



HDB's Sales Launch – February 2019





## Garden Sanctuary

Fernvale Vines will be located along Fernvale Street and Fernvale Road.

The name 'Fernvale Vines' symbolises the growth and vibrancy of Sengkang town.

You can choose your home from 933 units of 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats, located across 6 residential blocks ranging from 17 to 24 storeys in height.

Please refer to the site plan for the facilities to be provided in Fernvale Vines. Facilities in this development will be accessible by the public.

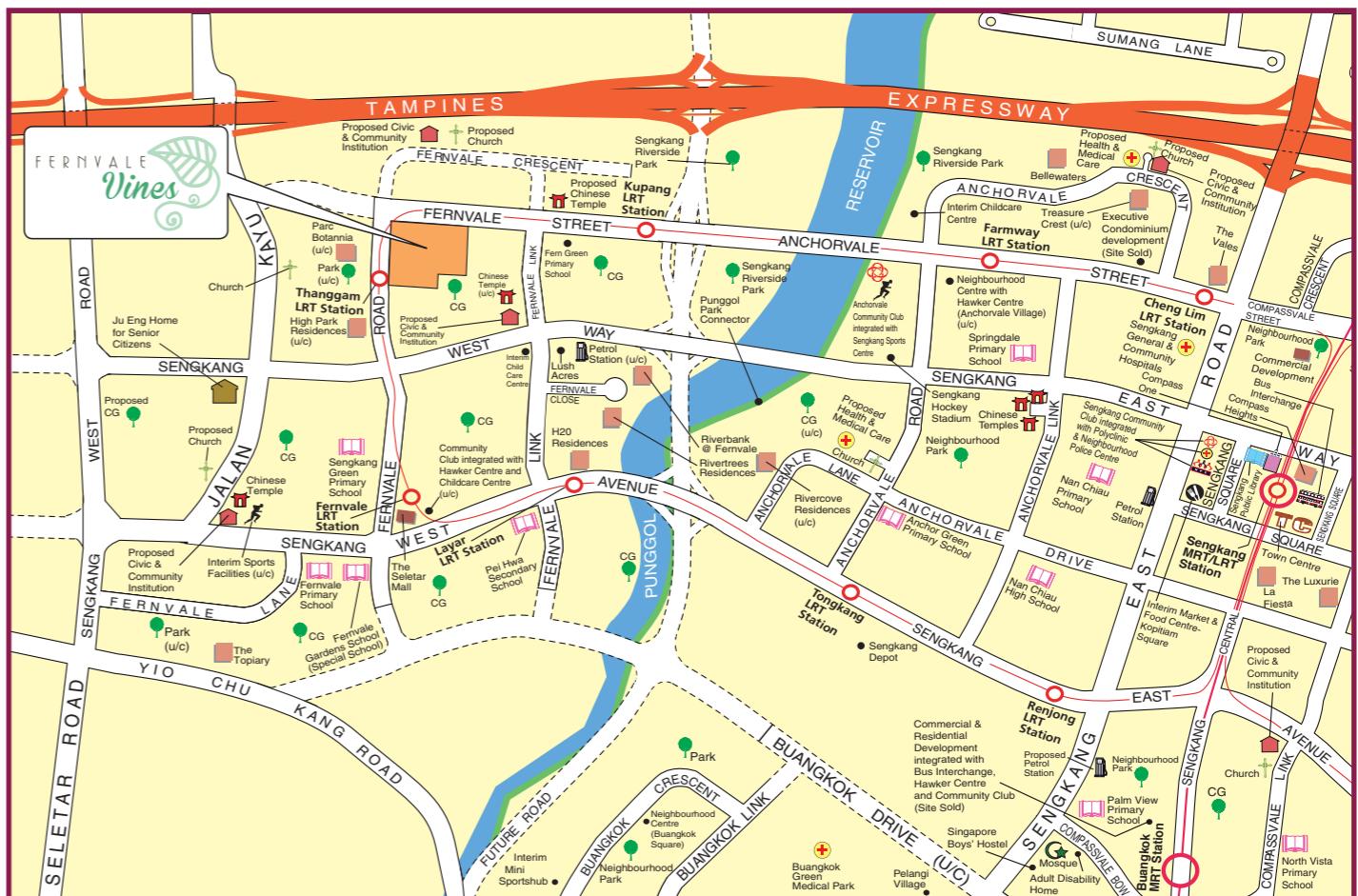


# SENGKANG

## 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



### Notes:

All proposed developments are 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 Vines will have several eco-friendly features:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- 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
- ABC Waters design features to clean rainwater and beautify the landscapes



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

# Smart Lighting

Fernvale Vines will feature Smart Lighting in common areas to reduce energy usage. This will contribute to a more liveable, efficient, sustainable, and safe living environment.

# Bright Homes

To boost construction productivity, Fernvale Vines will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. It offers 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats.

Flat finishes include:

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

# Optional Component Scheme

The Optional Component Scheme provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached Optional Component Scheme leaflets for details.

When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.



### 2-ROOM FLEXI (TYPE 1) FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 40 sqm

(Inclusive of Internal Floor Area of 38 sqm and Air-con Ledge)



### 2-ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 47 sqm

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



### 3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 71 sqm

(Inclusive of Internal Floor Area of 68 sqm and Air-con Ledge)



