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 surroundings.

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.
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.

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.
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:

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Floor Area (sqm)</th>
<th>Internal Floor Area (sqm)</th>
<th>No of Units</th>
<th>Indicative Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Apartment</td>
<td>37</td>
<td>35</td>
<td>48</td>
<td>$54,000 - $58,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>47</td>
<td>45</td>
<td>46</td>
<td>$78,000 - $84,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>112</td>
<td>110</td>
<td>240</td>
<td>$218,000 - $262,000</td>
</tr>
</tbody>
</table>

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 completed 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-time households comprising a Singapore Citizen and a Singapore Permanent Resident, i.e. SCSPR 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 leases. Prices are inclusive of the elderly-friendly fittings/fishishes.

### Affordability of a typical flat

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants/ Median Household Income</th>
<th>Eligible Additional Housing Grant</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-Room</td>
<td>$240,000</td>
<td>$4,200</td>
<td>$10,000</td>
<td>$885</td>
<td>21%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$310,000</td>
<td>$5,500</td>
<td>$0</td>
<td>$1,117</td>
<td>26%</td>
</tr>
</tbody>
</table>

### 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.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 Room</td>
</tr>
<tr>
<td>Flooring for living / dining room and bedrooms</td>
<td>$3,250</td>
</tr>
<tr>
<td>Internal doors*</td>
<td>$1,880</td>
</tr>
</tbody>
</table>

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 Q1 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 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 60 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
<table>
<thead>
<tr>
<th>Entrance</th>
<th>decorative solid timber door and metal gate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom</td>
<td>laminated semi-solid timber door (Type D9a)</td>
</tr>
<tr>
<td>Bathroom/WC</td>
<td>PVC folding door</td>
</tr>
<tr>
<td>Household Shelter</td>
<td>metal door</td>
</tr>
</tbody>
</table>

Finishes
<table>
<thead>
<tr>
<th>Ceilings</th>
<th>skim coated or plastered and painted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Bathroom/WC walls</td>
<td>glazed ceramic tiles</td>
</tr>
<tr>
<td>Other walls</td>
<td>skim coated or plastered and painted</td>
</tr>
<tr>
<td>Living/Dining/Bedroom Floor</td>
<td>ceramic tiles with timber skirting</td>
</tr>
<tr>
<td>Kitchen/Bathroom/WC Floor</td>
<td>ceramic tiles</td>
</tr>
<tr>
<td>Household Shelter floor</td>
<td>ceramic tiles</td>
</tr>
</tbody>
</table>

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.

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 of 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 HDB will not entertain any request for alteration of the layout or specifications of a flat, to meet individual needs. 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 shall deem fit.

The Floor Areas are scaled Strata Areas.
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.

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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