



## Waterfront Living 2-, 3- and 4-room Standard Flats

Fernvale Riverwalk is bounded by Sengkang West Avenue, Fernvale Link and Punggol Reservoir. This 20- to 22-storey high development consists of four residential blocks with 727 units of 2-, 3-, and 4-room Standard Flats.

The name Fernvale Riverwalk is inspired by nearby HDB developments such as Fernvale Rivergrove and Fernvale Riverbow.



## Spaces for Relaxation and Bonding

Fernvale Riverwalk will come with a host of facilities such as children's playgrounds, adult and elderly fitness stations, resting shelters and a precinct pavilion. You can chat with your family and friends or mingle with other residents amongst pockets of open green spaces located in the development. Alternatively, you can enjoy a leisure stroll along the boardwalk located next to the Punggol Reservoir.

A supermarket, an eating house and shops will be provided in the development so that you can shop or have a meal conveniently at your doorstep. A child care centre will also be located here.





## Step Out into Convenience



Compass Point



Anchorvale Community Club



Photo courtesy of Singapore Sports Council

Sengkang Sports & Recreation Centre



Photo courtesy of People's Association

Anchorvale Community Club



Layar LRT Station



Photo courtesy of Pei Hwa Secondary School

Residents of Fernvale Riverwalk can visit the nearby Fernvale Point for their retail and dining needs. Alternatively, residents can visit Compass Point located at Sengkang Town Centre for more options. You can discover more heartland shops around Sengkang by logging on to [Where2Shop@HDB](http://Where2Shop@HDB).

Those seeking to keep fit can consider a jog through the Punggol Park Connector, which runs along the Punggol Reservoir. You can also visit Sengkang Sports & Recreation Centre, Sengkang Riverside Park and Anchorvale Community Club for more recreational choices.

Residents can commute with ease with the development located next to Layar LRT station. The Tampines Expressway (TPE) is also just a short drive away.

Pei Hwa Secondary School is a stone's throw away from the development, while other schools nearby include Fernvale Primary School, Sengkang Green Primary School, Nan Chiau Primary School and Nan Chiau High School.



## Refreshing Homes

Fernvale Riverwalk offers 2-, 3- and 4-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in the other rooms. Some 4-room units will come with corner windows in the main bedroom.

The majority of the 2-room flats will be about 45 sqm (Type 2).

In addition, Fernvale Riverwalk also offers smaller 2-room flats at about 35 sqm (Type 1), to meet different needs and budgets. The bedroom will feature a full height laminated sliding door instead of the standard door. This enables greater flexibility in the use of space as the living room and bedroom can be combined.

The visuals below illustrate how you may, as part of your own renovation, better utilise the space available.

### Artist's Impressions of a 2-room (Type 1) unit



LAYOUT IDEAS FOR 2-ROOM (TYPE 1)  
APPROX. FLOOR AREA 37 sqm  
(Inclusive of Internal Floor Area of approx  
35 sqm and Air-Con Ledge)

The indicative price range of these flats is tabulated below.

Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area <sup>^</sup> (sqm)	No. of Units	Indicative Price Range <sup>#</sup>
2-Room (Type 1)	37	35	42	\$76,000 - \$102,000
2-Room (Type 2)	47	45	79	\$98,000 - \$124,000
3-Room	68/69	65	205	\$150,000 - \$189,000
4-Room	94	90	401	\$251,000 - \$324,000

#### 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. See [below](#) for details on the Optional Component Scheme.

<sup>†</sup> 2-/3-/4-room flats are sold on a 99-year lease.





## Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant*	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
2-Room (Type 1)	\$90,000	\$1,600	\$35,000	\$15,000	\$40,000	\$125	8%
2-Room (Type 2)	\$110,000	\$1,600	\$35,000	\$15,000	\$60,000	\$197	12%
3-Room	\$170,000	\$2,500	\$30,000	\$0	\$140,000	\$493	20%
4-Room	\$285,000	\$4,100	\$10,000	NA	\$275,000	\$987	24%

\* Applicants with monthly household incomes not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 2-room or 3-room flat at Fernvale Riverwalk.

