Live amid lush greenery

Standard Flats in Sengkang for Jul 2013 Sales Exercise

An enriching environment

Fernvale Lea is designed in the image of a tree where the ‘stump’ is a football terrace through which the development is ‘rooted’ and the ‘branches’ envelop it. The development is a dense cluster of longlife buildings with blocks and lush green recreational spaces interspersed on both sides of the footpath meandering through the centre of the development. Residential footpath corners, rest shelters and a plaza area, this common green offers more recreational spaces for your enjoyment. A well maintained garden sporting a mix of grass and shrubs with walkways shaded by trees.

The landscape at Fernvale Lea blends seamlessly with an adjacent riverside park, Anchorvale Club Community Centre, an upcoming Chinese temple and its facade design that is inspired by fern leaves. 


disclosures: (i) All information, maps and plans in this brochure are the copyright of the HDB. HDB is not responsible for any errors or omissions. The HDB may at any time, without any notice and at its sole discretion, change the specifications, styles and finishes of the flat. (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. (iii) Visual representations like pictures, art renderings, depictions, illustrations, diagrams and layouts are for information only. The images do not form part of any offer or contract. (iv) The developer reserves the right to change the design, materials, fittings and finishes without notice. (v) The floor area is measured according to the Methods of Measurement for Building Area, 2003. (vi) The floor areas of the study are not available for purchase and that the HDB will not entertain any request to leave the study open.

General Specifications

Foundation

Piled Foundations.

Structure

- Roof: concrete construction with waterproofing at top, bottom and at junctions.
- Walls: concrete construction with plastered and painted finishes.
- Doors: Bedroom - laminated semi-solid timber door (Type D9a), Others - semi-solid timber door.
- Windows: concrete partitions.
- Roof: concrete construction with waterproofing at top, bottom and at junctions.
- Floors: ceramic tiles.
- Walls: concrete construction.

Electrical

- Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points).
- Quality locksets (with night latch).
- TV points.

Fittings

- Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other Bathroom/WC.
- Clothes Drying Rack.
- Household Shelter: metal door.

Finishes

- Kitchen/Bathroom/WC walls: ceramic tiles.
- Ceiling: skim coated or plastered and painted.
- Finishes has been provided for a

Home Owners Association

- The Homeowners Association shall have an account at the Branch Office.
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Services

- Provision of essential water, electricity and gas services.
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Additional Specifications

- A high quality lockset with night latch will be provided for each flat.
- All windows, sliding doors and bi-folding doors will be fitted with high quality locksets with night latches.
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Building and Land Use

- The building and land use of the development is subject to the prevailing Development Control guidelines.
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Legal

- The flat shall not be a subject to a mortgage or alienation, or be subject to a claim for damages or be subject to any other encumbrance.
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Other

- Covered indoor parking spaces may be provided for some apartments.
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Property Rights

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Parking

- Covered indoor parking spaces may be provided for some apartments.
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Notes

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Live amid lush greenery

Three-room flats at Fernvale are also blessed with the additional allure of Private Parks. In Fernvale Lea.

Fernvale Lea is bounded by Sengkang West Way, Fernvale Link and Fernvale Street. It is unlike any other park in Singapore. Fernvale can aptly describe the developer's meticulous landscape and thoughtful design that is inspired by bricks and brownstones.

An enriching environment

Fernvale Lea is designed to be a haven where the 'staff is not a football-mad Hongkongese from Hongkongese, but someone like you. Fernvale Lea can be the developer's signature piece of a park within a development.

The landscape of Fernvale Lea blends serenity with an atypical urban green. Nature embraces the children's playground, fitness stations, tennis courts, and even the historical sites.

Three 3-room flats are currently under consideration. The development is expected to be completed by 3Q 2013.

Important Notes:

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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.
Live amid lush greenery

Four-room flats in Sengkang are also chosen on the additional basis of Flat Size in a Four-room flat in Sengkang, Fernvale Lea

Fernvale Lea is located at Sengkang West Way. Fernvale Lea and Fernvale West Mall are within a radius of 500m. Fernvale can aptly describe the development’s scenic landscape and its walkable design that is expected by the towers.

