



HDB's Sales Launch – November 2017


FERNVALE GLADES



Live Amid Greenery

Fernvale Glades is bounded by Sengkang West Way and Sengkang West Road.

At Fernvale Glades, you can choose from 1,300 units of 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats, housed in 10 residential blocks which are 14-storeys. One of these blocks will also house some rental flats. There will be 2 additional residential blocks of rental flats, making a total of 12 residential blocks in this project.

Inspired by forest glades, the development features open green spaces, which serve as ideal venues for relaxation and recreational activities.

Please refer to the site plan for the facilities to be provided in Fernvale Glades. The facilities in this development will be opened to the public.

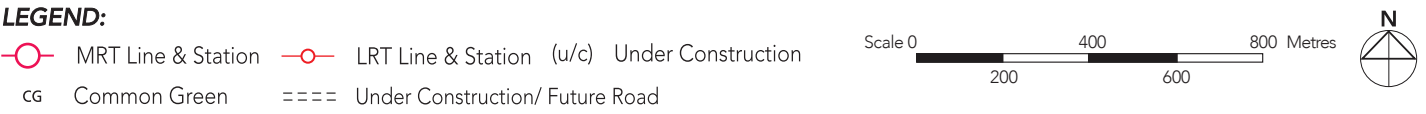
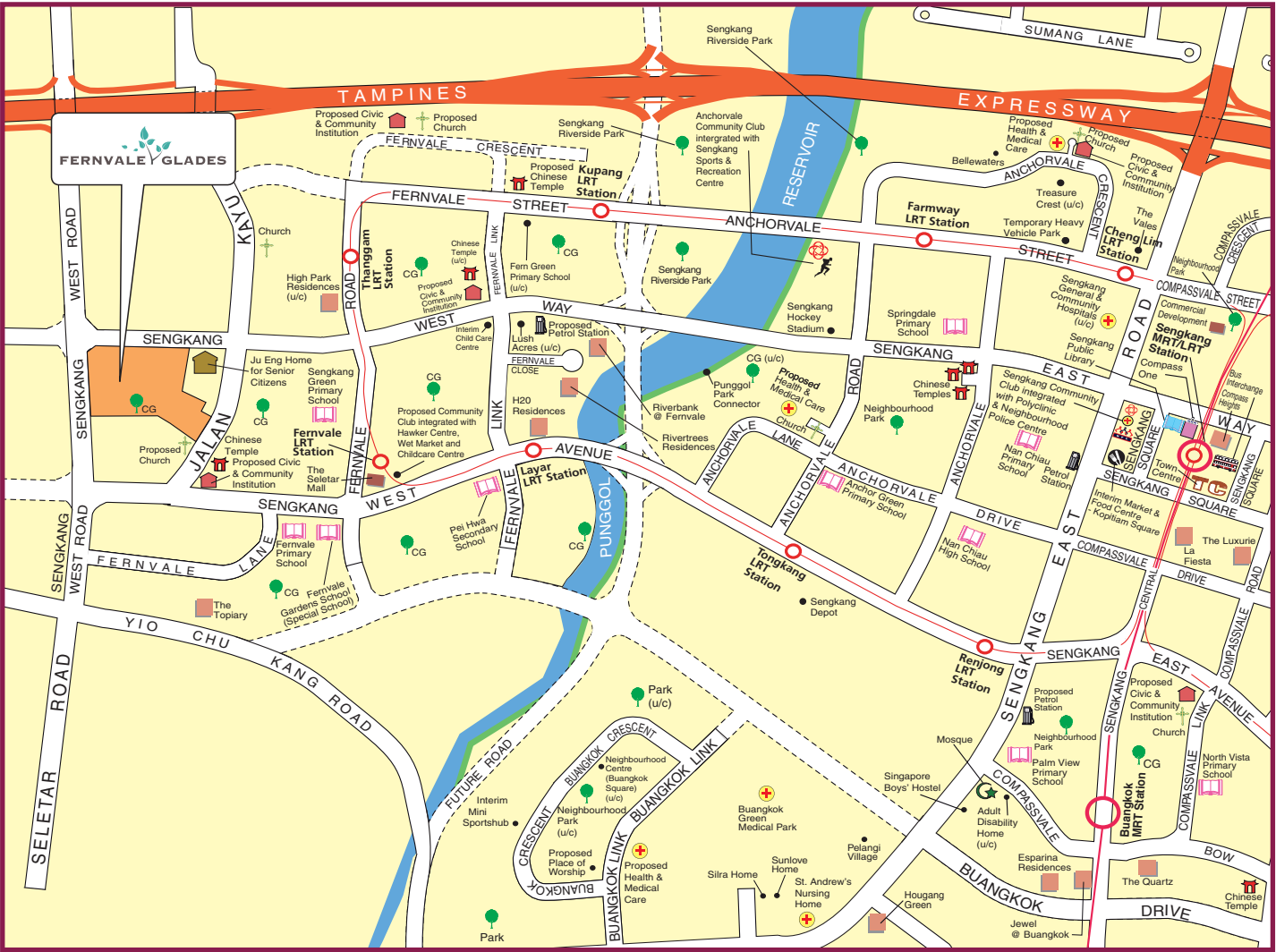


Important Notes

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.