#### 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)

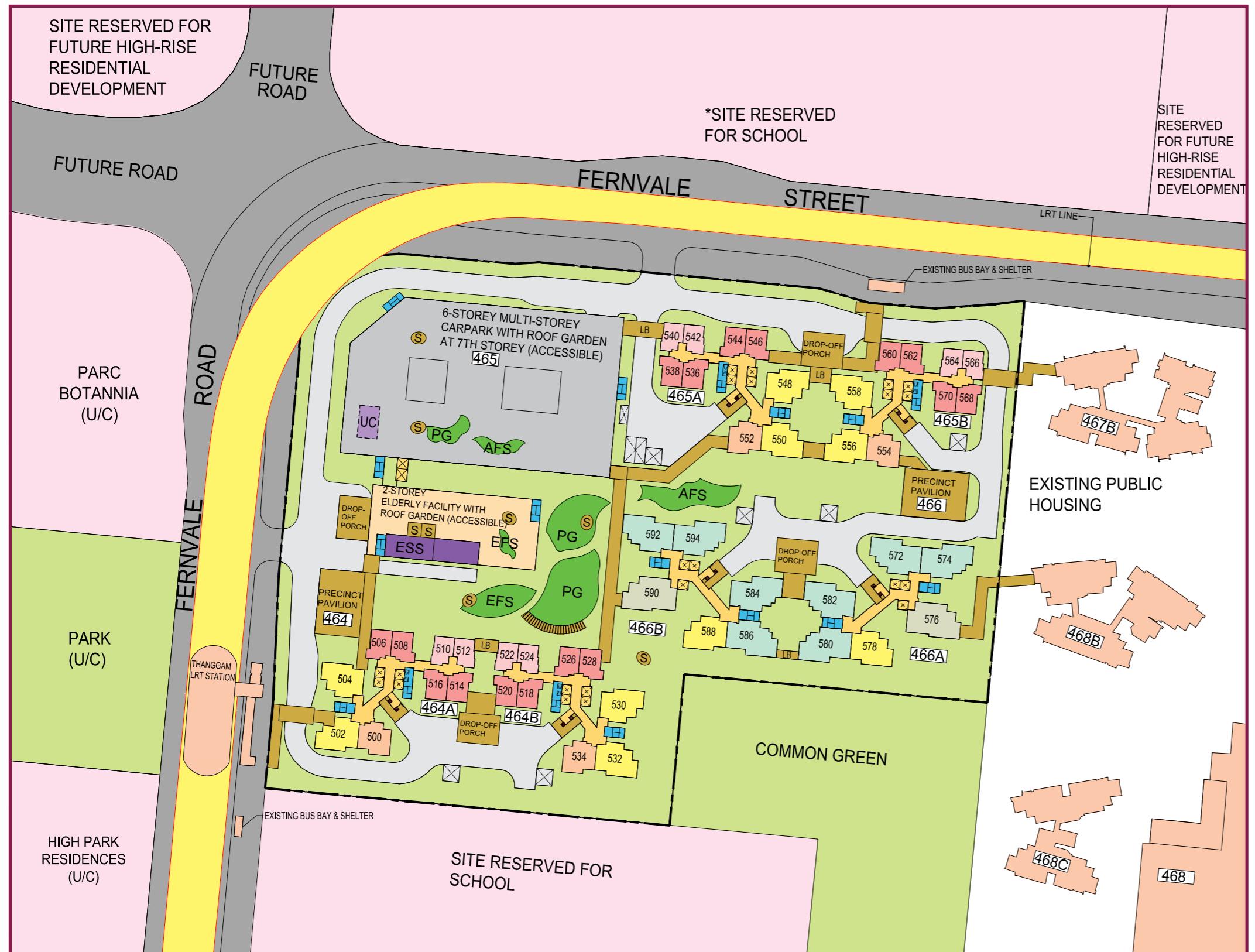


#### 3GEN FLAT FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 120 sqm

(Inclusive of Internal Floor Area of 115 sqm and Air-con Ledge)



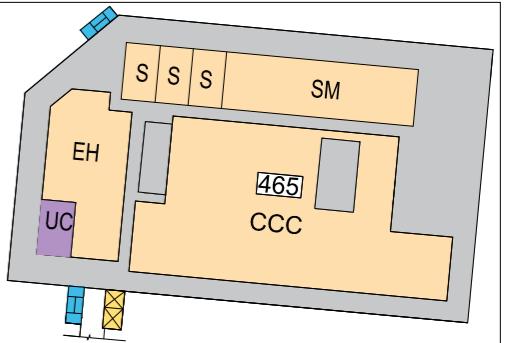
## Notes

1. All proposed developments are subject to change and planning approval.
2. \* This site, which is currently zoned as "Educational Institution" in URA's gazetted Master Plan 2014, will be rezoned to 'Residential' (subject to detailed planning).
3. 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.
4. 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.
5. 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.
6. 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.

## LEGEND

The figure shows a site plan for the 1st Storey Floor. The plan includes the following key elements:

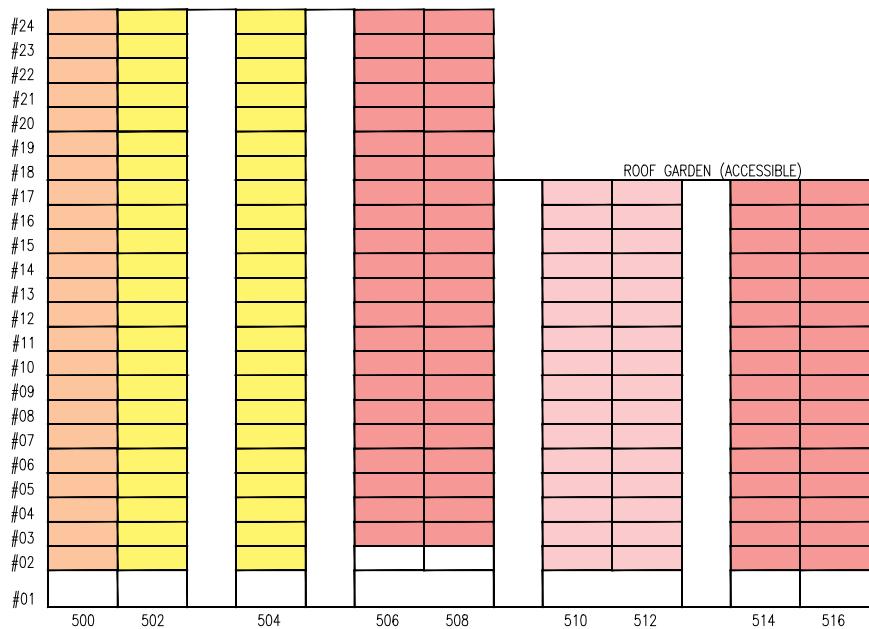
- Buildings:** EH (Eating House), UC (Utility Centre), and S (Surrounding Buildings/Structures).
- Facilities:** Trellis, Linkway/Precinct Pavilion, Drop-Off Porch/Shelter, and Link-Bridge (LB).
- Other:** Reserved for Development/Existing Development, Children Playground (PG), Adult Fitness Station (AFS), Elderly Fitness Station (EFS), Electrical Sub-Station (ESS), Utility Centre (UC), Multi-Storey Carpark, Open Space, Staircase, Driveway, Centralised Refuse Chute/Chute for Recyclable Refuse, Corridor, Lift, Service Bay, and Under Construction (U/C).



