

Fernvale Dew



HDB's Sales Launch – May 2018





A Garden Sanctuary

Fernvale Dew is bounded by Sengkang West Road, Sengkang West Avenue, and Fernvale Lane. The development comprises 10 residential blocks ranging from 12 to 25 storeys. You can choose from 1,188 units of 2-room Flexi, 3-, 4-, and 5-room flats.

Fernvale Dew is designed with a large landscaped deck, with parks and lush greenery nearby. The development's name describes the refreshing environment residents can look forward to whilst living amid all the greenery.

Please refer to the site plan to find out more about the facilities in Fernvale Dew. The facilities in this project will be open to the public.

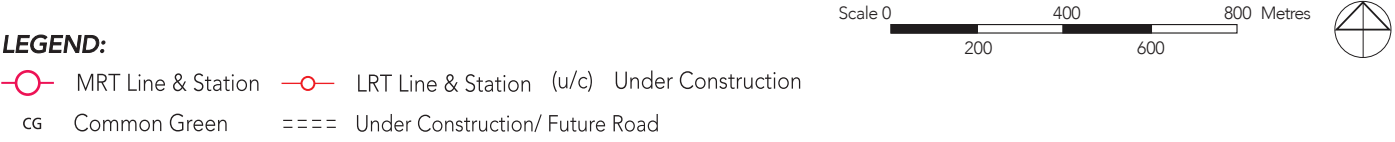
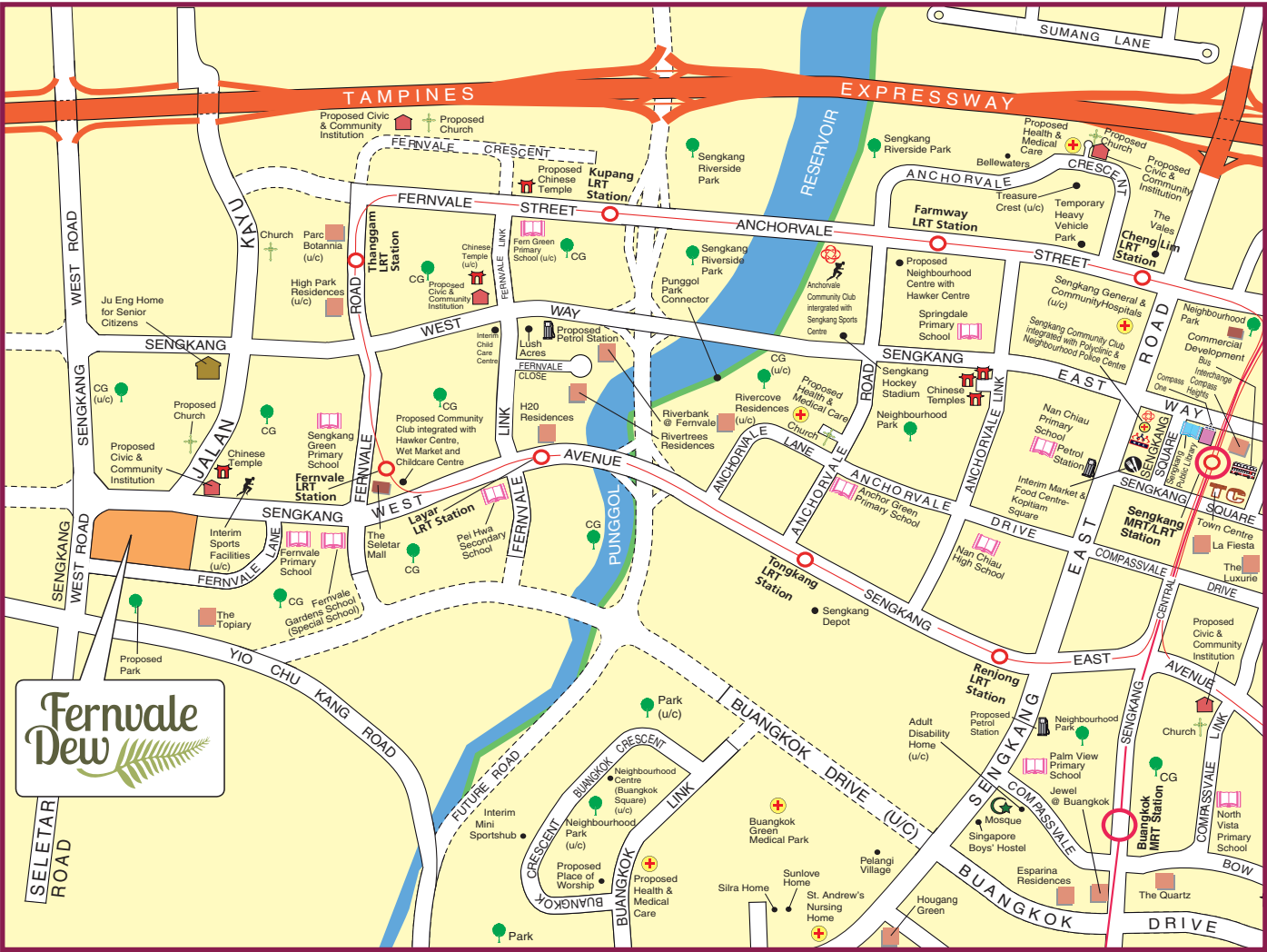


Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents’ committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.

SENGKANG



Notes:

All proposed developments are subject to change and planning approval.

Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.

Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.

Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.

The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

Eco-Friendly Living

To encourage an eco-friendly lifestyle, Fernvale Dew is designed with several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor-controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands

Enchanting Homes

To boost construction productivity, Fernvale Dew will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method.

Fernvale Dew offers 2-room Flexi, 3-, 4-, and 5-room flats. These flats will come with the following finishes and fittings:

2-room Flexi (38sqm and 45sqm) <i>Available either on a 99-year lease or short-lease</i>	3-, 4-, and 5-room
<ul style="list-style-type: none"> • Floor finishes in the living/ dining room, bedroom, kitchen, household shelter, and bathroom • Wall tiles in the kitchen and bathroom • A sliding partition/ door for the bedroom and folding bathroom door • Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite • Grab bars (for 2-room Flexi flats on short-leases) 	<ul style="list-style-type: none"> • Floor finishes in the living/ dining room, bedrooms, kitchen, household shelter, service yard, and bathrooms • Wall tiles in the kitchen and bathrooms • Internal doors for bedrooms and bathrooms • Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite

This will reduce the renovation works required, and home buyers can move into their flats sooner.

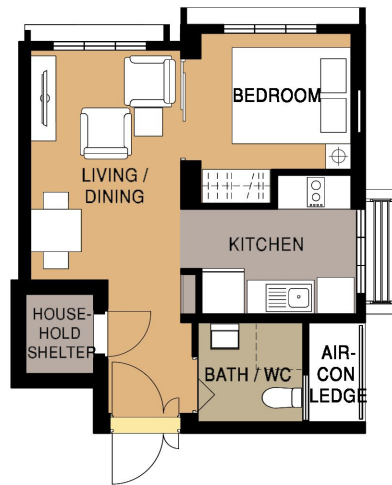
All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.

Optional Component Scheme

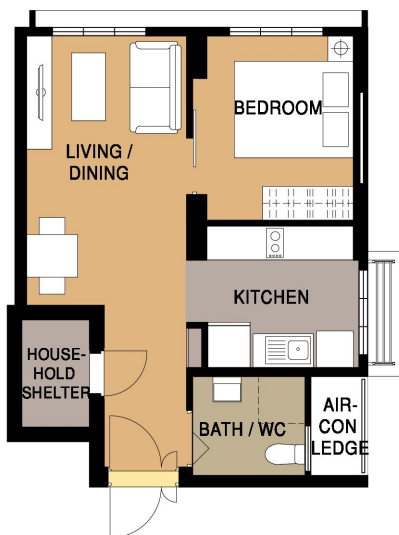
The flats in Fernvale Dew come with full floor finishes, internal doors, and sanitary fittings, as they will be constructed using the PPVC method.

Elderly buyers of short-lease 2-room Flexi flats can opt in for elderly friendly and other fittings under the Optional Component Scheme (OCS). Please refer to the attached OCS leaflet for 2-room Flexi flats in PPVC projects for details.

If an elderly buyer opts in for the OCS, the cost of the optional components will be added to the price of the 2-room Flexi flat.



LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)
 APPROX. FLOOR AREA 40 sqm
 (Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge)



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



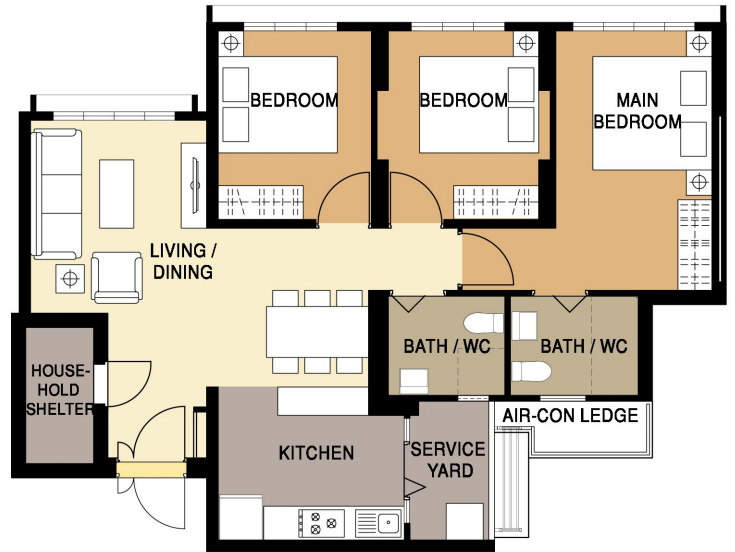
LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)
 APPROX. FLOOR AREA 47 sqm
 (Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 69 sqm

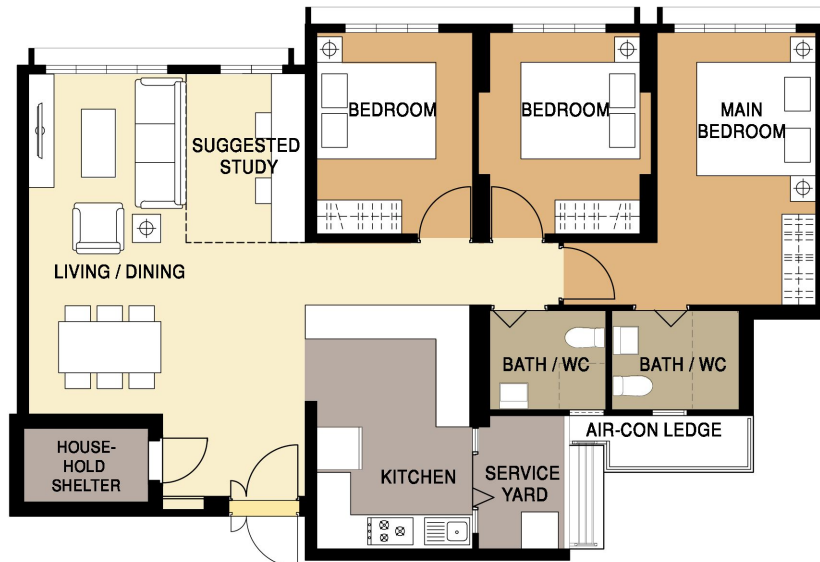
(Inclusive of Internal Floor Area of 66 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm

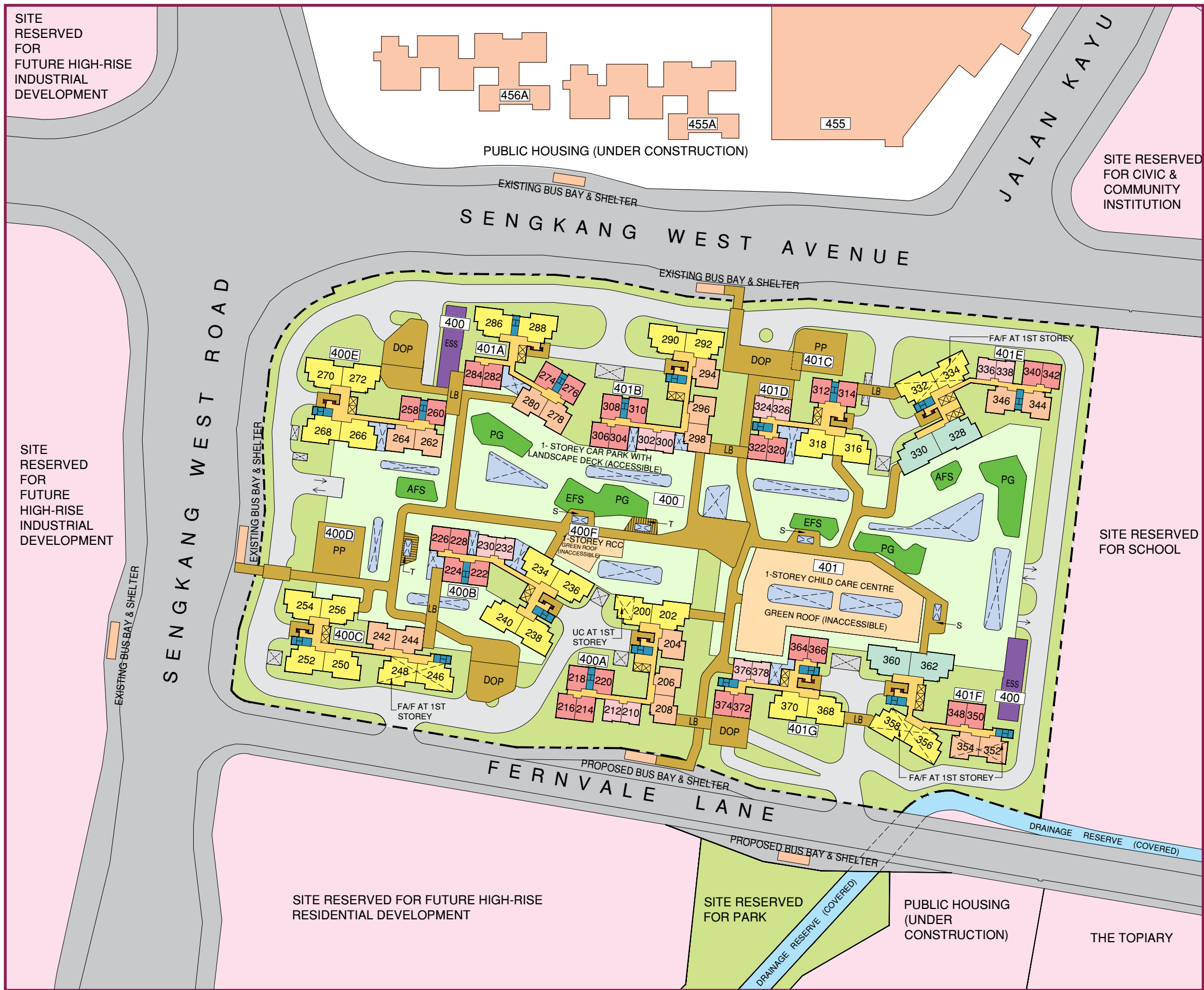
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm

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



LEGEND

2 - Room Flexi (Type 1)

2 - Room Flexi (Type 2)

3 - Room

4 - Room

5 - Room

Surrounding Buildings / Structures

Reserved for Development / Existing Development

Future Amenities / Facilities (FA/F) at 1st Storey/ Utility Centre (UC) at 1st Storey

Child Care Centre and Residents' Committee Centre (RCC) at 2nd Storey

Electrical Sub-Station (ESS) at 1st Storey

Linkway / Precinct Pavilion (PP) / Link Bridge (LB) / Drop-off Porch (DOP) / Shelter (S)

Trellis (T)

Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)

Open Space

Landscape Deck

Staircase

Air-well

Drainage Reserve

Driveway

Entrance/ Exit to Carpark deck at 1st Storey

Centralised Refuse Chute/ Chute for Recyclable Refuse

Corridor

Lift

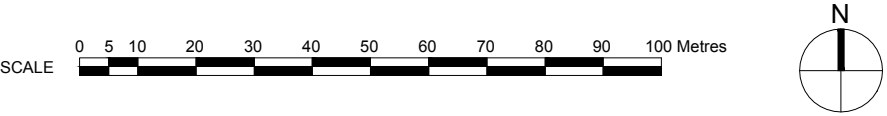
Service Bay

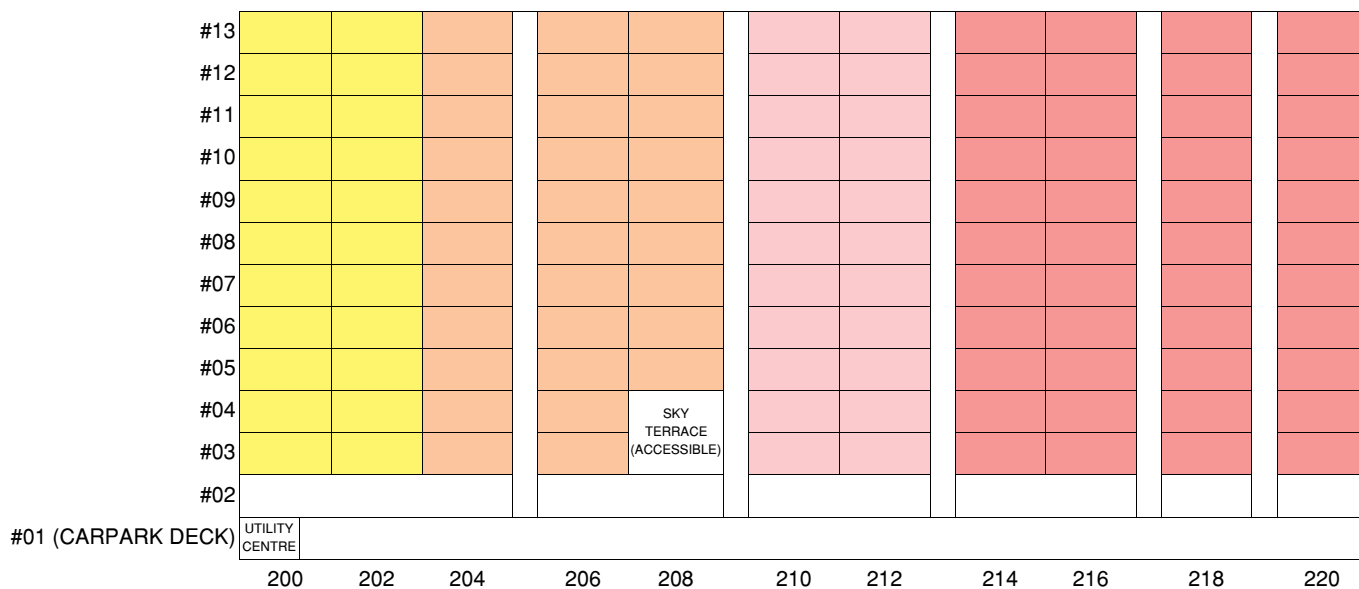
Block Number	Number of Storeys	2 - Room Flexi		3 Room	4 Room	5 Room	Total	Lifts opens at
		Type 1	Type 2					
400A	13	22	44	31	22	-	119	Every storey
400B	13	22	40	-	42	-	104	Every storey
400C	13	-	-	20	64	-	84	Every storey
400E	13	-	18	22	44	-	84	Every storey
401A	13	-	42	22	22	-	86	Every storey
401B	13	22	46	31	24	-	123	Every storey
401D	12/13	22	38	-	20	-	80	Every storey
401E	25	46	46	46	42	46	226	Every storey
401F	25	-	46	46	42	44	178	Every storey
401G	13/20	20	52	-	32	-	104	Every storey
TOTAL		154	372	218	354	90	1188	

- Notes:**
- All proposed developments are subject to change and planning approval.
 - Site Reserved for Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.
 - The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.
 - The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.
 - The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
 - Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.



