Q2015 while the latter has been completed. The available Ethnic Integration Policy (EIP) quotas for the various ethnic groups are shown below:

Project	No. of Units		Ethnic Quota		
	Completed	Under Construction	Malay	Chinese	Indian/Others
Fernvale Lea (Standard Flats)		53	12	53	10
Rivervale Arc (Standard Flats)	57		16	57	25







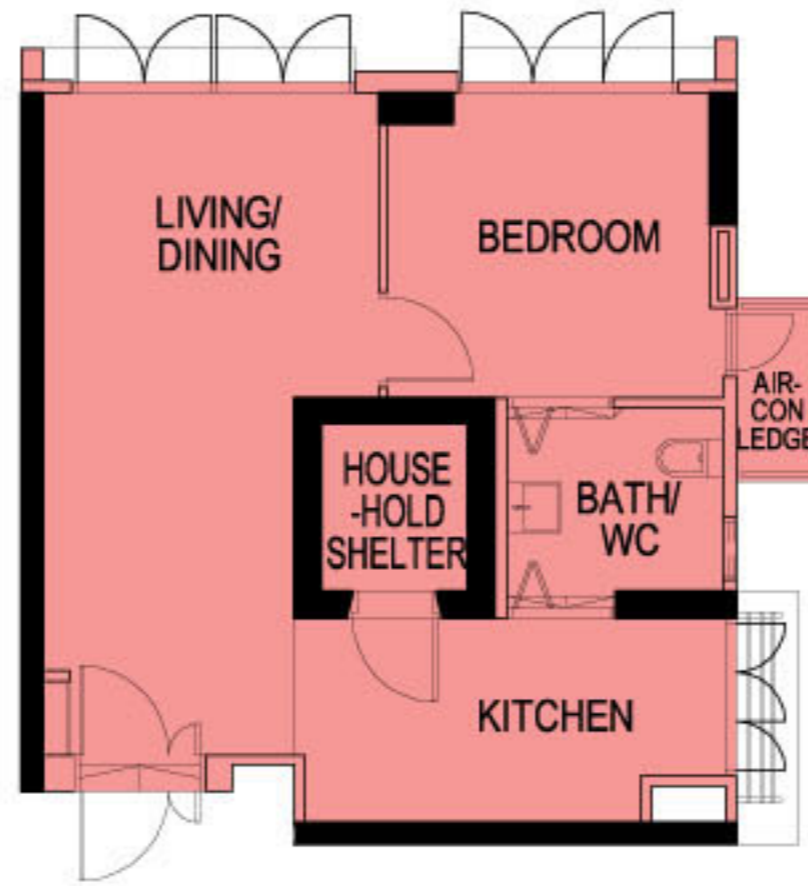
Block Number	Number of storeys	2-Room	3-Room	4-Room	5-Room	Total	Life Opens At
467A	26	50	50	100	-	200	Every Storey
467B	26	50	50	100	-	200	Every Storey
468A	26	-	-	50	50	100	Every Storey
468B	26	-	-	100	50	150	Every Storey
468C	26	-	-	50	50	100	Every Storey
469A	26	-	-	50	50	100	Every Storey
469B	26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

SK N4 C24

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

Standard Flats





**TYPICAL 2-ROOM FLOOR PLAN**  
 APPROX. FLOOR AREA 47sqm  
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

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



**LAYOUT IDEAS FOR 2-ROOM**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



## GENERAL SPECIFICATIONS FOR FERNVALE LEA

### 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 not be 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](http://www.hdb.gov.sg) for information on renovations rules.









- 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

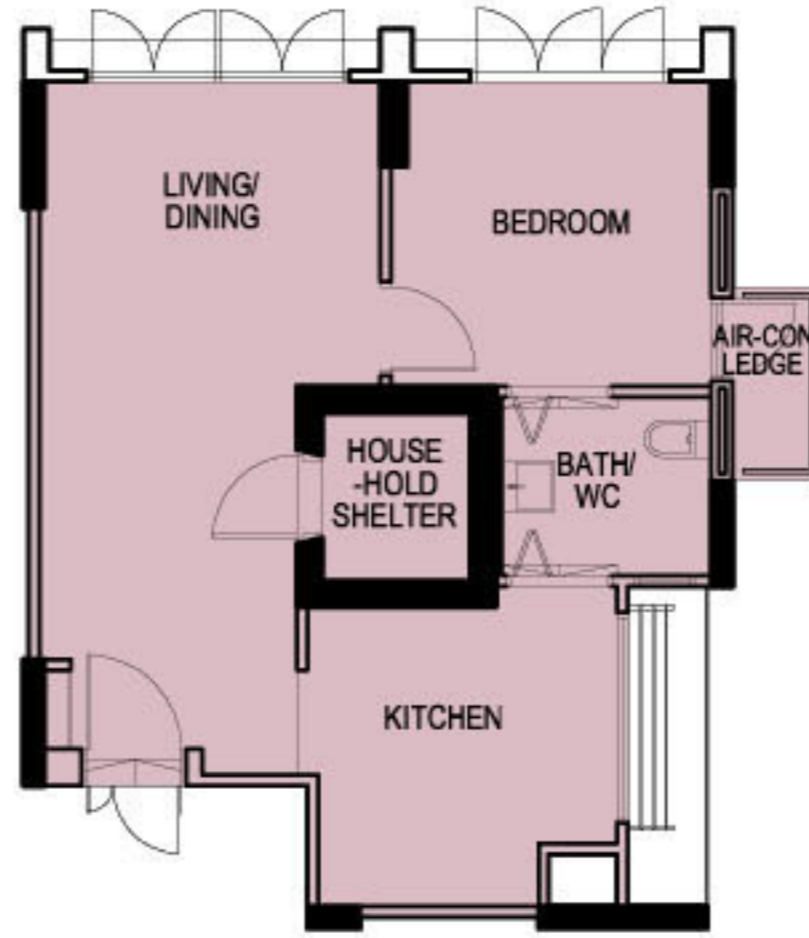
Block Number	Number of storeys	2 Room	3 Room	4 Room	Total	Lift Opens at
178A	18	-	-	136	136	Every Storey
178B	18	-	-	170	170	Every Storey
178C	18	-	-	102	102	Every Storey
178D	18	-	-	117	117	Every Storey
180A	18	85	68	-	153	Every Storey
180B	18	68	85	-	153	Every Storey
180C	18	-	-	136	136	Every Storey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

SK N1 C27



Standard Flats

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



**LAYOUT IDEAS FOR 2-ROOM**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



## GENERAL SPECIFICATIONS FOR RIVERVALE ARC

### 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	: 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:

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