SENGKANG



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.

Eco-Friendly Living

To encourage a 'green' lifestyle, Fernvale Glades is designed with 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
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development
- Pneumatic waste conveyance system to provide cleaner waste disposal



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands

Delightful Homes

Fernvale Glades offers 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats.

To boost construction productivity, Fernvale Glades will be constructed using the Prefabricated Prefinished Volumetric Construction (PPVC) method.

The 2-room Flexi flats in Fernvale Glades come in 2 sizes: 37sqm and 45sqm, and are available either on a 99-year lease or short-lease. These flats come with:

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

The 2-room Flexi flats on short-leases, which are meant for the elderly, will be fitted with grab bars.

The 3-, 4-, 5-room, and 3Gen flats will come with:

- Floor finishes in the living/ dining room, bedrooms, kitchen, household shelter, service yard, and bathrooms
- Wall tiles in the kitchen and bathrooms
- Internal doors for bedroom(s) and bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer, and water closet suite

This will reduce the renovation works required, and home buyers can move into their new flats sooner.

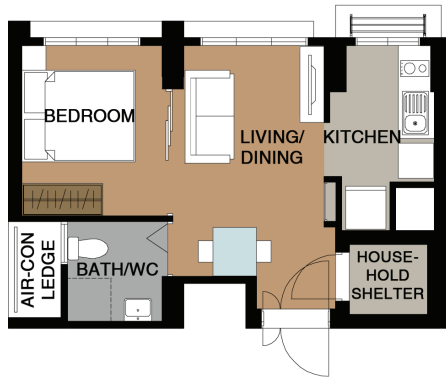
All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.

Optional Component Scheme

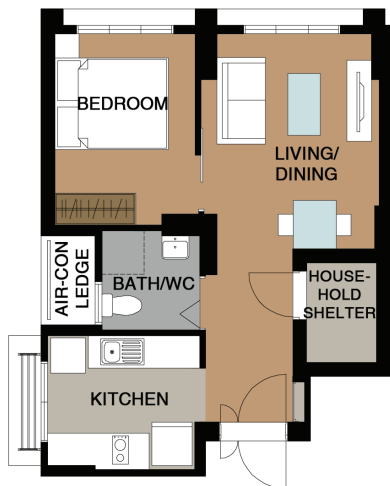
The flats in Fernvale Glades come with full floor finishes, internal doors, and sanitary fittings, as they will be constructed using the Prefabricated Prefinished Volumetric Construction (PPVC) method.

Elderly buyers of short-lease 2-room Flexi flats can opt in for elderly friendly and other fittings under the Optional Component Scheme. Please refer to the attached Optional Component Scheme leaflet for 2-room Flexi flats in PPVC projects for details.

If an elderly buyer opts in for the OCS, the cost of the optional components will be added to the price of the 2-room Flexi flat.



LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 1)
 APPROX. FLOOR AREA 39 sqm
 (Inclusive of Internal Floor Area of 37 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 2-ROOM FLEXI (TYPE 2)
 APPROX. FLOOR AREA 47 sqm
 (Inclusive of Internal Floor Area of 45 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 3-ROOM
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area of 65 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 3GEN FLAT
APPROX. FLOOR AREA 119 sqm
 (Inclusive of Internal Floor Area of 115 sqm and Air-con Ledges)



