

delightfulhomes

HDB'S SALES LAUNCH • NOV 2014



BLOSSOM
SPRING @ YISHUN



Live close to greenery

Bounded by Yishun Avenue 6 and Yishun Street 42, Blossom Spring @ Yishun comprises four 14-storey residential blocks and offers 650 units of 2-, 3-, and 4-room Standard Flats. In addition, two other residential blocks within Blossom Spring @ Yishun will be set aside for rental housing, making a total of six residential blocks in this new precinct.

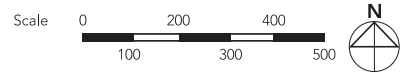
The name "Blossom Spring @ Yishun" takes inspiration from the natural greenery and beauty of the neighbourhood park located right next to the development, as well as the branch motifs that will adorn the development's facilities.





LEGEND:

- MRT Line & Station
- (u/c) Under Construction
- Future Road / Under Construction



Notes:
 All proposed developments are 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 Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
 Proposed Health & Medical Care (eg. Nursing Home), subject to change and planning approval.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. The proposed facilities and their locations as shown are only estimates. 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 by the Government or competent authorities. 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.



Garden spaces and more

Blossom Spring @ Yishun will offer a diverse range of recreational activities. Amid the garden spaces at your doorstep, you will find outdoor facilities such as children's playgrounds as well as adult and elderly fitness stations. Resting shelters and a precinct pavilion will also be provided for small-group interaction and family gatherings.

The rooftop garden above the multi-storey car park will serve as an additional venue for relaxation, while the adjacent neighbourhood park will offer more choices for those seeking to keep fit or have some outdoor fun.

You will also find daily conveniences within easy reach as Blossom Spring @ Yishun will come with its own supermarket, an eating house, restaurants and shops located at the 1st storey of the multi-storey car park. A Residents' Committee Centre and a childcare centre will also be located within the development.



Eco-Friendly Living

To encourage a “green” lifestyle, Blossom Spring @ Yishun will have 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
- Use of sustainable and recycled products in the development



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

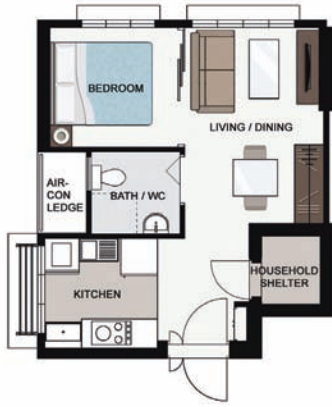
Delightful Homes

Blossom Spring @ Yishun offers 2-, 3-, and 4-room Standard Flats. These flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

These 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 installed 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 the flat.

To provide a sense of spaciousness and greater flexibility in furniture layout and design, all the 3- and 4-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.





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



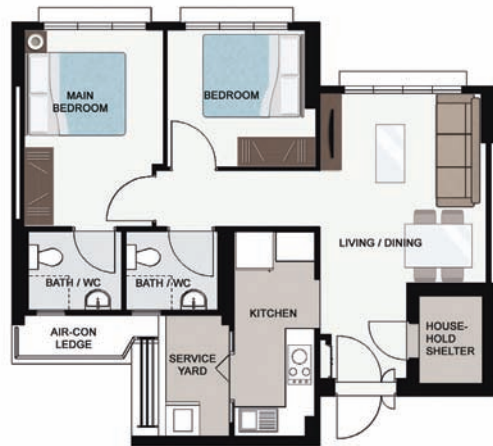
LAYOUT IDEAS FOR 2-ROOM (TYPE 2)
 APPROX. FLOOR AREA 47 sqm
 (Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)

