



**HDB'S SALES LAUNCH
FEBRUARY 2022**

*Artist's impression*

GROVE SPRING @ YISHUN

Grove Spring @ Yishun, bounded by Yishun Avenue 6 and Yishun Avenue 8, is a short waiting time project with estimated waiting from flat selection date to estimated completion date of less than 36 months. The development's facade resembles groves of trees with the use of earthy colours inspired by a forest theme. Grove Spring @ Yishun takes its name from this design concept.

This development comprises eight 15-storey residential blocks. You can choose from 987 units of 2-room Flexi, 3-, 4-, and 5-room flats. Flats in this development will have a shorter waiting time.



Artist's impression

Grove Spring @ Yishun will feature a range of recreational facilities, such as playgrounds, adult and elderly fitness stations, and a roof garden atop the Multi-Storey Car Park (MSCP). A residents' network centre and a childcare centre will also be located within the development. Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public.

IMPORTANT NOTES

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

In addition, housing projects may be located near roads, railways, airbases, and land used for non-residential purposes. Hence, residents may experience higher noise levels. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. The information provided is indicatively based on the current planning intent of the relevant authorities and is subject to change from time to time.



YISHUN



○ MRT Line & Station

---- Future Road / Under Construction

MK MOE Kindergarten

(u/c) Under Construction

Scale 0 100 200 300 400 500 Metres



Notes:

- All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
- Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
- The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
- In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Grove Spring @ Yishun will have several eco-friendly features such as:

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electrical vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



**SEPARATE CHUTES
FOR RECYCLABLE
WASTE**



**BICYCLE
STANDS**



**ABC WATERS DESIGN
FEATURES**

SMART SOLUTIONS

Grove Spring @ Yishun will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- Smart-enabled homes with provisions to support easy installation of smart systems
- Smart Lighting in common areas to reduce energy usage



FINISHES AND FITTINGS

To boost construction productivity, Grove Spring @ Yishun will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. The flats will come with full floor finishes, internal doors, and sanitary fittings.

2-ROOM FLEXI

Available either on a 99-year lease or short-lease

- Vinyl strip flooring in the:
 - Living/ dining
 - Bedroom
- Floor tiles in the:
 - Bathroom
 - Household shelter
 - Kitchen
- Wall tiles in the:
 - Bathroom
 - Kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite
- Grab bars (for 2-room Flexi flats on short-leases)

3-, 4- AND 5-ROOM

- Vinyl strip flooring in the:
 - Living/ dining
 - Bedrooms
 - Dry Kitchen (3-room)
- Floor tiles in the:
 - Bathrooms
 - Household shelter
 - Kitchen/ utility (3-room)
 - Kitchen and service yard (4- and 5-room)
 - Balcony (where applicable)
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility (3-room)
 - Kitchen (4- and 5-room)
- Internal doors for bedrooms and folding doors for bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite

OPTIONAL COMPONENT SCHEME

Elderly buyers of short-lease 2-room Flexi flats can opt in for elderly-friendly and other fittings under the Optional Component Scheme (OCS). Please refer to the attached OCS leaflet for details.

If an elderly buyer opts in for the OCS, the cost of the optional components will be added to the price of the 2-room Flexi flat.

LAYOUT IDEAS

2-ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 40sqm

Inclusive of Internal Floor Area of 38sqm and Air-con Ledge



2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm

Inclusive of Internal Floor Area of 46sqm and Air-con Ledge



3-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 71sqm

Inclusive of Internal Floor Area of 68sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space.

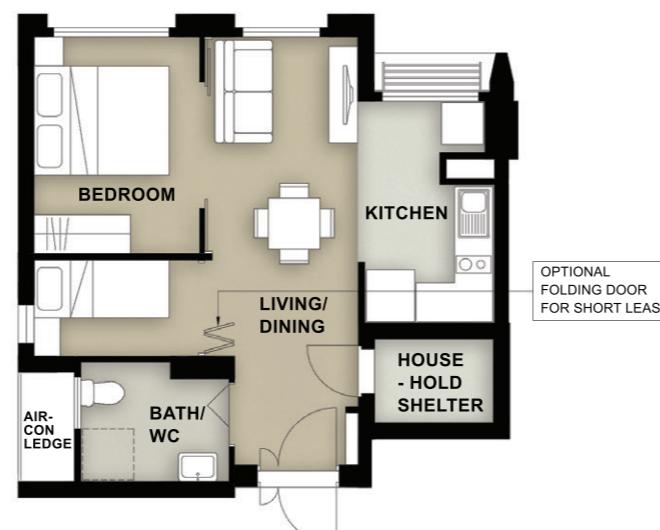
The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.

