




Lush Living

2-, 3-, 4-, 5- room Standard Flats

Fern Grove @ Yishun  comprises nine 13-storey residential blocks, and is bounded by Yishun Ring Road and Yishun Avenue 4. You can choose from 1,294 units of 2-, 3-, 4- and 5-room Standard Flats offered in this development.

The name "Fern Grove @ Yishun" takes inspiration from the development's fern-shaped central green lawn, and the roof feature of the residential blocks which resembles the layering of fronds of a fern.

Artist's Impression



An Urban Respite

At the heart of Fern Grove @ Yishun lies a central green lawn which houses a range of recreational facilities that you and your neighbours can enjoy amidst lush landscaping.

You can choose to watch the young ones have fun at the children's playground or work out at the adult and elderly fitness corners. Alternatively, you can catch up with your neighbours and friends at the sitting areas or the precinct pavilions.

For added convenience, an eating house, a supermarket, shops and a childcare centre will be located within the development. A Senior Care Centre will also be set up here to provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services.

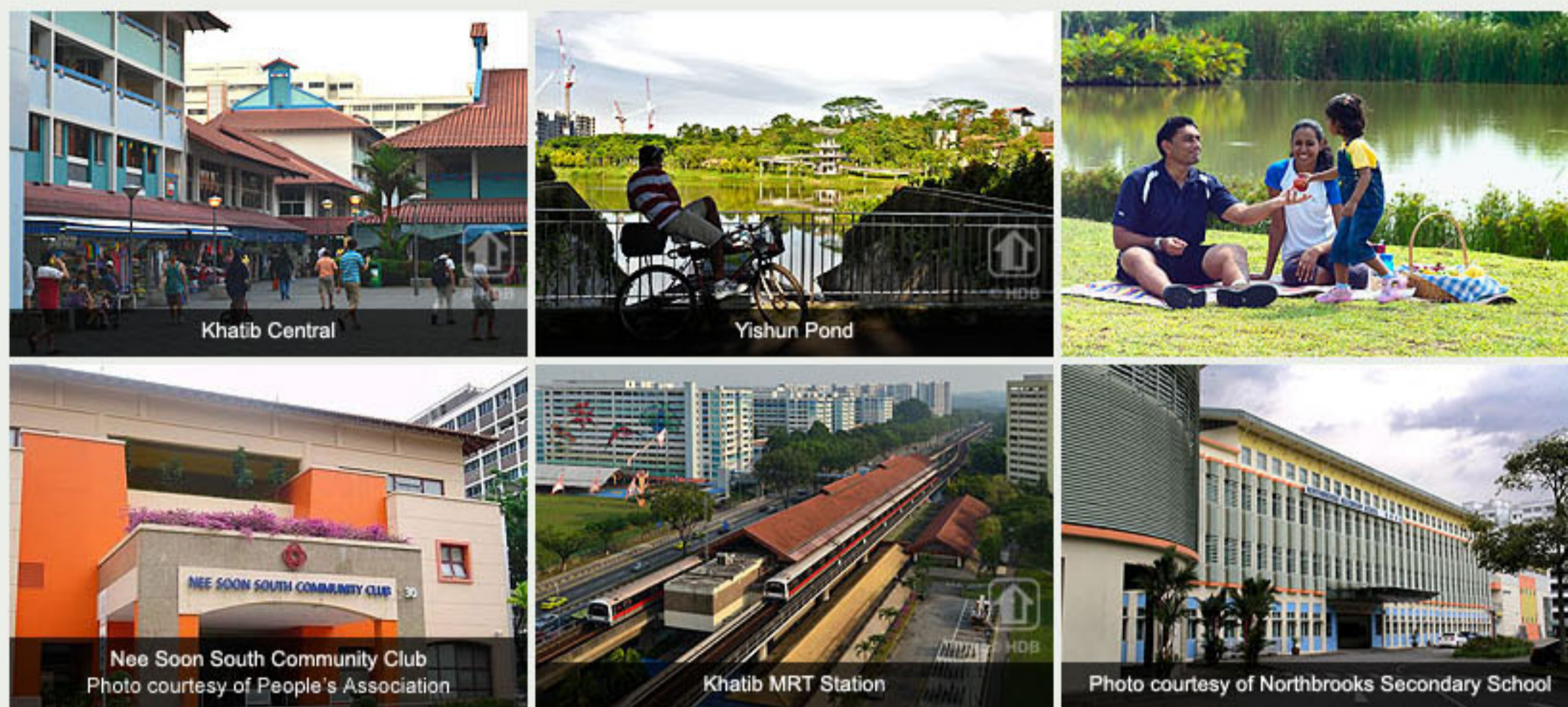
Eco-Friendly Living



To encourage a green lifestyle, Fern Grove @ Yishun is designed with several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development

A Vibrant Town



Shopping and dining options are aplenty at Yishun Mall, Khatib Central and Northpoint Shopping Centre. You can discover more heartland shops located around Yishun by logging on to Where2Shop@HDB.

If you seek to keep fit or have some outdoor fun, you can visit Yishun Park, Yishun Pond, Lower Seletar Reservoir or Yishun Swimming Complex. If you like to read, you will enjoy the services provided by the Yishun Public Library.

Transport facilities serving the town include Khatib and Yishun MRT stations, and the bus interchange at the town centre.

Schools in the town include Northland Primary School, Naval Base Primary School, Northbrooks Secondary School and Orchid Park Secondary School. Khoo Teck Puat Hospital is also located nearby.

Beautiful Homes

Fern Grove @ Yishun offers 2-, 3-, 4- and 5-room Standard Flats. These flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The indicative price range of these flats is tabulated below.

