Fernvale Flora

Fernvale Flora is located in the western part of Sengkang, within the town’s Fernvale neighbourhood. The development is bounded by Sengkang West Way and Fernvale Road and comprises four 23- to 26-storey residential blocks, offering a total of 521 units of 2-, 3-, and 4-room Standard flats.

Inspired by Fernvale’s plantation theme, the development’s landscape is designed with a variety of fern-themed elements which also give inspiration to the name Fernvale Flora.

Facilities and fresh flow

The development features a central garden that offers you tranquil views of natural beauty amid a variety of activity spaces. Two children’s playgrounds, an adult fitness station and an elderly fitness station, offer ideal recreational spaces for all ages. Alternatively, shelters are also available for rest and relaxation. Those in pursuit of a healthy lifestyle may take to the jogging circuit located at the garden’s main thoroughfare.

Beautiful entrance gardens serve as welcoming nodes for residents. Designed with lush landscaping or cozy seating areas shaded with trellises, arriving at home will be a delight.

A roof garden atop the multi-storey carpark is designed with landscaping and trellises, providing a good spot for residents to take their evening strolls while enjoying views of the surroundings.
Fernvale Gardens is designed with numerous gardens where residents can be immersed in nature. Children can look forward to the wing garden located near to the children’s playground that is developed to attract butterflies. A rain garden that helps filter rainwater, an ecological trail made up of a myriad of plants, as well as landscaped rock gardens located at the first storey of the residential blocks, offer a myriad of garden spaces for all to enjoy.

Venture to the roof garden where an open plaza, green mounds and a shelter, create pockets of spaces for meeting new neighbours or hanging out with family and friends.

For the active, the development has a children’s playground, an adult fitness station and an elderly fitness station, providing exercise spaces for both the young and old.
An abundance of amenities

The bustling Sengkang town is home to a multitude of exciting activities. Within the town centre, treat yourself to shopping, dining, and library facilities at Compass Point, or hop on down to Kopitiam Square for a delectable range of hawker fare and fresh produce. More food and shopping options are found nearer home, at Jalan Kayu or Fernvale Point. Alternatively, seek out other heartland shops like Rivervale Plaza found within Sengkang by clicking on Where2Shop@HDB.

For those seeking to learn and be enriched, Sengkang Community Club, Anchorvale Community Club and Rivervale Community Centre, present an array of courses and activities for all to enjoy. For those seeking active pursuits, head over to the Sengkang Sports and Recreation Centre for some exercise or Sengkang Riverside Park for leisurely jogs.

Located in the vicinity of the two developments are Fernvale Primary School and Pei Hwa Secondary School where you can fulfill your child’s educational needs.

With Fernvale and Layar LRT station near to the developments, you will enjoy seamless connection to the rest of Sengkang town as well as to Sengkang MRT station and bus interchange. For motorists, the Tampines Expressway enables easy island-wide traveling.
**Indicative Price Range**

You can choose from flats in either Fernvale Flora or Fernvale Gardens during selection. All units come with three-quarter height windows in the living/dining area.

<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>2-Room</td>
<td>45</td>
<td>45</td>
<td>93</td>
<td>$90,000 - $120,000</td>
</tr>
<tr>
<td>3-Room</td>
<td>67</td>
<td>60</td>
<td>107</td>
<td>$145,000 - $193,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92</td>
<td>90</td>
<td>531</td>
<td>$240,000 - $311,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>113</td>
<td>110</td>
<td>172</td>
<td>$310,000 - $378,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Fernvale Flora offers 2-3/4-room flats whereas Fernvale Gardens offers 4-5-room flats.
(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.

**Affordability of typical flat**

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional CPI Housing Grant</th>
<th>Monthly Installment for 30 year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room</td>
<td>$105,000</td>
<td>$1,400</td>
<td>$40,900</td>
<td>$230</td>
<td>10%</td>
</tr>
<tr>
<td>3-Room</td>
<td>$170,000</td>
<td>$2,400</td>
<td>$30,900</td>
<td>$390</td>
<td>23%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$275,000</td>
<td>$4,100</td>
<td>$10,900</td>
<td>$891</td>
<td>24%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$345,000</td>
<td>$5,600</td>
<td>$0</td>
<td>$1,243</td>
<td>22%</td>
</tr>
</tbody>
</table>

**Optional Component Scheme**

These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt to have floor finishes in the living/dining room and bedrooms and/or internal doors installed in your selected flat. 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>Floating for living/dining room and bedrooms</td>
<td>$1,900, $2,930, $4,280, $5,400</td>
</tr>
<tr>
<td>Internal doors*</td>
<td>$550, $2,380, $2,830</td>
</tr>
</tbody>
</table>

Notes:
* All bathroom doors are provided for 2-room flats and they are non-optional.
* 2-room flats : 1 internal door (6 bedroom door)
* 3-room flats : 6 internal doors (2 bedroom doors and 2 bathroom doors)
* 4-room flats : 9 internal doors (3 bedroom doors and 2 bathroom doors)
* 5-room flats : 11 internal doors (3 bedroom doors and 2 bathroom doors)

**Estimated Completion Date**

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Estimated Completion Date</th>
<th>Estimated Delivery Possession Date (EDPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fernvale Flora</td>
<td>2Q 2014</td>
<td>3Q 2014</td>
</tr>
<tr>
<td>Fernvale Gardens</td>
<td>1Q 2014</td>
<td>2Q 2015</td>
</tr>
</tbody>
</table>

The actual completion date will depend on the progress of construction. The Estimated Delivery Possession Date (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 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 46 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

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)

The coloured floor plans are not intended to demarcate the boundary of the flat.
Samples of Furnished Layout Plans

TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 48 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

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 Floor Plans

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 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.
Samples of Furnished Layout Plans

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 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)