

Fernvale Acres

HDB's Sales Launch – November 2018





Rustic Living

Fernvale Acres is bounded by Fernvale Lane and Yio Chu Kang Road. The development comprises 2 residential blocks that are 23-storey in height, and offers 330 units of 4- and 5-room flats.

Fernvale Acres is designed to reflect the plantations from the site's farming past, which is conveyed through the use of rustic colours, textures, and lush planting.

Please refer to the site plan for the facilities to be provided in Fernvale Acres. Facilities in this development will be opened to the public.

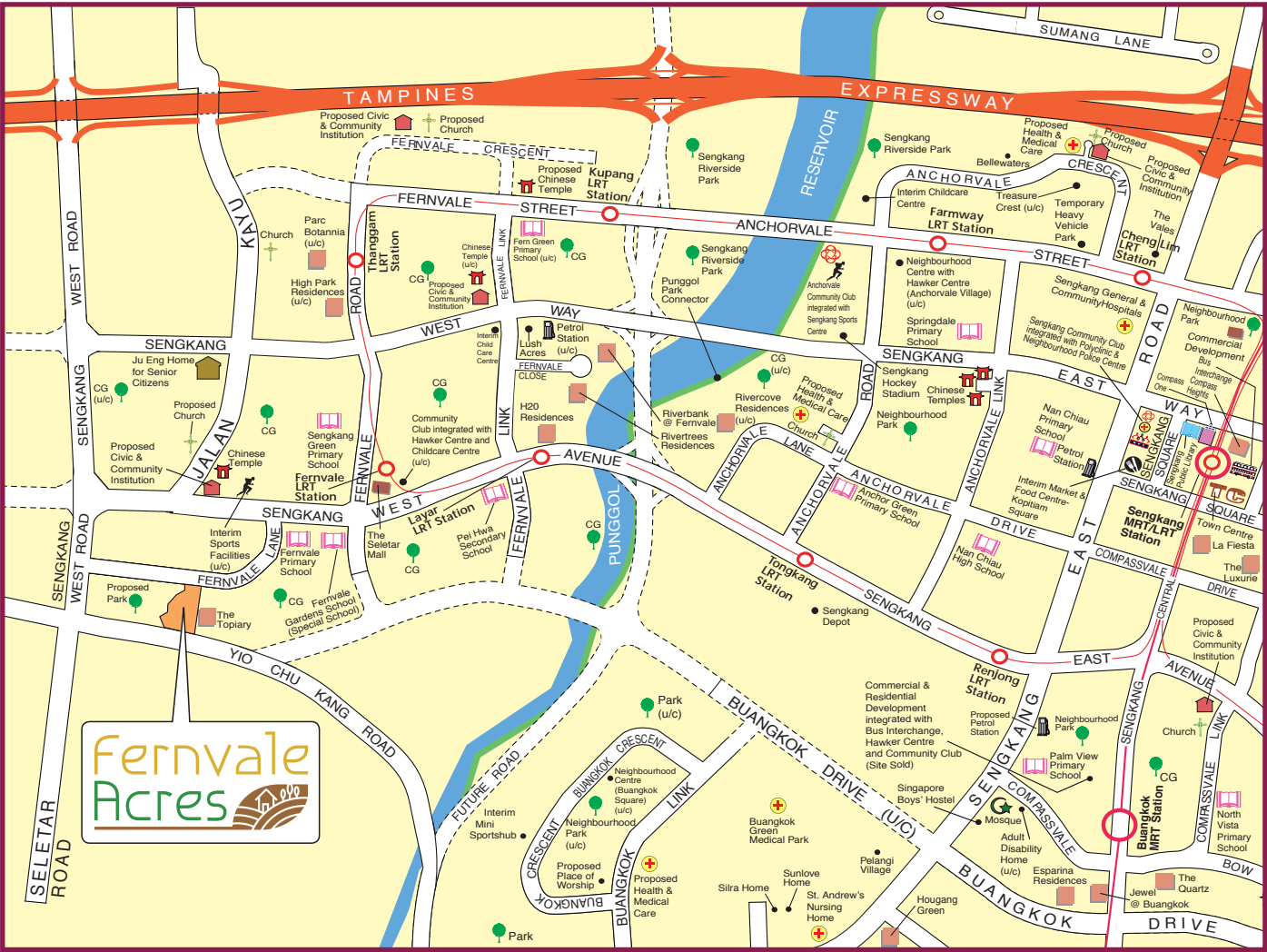


SENGKANG

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.



