



## Vibrant Living Amid Natural Surrounds

Located along Sengkang West Way, Fernvale Foliage is nestled amid green spaces and modern conveniences. Spread across four 23- and 24-storey residential blocks, a total of 504 units of 4-room and 5-room Standard flats are available here.



Inspired by nature, Fernvale Foliage boasts green and brown tones throughout its façade. Its landscape approach creates a spread of lush spaces within the development.

## Amenities Within Reach

At Fernvale Foliage, you are within easy reach of a wide range of amenities. With just a short walk, you can shop and dine at Fernvale Point. When you need to commute, you can choose to walk over to either Fernvale or Thanggam LRT station. The LRT line will link you seamlessly to the Sengkang MRT station and bus interchange, Compass Point, Sengkang Sports & Recreation Centre as well as Sengkang Riverside Park.



More dining options are available at the nearby Jalan Kayu food belt. Indulge in a host of local delights and other hearty fare here.

For motorists, the nearby Tampines Expressway enables easy island-wide traveling.



## Facilities At Your Doorstep

Open spaces for play, sports and relaxation abound on the lush grounds of Fernvale Foliage. The mix of recreational facilities here includes fitness stations for both adults and the elderly and a children's playground. Other amenities here include a precinct pavilion, resting shelters and a Residents' Committee Centre.



At the common green adjacent to the development, you will enjoy the use of fitness stations as well as a multi-purpose court for sports and play.

A network of sheltered linkways connects you from all blocks to the multi-storey car park and drop-off porch.

## Indicative Price Range

Fernvale Foliage offers a range of 4-room and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area and corner windows in the master bedroom.



The indicative price range for Fernvale Foliage is tabulated below.

| Flat Type | Floor Area (sqm) | Internal Floor Area (sqm) | No of Units | Indicative Price Range |
|-----------|------------------|---------------------------|-------------|------------------------|
| 4-Room    | 92               | 90                        | 336         | \$215,000 - \$280,000  |
| 5-Room    | 111              | 110                       | 168         | \$279,000 - \$346,000  |

**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.



## Affordability of a Typical Flat

| Flat Type | Typical Selling Price | Applicants' Median Household Income | Eligible Additional Housing Grant | Monthly Instalment for 30-year Loan | Instalment to Income Ratio |
|-----------|-----------------------|-------------------------------------|-----------------------------------|-------------------------------------|----------------------------|
| 4-Room    | \$245,000             | \$4,200                             | \$10,000                          | \$883                               | 21%                        |
| 5-Room    | \$310,000             | \$5,500                             | \$0                               | \$1,117                             | 20%                        |

## Optional Component Scheme (OCS)

Floor finishes are provided in the kitchen, household shelter, service yard and bathrooms of each flat. You can opt to have floor finishes in the living/dining room and bedrooms and/or internal doors in your selected unit. The cost of installing these optional components will be added to the selling price of the flat.

| Optional Component                             | Indicative Costs |         |
|------------------------------------------------|------------------|---------|
|                                                | 4-Room           | 5-Room  |
| Flooring for living / dining room and bedrooms | \$3,500          | \$4,300 |
| Internal doors*                                | \$2,080          | \$2,080 |

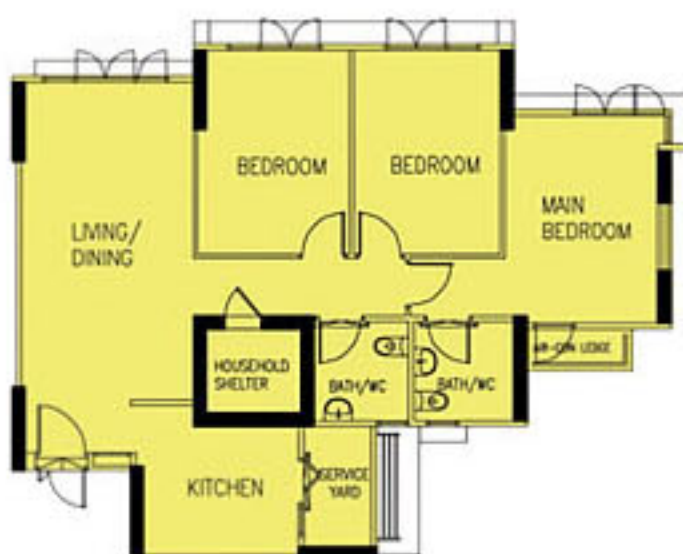
\* 4-/5-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)