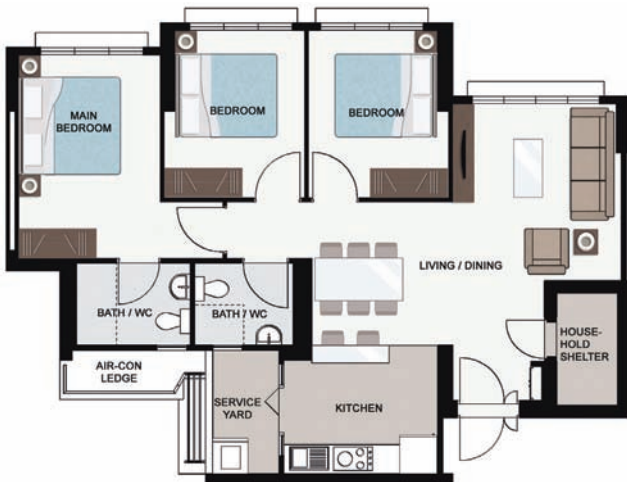
With Kitchen Partition Wall



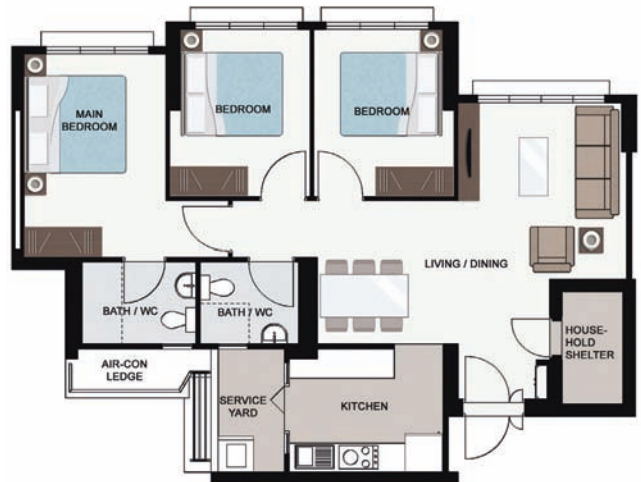
LAYOUT IDEAS FOR 3-ROOM
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 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)



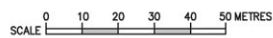
LAYOUT IDEAS FOR 4-ROOM
 APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



LEGEND

- 2-Room (TYPE 1)
- 2-Room (TYPE 2)
- 3-Room
- 4-Room
- Rental Flats – Not available for Sale To Public
- Reserved for Development / Existing Development
- Linkway / Precinct Pavilion / Drop-off Porch (DOP) / Shelter (S)
- Trellis
- Future Social Community Facilities (FSCF) / Residents' Committee Centre (RCC) at 1st Storey / Child Care Centre (CCC) at 2nd Storey
- Eating House (EH) / Restaurant (R) / Shop (SH) / Supermarket (SM) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Fitness Station (FS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Car Park
- Open Space
- Staircase
- Driveway
- Surrounding Buildings / Structures
- Centralised Refuse Chute / Chute For Recyclable Refuse
- Corridor
- Lift
- Service Bay

