

delightfulhomes

HDB'S SALES LAUNCH • NOV 2014



Meadow
spring
@yishun



A green haven

Meadow Spring @ Yishun is bounded by Yishun Avenue 1 and Yishun Street 43, and comprises three residential blocks ranging from 12 to 14 storeys in height. You can take your pick from the 469 units of 2-, 3-, and 4-room Standard Flats offered in this development.

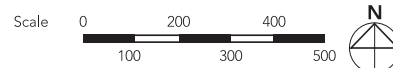
The name “Meadow Spring @ Yishun” reflects the development’s lush landscape.





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 URAs 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.



Artist's Impression

A delightful habitat

At Meadow Spring @ Yishun, you will be able to enjoy a range of recreational facilities on the garden deck atop the two-storey car park. You can keep fit by working out at the adult and elderly fitness stations while the young ones have fun at the children's playground. Alternatively, you can choose to relax and mingle with your family and neighbours at the resting shelters, pergolas and pockets of green spaces. The garden deck can be accessed by elevated link bridges from all the residential blocks.

Meadow Spring @ Yishun will also come with its own minimart and a cafe. A precinct pavilion will be located on the 1st storey of the development.



Eco-Friendly Living

To encourage a "green" lifestyle, Meadow 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



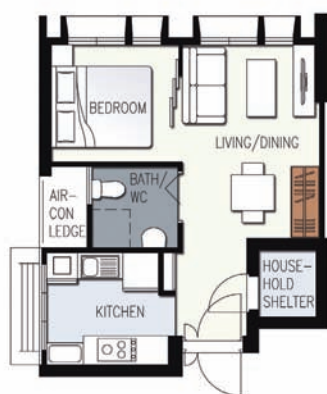
Bicycle stands

Delightful Homes

Meadow 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 OF 38 sqm

(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 2-ROOM (TYPE 2)

APPROX. FLOOR AREA OF 47 sqm

(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 3-ROOM

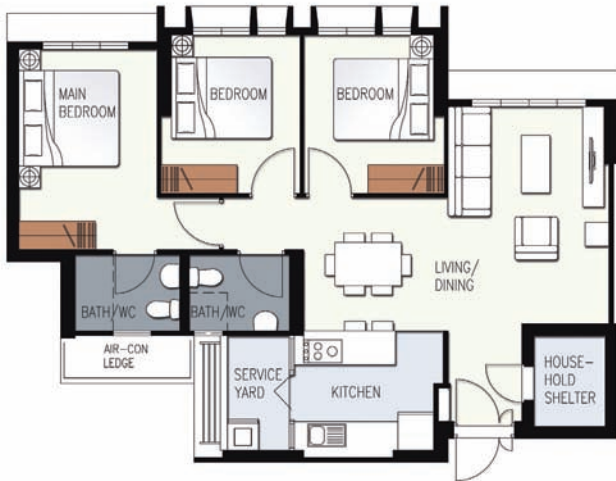
APPROX. FLOOR AREA OF 67 sqm
(Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)

With Kitchen Partition Wall



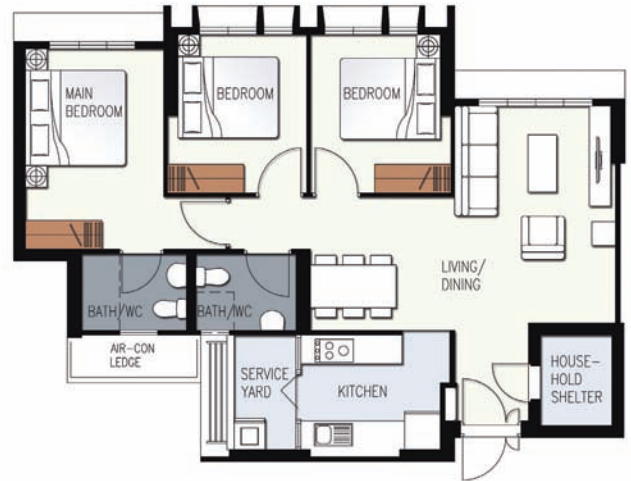
LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA OF 67 sqm
(Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)



