



**HDB'S SALES LAUNCH
OCTOBER 2025**

BTOgether

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 preschools, eldercare facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs, even after residents have moved into the precincts. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

In addition, housing projects may be located near roads, railways, airbases, construction sites, and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The information provided is based on the current planning intent of the relevant authorities and is subject to change from time to time.

This brochure may contain forward-looking statements regarding future developments, projections, estimates, and other statements about HDB's plans, goals, and expectations on the development. Forward-looking statements are not guarantees of future results but are inherently subject to uncertainty, and actual results could differ materially from those anticipated in these statements.

HDB does not undertake any obligation to update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise. The information provided in this brochure is based on current expectations and beliefs, and there can be no assurance that the results and events contemplated by the forward-looking statements will indeed occur.

Prospective buyers are cautioned not to place reliance on these forward-looking statements. Any reliance on the forward-looking statements is at the sole risk and discretion of the recipient, and HDB disclaims any obligation to update or revise such statements to reflect changes in expectations or events, conditions, or circumstances on which any such statements are based. 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 such forward-looking statements.





Artist's impression

FERNVALE PLAINS

Fernvale Plains is bounded by Fernvale Drive, Fernvale Link, and Fernvale Street. The project comprises 5 residential blocks ranging from 23 to 26 storeys, including 1 rental block and 4 residential blocks, with a total of 1,037 units of Community Care Apartments (CCA), 2-room Flexi, 4-room, and 5-room flats. These flats will be offered as Standard flats under the new flat classification framework (<https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/standard-plus-and-prime-housing-models>), and are Shorter Waiting Time (SWT) flats with waiting times of less than 3 years.

Inspired by the site's flatter terrain, "Plains" conveys a sense of simplicity expressed through its green spaces and clean lines.

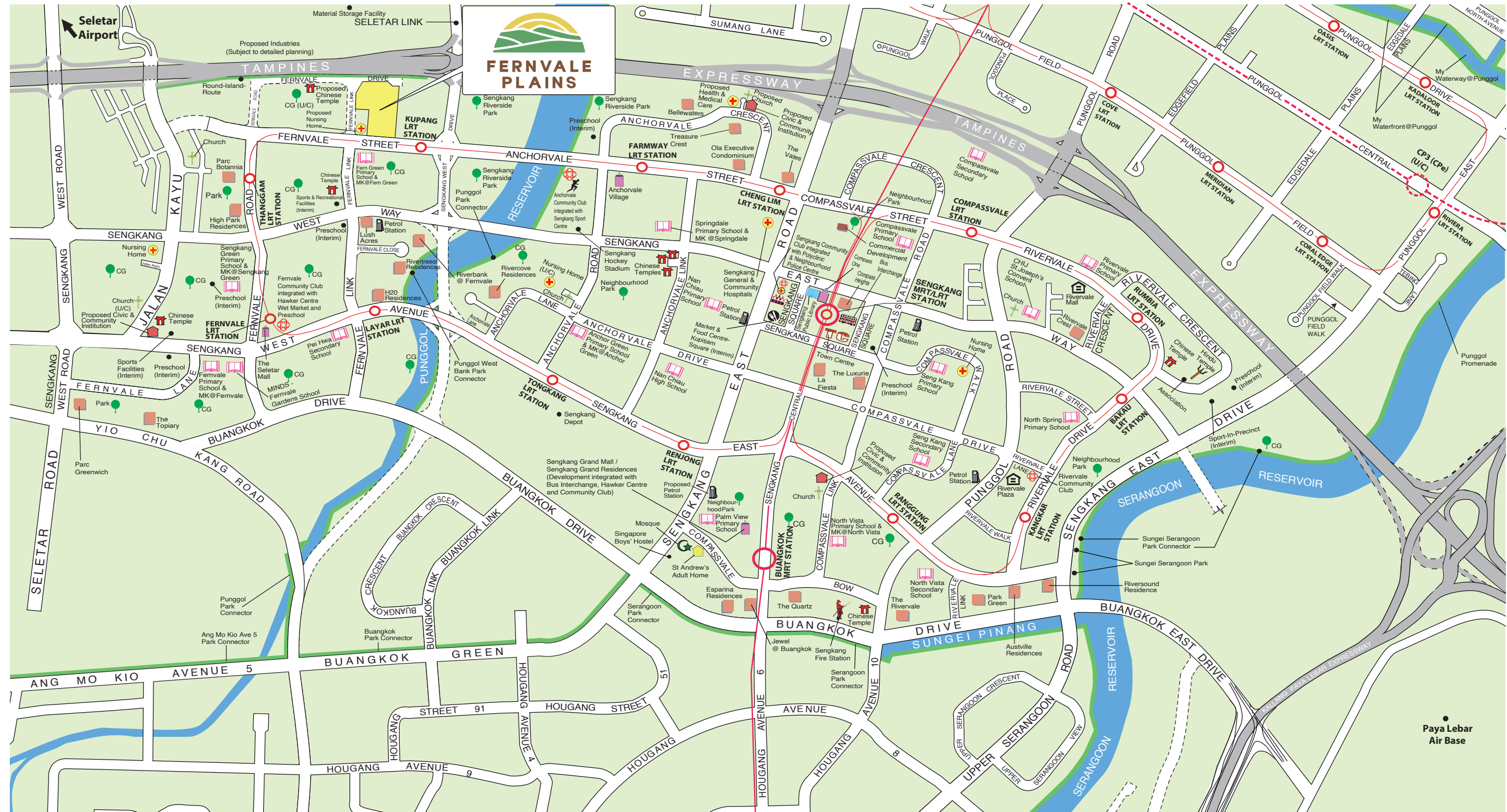


The CCA is an assisted living public housing concept designed to integrate senior-friendly living with on-site social activities, and customised care services according to the individual's care needs in their silver years. Located in Block 481B next to a future nursing home, the CCA features furnished communal areas on selected floors to foster social connections. Together with elderly fitness stations within the precinct, these facilities form part of a holistic senior living environment.