1st Storey Floor Plan for MSCP Block 465

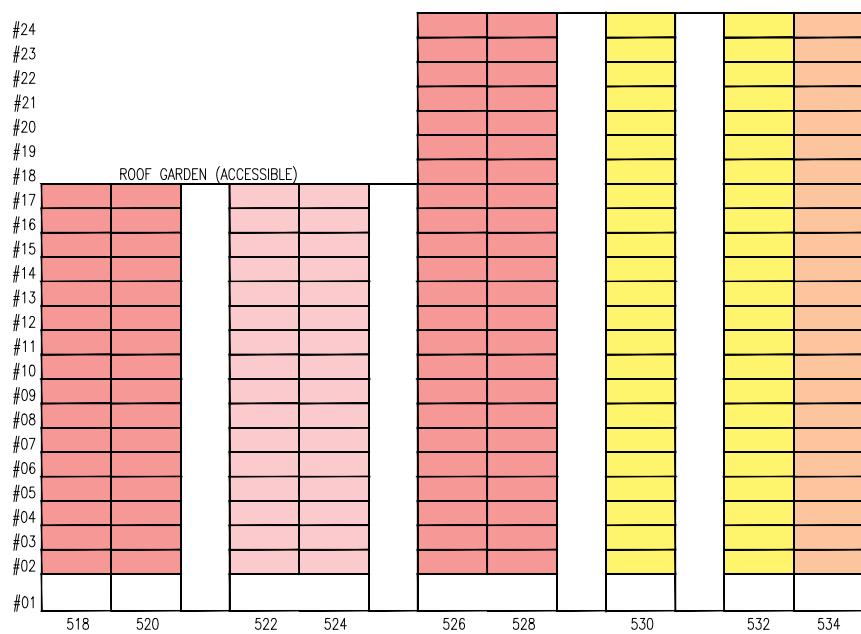
Block Number	Number of Storeys	2-Room Flexi		3-Room	4-Room	5-Room	3Gen Flat	Total	Lift opens at
		(Type1)	(Type2)						
464A	17/24	32	76	23	46	-	-	177	Every storey
464B	17/24	32	78	23	46	-	-	179	Every storey
465A	17/24	31	78	23	45	-	-	177	Every storey
465B	17/24	32	78	23	45	-	-	178	Every storey
466A	18/21	-	-	-	17	74	20	111	Every storey
466B	18/21	-	-	-	17	74	20	111	Every storey
Total		127	310	92	216	148	40	933	

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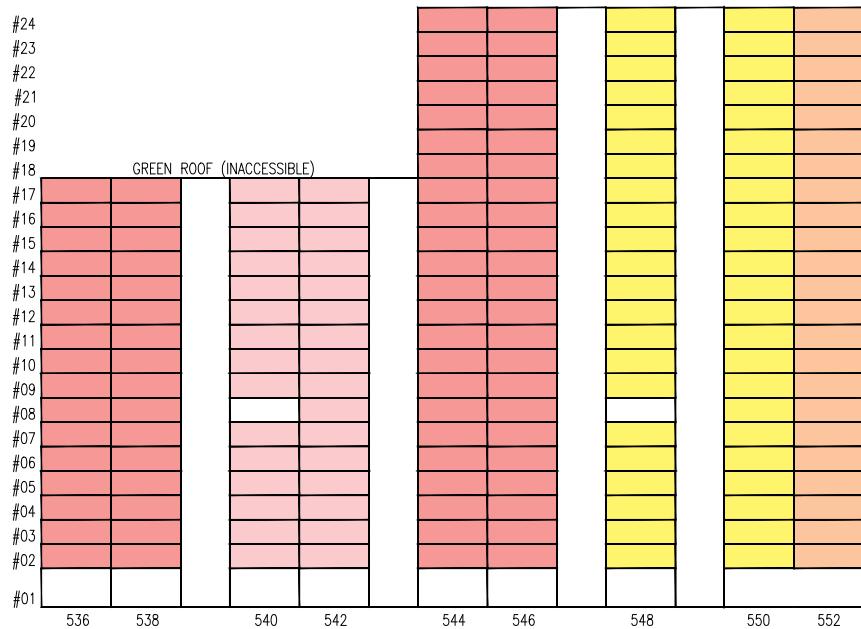
BLOCK 464A

