



Where Life's a Breeze | 3-, 4- & 5-room Standard Flats



Located along Yishun Avenue 1, Oleander Breeze @ Yishun offers six residential blocks ranging from 8 to 13 storeys in height. Choose from 688 units of 3-, 4- and 5-room Standard flats. Two other residential blocks within this development are set aside for rental housing.

The clean and modern facades of Oleander Breeze @ Yishun are designed with a touch of curves to suggest the effect of a "breeze" from nearby Lower Seletar Reservoir. Inspired by this and the choice of ornamental flowers in its landscaping, the development is named "Oleander Breeze @ Yishun".

Facilities for you and your family

The whole family can enjoy the range of recreational facilities catering to the young and old. These include adult and elderly fitness corners, a children's playground and a hardcourt located within the central landscaped green. Shelters and outdoor seats are provided for rest and are also great places to have a chat with your neighbours.

The multi-storey carpark block is adorned with a beautiful rooftop garden. For the convenience of students, the block has an education centre located at the first storey.



Poised for Action



Lower Seletar Reservoir Park



Khoo Teck Puat Hospital / Yishun Pond



With its close proximity to Lower Seletar Reservoir, residents at Oleander Breeze @ Yishun can enjoy both scenic views and easy access to water play areas and water activities like kayaking and fishing.

Those who like sports can head to Yishun Stadium and Yishun Sports Hall. Alternatively, choose to develop new hobbies at Nee Soon South Community Club.

Khatib Central and Yishun Mall are two vibrant HDB neighbourhood centres offering great places to shop and eat, while Northpoint Shopping Centre at Yishun Town Centre lets you shop and dine in air-conditioned comfort. Discover more heartland shops around you by logging on to Where2Shop@HDB.

Khatib MRT Station and a network of buses provide good transport links to the rest of Singapore. Schools nearby include Orchid Park Secondary School, Naval Base Primary School, Chung Cheng High School (Yishun), Northland Primary School and Northbrooks Secondary School. Medical facilities in the town include Khoo Teck Puat Hospital.

Refreshing Homes

Oleander Breeze @ Yishun offers 3-, 4- and 5-room Standard flats. These flats come with three-quarter height windows in the living/dining area and half-height windows in the other rooms.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
3-Room	68	65	160	\$170,000 - \$197,000
4-Room	93	90	348	\$264,000 - \$320,000
5-Room	113	110	180	\$331,000 - \$388,000

Notes:

- Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
- 3-/4-/5-room flats are sold on 99-year lease.

Financing a flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Eligible Special CPF Housing Grant*	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$185,000	\$2,500	\$30,000	\$0	\$155,000	\$547	22%
4-Room	\$290,000	\$4,100	\$10,000	NA	\$280,000	\$1,005	25%
5-Room	\$360,000	\$5,800	-	NA	\$360,000	\$1,298	22%

* Applicants with monthly household incomes not exceeding \$2,250 may qualify for the Special CPF Housing Grant if they apply for a 3-room flat at Oleander Breeze @ Yishun.

Prices of Oleander Breeze @ Yishun and Resale Comparables in the Vicinity

Flat Type	Oleander Breeze @ Yishun (Internal floor area)	Prices of Resale Flats
3-Room	\$170,000 - \$197,000 (65 sqm)	\$322,000 - \$373,000 (64 - 74 sqm)
4-Room	\$264,000 - \$320,000 (90 sqm)	\$375,000 - \$490,000 (83 - 108 sqm)
5-Room	\$331,000 - \$388,000 (110 sqm)	\$480,000 - \$558,000 (120 - 122 sqm)

Note:

The 3-room, 4-room and 5-room resale comparables for Oleander Breeze @ Yishun consist of standard flats of about 24 - 27 years old. They are located near to Oleander Breeze @ Yishun. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

The 3-, 4- and 5-room flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. 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 the flat.

Optional Component	Indicative Costs		
	3-Room	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,300	\$5,000	\$6,100
Internal doors* and sanitary fittings	\$2,960	\$3,520	\$4,060

Notes:

- * 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)
- * 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)
- * 5-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date & Waiting Time

Housing Development	Oleander Breeze @ Yishun
Selection Date (Median Month of Selection)	Mar 2013 to Aug 2013 (Jun 2013)
Estimated Completion Date	3rd Qtr 2016
Estimated Waiting Time*	34 to 40 months
Estimated Delivery Possession Date	31 Jul 2017

Notes:

- a) *The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.
- b) The Estimated Delivery Possession Date is the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.

Typical Floor Plans



TYPICAL 3-ROOM FLOOR PLAN

APPROX. FLOOR AREA 68 sqm

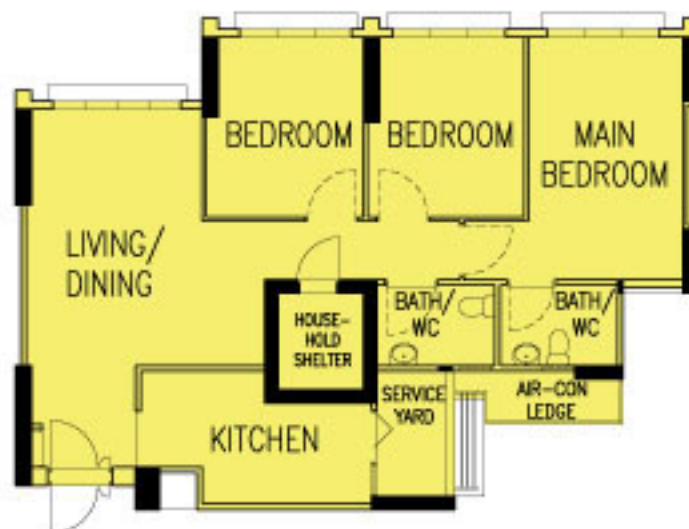
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN

APPROX. FLOOR AREA 93 sqm

(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



TYPICAL 5-ROOM FLOOR PLAN

APPROX. FLOOR AREA 113 sqm

(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Layout Ideas for Your Home



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



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

Layout Ideas for Your Home



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



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