HDB’s Sales Launch – November 2017
Live Amid Urban Conveniences

Anchorvale Village is bounded by Anchorvale Street and Anchorvale Road. This development comprises 2 15-storey residential blocks, and offers 207 units of 2-room Flexi and 3-room flats.

Designed as an integrated commercial and residential hub, Anchorvale Village will offer an array of dining and shopping options, such as a hawker centre and a Neighbourhood Centre. It will also house a sheltered community plaza for residents to participate in community events. Anchorvale Village is also well-connected to neighbouring housing precincts, amenities, and facilities.

The commercial facilities will be located on the lower floors, and the residential units will be set on higher floors.

Landscaped spaces at the roof garden are also designed for residents to meet and interact with each other, and foster a strong community spirit at Anchorvale Village.

Please refer to the site plan for the facilities to be provided in Anchorvale Village. The facilities in this development will be opened to the public.
Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents’ committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.

Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.

Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.

Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and ElderCare Facilities, etc., subject to change and planning approval.

The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA’s prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.

Note: All proposed developments are subject to change and planning approval.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
Eco-Friendly Living

To encourage a ‘green’ lifestyle, Anchorvale Village is designed with several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor-controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development

Delightful Homes

Anchorvale Village offers 2-room Flexi and 3-room flats.

The 2-room Flexi flats in Anchorvale Village come in 2 sizes: 36sqm and 45sqm, and are available either on a 99-year lease or short-lease. These flats come with:

- Floor finishes in the kitchen, household shelter, and bathroom
- Wall tiles in the kitchen and bathroom
- A sliding partition/door for the bedroom and folding bathroom door

The 2-room Flexi flats on short-leases, which are meant for the elderly, will be fitted with grab bars.

The 3-room flats will come with:

- Floor finishes in the kitchen, household shelter, service yard, and bathrooms
- Wall tiles in the kitchen and bathrooms

All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.

Optional Component Scheme

The Optional Component Scheme (OCS) provides convenience to flat buyers, and is offered on an opt-in basis. Please refer to the attached Optional Component Scheme leaflets for details.

When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.
LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)
APPROX. FLOOR AREA 38sqm
(Inclusive of Internal Floor Area of 36sqm and Air-con Ledge)

WITHOUT LIVING/ DINING/ BEDROOM FLOOR FINISHES (DEFAULT)

WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES
LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-con Ledge)

LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area of 65 sqm and Air-con Ledge)
1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control Guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.
3. The use of the void decks in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents’ committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.

Notes:

1. SPRINKLER PROTECTION
2. 3.0 M CLEAR PLANTING STRIP
3. 2.0 M CLEAR PLANTING STRIP
4. 1.0M SOIL DEPTH
5. 5.0M BUILDING SETBACK (COMMERCIAL)
6. 5.7m OVERRUN
7. 500MM RAISED PLANTER
8. SK N3 C29

LEGEND

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- Existing Development
- Surrounding Building / Structure
- Linkway / Drop-Off Porch/ Shelter (S) / Precinct Pavilion (PP) at 3rd Storey/ Link Bridge (LB) at 2nd & 4th storey
- Trellis
- Neighbourhood Centre (comprising hawker centre and other facilities such as supermarket, retail, restaurant, commercial school and childcare centre) and 2 levels of basement car park.
- Future Amenities / Facilities [FA/F] at 3rd storey
- Entrance / Exit to Carpark at Basement
- Children Playground (PG)/ Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)
- Electrical Sub- Stations (ESS) at 1st Storey
- Open Space
- Staircase
- Driveway
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Corridor
- Lift

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of Storeys</th>
<th>2 Room Flexi (Type 1)</th>
<th>2 Room Flexi (Type 2)</th>
<th>3 Room</th>
<th>Total</th>
<th>Lift opens at</th>
</tr>
</thead>
<tbody>
<tr>
<td>339A</td>
<td>15</td>
<td>44</td>
<td>59</td>
<td>103</td>
<td></td>
<td>Every Storey</td>
</tr>
<tr>
<td>339B</td>
<td>15</td>
<td>24</td>
<td>36</td>
<td>44</td>
<td>104</td>
<td>Every Storey</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>24</strong></td>
<td><strong>80</strong></td>
<td><strong>103</strong></td>
<td><strong>207</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
BLOCK 339A
- 2 ROOM FLEXI (TYPE 1)
- 3 ROOM

BLOCK 339B
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
BLOCK 339A
(4TH STOREY FLOOR PLAN)

UNITs AT AND ABOVE 6TH STOREY ARE HIGHER THAN ROOF GARDEN LEVEL AT BLOCK 339
BLOCK 339A
(5TH to 15TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN ROOF GARDEN LEVEL AT BLOCK 339
BLOCK 339B
(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN ROOF GARDEN LEVEL AT BLOCK 339

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

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 339B
(5TH TO 15TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 6TH STOREY ARE HIGHER THAN ROOF GARDEN LEVEL AT BLOCK 339

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE.