Applicants are encouraged to visit the place before booking a flat.





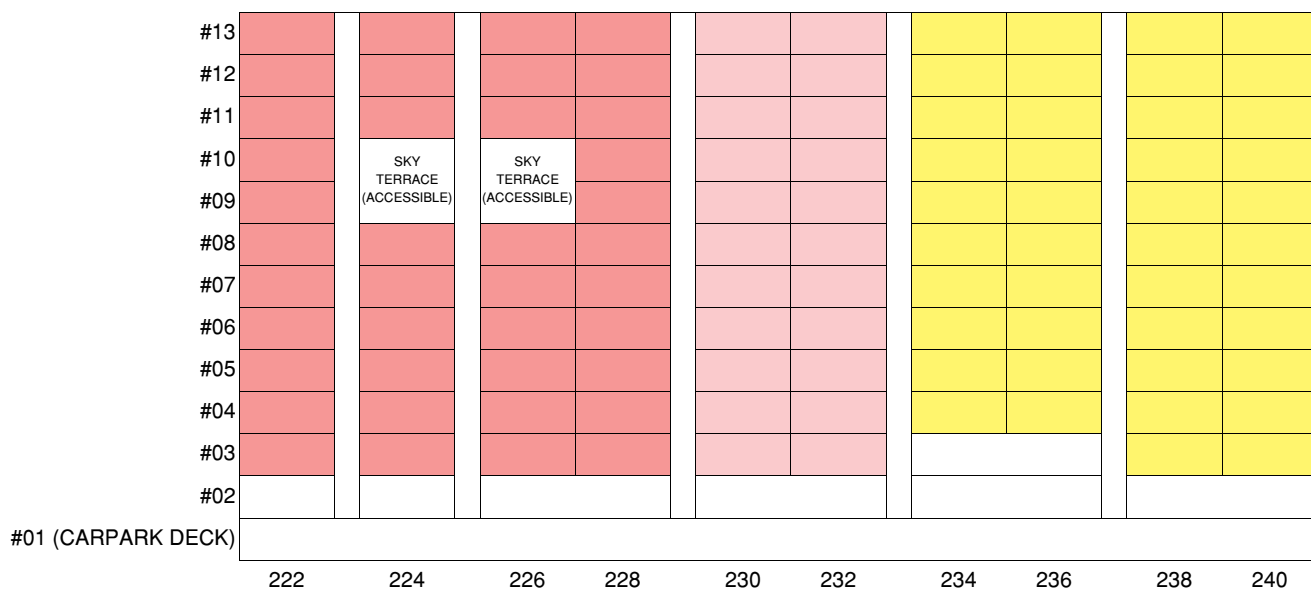
BLOCK 400A

2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)

3 ROOM

4 ROOM

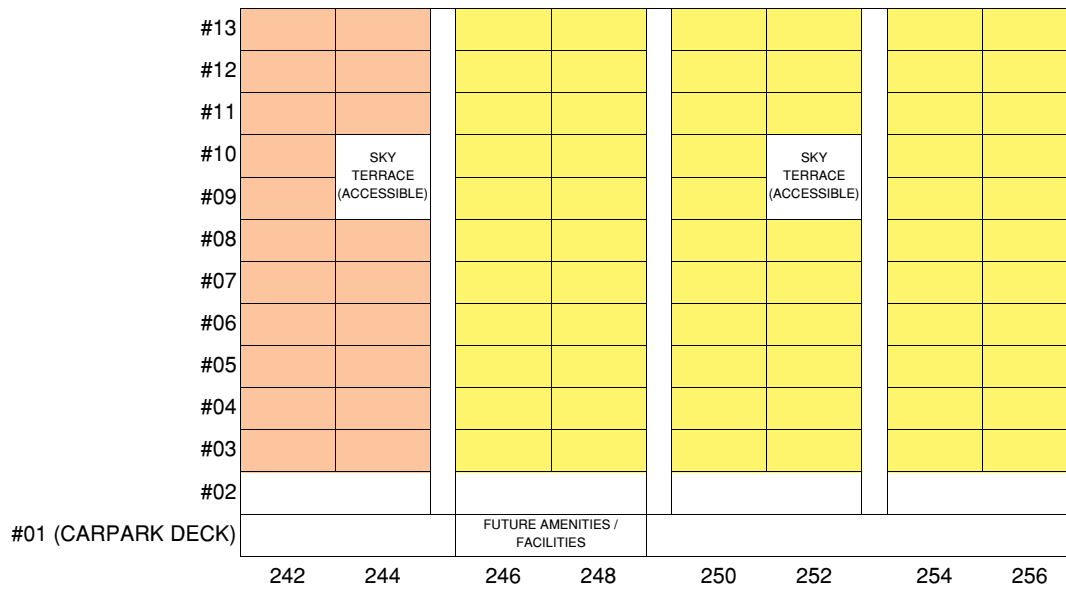


BLOCK 400B

2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)

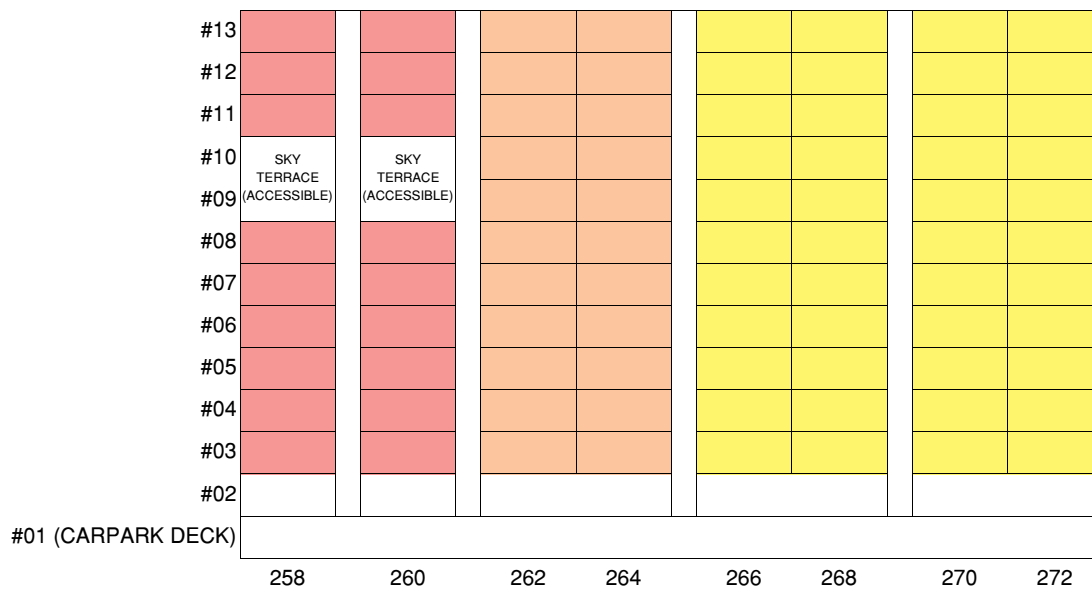
4 ROOM



BLOCK 400C

3 ROOM

4 ROOM



BLOCK 400E

2 ROOM FLEXI (TYPE 2)

3 ROOM

4 ROOM

#13	ROOF GARDEN (ACCESSIBLE)								
#12									
#11									
#10									
#09									
#08									
#07									
#06									
#05									
#04									
#03									
#02									
#01 (CARPARK DECK)									
	312	314	316	318	320	322	324	326	

BLOCK 401D

	2 ROOM FLEXI (TYPE 1)
	2 ROOM FLEXI (TYPE 2)
	4 ROOM

#25										
#24										
#23										
#22										
#21										
#20										
#19										
#18										
#17										
#16										
#15										
#14			SKY TERRACE (ACCESSIBLE)							
#13										
#12										
#11										
#10										
#09										
#08										
#07										
#06										
#05										
#04										
#03										
#02										
#01 (CARPARK DECK)			FUTURE AMENITIES / FACILITIES							
	328	330	332	334	336	338	340	342	344	346

BLOCK 401E

	2 ROOM FLEXI (TYPE 1)
	2 ROOM FLEXI (TYPE 2)
	3 ROOM
	4 ROOM
	5 ROOM

#25							
#24							
#23							
#22							
#21							
#20							
#19							
#18							
#17							
#16							
#15					SKY TERRACE (ACCESSIBLE)		
#14							
#13							
#12							
#11							
#10							
#09							
#08							
#07							
#06							
#05							
#04							
#03							
#02							
#01 (CARPARK DECK)			FUTURE AMENITIES / FACILITIES		FUTURE AMENITIES / FACILITIES		
	348	350	352	354	356	358	360 362