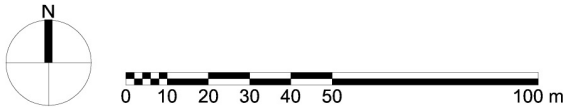
LEGEND

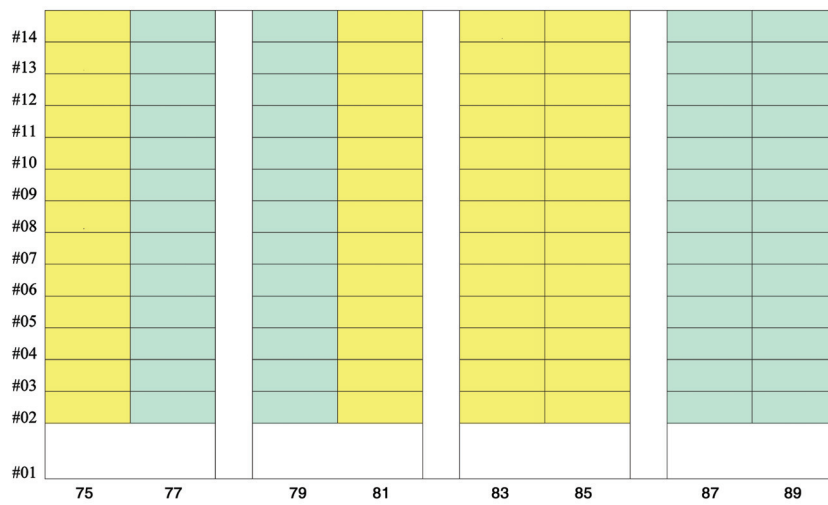
- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 3-Room
- 4-Room
- 5-Room
- 3Gen Flat
- Rental Flats - Not Available For Sale To Public
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Residents' Committee Centre (RCC) / Elderly Facilities / Child Care Centre (CCC) / Future Amenities / Facilities (FA/F) 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) / Hardcourt (HC)
- Trellis (T)
- 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 Waste Conveyance System)
- Service Bay

		Rental Flats		Home Ownership Flats							
Block Number	Number of Storeys	1 Room	2 Room	2 Room Flexi		3 Room	4 Room	5 Room	3Gen Flat	Total	Lift opens at
				(Type 1)	(Type 2)						
459A	14	-	-	26	104	26	13	-	-	169	Every storey
459B	14	-	-	39	104	26	-	-	-	169	Every storey
460A	14	-	-	-	-	-	52	52	-	104	Every storey
460B	14	-	-	-	-	-	52	52	-	104	Every storey
460C	14	-	-	-	-	-	78	13	26	117	Every storey
461A	14	-	-	-	-	-	52	52	-	104	Every storey
461B	14	-	-	-	-	-	52	52	-	104	Every storey
461C	14	-	-	-	-	-	91	-	26	117	Every storey
462A	14	13	26	39	78	26	-	-	-	182	Every storey
462B	14	-	-	39	104	26	-	-	-	169	Every storey
463A	14	130	156	-	-	-	-	-	-	286	Every storey
463B	14	130	156	-	-	-	-	-	-	286	Every storey
TOTAL		273	338	143	390	104	390	221	52	1911	

- Notes:**
- All proposed developments are subject to change and planning approval.
 - Site Reserved for Civic & Community Institution includes examples like Community Centre/ Club, Association, Home for the Aged, 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 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.
 - 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.
 - 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.

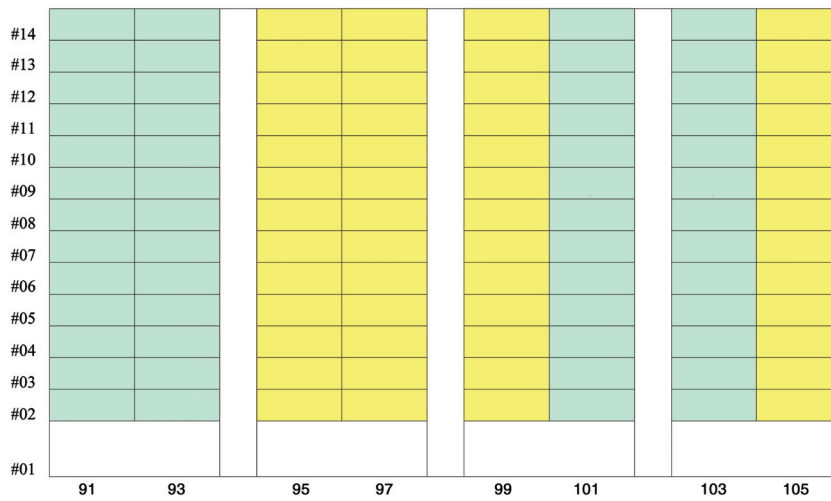
The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.





