

# YISHUN BOARDWALK



**HDB'S SALES LAUNCH  
FEBRUARY 2022**

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## YISHUN BOARDWALK

Yishun Boardwalk, 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 is located near Sungei Khatib Bongsu and will be right next to a neighbourhood park that features a biodiverse wetland.

Yishun Boardwalk comprises 8 residential blocks ranging from 10 to 15 storeys in height. You can choose from 852 units of 2-room Flexi, 3-, 4-, and 5-room flats. Flats in this development will have a shorter waiting time.





3 of the residential blocks in Yishun Boardwalk will come with roof gardens, where residents can enjoy views of the scenic Sungei Khatib Bongsu and the neighbourhood park. Inspired by the nearby nature trails, Yishun Boardwalk features lush walking trails lined with active spaces for residents to explore. These active spaces comprise children's playgrounds, adult and elderly fitness corners, a hardcourt, two precinct pavilions, and a residents' network centre. The development's 7-storey Multi-storey Car Park also comes with a verdant rooftop garden that has resting spots for residents to unwind. 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 0 200 400 500 Metres



## Notes:

1. 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.
2. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
3. 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.
4. 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.



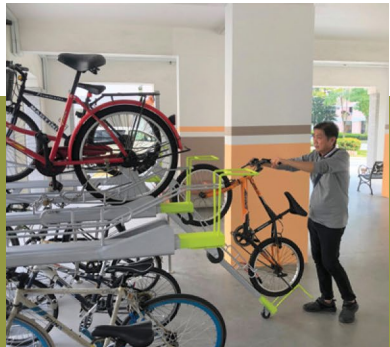
# ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Yishun Boardwalk 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

Yishun Boardwalk 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, Yishun Boardwalk will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. The flats will come with full floor finishes, internal doors, and sanitary fittings.

Some 4- and 5-room flats will come with a balcony.

2-ROOM FLEXI	3-, 4- AND 5-ROOM
Available either on a 99-year lease or short-lease	
<ul style="list-style-type: none"><li>• Vinyl strip flooring in the:<ul style="list-style-type: none"><li>• Living/ dining</li><li>• Bedroom</li></ul></li><li>• Floor tiles in the:<ul style="list-style-type: none"><li>• Bathroom</li><li>• Household shelter</li><li>• Kitchen</li></ul></li><li>• Wall tiles in the:<ul style="list-style-type: none"><li>• Bathroom</li><li>• Kitchen</li></ul></li><li>• A sliding partition/ door for the bedroom and folding bathroom door</li><li>• Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</li><li>• Grab bars (for 2-room Flexi flats on short-leases)</li></ul>	<ul style="list-style-type: none"><li>• Vinyl strip flooring in the:<ul style="list-style-type: none"><li>• Living/ dining</li><li>• Bedrooms</li><li>• Dry Kitchen (3-room)</li></ul></li><li>• Floor tiles in the:<ul style="list-style-type: none"><li>• Bathrooms</li><li>• Household shelter</li><li>• Kitchen/ utility (3-room)</li><li>• Kitchen and service yard (4- and 5-room)</li><li>• Balcony (where applicable)</li></ul></li><li>• Wall tiles in the:<ul style="list-style-type: none"><li>• Bathrooms</li><li>• Kitchen/ utility (3-room)</li><li>• Kitchen (4- and 5-room)</li></ul></li><li>• Internal doors for bedrooms and folding doors for bathrooms</li><li>• Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</li></ul>

# 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.

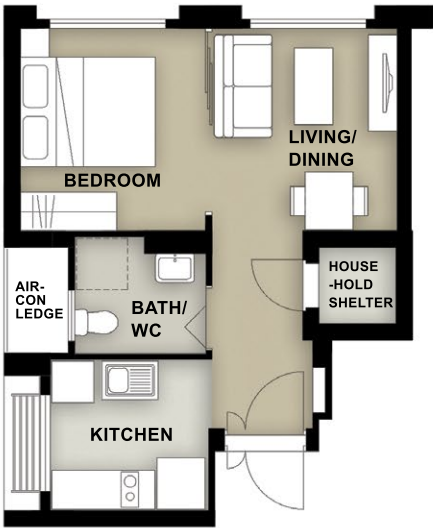


# LAYOUT IDEAS

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

Approx. Floor Area 40sqm

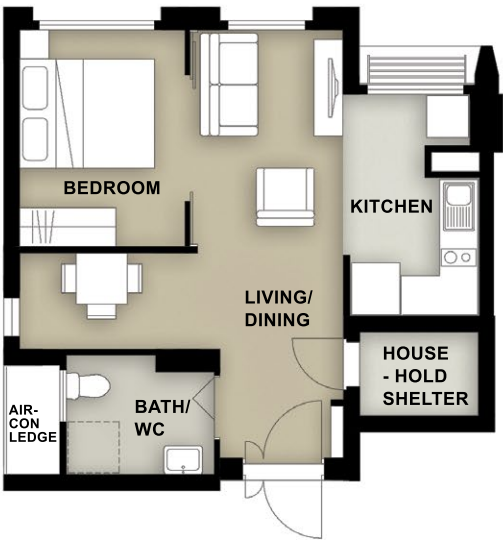
Inclusive of Internal Floor Area of 38sqm and Air-con Ledge