Fernvale Plains also offers recreational and communal spaces for residents of all ages. 2 unique gardens at the ground level feature children's playgrounds, fitness stations, and a hardcourt in one, while the other offers a more tranquil setting. A Multi-Storey Car Park (MSCP) crowned with a roof garden provides additional green space for relaxation, while an adjacent common green offers more outdoor recreational options. The MSCP also houses a preschool at the ground level.

For a detailed layout of the facilities provided at Fernvale Plains, refer to the site plan. Facilities in this project will be accessible to the public.

SENGKANG



- MRT Line & Station CG Common Green ===== Under Construction/Future Road -○- MRT Line & Station (Under Construction)
 -○- LRT Line & Station (U/C) Under Construction MK MOE Kindergarten

Notes:

- All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
- Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
- Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Elder care Facilities, etc.
- Proposed Industrial Development includes examples such as Clean Industry, Light Industry, General Industry, Special Industry and Business Park Operations.
- The developments and facilities shown (whether existing or proposed) may:
 - Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - Be used as temporary construction sites by the relevant authorities.
- To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.
- The land uses shown reflect proposals under URA's Draft Master Plan 2025.

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ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Fernvale Plains will have several eco-friendly features such as:

- 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 future provision of electric vehicle charging stations
- Use of sustainable products in the project
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



SEPARATE CHUTES
FOR RECYCLABLE
WASTE



BICYCLE
STANDS



ABC WATERS DESIGN
FEATURES

SMART SOLUTIONS

Fernvale Plains will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal



EMBRACING WALK CYCLE RIDE

With an increased focus on active and healthy living, the housing precinct is designed with well-connected pathways to make it easier for residents to walk and cycle more as part of their daily commutes to the surrounding amenities and public transport:

- Convenient access and walking distance to public transport
- Safe, pleasant, and welcoming streets for walking and cycling
- Sheltered linkways and barrier free accessibility to facilities
- Wayfinding and signages for orientation and navigation

Fernvale Plains residents will be served by bus services and Kupang LRT Station, which connects to the Sengkang MRT/LRT station and bus interchange. Learn more about transport connectivity in this precinct using MyTransport.sg app at <https://www.lta.gov.sg/content/dam/ltagov/Home/PDF/MTM.pdf>.

OPTIONAL COMPONENT SCHEME

Seniors buying short-lease 2-room Flexi flats can opt in for senior-friendly and other fittings under the Optional Component Scheme (OCS). Upon opting in, the cost of these optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.



FINISHES AND FITTINGS

COMMUNITY CARE APARTMENT

The Community Care Apartments are designed to support seniors to live independently, while preparing for their future care needs.

Each Community Care Apartment will have an open layout and come with the following finishes:

- Vinyl strip flooring in the living/dining and bedroom
- Floor tiles in the kitchen, bathroom, and household shelter
- Wall tiles in the kitchen and bathroom
- Water closet suite in the bathroom

Fittings and senior-friendly design features will also be pre-installed in each unit, including:

- Digital lock at the main door to allow convenient access
- Wide wheelchair-friendly main door, with a built-in bench beside the entrance
- Large wheelchair-accessible bathroom with slip-resistant flooring, grab bars, water heater, shower set with bath/ shower mixer, wash basin with tap mixer, and mirror
- Built-in wardrobe and cabinets for storage
- Furnished kitchen for meal preparation, including induction hob and cooker hood, kitchen sink, tap, and dish drying rack. Buyers may choose to have a lower kitchen countertop
- Easy-to-slide partitions that can separate the living and bedroom spaces for more privacy
- Window grilles

2-ROOM FLEXI

Available either on a 99-year lease or short-lease

- Vinyl strip flooring in the:
 - Living/ dining
 - Bedroom
- Floor tiles in the:
 - Bathroom
 - Household shelter
 - Kitchen
- Wall tiles in the:
 - Bathroom
 - Kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite
- Grab bars (for 2-room Flexi flats on short-leases)

4- AND 5-ROOM

- Vinyl strip flooring in the:
 - Bedrooms
- Floor tiles in the:
 - Living/ dining
 - Bathrooms
 - Household shelter
 - Kitchen and service yard
- Wall tiles in the:
 - Bathrooms
 - Kitchen
- Internal doors for bedrooms and folding doors for bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite

BASIC AND OPTIONAL SERVICES FOR RESIDENTS (FOR COMMUNITY CARE APARTMENTS)

Residents will have to subscribe to a Basic Service Package, which includes services such as 24-hour emergency response and dedicated programming. An onsite community manager will also assist with arranging add-on care and support services (additional charges apply), handling simple home fixes, and organising activities tailored to residents' preferences.

Residents also have the option to add on optional extra care services based on their needs and preferences, at additional costs. Find out more about the basic and optional services and their pricing at <https://www.hdb.gov.sg/cs/infoweb/residential/buying-a-flat/finding-a-flat/types-of-flats/community-care-apartments>.



LAYOUT IDEAS

COMMUNITY CARE APARTMENT FLOOR PLAN (With Suggested Furniture layout)

Approx. Floor Area 39sqm
Inclusive of Internal Floor Area of 36sqm and
Air-Con Ledge



COMMUNITY CARE APARTMENT FLOOR PLAN (With Suggested Furniture layout)

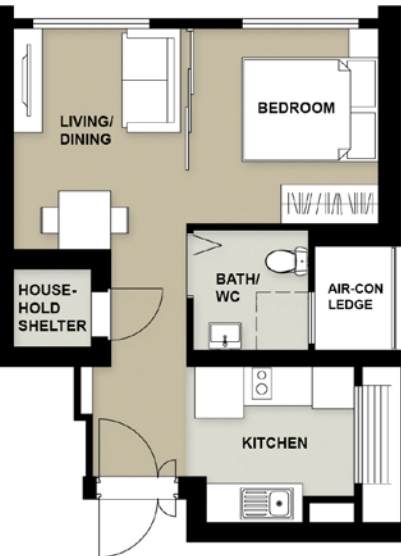
Approx. Floor Area 39sqm
Inclusive of Internal Floor Area of 36sqm and
Air-Con Ledge



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

2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture layout)

Approx. Floor Area 41sqm
Inclusive of Internal Floor Area of 38sqm and
Air-Con Ledge