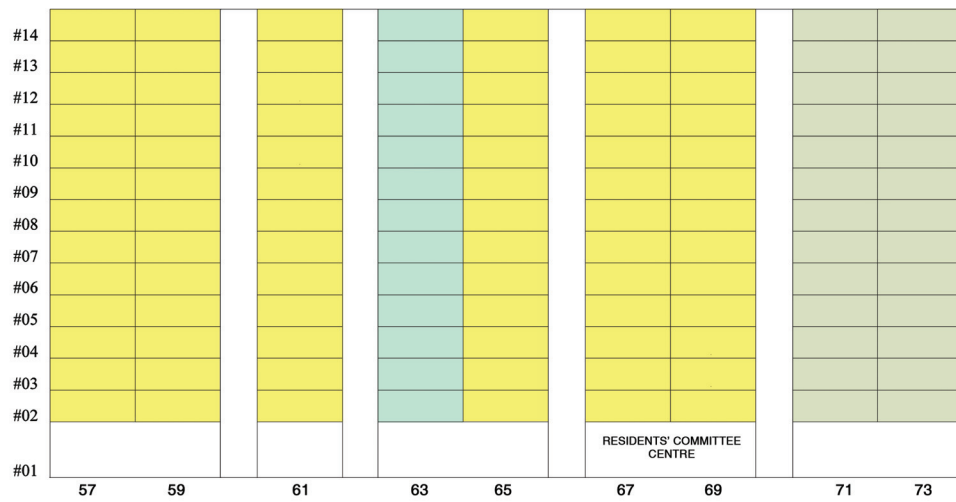
BLOCK 460A

- 4-ROOM
- 5-ROOM



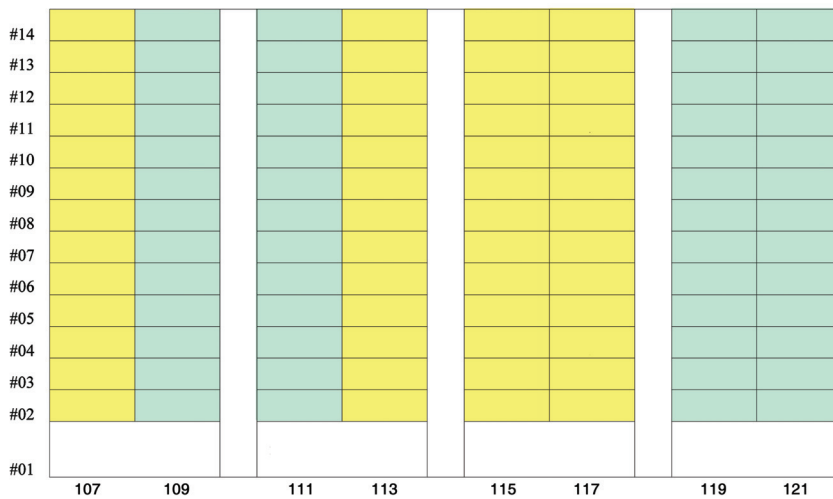
BLOCK 460B

- 4-ROOM
- 5-ROOM



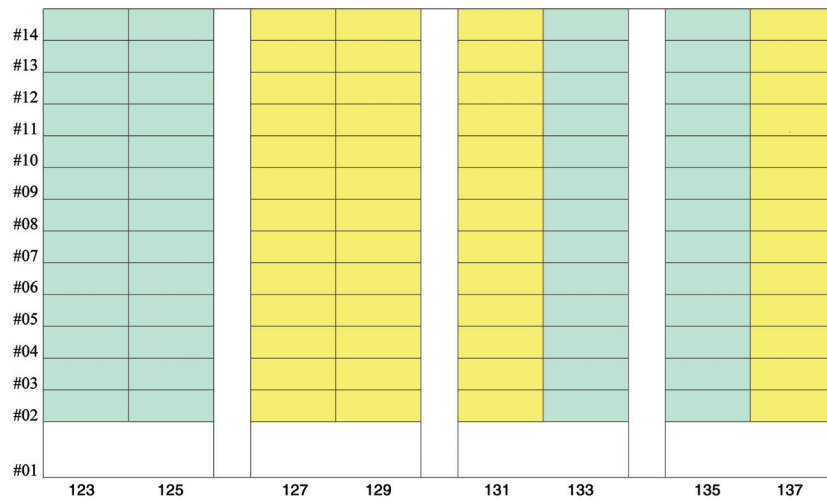
BLOCK 460C

- 4-ROOM
- 5-ROOM
- 3GEN FLAT



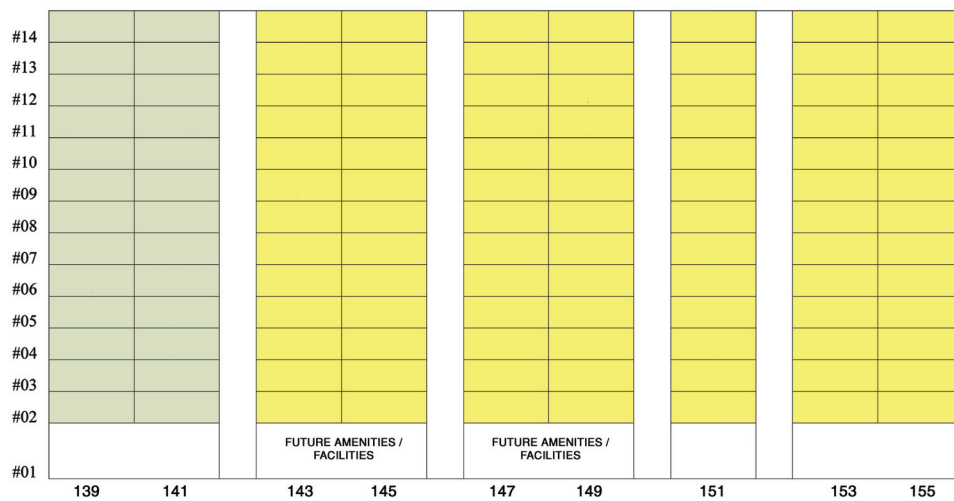