## 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

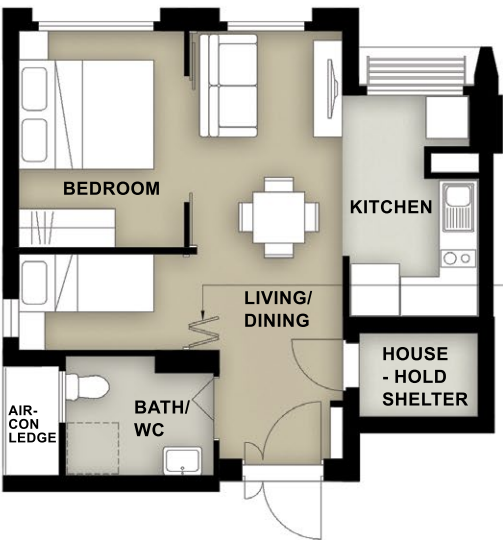


To meet different lifestyle needs, the 46 sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

## 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



FOLDING DOOR FOR SHORT LEASE ONLY

## 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.

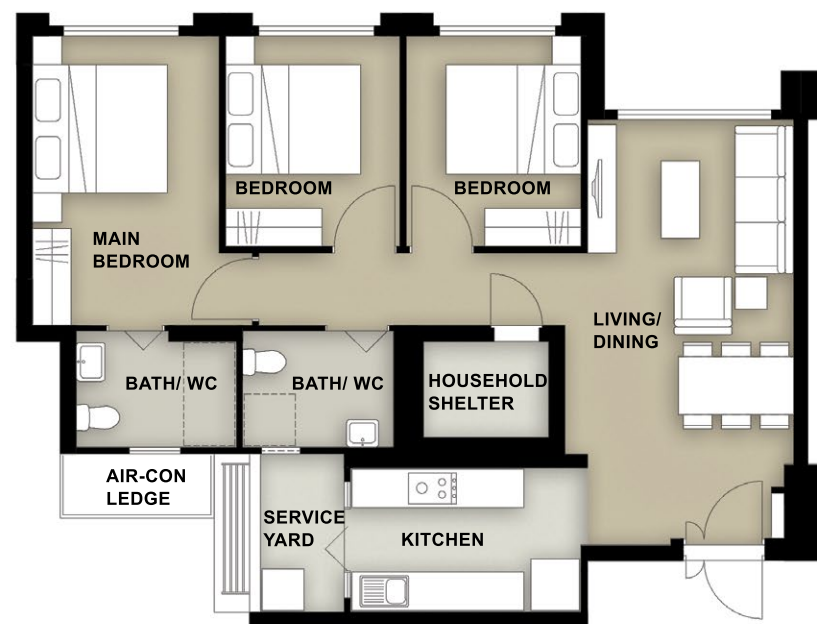
For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.



#### 4-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 95sqm

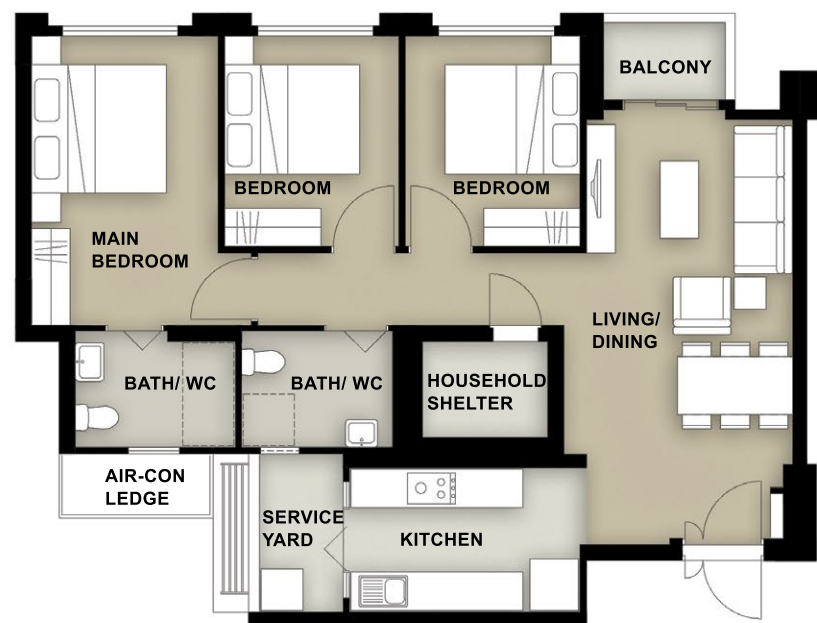
Inclusive of Internal Floor Area of 92sqm and Air-con Ledge



#### 4-ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 98sqm

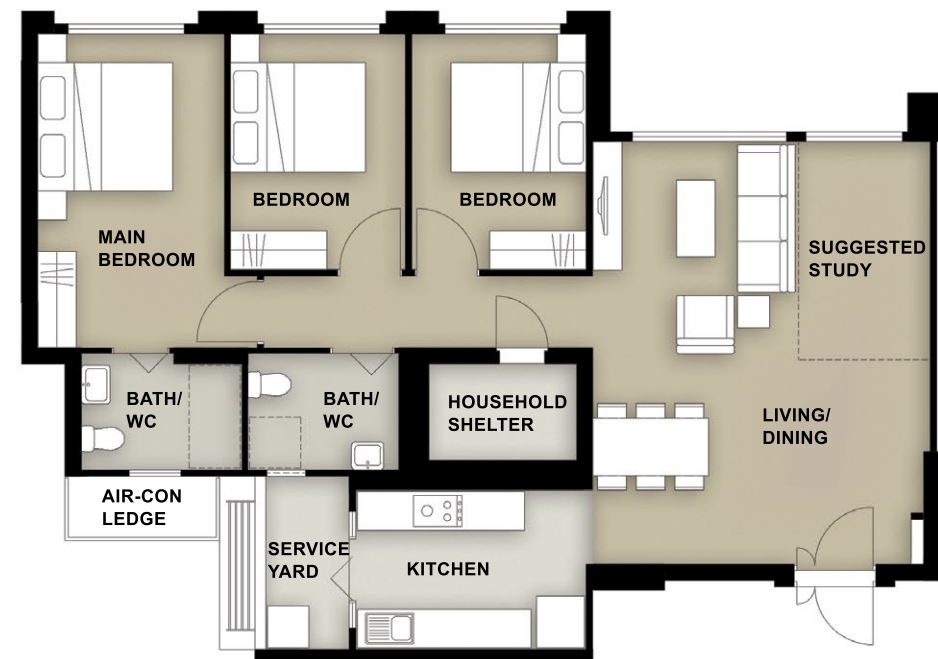
Inclusive of Internal Floor Area of 95sqm and Air-con Ledge