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



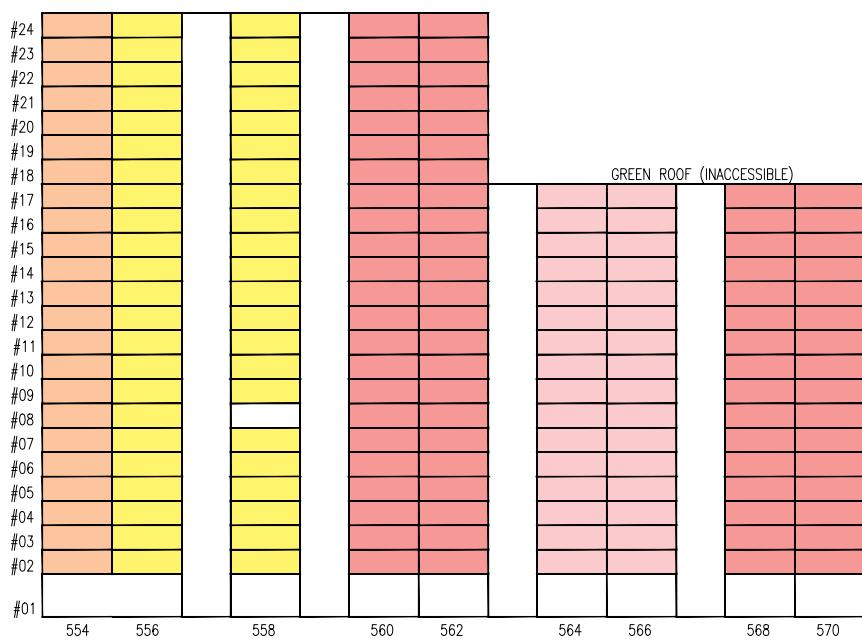
BLOCK 464B

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



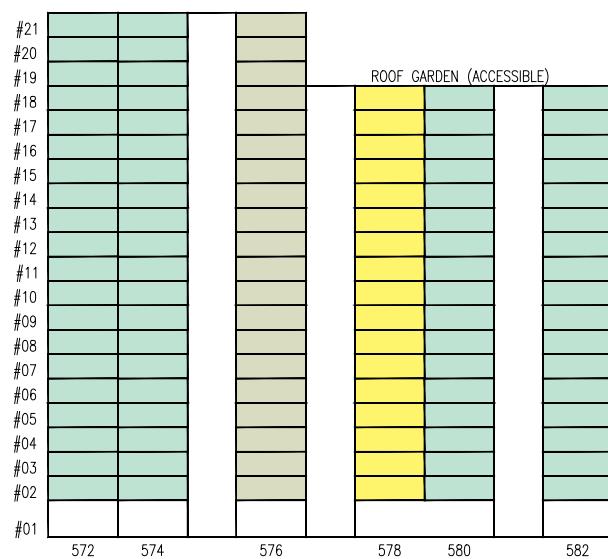
BLOCK 465A

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



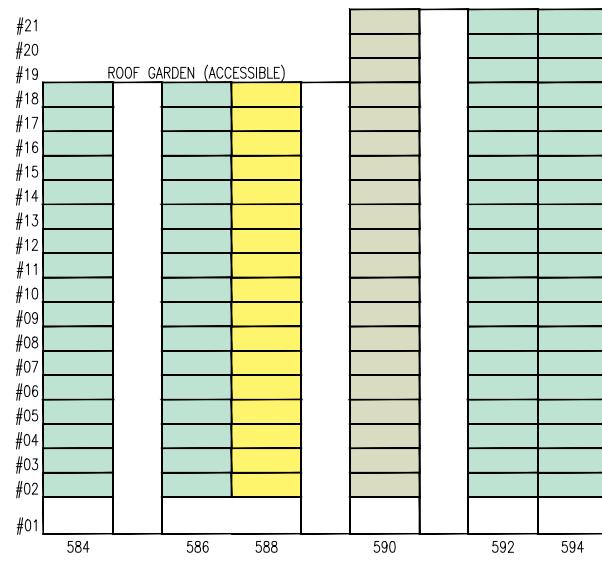
BLOCK 465B

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



BLOCK 466A

■ 4 ROOM  
 ■ 5 ROOM  
 ■ 3GEN FLAT



BLOCK 466B

■ 4 ROOM  
 ■ 5 ROOM  
 ■ 3GEN FLAT



## BLOCK 464A

### (2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



## BLOCK 464A

### (3RD to 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			

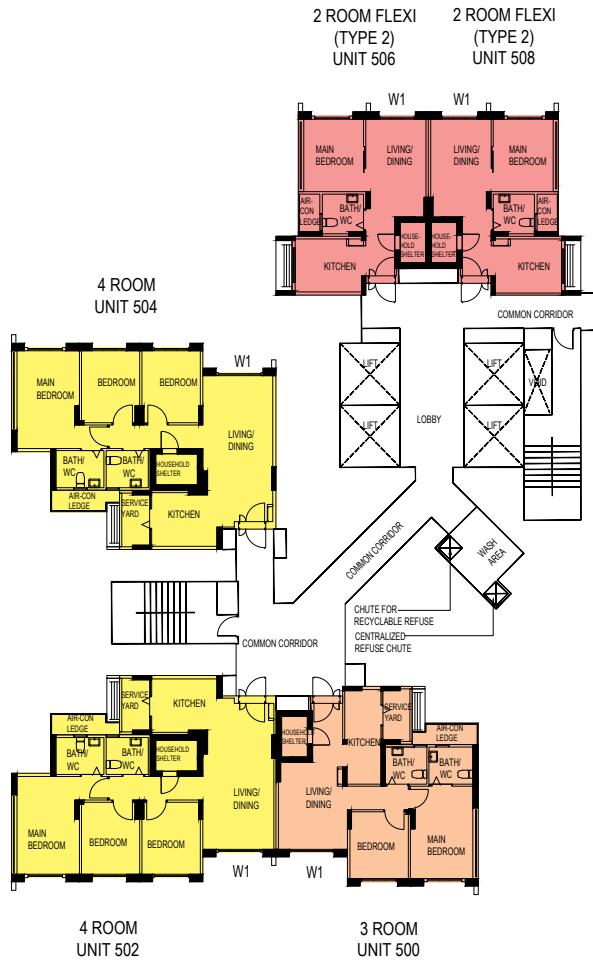


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## BLOCK 464A (18TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCACTE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



