

MyNiceHome

HDB'S BUILD-TO-ORDER SALES LAUNCH • NOV 2015





A delightful retreat

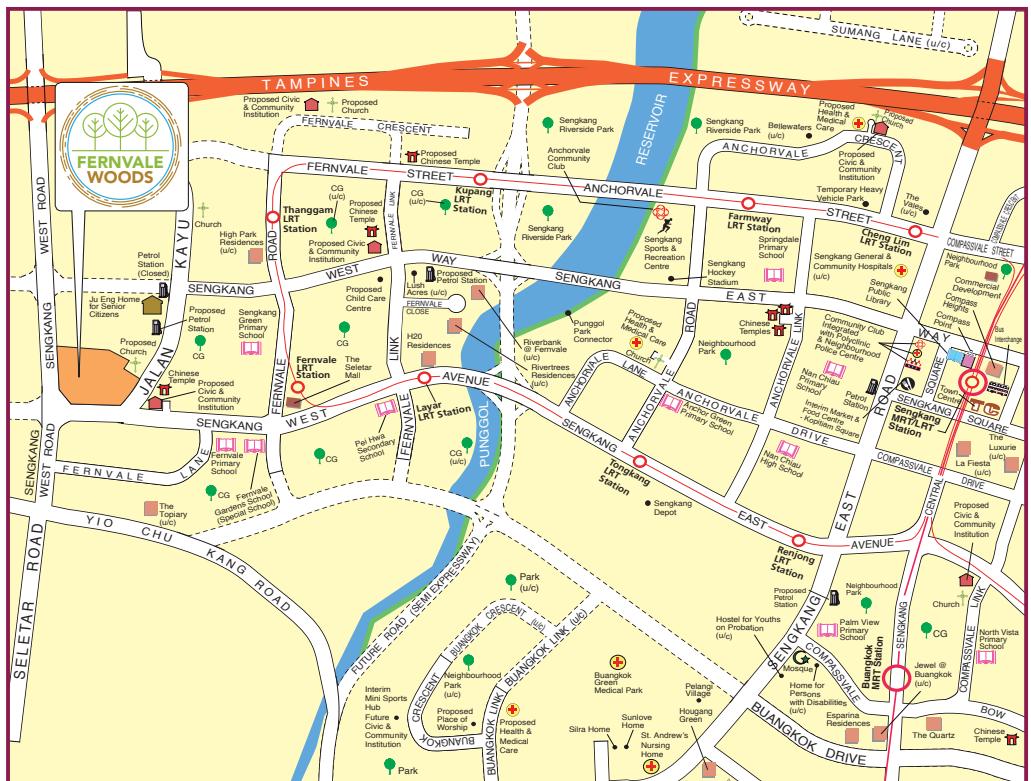
Bounded by Sengkang West Avenue and Jalan Kayu, Fernvale Woods comprises 9 residential blocks with 1,160 units of 2-room Flexi, 3-, 4- and 5-room flats. These blocks range from 13 to 14 storeys in height.



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

Under Construction/ Future Road



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. 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.

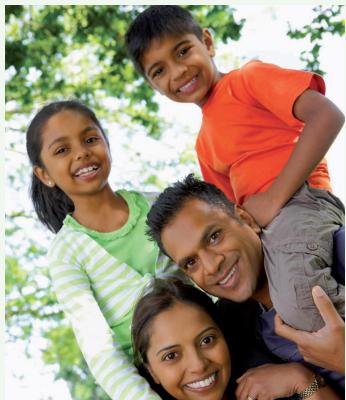


Amenities all around

At Fernvale Woods, you will be able to enjoy a variety of leisurely pursuits such as working out at the adult and elderly fitness stations and watching the children play at the playgrounds. Rest shelters, precinct pavilions and pergolas serve as ideal spots, if you want to relax and chitchat with neighbours and friends. In addition, the two roof top gardens above both multi-storey car parks serve as alternative venues for unwinding.

You will also find daily conveniences within easy reach as Fernvale Woods will come with its own supermarket, an eating house, restaurants, shops, childcare centre, education centre, and a Social Service Centre located at the first two storeys of a multi-storey car park.

A Residents' Committee Centre will be located within the development as well.



Eco-Friendly Living

To encourage a "green" lifestyle, Fernvale Woods will have 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
- Facilitate the Car-sharing scheme by making parking spaces available for shared cars
- Use of sustainable and recycled products in the development
- Pneumatic Waste Conveyance System to provide cleaner waste disposal



Contemporary Homes

Fernvale Woods offers 2-room Flexi, 3-, 4- and 5-room flats. The 2-room Flexi flats will be available in two sizes, 36 sqm and 45 sqm. Both sizes are available either on 99-year lease or short-lease.