2-ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 48sqm

Inclusive of Internal Floor Area of 46sqm and Air-con Ledge



3-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 74sqm

Inclusive of Internal Floor Area of 71sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space.

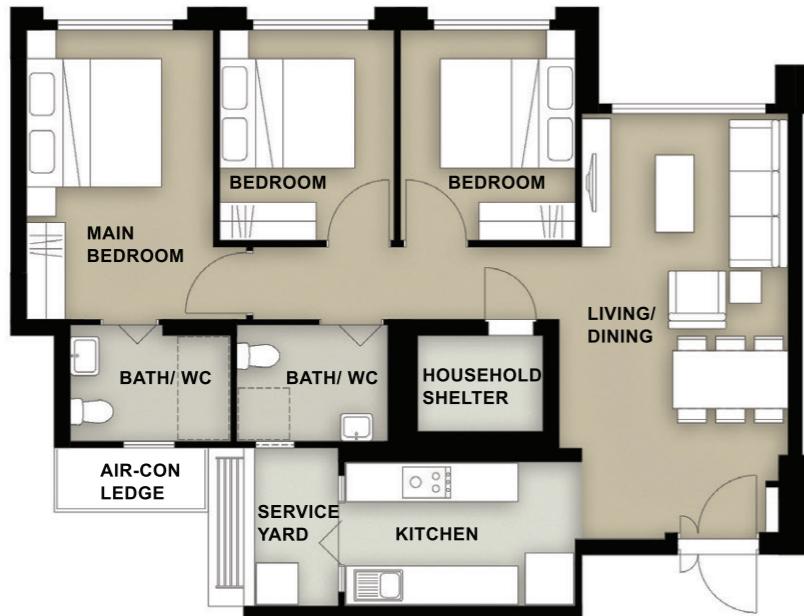
The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.

4-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 95sqm

Inclusive of Internal Floor Area of 92sqm and
Air-con Ledge



4-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 98sqm

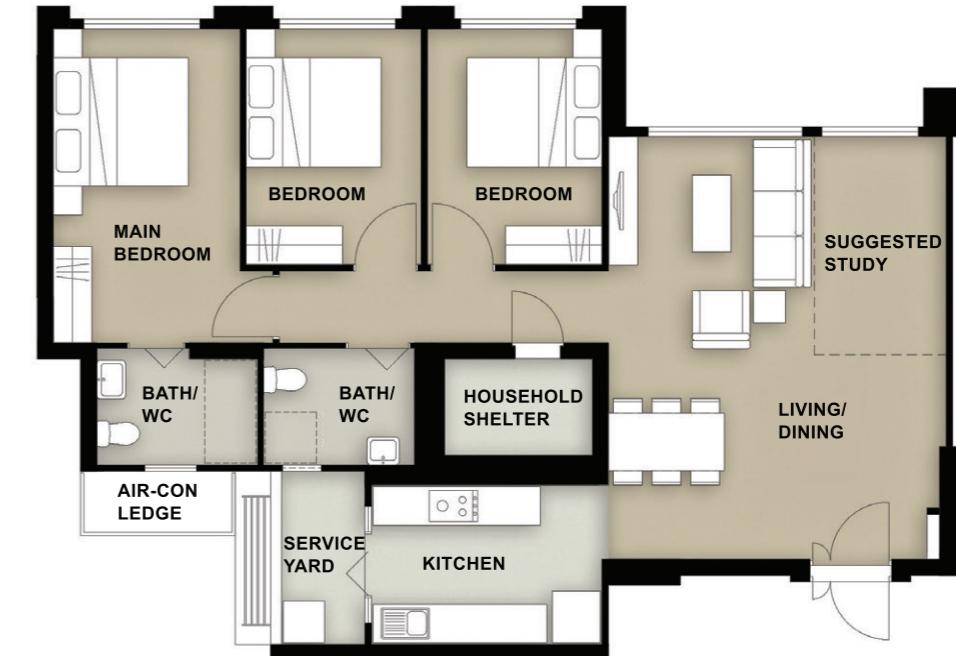
Inclusive of Internal Floor Area of 95sqm and
Air-con Ledge