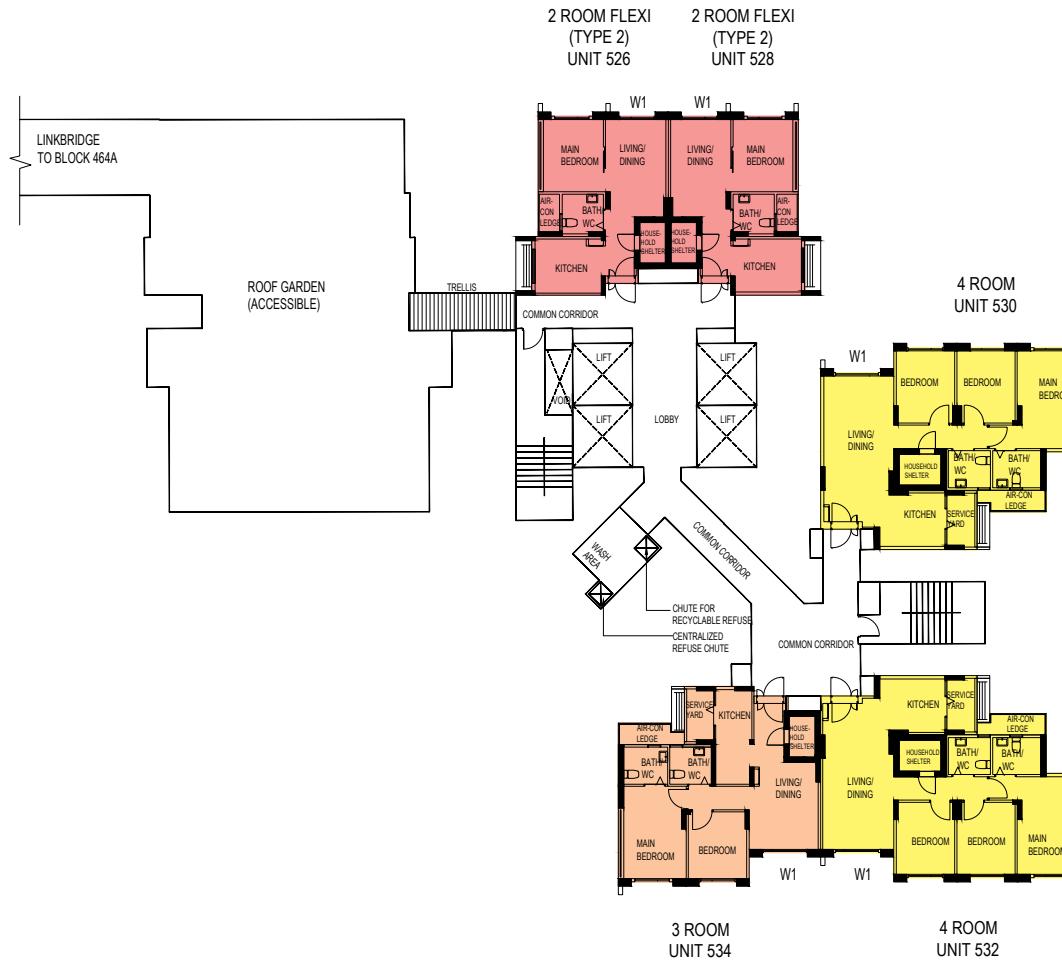
**BLOCK 464A**  
**(19TH to 24TH STOREY FLOOR PLAN)**  
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
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**BLOCK 464B**  
**(2ND to 17TH STOREY FLOOR PLAN)**  
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			

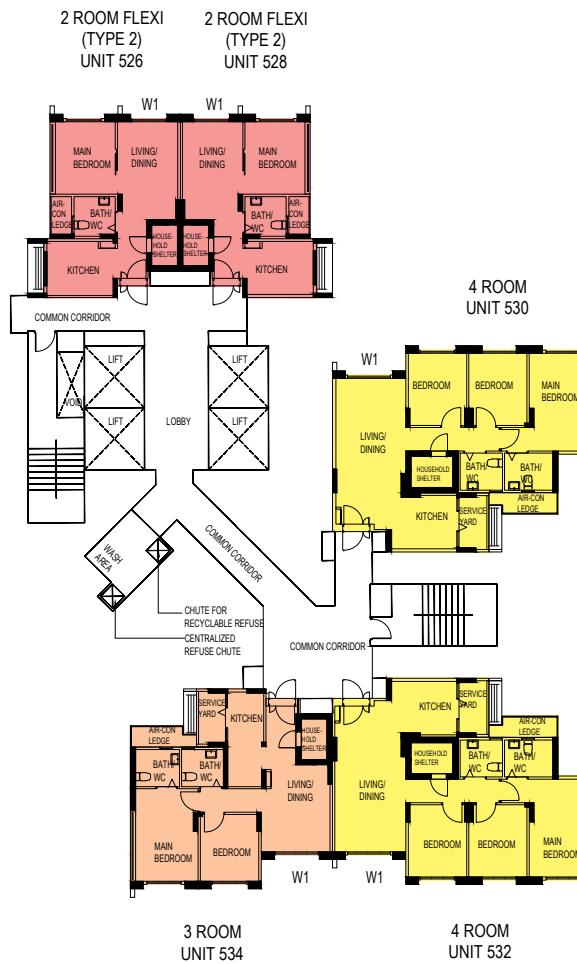


## BLOCK 464B

## (18TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



## BLOCK 464B

(19TH to 24TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



**BLOCK 465A  
(2ND to 7TH STOREY FLOOR PLAN)  
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465**

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



## BLOCK 465A

### (8TH STOREY FLOOR PLAN)

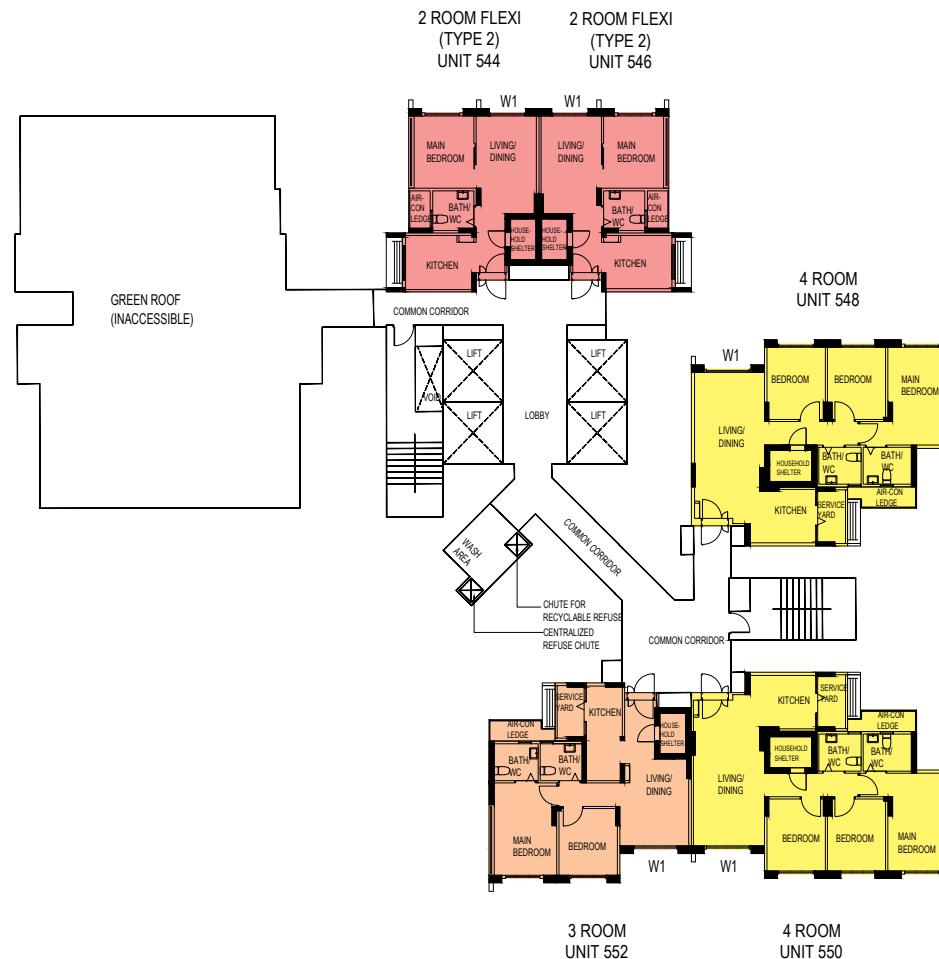
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



