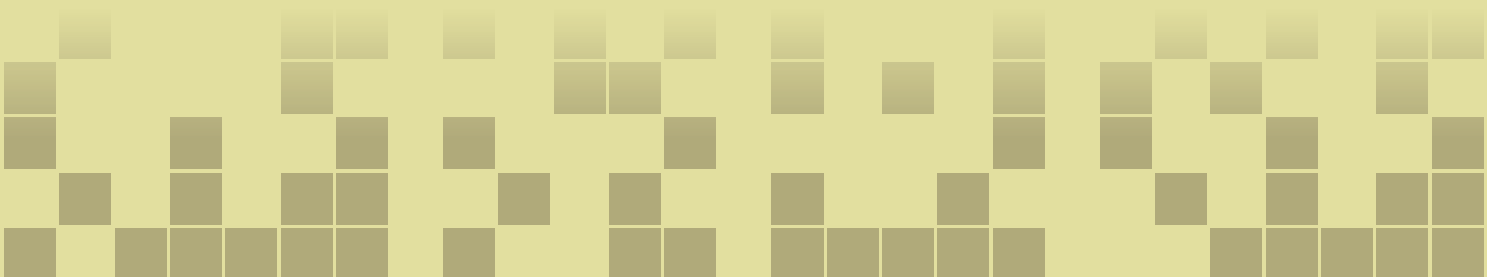




**THE MOMENT YOU'VE BEEN
WAITING FOR!**

BUILD-TO-ORDER JUL 2013





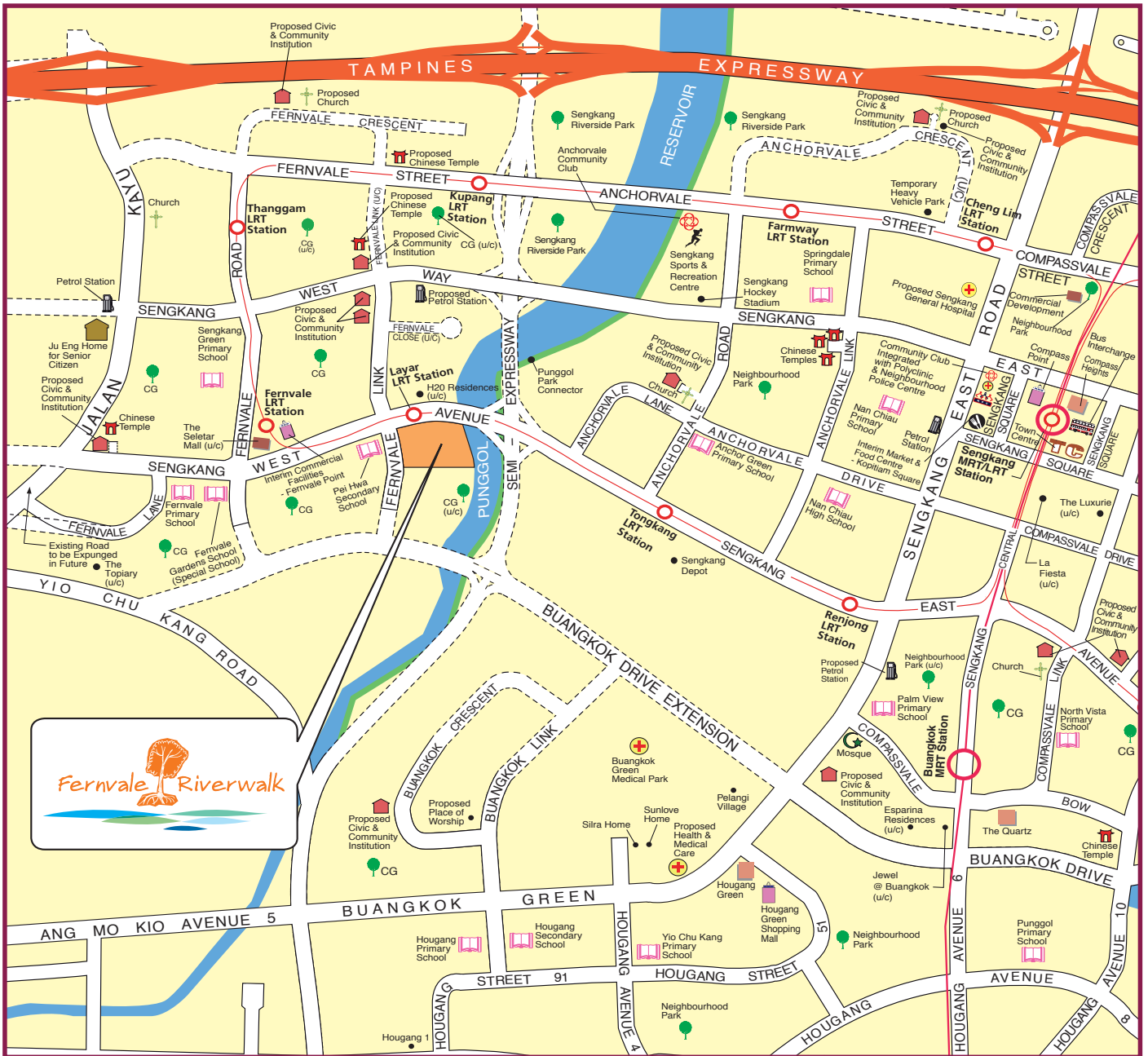
Artist's Impression

Waterfront Living

Fernvale Riverwalk is bounded by Sengkang West Avenue, Fernvale Link and Punggol Reservoir. This 20- to 22-storey high development consists of four residential blocks with 727 units of 2-, 3-, and 4-room Standard Flats.

The name Fernvale Riverwalk is inspired by nearby HDB developments such as Fernvale Rivergrove and Fernvale Riverbow.





LEGEND:

- MRT Line & Station
- LRT Line & Station
- Common Green
- Future Road
- Under Construction





Artist's Impression

Spaces for Relaxation and Bonding

Fernvale Riverwalk will come with a host of facilities such as children's playgrounds, adult and elderly fitness stations, resting shelters and a precinct pavilion. You can chat with your family and friends or mingle with other residents amongst pockets of open green spaces located in the development. Alternatively, you can enjoy a leisure stroll along the boardwalk located next to the Punggol Reservoir.



