



## A Contemporary Development

Located along Rivervale Crescent, Rivervale Arc is near the scenic Sungei Serangoon. Adorning the top of each block are elegant curved fins that are inspired by the arc shape of a boat's side profile.



This development features eight 18-storey residential blocks, offering a total of 1,120 units of 2-room, 3-room and 4-room Standard flats.

## Conveniences Within Reach

A wide range of modern conveniences is well within reach when you live in Rivervale Arc. Motorists can travel with ease via the nearby Tampines Expressway (TPE) while Rumbia and Bakau LRT stations, only a short walk away, enable seamless connection to the Sengkang MRT station and bus interchange.



For shopping, dining and more, you only need to head over to Rivervale Mall or Compass Point, where you will be treated to a wide array of shopping, dining and entertainment options.

If you prefer outdoor fun, you'll be pleased to know that Sengkang Sports and Recreation Centre and Sengkang Riverside Park are both mere minutes away.



## Enjoyment At Your Doorstep

A wide array of recreational facilities and gathering areas can be found within Rivervale Arc. In the precinct's garden space, you will find a children's playground, fitness stations, precinct pavilions and resting shelters. Whether it's exercise or quiet contemplation that you seek, you can enjoy either right at your doorstep. There is also a Resident Committee Centre within the development.



A network of footpaths and sheltered linkways connect all blocks to the multi-storey car park and drop-off porch.

## Indicative Price Range

Rivervale Arc offers a selection of 2-room, 3-room and 4-room Standard flats. All units come with three-quarter height windows in the living/dining area.



The indicative price range for Rivervale Arc is tabulated below.

| Flat Type | Floor Area (sqm) | Internal Floor Area (sqm) | No of Units | Indicative Price Range |
|-----------|------------------|---------------------------|-------------|------------------------|
| 2-Room    | 47               | 45                        | 238         | \$68,000 - \$96,000    |
| 3-Room    | 67               | 65                        | 221         | \$122,000 - \$157,000  |
| 4-Room    | 93               | 90                        | 661         | \$201,000 - \$262,000  |

- 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 |
|-----------|-----------------------|-------------------------------------|-----------------------------------|-------------------------------------|----------------------------|
| 2-Room    | \$80,000              | \$1,500                             | \$40,000                          | \$160                               | 11%                        |
| 3-Room    | \$140,000             | \$2,200                             | \$30,000                          | \$440                               | 20%                        |
| 4-Room    | \$230,000             | \$4,200                             | \$10,000                          | \$829                               | 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 |         |         |
|------------------------------------------------|------------------|---------|---------|
|                                                | 2-Room           | 3-Room  | 4-Room  |
| Flooring for living / dining room and bedrooms | \$1,500          | \$2,400 | \$3,500 |
| Internal doors*                                | \$400            | \$1,680 | \$2,080 |

\* 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)

## Estimated Completion Date

Rivervale Arc is expected to be completed in **1Q 2014**. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is **28 Feb 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.



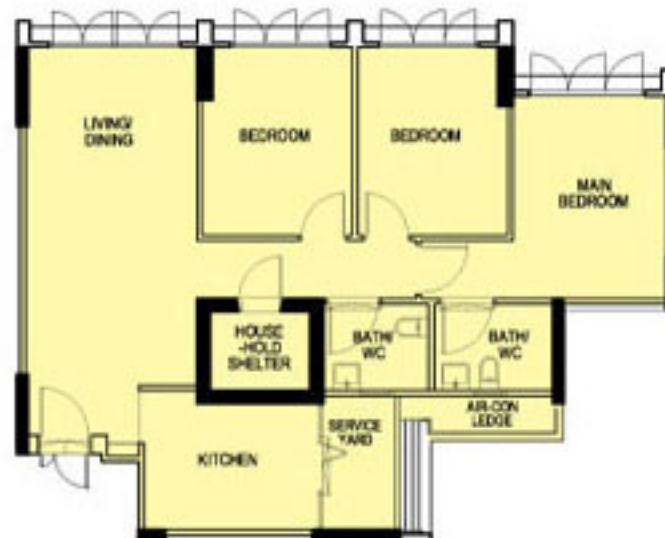
## Typical Floor Plans



**TYPICAL 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 67 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)

*The coloured floor plans are not intended to demarcate the boundary of the flat.*



## Samples of Furnished Layout 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 67 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)



# General Specifications (Rivervale Arc)

## 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 for 3-Room & 4-Room (Type D9a) (Optional)<br>: acrylic panel folding door for 2-Room |
| 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/Bedrooms 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.

## 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.

The plans and information in this brochure are the copyright of the Housing & Development Board (HDB), Singapore. The HDB reserves the right at any time without notice and at its sole discretion to change any aspect of this project including but not limited to the omission, amalgamation of or increasing or reducing the communal facilities and amenities. All art renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impressions only. Similarly, all dimensions, areas, plans, colour schemes, descriptions and specifications noted herein are subject to change or alteration without notice if required by the Competent Authority or at HDB's sole and absolute discretion. The HDB will not entertain any request for alteration of the layout or specifications of a flat, to meet individual needs. The void deck in any apartment block may subsequently be used for facilities, such as child care centres, education centres, residents' committee centres and such other facilities as HDB shall deem fit.

*The Floor Areas are scaled Strata Areas.*