#### 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.

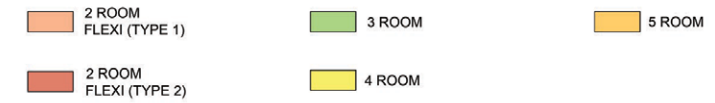
SCALE 0 10 20 30 40 50 60 70 80 90 100 METERS



# YISHUN BOARDWALK

## SITE PLAN

### FLAT TYPE



### PLAY FACILITIES

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

### COMMUNAL AREAS

- 5 PRECINCT PAVILION
- 6 DROP-OFF PORCH

### SOCIAL AMENITIES

- 7 FUTURE AMENITIES / FACILITIES AT 1<sup>ST</sup> STOREY
- 8 RESIDENTS' NETWORK CENTRE AT 1<sup>ST</sup> STOREY

- 9 FUTURE MULTI-PURPOSE COURT

### OTHERS



(u/c) UNDER CONSTRUCTION

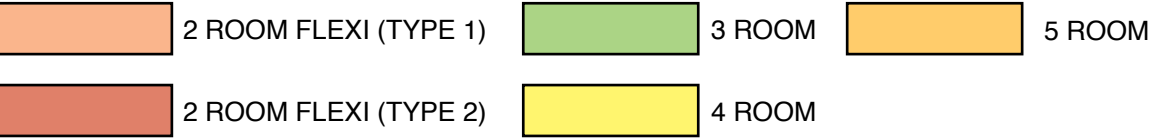
Block Number	Number of Storeys	2-Room Flexi		3-Room	4-Room	5-Room	Total
		(Type 1)	(Type 2)				
337A	15	28	28	40	28	-	124
337B	15	14	112	40	28	-	194
337C	13/15	-	-	-	39	52	91
338A	13/15	-	-	-	39	52	91
338B	15	-	-	-	42	55	97
338C	10/15	-	-	-	37	45	82
339A	10/15	-	-	-	46	45	91
339B	10/15	-	-	-	54	28	82
<b>Total</b>		<b>42</b>	<b>140</b>	<b>80</b>	<b>313</b>	<b>277</b>	<b>862</b>