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



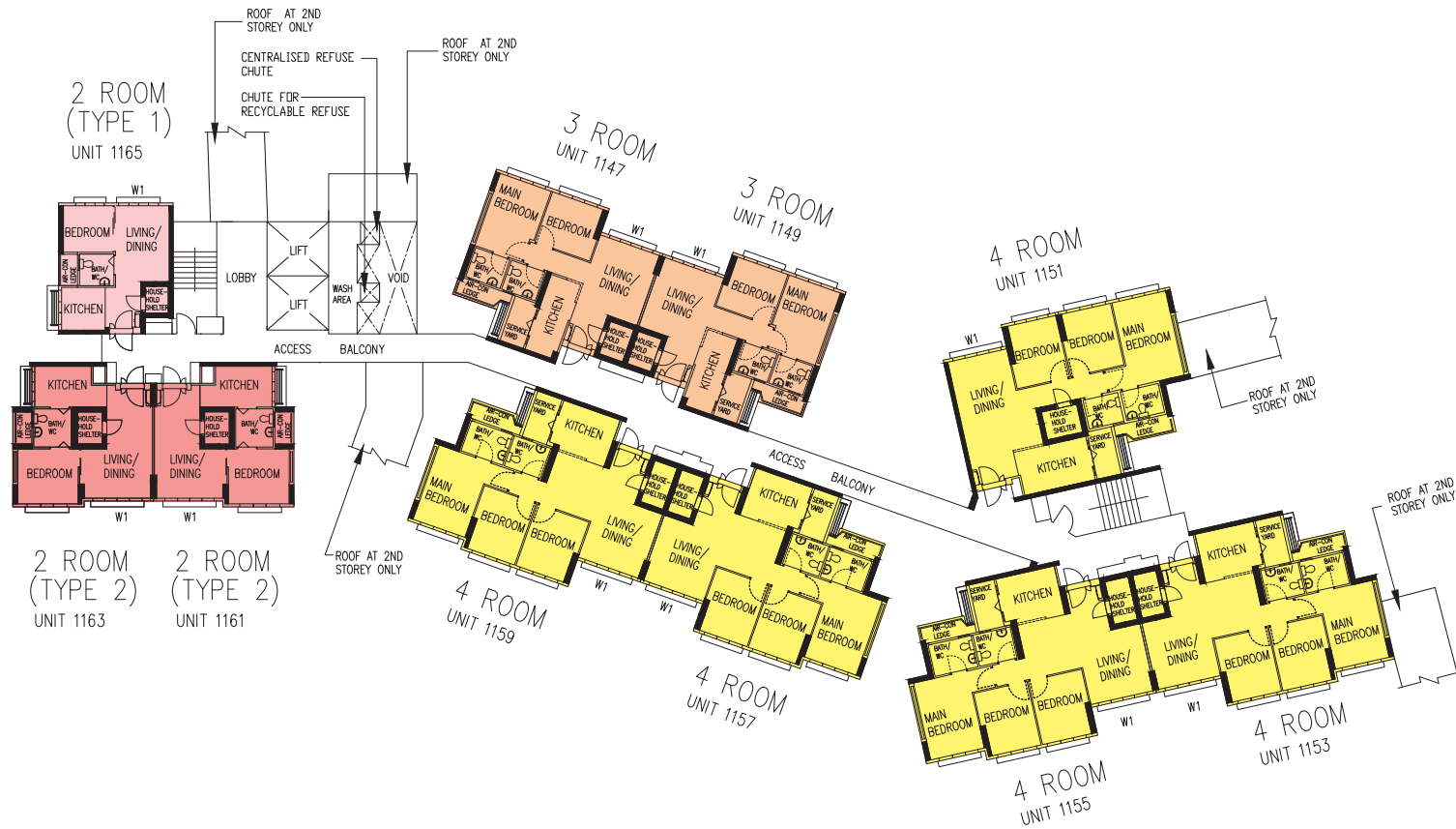
Home Ownership Flats

Block Number	Number of storeys	2 Room		3 Room	4 Room	Total	Lift opens at
		(Type 1)	(Type 2)				
462A	14	13	26	26	65	130	Every storey
462B	14	26	65	39	65	195	Every storey
462C	14	26	65	39	65	195	Every storey
462D	14	13	26	26	65	130	Every storey
Total		78	182	130	260	650	

Standard Flats
Two Blocks of 429 Rental Flats Comprising 221 Units of 1 Room and 208 Units of 2 Room Rental Flats.



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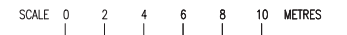
LEGEND:

- 2 ROOM(TYPE 1)
- 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

BLK 462A
 (2ND TO 14TH STOREY FLOOR PLAN)

