

Floral
SPRING @Yishun

A home where life blossoms



Floral Spring @ Yishun features beautiful landscaped gardens and a refreshing spring colour palette. True to its name, this development lets you enjoy the comforts of home within lush green surrounds.



Artist's Impression

Standing at 13 storeys, Floral Spring @ Yishun consists of six residential blocks offering a total of 600 units of Studio Apartments, 4-room and 5-room Standard flats.

Conveniences within reach

A mix of shopping and dining options is available at Yishun Mall, a neighbourhood centre just a short walk away. For more variety, head to Northpoint Shopping Centre and Yishun Town Centre. For outdoor fun and relaxation, stroll over to the lush Yishun Park.



Just a short distance away, Khatib MRT Station, Yishun MRT Station and bus interchange provide convenient connections to various parts of Singapore.

Located next to Yishun Pond, the new Khoo Teck Puat Hospital is already partially completed and will provide convenient health care services for the residents of this town.

With upcoming plans to transform the town centre into a vibrant hub with improved pedestrian mall, and a new shopping complex integrated with housing and bus interchange, Yishun is set to be even more pulsating in time to come.





Evergreen enjoyment

Floral Spring @ Yishun features amenities that cater to all ages and different lifestyle needs. There is a children's playground, fitness corner, elderly fitness station and hard court.



Artist's Impression

Pockets of garden space, a mini plaza, precinct pavilion and resting shelters provide areas where you can gather with friends and neighbours for casual conversations. Sheltered walkways connect all blocks to the multi-storey carpark and drop-off porch.



Artist's Impression



Indicative price range



Floral Spring @ Yishun offers a selection of Studio Apartments, 4-room and 5-room Standard flats. Each unit comes with three-quarter height windows in the living/dining area.

Studio Apartments are designed specially to meet the needs of those 55 years and above. At a compact size of 35 sqm or 45 sqm, each apartment will be in a ready-to-move-in condition and come furnished with essentials such as elderly-friendly fixtures, ceramic floor tiles, a built-in wardrobe, kitchen cabinets and more.

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

The indicative price range of Floral Spring @ Yishun is tabulated below:

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No of Units	Indicative Price Range
Studio Apartment	37	35	48	\$64,000 - \$68,000
	47	45	48	\$78,000 - \$84,000
4-Room	92	90	264	\$219,000 - \$262,000
5-Room	112	110	240	\$289,000 - \$332,000

Notes:

- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- (b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (c) 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.
- (d) Prices indicated are for Singapore Citizen families. First-timer households comprising a Singapore Citizen and a Singapore Permanent Resident, i.e. SC/SPR households, who booked a flat (excluding Studio Apartment), will have to pay a \$10,000 premium on top of the selling price of the flat.
- (e) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

Affordability of a typical flat

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional Housing Grant	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
4-Room	\$240,000	\$4,200	\$10,000	\$865	21%
5-Room	\$310,000	\$5,500	\$0	\$1,117	20%

Optional Component Scheme (OCS)

If you choose a flat at Floral Spring @ Yishun, you may opt to have full floor finishes and internal doors installed in your selected unit. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs	
	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$3,250	\$4,000
Internal doors*	\$1,880	\$1,880

OCS is not applicable to Studio Apartments.

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

Estimated completion date

Floral Spring @ Yishun is expected to be completed in **1Q 2014**. The actual completion date will depend on the progress of construction.

The Estimated Delivery Possession Date (EDPD) for this project is **28 Feb 2015**. The EDPD is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.