**BLOCK 465A**  
**(9TH to 17TH STOREY FLOOR PLAN)**  
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			

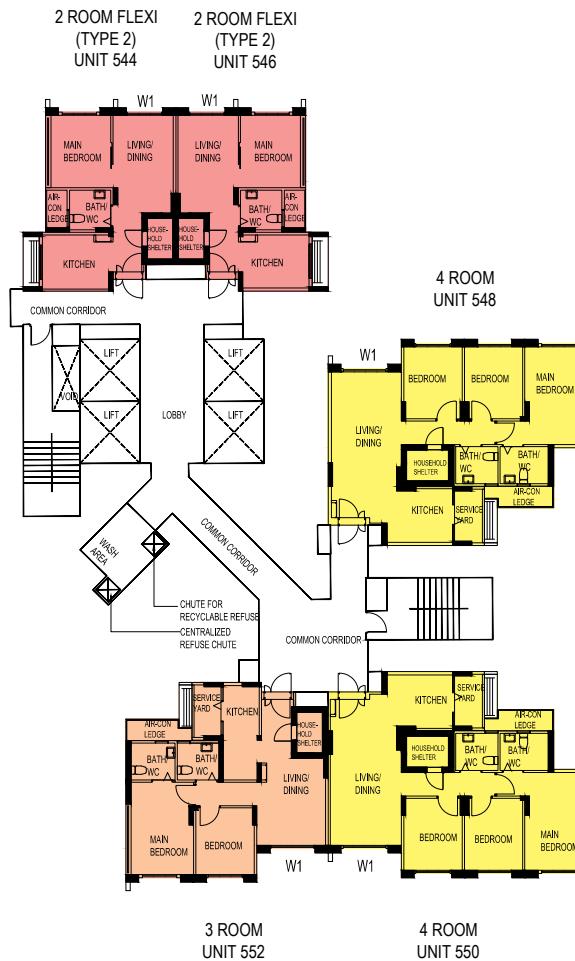


## BLOCK 465A

### (18TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



## BLOCK 465A (19TH to 24TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



## BLOCK 465B (2ND to 7TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



## BLOCK 465B (8TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



# BLOCK 465B

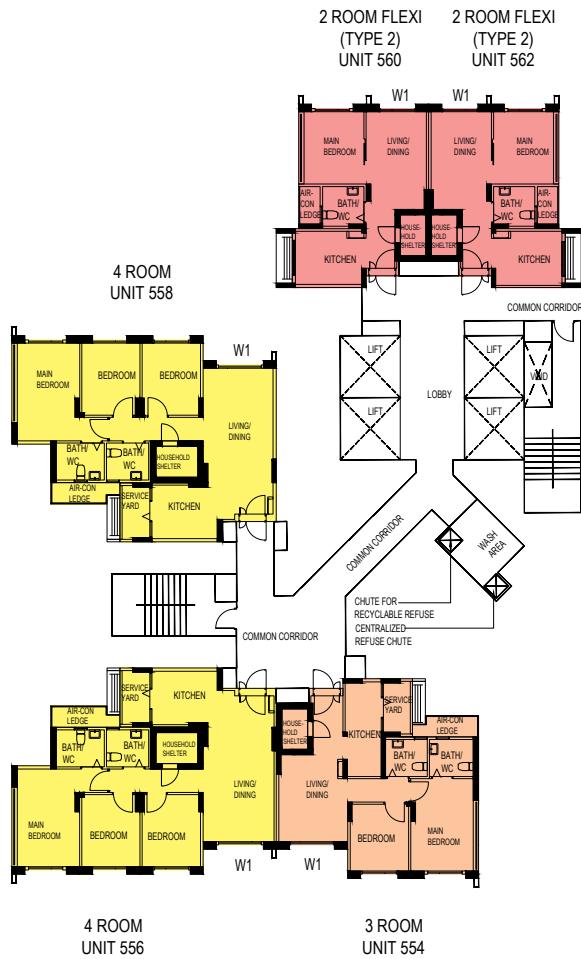
## (9TH to 17TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