A supermarket, an eating house and shops will be provided in the development so that you can shop or have a meal conveniently at your doorstep. A child care centre will also be located here.

Refreshing Homes

Fernvale Riverwalk offers 2-, 3- and 4-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in the other rooms. Some 4-room units will come with corner windows in the main bedroom.



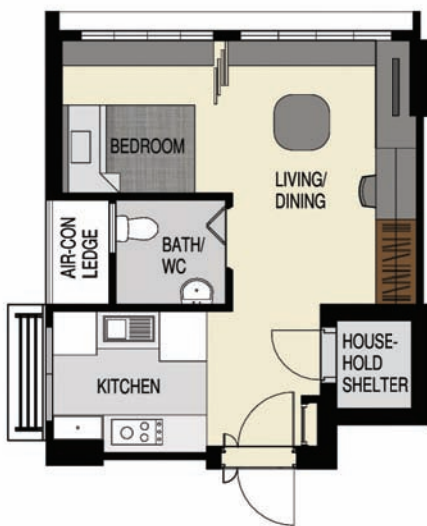
The majority of the 2-room flats will be 45 sqm (Type 2). In addition, Fernvale Riverwalk also offers smaller 2-room flats at 36 sqm (Type 1), to meet the different needs and budget. The bedroom will feature a full height laminated sliding door instead of the standard door. This enables greater flexibility in the use of space as the living room and bedroom can be combined.

The visuals below illustrate how you may, as part of your own renovation, better utilise the space available.

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. 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.

Artist's Impressions of a 2-room (Type 1) unit

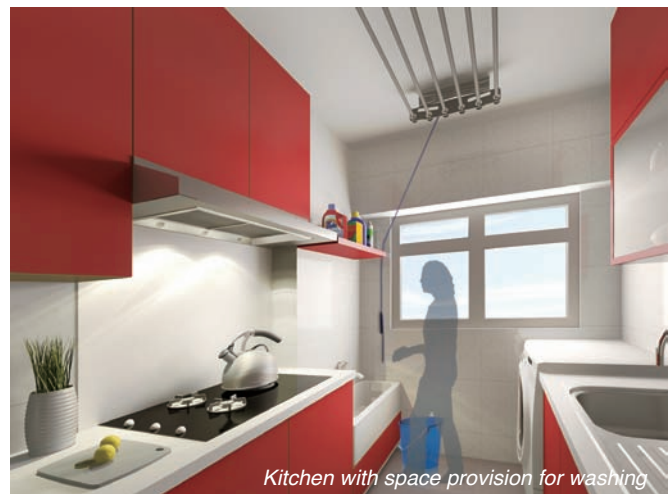


LAYOUT IDEAS FOR 2-ROOM (TYPE 1)

