Anchorvale Harvest | 3-, 4- and 5-room Standard Flats

Bounded by Anchorvale Street and Anchorvale Link, Anchorvale Harvest comprises seven 16-storey residential blocks. Choose from 717 units of 3-, 4- and 5-room Standard flats.

The name Anchorvale Harvest reflects its location in the Anchorvale area and mimics the imagery of a fisherman casting his net into the sea for the harvest. The abundance of a harvest also relates to the meaning of Singjiang which denotes ‘prosperous harbour’.

Thrive amid bountiful facilities

Inspired by the waves created by a fisherman’s falling net, wave forms are incorporated into the development’s roof features and the window canopies of units on the upper floors. These features create an interesting play of shadows at different times of the day, as the sun shines onto the facade of the residential blocks.

A lush centralised recreational space cocooned by the residential blocks provides a place of relaxation and respite for all residents. Here, children can enjoy themselves at the playground while adults and the elderly get active at the fitness corners specially designed for them. Jogging enthusiasts can enjoy a refreshing morning run or an evening sprint on the jogging track. Those who wish to indulge in quiet contemplation or private conversations can do so in the courtyard spaces, shelters and seating areas. A pergola pavilion serves as an ideal venue for larger gatherings and group activities such as line-dancing.

Daily conveniences are easily available at Anchorvale Harvest too. Shop and dine at the supermarket, shops and eating house located within a single-storey commercial facility. Families with young children will appreciate the education centre located in the development. Sheltered linkways connect the multi-storey car park, commercial facilities and residential blocks.
Fernvale Rivergrove is bounded on three sides by Sengkang West Way, Fernvale Link and Fernvale Street. This development comprises 10 residential blocks of 22, 24 and 26 storeys, which house 1,728 units of studio apartments, 2-, 4- and 5-room standard flats.

The name Fernvale Rivergrove reflects the development’s location near Sengkang Riverside Park and Punggol Reservoir. Drawing inspiration from the mangrove trees found along the nearby waters, the development is designed with mangrove-inspired qualities such as spots of dense landscaping, complemented by touches of lighter foliage. A stroll through Fernvale Rivergrove places you amid the sights and scents of the refreshing greenery.

Live amid lush spaces and ample conveniences

Generous pockets of green spaces are provided within Fernvale Rivergrove, making it a perfect haven for relaxing and escaping the rigours of daily stress. Amid its serenity, Fernvale Rivergrove boasts modern and elegant architecture with clean lines. An interesting skyline is created by the varying heights of the residential blocks.

Enjoy a host of outdoor fun at your doorstep. Within Fernvale Rivergrove lies a common green that holds a large children’s playground as well as fitness stations designed for adults and the elderly. These are complemented by more playgrounds, precinct pavilions, landscaped spaces, resting shelters and treelines within the development. A Residents’ Committee Centre provides another spot for social bonding. Those with young children will appreciate the presence of an education centre and a childcare centre within the development.

Daily conveniences can be found just as easily. Fernvale Rivergrove boasts its own supermarket, eating house and shops, so you can shop and dine close to home.
Experience a modern lifestyle

Both Anchorvale Harvest and Fernvale Rivergrove are located near Sengkang Sports and Recreation Centre, Sengkang Riverside Park and Punggol Reservoir. Take your family on an activity-packed outing to any of these leisure spots for a fun-filled time.

Enjoy a host of dining and retail options at the bustling Compass Point Shopping Centre. For hawker fare and fresh produce, visit Kopitiam Square. Check out too the HDB heartland shops available in Sengkang by logging on to Where2Shop@HDB.

Anchorvale Harvest is located next to Farmway LRT station while Fernvale Rivergrove is beside Kupang LRT station. Enjoy easy connection to Sengkang MRT/LRT station and bus interchange within minutes. Those who drive will enjoy the accessibility provided by the Tampines Expressway and Kallang-Paya Lebar Expressway.

The range of educational institutions located within the vicinity includes Anchor Green Primary School, Nan Chiau Primary School and Nan Chiau High School.

