Come Home To Sweet Treats

BUILD-TO-ORDER NOV 2012
Live amid lush gardens

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.
LEGEND:

- MRT Line & Station
- MRT Line & Station (Under Construction)
(u/c)  Under Construction

Notes:

All proposed developments are subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Association, Home for the Aged, etc., subject to change and planning approval.
Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
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 car park 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.
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. These flats are provided 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.

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

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

LAYOUT IDEAS FOR 5 ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive Of Internal Floor Area of 110 sqm and Air-Con Ledge)
Applicants are encouraged to visit the place before booking a flat.
BLOCK 186A
2ND TO 19TH STOREY FLOOR PLAN

LEGEND:

- **Yellow**: 4 ROOM
- **Light Green**: 5 ROOM

WINDOW LEGEND:

- WT - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
BLOCK 186B
2ND TO 19TH STOREY FLOOR PLAN

LEGEND:

- 3 ROOM
- 4 ROOM

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
BLOCK 187A
2ND TO 19TH STOREY FLOOR PLAN

LEGEND:

- **4 ROOM**
- **5 ROOM**

WINDOW LEGEND:

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
BLOCK 187B
2ND TO 19TH STOREY FLOOR PLAN

LEGEND:
- 4 ROOM
- 5 ROOM

WINDOW LEGEND:
- WT = THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
BLOCK 188A
2ND TO 5TH STOREY FLOOR PLAN

LEGEND:

4 ROOM

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
LEGEND:

<table>
<thead>
<tr>
<th>Color</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 ROOM</td>
<td>Orange</td>
</tr>
<tr>
<td>4 ROOM</td>
<td>Yellow</td>
</tr>
</tbody>
</table>

WINDOW LEGEND:

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.

BLOCK 188A
6TH TO 16TH STOREY FLOOR PLAN
BLOCK 188B
2ND STOREY FLOOR PLAN

LEGEND:

3 ROOM

WINDOW LEGEND:

WT - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
BLOCK 188B
3RD STOREY FLOOR PLAN

LEGEND:

- 3 ROOM

WINDOW LEGEND:

WT = THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
BLOCK 188B
4TH TO 16TH STOREY FLOOR PLAN

LEGEND:

- 3 ROOM
- 4 ROOM

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
BLOCK 188C
2ND TO 16TH STOREY FLOOR PLAN

LEGEND:

- Studio Apartment (Type A)
- Studio Apartment (Type B)
- 3 Room
- 4 Room

WINDOW LEGEND:

WT - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.
LEGEND:

STUDIO APARTMENT (TYPE A)
STUDIO APARTMENT (TYPE B)
3 ROOM
4 ROOM

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM 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.

BLOCK 188D
2ND TO 19TH STOREY FLOOR PLAN
General Specifications For Fengshan GreenVille
(For Studio Apartments)

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
<table>
<thead>
<tr>
<th>Entrance</th>
<th>decorative solid timber door and metal gate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom</td>
<td>laminated sliding timber door</td>
</tr>
<tr>
<td>Bathroom/WC</td>
<td>PVC folding door</td>
</tr>
<tr>
<td>Household Shelter</td>
<td>metal door</td>
</tr>
</tbody>
</table>

Finishes
<table>
<thead>
<tr>
<th>Ceilings</th>
<th>skim-coated or plastered and painted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Bathroom/WC walls</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Other Walls</td>
<td>skim-coated or plastered and painted</td>
</tr>
<tr>
<td>Living/Dining/Bedroom floor</td>
<td>glazed porcelain tiles with timber skirting</td>
</tr>
<tr>
<td>Kitchen floor</td>
<td>glazed porcelain tiles</td>
</tr>
<tr>
<td>Bathroom/WC floor</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Household Shelter floor</td>
<td>glazed porcelain tiles</td>
</tr>
</tbody>
</table>

Fittings
<table>
<thead>
<tr>
<th>Quality locksets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality sanitary fittings</td>
</tr>
<tr>
<td>Kitchen cabinets with cooker hood, gas hob and kitchen sink</td>
</tr>
<tr>
<td>Built-in wardrobe</td>
</tr>
<tr>
<td>Clothes Drying Rack</td>
</tr>
</tbody>
</table>

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 for information on renovation rules.
General Specifications For Fengshan GreenVille
(For 3-Room, 4-Room & 5-Room)

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
Bedrooms : laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC : laminated semi-solid timber door for 3-Room, 4-Room & 5-Room (Type D9a) (optional)
Household Shelter : metal door
Service Yard : aluminium framed door with glass

Finishes
Ceilings : 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 (optional)
Kitchen floor : glazed porcelain tiles
Bathrooms/WC floor : ceramic tiles
Service Yard floor : glazed porcelain tiles with tile skirting
Household Shelter floor : glazed porcelain tiles

Fittings
Quality locksets
Water Closet suite
Vanity top wash basin at attached Bathroom/WC (for 5-room only), Wash basin for other Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
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

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Disclaimer

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(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.

(viii) The floor areas are scaled strata areas.

(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.

(x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, resident’s committee centres and such other facilities as HDB shall deem fit.