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.
General Specifications For Anchorvale Village
For 2-room Flexi (short lease)

**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/ drywall partition system.

**Windows**
Aluminium framed windows with tinted glass.

**Doors**
- Entrance: decorative timber door and metal gate
- Bedroom: laminated UPVC sliding partition/ door, where applicable
- Bathroom/ WC: laminated UPVC folding door
- Household Shelter: metal door

**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: vinyl strip flooring with laminated UPVC skirting (optional)
- Kitchen Floor: glazed porcelain tiles
- Bathroom/ WC Floor: ceramic tiles
- Household Shelter Floor: glazed porcelain tiles

**Fittings**
- Quality Locksets
- Water Closet Suite
- Clothes Drying Rack
- Grab Bars
- Wash basin with tap mixer, bath/ shower mixer with shower set (optional)
- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
- Built-in Wardrobe (optional)
- Window Grilles (optional)
- Water Heater (optional)
- Lighting (optional)

**Services**
Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
5) The details of services in a flat, eg. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovation rules.
General Specifications For Anchorvale Village
For 2-room Flexi & 3-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/ drywall partition system.

Windows
Aluminium framed windows with tinted glass.

Doors
<table>
<thead>
<tr>
<th>Room</th>
<th>Door Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance</td>
<td>decorative timber door and metal gate</td>
</tr>
<tr>
<td>Bedroom</td>
<td>laminated UPVC door (optional)</td>
</tr>
<tr>
<td></td>
<td>laminated UPVC sliding partition/ door for 2-room Flexi, where applicable</td>
</tr>
<tr>
<td>Bathroom/ WC</td>
<td>laminated UPVC folding door (optional)</td>
</tr>
<tr>
<td></td>
<td>laminated UPVC folding door for 2-room Flexi</td>
</tr>
<tr>
<td>Household Shelter</td>
<td>metal door</td>
</tr>
<tr>
<td>Service Yard</td>
<td>aluminium framed door with glass</td>
</tr>
</tbody>
</table>

Finishes

<table>
<thead>
<tr>
<th>Location</th>
<th>Finish Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings</td>
<td>skim coated or plastered and painted</td>
</tr>
<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 Floor</td>
<td>polished porcelain tiles with laminated UPVC skirting (optional)</td>
</tr>
<tr>
<td>Bedroom Floor</td>
<td>vinyl strip flooring with laminated UPVC skirting (optional)</td>
</tr>
<tr>
<td>Living/ Dining/ Bedroom Floor</td>
<td>vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)</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>Service Yard Floor</td>
<td>glazed porcelain tiles with tile skirting</td>
</tr>
<tr>
<td>Household Shelter Floor</td>
<td>glazed porcelain tiles</td>
</tr>
</tbody>
</table>

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)

Services
Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
5) The details of services in a flat, eg. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovation rules.
Disclaimer

1) HDB owns the copyright in all information, maps, and plans of this brochure.

2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.

3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.

4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.

5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.

6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.

7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

8) The floor areas shown are scaled strata areas and subject to final survey.

9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority’s prevailing Development Control guidelines.

10) We reserve the right to use or allow the use of
    • the void deck in any Apartment block,
    • Car park;
    • Common property (such as precinct pavilion); or
    • Standalone community building,
    for:
    • Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents’ committee centres, and day activity centres);
    • Commercial facilities (such as shops and eating houses);
    • Mechanical and electrical rooms; and
    • Such other facilities as we deem fit.

11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.
 OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 2-room Flexi flats come in 2 sizes: 36sqm and 45sqm, and are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the kitchen, household shelter and bathroom
- wall tiles in the kitchen and bathroom
- sliding partition/ door for bedroom; folding bathroom door
- water closet suite in the bathroom

FOR ALL 2-ROOM FLEXI FLATS

Note:
Those who opted out of Package 1 will be provided with a 2-panel sliding partition and short wall separating living room and bedroom.

DISCLAIMER:
All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

November 2017
OPTIONAL COMPONENT SCHEME
(2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

OFFERS ELDERRY BUYERS THE CONVENIENCE OF HAVING A FLAT IN MOVE-IN CONDITION. IT COMPRIS

PACKAGE 3

ELDERLY-FRIENDLY FITTINGS

- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.
- An option to have a lower counter top height

Here are some features of an induction hob:
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.

- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

OTHER FITTINGS

- Window grilles for safety and security
- Mirror
- Toilet roll holder
- Lighting (whole unit)
- Water heater

Buyers who opt for Package 3 must select Package 1.

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

November 2017
The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
  - wash basin with tap mixer
  - shower set with bath/ shower mixer

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

November 2017