BLOCK 461A

- 4-ROOM
- 5-ROOM



BLOCK 461B

- 4-ROOM
- 5-ROOM



BLOCK 461C

- 4-ROOM
- 3GEN FLAT

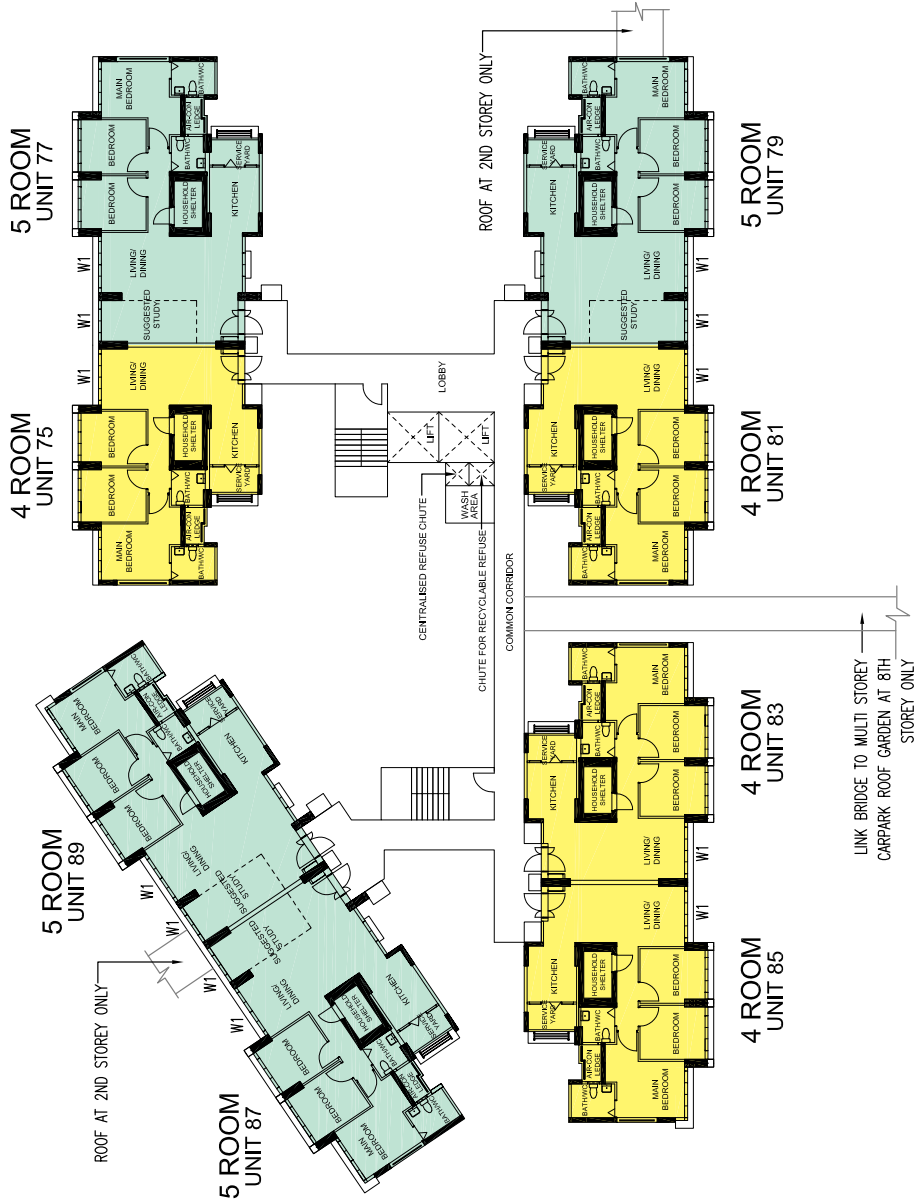


BLOCK 459B

(2ND TO 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN MAIN ROOF GARDEN LEVEL AT BLOCK 460