The 2-room Flexi flats will come with floor finishes in the kitchen, household shelter and bathroom. Wall tiles will also be provided in the bathroom and kitchen. These flats will also come with a sliding partition door for the bedroom and laminated UPVC folding bathroom door. As the 2-room Flexi flats on short leases are meant for the elderly, they will be fitted with grab bars.

The 3-, 4- and 5-room 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. Laminated UPVC door frames will be provided for the bathrooms.

All flats at Fernvale Woods will come with three-quarter height windows in the living area and half-height windows in other rooms.

All new HDB flats have Universal Design features such as wider corridors, ramps instead of steps to allow for ageing in place.



Optional Component Scheme

The Optional Component Scheme is offered on an opt-in basis, to provide convenience for our buyers. The cost of the packages is added to the selling price of your selected flat.

2-room Flexi Flats

The Optional Component Scheme (OCS) packages for the 2-room Flexi flats are tabulated below:

OCS Package for 2-room Flexi flats
Package 1 (applicable for all 2-room Flexi flats) <ul style="list-style-type: none">• Flooring in the living/ dining room and bedroom[#]# Glazed porcelain floor tiles are provided for short-lease 2-room Flexi flats while polished porcelain floor tiles are provided for 99-year lease 2-room Flexi flats.
Package 2 (applicable for all 2-room Flexi flats) <ul style="list-style-type: none">• Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/shower mixer
Package 3 (applicable for short-lease 2-room Flexi flats) <p>This package offers elderly buyers the convenience of having a flat in move-in condition. It comprises:</p> <p>Elderly-friendly fittings</p> <ul style="list-style-type: none">• Window grilles for safety and security• Built-in kitchen cabinets with gas hob and cooker hood, kitchen sink, tap and dish drying rack. The kitchen cabinets come with mobile cabinets to provide knee space (especially for elderly wheelchair users). Elderly buyers can also opt-in to have a lower counter top height.• The built-in bedroom wardrobe is designed with a lower clothes hanging rod for easy reach <p>Other fittings</p> <ul style="list-style-type: none">• Lighting (whole unit)• Water heater• Mirror and toilet roll holder in bathroom <p>Grab bars will be installed for short lease flats by default. This will assist elderly buyers to move around the flat.</p> <p>Buyers who opt for Package 3 must opt for Package 1 as well.</p>

3-, 4- & 5-room Flats

The Optional Component Scheme packages for the 3-, 4- and 5-room flats are listed below:

- Flooring in the living/ dining room and bedroom
- Internal doors (laminated UPVC folding doors for bathrooms and laminated semi-solid timber doors at bedrooms) and sanitary fittings in the bathrooms (wash basin with tap mixer/vanity top[^] with tap mixer and shower set with bath/shower mixer)
- Kitchen Partition Wall (where feasible)

To provide buyers greater flexibility in terms of layout and design, all 4- and 5-room flats in Fernvale Woods will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans.

You may opt-in to have a partition wall between the living/ dining area and kitchen, if you do not want the open kitchen concept.



LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)

APPROX. FLOOR AREA 48 sqm

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



LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)

APPROX. FLOOR AREA 38 sqm

(Inclusive of Internal Floor Area 36 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 68 sqm

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

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)



LEGEND

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 3-Room
- 4-Room
- 5-Room
- Reserved for Development / Existing Development
- Surrounding Buildings / Structures
- Residents' Committee Centre (RCC) at 1st Storey
- Child Care Centre (CCC) / Education Centre (EC) / Social Service Centre (SSC) at 2nd Storey
- Supermarket (SM) / Shops (S) / Eating House (EH) / Restaurants (R) at 1st Storey
- Linkway / Precinct Pavilion (PP) / Link Bridge (LB) / Drop-Off Porch (DOP) / Shelters (S)
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Trellis
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Driveway
- Open Space
- Staircase
- Drainage Reserve
- Lift
- Corridor
- Centralised Refuse Chute & Chute for Recyclable Refuse (Pneumatic System) / Pneumatic Waste Conveyance System (PWCS) Bin Centre at 1st Storey
- Service Bay