Homes to suit your needs

Anchorvale Harvest offers 3-, 4- and 5-room Standard flats while Fernvale Rivergrove comes with Studio Apartments, 3-, 4- and 5-room Standard flats. You can choose from flats in either development during selection. All units come with three-quarter height windows in the living/dining area. Some units in Fernvale Rivergrove are provided with corner windows in the living/dining area and master bedroom.

Studio Apartments are designed specially to meet the needs of those 55 years old and above. At a size of 35 sqm or 45 sqm, each apartment will be in ready-to-move-in condition and is furnished with essentials such as elderly-friendly fixtures, ceramic floor tiles, a built-in wardrobe, kitchen cabinets and more.

The indicative price range of these 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>Studio Apt</td>
<td>37</td>
<td>35</td>
<td>50</td>
<td>$70,000 - $81,000</td>
</tr>
<tr>
<td>3-Room</td>
<td>47</td>
<td>45</td>
<td>50</td>
<td>$91,000 - $100,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>67 - 88</td>
<td>65</td>
<td>572</td>
<td>$134,000 - $207,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>112 - 113</td>
<td>110</td>
<td>477</td>
<td>$225,000 - $340,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Anchorvale Harvest offers 3/4/5-room flats whereas Fernvale Rivergrove offers Studio Apartment, 3/4/5-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.
(e) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.
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 93 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)

The coloured floor plans are not intended to demarcate the boundary of the flat.
Samples of Furnished Layout 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 93 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 Floor Plans

TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)
Typical Floor Plans

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 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.
Financing a flat

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants' Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant*</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$170,000</td>
<td>$2,500</td>
<td>$30,000</td>
<td>$0</td>
<td>$140,000</td>
<td>$560</td>
<td>22%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$280,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>NA</td>
<td>$270,000</td>
<td>$1,009</td>
<td>24%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$350,000</td>
<td>$5,600</td>
<td>$0</td>
<td>NA</td>
<td>$350,000</td>
<td>$1,251</td>
<td>23%</td>
</tr>
</tbody>
</table>

* Applicants with monthly household incomes not exceeding $2,250 may qualify for the Special CPF Housing Grant if they apply for a 3-Room flat at Anchorvale Harvest & Fernvale Rivergrove.

Prices of Anchorvale Harvest & Fernvale Rivergrove and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Anchorvale Harvest/ Fernvale Rivergrove (internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$134,000 - $207,000 (65 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$225,000 - $340,000 (90 sqm)</td>
<td>$410,000 - $460,000 (90-95 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$280,000 - $413,000 (110 sqm)</td>
<td>$465,000 - $572,000 (110-115 sqm)</td>
</tr>
</tbody>
</table>

Notes:
(a) The 4-room and 5-room resale comparables for Fernvale Rivergrove and Anchorvale Harvest consist of premium and standard flats of about 7-10 years old. They are located near to Fernvale Rivergrove and Anchorvale Harvest. The differences in the attributes between the resale comparables and the subject contracts should be taken into account when making comparison.
(b) There are no comparable 3-room resale flats in the vicinity.

Optional Component Scheme

The 3-, 4- and 5-room Standard flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in 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>Flooring for living/dining room and bedrooms</td>
<td>$2,900</td>
</tr>
<tr>
<td>Internal doors*</td>
<td>$2,280</td>
</tr>
</tbody>
</table>

Notes:
Studio Apartments come with internal doors and full floor finishes. Hence, OCS is not applicable.
* 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)
* 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)
* 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date and Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Anchorvale Harvest</th>
<th>Fernvale Rivergrove</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date* (Median Month of Selection)</td>
<td>Oct 2011 to May 2012 (Feb 2012)</td>
<td>3rd Qtr 2014</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>3rd Qtr 2014</td>
<td>3rd Qtr 2015</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>28 to 32 months</td>
<td>39 to 44 months</td>
</tr>
</tbody>
</table>

Notes:
(a) The waiting time is computed based on the median month of selection exercise.
(b) The actual completion date will depend on the progress of the construction.
(c) The Estimated Delivery Possession Date (EDPD) is 31 Jul 2015 for Anchorvale Harvest and 31 Aug 2016 for Fernvale Rivergrove. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.
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