

Fourth Avenue Residences Fact Sheet

Project Name	Fourth Avenue Residences
Developed by	Valleypoint Investments Pte Ltd (a wholly owned subsidiary of Allgreen Properties Limited)
Project Description	Proposed Erection of Residential Flats Development Comprising 2 Blocks of 2-Storey, 3 Blocks of 6-Storey, 3 Blocks of Part 6/10 -Storey and 1 Block of 10-Storey (Total 476 units) with a Basement Carpark, Swimming Pool and Ancillary Facilities (URA Land Parcel)
Project Account Name	OCBC Ltd for Project Account No: 712-631811-001 of Valleypoint Investments Pte. Ltd.
Project Account Number	
Address	2, 4, 6, 8, 10, 12, 14, 16, 18 Fourth Avenue
District	10
Tenure	99 years w.e.f 7 Mar 2018
Land area (sqm)	18532.2
Plot Ratio	1.8
Residential GFA (sm)	33,358
Expected Date of Vacant Possession	8 Dec 2022
Expected Date of Legal Completion	8 Dec 2025
No. of residential units	476
Parking Facilities	Car Park Lots - 385 lots inclusive of 4 Handicap Car Lots Bicycle Lots – 80 lots at Basement Motorcycle Lots – 18 lots at Basement

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Residential facilities & features	<u>Facilities</u> (a) Drop-off (Arrival Plaza) (b) Aromatic Garden (c) Meditation Pavilion (d) Cloud Pond (e) Resting Pavilion (f) Clubhouse <u>1st Storey</u> - Function Room - Party Room - Karaoke Room - Changing Room With Steam Room <u>2nd Storey</u> - Gymnasium (g) Pool Deck (h) Aqua Deck (i) 50M Lap Pool (j) Jacuzzi Pods (k) Leisure Pavilions (l) Kids' Pool (m) Outdoor Shower (n) Relaxation Pavilion (o) Grand Lawn (p) Water Courts (q) Garden Alcove (r) Floating Garden (s) Bosque Garden (t) Playground (u) Socializing Pavilion (v) BBQ Pavilions (w) Tennis Court (x) Grand Boulevard (y) Pedestrian Side Gate
	<u>Roof Gardens at Blocks 8, 10, 12, 14 & 16</u> <u>2nd Storey Roof</u> (a) Outdoor Fitness (b) Viewing Deck (c) Reading Pods (d) Sky Patio <u>7th Storey</u> (e) Themed Gardens (f) Sky Pavilion (g) Seating Pod
Connectivity	Direct covered linkway to Sixth Avenue MRT Station

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Educational Institutions within 2km	Primary Schools
	Raffles Girls' Primary School (approx. 1.1 Km) Methodist Girls' Primary School (approx. 1.5 Km) Nanyang Primary School (approx. 1.5 Km)
	Secondary Schools
	Nanyang Girls' High School (approx. 0.5 Km) Hwa Chong Institution (approx. 0.6 Km) Methodist Girls' Secondary School (approx. 1.5 Km) St Margaret Secondary (approx. 1.9 Km)
	Junior College
	Hwa Chong Junior College (approx. 0.6 Km) National Junior College (approx. 0.7 Km)
	International Schools
	Hwa Chong International School (approx. 0.6 Km) Swiss School (approx. 1.5 Km) Singapore Korean International School (approx. 1.5 Km) Hollandse School (approx. 1.8 Km)
	Note : distance varies depending on block number
Estimated Maintenance Fees (per month)	\$65/share value
Architect	RSP Architects Planners & Engineers Pte Ltd
Interior Designer	FARM (3 Bedrooms + Study, Type CS2(p), 1109 sq ft) 2 nd Edition (2 Bedrooms Premium, Type BP3a, 710 sq ft) Index Design (1 Bedroom, Type Ala, 484 sqft)
Landscape Consultant	Coen Design International Pte Ltd
Main Contractor	Tiong Aik Construction
Conveyance Solicitor	Dentons Rodyk & Davidson LLP 80 Raffles Place #33-00 UOB Plaza 1 Singapore 048624
Payment Scheme	Normal Progressive Payment Scheme

