



**THE MOMENT YOU'VE BEEN
WAITING FOR!**

BUILD-TO-ORDER JUL 2013

Vine Grove
@Yishun





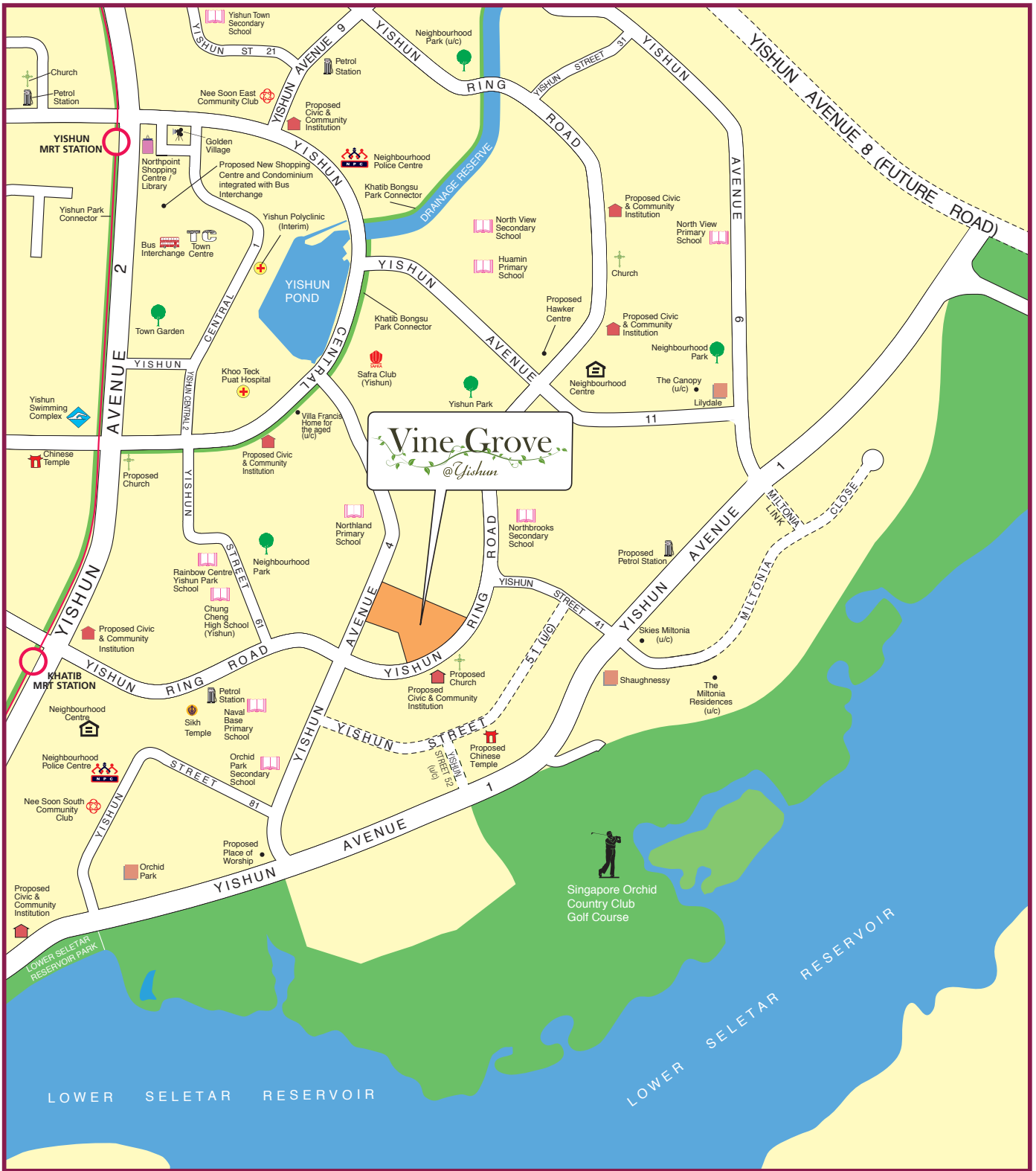
A green haven



Vine Grove @ Yishun is bounded by Yishun Ring Road and Yishun Avenue 4. You can choose from 696 units of 2-, 3- and 4-room Standard flats housed in five 13-storey residential blocks.