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

LAYOUT IDEAS

2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture layout)

Approx. Floor Area 49sqm

Inclusive of Internal Floor Area of 46sqm and Air-Con Ledge



2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture layout)

Approx. Floor Area 49sqm

Inclusive of Internal Floor Area of 46sqm and Air-Con Ledge



To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

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

4-ROOM FLOOR PLAN (With Suggested Furniture layout)

Approx. Floor Area 94sqm

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



5-ROOM FLOOR PLAN (With Suggested Furniture layout)

Approx. Floor Area 113sqm

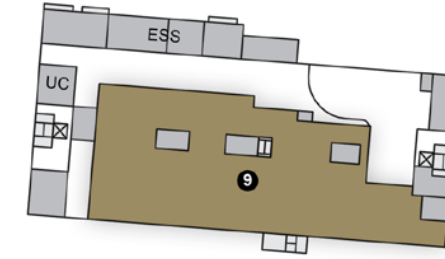
Inclusive of Internal Floor Area of 110sqm and Air-Con Ledge



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



SITE PLAN



BLK 480
1st Storey Floor Plan

FLAT TYPE

2 ROOM FLEXI (TYPE 1)	4 ROOM	RENTAL FLATS
2 ROOM FLEXI (TYPE 2)	5 ROOM	COMMUNITY CARE APARTMENTS

PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION
- 4 HARDCOURT

COMMUNAL AREAS

- 5 PRECINCT PAVILION
- 6 DROP-OFF PORCH
- 7 SPACE RESERVED FOR FUTURE COMMUNITY USE

SOCIAL AMENITIES

- 8 FUTURE AMENITIES / FACILITIES AT 1ST STOREY
- 9 PRESCHOOL AT 1ST STOREY
- 10 RESIDENTS NETWORK CENTER

OTHERS

- LINKWAY
- S : SHELTER
- SERVICE
- ESS : ELECTRICAL SUB-STATION AT 1ST STOREY
- UC : UTILITY CENTRE AT 1ST STOREY
- AMENITY LOCATED (BELOW)
- (U/C) UNDER CONSTRUCTION
- SERVICE BAY
- AIR-WELL
- CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)
- ENTRANCE / EXIT FOR MULTI-STOREY CARPARK

Block Number	Number of Storeys	Rental flats		Home Ownership Flats					Total
				Community Care Apartments	2-Room Flexi		4-Room	5-Room	
		1-Room	2-Room		Type 1	Type 2			
480A	23/26						122	166	288
481A	23	110	44						154
481B	26			207					207
482A	24/26					50	123	98	271
482B	24/26				25	25	123	98	271
Grand Total		110	44	207	25	75	368	362	1191

Notes:

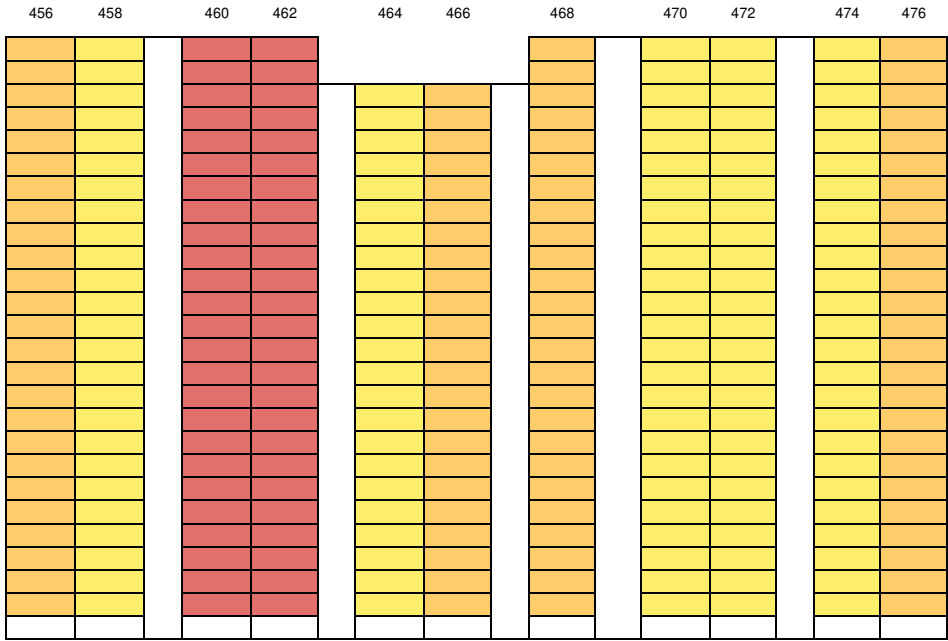
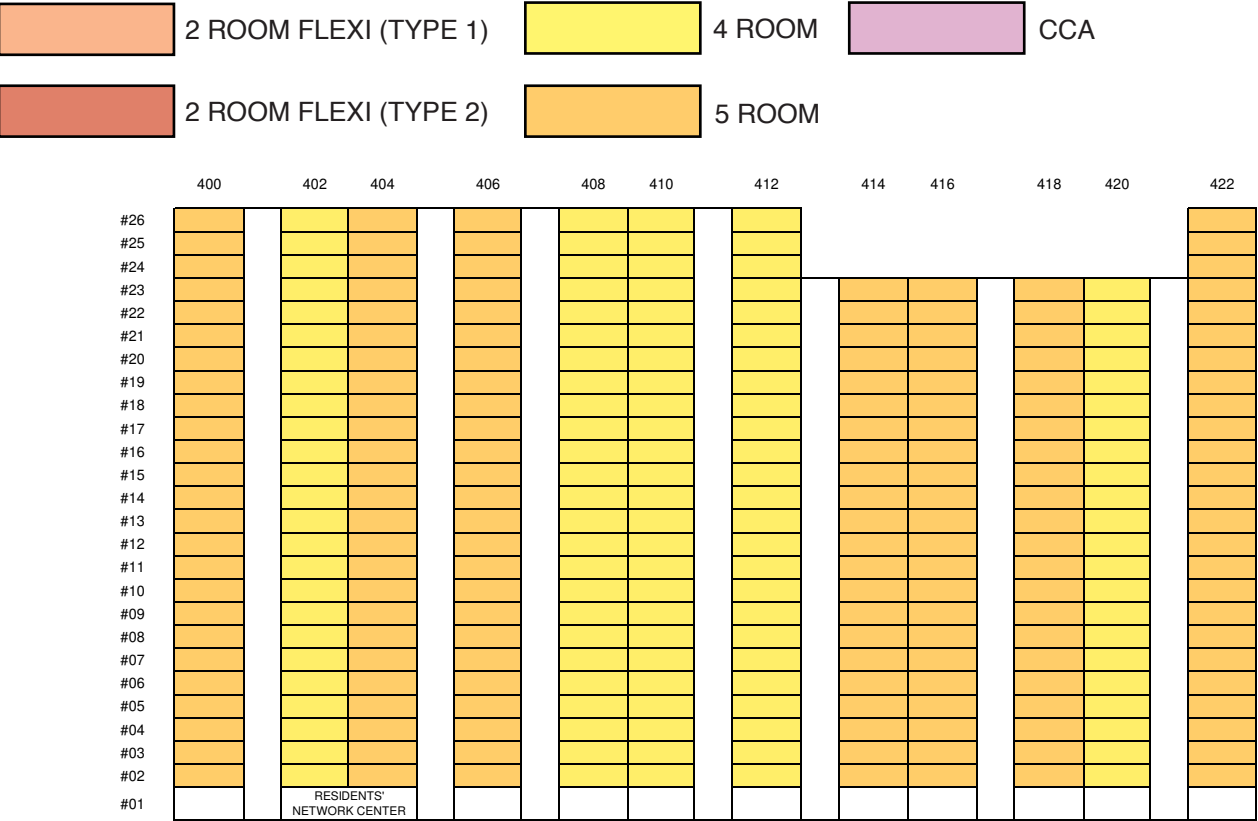
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 - a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - (i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
 - (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
 - b. Be used as temporary construction sites by the relevant authorities.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), carpark or stand-alone community building for future amenities/facilities (such as preschools, eldercare facilities, education centres, residents' network 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.
4. 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.
5. 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.
6. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.
7. The land uses shown reflect proposals under URA's Draft Master Plan 2025.