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



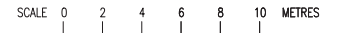


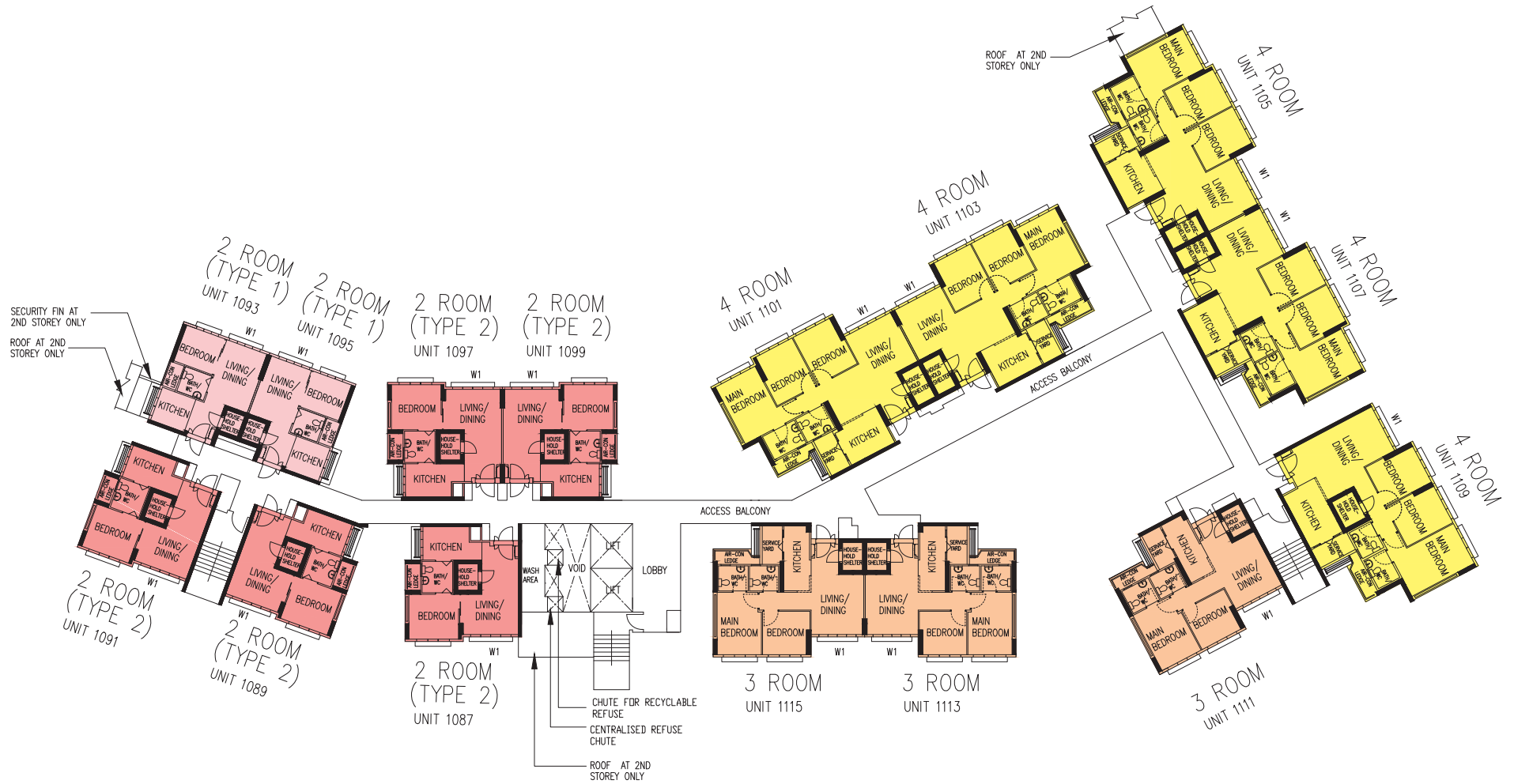
- LEGEND:
- 2 ROOM(TYPE 1)
 - 2 ROOM(TYPE 2)
 - 3 ROOM
 - 4 ROOM

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.

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





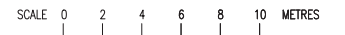
LEGEND:

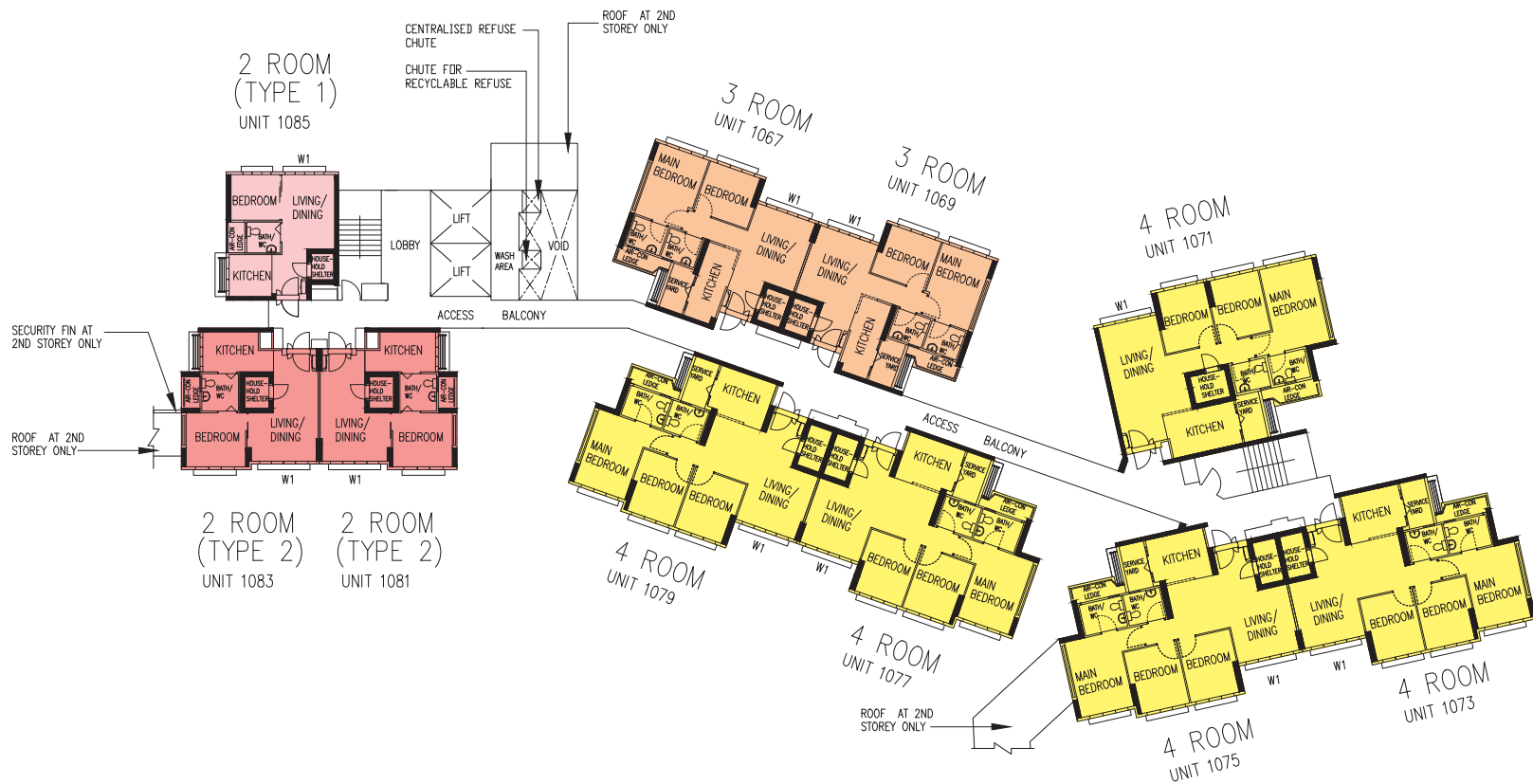
- 2 ROOM(TYPE 1)
- 2 ROOM(TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550MM HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 462C
 (2ND TO 14TH STOREY FLOOR PLAN)

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





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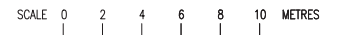
LEGEND:

- 2 ROOM (TYPE 1)
- 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

BLK 462D
 (2ND TO 14TH STOREY FLOOR PLAN)

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



GENERAL SPECIFICATIONS FOR BLOSSOM SPRING @ 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 partition/door for 2-Room, where applicable
Household Shelter	:	laminated semi-solid timber door (Type D9a) (optional)
Service Yard	:	acrylic panel folding door for 2-Room
	:	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/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 tile 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 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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- (viii) The floor areas shown are scaled strata areas and subject to final survey.
- (ix) 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 URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use or allow the use of 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, mechanical and electrical rooms and such other facilities as HDB shall deem fit.
- (xi) This brochure does not and is not intended to provide the full and complete information of the guidelines or requirements of the relevant competent authorities. You are advised to enquire with the relevant competent authorities directly for full information and details of these guidelines and requirements.



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