### Notes:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

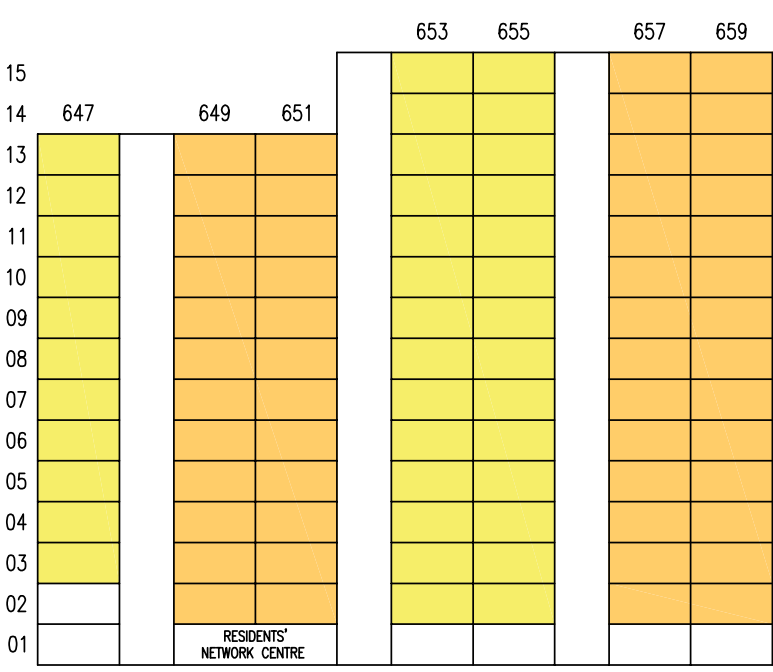


# UNIT DISTRIBUTION

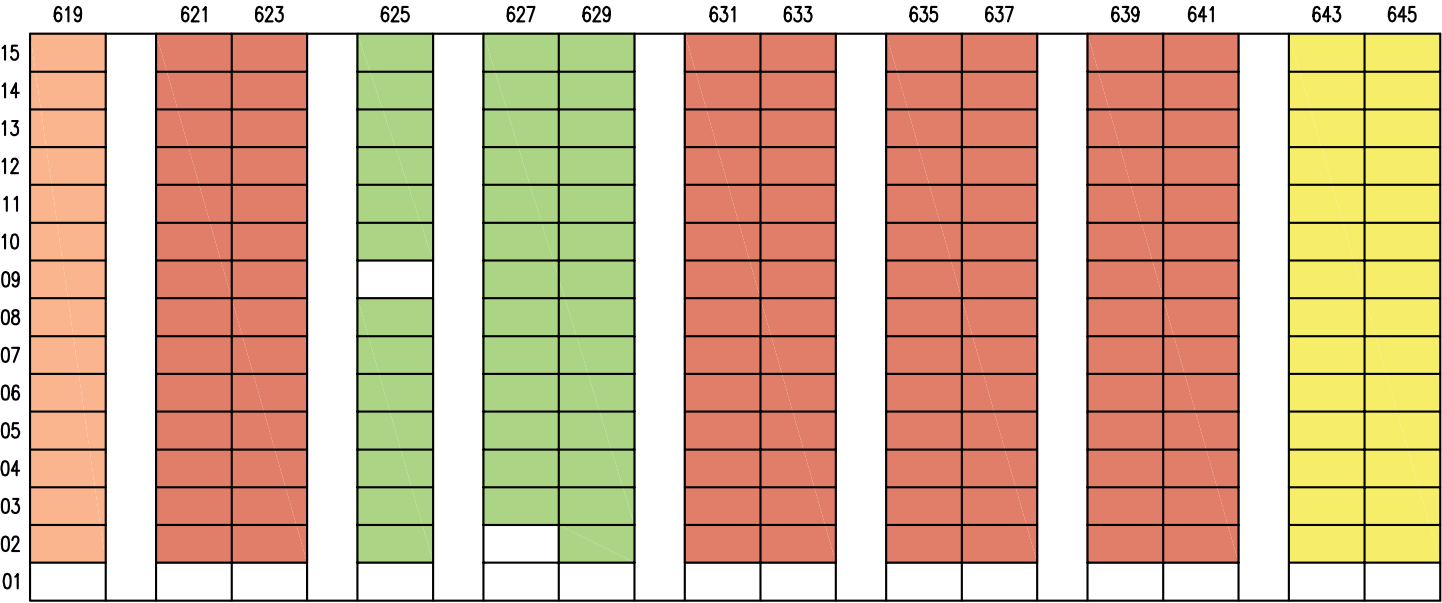


	601	603		605	607		609	611		613		615	617	
15														
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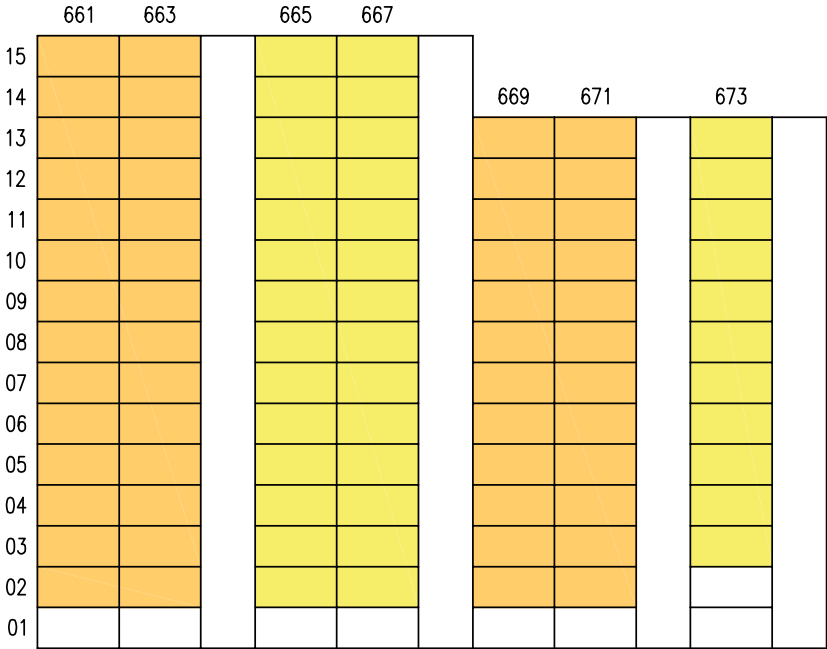
BLOCK 337A



BLOCK 337C



BLOCK 337B



BLOCK 338A



# UNIT DISTRIBUTION

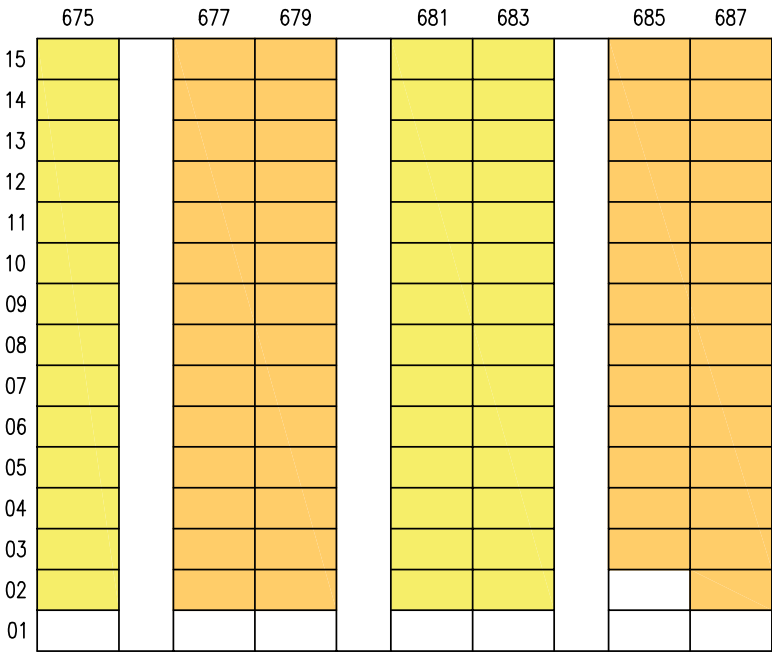
2 ROOM FLEXI (TYPE 1)