Mimicking the twirling of a vine, the development is designed with meandering walkways threading through the precinct and vertical colour bands. This lends inspiration to the name Vine Grove @ Yishun.





LEGEND:

- MRT Line & Station
- (u/c) Under Construction
- Future Road / Under Construction
- Scale 0 200 400 Metres
- 100 300 500
-



Trove of memories

Within the central green of the development, you will be able to enjoy a host of recreational facilities such as a children's playground, adult fitness stations and elderly fitness stations. You can also relax or mingle with your friends and neighbours at the resting shelters.

The precinct pavilion found here will serve as an ideal location for group gatherings, while an education centre will provide students with much convenience.



Modern homes

Vine Grove @ Yishun offers 2-, 3- and 4-room Standard Flats. All units will come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

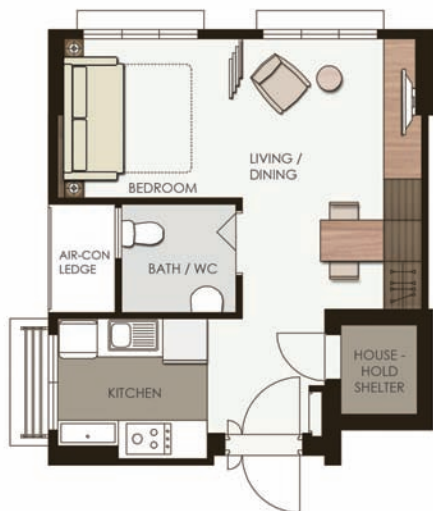
The majority of the 2-room flats at Vine Grove @ Yishun will be 45 sqm (Type 2). In addition, the development also offers smaller 2-room flats at 36 sqm (Type 1), to meet different needs and budgets. The bedroom will feature a full height laminated sliding door instead of the standard door. This enables greater flexibility in the use of space as the living room and bedroom can be combined.

You may, as part of your own renovation, install a flip-up table in the living room and a sofa bed to better utilise the space available.

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package.

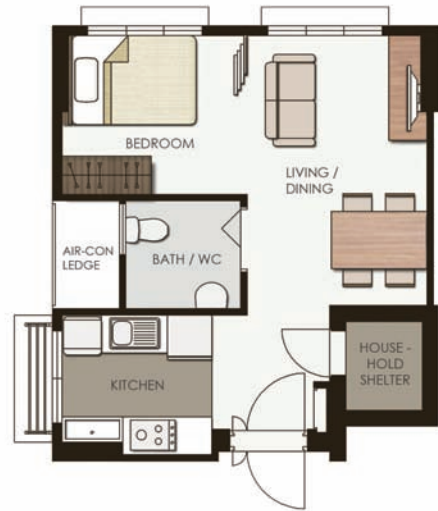
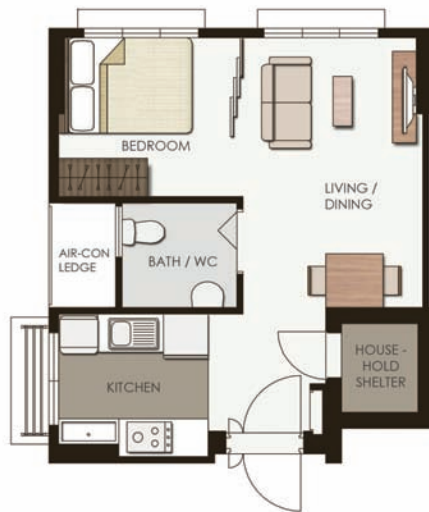
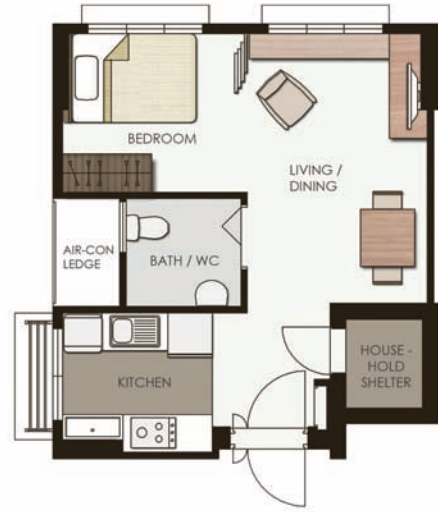
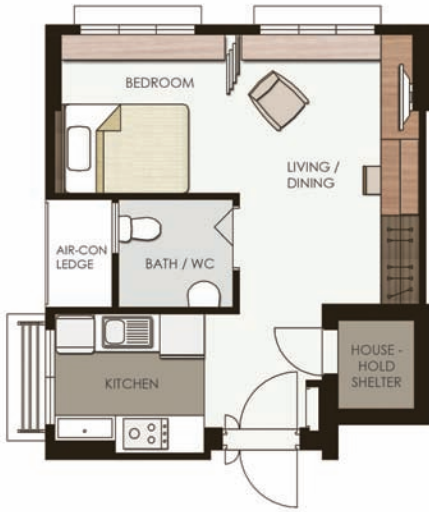
The cost of installing these optional components will be added to the selling price of your flat.