Flat Type †	Estimated Floor Area* (sqm)	Estimated Internal Floor Area^ (sqm)	No. of units	Indicative Price Range*
2-Room (Type 1)	38	36	48	\$75,000 - \$93,000
2-Room (Type 2)	47	45	240	\$94,000 - \$118,000
3-Room	68	65	251	\$150,000 - \$186,000
4-Room	93	90	443	\$252,000 - \$302,000
5-Room	112	110	312	\$316,000 - \$386,000

Notes:

* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.

^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.

Actual prices may vary based on the actual attributes of the flats at the time of selection. See [below](#) for details on the Optional Component Scheme.

† 2-/3-/4-/5-room are sold on a 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 25-year Loan	Instalment to Income Ratio
2-Room (Type 1)	\$85,000	\$1,700	\$35,000	\$20,000	\$30,000	\$98	6%
2-Room (Type 2)	\$105,000	\$1,700	\$35,000	\$20,000	\$50,000	\$180	11%
3-Room	\$170,000	\$2,600	\$25,000	\$20,000	\$125,000	\$490	19%
4-Room	\$275,000	\$4,400	\$10,000	\$20,000	\$245,000	\$987	22%
5-Room	\$350,000	\$5,800	\$0	NA	\$350,000	\$1,430	25%

* Applicants with monthly household incomes not exceeding \$6,500 may qualify for the Special CPF Housing Grant if they apply for a 4-room or smaller flat at Fern Grove @ Yishun.

Prices of Fern Grove @ Yishun and Resale Comparables in the Vicinity

Flat Type	Fern Grove @ Yishun (Internal Floor Area)	Transacted Prices of Resale Flats
2-Room	\$75,000 - \$118,000 (36 sqm – 45 sqm)	-
3-Room	\$150,000 - \$186,000 (65 sqm)	-
4-Room	\$252,000 - \$302,000 (90 sqm)	\$432,000 - \$478,000 (104 sqm – 105 sqm)
5-Room	\$316,000 - \$386,000 (110 sqm)	\$498,000 - \$550,000 (120 sqm – 131 sqm)

Note:

There are no comparable 2-room and 3-room resale flats in the vicinity. The 4-room and 5-room resale comparables consist of standard flats of about 27 years old. The differences in attributes between the resale comparables and the BTO flats should be taken into account when making a comparison.

Optional Component Scheme

The flats at Fern Grove @ Yishun 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, the 4- and 5-room flats in Fern Grove @ Yishun 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. Click below to view the different layout ideas.