3 ROOM

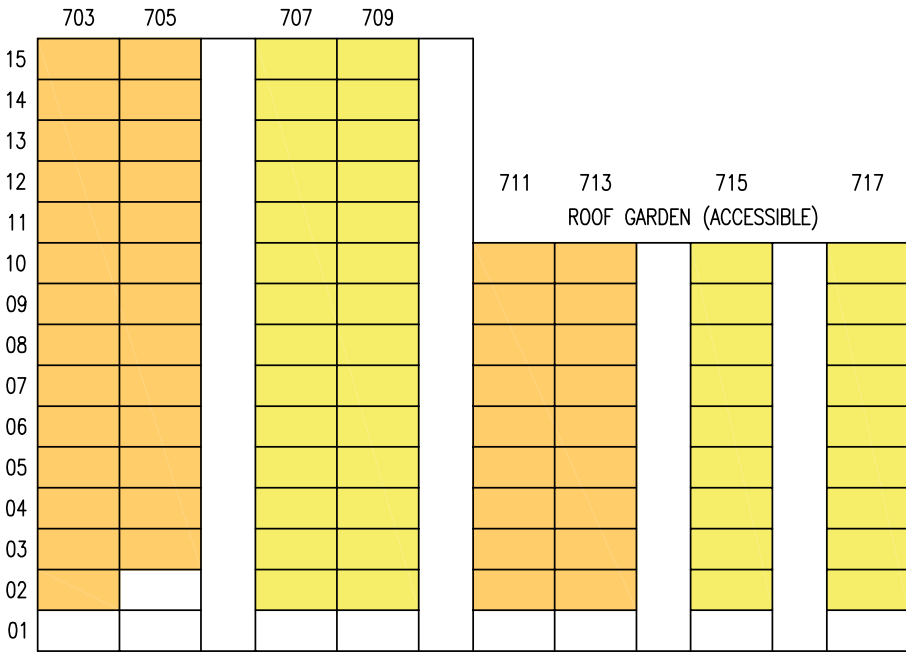
5 ROOM

2 ROOM FLEXI (TYPE 2)

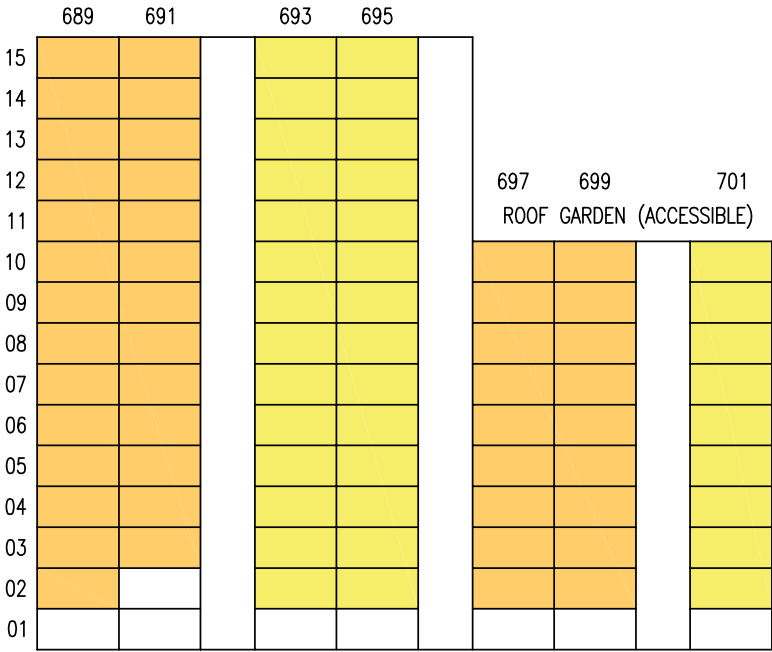
4 ROOM



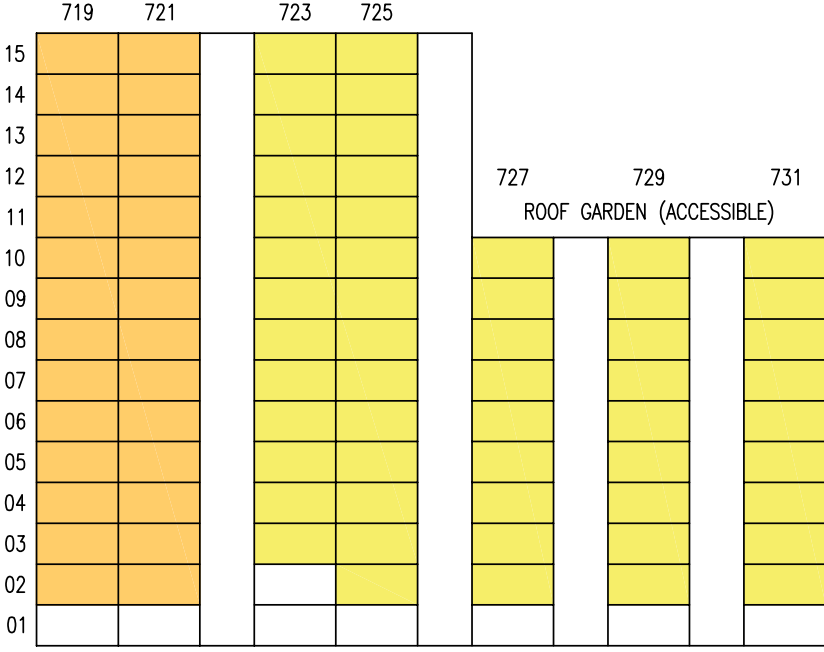
BLOCK 338B



BLOCK 339A



BLOCK 338C



BLOCK 339B





## BLOCK 337A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

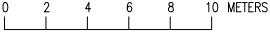
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	<p>SCALE 0 2 4 6 8 10 METERS</p>	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			





