

# delightfulhomes

HDB'S BUILD-TO-ORDER SALES EXERCISE • MAR 2014



FURNgrove  
@ YISHUN



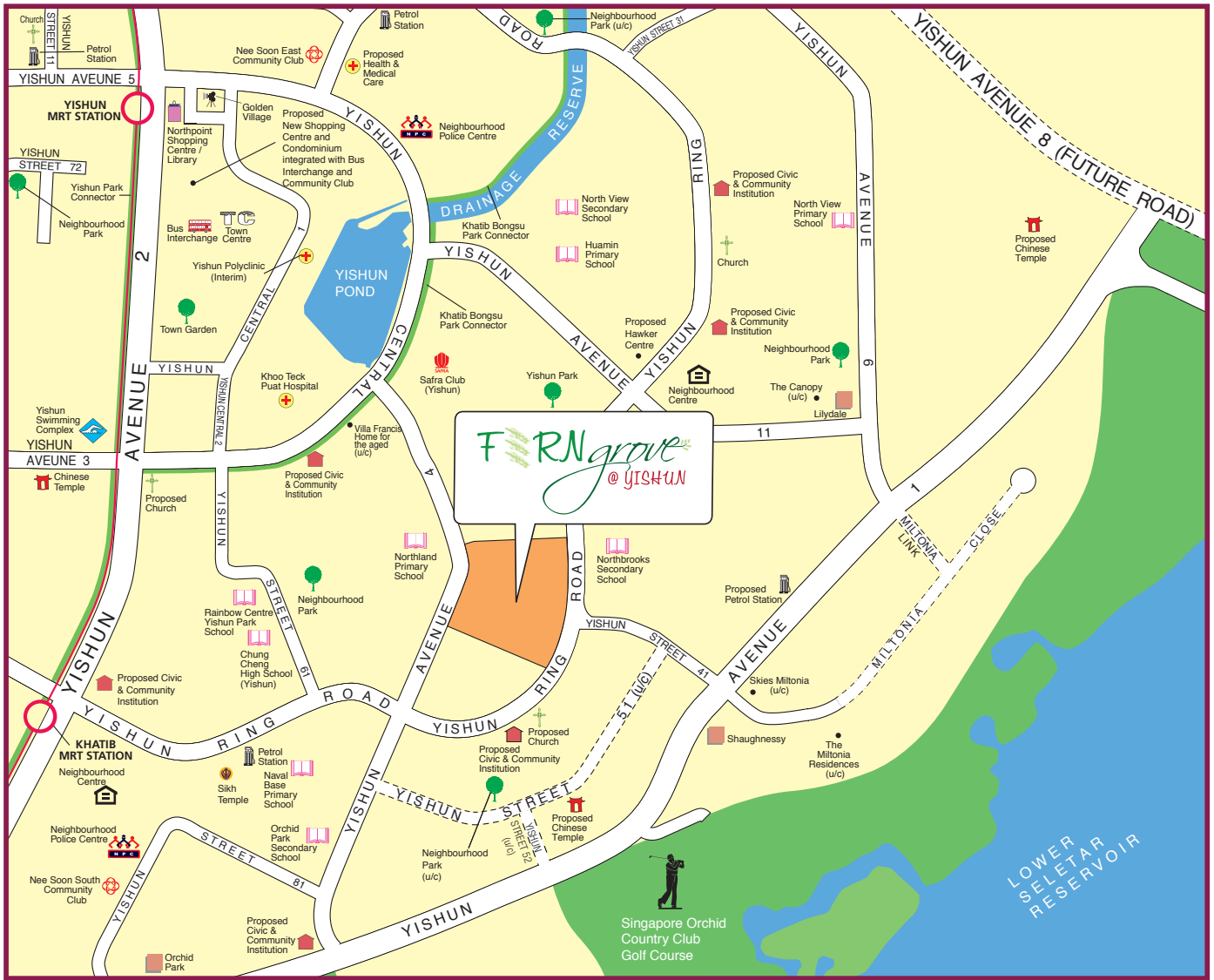
*Artist's Impression*

## Lush Living

Fern Grove @ Yishun comprises nine 13-storey residential blocks, and is bounded by Yishun Ring Road and Yishun Avenue 4. You can choose from 1,294 units of 2-, 3-, 4- and 5-room Standard Flats offered in this development.

