Where life springs into full bloom

2-room flat applicants for Yishun can also choose from the additional 108 units of 2-room flats in Orchid Spring @ Yishun.

Orchid Spring @ Yishun is located along Yishun Avenue 11. Sited near Lower Seletar Reservoir, the development’s name is intended to reflect its close proximity to nature spots and lush, spring-themed landscape. Orchid motifs adorn signages within the development.

Facilities for all ages

Orchid Spring @ Yishun contains a range of recreational facilities that caters to all ages.

Kids will delight in playing at the children’s playground while adults and the elderly enjoy a good workout at the fitness stations designed for them. Rejuvenate with a jog along the jogging trail which is framed by trees and landscaping.

A child care centre will also be located within the development.

These 2-room flats are currently under construction and expected to be completed by 4Q 2014.
Applicants are encouraged to visit the place before booking a flat.

LEGEND:

- 2 - Room
- 3 - Room
- 4 - Room
- Linkway / Precinct Pavilion / Drop-Off Porch / Shelter
- Future Social Community Facilities (FSCF) / Children Centre (CC)
- Elderly Fitness Station (EFS) / Adult Fitness Station (AFS)
- Utility Centre (UC) at 1st Storey
- Electrical Substation (ESS) at 1st Storey
- Open Space
- Carparking
- Driveway
- Air-well
- Staircase
- Embankment
- Surrounding Buildings
- Reserved for Future / Existing Development
- Centralised Refuse chute
- Lift
- Corridor
- Service Bay

Standard Flats

<table>
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<tr>
<th>Block Number</th>
<th>Number of Storeys</th>
<th>2 Room</th>
<th>3 Room</th>
<th>4 Room</th>
<th>Total</th>
<th>Lift Opens At</th>
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<td>96</td>
<td>36</td>
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<td>132</td>
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</tbody>
</table>

Total 192 252 504 948
LEGEND:
- 2 Room
- 3 Room

W - Three Quarter Height Window (Approx. 500mm 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 2-Room, 3-Room & 4-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
Aluminum framed windows with tinted glass.

Doors
Entrance : decorative solid timber door and metal gate
Bedrooms : laminated semi-solid timber door (Type D9a)
Bathrooms/WC : acrylic panel folding door for 2-room
Household Shelter : metal door
Service Yard : aluminum framed door with glass

Finishes
Ceilings : skim coated or plastered and painted
Kitchen/Bathrooms/WC walls : ceramic tiles
Other walls : skim coated or plastered and painted
Living/Dining/Bedrooms floor : glazed porcelain tiles with timber skirting
Kitchen/Bathrooms/WC floor : ceramic tiles
Service Yard floor : ceramic tiles with tiles skirting
Household Shelter floor : ceramic tiles

# Please note that the flat list (provided to buyers who are invited to select a flat) will indicate if the floor finish has been provided for a particular unit.

Fittings
Quality locksets
Quality sanitary fittings
Wash basin for Bathroom/WC
Clothes Drying Rack

Services
Gas service 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.

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

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