## BLOCK 337A | 3RD, 5TH, 7TH, 11TH, 13TH AND 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

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





## BLOCK 337A | 4TH, 6TH, 8TH, 10TH, 12TH AND 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

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





**BLOCK 337A | 9TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			

SCALE 0 2 4 6 8 10 METERS





## BLOCK 337B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
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## BLOCK 337B | 4TH, 6TH, 8TH, 10TH, 12TH AND 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK339

<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
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## BLOCK 337B | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

### 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



### BLOCK 337C | 2ND STOREY FLOOR PLAN

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





### BLOCK 337C | 3RD, 5TH, 7TH, 9TH, 11TH AND 13TH STOREY FLOOR PLAN

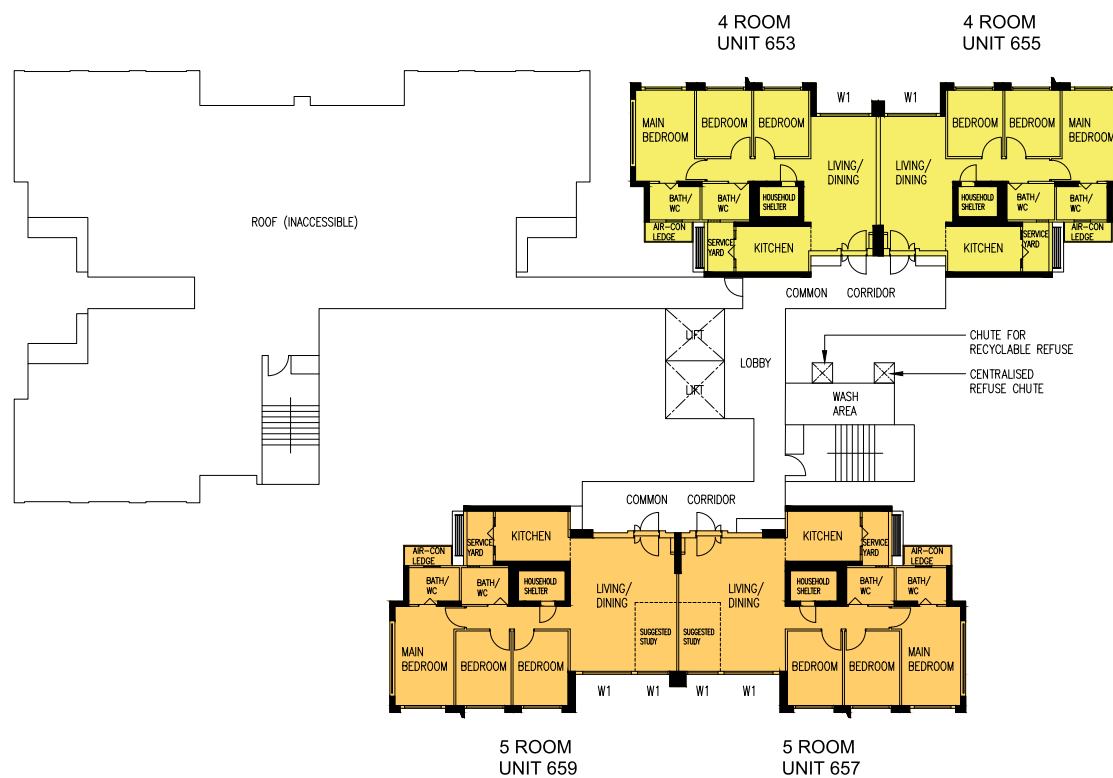
<p>WINDOW LEGEND:</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
<p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>			



### BLOCK 337C | 4TH, 6TH, 8TH, 10TH AND 12TH STOREY FLOOR PLAN

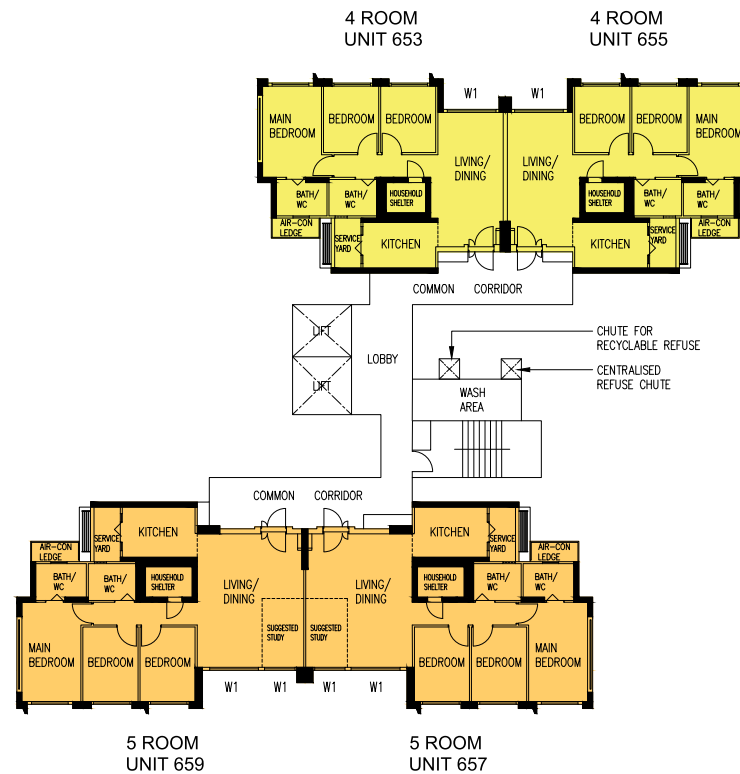
<p>WINDOW LEGEND:</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
<p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>			





