



HDB's Sales Launch – November 2018





Lush Green Living

Melody Spring @ Yishun is bounded by Yishun Avenue 8, Yishun Street 42, and Yishun Street 44.

Inspired by the nearby Lower Seletar Reservoir and other nature spots found within the town, Melody Spring @ Yishun is designed with lush landscaping, with its name conveying these natural surrounds.

For this November 2018 sales launch, you can choose a home from 456 units of 3-, 4-, and 5-room flats, located within 4 residential blocks which are 13-storey in height.

Please refer to the site plan for the facilities to be provided in Melody Spring @ Yishun. Facilities in this development will be opened to the public.



YISHUN

Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.



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 Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval. The proposed facilities and their locations as shown are indicative only. 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 centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. 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.

Eco-Friendly Living

To encourage a 'green' lifestyle, Melody 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
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development
- Pneumatic Waste Conveyance System to provide cleaner waste disposal



Eco-pedestals



Separate chutes for recyclable waste



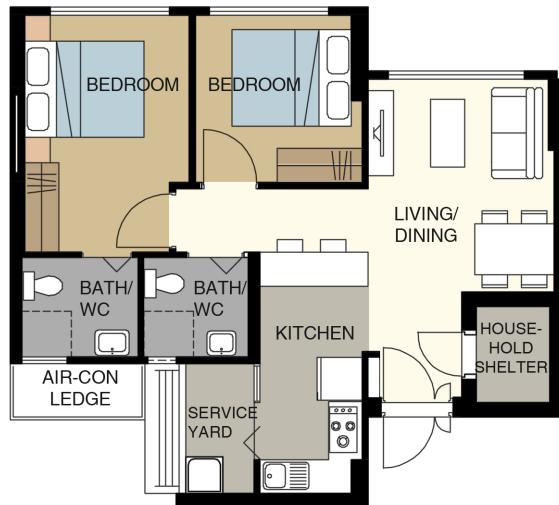
Bicycle stands

Enchanting Homes

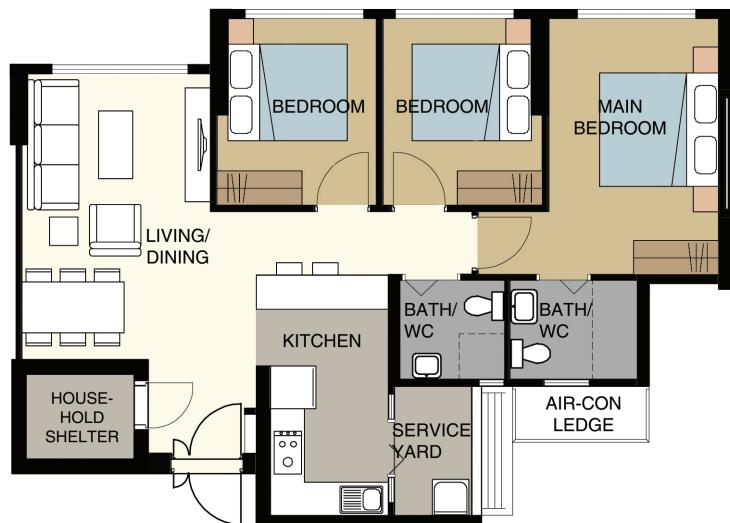
Melody Spring @ Yishun offers 3-, 4-, and 5-room flats. The flats come with full floor finishes, internal doors, and sanitary fittings:

- Floor tiles in the living/ dining room, kitchen, household shelter, service yard, and bathrooms
- Vinyl strip flooring in the bedrooms
- Wall tiles in the kitchen and bathrooms
- Internal doors for bedrooms and bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite





3-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
APPROX. FLOOR AREA 68 sqm
 (Inclusive of Internal Floor Area of 65 sqm and Air-con Ledge)



4-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
APPROX. FLOOR AREA 93 sqm
 (Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)

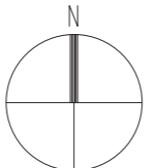


5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)