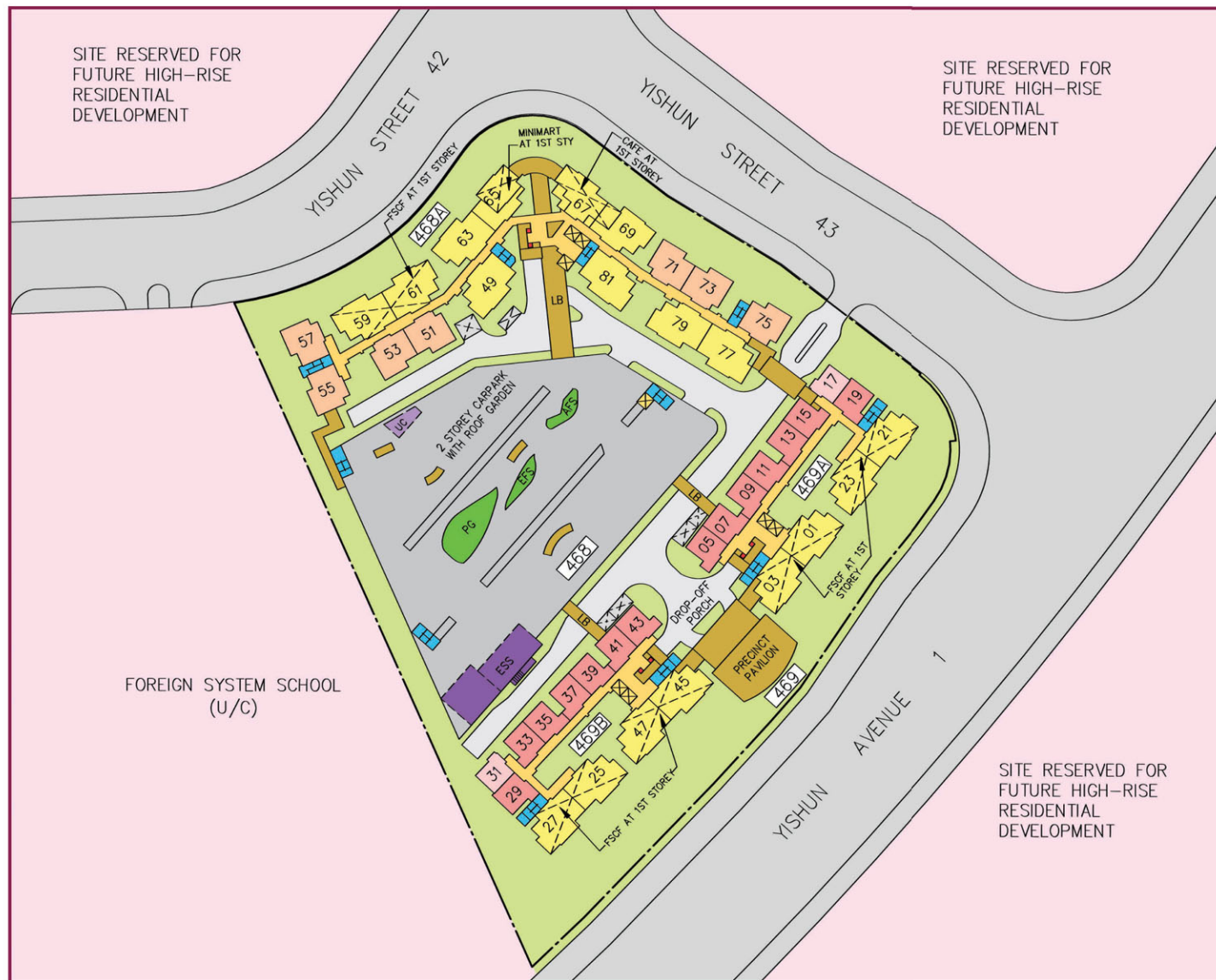
LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA OF 93 sqm
(Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA OF 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
- Drop-off Porch / Linkway / Shelter / Precinct Pavilion / Link Bridge (LB)
- 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) at 1st storey / Minimart at 1st storey / Cafe at 1st storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Reserved for Development / Existing Development
- Service Road / Driveway
- (U/C) Under Construction
- Centralised Refuse Chute / Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

Block Number	Number of storeys	2 Room (Type 1)	2 Room (Type 2)	3 Room	4 Room	Total	Lift opens at
468A	12	-	-	77	110	187	Every Storey
469A	13/14	12	79	-	50	141	Every Storey
469B	13/14	12	79	-	50	141	Every Storey
Total		24	158	77	210	469	