### BLOCK 337C | 14TH STOREY FLOOR PLAN

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



### BLOCK 337C | 15TH STOREY FLOOR PLAN

#### 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





## BLOCK 338A | 2ND STOREY FLOOR PLAN

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



### BLOCK 338A | 3RD, 5TH, 7TH, 9TH, 11TH AND 13TH STOREY FLOOR PLAN

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



### BLOCK 338A | 4TH, 6TH, 8TH, 10TH AND 12TH STOREY FLOOR PLAN

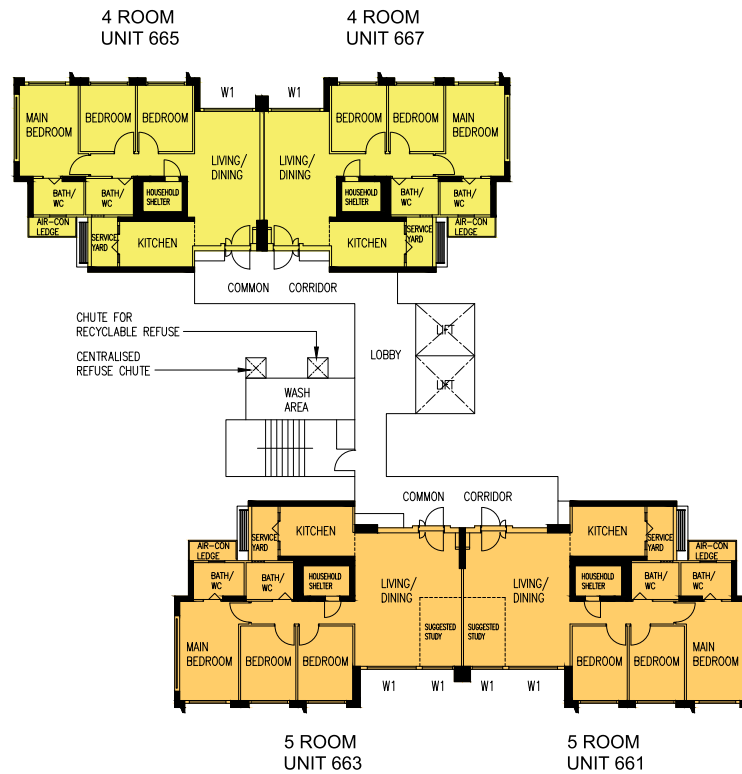
<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 338A | 14TH STOREY FLOOR PLAN**

<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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## BLOCK 338A | 15TH STOREY FLOOR PLAN

### 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 DEMARCATATE THE BOUNDARY OF THE FLAT



## BLOCK 338B | 2ND STOREY FLOOR PLAN

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





# **BLOCK 338B** | 3RD, 5TH, 7TH, 9TH, 11TH, 13TH AND 15TH STOREY FLOOR PLAN

<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
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**BLOCK 338B | 4TH, 6TH, 8TH, 10TH, 12TH AND 14TH STOREY FLOOR PLAN**

<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
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## BLOCK 338C | 2ND STOREY FLOOR PLAN

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





<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT</p>
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## BLOCK 338C | 4TH, 6TH, 8TH AND 10TH STOREY FLOOR PLAN

### 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 DEMARCATATE THE BOUNDARY OF THE FLAT

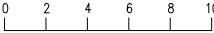


**BLOCK 338C** | 11TH STOREY FLOOR PLAN

<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT</p>
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## BLOCK 338C | 12TH STOREY FLOOR PLAN

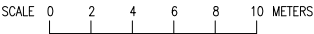
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	<p>SCALE 0 2 4 6 8 10 METERS</p> 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			





**BLOCK 338C | 13TH AND 15TH STOREY FLOOR PLAN**

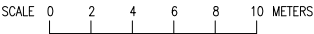
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			





**BLOCK 338C | 14TH STOREY FLOOR PLAN**

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			





## BLOCK 339A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
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**BLOCK 339A | 3RD, 5TH AND 7TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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## BLOCK 339A | 4TH, 6TH, 8TH AND 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

### WINDOW LEGEND:

W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

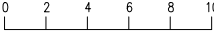
SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



## BLOCK 339A | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

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



**BLOCK 339A | 11TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

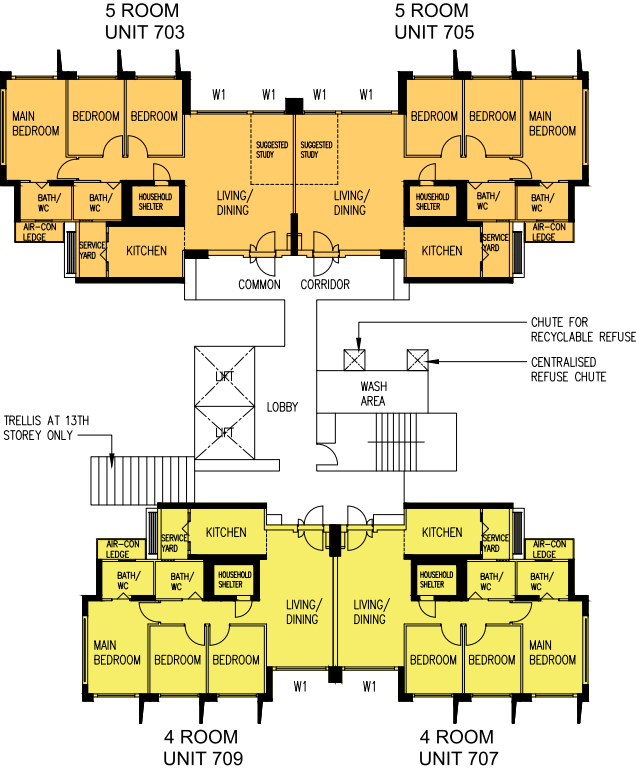
<p>WINDOW LEGEND:</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 339A | 12TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	<div data-bbox="1218 1409 1532 1442">SCALE 0 2 4 6 8 10 METERS</div>	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