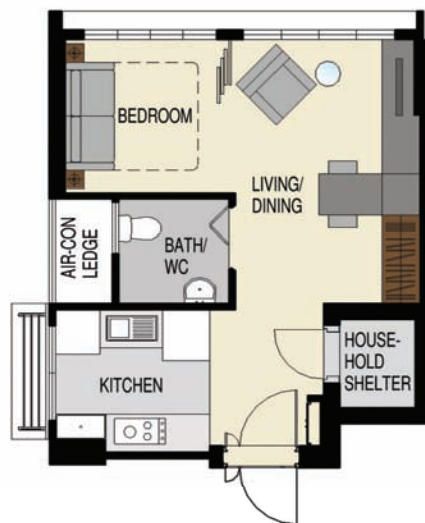
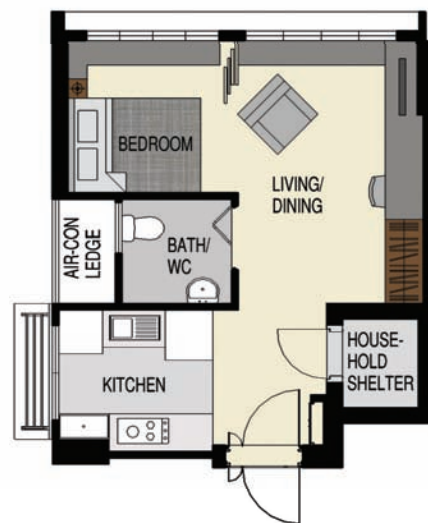
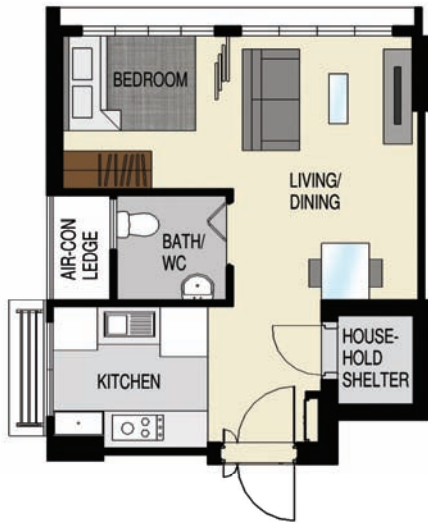
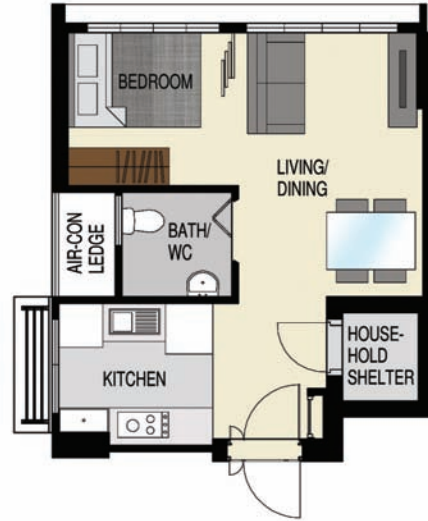
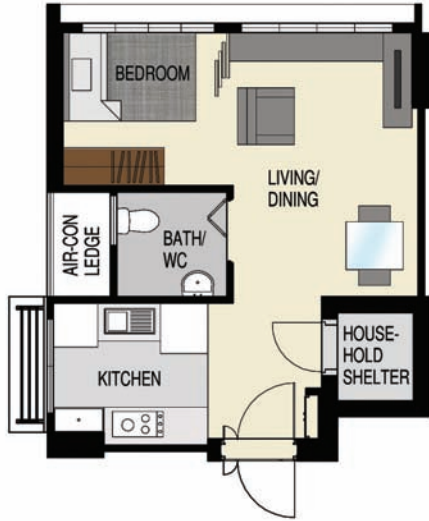
APPROX FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