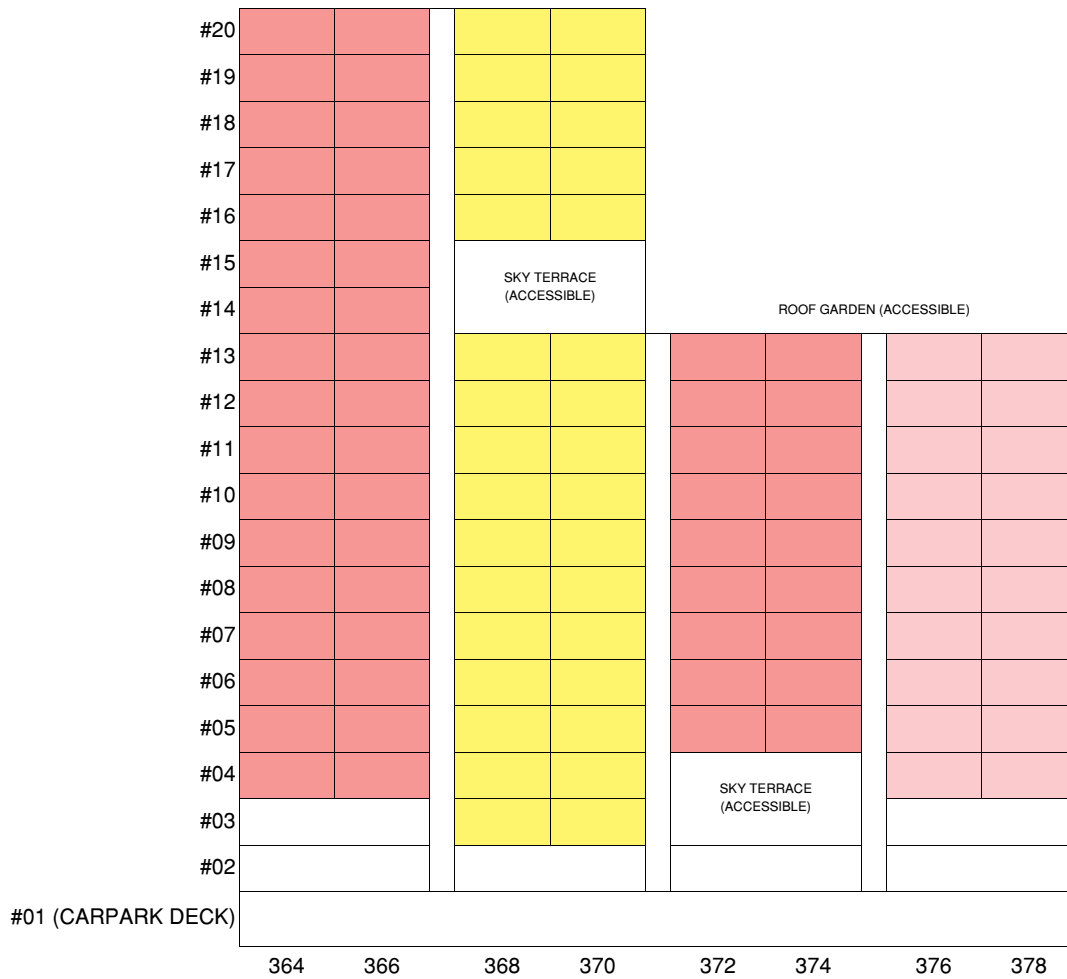
BLOCK 401F

2 ROOM FLEXI (TYPE 2)

3 ROOM

4 ROOM

5 ROOM



BLOCK 401G

2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)

4 ROOM



BLOCK 400A (3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 400A (4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 400A

(5TH, 8TH AND 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 400A
(6TH, 9TH AND 12TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.



BLOCK 400A

(7TH, 10TH AND 13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 400B (3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 400B
(4TH, 7TH AND 13TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 400B (5TH, 8TH AND 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

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BLOCK 400B
(6TH AND 12TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.



BLOCK 400B (9TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 400B (10TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 400C
(3RD, 6TH AND 12TH STOREY FLOOR PLAN)

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 400C (4TH, 7TH AND 13TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

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BLOCK 400C (5TH, 8TH AND 11TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

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BLOCK 400C (9TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
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SCALE 0 2 4 6 8 10 METRES

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BLOCK 400C (10TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

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BLOCK 400E (3RD, 6TH AND 12TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

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BLOCK 400E (4TH, 7TH AND 13TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
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SCALE 0 2 4 6 8 10 METRES

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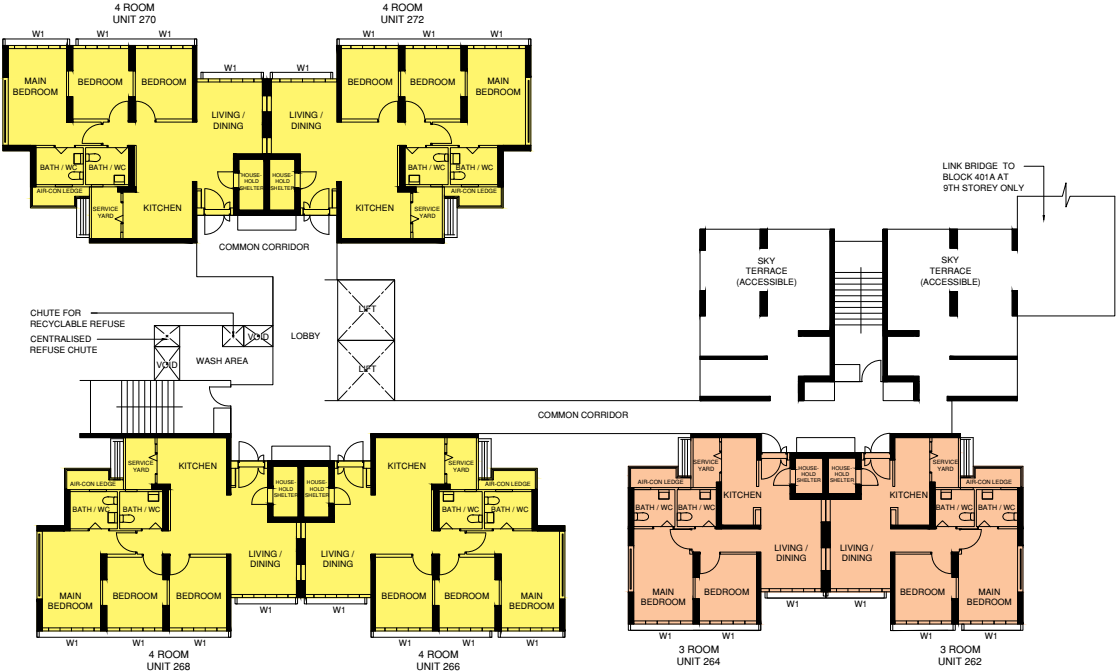
BLOCK 400E (5TH, 8TH AND 11TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
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BLOCK 400E
(9TH STOREY FLOOR PLAN)

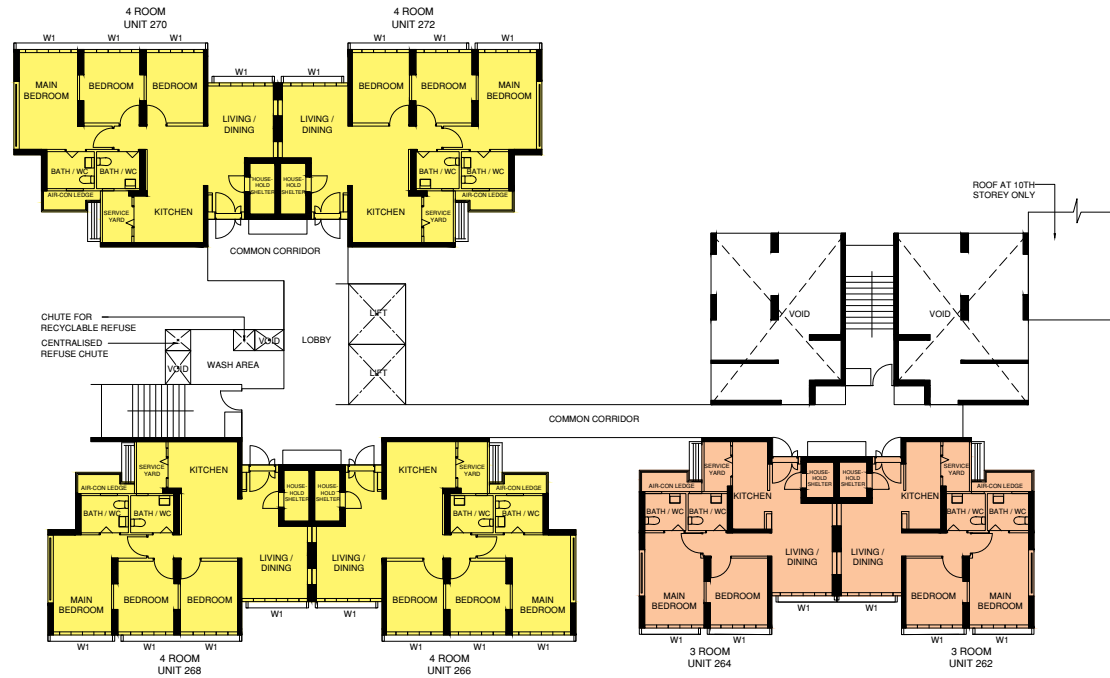
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BLOCK 400E (10TH STOREY FLOOR PLAN)

WINDOW LEGEND :