**BLOCK 339A | 13TH TO 15TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 339

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	<div data-bbox="1220 1409 1532 1442">SCALE 0 2 4 6 8 10 METERS</div>	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			





## BLOCK 339B | 2ND STOREY FLOOR PLAN

### 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



### BLOCK 339B | 3RD, 5TH, 7TH AND 9TH STOREY FLOOR PLAN

#### 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



## BLOCK 339B | 4TH, 6TH, 8TH AND 10TH STOREY FLOOR PLAN

### 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 DEMARCATÉ THE BOUNDARY OF THE FLAT



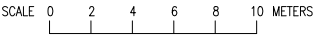
**BLOCK 339B | 11TH STOREY FLOOR PLAN**

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	<div data-bbox="1220 1409 1529 1444">SCALE 0 2 4 6 8 10 METERS</div>	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			

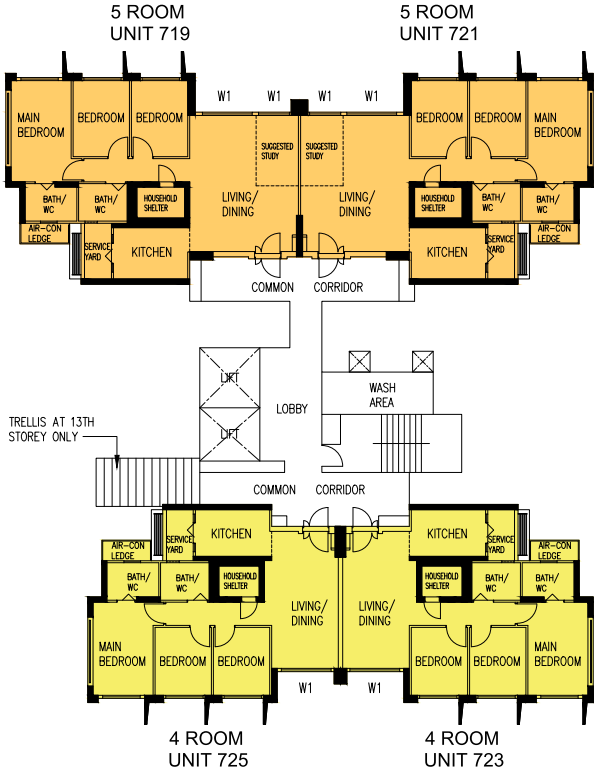


**BLOCK 339B | 12TH STOREY FLOOR PLAN**

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			

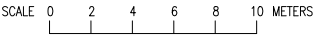






**BLOCK 339B | 13TH TO 15TH STOREY FLOOR PLAN**

WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)			



# GENERAL SPECIFICATIONS FOR YISHUN BOARDWALK

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/ Household Shelter Floor	: glazed porcelain tiles
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](http://www.hdb.gov.sg) for information on renovation rules.

# GENERAL SPECIFICATIONS FOR YISHUN BOARDWALK

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/ Balcony	: aluminium framed door with glass

## Finishes

Living/ Dining/ Dry Kitchen/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard/ Balcony Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ Bathroom/ WC Walls	: glazed porcelain tiles
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

- 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 Bedroom and 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](http://www.hdb.gov.sg) for information on renovation rules.

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- 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.
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- 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.
- 
- HOUSING &  
DEVELOPMENT  
BOARD**
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# 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.

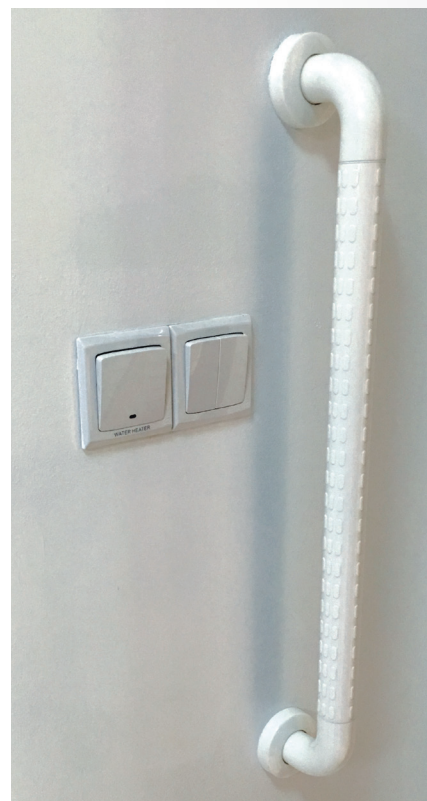
This project is built under Prefabricated Prefinished Volumetric Construction (PPVC).

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:

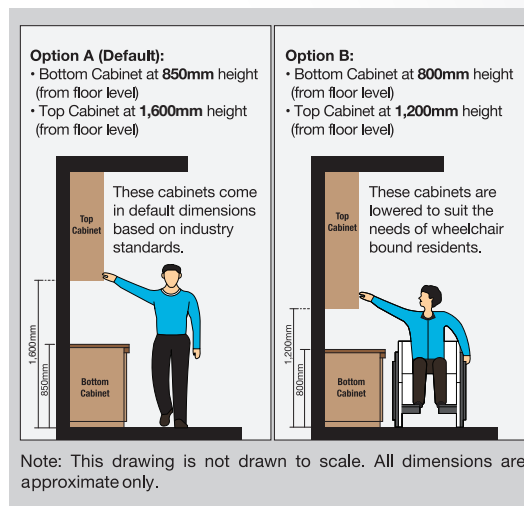
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

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



- 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.**

*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.*