LEGEND:

- MRT Line & Station
- LRT Line & Station (u/c) Under Construction
- CG Common Green
- Under Construction/ Future Road

Scale 0 200 400 600 800 Metres

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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 a 'green' lifestyle, Fernvale Acres 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



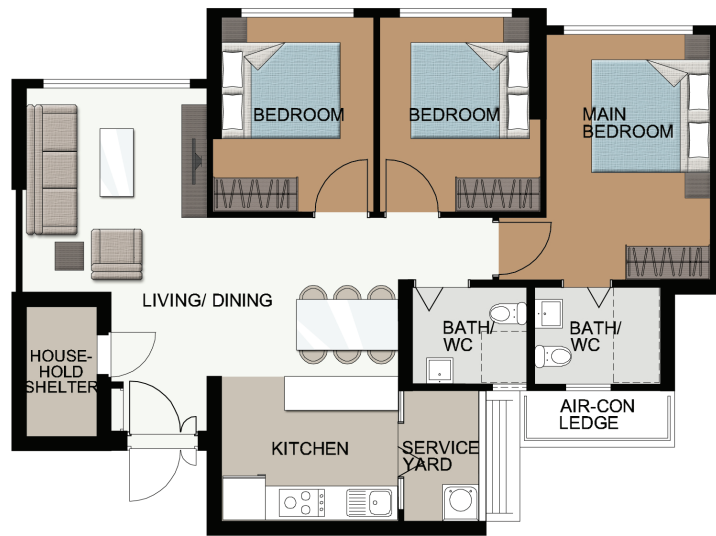
Bicycle stands

Chic Homes

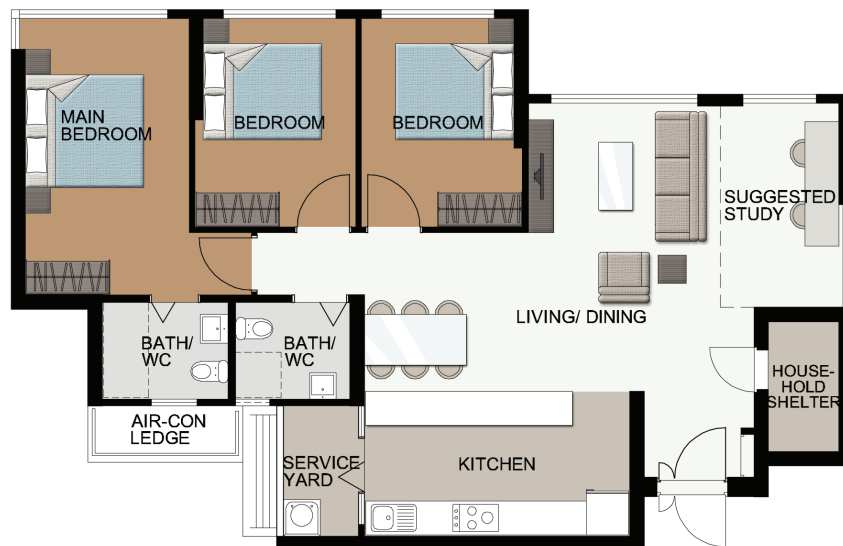
Fernvale Acres offers 4- and 5-room flats. The flats come with full floor finishes, internal doors, and sanitary fittings:

- Floor tiles in the living/ dining room, kitchen, household shelter, service yard, and bathrooms
- Vinyl strip flooring in the bedrooms
- 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





4-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



5-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)