Layout ideas for
Fern Grove @ Yishun

Flat Type	Flooring for Living/Dining and Bedrooms	Internal Doors ^A and Sanitary Fittings	Kitchen Partition Wall [#]
2-Room (Type 1)	\$1,850	\$330	NA
2-Room (Type 2)	\$2,260	\$850	NA
3-Room	\$3,390	\$2,800	NA
4-Room	\$5,100	\$3,320	\$1,050
5-Room	\$6,250	\$3,840	\$880

Notes:

^A Bi-fold bathroom doors are provided for 2-room flats (Type 1 and 2). The bedroom of the 2-room (Type 1) flat is provided with a sliding partition. These provisions are not optional. The optional internal doors are:

- i) 2-room flats (Type 2) - 1 internal door (1 bedroom door)
- ii) 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors)
- iii) 4-/5-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors)

[#] Cost of kitchen partition wall varies according to length

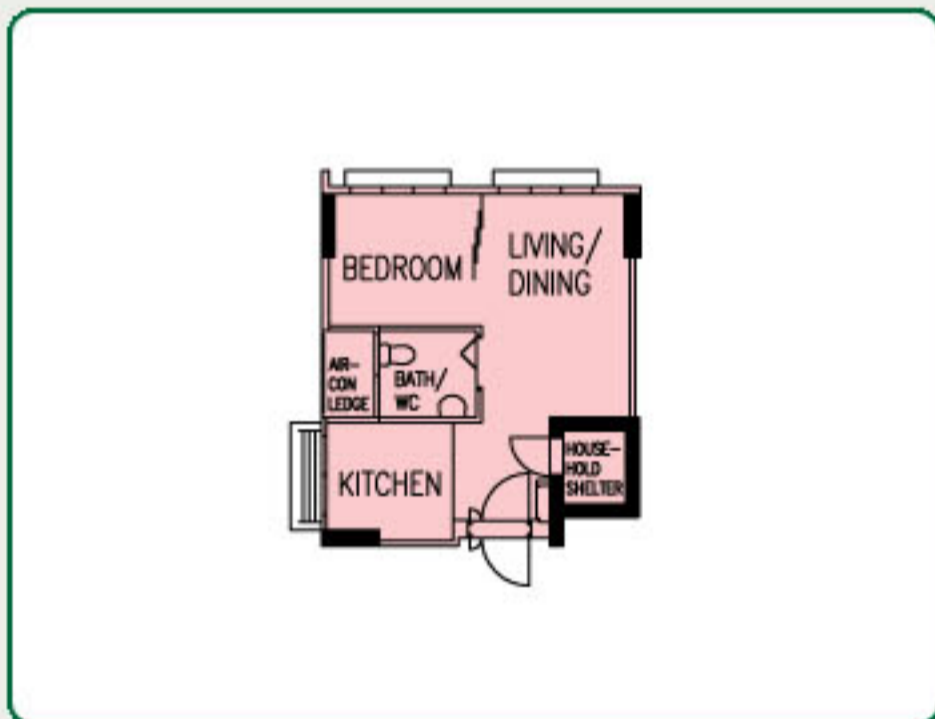
Estimated Completion Date & Waiting Time

Housing Development	Fern Grove @ Yishun
Selection Date (Median Month of Selection)	May 2014 to Sep 2014 (Jul 2014)
Estimated Completion Date	4Q2017
Estimated Waiting Time*	36 to 42 months
Estimated Delivery Possession Date ^A	31 Oct 2018