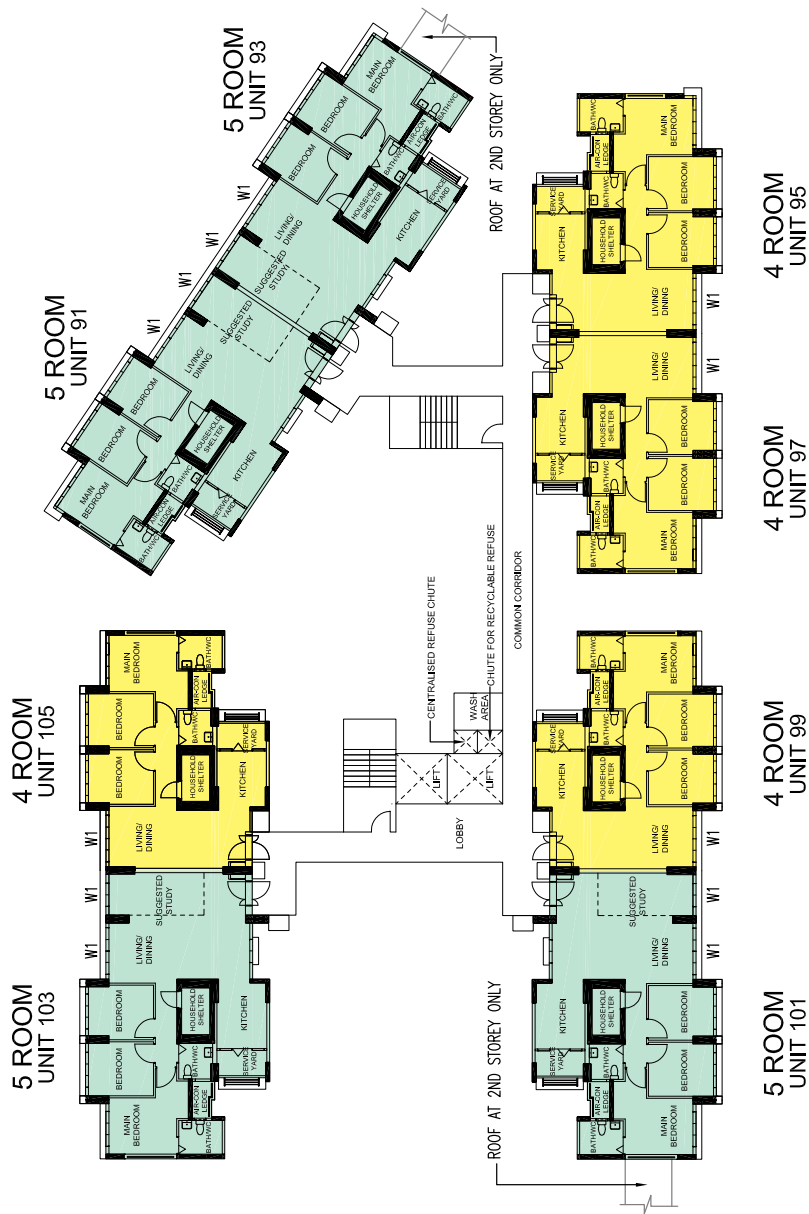
LEGEND : 2 ROOM FLEXI (TYPE 1) 2 ROOM FLEXI (TYPE 2) 3 ROOM	WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARPET WALL) UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
--	--	---	---



BLOCK 460A **(2ND TO 14TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN MAIN ROOF GARDEN LEVEL AT BLOCK 460

LEGEND : 4 ROOM 5 ROOM	WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARPET WALL) UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
---	--	---	---



BLOCK 460B
(2ND TO 14TH STOREY FLOOR PLAN)

LEGEND : 4 ROOM 5 ROOM	WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARPET WALL) UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.
---	--	---	--