Flexible space for work and relaxation

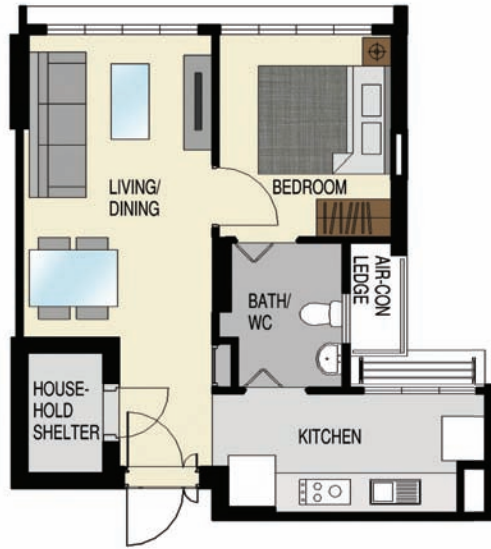


Kitchen with space provision for washing



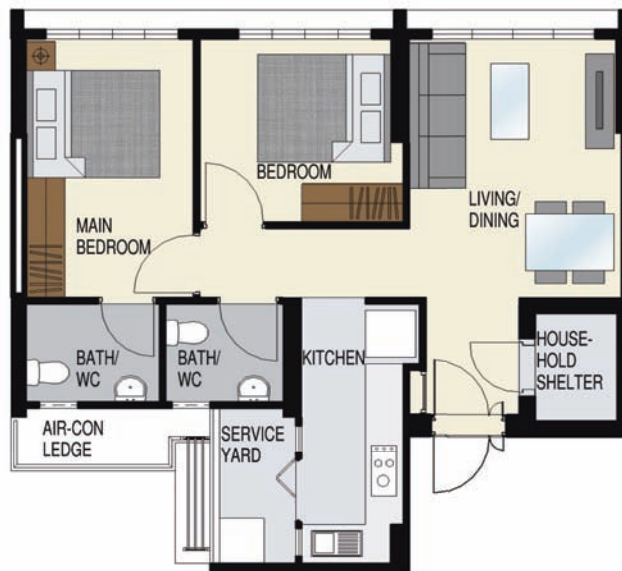
LAYOUT IDEAS FOR 2-ROOM (TYPE 1)

APPROX FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



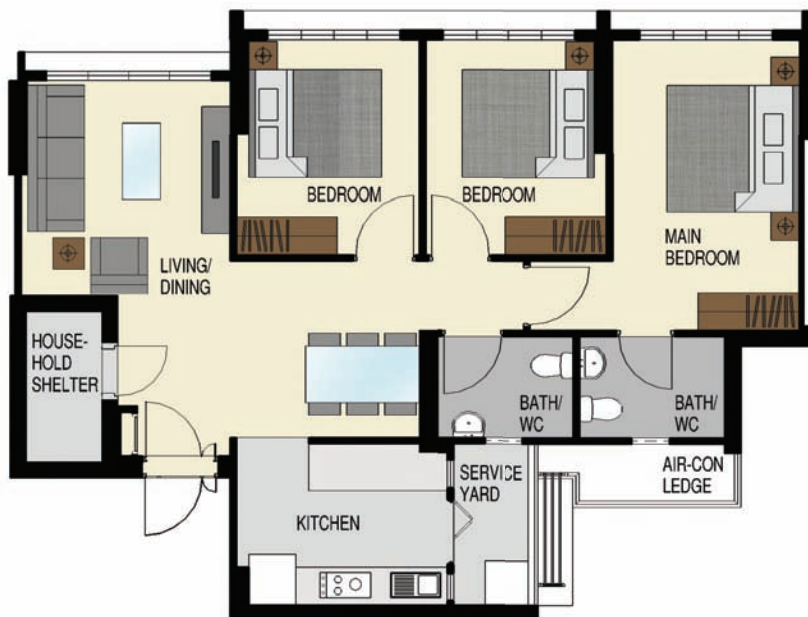
LAYOUT IDEAS FOR 2-ROOM (TYPE 2)

APPROX FLOOR AREA 47sqm
 (Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 3-ROOM