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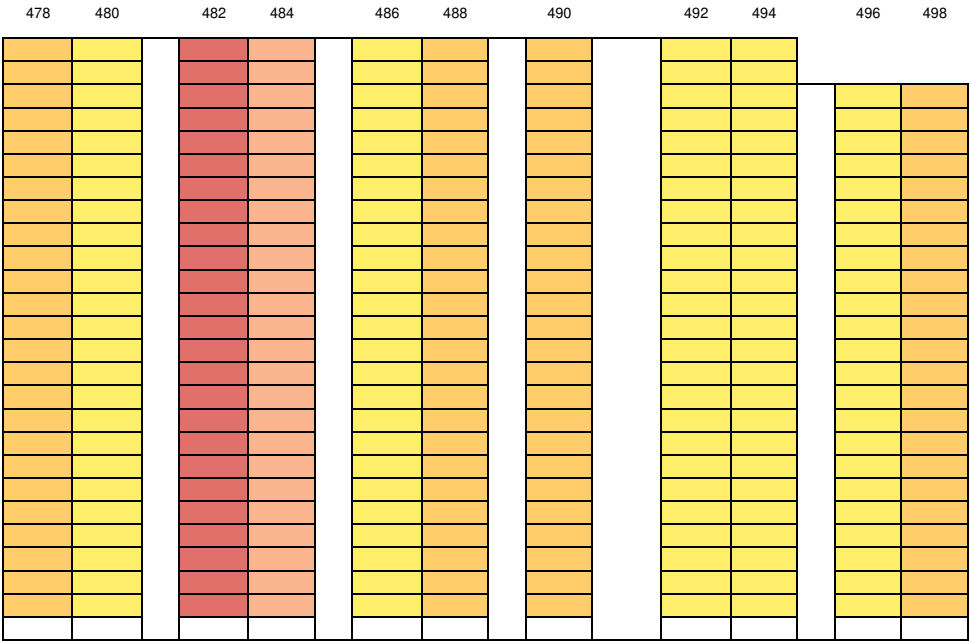
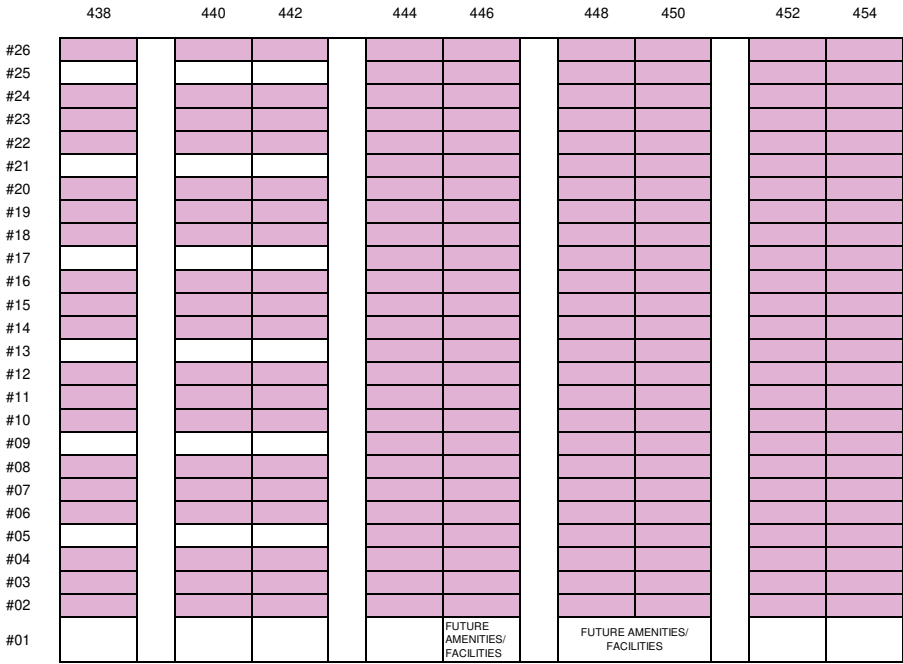
APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.

