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 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. 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.
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LEGEND:
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)
W2 - Full Height Window

Unless otherwise indicated all windows will be standard height windows.

SCALE 0 2 4 6 8 10 METRES

2ND TO 11TH STOREY FLOOR PLAN
BLOCK 448

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:

- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)
W2 - Full Height Window

Unless otherwise indicated all windows will be standard height windows.

SCALE 0 2 4 6 8 10 METRES

12TH & 13TH STOREY FLOOR PLAN
BLOCK 448

The coloured floor plan is not intended to demarcate the boundary of the flat.
2ND TO 11TH STOREY FLOOR PLAN
BLOCK 450

LEGEND:
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)
W2 - Full Height Window

Unless otherwise indicated all windows will be standard height windows.

SCALE: 0 2 4 6 8 10 METRES

The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the fl.
The coloured floor plan is not intended to demarcate the boundary of the flat.

LEGEND:
- W1 - Three Quarter Height Window (approx. 700mm high parapet wall)
- W2 - Full Height Window
- Unless otherwise indicated all windows will be standard height windows.
LEGEND:

- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)
W2 - Full Height Window

Unless otherwise indicated all windows will be standard height windows.

The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.

LEGEND:

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)
W2 - Full Height Window
W3 - Three Quarter Height Window (approx. 700mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.
LEGEND:
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)
W2 - Full Height Window

Unless otherwise indicated all windows will be standard height windows.

SCALE 0 2 4 6 8 10 METRES

The coloured floor plan is not intended to demarcate the boundary of the flat.
General Specifications for Jade 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/facing bricks/precast panels/ferrolite partition panels.

Windows
Aluminium framed windows with tinted glass.

Doors
- Entrance: decorative solid timber door and metal gate
- Bedroom: decorative semi-solid timber door (Type D9)
- Bathroom/WC: laminated semi-solid timber door for 4 Room & 3 Room (Type D9a)
- Kitchen: acrylic panel folding door for 2 Room
- Household Shelter: metal door
- Service Yard: aluminium framed door with glass
- Balcony: aluminium framed door with tinted glass

Finishes
- Ceiling: skim coated or plastered and painted
- Kitchen/Bathroom/WC wall: glazed ceramic tiles
- Other walls: skim coated or plastered and painted
- Kitchen/Bathroom/WC floor: ceramic tiles
- Service Yard floor: ceramic tiles with tile skirting
- Household Shelter floor: ceramic tiles

Fittings
- Quality locksets
- Quality sanitary fittings
- 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 a 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 be not 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 renovations rules.

The plans and information in this brochure are the copyright of the Housing & Development Board (HDB), Singapore. The HDB reserves the right at any time without notice and at its sole discretion, to change any aspect of this project including but not limited to the omission, amalgamation or increasing or reducing the communal facilities and amenities. All art renderings, illustrations, pictures, photographs and other graphic representations and references are artist’s impressions only. Similarly all dimensions, areas, plans, colour schemes, descriptions and specifications, noted herein are subject to change or alteration without notice if required by the Competent Authority or at HDB’s sole and absolute discretion. The void deck in any apartment block may subsequently be used for facilities, such as child care centres, education centres, residents’ committee centres and such other facilities as HDB may deem fit.

The Floor Areas are scaled Strata Areas.
Dew Spring @ Yishun

Yishun N4 C9
Standard Flats

LEGEND:
- 2 - Room
- 3 - Room
- 4 - Room
- Surrounding Buildings
- Reserved for / Existing Development
- Single-Storey / Precinct Pavilion / Linkway / Shelter / Drop-Off Porch / Pergola
- Children Playground (PG) / Fitness Station (FS)
  & Elderly Fitness Station (EFS)
- Child Care Centre (CCC) at 1st Storey
- Electrical Substation (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Lift
- Service Bay
- Centralised Refuse Chute
- Staircase

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LEGEND:
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (approx. 700mm 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.
LEGEND:
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.
2ND TO 13TH STOREY FLOOR PLAN
BLOCK 455

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:
- 2 Room
- 3 Room
- 4 Room

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.
2ND TO 13TH STOREY FLOOR PLAN
BLOCK 456

The coloured floor plan is not intended to demarcate the boundary of the flat.
LEGEND:
- Purple: 2 Room
- Brown: 3 Room
- Yellow: 4 Room

W1 - Three Quarter Height Window (approx. 700mm high parapet wall)

Unless otherwise indicated all windows will be standard height windows.
2ND TO 13TH STOREY FLOOR PLAN
BLOCK 459

The coloured floor plan is not intended to demarcate the boundary of the flat.
General Specifications for Dew 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/facing bricks/precast panels/ferrolite partition panels.

Windows
Aluminium framed windows with tinted glass.

Doors
Entrance: decorative solid timber door and metal gate
Bedroom: decorative semi-solid timber door (Type D9a)
Bathroom/WC: laminated semi-solid timber door for 3 & 4 Room (Type D9a)
Household Shelter: acrylic panel folding door for 2 Room
Service Yard: metal door
Household Shelter: aluminium framed door with glass

Finishes
Ceiling: skim coated or plastered and painted
Kitchen/Bathroom/WC walls: glazed ceramic tiles
Other walls: skim coated or plastered and painted
Kitchen/Bathroom/WC floor: ceramic tiles
Household Shelter floor: ceramic tiles
Service Yard floor: ceramic tiles with tile skirting

Fittings
Quality locksets
Quality sanitary fittings
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 be not 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.

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The Floor Areas are scaled Strata Areas.