An enriching environment

Fernvale Lea is designed in the image of a fan where the ‘hub’ is a football court set within the development. Fernvale Lea is divided into 3 blocks, namely A, B and C. The block A is in the center and the ‘hub’ of the football court is located at this block. The block B and C are on each side of the football court on the left and right.

A ‘hub’ of footpath meandering through the centre of the development. Residential ‘Fernvale Lea’ aptly describes the development’s beautiful landscape the two playgrounds. Precinct pavilions and rest shelters are provided choose to jog along the meandering footpath or exercise at the adult

A wide range of facilities are found within Fernvale Lea. You can

Proposed

for Senior Ju Eng Home in Future

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Topiary

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Anchor Green

ROAD

Neighbourhood

y School

CG

Stadium

Primary

Sengkang

Station

Kupang

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EXPRESSWAY

Sengkang

Road

Station

Institution

Civic &

Proposed

Church

Proposed

Secondary

School

ANC

VA LE

L A N E

The Luxurie

Heights

PASSVALE

DRIVE

COMPASSVALE

Point

Bus Interchange

Food Centre

Petrol

Station

LRT

Interim CommercialFacilities

Proposed Civic

Institution

Civic &

Proposed

Church

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Station

LRT

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A contemporary development

Located along Rivervale Crescent, Rivervale Arc is near the scenic Serangoon Reservoir. Adorning the top of each block are inspired facades that respond to the shape of school site profiles.

Enjoyment at your doorstep

A wide array of recreational facilities and gathering areas are available. Amenities include fitness zones, playparks, tennis courts, basketball courts, and more, designed to cater to the needs of residents of all ages.

A collection of 2-room and 3-room blocks serve as the main body of the development, each facing its own private garden. These 3-room flats are completed.

The Luxurie

Located along Rivervale Crescent, Rivervale Arc is near the scenic Serangoon Reservoir. Adorning the top of each block are inspired facades that respond to the shape of school site profiles.

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A collection of 2-room and 3-room blocks serve as the main body of the development, each facing its own private garden. These 3-room flats are completed.

Standard Flats

Unless otherwise indicated all windows will be standard height windows.

W1  -  Three Quarter Height Window (Approx. 500mm high parapet wall)

Finishes

2-Room:  acrylic panel folding door for 3-Room & 4-Room (Type D9a)

Bathrooms/WC  :  laminated semi-solid timber door

Bedrooms  :  laminated semi-solid timber door

Doors

Aluminium framed windows with tinted glass

Reinforcement concrete roof slab with precast concrete secondary roof slabs.

Reinforced concrete structural framework with reinforced concrete foundation.

General Specifications

Foundation

Site excavation and backfilling as required by geotechnical investigation.

Mixed reinforced concrete pile cap and reinforced concrete pile.

Steel bars and bonded precast concrete pile.

Steel reinforcement (reinforcement and binding wire) to be as required by the structural engineer.

Concrete mix design as required by the structural engineer.

Concrete must have a minimum cement content of 315 kg/m^3.

Concrete slump test must be carried out in accordance with IS 10262.

Concrete must be cured in accordance with IS 10262.

Concrete mix designs must be submitted for approval before concreting operations.

Precautions

Concrete should be protected from excessive drying.

Concrete should be protected from freezing.

Concrete should be protected from exposure to harmful chemicals.

Concrete should be protected from exposure to radiant heat from nearby hot surfaces.

Concrete should be protected from exposure to vibration.

Concrete should be protected from exposure to excessive pressure.

Concrete should be protected from exposure to excessive temperature.

Concrete should be protected from exposure to water.

Concrete should be protected from exposure to sunlight.

Concrete should be protected from exposure to wind.

Concrete should be protected from exposure to excessive humidity.

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A contemporary development

Standard Flats in Sengkang for Jul 2013 Sales Exercise

These 2-room flats are completed. Additional 2-room flats in Rivervale Arc. In the precinct, you will find a wide array of recreational facilities and gathering areas. A contemporary development of a network of footpaths and sheltered linkways connect all resting shelters. Whether it’s exercise or quiet contemplation, you can be found within Rivervale Arc. In the precinct, you will find a wide array of recreational facilities and gathering areas.