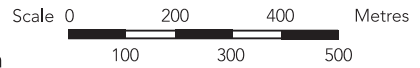
The name “Fern Grove @ Yishun” takes inspiration from the development’s fern-shaped central green lawn, and the roof feature of the residential blocks which resembles the layering of fronds of a fern.





**LEGEND:**

- MRT Line & Station
- (u/c) Under Construction
- Future Road / Under Construction





## An Urban Respite

At the heart of Fern Grove @ Yishun lies a central green lawn which houses a range of recreational facilities that you and your neighbours can enjoy amidst lush landscaping.

You can choose to watch the young ones have fun at the children's playground or work out at the adult and elderly fitness corners. Alternatively, you can catch up with your neighbours and friends at the sitting areas or the precinct pavilions.

For added convenience, an eating house, a supermarket, shops and a childcare centre will be located within the development. A Senior Care Centre will also be set up here to provide day care, dementia day care, day rehabilitation services, basic nursing services and other social services.



## Eco-Friendly Living

To encourage a green lifestyle, Fern Grove @ Yishun is designed with several eco-friendly features:

- Separate chutes are provided for recyclable waste
- Motion sensor controlled energy efficient lighting is installed at staircases to reduce energy consumption
- Regenerative lifts are used to reduce energy consumption
- Eco-pedestals are used in bathrooms to encourage water conservation
- Bicycle stands are provided to encourage cycling as an environmentally friendly form of transport
- Sustainable and recycled products are used in the development



Separate chutes for recyclable waste



Eco-pedestals



Bicycle stands

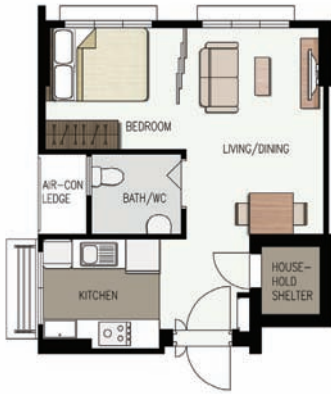
## Beautiful Homes

Fern Grove @ Yishun offers 2-, 3-, 4- and 5-room Standard Flats. These flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The flats at Fern Grove @ Yishun will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/ dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings installed in the bathrooms – wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.



To provide a sense of spaciousness and greater flexibility in furniture layout and design, the 4- and 5-room flats in Fern Grove @ Yishun will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/ dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.



**LAYOUT IDEAS FOR 2-ROOM (TYPE 1)**  
 APPROX. FLOOR AREA 38sqm  
 (Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

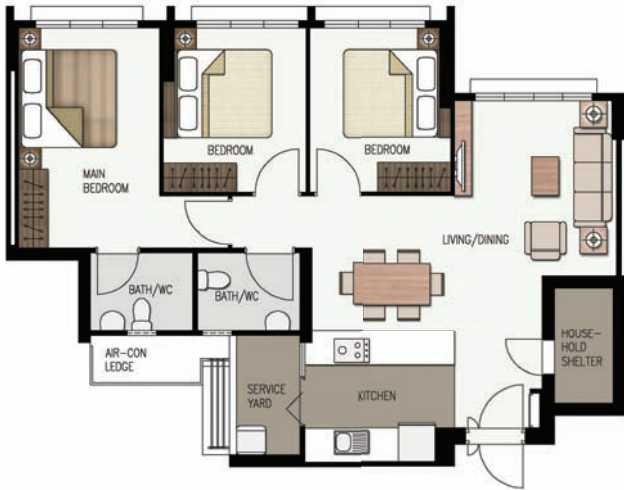


**LAYOUT IDEAS FOR 2-ROOM (TYPE 2)**  
 APPROX. FLOOR AREA 47 sqm  
 (Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



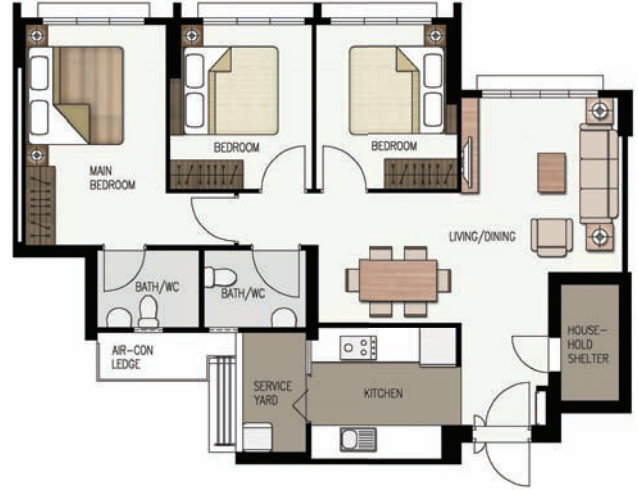
**LAYOUT IDEAS FOR 3-ROOM**  
 APPROX. FLOOR AREA 68 sqm  
 (Inclusive of Internal Floor Area of 65 sqm and Air-Con Ledge)