Standard Flats

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

SCALE 0 10 20 30 40 50 M



Meadow Spring
@Yishun

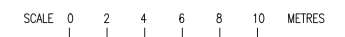
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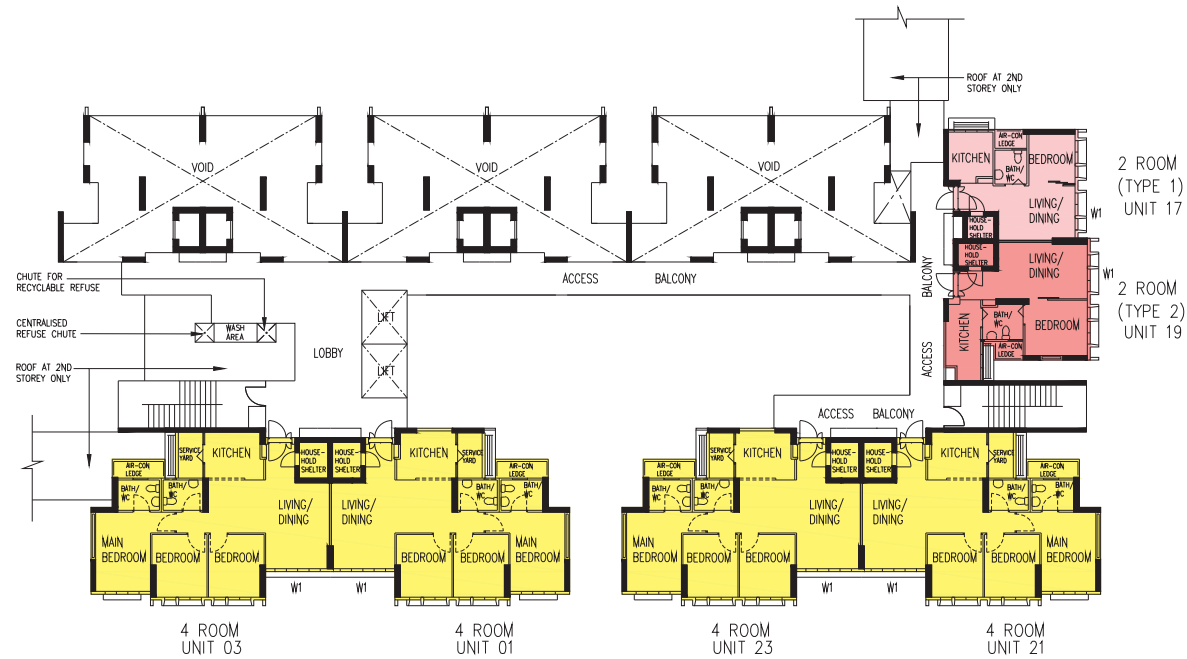
3 ROOM
4 ROOM

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 468A
(2ND TO 12TH STOREY FLOOR PLAN)





LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 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 469A (2ND STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

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

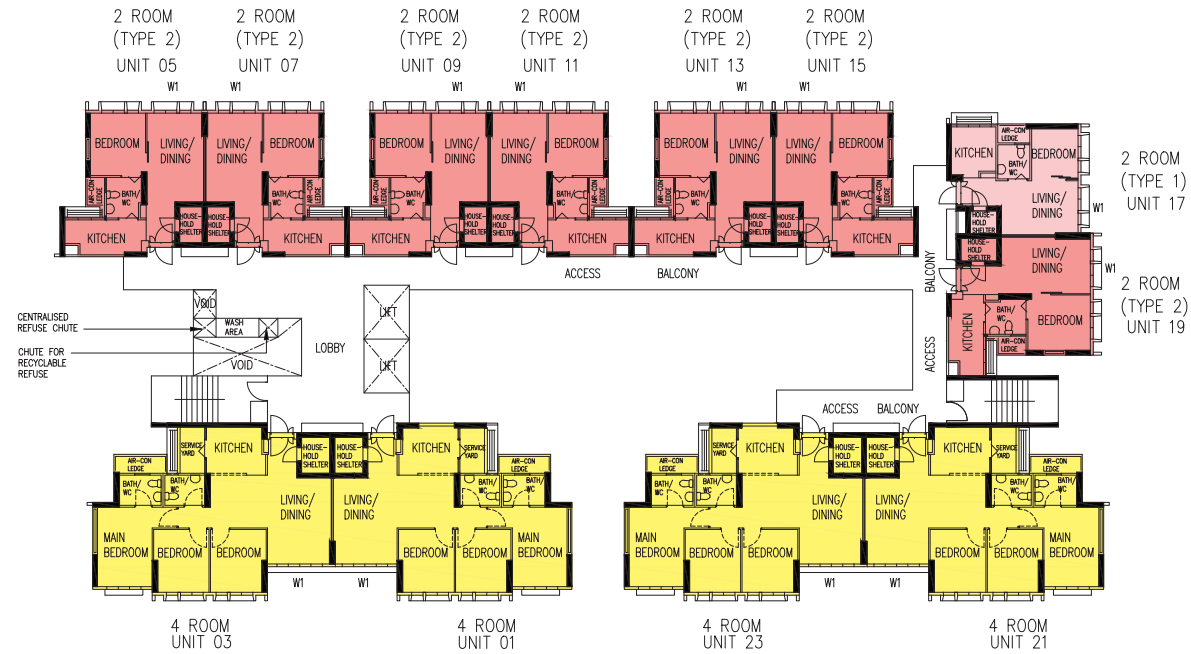
W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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 469A (3RD STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