Block Number	Number of Storeys	2 Room Flexi		3 Room	4 Room	5 Room	Total	Lift opens at
		(Type 1)	(Type 2)					
455A	13	24	60	24	24	-	132	Every storey
455B	13	24	72	24	24	-	144	Every storey
456A	13	24	60	24	24	-	132	Every storey
456B	13	24	72	24	24	-	144	Every storey
457A	14	-	-	-	26	64	90	Every storey
457B	14	39	78	26	26	-	169	Every storey
458A	14	-	-	-	26	64	90	Every storey
458B	14	-	-	-	26	64	90	Every storey
458C	14	26	104	13	26	-	169	Every storey
TOTAL		161	446	135	226	192	1160	



SCALE 0 10 20 30 40 50 METRES



Notes:

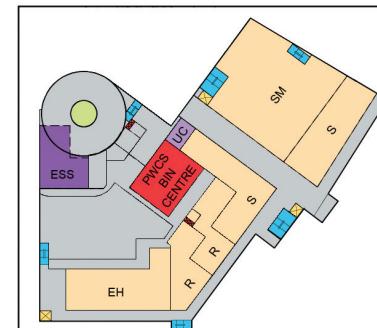
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Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.

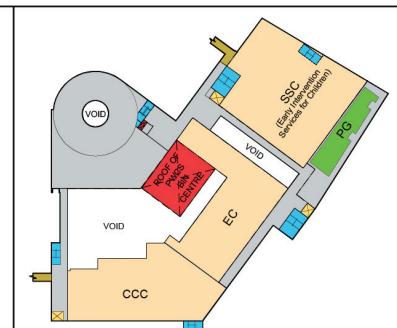
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The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly related facilities, education centres, residents' 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.

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MSCP BLOCK 455
1ST STOREY PLAN



MSCP BLOCK 455
2ND STOREY PLAN



BLOCK 455A
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND :

■ 2 ROOM FLEXI (TYPE 1)

■ 2 ROOM FLEXI (TYPE 2)

■ 3 ROOM

■ 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 2 4 6 8 10 METRES



BLOCK 455B
(2ND TO 13TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



BLOCK 456A (2ND TO 13TH STOREY FLOOR PLAN)

LEGEND :

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

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 456B (2ND TO 13TH STOREY FLOOR PLAN)

LEGEND :

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

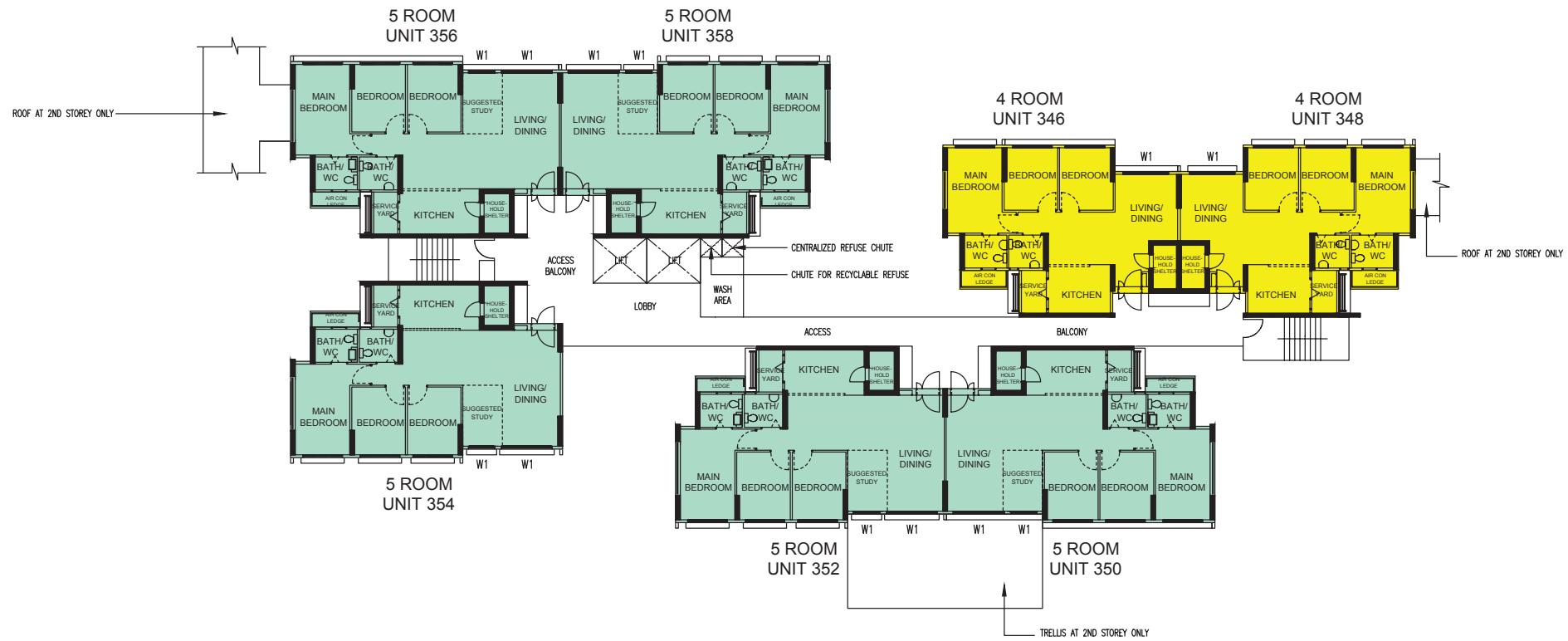
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 457A
(2ND TO 5TH, 7TH TO 14TH STOREY FLOOR PLAN)