Artist's Impressions of a 2-room (Type 1) unit



LAYOUT IDEAS FOR 2-ROOM (TYPE 1)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)





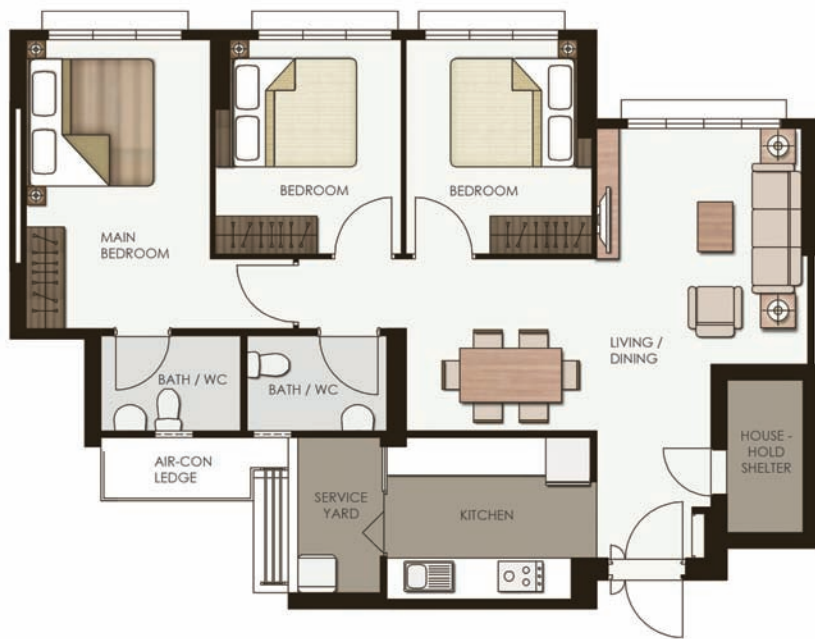
LAYOUT IDEAS FOR 2-ROOM (TYPE 1)
 APPROX. FLOOR AREA 38 sqm
 (Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



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



TYPICAL 3-ROOM FLOOR PLAN
 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)



LEGEND

- 2-ROOM (TYPE 1)
- 2-ROOM (TYPE 2)
- 3-ROOM
- 4-ROOM
- Surrounding Buildings
- Drop-off Porch/Linkway/Shelter/Precinct Pavilion
- Trellis
- Children Playground (PG)/Adult Fitness Station (AFS)/Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Future Social Community Facilities (FSCF) / Education Centre (EC) at 1st Storey
- Multi-Storey Carpark
- Air-Well
- Open Space
- Staircase
- Reserved for / Existing Development
- Drainage Reserve
- Driveway
- Centralised Refuse Chute
- Corridor
- Lift
- Service Bay

Block Number	Number of storeys	2 ROOM (TYPE 1)	2 ROOM (TYPE 2)	3 ROOM	4 ROOM	Total	Lift open at
671A	13	–	–	48	48	96	Every Storey
671B	13	–	48	24	48	120	Every Storey
672A	13	48	84	48	–	180	Every Storey
672B	13	–	–	48	108	156	Every Storey
672C	13	–	–	24	120	144	Every Storey
Total		48	132	192	324	696	