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

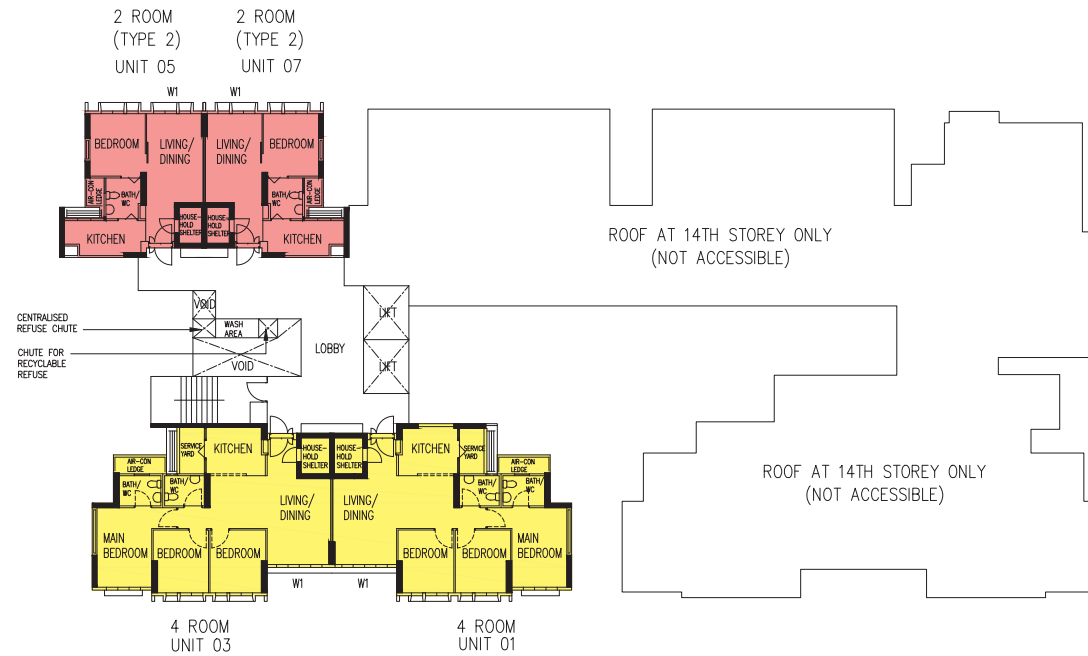
W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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 469A (4TH TO 13TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