5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 113sqm

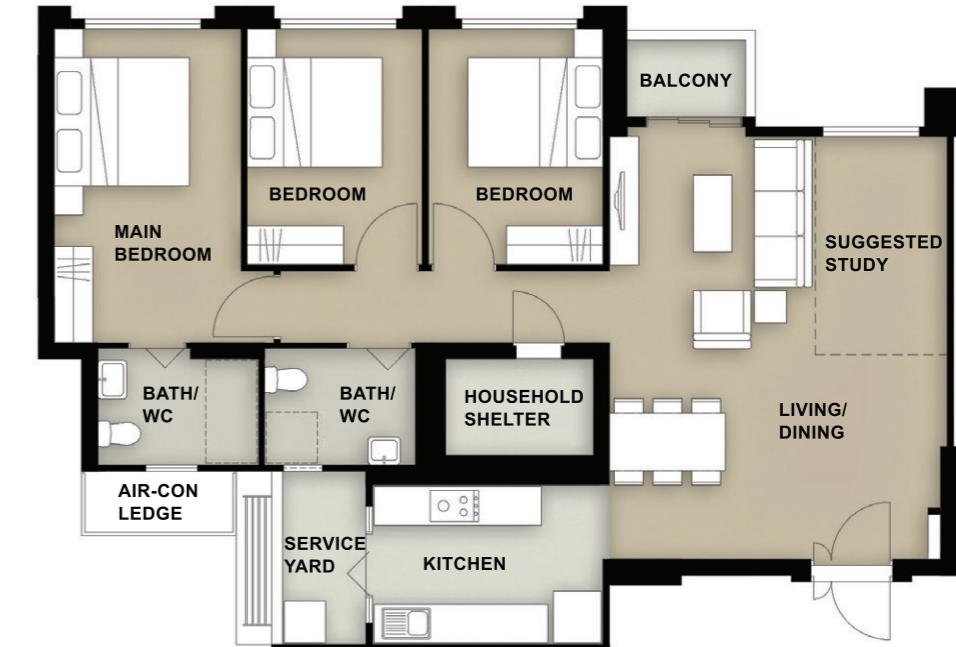
Inclusive of Internal Floor Area of 110sqm and
Air-con Ledge



5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 116sqm

Inclusive of Internal Floor Area of 113sqm and
Air-con Ledge





APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.

SCALE 0 10 20 30 40 50 60 70 80 90 100 METERS

N

SITE PLAN

FLAT TYPE

2 ROOM FLEXI (TYPE 1)	3 ROOM	5 ROOM
2 ROOM FLEXI (TYPE 2)	4 ROOM	

PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION

COMMUNAL AREAS

- 4 PRECINCT PAVILION AT 1ST STOREY
- 5 DROP-OFF PORCH

SOCIAL AMENITIES

- 6 FUTURE AMENITIES / FACILITIES AT 1ST STOREY
- 7 RESIDENTS' NETWORK CENTRE AT 1ST STOREY
- 8 CHILDCARE CENTRE AT 1ST STOREY

OTHERS

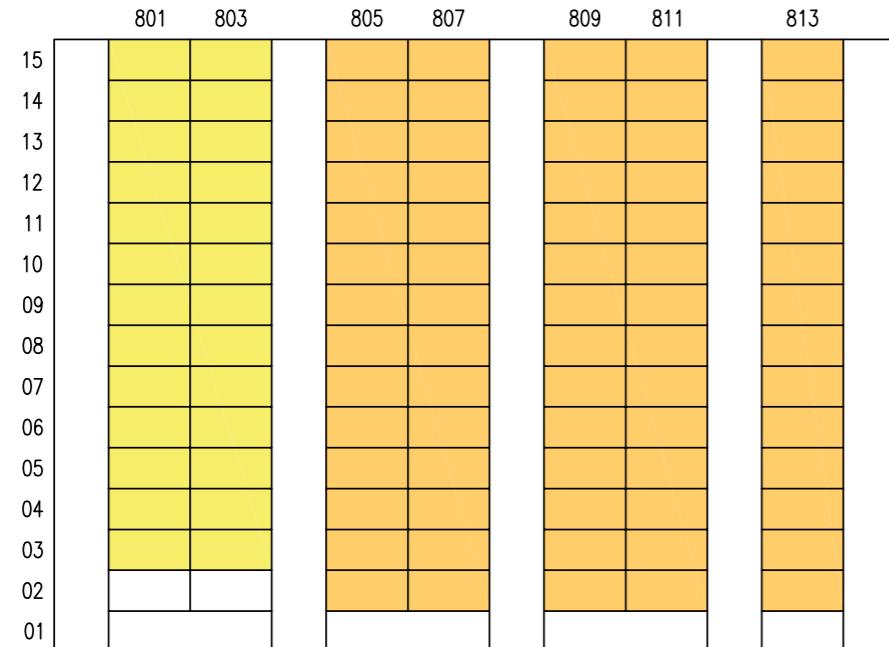
LINKWAY LB: LINKBRIDGE S: SHELTER	SERVICE BAY
TRELLIS	AMENITY LOCATED (BELOW)
SERVICE ESS: ELECTRICAL SUB-STATION UC: UTILITY CENTRE AT 1 ST STOREY	AIR-WELL
ENTRANCE / EXIT FOR MULTI-STOREY CARPARK	
(U/C) UNDER CONSTRUCTION	CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE WASTE