UNIT DISTRIBUTION



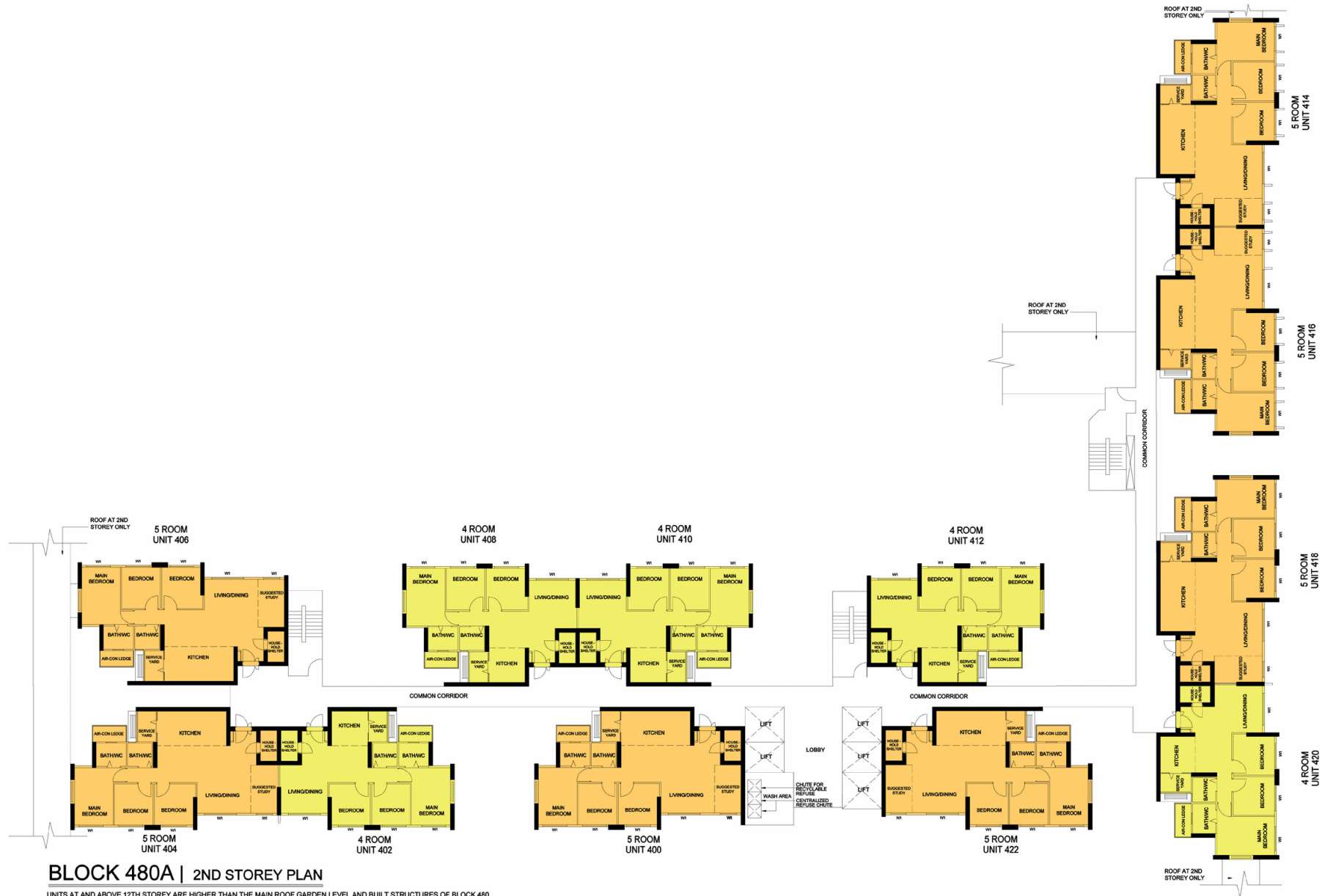
BLOCK 480A

BLOCK 482A



BLOCK 481B

BLOCK 482B





BLOCK 480A | 3RD TO 11TH STOREY PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 480

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO
DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 480A | 12TH TO 23RD STOREY PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 480