APPROX FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4-ROOM

APPROX FLOOR AREA 94 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



LEGEND

- 2 - Room (Type 1)
- 2 - Room (Type 2)
- 3 - Room
- 4 - Room
- Surrounding Buildings
- Reserved for / Existing Development
- Linkway / Linkbridge(LB) / Precinct Pavilion/ Drop-off Porch / Shelter
- Trellis
- Future Social Community Facilities (FSCF) / Childcare Centre (CCC) at 1st. Storey
- Eating House (EH) / Supermarket (SM) / Shop (S) at 1st. Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st. Storey
- Utility Centre (UC) at 1st. Storey
- Multi-Storey Car Park
- Open Space
- Staircase
- Air-well
- Driveway
- Drainage Reserve
- Centralised Refuse Chute
- Corridor
- Lift
- Service Bay

Block Number	Number of storeys	2 Room (Type 1)	2 Room (Type 2)	3 Room	4 Room	Total	Lift opens at
417A	22	-	-	42	167	209	Every storey
418A	22	42	41	125	-	208	Every storey
418B	20	-	38	38	114	190	Every storey
418C	21	-	-	-	120	120	Every storey
Total		42	79	205	401	727	

Standard Flats



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

SCALE 0 10 20 30 40 50 METRES





BLK 417A
 (2ND TO 7TH AND 9TH TO 22ND STOREY FLOOR PLAN)

LEGEND:

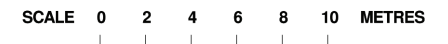
- 3 ROOM
- 4 ROOM

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

CW - STANDARD HEIGHT CORNER WINDOWS

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLK 417A (8TH STOREY FLOOR PLAN)

LEGEND:

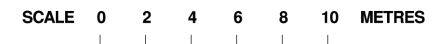
- 3 ROOM
- 4 ROOM

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

CW - STANDARD HEIGHT CORNER WINDOWS

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





**BLK 418A
(2ND STOREY FLOOR PLAN)**

LEGEND:

- 2 ROOM- TYPE 1
- 2 ROOM- TYPE 2
- 3 ROOM

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

CW - STANDARD HEIGHT CORNER WINDOWS

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLK 418A
 (3RD TO 8TH AND 10TH TO 22ND STOREY FLOOR PLAN)

LEGEND:

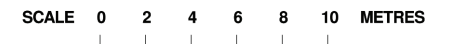
- 2 ROOM- TYPE 1
- 2 ROOM- TYPE 2
- 3 ROOM

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

CW - STANDARD HEIGHT CORNER WINDOWS

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





**BLK 418A
(9TH STOREY FLOOR PLAN)**

LEGEND:

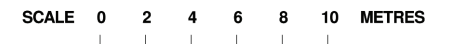
- 2 ROOM- TYPE 1
- 2 ROOM- TYPE 2
- 3 ROOM

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

CW - STANDARD HEIGHT CORNER WINDOWS

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLK 418B (2ND TO 20TH STOREY FLOOR PLAN)

LEGEND:

- 2 ROOM- TYPE 2
- 3 ROOM
- 4 ROOM

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

CW - STANDARD HEIGHT CORNER WINDOWS

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





**BLK 418C
(2ND TO 21ST STOREY FLOOR PLAN)**

LEGEND:

4 ROOM

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

CW - STANDARD HEIGHT CORNER WINDOWS

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.



General Specifications For Fernvale Riverwalk

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

Aluminum framed windows with tinted glass.

Doors

Entrance	:	decorative solid timber door and metal gate
Bedrooms	:	laminated semi-solid timber door (Type D9a) (optional)
	:	laminated semi-solid timber sliding door for 2-Room (Type 1) only
Bathrooms/WC	:	acrylic panel folding door for 2-Room
	:	laminated semi-solid timber door for 3-Room & 4-Room (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminum framed door with glass

Finishes

Ceiling	:	skim-coated or plastered and painted
Kitchen/Bathrooms/WC Wall	:	ceramic tiles
Other Walls	:	skim-coated or plastered and painted
Living/Dining/Bedrooms Floor	:	polished porcelain tiles with timber skirting (optional)
Kitchen Floor	:	glazed porcelain tiles
Bathrooms/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
Wash basin for Bathroom/WC (optional)
Bath/ Shower mixer with shower set, tap mixer (optional)
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 renovation rules.

Disclaimer

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
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- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.