SCALE 0 10 20 30 40 50 METRES



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

Standard Flats



BLOCK 671A
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

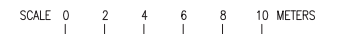
3 ROOM

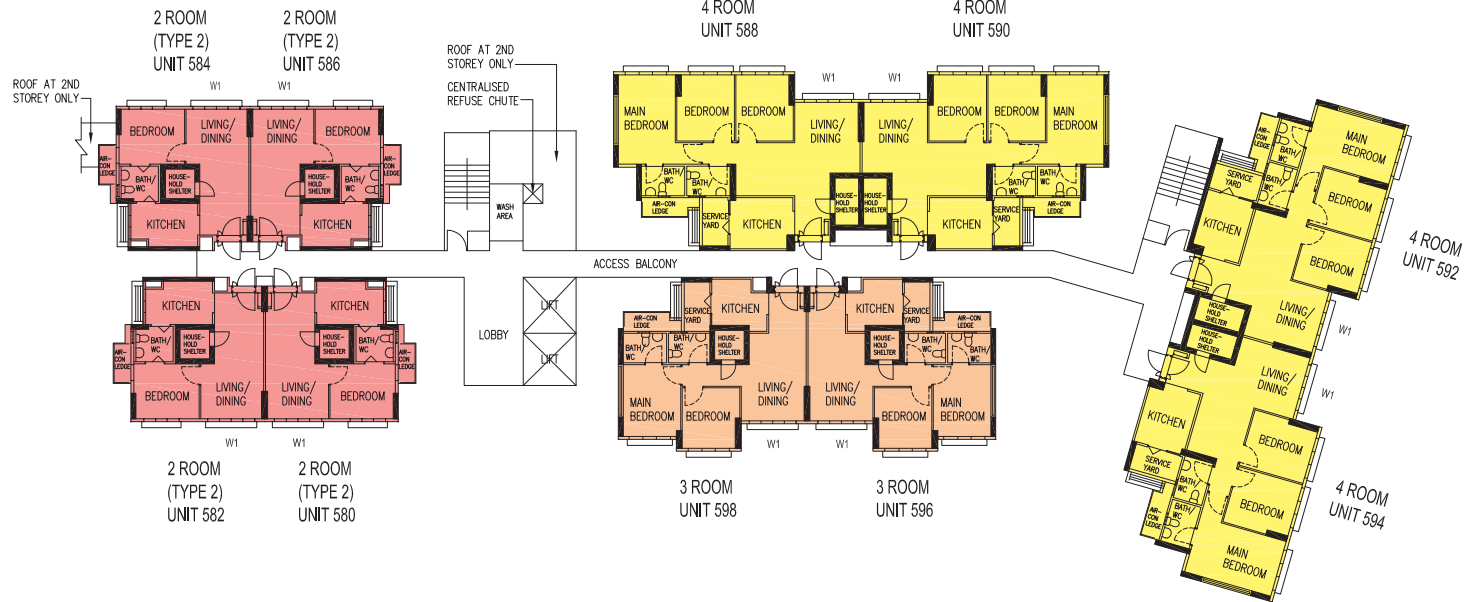
4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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.





BLOCK 671B
(2ND TO 13TH STOREY FLOOR PLAN)

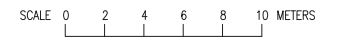
LEGEND:

