

Additional 2-room
Standard Flats in Yishun
for Jul 2013 Sales Exercise



Artist's Impression



Where life springs into full bloom

2-room flat applicants for Yishun can also choose from the additional 108 units of 2-room flats in Orchid Spring @ Yishun.

Orchid Spring @ Yishun is located along Yishun Avenue 11. Sited near Lower Seletar Reservoir, the development's name is intended to reflect its close proximity to nature spots and lush, spring-themed landscape. Orchid motifs adorn signages within the development.

Facilities for all ages

Orchid Spring @ Yishun contains a range of recreational facilities that caters to all ages.

Kids will delight in playing at the children's playground while adults and the elderly enjoy a good workout at the fitness stations designed for them. Rejuvenate with a jog along the jogging trail which is framed by trees and landscaping.

A child care centre will also be located within the development.

These 2-room flats are currently under construction and expected to be completed by 4Q 2014.



LAYOUT IDEAS FOR 2 ROOM
APPROX. FLOOR AREA 47sqm
(INCLUSIVE OF INTERNAL FLOOR AREA OF 45sqm.
AND AIR-CON LEDGE)

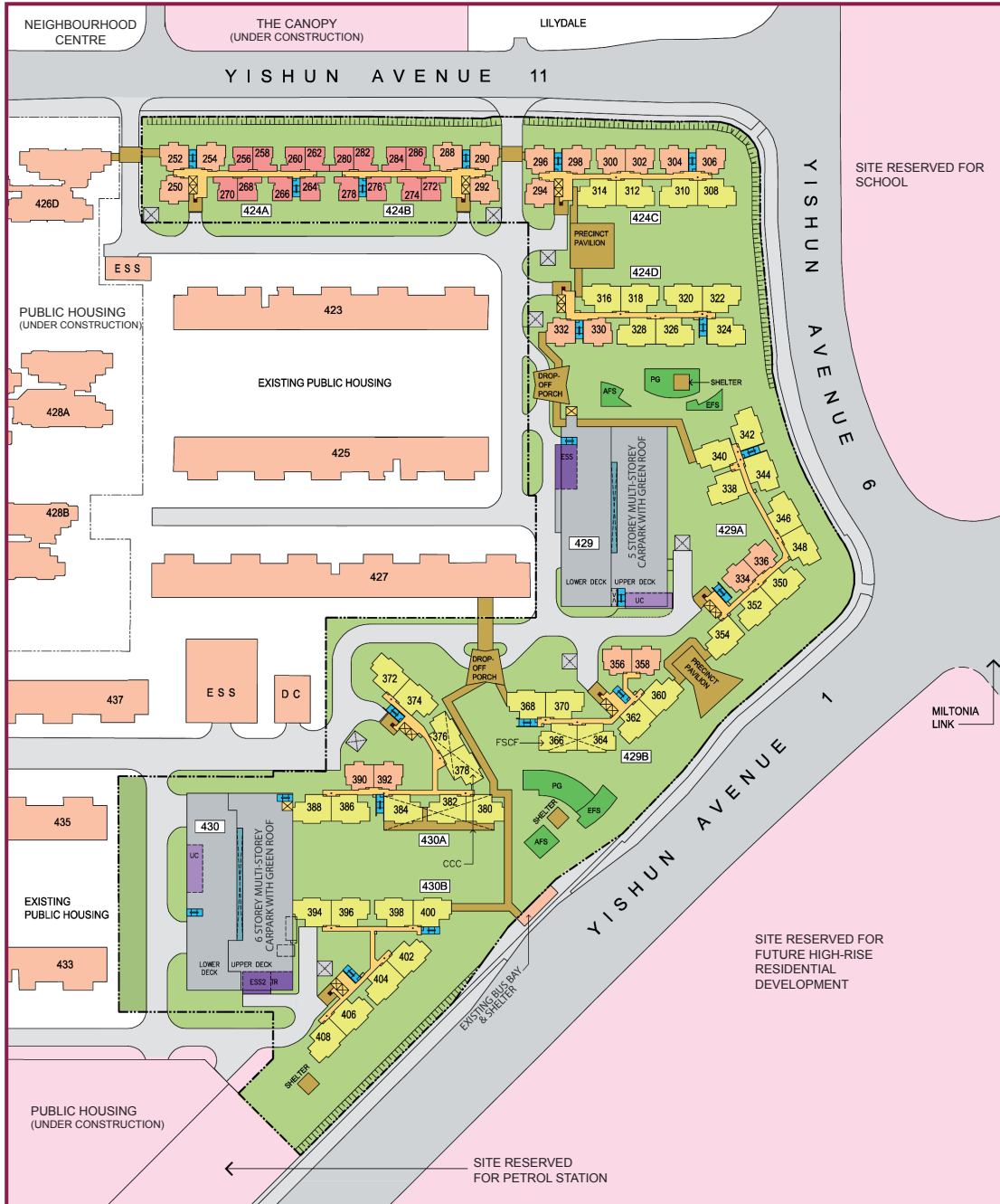


LEGEND:

- MRT Line & Station
- (u/c) Under Construction
- Future Road / Under Construction
- Contract with additional 2-Room Flats

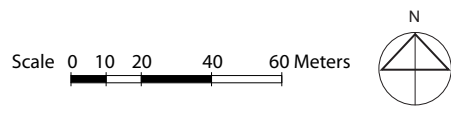
Scale 0 200 400 500 Metres





LEGEND:

- 2 - Room
- 3 - Room
- 4 - Room
- Linkway / Precinct Pavilion / Drop-Off Porch / Shelter
- Future Social Community Facilities (FSCF) / Childcare Centre (CCC)
- Children Playground (PG) / Elderly Fitness Station (EFS) / Adult Fitness Station (AFS)
- Utility Centre (UC) at 1st Storey
- Electrical Substation (ESS) at 1st Storey
- Open Space
- Carparking
- Driveway
- Air-well
- Staircase
- Embarkment
- Surrounding Buildings
- Reserved for Future / Existing Development
- Centralised Refuse Chute
- Lift
- Corridor
- Service Bay



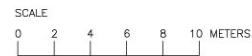
Applicants are encouraged to visit the place before booking a flat.

