Fernvale Ridge is a Build-To-Order (BTO) project in Sengkang that places you close to modern conveniences and natural loveliness. Only a short walk from Layar and Fernvale LRT stations, it’s home to tranquil surrounds and a splendid array of scenic greenery.

This development comprises 4 residential blocks nestled amid landscaped grounds filled with lush foliage. Each block is designed with staggered heights of 22 and 23 storeys to create a visually interesting skyline while clean geometric lines further heighten the development’s aesthetic allure.

All things good, in your neighbourhood

Stroll over to the nearby Fernvale Point for your daily meals and grocery shopping. For more variety, head to the other shopping malls in Sengkang such as the bustling Compass Point, Riverwalk Mall and Riverwalk Plaza. For refreshing sports and recreations, you just need to pop over to Sengkang Riverside Park and Sengkang Sports and Recreation Centre.

As a resident in Fernvale Ridge, you are well-connected via the town’s established LRT line. From home, you just need to take a short walk to either Layar or Fernvale LRT Station to start your journey. The LRT line also links to the Sengkang MRT/LRT Station and bus interchange to enable you to travel around Singapore with ease.

Motorists are just minutes from the Tampines Expressway (TPE) and Central Expressway (CTE).
Children, adults and the elderly alike have every reason to adore the facilities available within Fernvale Ridge. The central green space holds a jogging path and 3-Generation facilities comprising a children’s playground, adult fitness stations and elderly fitness stations. There is also a precinct pavilion and seating areas. Getting about the development is facilitated by sheltered linkways connecting all the blocks with the drop-off porch and multi-storey carpark.
Fernvale Ridge offers a range of 3-room, 4-room and 5-room Standard flats. The flats are north-south oriented to reduce direct sun-glare. Each unit comes with three-quarter height windows in the living/dining area. Floor finishes are provided in the kitchen, household shelter, service yard and bathrooms. A balcony is provided at the living/dining area of some 5-room flats.

The indicative price range of these Standard flats is tabulated below:

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Floor Area Range (sqm)</th>
<th>Internal Floor Area Range (sqm)</th>
<th>No of Units</th>
<th>Indicative Price Range $</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>67</td>
<td>55</td>
<td>180</td>
<td>$125,000 - $171,000</td>
<td>(a)</td>
</tr>
<tr>
<td>4-Room</td>
<td>92</td>
<td>80</td>
<td>216</td>
<td>$126,000 - $271,000</td>
<td>(a)</td>
</tr>
<tr>
<td>5-Room</td>
<td>112 - 115</td>
<td>110 - 113</td>
<td>126</td>
<td>$261,000 - $362,000</td>
<td>(a)</td>
</tr>
</tbody>
</table>

Notes:
(a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
(b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
(c) The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
(d) Prices indicated are for Singapore Citizen families. First-time households comprising a Singapore Citizen and a Singapore Permanent Resident, i.e. BTO/SPR households, will have to pay a $10,000 premium on top of the selling price of the flat.

Affordability of a typical flat

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants’ Median Household Income</th>
<th>Eligible Additional Housing Grant</th>
<th>Monthly Installment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$150,000</td>
<td>$2,300</td>
<td>$30,000</td>
<td>$480</td>
<td>21%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$245,000</td>
<td>$4,200</td>
<td>$160,000</td>
<td>$883</td>
<td>21%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$315,000</td>
<td>$5,500</td>
<td>$0</td>
<td>$1,135</td>
<td>21%</td>
</tr>
</tbody>
</table>

Optional component scheme

You may opt to have full floor finishes and internal doors installed in your selected unit. The cost of installing these optional components will be added to the selling price of the flat.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$2,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>$3,000</td>
</tr>
<tr>
<td>5-Room with Balcony</td>
<td>$3,700</td>
</tr>
<tr>
<td>5-Room with Balcony</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

Estimated completion

Fernvale Ridge is expected to be completed in 2Q 2014. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is 30 Apr 2015. The EDPD is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.
Typical floor plans

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 115 sqm
(Inclusive of Internal Floor Area 113 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.
General specifications for Fernvale Ridge

Foundation
Piled foundations.

Structure
Reinforcement 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) (optional)
- Bathrooms/WC: laminated semi-solid timber door (Type D9a) (optional)
- Household Shelter: metal door
- Service Yard: aluminium framed door with glass
- Balcony (5-Room only): aluminium framed door with glass

Finishes
- Ceilings: skim coated or plastered and painted
- Kitchen/Bathroom/WC wall: glazed ceramic tiles
- Other walls: skim coated or plastered and painted
- Living/Dining/Bedroom Floor: ceramic tiles with timber skirting (optional)
- Kitchen/Bathroom/WC Floor: ceramic tiles
- Service Yard floor: ceramic tiles with tile skirting
- Household Shelter floor: ceramic tiles
- Balcony floor (5-Room only): homogeneous structured tiles (optional)

Fittings
- Quality locksets.
- Quality sanitary fittings.
- Clothes drying rack.
- Vanity Top: Wash Basin at attached Bath/WC (for 5-room only), wash basin for other Bath/WC.

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.
   Air-con panel in the main bedroom will not be provided.
   You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovation rules.
2) The common areas and spaces fronting or surrounding the flats are not available for purchase, and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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The Floor Areas are scaled Strata Areas.