Block Number	Number of Storeys	2-Room Flexi		3-Room	4-Room	5-Room	Total
		(Type 1)	(Type 2)				
481A	15	-	-	-	26	70	96
481B	15	-	-	-	83	28	111
481C	15	-	-	-	27	70	97
482A	15	-	-	-	56	70	126
482B	15	-	-	-	56	70	126
483A	15	28	70	26	28	-	152
483B	15	-	-	28	69	28	125
483C	15	28	70	28	28	-	154
Total		56	140	82	373	336	987

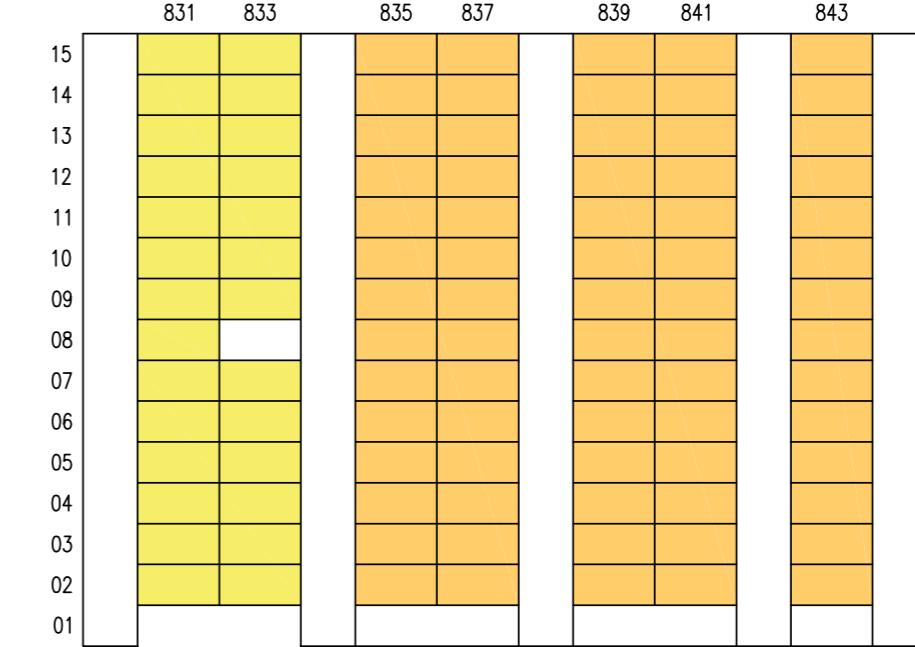
Notes:

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- The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
- The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
- The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
- Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
- In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