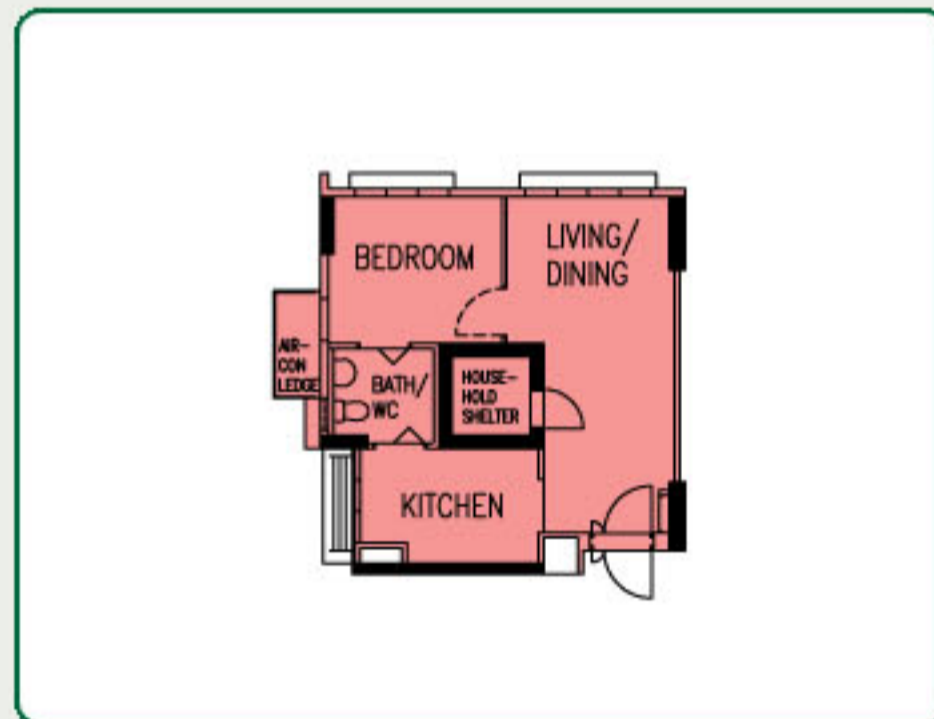
Notes:

- * Computed based on the median month of the selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil conditions and other site conditions.
- ^A The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed it during the signing of the Agreement for Lease.