LEGEND :

4 ROOM

5 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 457A (6TH STOREY FLOOR PLAN)

LEGEND :

 4 ROOM

 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The author would like to thank the editor and anonymous reviewers for their useful comments and suggestions.

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 457B (2ND TO 14TH STOREY FLOOR PLAN)

LEGEND :

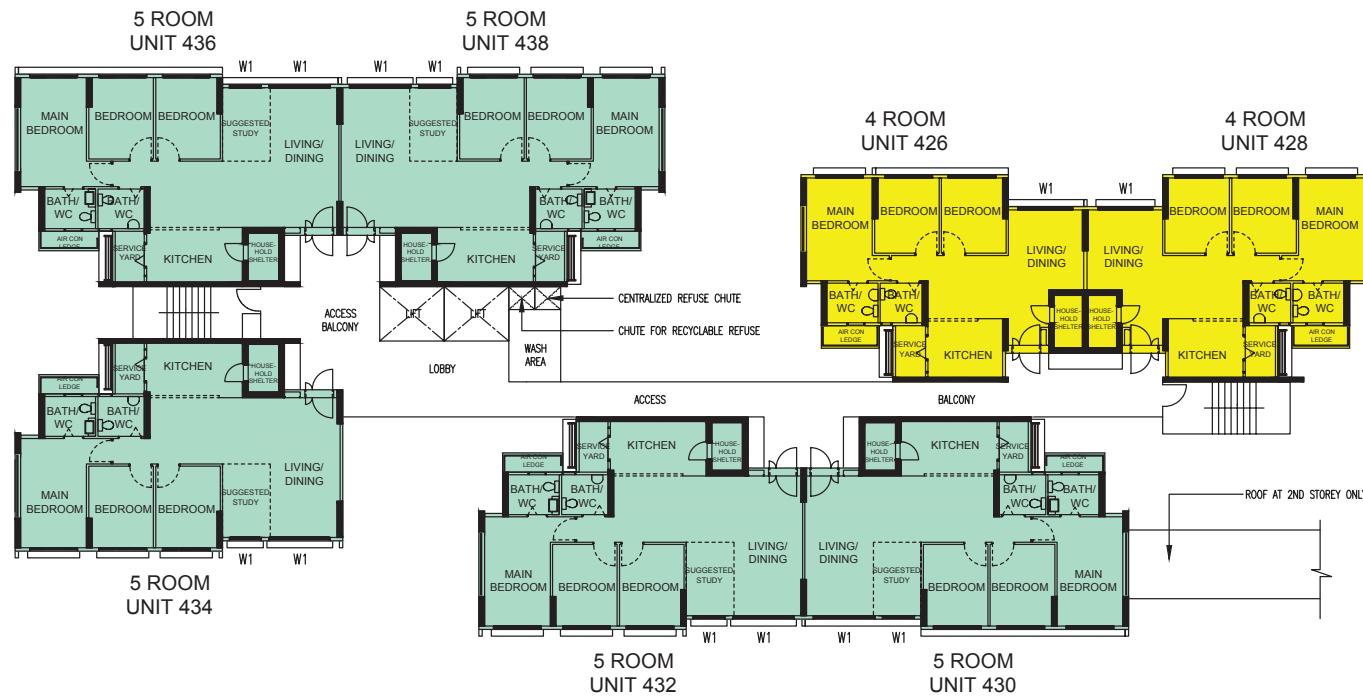
- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 458A

(2ND TO 5TH, 7TH TO 14TH STOREY FLOOR PLAN)

(UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 457)

LEGEND :

4 ROOM

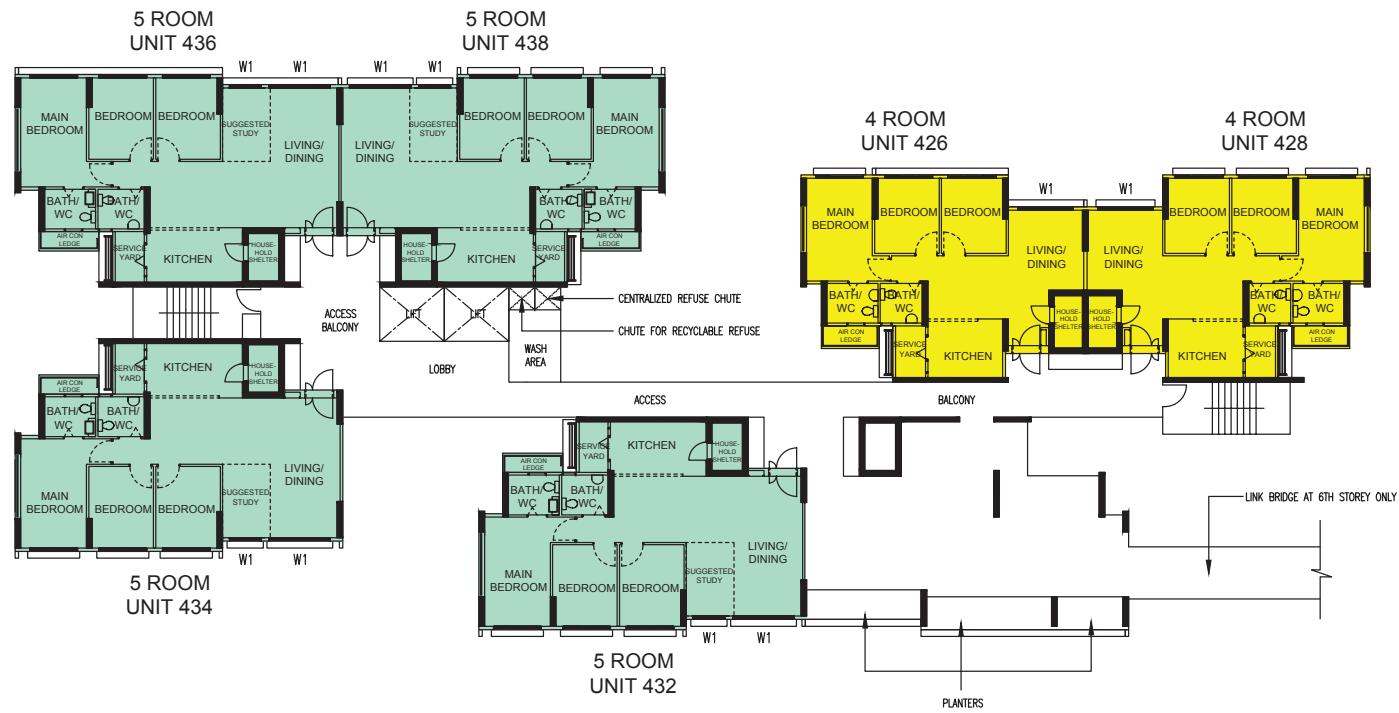
5 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 458A
(6TH STOREY FLOOR PLAN)
(UNITS AT AND ABOVE 8TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 457)

LEGEND :

4 ROOM

5 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 458B (2ND TO 5TH, 7TH TO 14TH STOREY FLOOR PLAN)

LEGEND :

4 ROOM

5 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 458B
(6TH STOREY FLOOR PLAN)

LEGEND :