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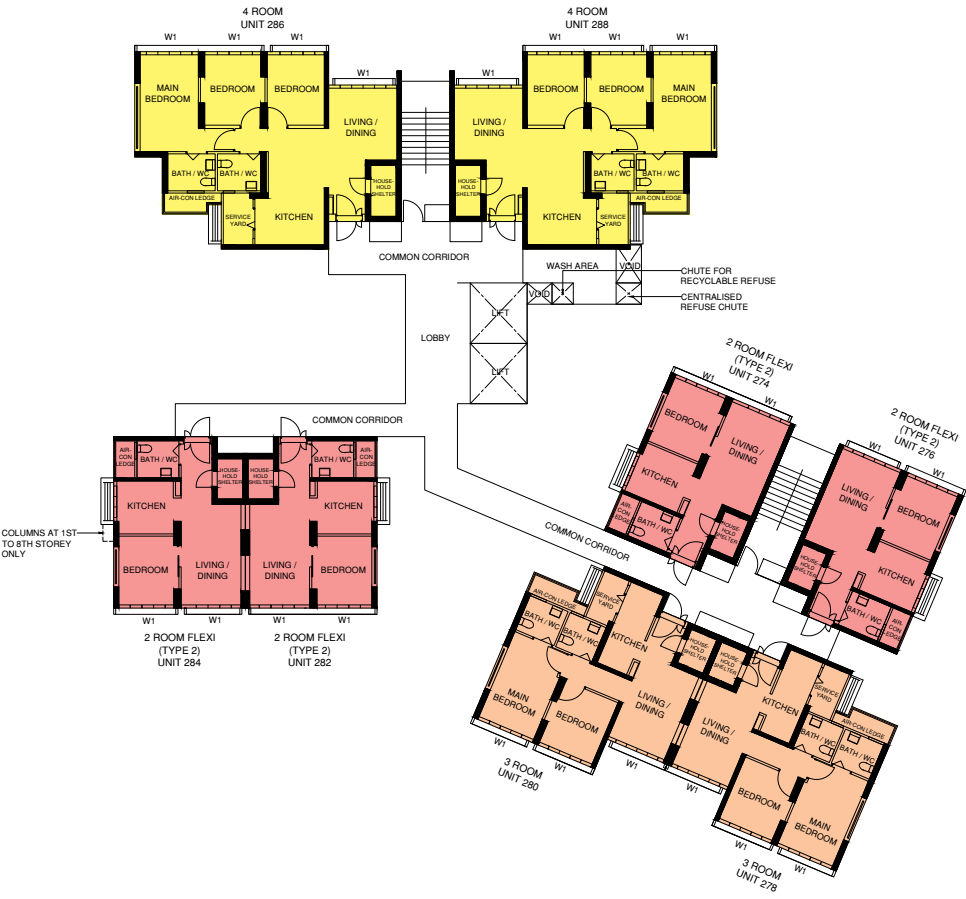
BLOCK 401A (3RD, 6TH AND 12TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
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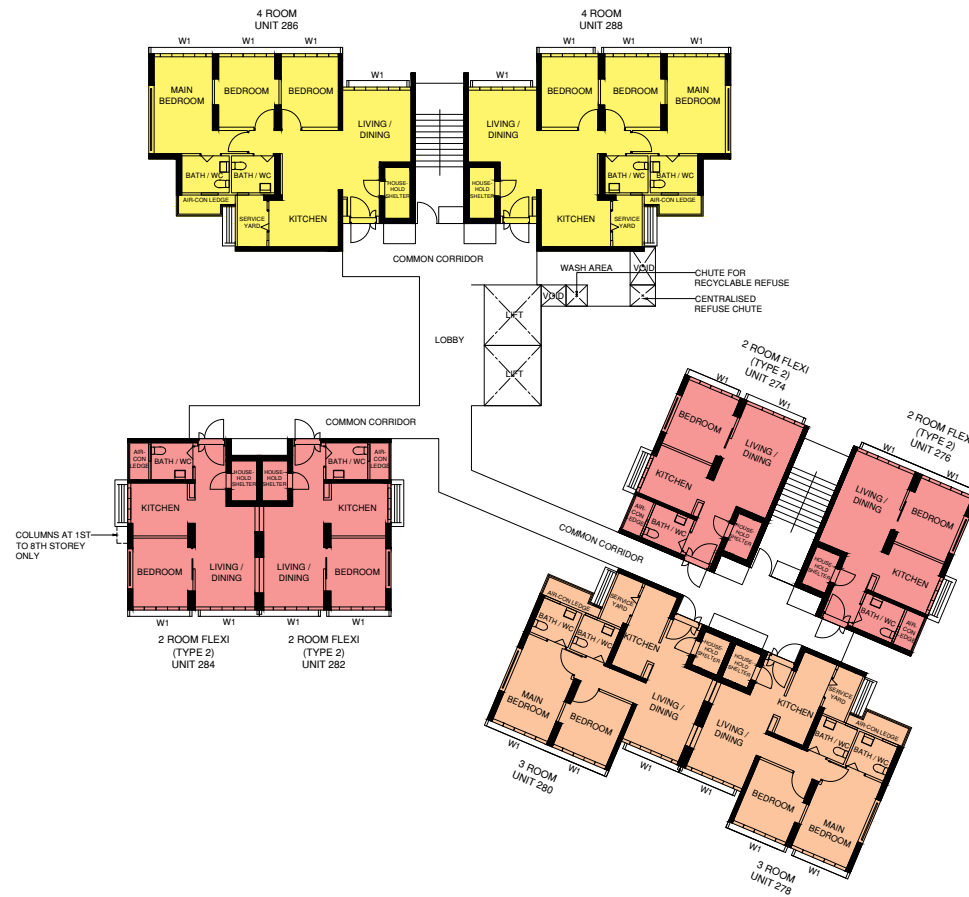
SCALE 0 2 4 6 8 10 METRES

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BLOCK 401A
(4TH, 7TH AND 13TH STOREY FLOOR PLAN)

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 401A (5TH, 8TH AND 11TH STOREY FLOOR PLAN)

WINDOW LEGEND :

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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401A (10TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

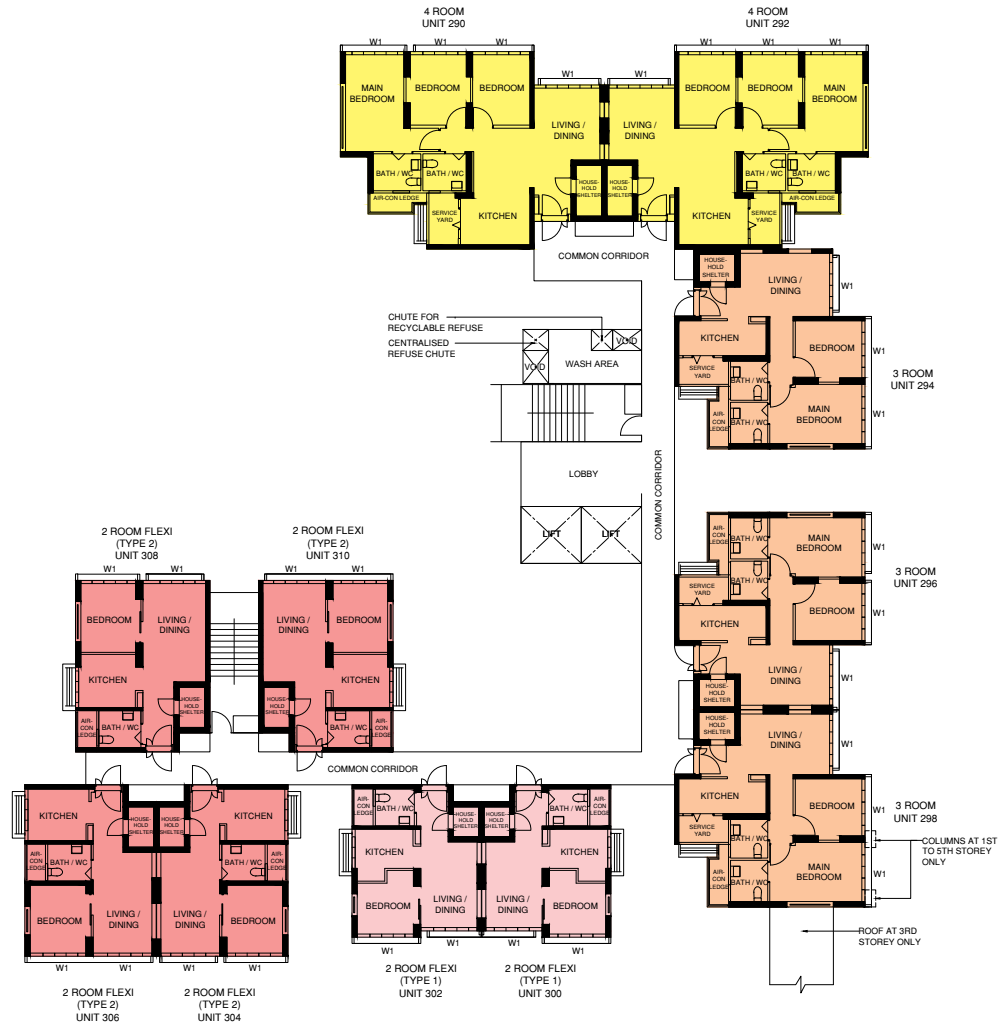
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401B
(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 401B

(3RD, 9TH AND 12TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401B (4TH, 10TH AND 13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401B

(5TH, 8TH AND 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.