**Open Kitchen Concept (Default)**

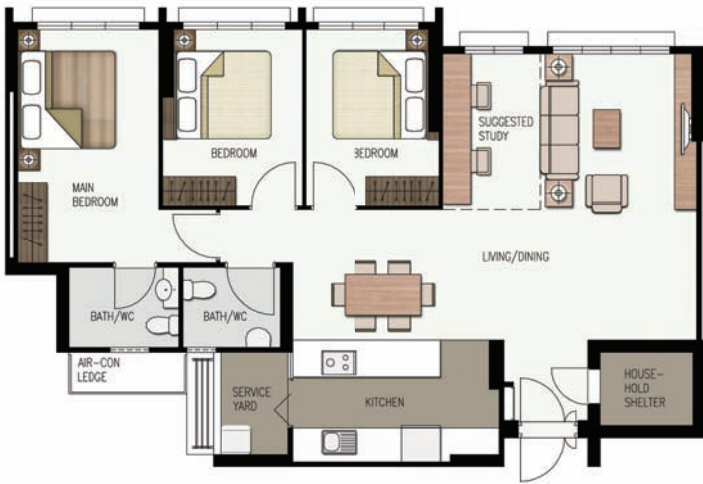


**LAYOUT IDEAS FOR 4-ROOM**  
 APPROX. FLOOR AREA 93 sqm  
 (Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)

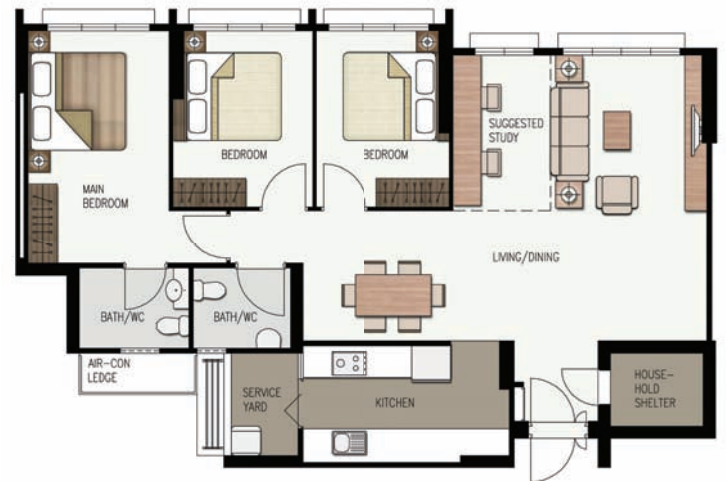
**With Kitchen Partition Wall**



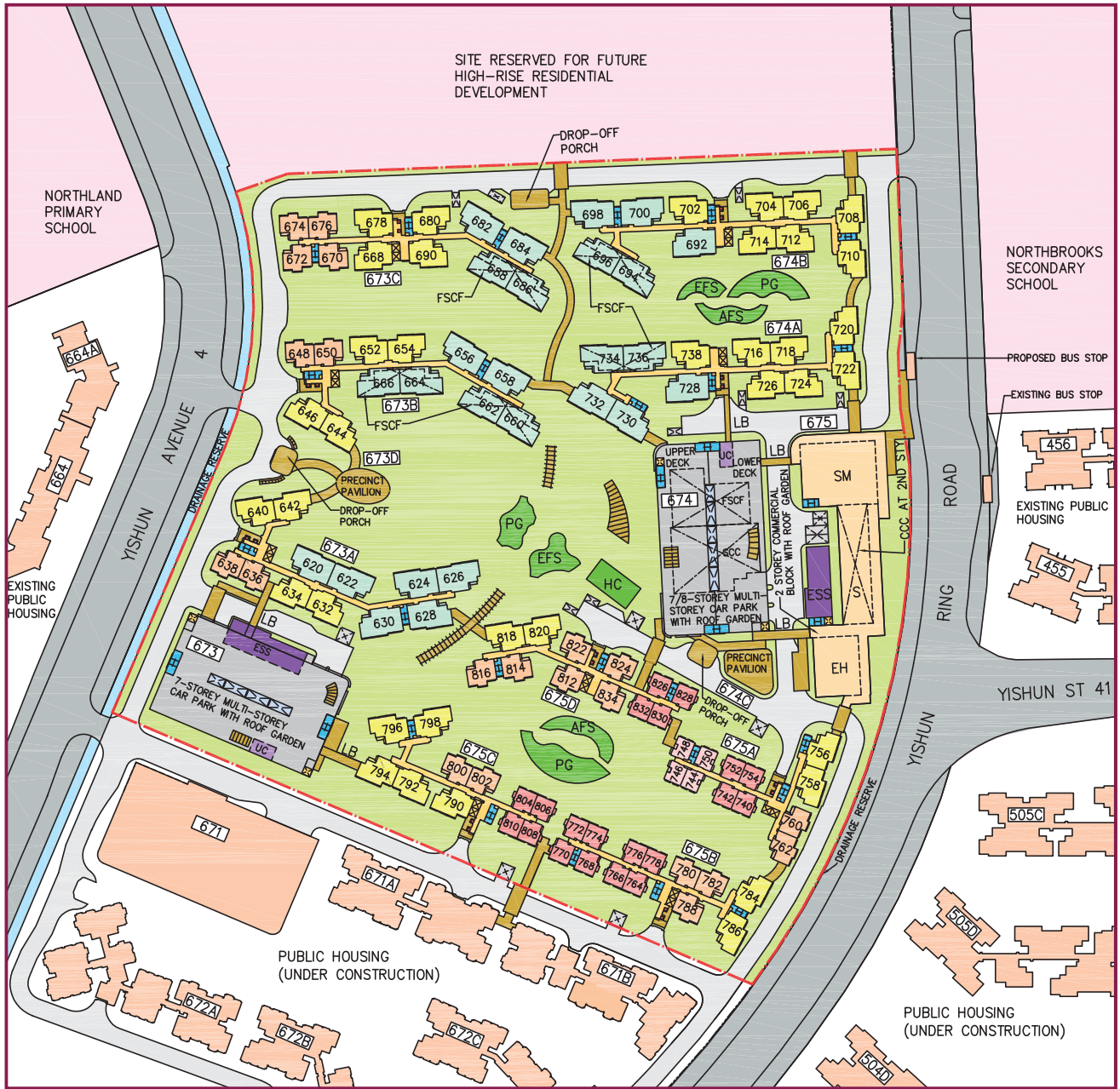
**LAYOUT IDEAS FOR 4-ROOM**  
 APPROX. FLOOR AREA 93 sqm  
 (Inclusive of Internal Floor Area of 90 sqm and Air-Con Ledge)



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



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



SITE RESERVED FOR FUTURE HIGH-RISE RESIDENTIAL DEVELOPMENT

LEGEND

- 2-ROOM (TYPE 1)
- 2-ROOM (TYPE 2)
- 3-ROOM
- 4-ROOM
- 5-ROOM
- Surrounding Buildings
- Drop-off Porch/Linkway/Link Bridge (LB)/Shelter/ Precinct Pavilion
- Trellis
- Children Playground (PG)/Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)/Hardcourt (HC)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Future Social Community Facilities (FSCF) at 1st Storey / Child Care Centre (CCC) at 2nd Storey / Senior Care Centre (SCC) at 1st Storey
- Multi-Storey Car Park
- Air-Well
- Open Space
- Staircase
- Eating House (EH)/ Shops (S)/ Supermarket (SM) at 1st Storey
- Reserved for / Existing Development
- Drainage Reserve
- Driveway
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Corridor
- Lift
- Service Bay

Block Number	Number of storeys	2 ROOM		3 ROOM	4 ROOM	5 ROOM	Total	Lift open at
		(TYPE 1)	(TYPE 2)					
673A	13	-	-	23	48	72	143	Every Storey
673B	13	-	-	24	48	72	144	Every Storey
673C	13	-	-	48	48	48	144	Every Storey
674A	13	-	-	-	84	60	144	Every Storey
674B	13	-	-	-	84	60	144	Every Storey
675A	13	48	48	24	24	-	144	Every Storey
675B	13	-	96	36	24	-	156	Every Storey
675C	13	-	48	24	59	-	131	Every Storey
675D	13	-	48	72	24	-	144	Every Storey
<b>Total</b>		<b>48</b>	<b>240</b>	<b>251</b>	<b>443</b>	<b>312</b>	<b>1294</b>	

Standard Flats

Applicants are encouraged to visit the place before booking a flat.