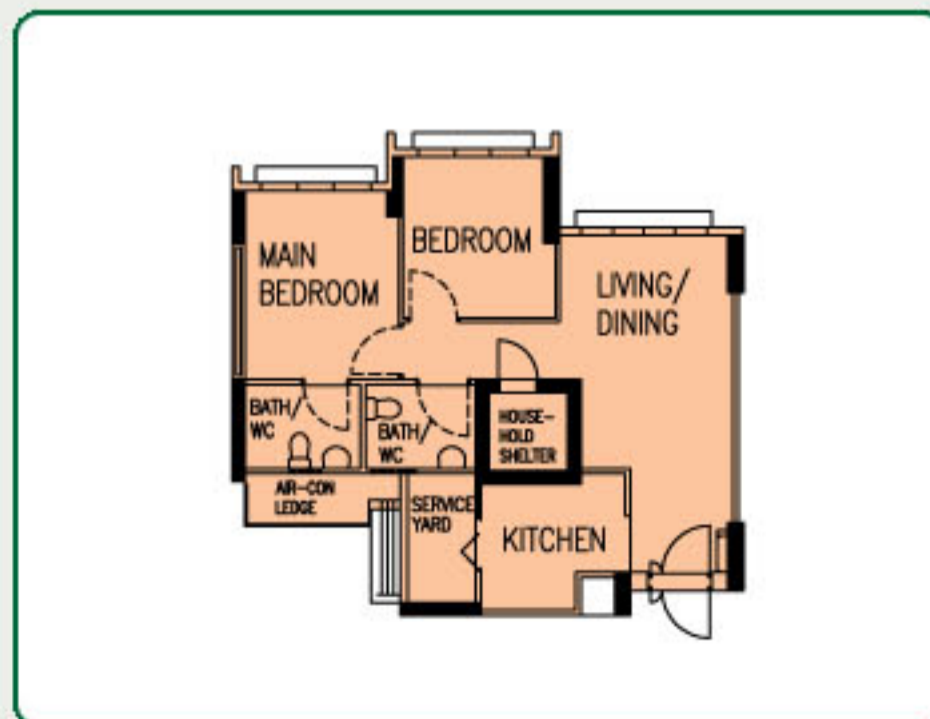
Typical Floor Plans



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



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

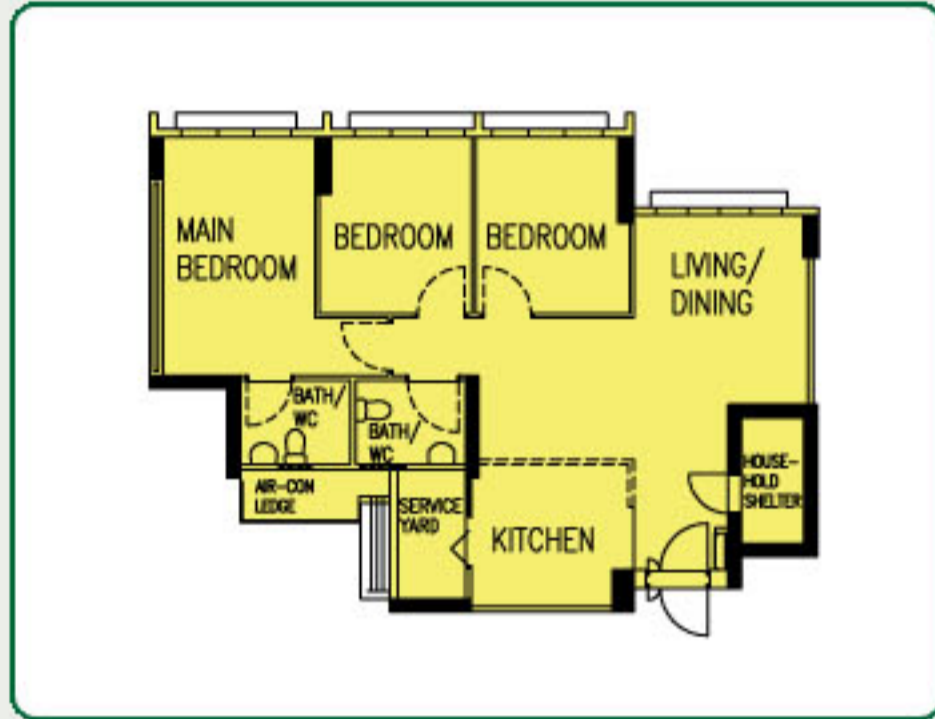


TYPICAL 3-ROOM FLOOR PLAN
 APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

Typical Floor Plans

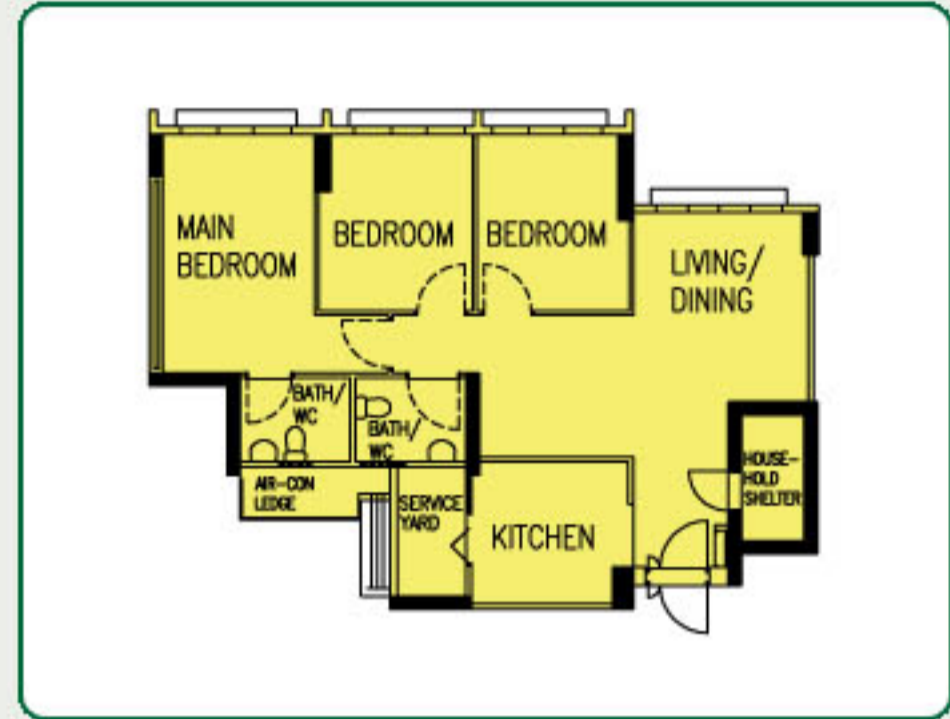
These flats come with an open kitchen concept (default option). You may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.