Ceiling Heights

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Type/ Location	Living	Dining	Bedroom	Master Bath	Junior Master	WC	Yard	Passageway	Kitchen	Study	PES	Balcony
Type A1a/A1a(p)/A1b/A1b(p)/ A1c/A1c(p)/A1d/A1d(p)/ A2/A2(p)/A3/A3(p)/A4	2900	2900/ 2400	2900	2400	-	-	-	2400	2400	-	2900	2900
Type B1/B1(p)/B2a/B2a(p)/B2b/ B2b(p)/B3/B3(p)	2900	2900/ 2400	2900	2400	-	-	-	2400	2400	-	2900	2900
Type BP1a/BP1a(p)/BP1b/ BP1b(p)/BP1c/BP1c(p)/ BP2/BP2(p)/BP3a/BP3a(p)/ BP3b/BP4/BP4(p)/BP5/ BP5(p)/BP6/BP6(p)	2900	2900/ 2400	2900	2400	2400	-	-	2400	2400	-	2900	2900
Type C1/C1(p)/C2/C2(p)/C3/ C3(p)/C4/C4(p)/C5/C5(p)/ C6/C6(p)	2900	2900/ 2400	2900	2400	2400	-	-	2400	2400	-	2900	2900
Type CS1/CS1(p)/CS2/CS2(p)/CS3/ CS3(p)/CS4a/CS4a(p)/CS4b/ CS4b(p)/CS5/CS5(p)/CS6/ CS6(p)/CS7/CS7(p)	2900	2900/ 2400	2900	2400	2400	2400	2400	2400	2400	2900/ 2400	2900	2900
Type DS1/DS1(p)/DS2/DS2(p)/ DS3/DS3(p)	2900	2900/ 2400	2900	2400	2400	2400	2400	2400	2400	2900/ 2400	2900	2900
Type A1a/B2b/BP1c/C3/C4/CS2 (For Blocks 14 & 16 <u>only</u>)	3800	3800/ 2900	3800	2400	2400	2400	2400	2400	2400	-	-	3800/ 2900
Type C2(h)/C3(h)/C4(h)/C5(h)	4600/ 2900	4600/ 2900	2900	2400	2400	-	-	2400	2400	-	2900	2900
Type CS2(h)/CS3(h)/CS4a(h)/ CS4b(h)/ CS6(h)	4600/ 2900	4600/ 2900	2900	2400	2400	2400	2400	2400	2400	2900/ 2400	2900	2900
Type DS3(h)	4600/ 2900	4600/ 2900	2900	2400	2400	2400	2400	2400	2400	2900/ 2400	2900	2900

- Ceiling height in mm from finish floor level to underside of slab/ceiling where applicable
- Structural beams, bulk heads and localised box-up at 2400mmm, where applicable

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Frequently Asked Questions (FAQ)

Total Share Value / Estimated Maintenance Fees

Type	Share Value	Estimated Charges (per month)
(1 Bedroom) A1a, A1a(p), A1b, A1b(p), A1c, A1c(p), A1d, A1d(p), A2, A2(p), A3, A3(p), A4	5	\$325
(2 Bedrooms) B1, B1(p), B2a, B2a(p), B2b, B2b(p), B3, B3(p)	6	\$390
(2 Bedrooms Premium) BP1a, BP1a(p), BP1b, BP1b(p), BP1c, BP1c(p), BP2, BP2(p), BP3a, BP3a(p), BP3b, BP4, BP4(p), BP5, BP5(p), BP6, BP6(p)	6	\$390
(3 Bedrooms) C1, C1(p), C2, C2(p), C2(h), C3, C3(p), C4, C4(p), C5, C5(p), C5(h), C6, C6(p)	6	\$390
(3 Bedrooms + Study) CS1, CS1 (p)	6	\$390
(3 Bedrooms + Study) CS2, CS2(p), CS3, CS3(p), CS3(h), CS4a, CS4a(p), CS4a(h), CS4b, CS4b(p), CS4b(h), CS5, CS5(p), CS6, CS6(p), CS6(h), CS7, CS7(p)	7	\$455
(4 Bedrooms + Study) DS1, DS1(p), DS2, DS2(p), DS3, DS3(p), DS3(h)	7	\$455

- Estimated Charges based on Estimated Maintenance Fees of \$65/share value/ month
- Total share value: 2774

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Floor Finishes	
Living/Dining (Type A, B, BP, C, CS and DS), Passageway Open Kitchen (Type A, B and BP only)	Marble with timber skirting
Enclosed Kitchen (Type C, CS and DS only)	Homogenous tiles and/or ceramic tiles and/or porcelain tiles
Bedrooms	Timber Flooring with timber skirting
Master Bath, Store, Bath 2, Study, Yard, Balcony and PES	Homogenous tiles and/or ceramic tiles and/or porcelain tiles
Kitchen appliances	1 Bedroom
	Induction Hob (Miele) Hood (Miele) Built-in Fridge (De Dietrich) Built-in Oven (Miele) Built-in Washer cum Dryer (De Dietrich)
	2- Bedroom
	Induction Hob (Miele) Hood (Miele) Built-in Fridge (De Dietrich) Built-in Oven (Miele) Built-in Washer cum Dryer (De Dietrich)
	3-Bedroom
	Gas Hob (Miele) Hood (Miele) Fridge (De Dietrich) Built-in Oven (Miele) Built-in Washer cum Dryer (De Dietrich) for Type C Standalone Washer cum Dryer (De Dietrich) for Type CS
	4-Bedroom + Study
	Gas Hob (Miele) Hood (Miele) Fridge (De Dietrich) Built-in Oven (Miele) Built-in Microwave Oven (Miele) Standalone Washer (De Dietrich) Standalone Dryer (De Dietrich)