## Prices of Fernvale Riverwalk and Resale Comparables in the Vicinity

Flat Type	Fernvale Riverwalk (Estimated Internal Floor Area)	Transacted Prices of Resale Flats
2-Room (Type 1)	\$76,000 - \$102,000 (35 sqm)	-
2-Room (Type 2)	\$98,000 - \$124,000 (45 sqm)	-
3-Room	\$150,000 - \$189,000 (65 sqm)	\$370,000 - \$408,000 (69 - 70 sqm)
4-Room	\$251,000 - \$324,000 (90 sqm)	\$469,000 - \$563,000 (90 - 96 sqm)

### Note:

There are no comparable 2-room resale flats in the vicinity. The 3-room and 4-room resale comparables consist of standard and premium flats of about 4 to 11 years old. The differences in the attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

## Optional Component Scheme

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. 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			
	2-Room		3-Room	4-Room
	Type 1 (35 sqm)	Type 2 (45 sqm)		
Flooring for living / dining room and bedrooms	\$1,800	\$2,200	\$3,300	\$5,000
Internal doors <sup>A</sup> and sanitary fittings	\$330	\$890	\$2,960	\$3,520

### Notes:

<sup>A</sup> Bi-fold bathroom doors are provided for all 2-room flats. Semi-solid timber sliding bedroom door is provided for 2-room flats (Type 1). These are default provisions and not optional. The optional internal doors are:

2-room flats (Type 2): 1 internal door (1 bedroom door)

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)

## Estimated Completion Date & Waiting Time

Housing Development	Fernvale Riverwalk
Selection Date (Median Month of Selection)	Sep 2013 to Jan 2014 (Nov 2013)
Estimated Completion Date	2nd Qtr 2017
Estimated Waiting Time*	41 to 44 months
Estimated Delivery Possession Date	30 Jun 2018

### Notes:

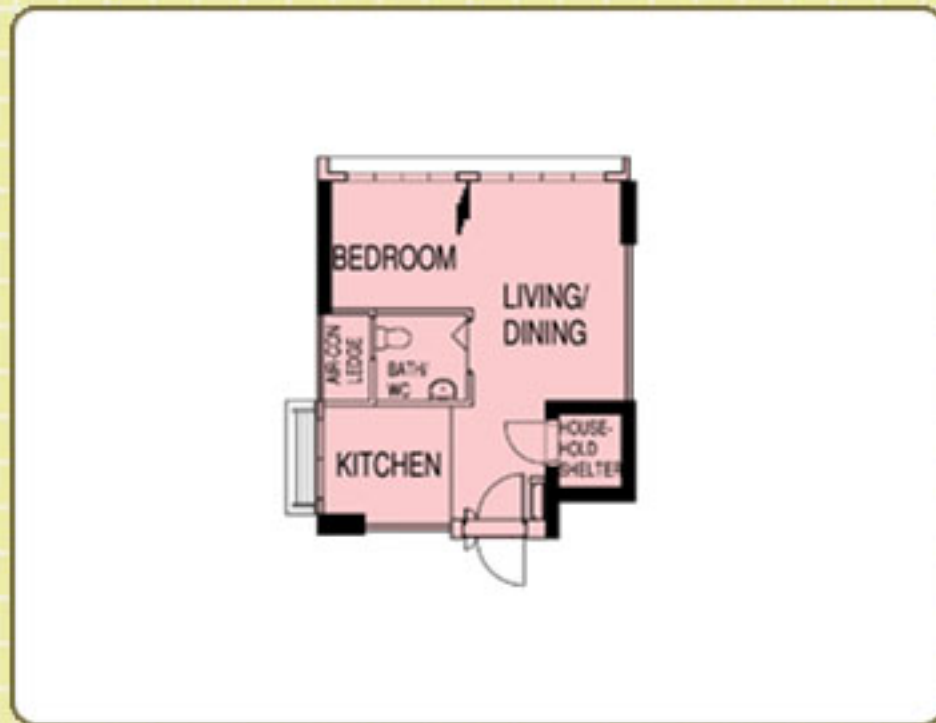
a) \*The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.

b) The Estimated Delivery Possession Date 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 2-ROOM (TYPE 1) FLOOR PLAN**

APPROX. FLOOR AREA 37 sqm

(Inclusive of Internal Floor Area of approx 35 sqm and Air-Con Ledge)



**TYPICAL 2-ROOM (TYPE 2) 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 94 sqm

(Inclusive of Internal Floor Area 90 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 2-ROOM (TYPE 1)**  
 APPROX. FLOOR AREA 37 sqm  
 (Inclusive of Internal Floor Area of approx  
 35 sqm and Air-Con Ledge)



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 APPROX. FLOOR AREA 37 sqm  
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 (Inclusive of Internal Floor Area of approx  
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## Artist's Impressions of a 2-room (Type 1) unit







## Layout Ideas for Your Home



**LAYOUT IDEAS FOR 2-ROOM (TYPE 2)**

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 4-ROOM**

APPROX. FLOOR AREA 94 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)