Open Kitchen Concept (Default)



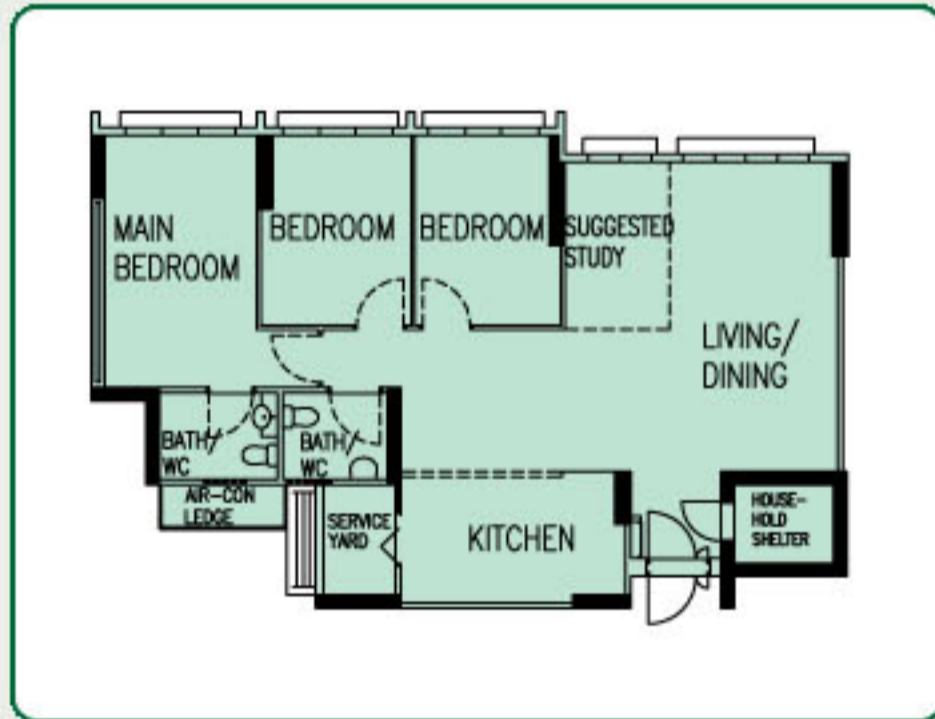
TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