4 ROOM

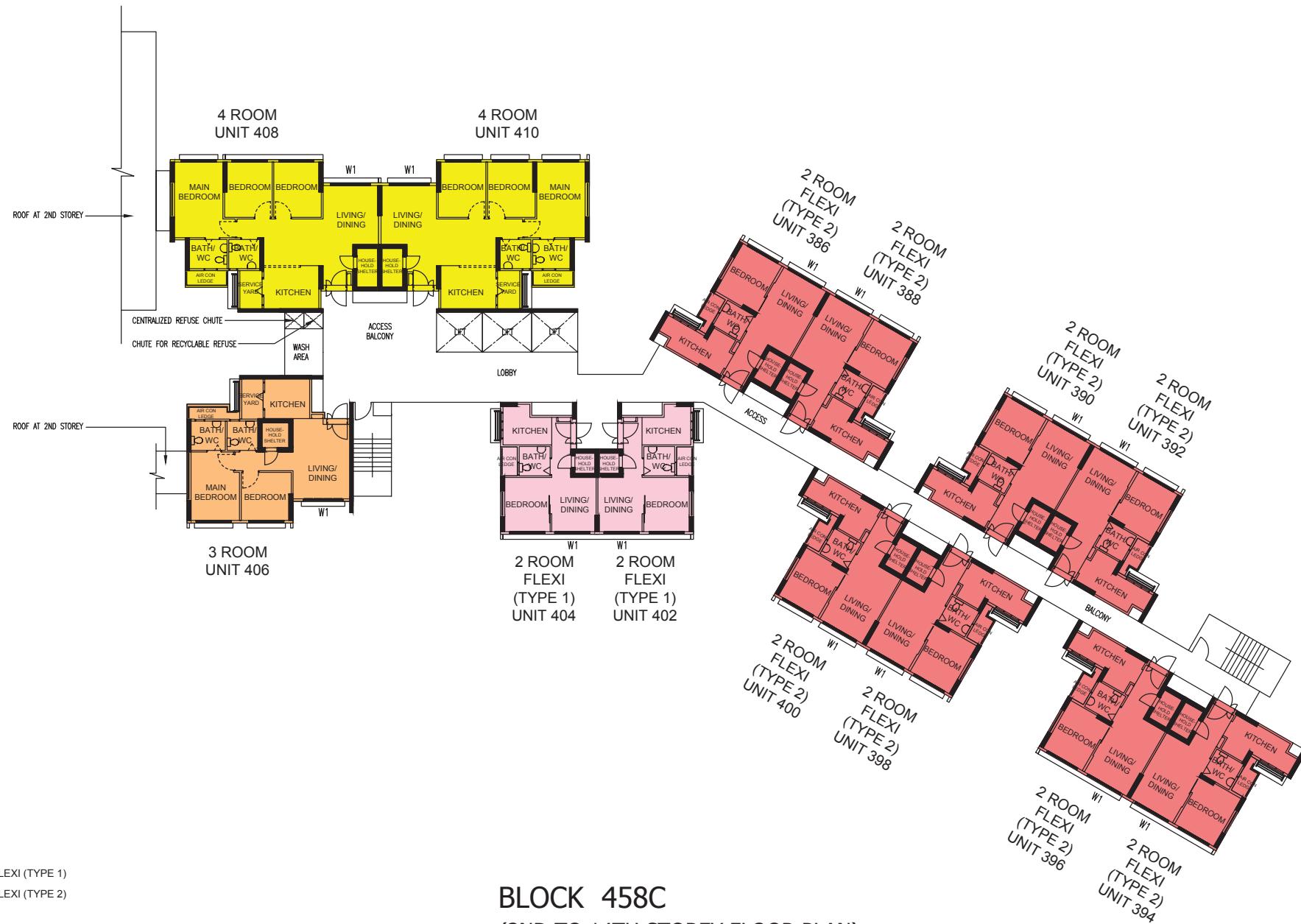
5 ROOM

W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

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

SCALE 0 2 4 6 8 10 METRES



BLOCK 458C
(2ND TO 14TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES

GENERAL SPECIFICATIONS FOR FERNVALE WOODS 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 solid timber door and metal gate
Bedroom	: laminated semi-solid timber sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door (Type D2)
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	: glazed porcelain tiles with laminated UPVC skirting (optional)
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 (optional)
Built-in kitchen cabinets with gas 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 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 requests 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.
- 6) When selecting the flat, buyers may opt for items listed above as optional under the Optional Component Scheme. The cost of the optional items opted for will be added to the purchase price of the flat.

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

GENERAL SPECIFICATIONS FOR FERNVALE WOODS 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 solid timber door and metal gate
Bedroom	: laminated semi-solid timber door (Type D10a) (optional)
	: laminated semi-solid timber sliding partition/ door for 2-Room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door (Type D2) (optional)
	: laminated UPVC folding door for 2-Room Flexi (Type D2)
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/ Bedroom Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
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	
Vanity top wash basin at attached Bathroom/ WC (for 5-Room only), wash basin for other Bathroom/ WC (optional)	
Bath/ Shower mixer with shower set, tap mixer (optional)	

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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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.
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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.



**HOUSING &
DEVELOPMENT
BOARD**

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