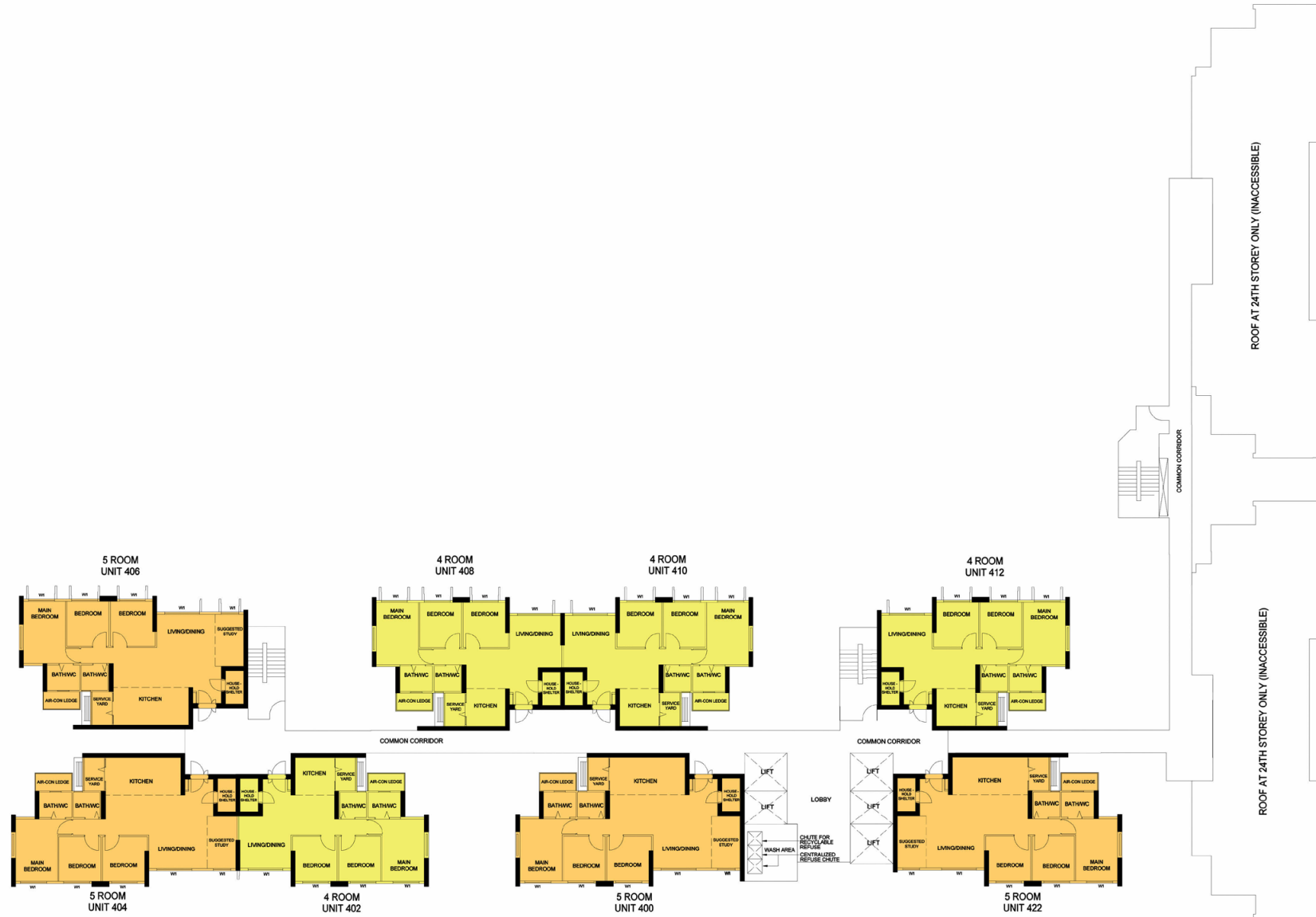
WINDOW LEGEND:

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SCALE 0 2 4 6 8 10 METRES

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BLOCK 480A | 24TH STOREY PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 480

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO
DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 480A | 25TH TO 26TH STOREY PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 480

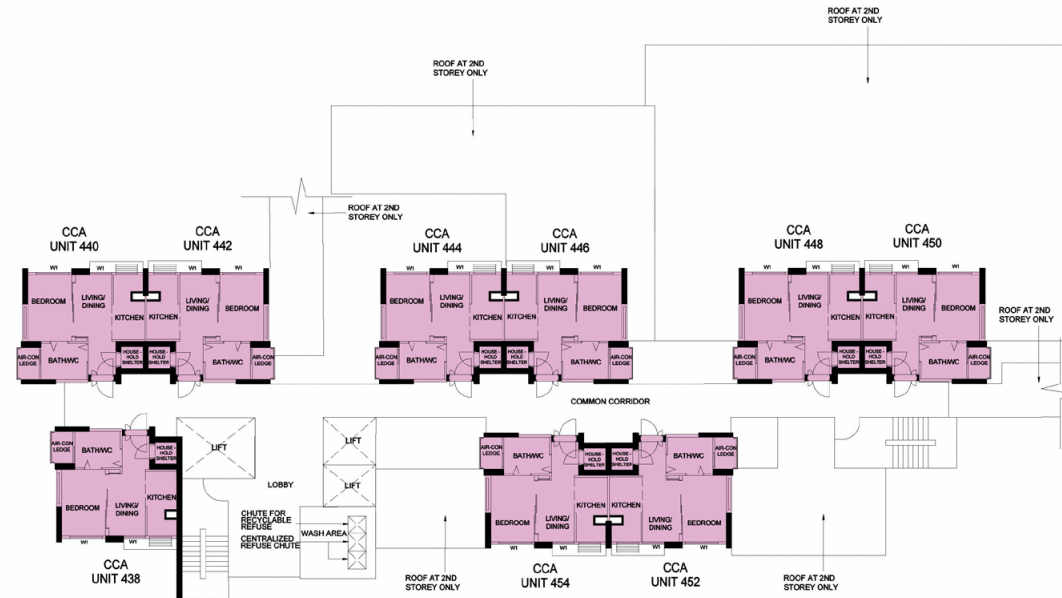
WINDOW LEGEND:

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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 481B | 2ND STOREY PLAN

CCA - COMMUNITY CARE APARTMENT
UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 480

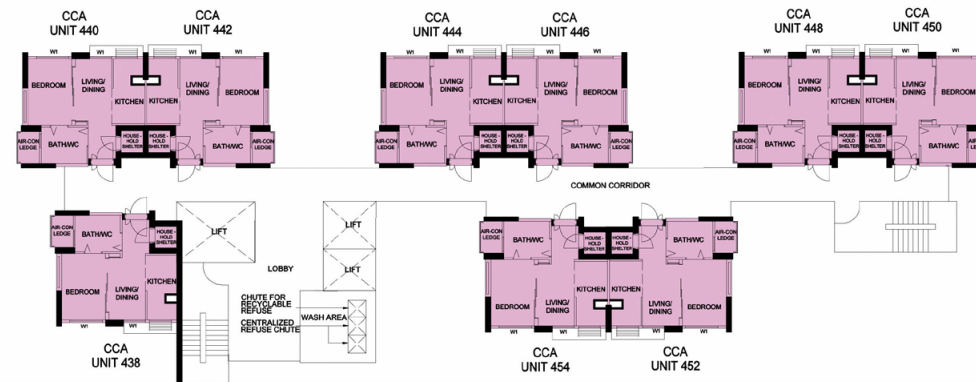
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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SCALE 0 2 4 6 8 10 METRES

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DEMARCAT THE BOUNDARY OF THE FLAT