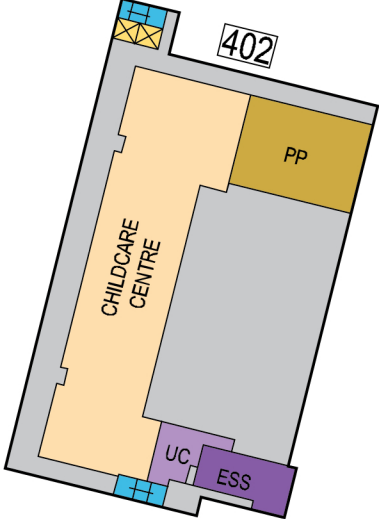
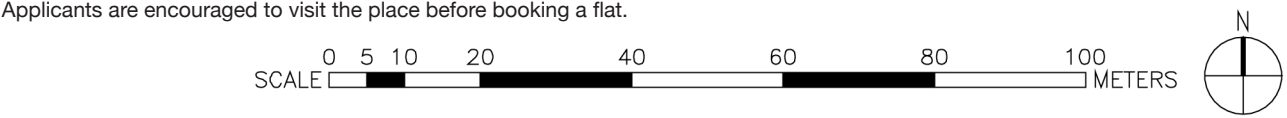


5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 113 sqm

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



1st Storey Floor Plan for MSCP Block 402

LEGEND

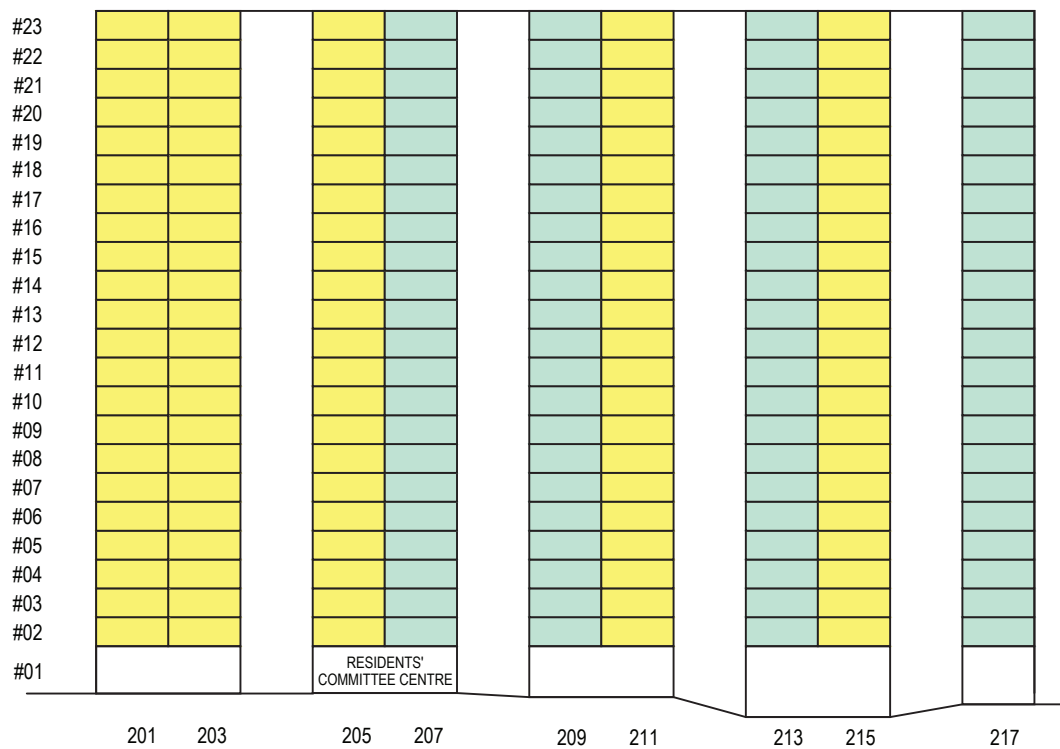
- 4 - Room
- 5 - Room
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / Link Bridge (LB) / Shelter (S) / Precinct Pavilion (PP) / Drop - Off Porch (DOP)
- Trellis
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Residents' Committee Centre (RCC)
- Childcare Centre
- Open Space
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Car Park
- Driveway
- Staircase
- Drainage Reserve
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay
- UC Under Construction

