Homes that beckon
3-, 4- and 5-room Premium flats

Bounded by Sengkang Square and Sengkang East Road, Compassvale Mast is sited close to the Sengkang Town Centre. This development comprises nine 16-storey residential blocks. Choose from 928 units of 3-, 4- and 5-room Premium flats.

The name Compassvale Mast relates to Sengkang’s town theme of “Town of the Seafarer”. This name reflects the development’s location and brings to mind the imagery of the vertical post supporting the sails of a ship. Taking design cue from the linear structure of a mast, the development boasts elegant architecture with clean lines.

Upon nightfall, the light box roof feature atop each block will come aglow and becomes a shining beacon that warmly welcomes you home.

Anchor yourself amid amenities

Chart a course towards convenient living. With Compassvale Mast’s location close to the Sengkang town centre, all that you need is well within reach. What’s more, a supermarket, eating house and shops are sited right within the development. Enjoy sheltered access to these facilities using the network of covered linkways.

Recreations ahoy! Unwind at the children’s playgrounds and fitness stations for adults and the elderly. Alternatively, you can choose to relax at one of the two roof gardens above the multi-storey car parks. The precinct pavilions are ideal venues to mingle with the neighbours or enjoy group activities such as line-dancing.

You can also participate in various community activities organised by the Residents’ Committee Centre. A childcare centre is also situated within Compassvale Mast for the convenience of those with young children.
Charming homes

3-, 4- and 5-room Standard flats

Located in Sengkang, Rivervale Delta is bounded by Rivervale Drive and Rivervale Crescent. This development comprises nine 18-storey residential blocks. Choose from 884 units of 3-, 4- and 5-room Standard flats.

Inspired by Sengkang’s town theme of “Town of the Seafarer” and the development’s location near Serangoon Reservoir, Rivervale Delta features a green spine which mimics a meandering river. A delta is a landform formed at the mouth of a river. Be greeted by motifs of fishes, sea shells, pebbles and water as you stroll along the green spine.

Rivervale Delta’s façade features a series of vertical elements. These interlaced to form a distinct graphical pattern reminiscent of a traditional bamboo fish trap.

Filled with facilities

Rivervale Delta boasts a variety of outdoor recreational facilities. Relax as you stroll along the central pathway which meanders through the lush landscaped setting. The fun-loving children will delight in playing at the children’s playgrounds. Keep fit conveniently at the adult and elderly fitness stations and hard court. Pockets of green spaces and sitting areas within the development provide lovely spots for gatherings and chats. You can also choose to chitchat and mingle with neighbours at the precinct pavilions and roof garden above the multi-storey carpark.

A Resident’s Committee Centre sited within Rivervale Delta provides yet another place for social bonding. A Senior Care Centre will be set up in this development. The centre will provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services.

The nearby Rivervale Mall and Rumbia LRT station offer convenience and easy commuting.
A vibrant town

At the vibrant Sengkang Town Centre, you can find a host of shopping, recreational and transport facilities such as Compass Point, Kopitiam Square, Sengkang Community Club, Sengkang MRT/LRT station and bus interchange. More shopping options await at Rivervale Mall and Rivervale Plaza. You can also log on to Where2Shop@HDB to find more about the heartland shops near you.

And how about unwinding at the Sengkang Sports and Recreation Centre after a hard day’s work? If you prefer a leisurely jog amid scenic surroundings, Sengkang Riverside Park and Serangoon Park Connector are good options.

Those who drive will be well-connected by the Tampines Expressway.

Schools in the town include Anchor Green Primary School, Rivervale Primary School, CHIJ St. Joseph’s Convent School, Compassvale Primary and Secondary School, Nan Chiau Primary School and Nan Chiau High School.
Contemporary homes

Compassvale Mast offers 3-, 4-, and 5-room Premium flats. These units come with full height windows in the living/dining area and three-quarter height windows in the bedrooms.

Rivervale Delta offers 3-, 4-, and 5-room Standard flats. These units come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

Choose from flats in either development during selection. Due to difference in income ceiling, if you are interested in 3-room flats in Sengkang, you have to indicate your choice for Rivervale Delta (income ceiling for 3-room Standard flats is $5,000 per month) or Compassvale Mast (income ceiling for 3-room Premium flats is $10,000 per month).

The indicative price range of these flats is tabulated below.