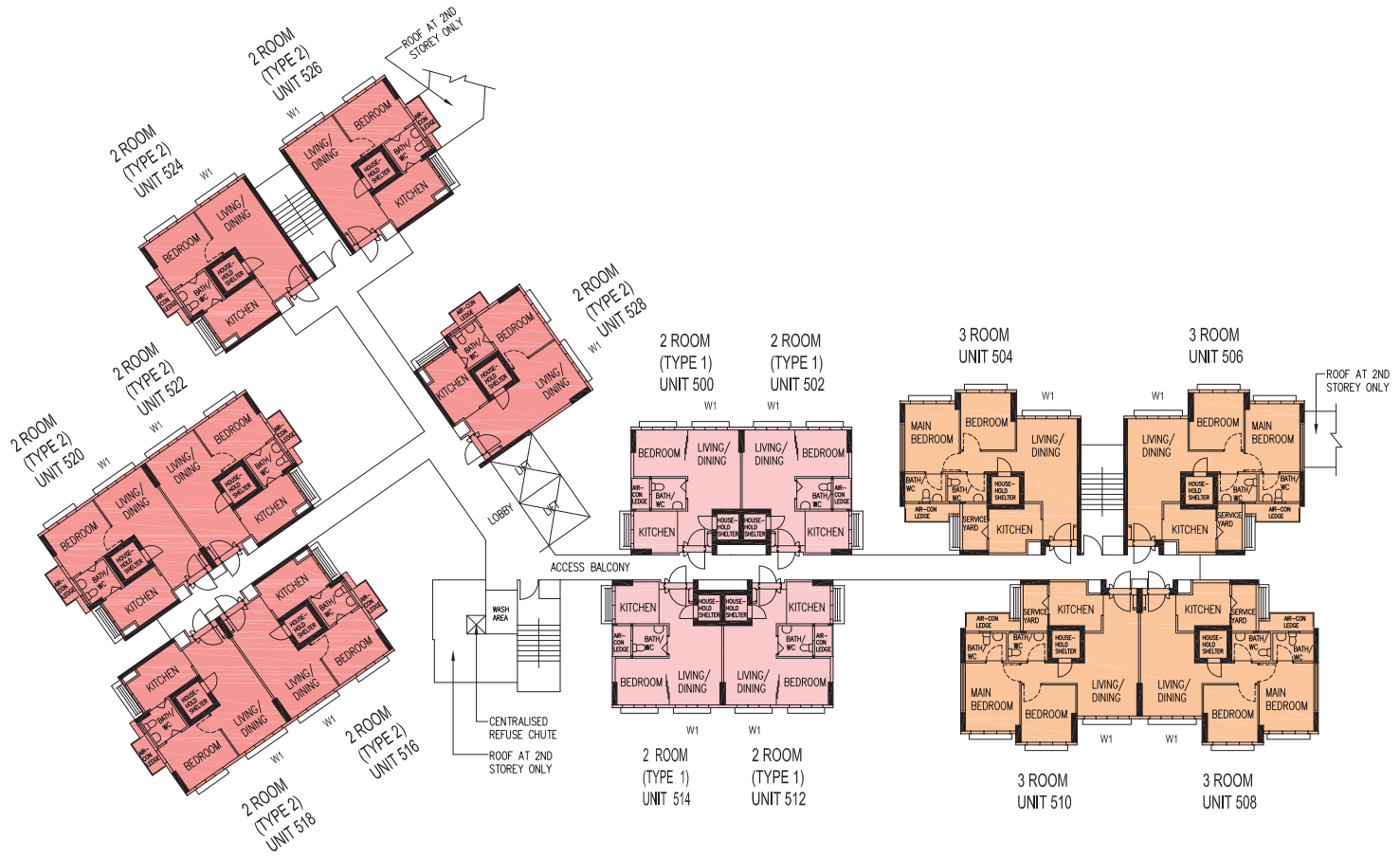
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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.





BLOCK 672A
(2ND TO 13TH STOREY FLOOR PLAN)

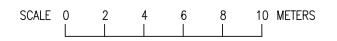
LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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.





BLOCK 672B
(2ND TO 13TH STOREY FLOOR PLAN)

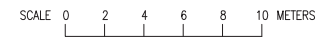
LEGEND:

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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.





BLOCK 672C
(2ND TO 13TH STOREY FLOOR PLAN)

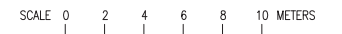
LEGEND:

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm 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 Vine Grove @ Yishun

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 solid timber door and metal gate
Bedroom	:	laminated semi-solid timber door (Type D9a) (optional)
Bathroom/WC	:	laminated semi-solid timber sliding door for 2-Room (Type 1) only
	:	acrylic panel folding door for 2-Room
	:	laminated semi-solid timber doors for 3-Room & 4-Room (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

Finishes

Ceilings	:	skim coated or plastered and painted
Kitchen/ Bathroom/ WC wall	:	ceramic tiles
Other wall	:	skim coated or plastered and painted
Living/ Dining/ Bedroom floor	:	polished porcelain tiles with timber skirting (optional)
Kitchen floor	:	glazed porcelain tiles
Bathroom/WC floor	:	ceramic tiles
Service yard floor	:	glazed porcelain tiles with tiles skirting
Household Shelter floor	:	glazed porcelain tiles

Fittings

Quality locksets
Water Closet Suite
Wash basin for bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
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) 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 request 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

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
- (iv) 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 HDB's sole discretion or if required by the competent authorities.
- (v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.
- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- (vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.