BLOCK 481B | 3RD TO 4TH, 6TH TO 8TH, 10TH TO 12TH STOREY PLAN

CCA - COMMUNITY CARE APARTMENT

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 480

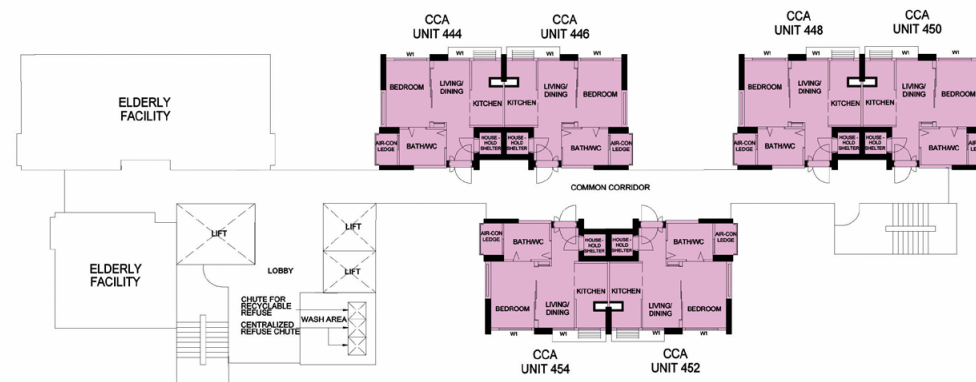
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BLOCK 481B | 5TH, 9TH, 13TH STOREY PLAN

CCA - COMMUNITY CARE APARTMENT
UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 480

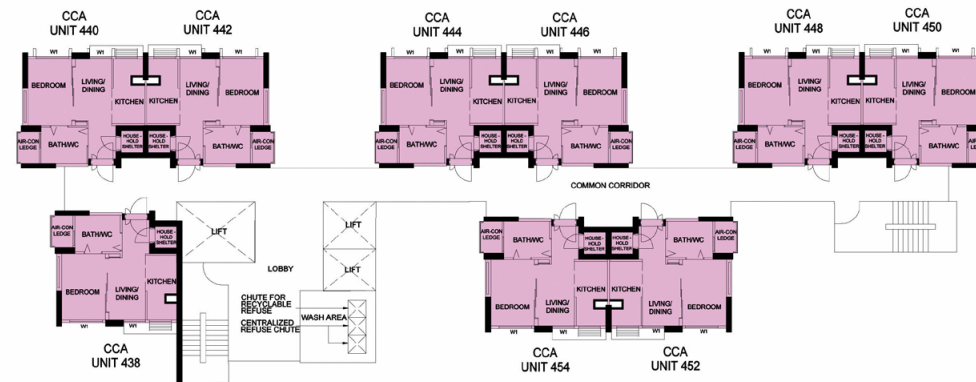
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SCALE 0 2 4 6 8 10 METRES

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BLOCK 481B | 14TH TO 16TH, 18TH TO 20TH, 22ND TO 24TH, 26TH STOREY PLAN

CCA - COMMUNITY CARE APARTMENT
UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AND BUILT STRUCTURES OF BLOCK 480

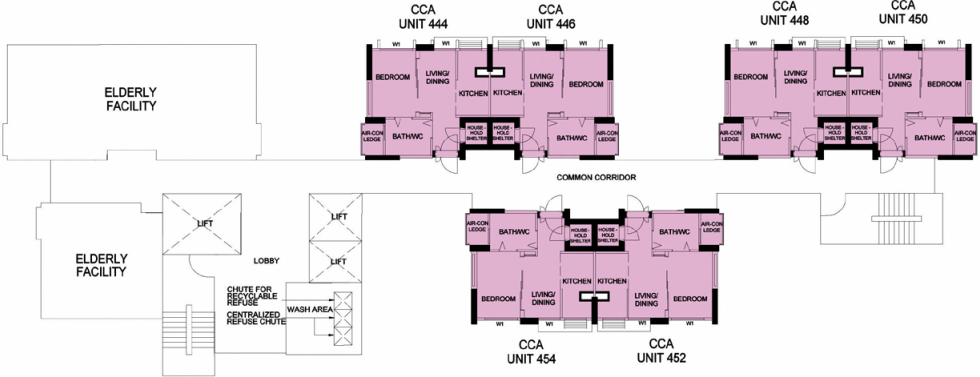
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BLOCK 481B | 17TH, 21ST, 25TH STOREY PLAN

CCA - COMMUNITY CARE APARTMENT
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WINDOW LEGEND:

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SCALE 0 2 4 6 8 10 METRES

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BLOCK 482A | 2ND STOREY PLAN

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 482A | 3RD TO 24TH STOREY PLAN

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 482A | 25TH STOREY PLAN

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 482A | 26TH STOREY PLAN

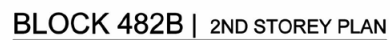
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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SCALE 0 2 4 6 8 10 METRES

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W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