BLOCK 401B (6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401B (7TH STOREY FLOOR PLAN)

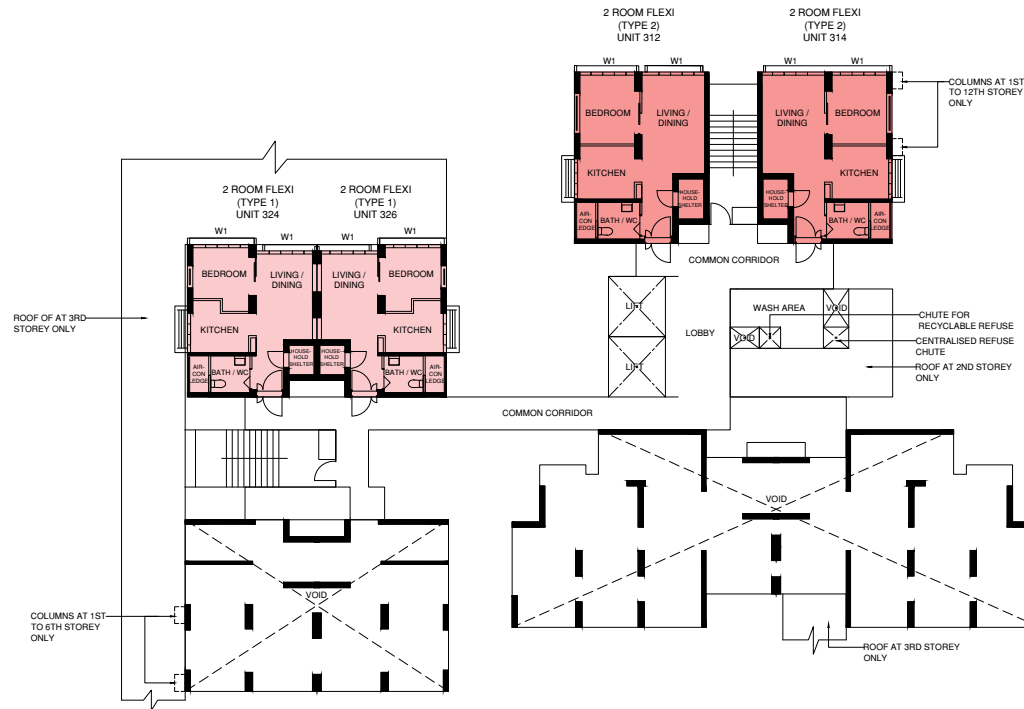
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 400F

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401D (3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401D
(4TH AND 10TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 401D
(5TH AND 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.



BLOCK 401D

(6TH, 9TH AND 12TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401D (7TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

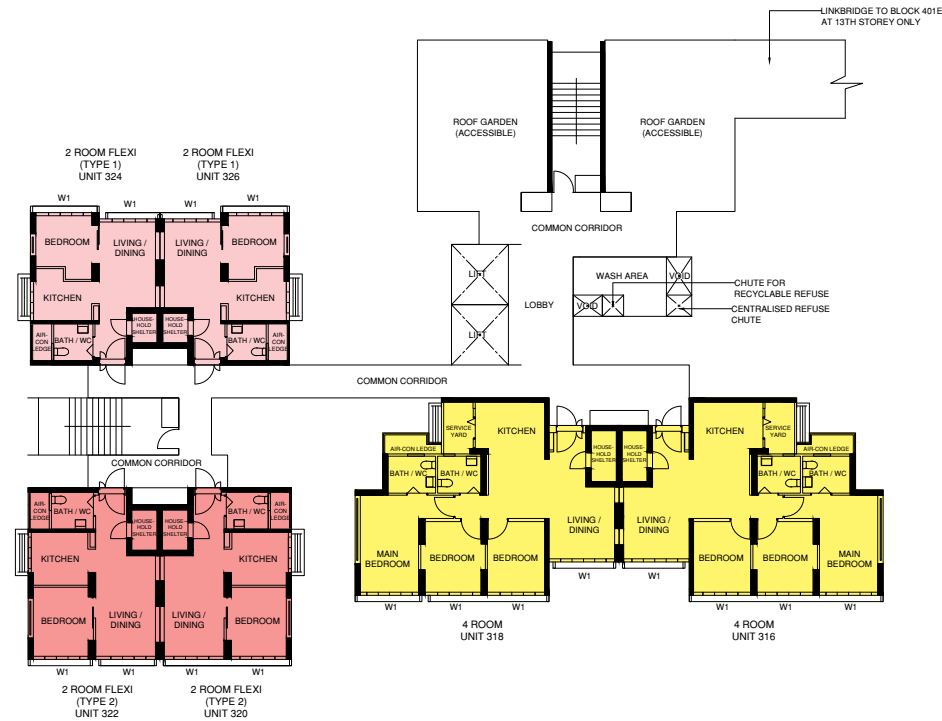
SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401D
(8TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 401D (13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401E

(3RD, 6TH, 9TH, 12TH, 15TH, 18TH, 21ST AND 24TH STOREY FLOOR PLAN)

WINDOW LEGEND :


W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.




BLOCK 401E
(4TH, 7TH, 10TH, 16TH, 19TH, 22ND AND 25TH STOREY FLOOR PLAN)

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 401E
(5TH, 8TH, 11TH, 17TH, 20TH AND 23RD STOREY FLOOR PLAN)

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 401E
(13TH STOREY FLOOR PLAN)

	<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p> <p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE THE BOUNDARY OF THE FLAT.</p>
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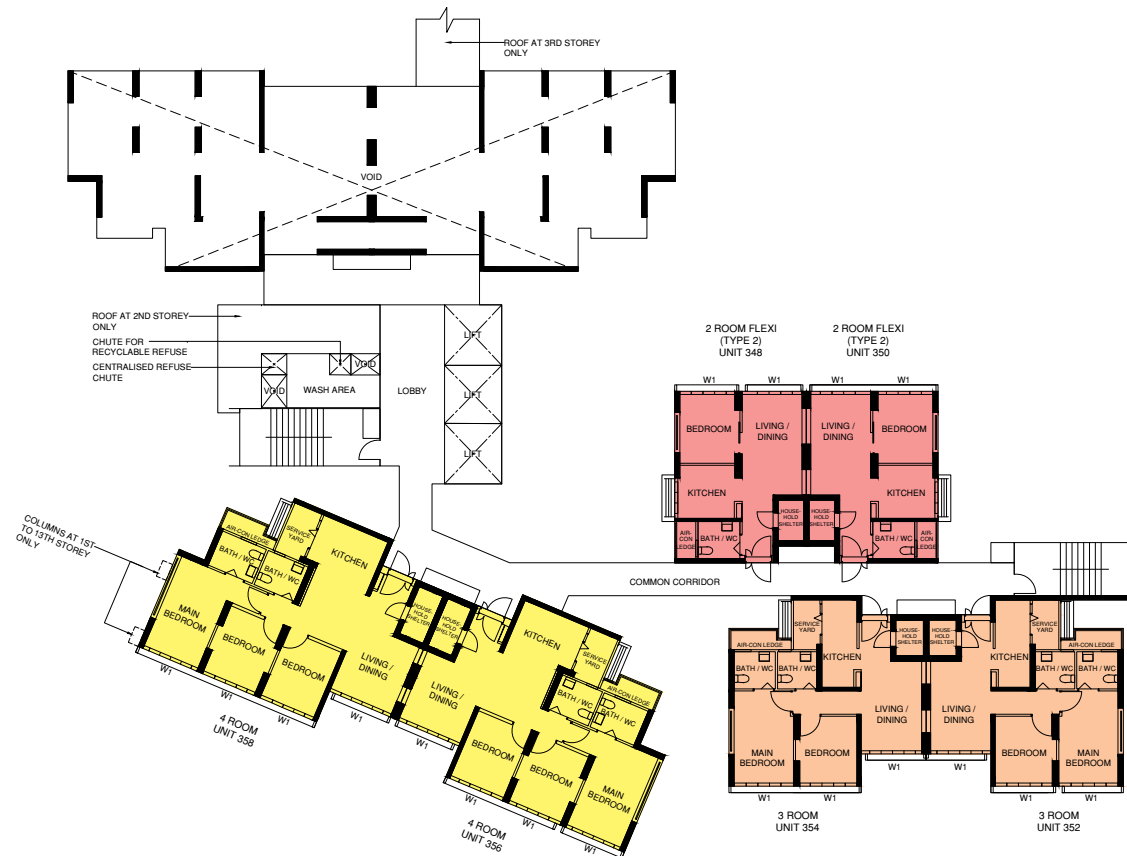
BLOCK 401E
(14TH STOREY FLOOR PLAN)

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.



BLOCK 401F (3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401F

(4TH, 7TH, 10TH, 13TH, 16TH, 19TH, 22ND AND 25TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT
WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT.



BLOCK 401F (5TH, 8TH, 11TH, 17TH, 20TH AND 23RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401F (6TH, 9TH, 12TH, 18TH, 21ST AND 24TH STOREY FLOOR PLAN)

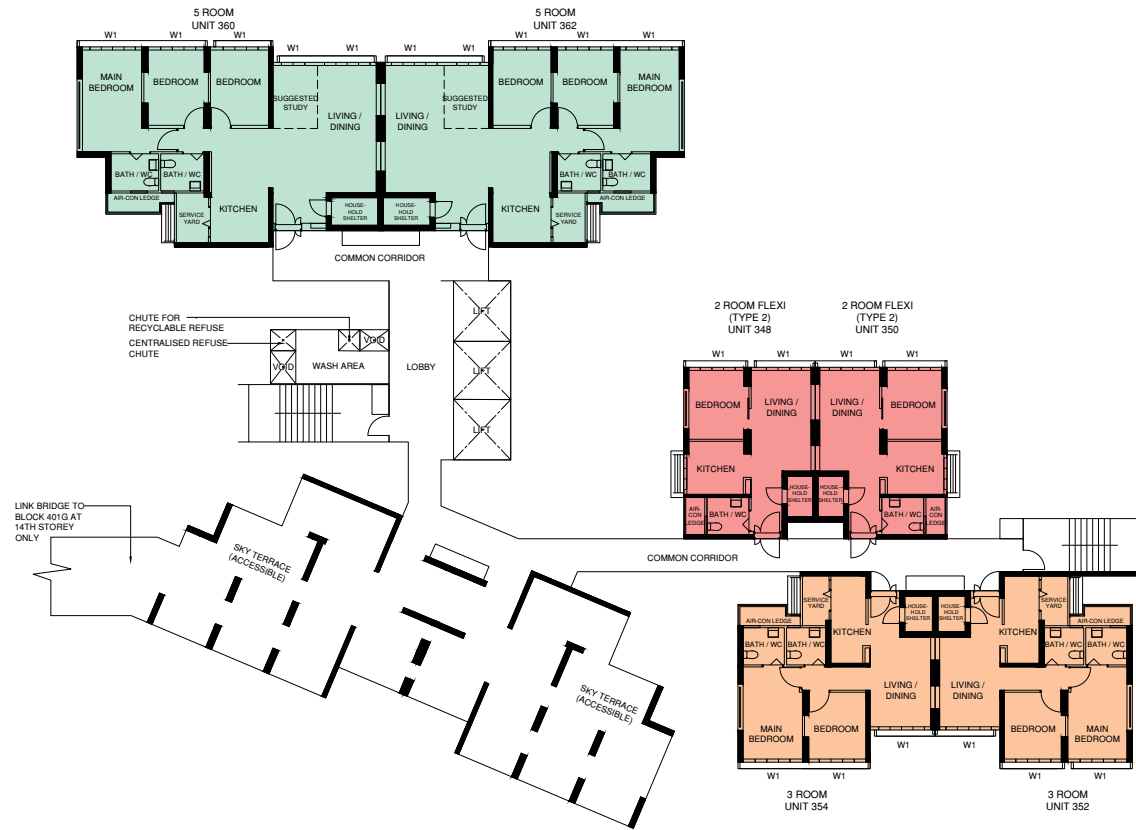
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401F (14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401F (15TH STOREY FLOOR PLAN)

