



Fernvale Lea is bounded by Sengkang West Way, Fernvale Link and Fernvale Street. Comprising eight 26-storeys high residential blocks, the development offers a total of 1,150 units of 2-, 3-, 4- and 5-room Standard flats.

'Lea' refers to a piece of grassy land. The name 'Fernvale Lea' aptly describes the development's beautiful green landscape and its facade design inspired by fern leaves.



Artist's Impression



AN ENRICHING ENVIRONMENT

Fernvale Lea is designed in the image of a fern. The fern's 'stalk' is a footpath meandering through the centre of the development. Residential blocks and lush green recreational spaces interspersed on both sides of the footpath make up the 'leaflets'.

A wide range of facilities are found within Fernvale Lea. Choose to jog along the meandering footpath or exercise at the adult and the elderly fitness stations. Children will find ample fun at the two playgrounds. Precinct pavilions and strategically located resting shelters offer ideal spots for both large-scale and intimate gatherings. For added convenience, a minimart, shop and a Residents' Committee Centre are provided within the development.

The landscape at Fernvale Lea blends seamlessly with an adjacent common green. Boasting facilities like children's playground, fitness corners, resting shelters and a plaza area, this common green offers more recreational spaces for residents' enjoyment.



Artist's Impression



BOUNTIFUL CONVENIENCES

At Fernvale Lea, enjoy convenient access to shopping and dining outlets with Fernvale Point and Jalan Kayu located nearby. Within Sengkang Town, more shopping can be found at Compass Point Shopping Centre and Rivervale Mall. Those who like heartland shops can check out Rivervale Plaza or log on to Where2Shop@HDB.



Travelling to and from the development is a breeze as Thanggam LRT station is nearby. Tampines Expressway (TPE) is also just a few minutes drive away.

Nature lovers will be pleased that scenic Sengkang Riverside Park is within easy access. Sports enthusiasts can head to Sengkang Sports and Recreation Centre for their fun and games, while those who wish to pick up a hobby can join the activities held at Anchorvale Community Club.

Schools found in the vicinity include Fernvale Primary School and Pei Hwa Secondary School.



Sengkang Sports and Recreation Centre (Photos courtesy of Singapore Sports Council)





A PLEASING ARRAY OF HOMES

Choose from 2-, 3-, 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area. A corner window is provided in the main bedroom of some 4- and 5-room flats.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
2-Room	47	45	100	\$83,000 - \$112,000
3-Room	68	65	100	\$145,000 - \$183,000
4-Room	93	90	600	\$234,000 - \$305,000
5-Room	113	110	350	\$283,000 - \$376,000

Notes:

- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-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.

FINANCING A FLAT

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant *	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
2-Room	\$95,000	\$1,200	\$40,000	\$20,000	\$35,000	\$102	9%
3-Room	\$165,000	\$2,500	\$30,000	\$0	\$135,000	\$474	19%
4-Room	\$270,000	\$4,200	\$10,000	NA	\$260,000	\$933	22%
5-Room	\$330,000	\$5,800	-	NA	\$330,000	\$1,189	21%

* Applicants with monthly household incomes not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 2-Room/3-Room flat at Fernvale Lea.

PRICES OF FERNVALE LEA AND RESALE COMPARABLES IN THE VICINITY

Flat Type	Fernvale Lea (Internal floor area)	Prices of Resale Flats
2-Room	\$83,000 - \$112,000 (45 sqm)	-
3-Room	\$145,000 - \$183,000 (65 sqm)	-
4-Room	\$234,000 - \$305,000 (90 sqm)	\$431,800 - \$494,000 (90 - 95 sqm)
5-Room	\$283,000 - \$376,000 (110 sqm)	\$488,000 - \$568,000 (110 - 115 sqm)

Notes:

- (a) The 4-room and 5-room resale comparables for Fernvale Lea consist of premium flats of about 7 - 9 years old. They are located near to Fernvale Lea. 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 2-room and 3-room resale flats in the vicinity.

OPTIONAL COMPONENT SCHEME

These 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 in the living/ dining room and bedrooms and/ or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs			
	2-Room	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$2,100	\$3,200	\$4,800	\$5,900
Internal doors*	\$550	\$2,280	\$2,830	\$2,830

Notes:

- * Bi-fold bathroom doors are provided for 2-room flats and they are non-optional
- * 2-room flats : 1 internal door (1 bedroom door)
- * 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 AND WAITING TIME

Housing Development	Fernvale Lea
Selection Date* (Median Month of Selection)	Feb 2012 to July 2012 (May 2012)
Estimated Completion Date	3rd Qtr 2015
Estimated Waiting Time	36 to 41 months

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 31 Jul 2016 for Fernvale Lea. The EDPD is an estimation of 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 2-ROOM FLOOR PLAN

APPROX. FLOOR AREA 47 sqm

(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



TYPICAL 3-ROOM FLOOR PLAN

APPROX. FLOOR AREA 68 sqm

(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 93 sqm

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



TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 113 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.



POSSIBLE FURNISHING LAYOUTS



TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



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



POSSIBLE FURNISHING LAYOUTS



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



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