A modern lifestyle beckons

Sembarwang RiverLodge comprises 432 units of 2-, 3- and 4-room Standard flats. Under this BTO launch, 306 units of 3- and 4-room flats are offered for sale. The 126 units of 2-room flats will not be offered for public sale at this time and will be set aside to meet the housing needs of lower income families at a later date. An eating house, a supermarket and a childcare centre are conveniently located within Sembarwang RiverLodge. Besides these, residents can also easily access the variety of lifestyle offerings in the town. Sembarwang RiverLodge is also near to public transport points and expressways.

This development comprises two 23-storey residential blocks and one 22-storey residential block. It adopts water-themed designs inspired by the nearby Sungei Sembarwang. From the landscaped grounds to the distinctive blocks, sea tones and flowing curves dominate to give Sembarwang RiverLodge an attractive look. A landscaped plaza can be found near the adjacent bus stop, giving residents and visitors a sense of arrival each time they approach the development.

Ample amenities

Home to a wide range of retail and leisure offerings, Sembarwang gives residents a vibrant mix to choose from. Over and above neighbourhood shops, markets and eateries, you are also near to Sun Plaza and Sembarwang Shopping Centre, ensuring you never have to go too far for daily shopping and entertainment. In fact, Sembarwang RiverLodge itself will have its own supermarket and eating house, allowing you to shop for your daily necessities without leaving the comfort of home. Parents with young children will also appreciate the added convenience of having a childcare centre within the development.

Be it for jogging, biking, skating or simply just enjoying your surroundings, you have numerous recreational venues in the town to choose from. Sungei Sembarwang, Sembarwang Park Connector, Jelutong Harbour Park and even the unique Sembarwang Hot Spring are nearby amenities you can visit with ease.

Ease of commuting island-wide is provided by the nearby Sembarwang MRT station and bus interchange. As for motorists, it is only a matter of minutes to the Selat Expressway (SLE) and Bukit Timah Expressway (BKE).
The landscaped grounds and garden spaces in Sembawang RiverLodge feature a precinct pavilion, trellis, resting shelters and seating areas. Sit down and relax as you enjoy chit-chats with neighbours and friends. For sports and play for all ages, there is a children's playground, adult fitness stations, elderly fitness stations and a jogging path. You will also be pleased to know that the drop-off porch also serves as part of a sheltered linkway system that connects you to the multi-storey car park and commercial facilities.
Build-To-Order Mar 2010

RiverLodge

Indicative price range

Choose from 306 units of 3- and 4-room Standard flats.

These flats are North-South oriented to maximise natural light while avoiding direct sun in the mornings and evening.

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.

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

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Floor Area (sqm)</th>
<th>Internal Floor Area (sqm)</th>
<th>No of Units</th>
<th>Indicative Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>67</td>
<td>65</td>
<td>86</td>
<td>$128,000 - $156,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92</td>
<td>90</td>
<td>220</td>
<td>$212,000 - $256,000</td>
</tr>
</tbody>
</table>

Notes:
(a) The design for Sembawang RiverLodge includes 126 units of 2-room flats. These 2-room flats will not be offered for public sale at this time, and will be set aside to meet the housing needs of lower income families at a later date.
(b) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
(c) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
(d) 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.
(e) Prices indicated are for Singapore Citizen families. First-time households comprising a Singapore Citizen and a Singapore Permanent Resident, i.e., SC/PR 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>$145,000</td>
<td>$2,300</td>
<td>$30,000</td>
<td>$450</td>
<td>20%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$240,000</td>
<td>$4,200</td>
<td>$16,000</td>
<td>$815</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 flat. The cost of installing these optional components will be added to the selling price of the flats.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>4-Room</td>
</tr>
<tr>
<td>Flooring for living/dining room and bedrooms</td>
<td>$2,000</td>
</tr>
<tr>
<td>Internal doors*</td>
<td>$1,360</td>
</tr>
</tbody>
</table>

* 3-room flats: 4 internal doors (2 bedrooms doors and 2 bathroom doors)
* 4-room flats: 5 internal doors (3 bedrooms doors and 2 bathroom doors)

Estimated completion

Sembawang RiverLodge 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 April 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.
The coloured floor plans are not intended to demarcate the boundary of the flat.
General specifications for Sembawang RiverLodge

Foundation
Piled foundation.

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
Aluminum framed windows with tinted glass.

Doors
Entrance: Decorative solid timber door and metal gate
Bedroom: Laminated semi-solid timber door (Type D9a) (Optional)
Bathroom/WC: Laminated semi-solid timber door for 3-room and 4-room (Type D9a) (optional)
Household Shelter: Metal door
Service Yard: Aluminum framed door with glass

Finishes
Ceiling: Skim coated or plastered and painted
Kitchen/Bathrooms/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

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 a 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.