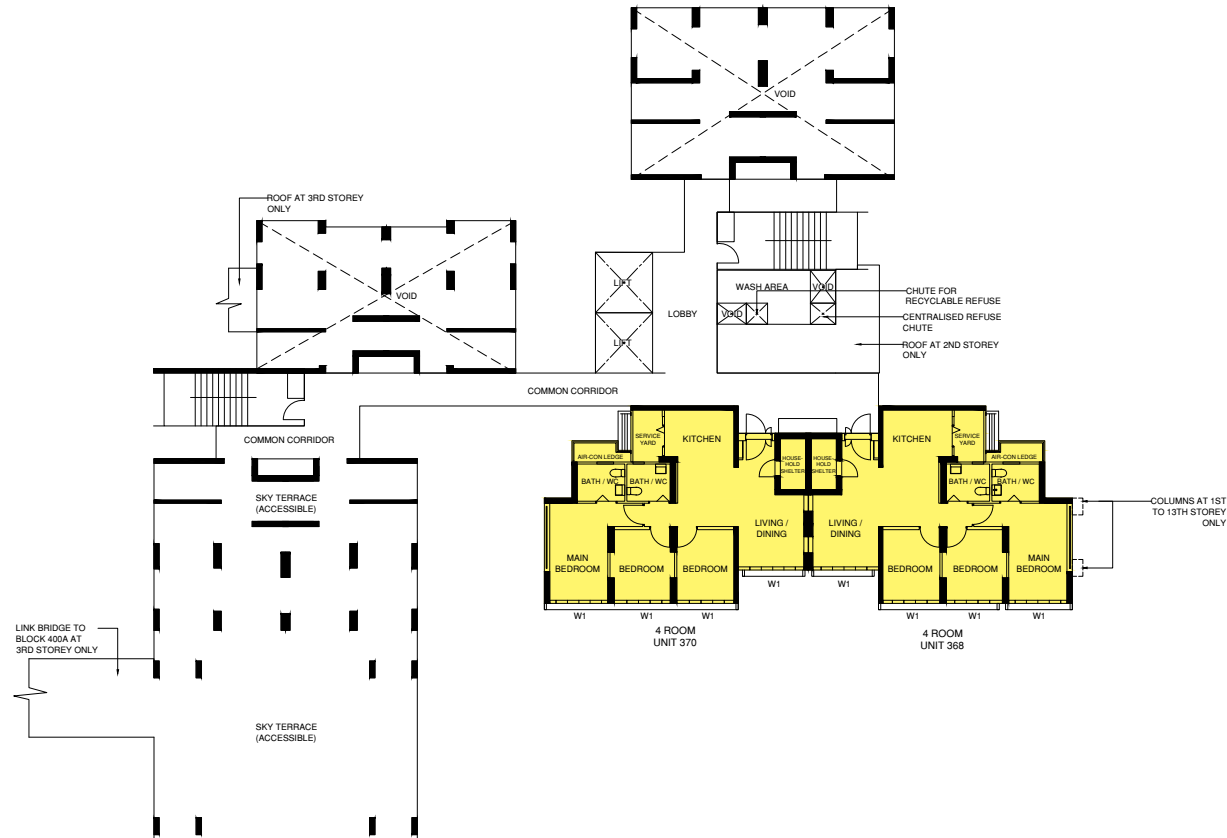
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G (3RD STOREY FLOOR PLAN)

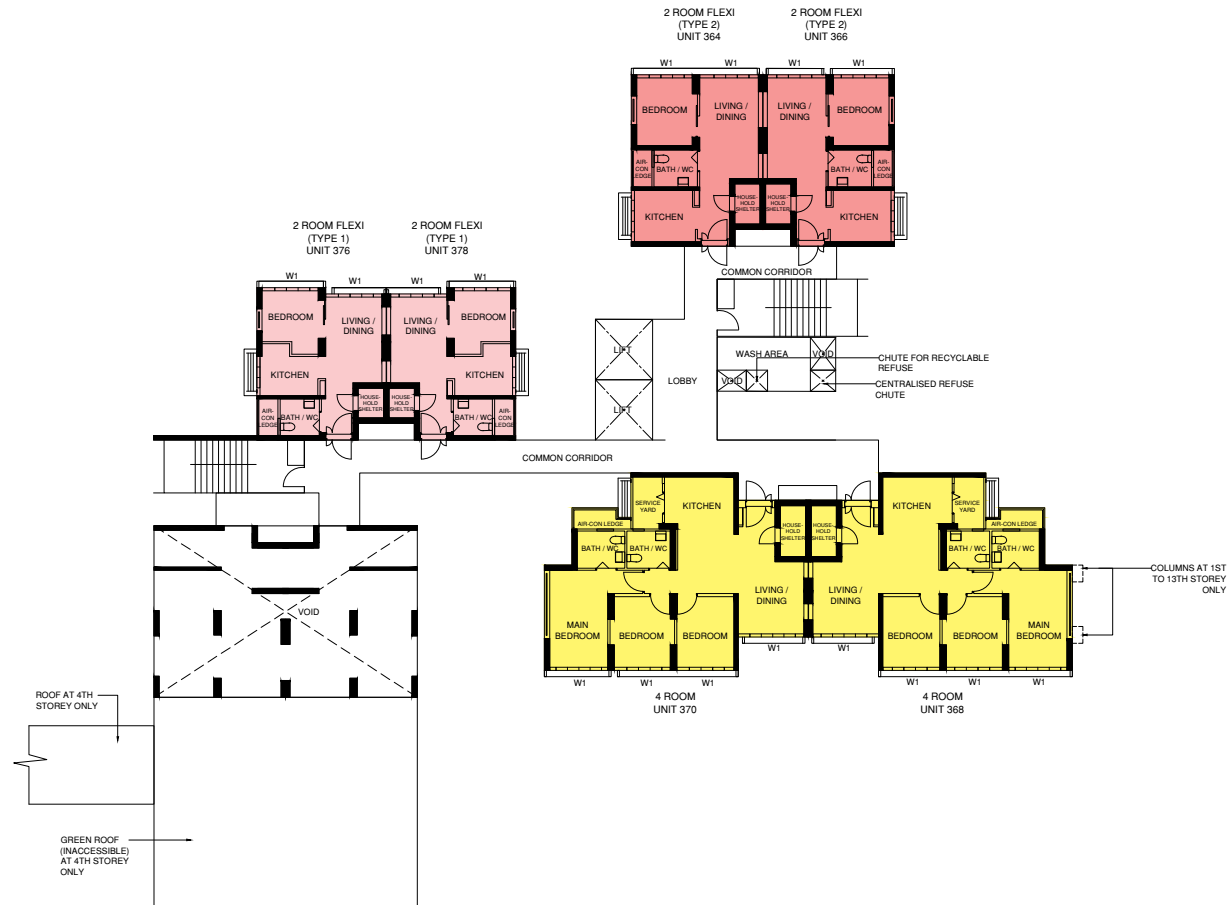
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G (4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G

(5TH, 8TH AND 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G

(6TH, 9TH AND 12TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G

(7TH, 10TH AND 13TH STOREY FLOOR PLAN)