SCALE 0 2 4 6 8 10 METRES

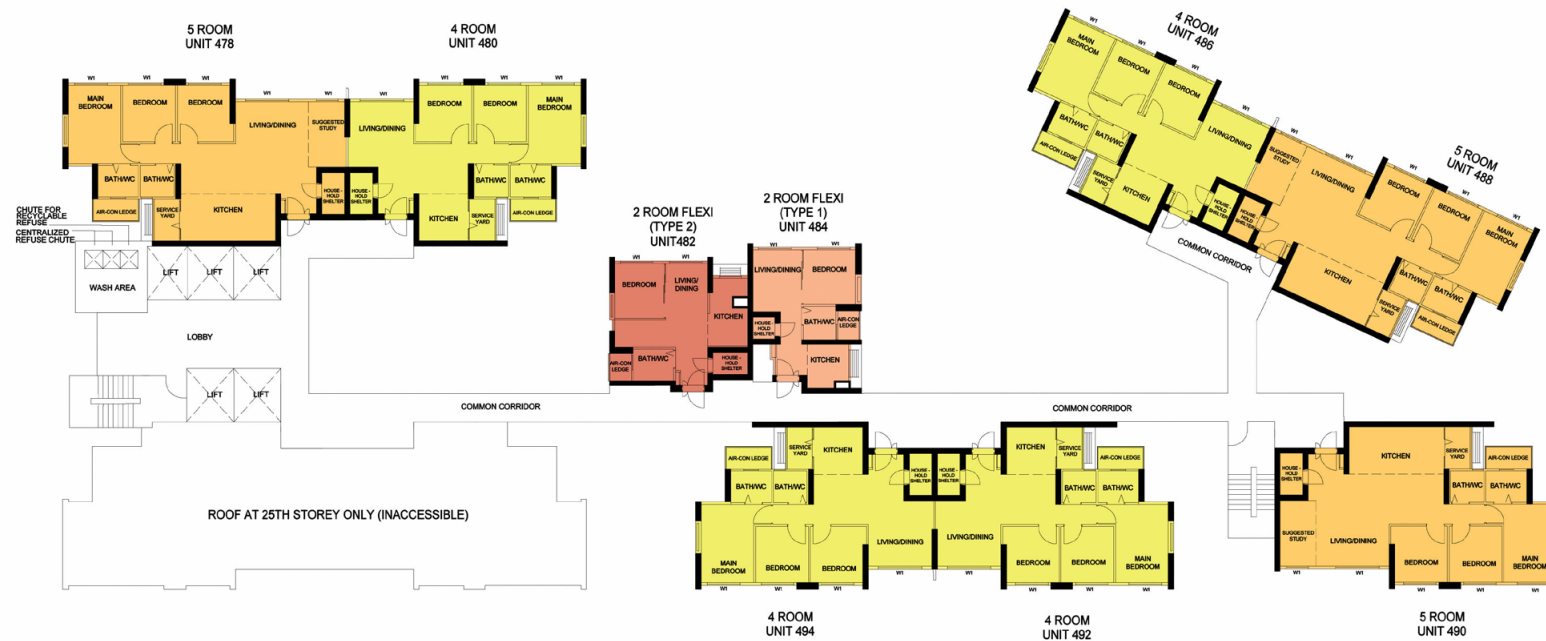
THE COLOURED FLOOR PLANS IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 482B | 25TH STOREY PLAN

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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BLOCK 482B | 26TH STOREY PLAN

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLANS IS NOT INTENDED TO
DEMARCATTE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR FERNVALE PLAINS

For Community Care Apartment

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 with vision panel and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

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

Fittings

Digital Lockset (main entrance door only)
 Quality Locketts
 Water Closet Suite
 Clothes Drying Rack
 Grab Bars
 Wash basin with tap mixer, bath/ shower mixer with shower set and foldable shower seat
 Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack
 Built-in Wardrobe
 Window Grilles
 Water Heater
 Lighting

Services

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

- 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 for information on renovation rules.

GENERAL SPECIFICATIONS FOR FERNVALE PLAINS

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
Living/ Dining	: laminated UPVC folding door (optional)

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
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 for information on renovation rules.

GENERAL SPECIFICATIONS FOR FERNVALE PLAINS

For 2-room Flexi, 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/ 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	: 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

- 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 for information on renovation rules.

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- 2) The content provided in this brochure should be read in conjunction with the corresponding sales model of this development. All information provided in the brochure and sales model are 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 intended to be, or to be relied upon as, statements or representations of fact, offers or warranties (whether expressly or impliedly) by HDB. At no time should any reliance be placed on the contents of this brochure and information reflected in the corresponding sales model. Any such reliance shall be at the sole risk and discretion of the recipient.
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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 are subject to final survey.
- 9) The surrounding land use and proposed facilities (including but not limited to their locations, form, massing and/or building heights) as shown in the maps and plans are subject to change and planning approval. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, construction sites and land used for non-residential purposes including but not limited to industrial, commercial or utility uses. Hence, residents may experience related disamenities including but not limited to higher noise levels and smell nuisance. For any housing project affected by environmental issues relating to air, water, soil quality or ambient noise, HDB will carry out development in compliance with the prevailing regulatory requirements and/or recommendations by professional experts.
- 10) We reserve the right to use or allow the use of any:

• Void deck of any apartment block

• Car park;

• Common property (such as precinct pavilion); or

• Standalone community building,

for:

• Future amenities/ facilities (such as preschools, eldercare facilities, education centres, residents' network 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.
- 12) Without prejudice to the generality of the above, please also refer to "Important Notes" on page 1.



**HOUSING &
DEVELOPMENT
BOARD**

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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS IN PROJECTS WITH SHORTER WAITING TIME)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want during your flat booking appointment. The cost of the OCS items will be added to the selling price of the booked flat.

All 2-room Flexi flats come with:

- Floor finishes in the living/ dining room, bedroom, bathroom, household shelter, and kitchen
- Wall tiles in the bathroom and kitchen
- Sliding partition/ door for bedroom, folding bathroom door
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite



- Grab bars will be installed for all short-lease flats to assist seniors 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.

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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS IN PROJECTS WITH SHORTER WAITING TIME)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

Seniors buying 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:

SENIOR-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap, and drying rack.



Here are some features of an induction hob:

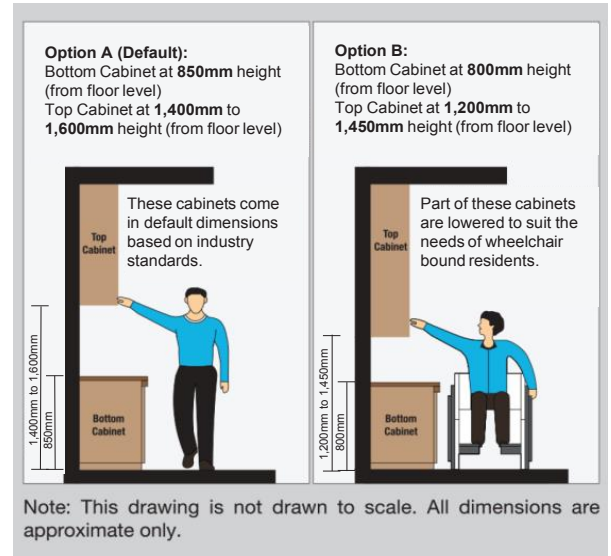
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

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 countertop height



- Folding door at the flexible space in the 2-room Flexi (Type 2) flats



OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

The cost of this OCS package will be added to the selling price of the booked flat.

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