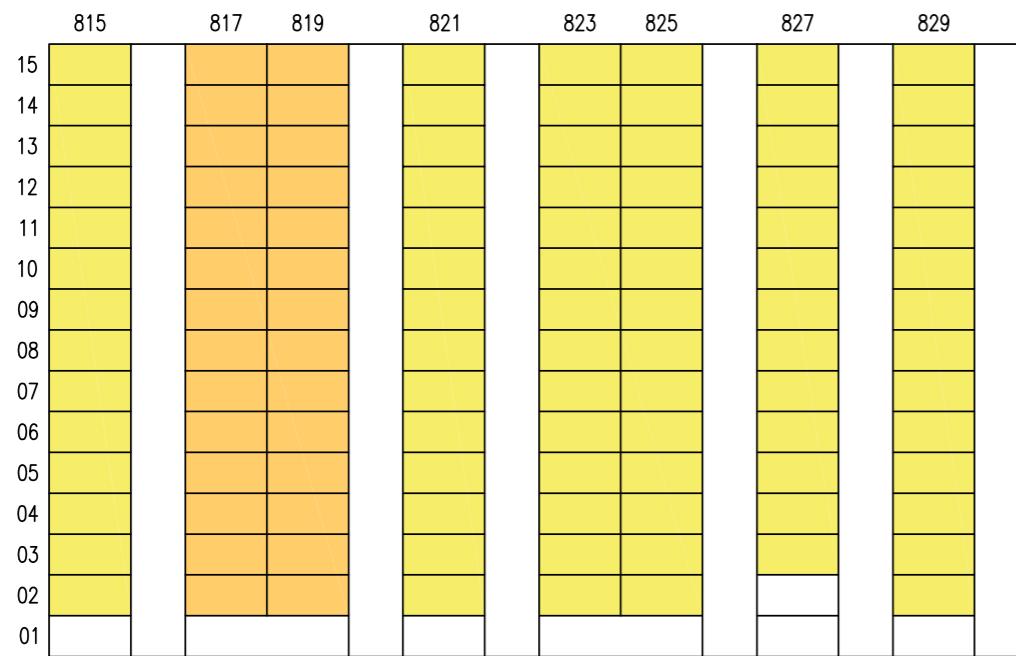
UNIT DISTRIBUTION



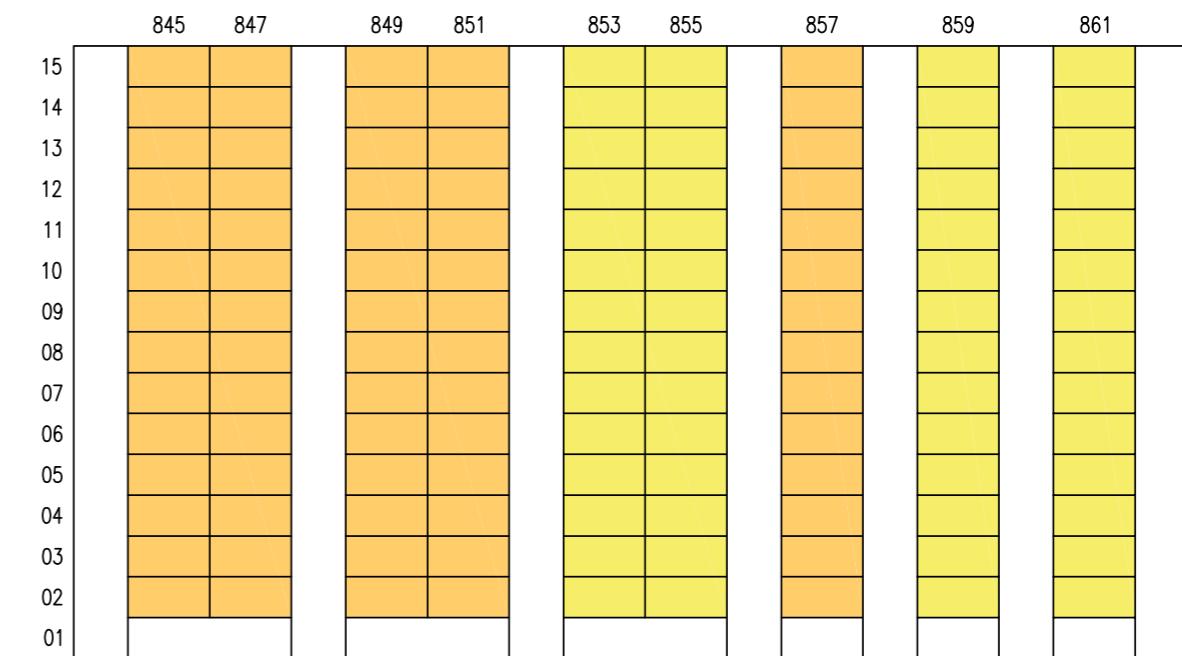
BLOCK 481A



BLOCK 481C



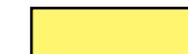
BLOCK 481B

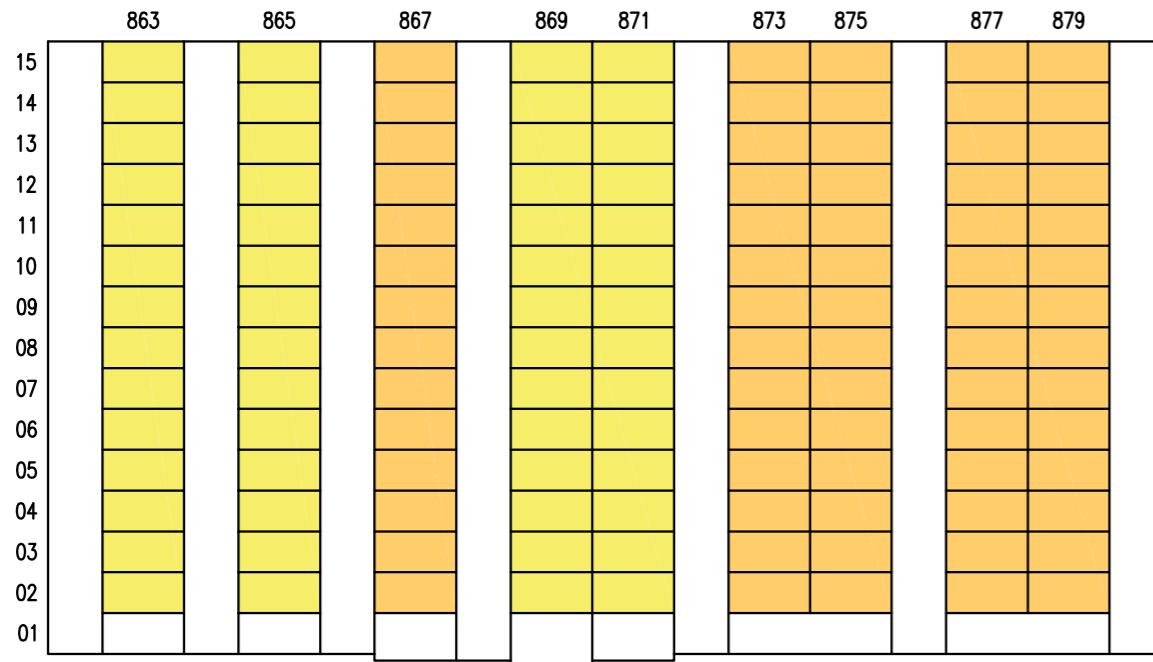


BLOCK 482A

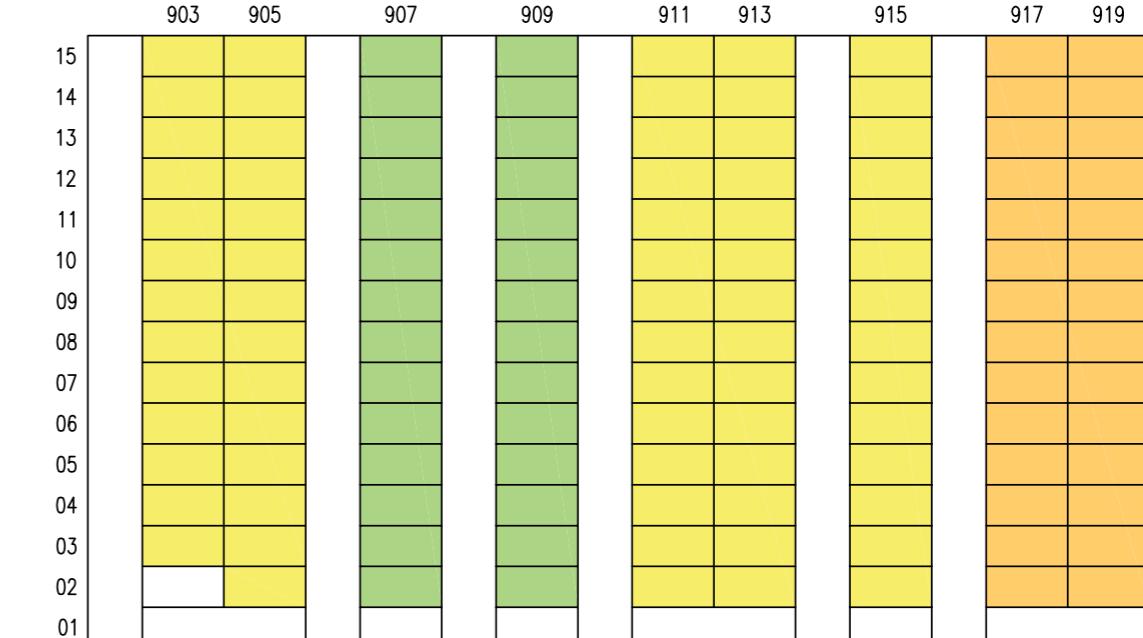
UNIT DISTRIBUTION

 2 ROOM FLEXI (TYPE 1)  3 ROOM  5 ROOM

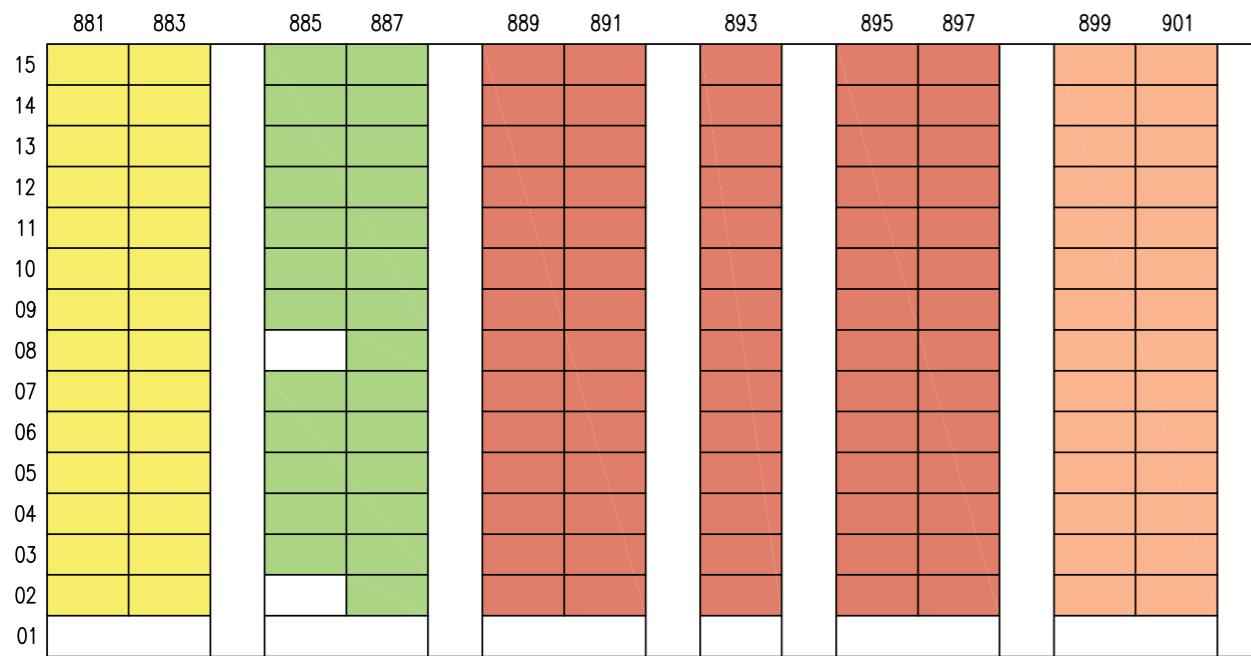
 2 ROOM FLEXI (TYPE 2)  4 ROOM



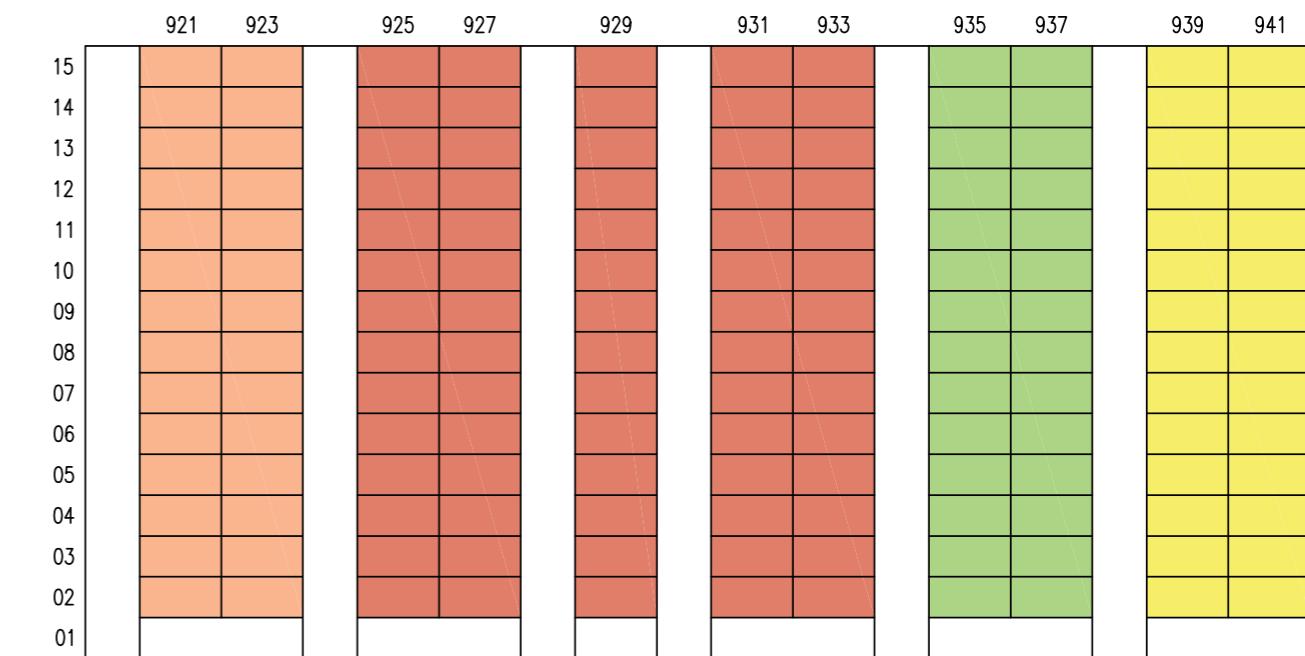
BLOCK 482B



BLOCK 483B



BLOCK 483A



BLOCK 483C



BLOCK 481A | 2ND STOREY FLOOR PLAN

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS



BLOCK 481A | 3RD TO 10TH STOREY FLOOR PLAN

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 481A | 11TH TO 15TH STOREY FLOOR PLAN

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 481B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 481B | 3RD TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 481C | 2ND TO 7TH, 9TH AND 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 481C | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND: W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 481C | 11TH TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 482A | 2ND TO 7TH AND 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 482A | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS



BLOCK 482A | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS



BLOCK 482A | 11TH TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 482B | 2ND TO 7TH AND 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 482B | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

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BLOCK 482B | 9TH STOREY FLOOR PLAN