SCALE 0 10 20 30 40 50 METRES







BLOCK 673A  
(2ND TO 7TH & 9TH TO 13TH STOREY FLOOR PLAN)

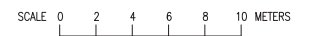
LEGEND:

- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





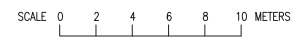
BLOCK 673A  
(8TH STOREY FLOOR PLAN)

- LEGEND:
- 3 ROOM
  - 4 ROOM
  - 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 673B  
(2ND TO 13TH STOREY FLOOR PLAN)

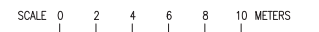
LEGEND:

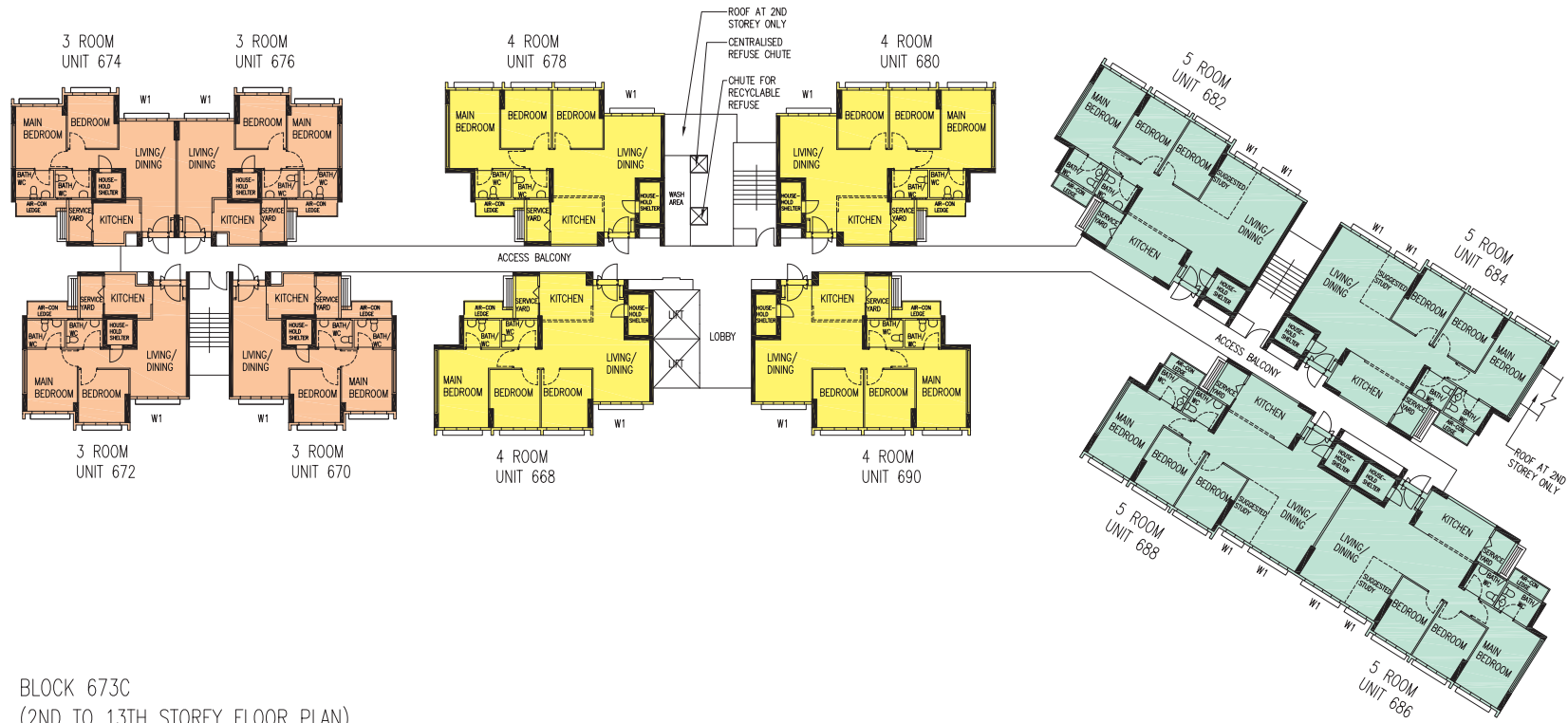
- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 673C  
(2ND TO 13TH STOREY FLOOR PLAN)