**melody
Spring**
@ YISHUN

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



SCALE 0 10 20 30 40 50 60 70 80 90 100 METRES

Notes:

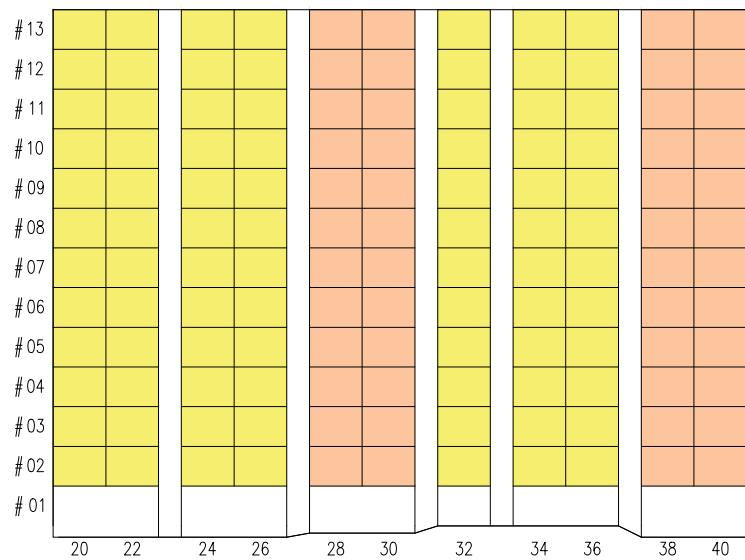
1. All proposed developments are subject to change and planning approval.
2. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.

LEGEND

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 3-Room
- 4-Room
- 5-Room
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / High Linkway (HL) / Linkbridge (LB) / Shelter (S) / Drop-off Porch (DOP) / Precinct Pavilion (PP) at 1st Storey
- Trellis (T)
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Elderly Facilities at 1st Storey & 2nd Storey
- Multi-Storey Carpark (MSCP)
- Utility Centre (UC) at 1st Storey
- Child Care Centre (CCC) at 1st Storey
- Electrical Sub-Station (ESS) at 1st Storey
- Open Space
- Staircase
- Driveway
- Centralised Refuse Chute/Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)
- Lift
- Corridor
- Service Bay
- U/C Under Construction

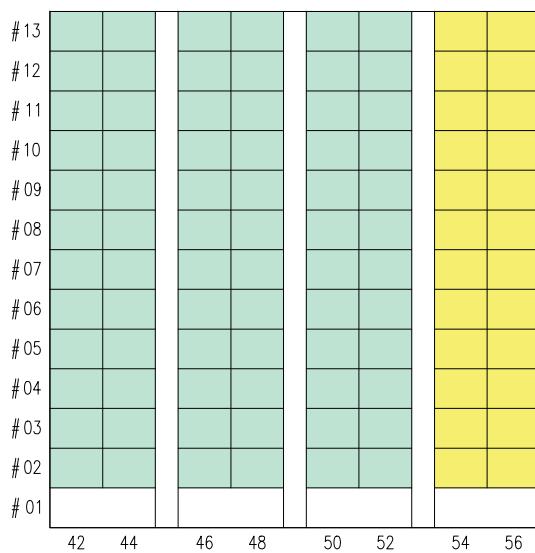
	Block Number	Number of Storeys	2 Room Flexi Type 1	2 Room Flexi Type 2	3 Room	4 Room	5 Room	Total	Lift opens at
AUG 2018 BTO Melody Spring @Yishun	475A	13	—	—	—	48	36	84	Every Storey
	475B	13	—	—	—	120	—	120	Every Storey
	477B	13	20	106	—	36	—	162	Every Storey
	477C	13	36	120	—	48	—	204	Every Storey
NOV 2018 BTO Melody Spring @Yishun	476A	13	—	—	48	84	—	132	Every Storey
	476B	13	—	—	—	24	72	96	Every Storey
	476C	13	—	—	—	48	36	84	Every Storey
	477A	13	—	—	48	96	—	144	Every Storey
Total			56	226	96	504	144	1026	