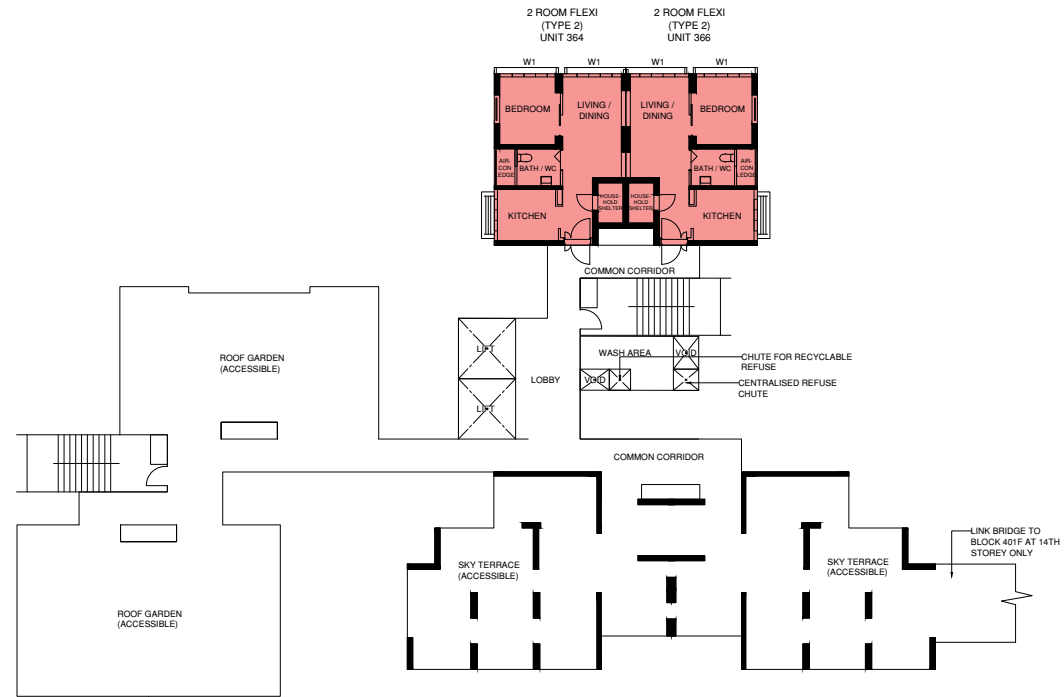
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G (14TH STOREY FLOOR PLAN)

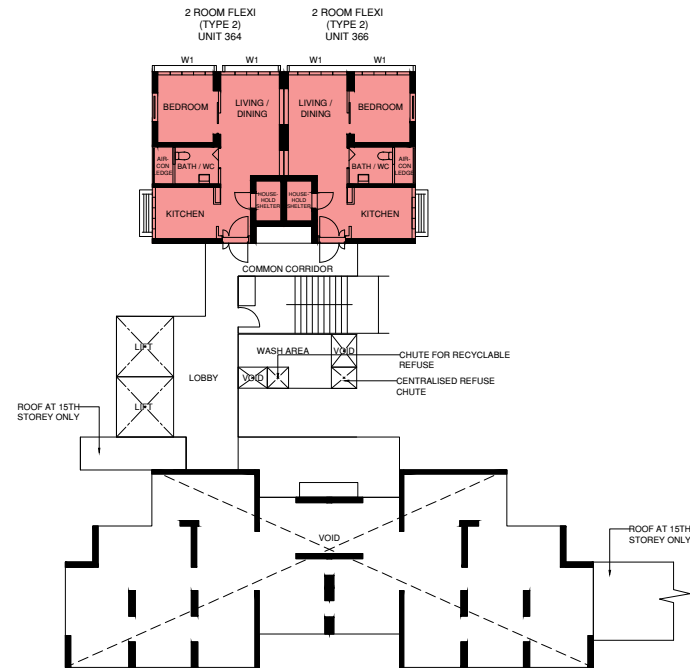
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G (15TH STOREY FLOOR PLAN)

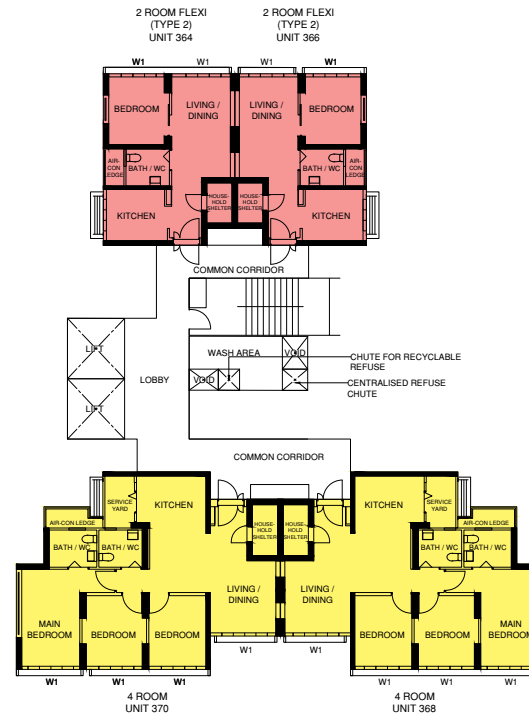
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G (16TH AND 19TH STOREY FLOOR PLAN)

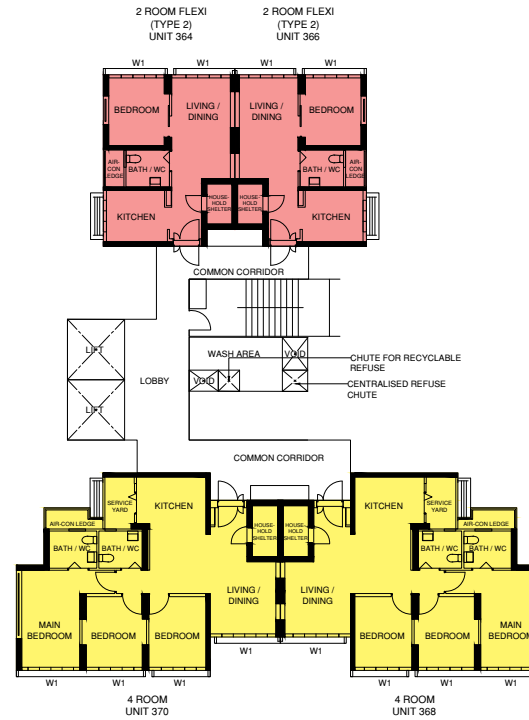
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G (17TH AND 20TH STOREY FLOOR PLAN)

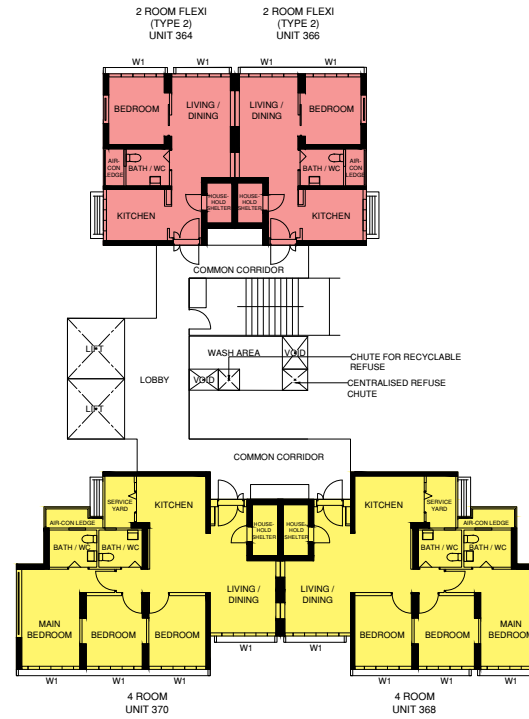
UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 401G (18TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 401

WINDOW LEGEND :

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.

General Specifications For Fernvale Dew

For 2-room Flexi (short lease)

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/ drywall partition system.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Household Shelter Floor	: glazed porcelain tiles

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Grab Bars
Wash basin with tap mixer, bath/ shower mixer with shower set
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
Built-in Wardrobe (optional)
Window Grilles (optional)
Water Heater (optional)
Lighting (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 5) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

General Specifications For Fernvale Dew

For 2-room Flexi, 3-room, 4-room & 5-room

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/ drywall partition system.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative timber door and metal gate
Bedroom	: laminated UPVC door
	: laminated UPVC sliding partition / door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi
Kitchen Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Household Shelter Floor	: glazed porcelain tiles

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 4) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 5) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.
- 3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and subject to final survey.
- 9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines.
- 10) We reserve the right to use or allow the use of
 - the void deck in any Apartment block,
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,for:
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.



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OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

FOR ALL 2-ROOM FLEXI FLATS

The 2-room Flexi flats are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the living/ dining room, bedroom, kitchen, household shelter and bathroom
- wall tiles in the kitchen and bathroom
- sliding partition/ door for bedroom; folding bathroom door
- sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer, and water closet suite



- Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats



Details on the Optional Component Scheme (OCS) package for short-lease 2-room Flexi flats are in the next page.

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

November 2017

OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

OCS PACKAGE (FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY)

Elderly buyers of short-lease 2-room Flexi flats who wish to enjoy the convenience of having a flat in move-in condition can opt in for the following:

ELDERLY FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



Here are some features of an induction hob:

- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.

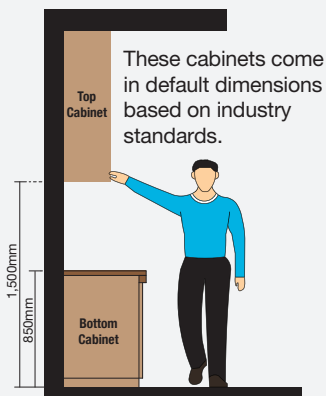


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height

Option A (Default):

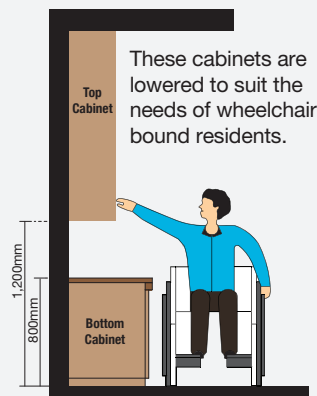
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



These cabinets come in default dimensions based on industry standards.

Option B:

- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)



These cabinets are lowered to suit the needs of wheelchair bound residents.

Note: This drawing is not drawn to scale. All dimensions are approximate only.

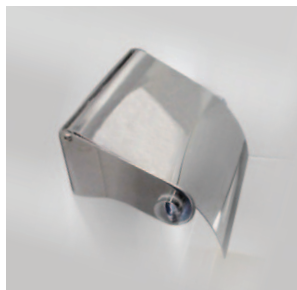
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting (whole unit)



- Water heater

The cost of this OCS package will be added to the selling price of the selected flat.

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