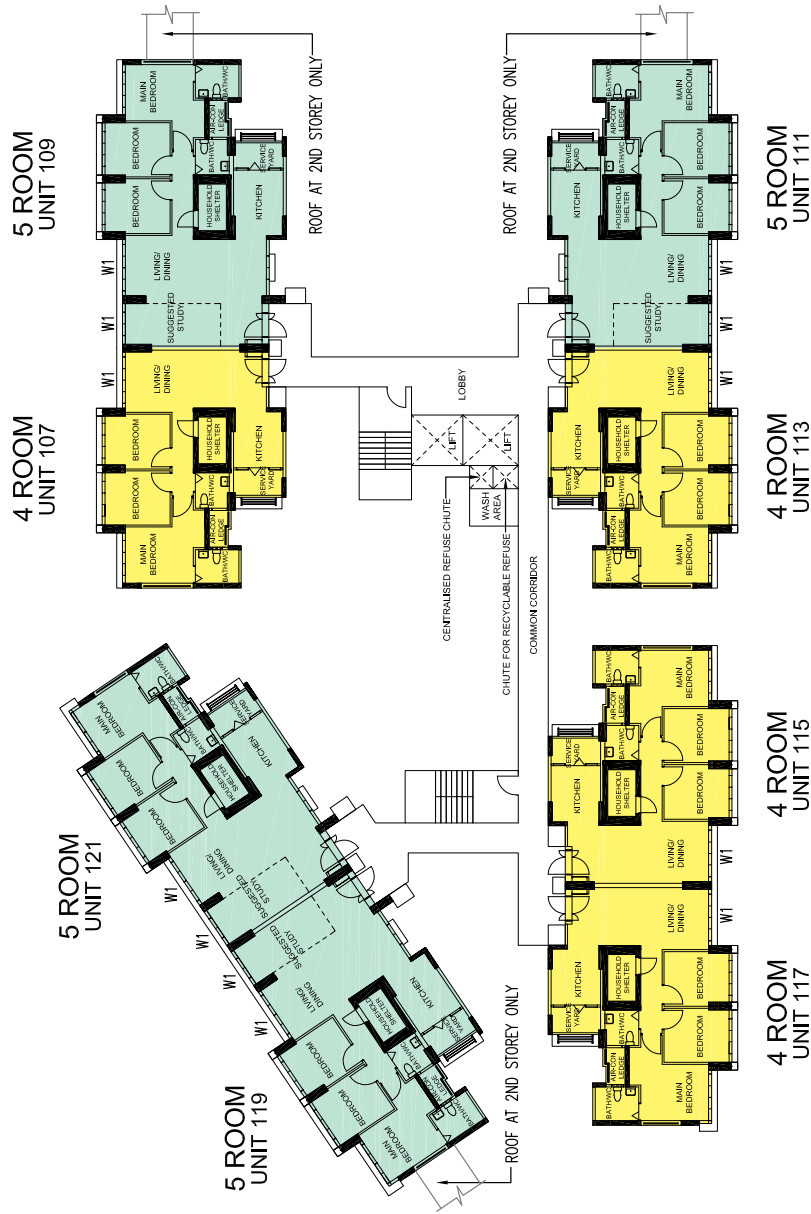


BLOCK 460C (2ND TO 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN MAIN ROOF GARDEN LEVEL AT BLOCK 460

LEGEND : 4 ROOM 5 ROOM 3 GEN FLAT WINDOW LEGEND : 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 DEMARCAT THE BOUNDARY OF THE FLAT.
--	--



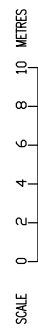


BLOCK 461A
(2ND TO 14TH STOREY FLOOR PLAN)

LEGEND : 4 ROOM 5 ROOM	WINDOW LEGEND : 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	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
---	---	----------------------------------	---

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN MAIN ROOF GARDEN LEVEL AT BLOCK 462

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.