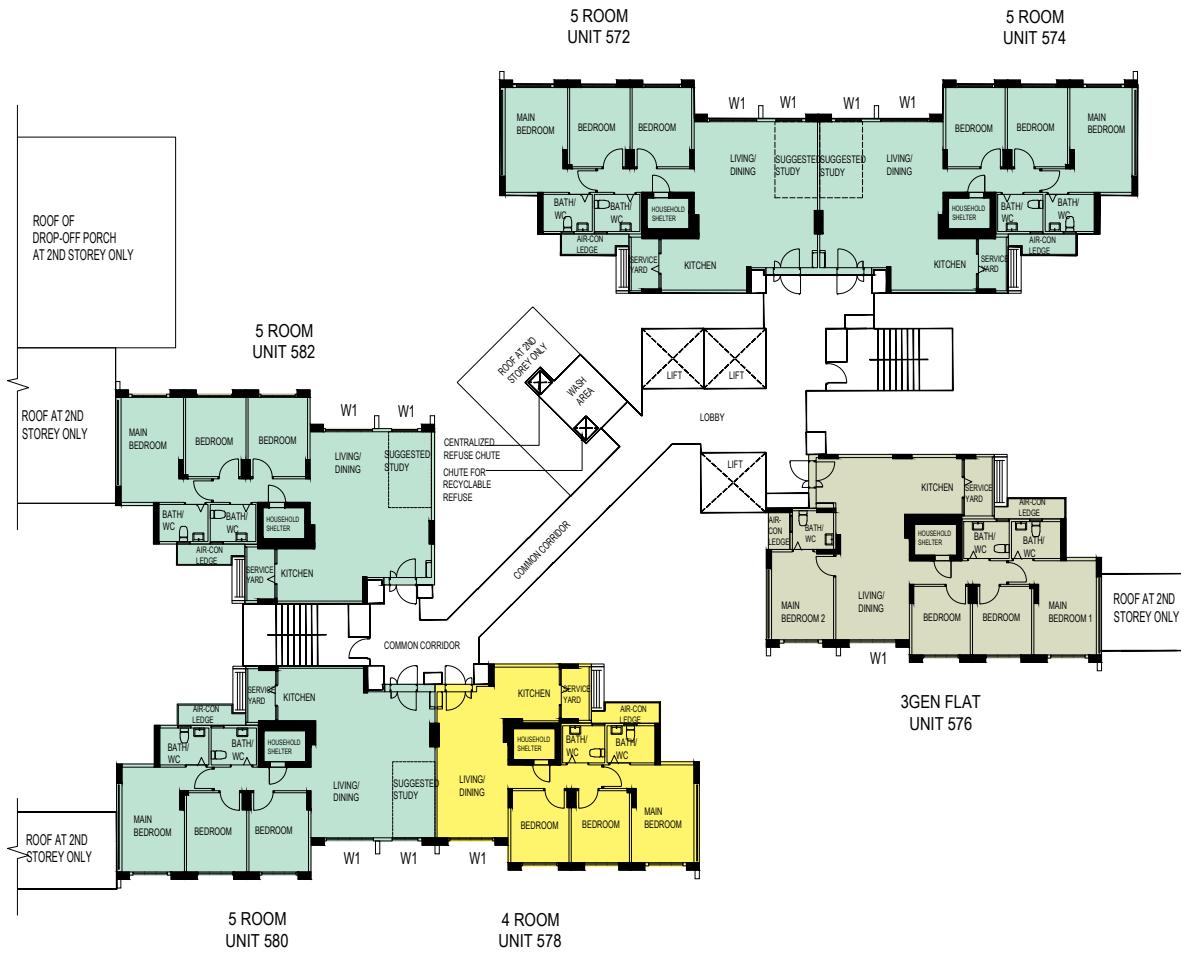
**BLOCK 465B**  
**(18TH STOREY FLOOR PLAN)**

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



## BLOCK 465B (19TH to 24TH STOREY FLOOR PLAN)

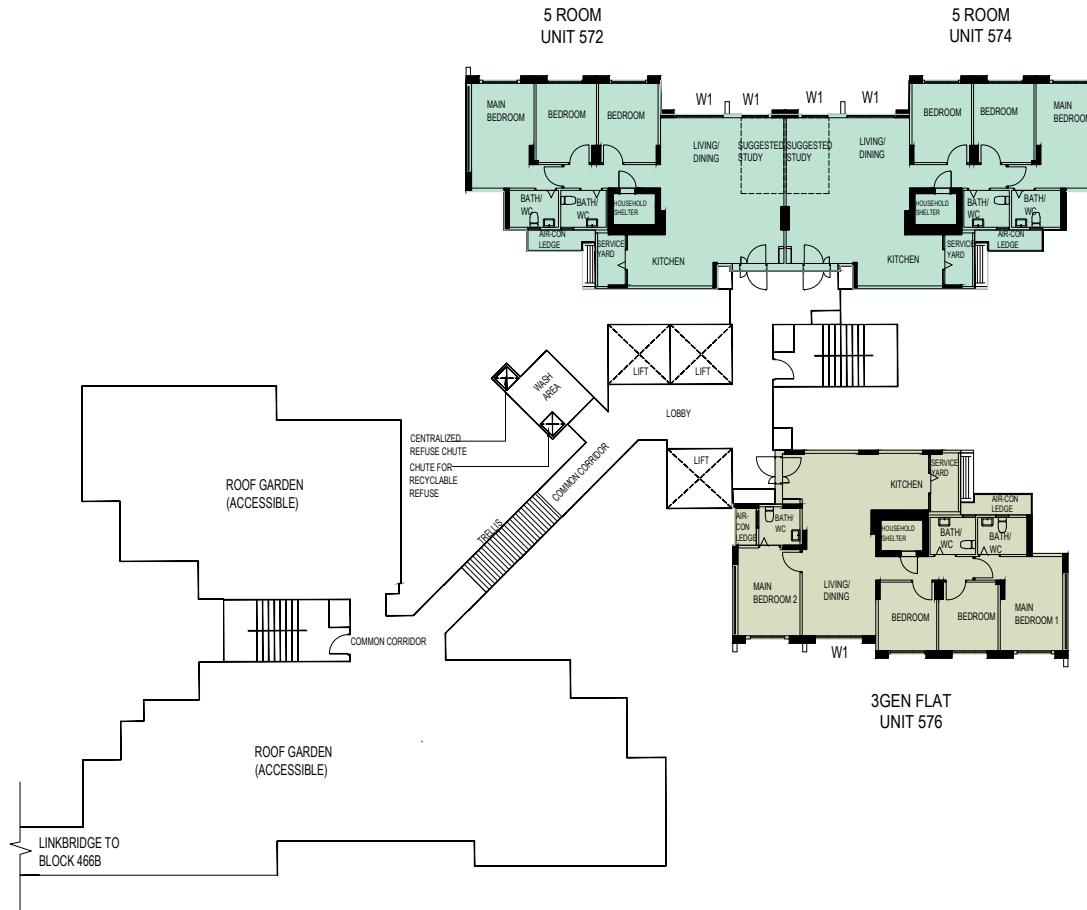
WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