<table>
<thead>
<tr>
<th>Housing Development (Contract)</th>
<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>Compassvale Mast (Premium Flats)</td>
<td>3-Room</td>
<td>67 - 88</td>
<td>85</td>
<td>104</td>
<td>$221,000 - $264,000</td>
</tr>
<tr>
<td></td>
<td>4-Room</td>
<td>92 - 93</td>
<td>90</td>
<td>405</td>
<td>$330,000 - $403,000</td>
</tr>
<tr>
<td></td>
<td>5-Room</td>
<td>112</td>
<td>110</td>
<td>359</td>
<td>$421,000 - $499,000</td>
</tr>
<tr>
<td>Rivervale Delta (Standard Flats)</td>
<td>3-Room</td>
<td>68</td>
<td>85</td>
<td>102</td>
<td>$151,000 - $192,000</td>
</tr>
<tr>
<td></td>
<td>4-Room</td>
<td>93</td>
<td>90</td>
<td>425</td>
<td>$251,000 - $312,000</td>
</tr>
<tr>
<td></td>
<td>5-Room</td>
<td>113</td>
<td>110</td>
<td>357</td>
<td>$304,000 - $380,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of all-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) 3-, 4- and 5-room flats are sold on a 99-year lease.

Financing a flat (Compassvale Mast)

<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>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>$240,000</td>
<td>$2,700</td>
<td>$25,000</td>
<td>$215,000</td>
<td>$765</td>
<td>28%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$370,000</td>
<td>$4,000</td>
<td>$15,000</td>
<td>$355,000</td>
<td>$1,274</td>
<td>32%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$450,000</td>
<td>$5,600</td>
<td>-</td>
<td>$450,000</td>
<td>$1,558</td>
<td>30%</td>
</tr>
</tbody>
</table>

Financing a flat (Rivervale Delta)

<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>$493</td>
<td>20%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$280,000</td>
<td>$4,000</td>
<td>$15,000</td>
<td>NA</td>
<td>$265,000</td>
<td>$949</td>
<td>24%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$340,000</td>
<td>$5,600</td>
<td>-</td>
<td>NA</td>
<td>$340,000</td>
<td>$1,226</td>
<td>22%</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 Rivervale Delta.
Prices of Compassvale Mast and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Compassvale Mast (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$224,000 - $254,000 (65 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$335,000 - $403,000 (90 sqm)</td>
<td>$447,000 - $472,000 (90 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$421,000 - $499,000 (110 sqm)</td>
<td>$522,000 - $570,000 (110 sqm)</td>
</tr>
</tbody>
</table>

Notes:
(a) The 4-room and 5-room resale comparables for Compassvale Mast consist of standard flats of about 11 - 12 years old. They are located near to Compassvale Mast. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
(b) There are no comparable 3-room resale flats in the vicinity.

Prices of Rivervale Delta and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Rivervale Delta (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$151,000 - $192,000 (65 sqm)</td>
<td>-</td>
</tr>
<tr>
<td>4-Room</td>
<td>$251,000 - $312,000 (90 sqm)</td>
<td>$458,000 - $476,000 (100 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$304,000 - $380,000 (110 sqm)</td>
<td>$450,000 - $540,000 (110 sqm)</td>
</tr>
</tbody>
</table>

Notes:
(a) The 4-room and 5-room resale comparables for Rivervale Delta consist of standard flats of about 11 - 15 years old. They are located near to Rivervale Delta. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.
(b) There are no comparable 3-room resale flats in the vicinity.

Optional Component Scheme

All 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 installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package.

The cost of installing these optional components will be added to the selling price of the flat.

<table>
<thead>
<tr>
<th>Project</th>
<th>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3-Room</td>
<td>4-Room</td>
</tr>
<tr>
<td>Compassvale Mast</td>
<td>Flooring for living / dining room and bedrooms</td>
<td>$4,600</td>
</tr>
<tr>
<td>(Premium Flats)</td>
<td>Internal doors* and sanitary fittings</td>
<td>$3,770</td>
</tr>
<tr>
<td>Rivervale Delta</td>
<td>Flooring for living / dining room and bedrooms</td>
<td>$3,300</td>
</tr>
<tr>
<td>(Standard Flats)</td>
<td>Internal doors* and sanitary fittings</td>
<td>$3,190</td>
</tr>
</tbody>
</table>

Notes:
* 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 & Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Compassvale Mast</th>
<th>Rivervale Delta</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date*</td>
<td>Dec 2012 to May 2013 (Mar 2013)</td>
<td></td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>2nd Qtr 2016</td>
<td>2nd Qtr 2016</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>36 to 40 months</td>
<td>37 to 40 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 30 Apr 2017 for both Compassvale Mast and Rivervale Delta. The EDPD is 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.
Typical Floor Plans

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 86 sqm
(Inclusive of Internal Floor Area 55 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 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)

The coloured floor plans are not intended to demarcate the boundary of the flat.
Layout Ideas for Your Home

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

LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)
LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)
Typical Floor Plans

TYPICAL 3-ROOM FLOOR PLAN
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TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
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(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)