Pricing - Additional 2-room flats\(^a\) in Sengkang

<table>
<thead>
<tr>
<th>Projects</th>
<th>Flat Type (^\d)</th>
<th>Estimated Floor Area* (sqm)</th>
<th>Estimated Internal Floor Area* (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range(^#)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fernvale Lea (Standard Flats)</td>
<td>2-Room</td>
<td>47</td>
<td>45</td>
<td>53</td>
<td>$91,000 - $122,000</td>
</tr>
<tr>
<td>Rivervale Arc (Standard Flats)</td>
<td>2-Room</td>
<td>47</td>
<td>45</td>
<td>57</td>
<td>$107,000 - $119,000</td>
</tr>
</tbody>
</table>

Notes:
* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
\(^a\) Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
\(^\#\) Actual prices may vary based on the actual attributes of the flats at the time of selection.
\(^\&\) The Optional Component Scheme does not apply as the opt-in period is over. Prices are inclusive of the costs of internal doors.
\(^\d\) 2-room flats are sold on a 99-year lease.

Estimated Completion and Ethnic Quota - Additional 2-room flats in Sengkang

There is an additional 110 units of 2-room standard flats from two earlier BTO projects at Fernvale Lea (53 units) and Rivervale Arc (57 units) available for sale. The former is expected to be completed by 3Q2015 while the latter has been completed. The available Ethnic Integration Policy (EIP) quotas for the various ethnic groups are shown below:

<table>
<thead>
<tr>
<th>Project</th>
<th>No. of Units</th>
<th>Ethnic Quota</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Completed</td>
<td>Under Construction</td>
</tr>
<tr>
<td>Fernvale Lea (Standard Flats)</td>
<td>53</td>
<td>12</td>
</tr>
<tr>
<td>Rivervale Arc (Standard Flats)</td>
<td>57</td>
<td>16</td>
</tr>
</tbody>
</table>
TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

LAYOUT IDEAS FOR 2-ROOM
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)
GENERAL SPECIFICATIONS FOR FERNVALE LEA

Foundation
Piled foundations.

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
Aluminium framed windows with tinted glass.

Doors
Entrance: decorative solid timber door and metal gate
Bedroom: laminated semi-solid timber door (Type D9a)
Bathroom/WC: acrylic panel folding door for 2-Room
Household Shelter: laminated semi-solid timber door for 3-Room, 4-Room & 5-Room (Type D9a)
Service Yard: metal door
Service Yard: aluminium framed door with glass

Finishes
Ceiling: skim-coated or plastered and painted
Kitchen/Bathroom/WC walls: ceramic tiles
Other Walls: skim-coated or plastered and painted
Living/Dining/Bedroom floor: polished porcelain tiles with timber skirting
Kitchen/Bathroom/WC floor: ceramic tiles
Service Yard floor: ceramic tiles with tile skirting
Household Shelter floor: ceramic tiles

# Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

Fittings
Quality Locksets.
Quality sanitary fittings.
Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other Bathroom/WC.
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 civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
2) Air-con panel in the main bedroom will not be provided.
3) Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/or enclose the unused or unoccupied open spaces.

You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovations rules.
TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

LAYOUT IDEAS FOR 2-ROOM
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)
GENERAL SPECIFICATIONS FOR RIVERVALE ARC

Foundation
Piles foundations.

Structure
Reinforced 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)
Bathrooms/WC: laminated semi-solid timber door for 3-Room & 4-Room (Type D9a)
Service Yard: acrylic panel folding door for 2-Room
Household Shelter: metal door

Finishes
Ceilings: skim-coated or plastered and painted
Kitchen/Bathrooms/WC walls: ceramic tiles
Other Walls: skim-coated or plastered and painted
Living/Dining/Bedrooms floor: ceramic tiles with timber skirting
Kitchen/Bathrooms/WC floor: ceramic tiles
Service Yard floor: ceramic tiles with tile skirting
Household Shelter floor: ceramic tiles

# Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

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 civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
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