Block Number	Number of Storeys	2 Room	3 Room	4 Room	Total	Lift Opens At
424A	13	96	36	-	132	Every Storey
424B	13	96	36	-	132	Every Storey
424C	13	-	84	48	132	Every Storey
424D	13	-	24	84	108	Every Storey
429A	13	-	24	108	132	Every Storey
429B	13	-	24	72	96	Every Storey
430A	13	-	24	102	126	Every Storey
430B	13	-	-	90	90	Every Storey
Total		192	252	504	948	

Standard Flats



BLOCK 424A
(2ND TO 13TH STOREY FLOOR PLAN)



BLOCK 424B
(2ND TO 13TH STOREY FLOOR PLAN)



- LEGEND:**
- 2 Room
 - 3 Room

W - 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 demarcate the boundary of the flat.

General Specifications

For 2-Room, 3-Room & 4-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/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions.

Windows

Aluminum framed windows with tinted glass.

Doors

Entrance	:	decorative solid timber door and metal gate
Bedrooms	:	laminated semi-solid timber door (Type D9a)
Bathrooms/WC	:	acrylic panel folding door for 2-room laminated semi-solid timber door for 3-room & 4-room (Type D9a)
Household Shelter	:	metal door
Service Yard	:	aluminum framed door with glass

Finishes

Ceilings	:	skim coated or plastered and painted
Kitchen/Bathrooms/WC walls	:	ceramic tiles
Other walls	:	skim coated or plastered and painted
Living/Dining/Bedrooms floor	:	glazed porcelain tiles with timber skirting #
Kitchen/Bathrooms/WC floor	:	ceramic tiles
Service Yard floor	:	ceramic tiles with tiles skirting
Household Shelter floor	:	ceramic tiles

Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

Fittings

Quality locksets
Quality sanitary fittings
Wash basin for Bathroom/WC
Clothes Drying Rack

Services

Gas service 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 be not provided.
- 3) Any unused or unoccupied open spaces in front of or nearby/adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and/or enclose the unused or unoccupied open spaces.

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

Disclaimer

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