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Additional items

Smart Home Features	<u>1, 2, 3 & 4 Bedroom</u> Smart Home Hub Smart Intercom Smart Letter Box Digital Lockset Air-Con Control Smoke Detector
Aircon	Daikin (multi split unit type) Exposed wall mounted fan coil units for Living, Dining & all Bedrooms
Lighting switches	Legrand
Main entrance door height	2400mm
Wardrobe	Full height glass for Master Bedroom Laminated Finish for Common Bedroom
Bath vanity (Master Bath & Common Bath)	Vanity cabinet with laminate finish and marble vanity top
Sanitary fittings (Master Bath & Common Bath)	Hansgrohe overhead shower (for Master Bath only) Hansgrohe shower mixer Towel Rail / Hook Toilet paper Holder
Sanitary wares (Master Bath & Common Bath)	Laufen
Shower enclosure	Frameless Glass Shower Compartment
Kitchen fittings	High and low-level kitchen cabinets in laminate and melamine finish complete with solid surface worktop Franke kitchen tap Franke kitchen sink

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Frequently Asked Questions

Subject	Question	Answer
Showflat units	Types	1. 1 Br Type Ala (484 sqft) 2. 2 Br Premium Type BP3a (710 sqft) 3. 3Br + Study Type CS2(p) (1109 sqft)
Balcony	Types of finishes	Porcelain tile
	Lighting point	1 lighting point
	Power point	1 power point (Weatherproof)
	Height of railing	1.0 m
	Can cover balcony with grille?	Yes, only with URA Approved Balcony screen Sample installed at Sales Gallery.
Window	Do the units have sunscreen?	No
	Double glazing?	No
	Casement / Sliding?	Casement / Top Hung window
	Is the window glass panels tinted?	Yes
Dishwasher Provision	Provided?	No
Water Heater	Gas or Electric?	Electric
Hot Water Supply	Provision to where?	Master Bath, Common Bath, Kitchen
Gas Supply	Town Gas or cylinder?	Town Gas for Types C, CS and DS
Hair Dryer & Shaver Point	Provided?	No
Data Point	Location?	Data point at Living Room & Master Bedroom
Telephone point	Location?	Telephone point at Living Room & Master Bedroom
TV point	Location?	At Living Room, Bedrooms, Master Bedroom
Fibre Optic	Is it fibre optic ready?	Yes
Combining of units	Possible?	No
Access to units	Main door access by card or key?	By digital door lockset c/w mechanical override Key

Frequently Asked Questions

Subject	Question	Answer
Letter Box	Location?	At Basement, every lift lobby
Parcel Station	Location?	At Basement
Handicapped friendly feature	Is the development handicapped-friendly?	Complying with BCA accessibility code
Bomb Shelter	Location?	Staircase Storey Shelter
Water Tank	Location? Roof or basement?	Basement & Roof
Electrical sub-station	Location?	1st Storey next to Bin Centre and Transformer Room
Refuse collection	Location? Ground floor or basement?	Bin Centre - 1 st Storey Refuse Chamber – Basement
Car Park (1st come 1st serve)	Car park location & entrance	Basement Enter from Fourth Avenue
	Can I request for more than 1 lot?	Subject to availability
	Car park lot size	2.5m x 5.0 m
Bicycle Bay	How many lots provided?	80 lots
Boundary Fence	What is the height?	1.8 m
	Wall or fence?	Wall & fence
Distance between Blocks		Refer to attachment
Facilities	What are the special features?	- 50m lap pool - Roof garden at Level 2 & Level 7 - Tennis Court - Grand lawn
Pool	Depth?	Lap Pool: 1.2m
	Size?	Lap Pool: 50m x 10m
	No of lanes?	Lap Pool: 4 Lanes
Children's water play pool	Depth?	0.5 m
	Size?	9m x 6m
BBQ Pits	How many and where?	2 BBQ Pavilions
Lifts	How many lifts per lobby?	2 passenger lifts cum fire lift for all blocks except Block 14 & 16 (1 lift)