## Estimated Completion Date

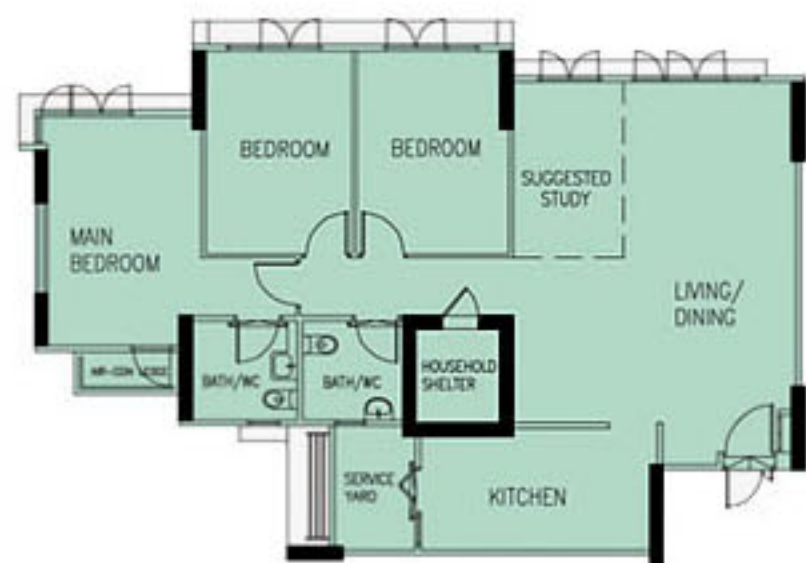
Fernvale Foliage is expected to be completed in **2Q 2014**. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is **30 Apr 2015**. The EDPD is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.

## Typical Floor Plans



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm  
(Inclusive of Internal Floor Area 90 sqm  
and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 111 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.*



## Samples of Furnished Layout Plans



**TYPICAL 4-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 92 sqm  
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



**TYPICAL 5-ROOM FLOOR PLAN**  
APPROX. FLOOR AREA 111 sqm  
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



# General Specifications (Fernvale Foliage)

## 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.

## Windows

Aluminium framed windows with tinted glass.

## Doors

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Entrance          | : decorative solid timber door and metal gate            |
| Bedrooms          | : laminated semi-solid timber door (Type D9a) (Optional) |
| Bathrooms/WC      | : laminated semi-solid timber door (Type D9a) (Optional) |
| Household Shelter | : metal door                                             |
| Service Yard      | : aluminium framed door with glass                       |

## Finishes

|                             |                                                 |
|-----------------------------|-------------------------------------------------|
| Ceilings                    | : skim coated or plastered and painted          |
| Kitchen/Bathrooms/WC walls  | : glazed ceramic tiles                          |
| Other walls                 | : skim coated or plastered and painted          |
| Living/Dining/Bedroom Floor | : ceramic tiles with timber skirting (Optional) |
| Kitchen/Bathrooms/WC Floor  | : ceramic tiles                                 |
| Service Yard floor          | : ceramic tiles with tile skirting              |
| Household Shelter floor     | : ceramic tiles                                 |

## Fittings

Quality Locksets.  
Quality Sanitary Fittings.  
Clothes Drying Rack.  
Vanity Top Wash Basin at attached Bath / WC (for 5-Room only), wash basin for other Bath / WC.

## 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) The common areas and spaces fronting or surrounding the flats are not available for purchase, and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

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*The Floor Areas are scaled Strata Areas.*