# BLOCK 466A

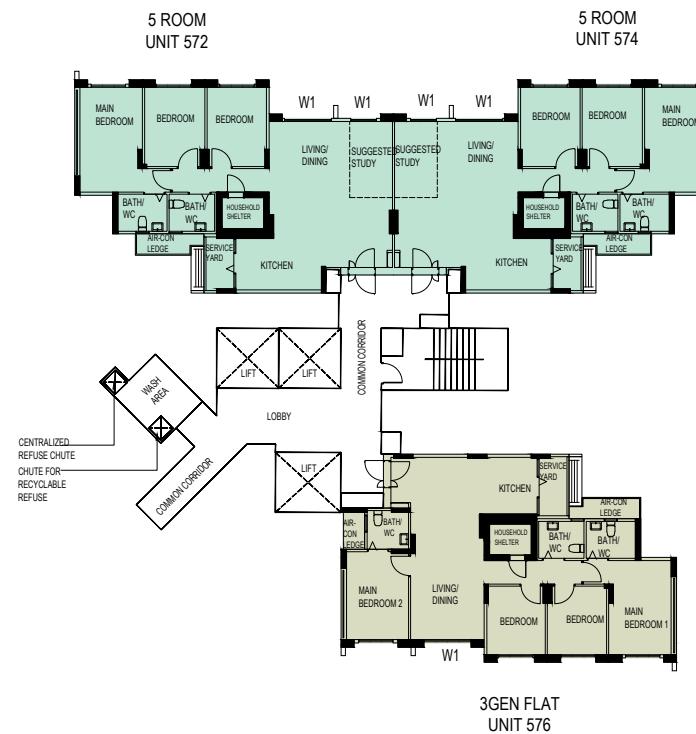
## (2ND to 18TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



# BLOCK 466A (19TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



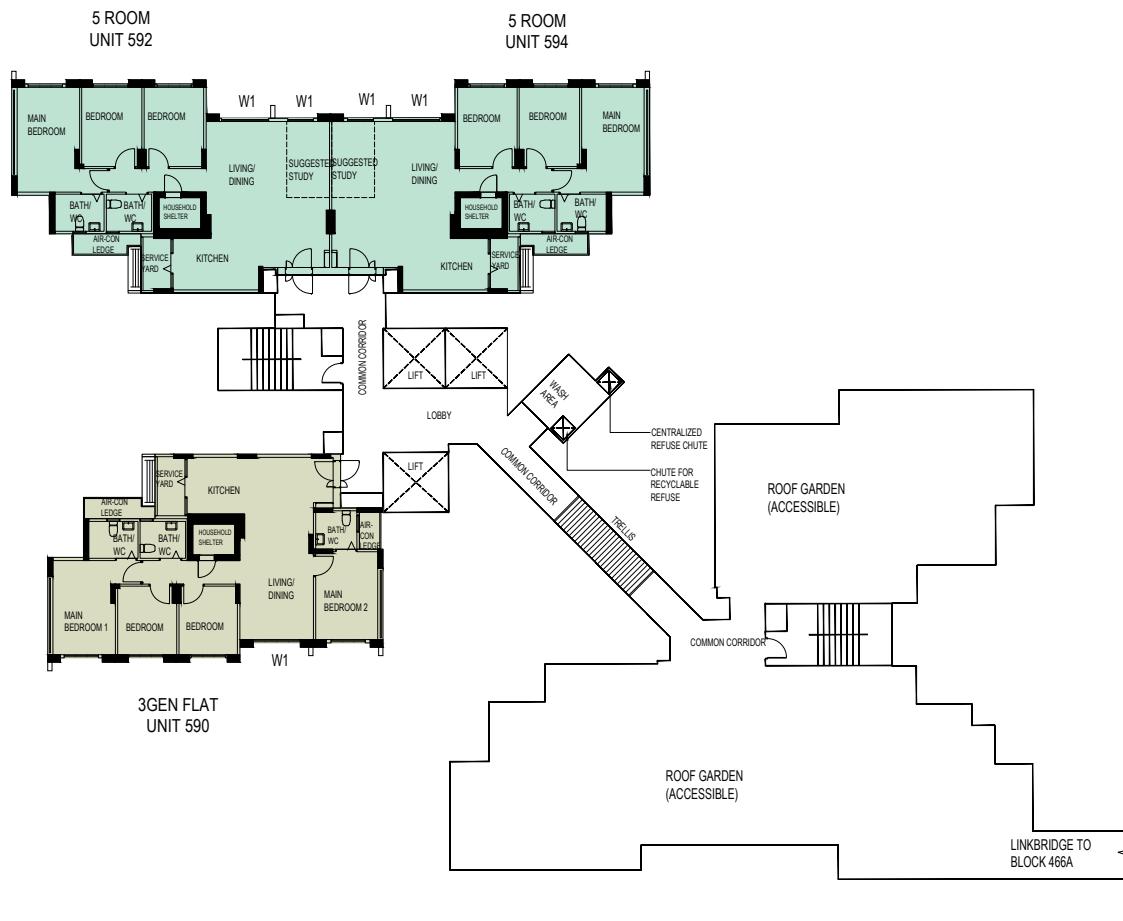
## BLOCK 466A (20TH to 21ST STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



**BLOCK 466B**  
**(2ND to 18TH STOREY FLOOR PLAN)**  
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



**BLOCK 466B**  
**(19TH STOREY FLOOR PLAN)**  
 UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
 THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



**BLOCK 466B**  
**(20TH to 21ST STOREY FLOOR PLAN)**  
UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN  
THE MAIN ROOF GARDEN LEVEL OF BLOCK 465

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2.5 5 7.5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			

## General Specifications For Fernvale Vines

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

### Windows

Aluminium framed windows with tinted glass.

### Doors

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

### Finishes

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

### 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) 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](http://www.hdb.gov.sg) for information on renovation rules.

## General Specifications For Fernvale Vines

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

### 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	: laminated 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

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/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Bathroom/ WC Walls	: glazed porcelain 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

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# Disclaimer

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- 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 2018



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# 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.

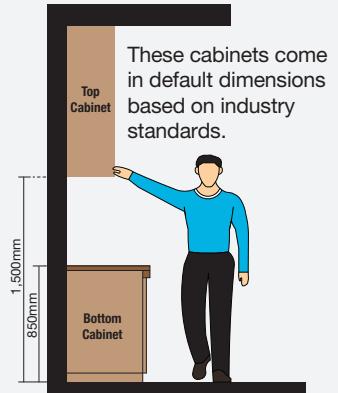


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height

#### Option A (Default):

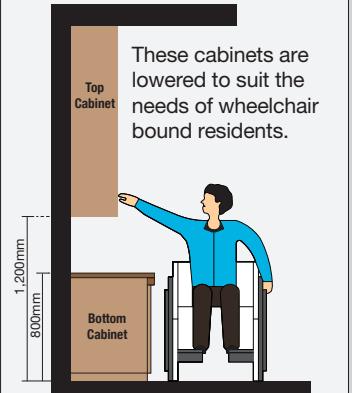
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



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

#### Option B:

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



#### 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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