2 ROOM (TYPE 2)

4 ROOM

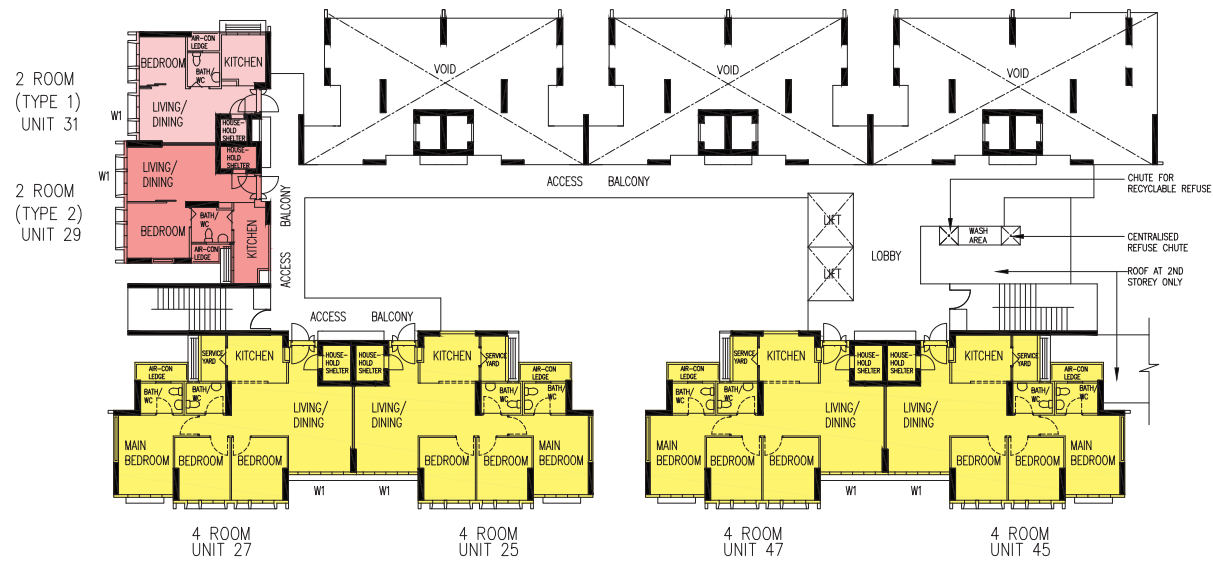
W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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 469A (14TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

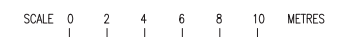
-  2 ROOM (TYPE 1)
 2 ROOM (TYPE 2)
 4 ROOM

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 469B
(2ND STOREY FLOOR PLAN)





LEGEND:

- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 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 469B (3RD STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

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

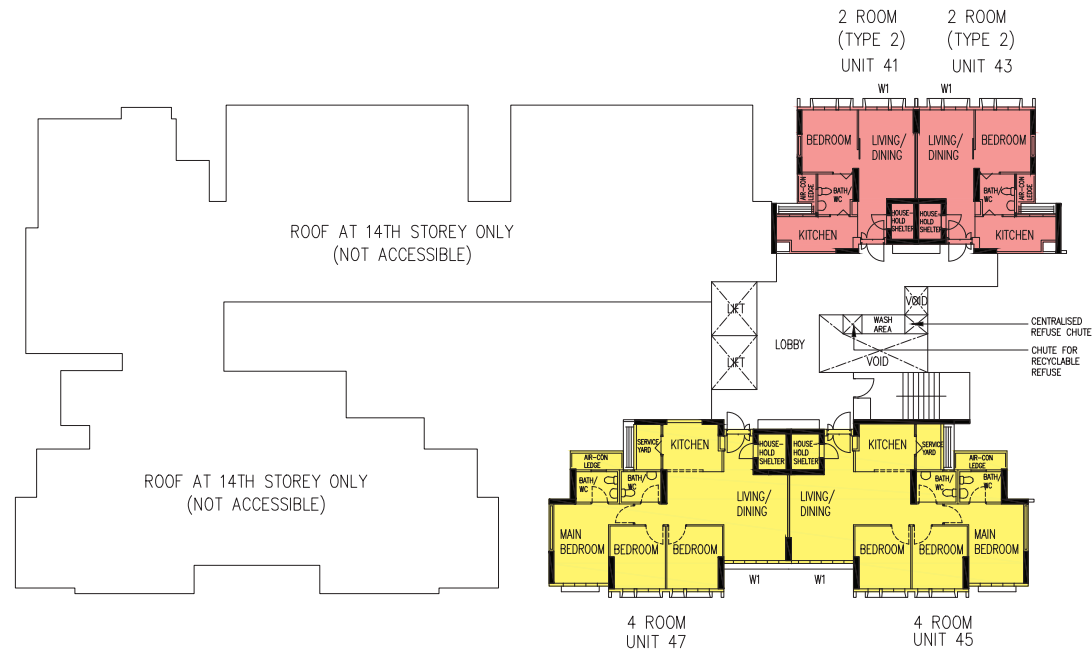
W1 – THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

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 469B (4TH TO 13TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES



LEGEND:

2 ROOM (TYPE 2)

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 469B (14TH STOREY FLOOR PLAN)

SCALE 0 2 4 6 8 10 METRES

GENERAL SPECIFICATIONS FOR MEADOW 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)
	: laminated semi-solid timber sliding partition/door for 2-Room where applicable
Bathroom/WC	: acrylic panel folding door for 2-Room
	: laminated semi-solid timber door (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 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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- (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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