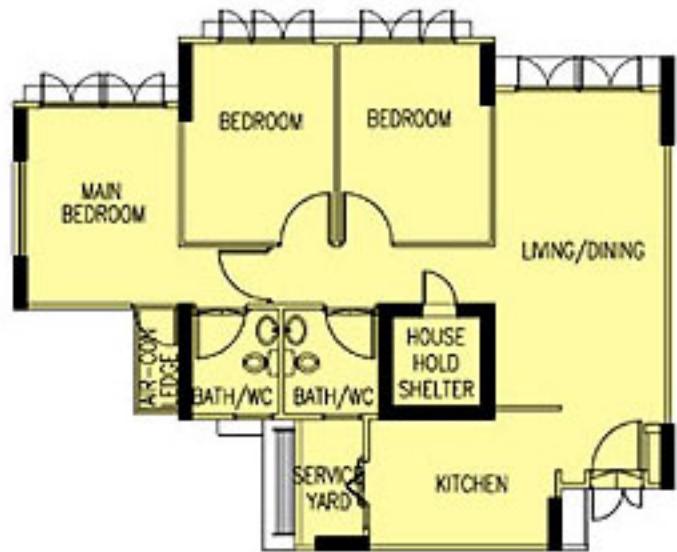
Typical floor plans



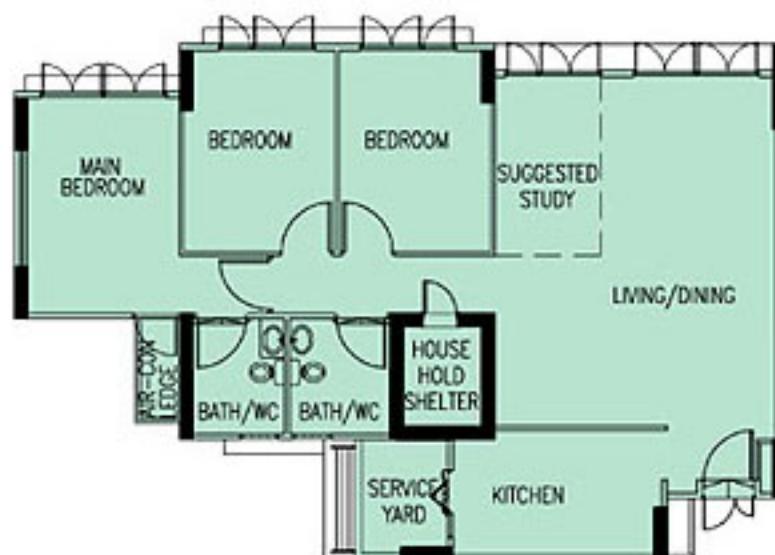
TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm
and Air-Con Ledge)



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



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm
and Air-Con Ledge)



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.



Samples of furnished layout plans



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm
and Air-Con Ledge)



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



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



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



General specifications - *Floral Spring @ Yishun*

Studio Apartment

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.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedroom	: laminated semi-solid timber door (Type D9a)
Bathroom/WC	: PVC folding door
Household Shelter	: metal door

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathroom/WC walls	: glazed ceramic tiles
Other walls	: skim coated or plastered and painted
Living/Dining/Bedroom Floor	: ceramic tiles with timber skirting
Kitchen/Bathroom/WC Floor	: ceramic tiles
Household Shelter floor	: ceramic tiles

Fittings

Quality locksets.

Quality sanitary fittings.

Kitchen cabinets with cooker hood, gas hob and kitchen sink.

Built-in wardrobe.

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.
Air-con panel in the main bedroom will not be provided.
You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.
- 2) The common areas and spaces fronting or surrounding the flats are not available for purchase and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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General specifications - Floral Spring @ Yishun

4- & 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 / solid blocks / bricks with cement plastering / precast panels / precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedrooms	: laminated semi-solid timber door (Type D9a) (optional)
Bathrooms/WC	: 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/Bathrooms/WC walls	: glazed ceramic tiles
Other walls	: skim coated or plastered and painted
Living/Dining/Bedrooms Floor	: ceramic tiles with timber skirting (optional)
Kitchen/Bathrooms/WC Floor	: ceramic tiles
Service Yard floor	: ceramic tiles with tile skirting
Household Shelter floor	: ceramic tiles

Fittings

Quality locksets.

Quality sanitary fittings.

Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other Bathroom/WC.

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:

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