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BLOCK 482B | 11TH TO 15TH STOREY FLOOR PLAN

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BLOCK 483A | 2ND STOREY FLOOR PLAN

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WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 483A | 3RD TO 7TH, 9TH AND 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 483A | 8TH STOREY FLOOR PLAN

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BLOCK 483A | 11TH TO 15TH STOREY FLOOR PLAN

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BLOCK 483B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

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BLOCK 483B | 3RD TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL AT BLOCK 482

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARQUE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS



BLOCK 483C | 2ND TO 10TH STOREY FLOOR PLAN

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



BLOCK 483C | 11TH TO 15TH STOREY FLOOR PLAN

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METERS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			

GENERAL SPECIFICATIONS FOR GROVE SPRING @ YISHUN

For 2-Room Flexi (short lease)

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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Living/ Dining	: laminated UPVC folding door (optional)

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Bathroom/ WC/	: glazed porcelain tiles
Household Shelter Floor	
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets	
Water Closet Suite	
Clothes Drying Rack	
Grab Bars	
Wash basin with tap mixer, bath/ shower mixer with shower set	
Built-in kitchen cabinets with gas hob and cooker hood, kitchen sink and dish drying rack (optional)	
Built-in Wardrobe (optional)	
Window Grilles (optional)	
Water Heater (optional)	
Lighting (optional)	

Services

Gas services and concealed water supply pipes	
Exposed sanitary stacks at Air-con ledge	
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)	
Television points	
Data 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) Laminated UPVC door frame shall be provided to all Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

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

GENERAL SPECIFICATIONS FOR GROVE SPRING @ YISHUN

For 2-Room Flexi, 3-Room, 4-Room & 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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door
	: laminated UPVC sliding partition/ door for 2-Room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard/	: aluminium framed door with glass
Balcony	

Finishes

Living/ Dining/ Dry Kitchen/	: vinyl strip flooring with laminated UPVC skirting
Bedroom Floor	
Kitchen/ Utility/ Bathroom/ WC/	: glazed porcelain tiles
Household Shelter Floor	
Service Yard/	: glazed porcelain tiles with tile skirting
Balcony Floor	
Kitchen/ Utility/ Bathroom/	: glazed porcelain tiles
WC Walls	
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets	
Water Closet Suite	
Clothes Drying Rack	
Wash basin with tap mixer, bath/ shower mixer with shower set	

Services

Gas services and concealed water supply pipes	
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)	
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)	
Television points	
Data points	

Important Notes

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DISCLAIMER

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not statements or representations of fact.
- 3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) 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 our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and are subject to final survey.
- 9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, and land used for non-residential purposes and hence, residents may experience higher noise levels.
- 10) We reserve the right to use or allow the use of any:
 - Void deck of any apartment block
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,
 for:
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' network centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects with shorter waiting time)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment.

The cost of the OCS items will be added to the selling price of the selected flat.

This project is built under Prefabricated Prefinished Volumetric Construction (PPVC).

All 2-room Flexi flats come with:

- Floor finishes in the living/ dining room, bedroom, bathroom, household shelter, and kitchen
- Wall tiles in the bathroom and kitchen
- Sliding partition/ door for bedroom, folding bathroom door
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite



- Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats



Details on the Optional Component Scheme (OCS) package for short-lease 2-room Flexi flats are in the next page.

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

Feb 2022



HOUSING &
DEVELOPMENT
BOARD

OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects with shorter waiting time)

(FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY)

Elderly buyers of short-lease 2-room Flexi flats who wish to enjoy the convenience of having a flat in move-in condition can opt in for the following:

ELDERLY-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



Here are some features of an induction hob:

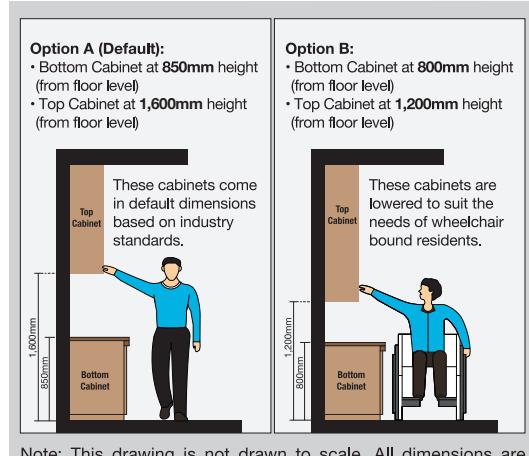
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.



- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height



Note: This drawing is not drawn to scale. All dimensions are approximate only.

- Folding door at the flexible space in the 2-room Flexi (Type 2) flats



OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

The cost of this OCS package will be added to the selling price of the selected flat.

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