Homes for all your happily ever afters
Where Life’s a Breeze

Located along Yishun Avenue 1, Oleander Breeze @ Yishun offers six residential blocks ranging from 8 to 13 storeys in height. Choose from 688 units of 3-, 4- and 5-room Standard Flats. Two other residential blocks within this development are set aside for rental housing.

The clean and modern facades of Oleander Breeze @ Yishun are designed with a touch of curves to suggest the effect of a “breeze” from nearby Lower Seletar Reservoir. Inspired by this and the choice of ornamental flowers in its landscaping, the development is named “Oleander Breeze @ Yishun”. 
Facilities for you and your family

The whole family can enjoy the range of recreational facilities catering to the young and old. These include adult and elderly fitness corners, a children’s playground and a hardcourt located within the central landscaped green. Shelters and outdoor seats are provided for rest and are also great places to have a chat with your neighbours.

The multi-storey carpark block is adorned with a beautiful rooftop garden. For the convenience of students, the block has an education centre located at the first storey.
Refreshing Homes

Oleander Breeze @ Yishun offers 3-, 4- and 5-room Standard Flats. All units come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

All flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. 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 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.
Applicants are encouraged to visit the place before booking a flat.

<table>
<thead>
<tr>
<th>Block Number</th>
<th>Number of stories</th>
<th>3 ROOM</th>
<th>4 ROOM</th>
<th>5 ROOM</th>
<th>Total</th>
<th>Unit type</th>
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<td>24</td>
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<td>36</td>
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<tr>
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<td>48</td>
<td>72</td>
<td>120</td>
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<tr>
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<td>60</td>
<td>48</td>
<td>72</td>
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<td>110</td>
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<td>512B</td>
<td>5/13</td>
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<td>72</td>
<td>120</td>
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<td>Entry Storey</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td>160</td>
<td>348</td>
<td>180</td>
<td>688</td>
<td></td>
</tr>
</tbody>
</table>

Rental Flats
2 Blocks comprising 312 units of 1-Room & 264 units of 2-Room rental flats
BLOCK 511A
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:
- 3 ROOM
- 4 ROOM
- 5 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)
LEGEND:

- 4 ROOM
- 5 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.
LEGEND:

- 3 ROOM
- 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 512A
(2ND TO 8TH STOREY FLOOR PLAN)

LEGEND:
- 3 ROOM
- 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 512A
(9TH TO 13TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 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 512B
(2ND TO 8TH STOREY FLOOR PLAN)

LEGEND:

- 3 ROOM
- 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.
LEGEND:
- 3 ROOM
- 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 512C
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:
- 4 ROOM
- 5 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.)
**General Specifications for Oleander Breeze @ 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.

**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)
- Bathroom/WC: laminated semi-solid timber doors (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 wall: ceramic tiles
- Other wall: 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 tiles skirting
- Household Shelter floor: glazed porcelain tiles

**Fittings**
- Quality locksets
- Water Closet Suite
- Vanity top wash basin for attached bathroom/WC (for 5-room only), wash basin for other 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 request 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](http://www.hdb.gov.sg) for information on renovation rules.
Disclaimer

(i) All information, maps and plans in this brochure are the copyright of the HDB.

(ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.

(iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.

(iv) 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 HDB’s sole discretion or if required by the competent authorities.

(v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.

(vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.

(vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.

(viii) The floor areas are scaled strata areas.

(ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA’s prevailing Development Control guidelines.

(x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents’ committee centres and such other facilities as HDB shall deem fit.