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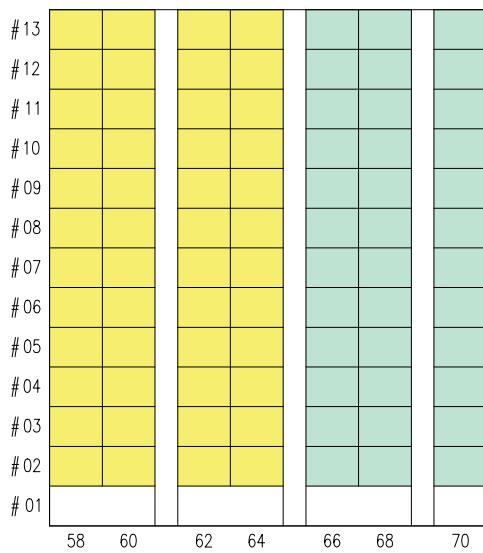
BLOCK 476A

3 ROOM	4 ROOM
orange	yellow



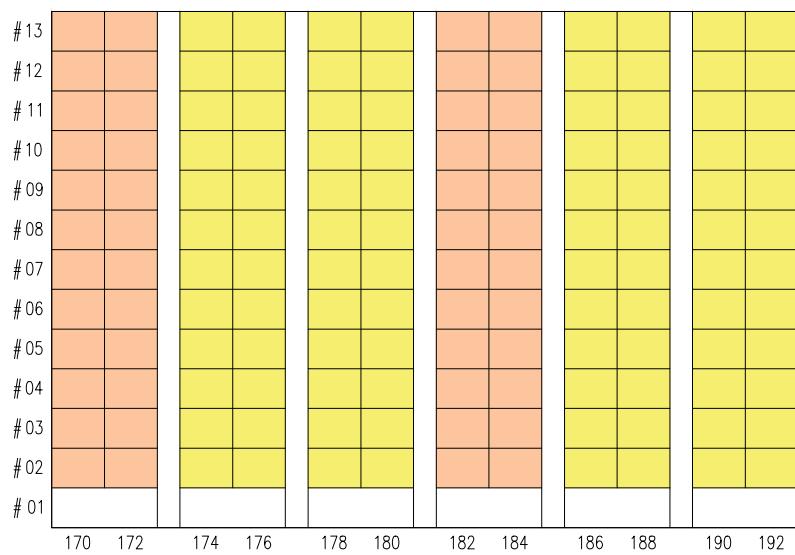
BLOCK 476B

4 ROOM	5 ROOM
yellow	teal



BLOCK 476C

Yellow	4 ROOM
Teal	5 ROOM



BLOCK 477A

Orange	3 ROOM
Yellow	4 ROOM



BLK 476A
(2ND TO 9TH, 11TH TO 13TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS



BLK 476A (10TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLK 476B
(2ND TO 9TH, 11TH TO 13TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS



BLK 476B (10TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS



BLK 476C (2ND TO 13TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARcate THE BOUNDARY OF THE FLAT.
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLK 477A (2ND TO 13TH STOREY FLOOR PLAN)

WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARcate THE BOUNDARY OF THE FLAT.
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			

General Specifications For Melody Spring @ Yishun

For 3-room, 4-room, and 5-room

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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative timber door and metal gate
Bedroom	: laminated UPVC door
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting
Bedroom Floor	: vinyl strip floor with laminated UPVC skirting
Kitchen / Household Shelter Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets	
Water Closet Suite	
Clothes Drying Rack	
Wash basin with tap mixer, bath/ shower mixer with shower set	

Services

Gas services and concealed water supply pipes

Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)

Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)

Television points

Data 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) Laminated UPVC door frame shall be provided to all Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.
- 3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) 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 our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We 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.
- 8) The floor areas shown are scaled strata areas and subject to final survey.
- 9) 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 the Urban Redevelopment Authority's prevailing Development Control guidelines.
- 10) We reserve the right to use or allow the use of
 - the void deck in any Apartment block;
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,for:
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.



**HOUSING &
DEVELOPMENT
BOARD**

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