With Kitchen Partition Wall



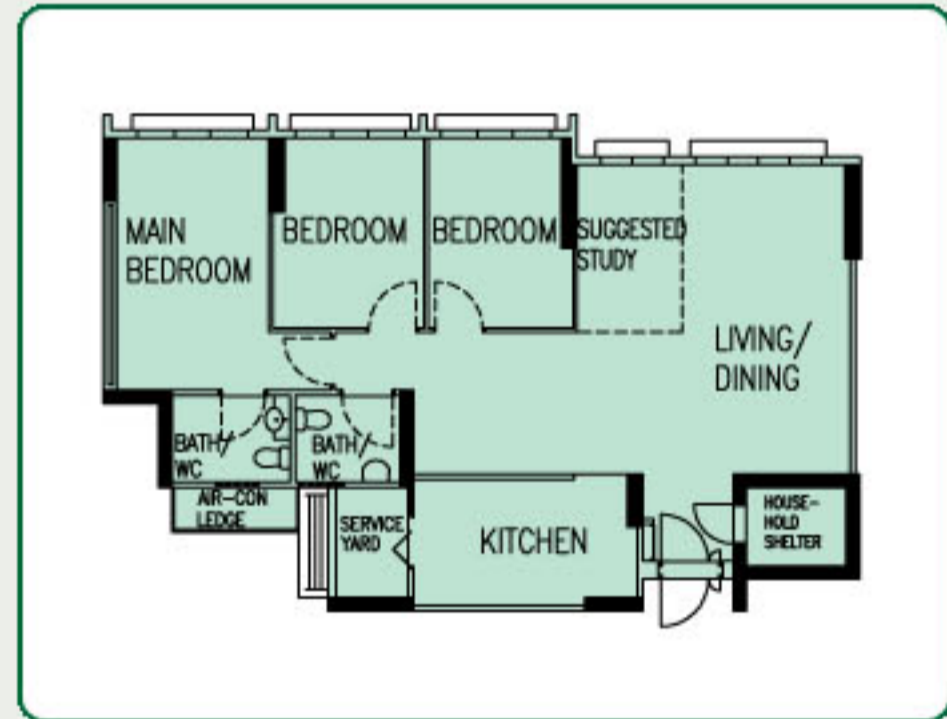
TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

With Kitchen Partition Wall



TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 112 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 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)



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

These flats come with an open kitchen concept (default option). 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.

Open Kitchen Concept (Default)



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

With Kitchen Partition Wall



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

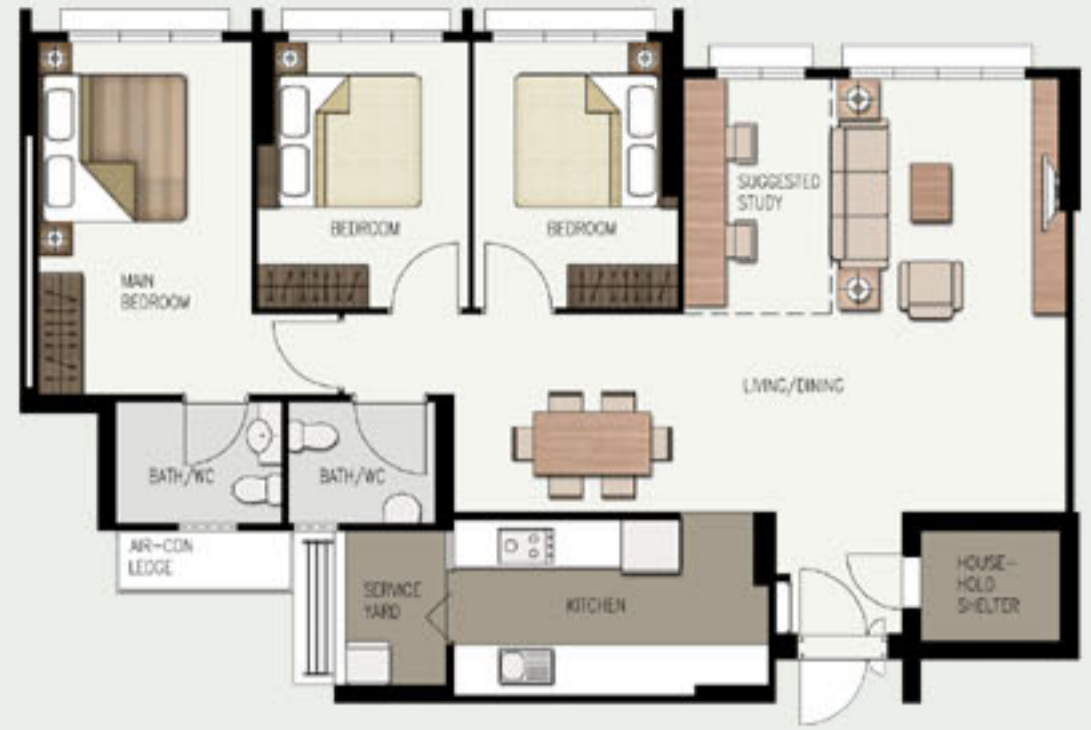
Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm

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

With Kitchen Partition Wall



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 112 sqm

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