Block number	No. of Storeys	4 Room	5 Room	Total	Lift opens at
402A	23	110	88	198	Every Storey
402B	23	88	44	132	Every Storey
Total		198	132	330	

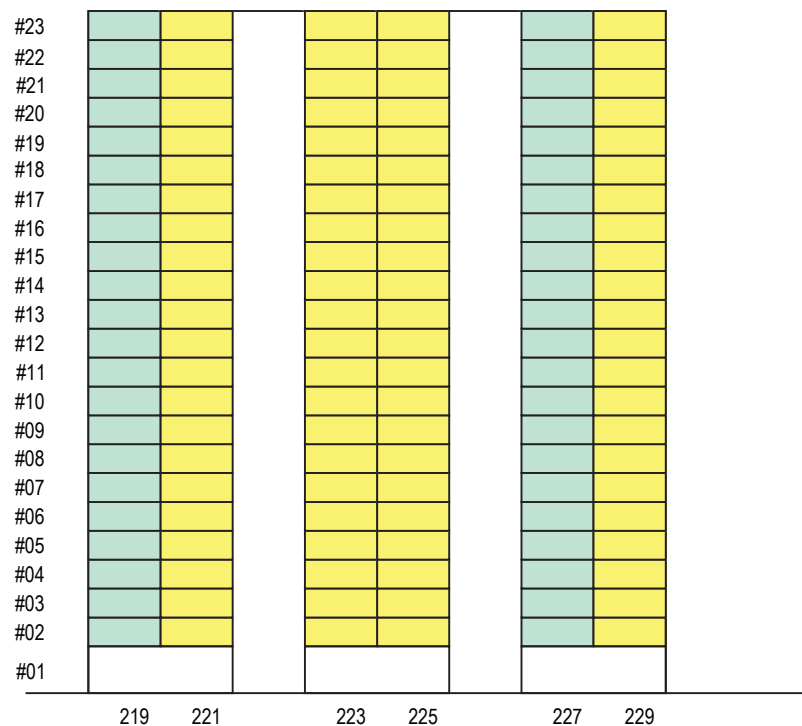
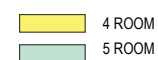
* The site which is currently zoned as "Educational Institution" in URA's gazetted Master Plan 2014 will be rezoned to "Reserve Site"

- Notes:**
- All proposed developments are 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.

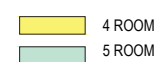
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BLOCK 402A



BLOCK 402B





BLOCK 402A
(2ND STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN
 THE MAIN ROOF GARDEN LEVEL OF BLOCK 402

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

BLOCK 402A
(3RD TO 6TH STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN
 THE MAIN ROOF GARDEN LEVEL OF BLOCK 402



WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATE, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

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

BLOCK 402A
(7TH STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN
 THE MAIN ROOF GARDEN LEVEL OF BLOCK 402



WINDOW LEGEND :	UNLESS OTHERWISE INDICATE, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	<div data-bbox="1196 1358 1520 1394" data-label="Figure"> </div>	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 402A
(8TH TO 23RD STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN
 THE MAIN ROOF GARDEN LEVEL OF BLOCK 402

<p>WINDOW LEGEND :</p>	<p>UNLESS OTHERWISE INDICATE, 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 DEMARCATTE THE BOUNDARY OF THE FLAT.</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>			



BLOCK 402B

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 402

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



BLOCK 402B
(3RD TO 6TH STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN
 THE MAIN ROOF GARDEN LEVEL OF BLOCK 402

WINDOW LEGEND :	UNLESS OTHERWISE INDICATE, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	<div data-bbox="1193 1358 1520 1396" data-label="Figure"> <p>SCALE 0 2 4 6 8 10 METRES</p> </div>	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)			



BLOCK 402B

(7TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 402

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATE, ALL WINDOWS WILL BE STANDARD
HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 402B
(8TH TO 23RD STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN
 THE MAIN ROOF GARDEN LEVEL OF BLOCK 402

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

General Specifications For Fernvale Acres

For 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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative timber door and metal gate
Bedroom	: laminated UPVC door
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

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

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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) 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.
- 4) 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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