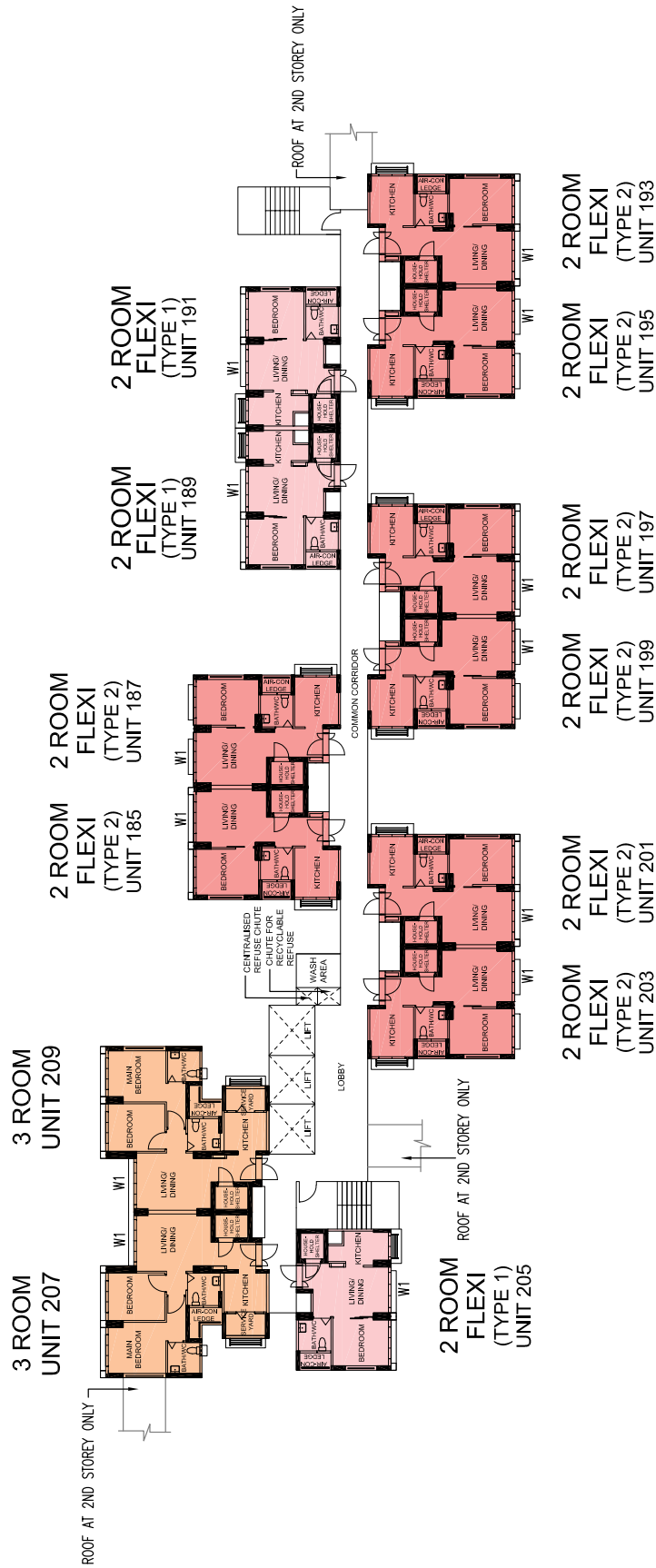
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.



BLOCK 461C (2ND TO 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN MAIN ROOF GARDEN LEVEL AT BLOCK 462

LEGEND : 4 ROOM 3GEN FLAT	WINDOW LEGEND : 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	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
--	---	----------------------------------	---



BLOCK 462B
(2ND TO 14TH STOREY FLOOR PLAN)

LEGEND : 2 ROOM FLEXI (TYPE 1) 2 ROOM FLEXI (TYPE 2) 3 ROOM	WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 500mm HIGH PARPET WALL) UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.
--	--	---	---

General Specifications For Fernvale Glades

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 timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
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	: vinyl strip flooring with laminated UPVC skirting
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
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) Air-con panel in the main bedroom will not be provided.
- 3) Laminated UPVC door frame shall be provided to all Bedroom and 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 request 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.

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

General Specifications For Fernvale Glades

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/ 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 timber door and metal gate
Bedroom	: laminated UPVC door
Bathroom/ WC	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Household Shelter	: laminated UPVC folding door
Service Yard	: metal door
	: 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 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 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
Wash basin with tap water, 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) Air-con panel in the main bedroom will not be provided.
- 3) Laminated UPVC door frame shall be provided to all Bedroom and 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 request 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.

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

Disclaimer

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 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.
- 3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 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.



Copyright © Housing & Development Board
All rights reserved. December 2017

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 2017

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.

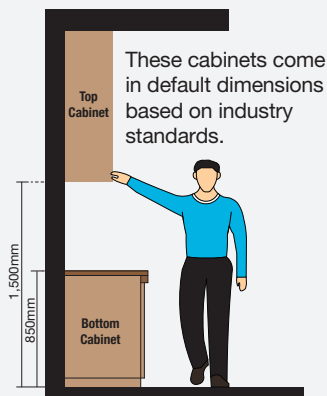


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height

Option A (Default):

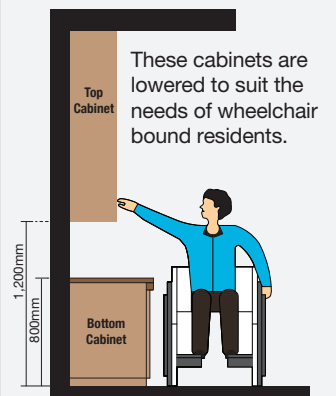
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



These cabinets come in default dimensions based on industry standards.

Option B:

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



These cabinets are lowered to suit the needs of wheelchair bound residents.

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

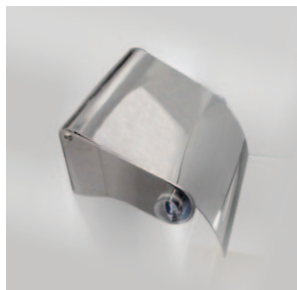
OTHER FITTINGS



- 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.

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 2017