Enlightenment at your doorstep

There is also a Residents’ Committee Centre within the precinct. Whether it’s exercise or quiet contemplation, you can be found within Rivervale Arc. In the precinct, you will find a wide array of recreational facilities and gathering areas.

Enjoyment at your doorstep

A contemporary development of a network of footpaths and sheltered linkways connect all resting shelters. Whether it’s exercise or quiet contemplation, you can be found within Rivervale Arc. In the precinct, you will find a wide array of recreational facilities and gathering areas.

General Specifications

Foundation

Piles foundations.

Structure

AND AIR-CON LEDGE)

W1  -  Three Quarter Height Window (Approx. 500mm high parapet wall)

Finishes

Household Shelter  :  metal door

Bedrooms  :  laminated semi-solid timber door

Entrance  :  decorative solid timber door and aluminium framed windows with tinted glass

All internal walls are precast lightweight concrete partitions.

Roof  :  ceramic tiles

Floor  :  ceramic tiles

Floor  :  ceramic tiles with timber skirting

Kitchens  :  glazed ceramic tiles painted finishes

Living/Dining/Bedrooms  :  skid-coated or plastered with timber skirting

Other Walls  :  skid-coated or plastered

Windows  :  Aluminium framed windows with tinted glass

Doors  :  acoustic panel folding door for 3-Room & 4-Room (Type D9a)

Bedrooms  :  laminated semi-solid timber door

Entrance  :  decorative solid timber door and aluminium framed windows with tinted glass

All internal walls are precast lightweight concrete partitions.

Roof  :  ceramic tiles

Floor  :  ceramic tiles

Floor  :  ceramic tiles with timber skirting

Kitchens  :  glazed ceramic tiles painted finishes

Living/Dining/Bedrooms  :  skid-coated or plastered with timber skirting

Other Walls  :  skid-coated or plastered

Windows  :  Aluminium framed windows with tinted glass

Doors  :  acoustic panel folding door for 3-Room & 4-Room (Type D9a)

Common Green

A wide array of recreational facilities and gathering areas. A contemporary development of a network of footpaths and sheltered linkways connect all resting shelters. Whether it’s exercise or quiet contemplation, you can be found within Rivervale Arc. In the precinct, you will find a wide array of recreational facilities and gathering areas.

Living/Dining/Bedrooms  :  skid-coated or plastered with timber skirting

Other Walls  :  skid-coated or plastered

Windows  :  Aluminium framed windows with tinted glass

Doors  :  acoustic panel folding door for 3-Room & 4-Room (Type D9a)

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General Specifications

Foundation

Piles foundations.

Structure

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W1  -  Three Quarter Height Window (Approx. 500mm high parapet wall)

Finishes

Household Shelter  :  metal door

Bedrooms  :  laminated semi-solid timber door

Entrance  :  decorative solid timber door and aluminium framed windows with tinted glass

All internal walls are precast lightweight concrete partitions.

Roof  :  ceramic tiles

Floor  :  ceramic tiles

Floor  :  ceramic tiles with timber skirting

Kitchens  :  glazed ceramic tiles painted finishes

Living/Dining/Bedrooms  :  skid-coated or plastered with timber skirting

Other Walls  :  skid-coated or plastered

Windows  :  Aluminium framed windows with tinted glass

Doors  :  acoustic panel folding door for 3-Room & 4-Room (Type D9a)

Bedrooms  :  laminated semi-solid timber door

Entrance  :  decorative solid timber door and aluminium framed windows with tinted glass

All internal walls are precast lightweight concrete partitions.

Roof  :  ceramic tiles

Floor  :  ceramic tiles

Floor  :  ceramic tiles with timber skirting

Kitchens  :  glazed ceramic tiles painted finishes

Living/Dining/Bedrooms  :  skid-coated or plastered with timber skirting

Other Walls  :  skid-coated or plastered

Windows  :  Aluminium framed windows with tinted glass

Doors  :  acoustic panel folding door for 3-Room & 4-Room (Type D9a)
BLOCK 180A
(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.
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.