Bounded by Yishun Ring Road, Yishun St 41 and Yishun St 61, Acacia Breeze @ Yishun comprises eight 10-storeys high residential blocks with a generous landscape of verdant green and recreational amenities. Choose from 634 units of 3-, 4- and 5-room Standard Flats.

Acacia trees, which were found in abundance in this area, will be planted within the landscape of this development. This lends inspiration to the name, Acacia Breeze @ Yishun.

Facilities at your Doorstep

The residential blocks are segregated into two main clusters and linked via a central activity spine. Thematic courtyards and rest spaces strung along this meandering spine provide varied spaces for both activity and respite.

A large open plain emerges in the centre of the activity spine to form the heartbeat of the entire development. Here, fitness stations and playgrounds are where adults and elderly can exercise and children can find playtime. A multi-storey carpark block located here will generate its own hive of activity via a minimart, an eating house and some shops located at its ground floor and a beautiful garden adorning its roof.

A Residents’ Committee Centre provided within the development is an ideal venue where residents can mingle.
Experience the great outdoors at Acacia Breeze @ Yishun, as Yishun Park and Lower Seletar Reservoir are located nearby. For the more active, Yishun Sports Hall and Yishun Stadium can be found near Khatib MRT station.

Yishun Mall and Khatib Central neighbourhood centres are within easy access to provide plenty of retail and dining delights. Locate your favourite heartland shops there by logging on to Where2Shop@HDB. More choices are available at Northpoint Shopping Centre and the flourishing town centre.

Public transport serving the area consists of a network of buses and Khatib MRT station. Parents will be pleased with the schools found in the neighbourhood like Northbrooks Secondary School, Northland Primary School, Naval Base Primary School and Chung Cheng High School (Yishun).

Chic homes
Choose from 3-, 4- and 5-room Standard flats. All units come with three-quarter height windows in the living/dining area.

The indicative price range of these Standard flats 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>3-Room</td>
<td>68</td>
<td>65</td>
<td>108</td>
<td>$155,000 - $175,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92 - 93</td>
<td>90</td>
<td>418</td>
<td>$234,000 - $282,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>112 - 113</td>
<td>110</td>
<td>398</td>
<td>$277,000 - $352,000</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 computed 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.
Financing a flat

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants Median Household Income</th>
<th>Eligible Additional CPF Housing Grant</th>
<th>Eligible Special CPF Housing Grant*</th>
<th>Nett Selling Price (less grants)</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$165,000</td>
<td>$2,500</td>
<td>$30,000</td>
<td>$0</td>
<td>$135,000</td>
<td>$474</td>
<td>10%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$260,000</td>
<td>$4,300</td>
<td>$10,000</td>
<td>NA</td>
<td>$250,000</td>
<td>$897</td>
<td>21%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$315,000</td>
<td>$5,800</td>
<td>-</td>
<td>NA</td>
<td>$315,000</td>
<td>$1,135</td>
<td>20%</td>
</tr>
</tbody>
</table>

* Applicants with monthly household incomes not exceeding $2,250 may qualify for the Special CPF Housing Grant if they apply for a 3-Room flat at Acacia Breeze @ Yishun.

Prices of Acacia Breeze @ Yishun and Resale Comparables in the Vicinity

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Acacia Breeze @ Yishun (Internal floor area)</th>
<th>Prices of Resale Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$156,000 - $179,000 (65 sqm)</td>
<td>$290,000 - $300,000 (73 - 74 sqm)</td>
</tr>
<tr>
<td>4-Room</td>
<td>$234,000 - $282,000 (90 sqm)</td>
<td>$300,000 - $332,000 (84 sqm)</td>
</tr>
<tr>
<td>5-Room</td>
<td>$277,000 - $352,000 (110 sqm)</td>
<td>$410,000 - $445,000 (121 - 122 sqm)</td>
</tr>
</tbody>
</table>

Notes:
(a) The 3-room, 4-room and 5-room resale comparables for Acacia Breeze @ Yishun consist of standard flats of about 23 - 24 years old. They are located near to Acacia Breeze @ Yishun. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

These 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 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>Indicative Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring for living/dining room and bedrooms</td>
<td>$3,200 $4,800 $5,900</td>
</tr>
<tr>
<td>Internal doors*</td>
<td>$2,280 $2,830 $2,830</td>
</tr>
</tbody>
</table>

Notes:
* 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: 5 internal doors (3 bedroom doors and 2 bathroom doors)

Estimated Completion Date and Waiting Time

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Acacia Breeze @ Yishun</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date* (Median Month of Selection)</td>
<td>End-Dec 2011 to Jun 2012 (Mar 2012)</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>1st Qtr 2015</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>34 to 37 months</td>
</tr>
</tbody>
</table>

Notes:
a) The waiting time is computed based on the median month of selection exercise.
b) The actual completion date will depend on the progress of the construction.
c) The Estimated Delivery Possession Date (EDPD) is 28 Feb 2016 for Acacia Breeze @ Yishun. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.
TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 55 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 80 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 80 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)

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 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 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 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)
Samples of Furnished Layout Plans

**TYPICAL 5-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 112 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

**TYPICAL 5-ROOM FLOOR PLAN**
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)