Orchid Spring @ Yishun | 2-, 3- & 4-room Standard Flats

Located along Yishun Avenue 11, Orchid Spring@Yishun comprises eight 13-storey residential blocks. Choose from 945 units of 2-, 3- and 4-room Standard flats.

Sited near Lower Seletar Reservoir, this development is named Orchid Spring @ Yishun 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. With so much in store, look forward to fun-filled moments at your doorstep.

Parents with young children will also appreciate a child care centre located right within the development.
Vista Spring @ Yishun | 4- & 5-room Standard Flats

Located along Yishun Avenue 1, Vista Spring @ Yishun comprises eight 13-storey residential blocks. Choose from 600 units of 4- and 5-room Standard Flats. This development is named Vista Spring @ Yishun to reflect its lush, spring-themed landscape and close proximity to Lower Seletar Reservoir. To complement the spring theme, part of the façade is adorned with soft, yellow tones to conjure the energetic, joyful mood of spring. Verdant landscaping and architectural markers which resemble pavilions further contribute to the warm and inviting environment.

*This development includes 96 units of 3-room flats which are reserved for future sale. These 3-room flats will not be offered for sale at this launch.

Facilities at your doorstep

Embracing an active lifestyle is easy with the spread of recreational facilities within Vista Spring @ Yishun. Children can enjoy outdoor fun at the playground while adults and the elderly work out at fitness stations specially designed for them. Pockets of green spaces and sitting areas within the development provide nice spots for gatherings and chats.

Enjoy daily convenience at your doorstep. Pick up your day-to-day necessities at the minimart and shops, or enjoy a meal at the eating house. A Residents’ Committee Centre that serves to foster neighbourly ties and caters to the needs of residents is also located here.
Enjoy amenities aplenty

Enjoy a host of amenities within Yishun town. Be spoilt for choice with the wide variety of shopping and dining options available at Northpoint Shopping Centre, Yishun Mall and Yishun Town Centre. To find out more about the HDB heartland shops in Yishun, click Where2Shop@HDB. Library users will enjoy the huge collection of books and multimedia materials at the Yishun Public Library at Northpoint Shopping Centre.

Experiencing the great outdoors is easy when Yishun Park, Yishun Pond and Lower Seletar Reservoir Park are all sited conveniently in the town. Works has commenced to rejuvenate the surroundings of Yishun Pond with new community spaces and gardens. Once completed, you can enjoy a new waterfront park where you can exercise or simply admire the scenic green surrounds. Take in panoramic views of Yishun Pond from the upcoming three-storey lookout tower. Inspired by nature, the design of this tower depicts the metamorphosis of a butterfly.

Enjoy easy commuting with the Yishun MRT station and bus interchange located just minutes away.

The Khoo Teck Puat Hospital, located next to the scenic Yishun Pond, provides various healthcare conveniences for the residents of this town.

The range of schools located within the town includes North View Primary School, Northbrooks Secondary School and Yishun Junior College.

With the upcoming plan for a new shopping complex integrated with housing and bus interchange, Yishun is set to be even more pulsating in time to come.
Indicative Price Range

You can choose from flats in either Orchid Spring @ Yishun or Vista Spring @ Yishun during selection. All units come with three-quarter height windows in the living/dining area.

<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>2-Room</td>
<td>47</td>
<td>45</td>
<td>192</td>
<td>$83,000 - $112,000</td>
</tr>
<tr>
<td>3-Room</td>
<td>67</td>
<td>65</td>
<td>252</td>
<td>$150,000 - $183,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92</td>
<td>90</td>
<td>829</td>
<td>$230,000 - $278,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>112</td>
<td>110</td>
<td>279</td>
<td>$292,000 - $325,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Orchid Spring @ Yishun offers 2-3-4 room flats whereas Vista Spring @ Yishun offers 4-5-room flats.
(b) Floor area refers to the estimated area of the whole apartment inclusive of the area of air-conditioner ledge.
(c) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
(d) 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.
(e) 90 units of 3-room flats in Vista Spring @ Yishun are reserved for future sale.

Affordability of a Typical Flat

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants/ Medium Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Monthly Installment for 30-year Loan</th>
<th>Installment to Income Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Room</td>
<td>$195,000</td>
<td>$1,400</td>
<td>$40,000</td>
<td>$280</td>
<td>18%</td>
</tr>
<tr>
<td>3-Room</td>
<td>$155,000</td>
<td>$2,400</td>
<td>$30,000</td>
<td>$340</td>
<td>23%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$255,000</td>
<td>$4,100</td>
<td>$10,000</td>
<td>$290</td>
<td>22%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$325,000</td>
<td>$5,600</td>
<td>$0</td>
<td>$31,171</td>
<td>21%</td>
</tr>
</tbody>
</table>

Optional Component Scheme

These flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt to have floor finishes in the living/dining room and bedrooms and/or internal doors installed in your selected flat. 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>2-Room</th>
<th>3-Room</th>
<th>4-Room</th>
<th>5-Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring for living/dining room and bedrooms</td>
<td>$1,000</td>
<td>$2,000</td>
<td>$4,000</td>
<td>$6,000</td>
</tr>
<tr>
<td>Internal doors*</td>
<td>$550</td>
<td>$2,290</td>
<td>$2,830</td>
<td>$2,830</td>
</tr>
</tbody>
</table>

Notes:
* Bi-fitted bathroom doors are provided for 2-room flats and are non-optional.
* 2-room flats - 1 internal door (1 bedroom door).
* 3-room flats - 4 internal doors (2 bedroom doors and 2 bathroom doors).
* 4-room flats - 5 internal doors (3 bedroom doors and 2 bathroom doors).
* 5-room flats - 6 internal doors (3 bedroom doors and 2 bathroom doors).

Estimated Completion Date

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Estimated Completion Date</th>
<th>Estimated Delivery Possession Date (EDPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orchid Spring @ Yishun</td>
<td>4Q 2014</td>
<td>30 Nov 2015</td>
</tr>
<tr>
<td>Vista Spring @ Yishun</td>
<td>3Q 2014</td>
<td>31 Aug 2015</td>
</tr>
</tbody>
</table>

The actual completion date will depend on the progress of construction. The Estimated Delivery Possession Date (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 2 Room Floor Plan
Approx. Floor Area: 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

Typical 3 Room Floor Plan
Appox. Floor Area: 57 sqm
(Inclusive of Internal Floor Area 55 sqm and Air-Con Ledge)

Typical 4 Room Floor Plan
Appox. Floor Area: 67 sqm
(Inclusive of Internal Floor Area 65 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 2 Room Floor Plan
Appox. Floor Area: 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

Typical 3 Room Floor Plan
Appox. Floor Area: 57 sqm
(Inclusive of Internal Floor Area 55 sqm and Air-Con Ledge)

Typical 4 Room Floor Plan
Appox. Floor Area: 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)
Typical Floor Plans

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 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)