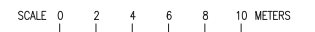
LEGEND:

- 3 ROOM
- 4 ROOM
- 5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 674A  
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

4 ROOM

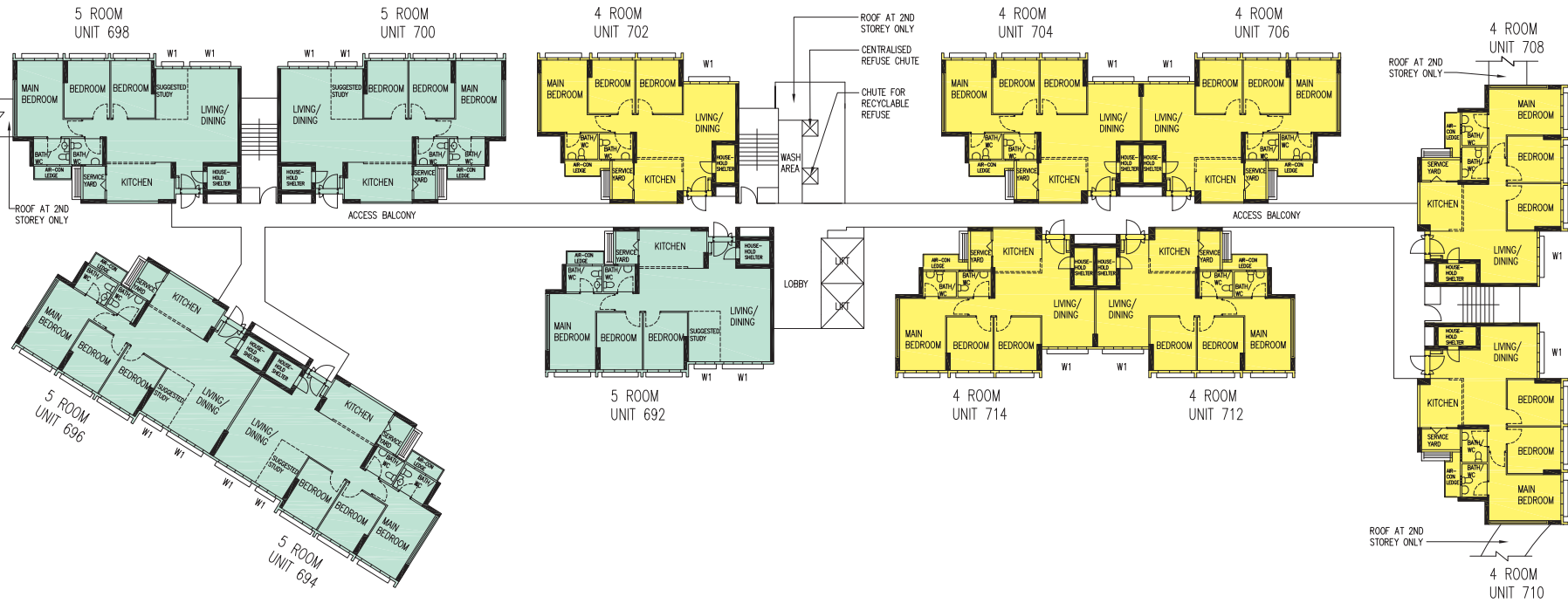
5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METERS



BLOCK 674B  
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

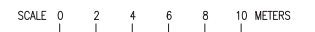
4 ROOM

5 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 675A  
(2ND TO 13TH STOREY FLOOR PLAN)

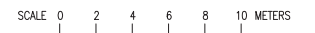
LEGEND:

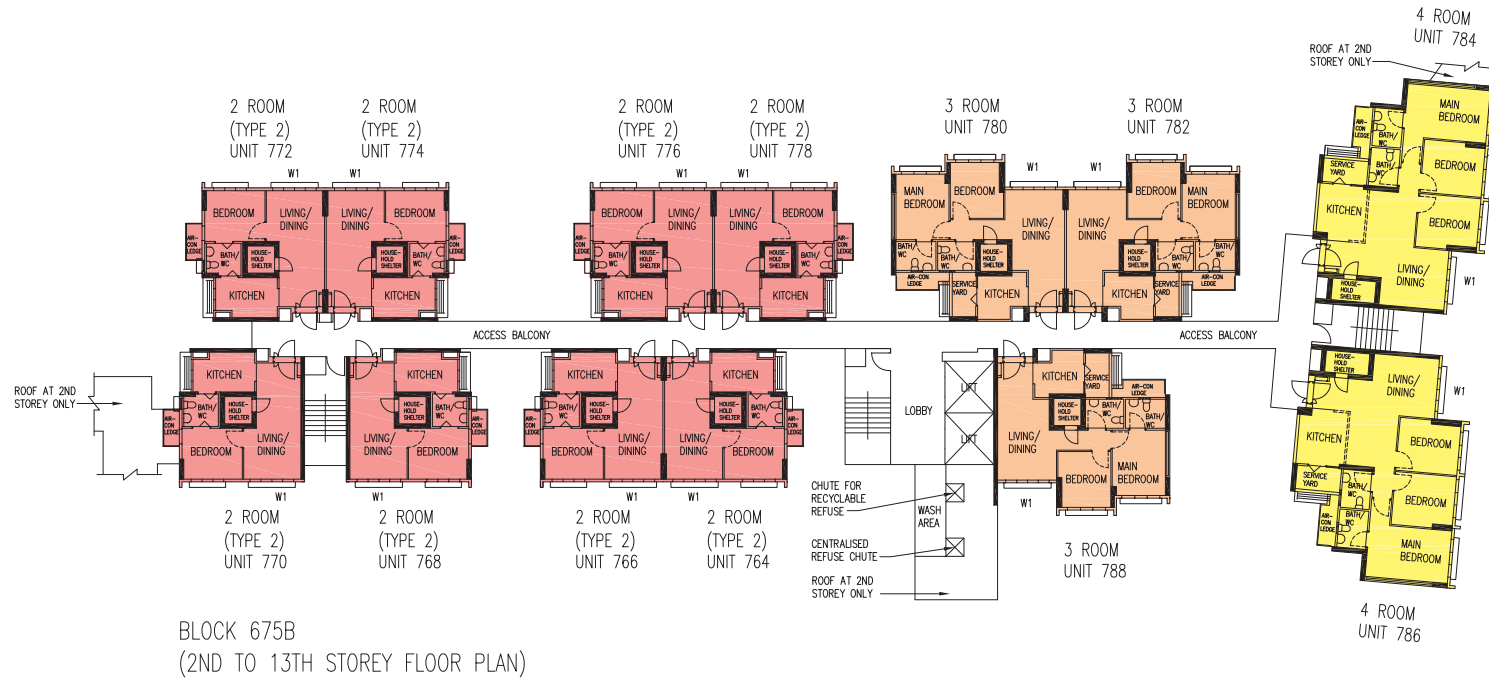
- 2 ROOM (TYPE 1)
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





LEGEND:

2 ROOM (TYPE 2)

3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METERS





BLOCK 675C  
(2ND TO 7TH & 9TH TO 13TH STOREY FLOOR PLAN)

LEGEND:

2 ROOM (TYPE 2)

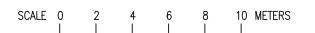
3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 675C  
(8TH STOREY FLOOR PLAN)

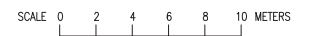
LEGEND:

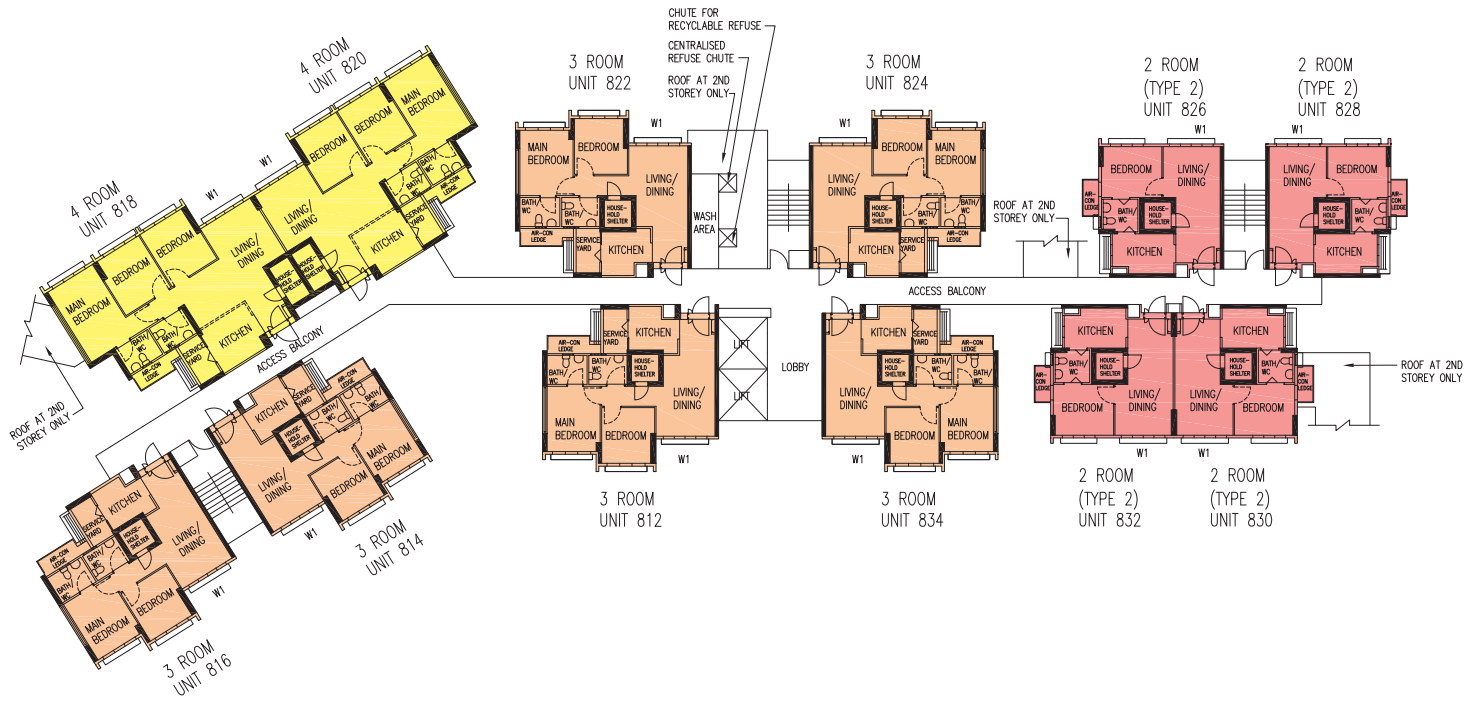
- 2 ROOM (TYPE 2)
- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.





BLOCK 675D  
(2ND TO 13TH STOREY FLOOR PLAN)

LEGEND:

2 ROOM (TYPE 2)

3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

The coloured floor plan is not intended to demarcate the boundary of the flat.

SCALE 0 2 4 6 8 10 METERS

## GENERAL SPECIFICATIONS FOR FERN GROVE @ YISHUN

### Foundation

Piled foundations.

### Structure

Reinforced concrete structural framework with reinforced concrete slabs.

### Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

### Walls

All external and internal walls are constructed with reinforced concrete/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions/ drywall partition system.

### Windows

Aluminium framed windows with tinted glass.

### Doors

Entrance	:	decorative solid timber door and metal gate
Bedroom	:	laminated semi-solid timber door (Type D9a) (optional)
Bathroom/WC	:	laminated semi-solid timber sliding partition for 2-Room (Type 1) only
	:	acrylic panel folding door for 2-Room
	:	laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

### Finishes

Ceiling	:	skim coated or plastered and painted
Kitchen/Bathroom/WC walls	:	ceramic tiles
Other Walls	:	skim coated or plastered and painted
Living/Dining/Bedroom floor	:	polished porcelain tiles with timber skirting (optional)
Kitchen floor	:	glazed porcelain tiles
Bathroom/WC floor	:	ceramic tiles
Service Yard floor	:	glazed porcelain tiles with tile skirting
Household Shelter floor	:	glazed porcelain tiles

### Fittings

Quality locksets  
Water Closet suite  
Vanity top wash basin at attached Bathroom/WC (for 5-Room only), wash basin for other Bathroom/WC (optional)  
Bath/Shower mixer with shower set, tap mixer (optional)  
Clothes Drying Rack

### Services

Gas services and concealed water supply pipes  
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)  
Television points  
Telephone points

### Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

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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- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.



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