

N O R T H
G A I A

Nature Lives With You,
Within You

Project Briefing- March 2022

AGENDA

- | | |
|---------------------------------|----------------------------------|
| 1. NAME RATIONALE | 7. LANDSCAPE DESIGN & FACILITIES |
| 2. PROJECT INFORMATION | 8. FAÇADE CONCEPT |
| 3. CONSULTANT'S DETAILS | 9. UNIT LAYOUT |
| 4. LOCATION & AMENITIES | 10. INTERIOR DESIGN |
| 5. ARCHITECTURAL VISION | 11. SPECIAL FEATURES |
| 6. SITE & ARCHITECTURAL CONCEPT | 12. SUMMARY |
-

summary

NAME RATIONALE



Taking inspiration from Gaia, the Greek Goddess of and personification of Earth, North Gaia combines the two standout elements of the property - its location in the emerging North sector of Singapore, and its proximity and affiliation to its natural surroundings.

MOST ANTICIPATED EC LAUNCH IN 2022



Comprehensive condo facilities



Quality finishes & fittings



Equipped with built-in accessories cabinet in Master Bedroom wardrobe for selected units



High ceiling at Living/Dining/Bedrooms for selected units



Selected 3-bedroom units offer a flexible/optional configuration that can be transformed into a guest room, a hobby space or a study room with dual access



Next to Khatib Bongsu Nature Park (Spectacular Views)

PROJECT INFORMATION

Developer	Sing Holding (Yishun) Pte Ltd
Tenure	99 Years
Description	PROPOSED ERECTION OF EXECUTIVE CONDOMINIUM DEVELOPMENT COMPRISING 11 BLOCKS OF 14-STOREY (TOTAL: 616 UNITS) WITH 2 LEVELS OF BASEMENT CARPARK, TENNIS COURT, SWIMMING POOL, LANDSCAPE DECK, CLUBHOUSE & COMMUNAL FACILITIES AT LOT 3974L MK 19 AT YISHUN CLOSE (YISHUN PLANNING AREA)
Address	Lot 3947 MK 19 at Yishun Close
Site Area	21,514.00 sqm
Plot Ratio	2.80
Total No. of Units	616
No. of Carpark Lots	616 Carpark Lots + 11 Accessible Lots + 103 Bicycle Lots
Expected Vacant Possession	30 June 2027

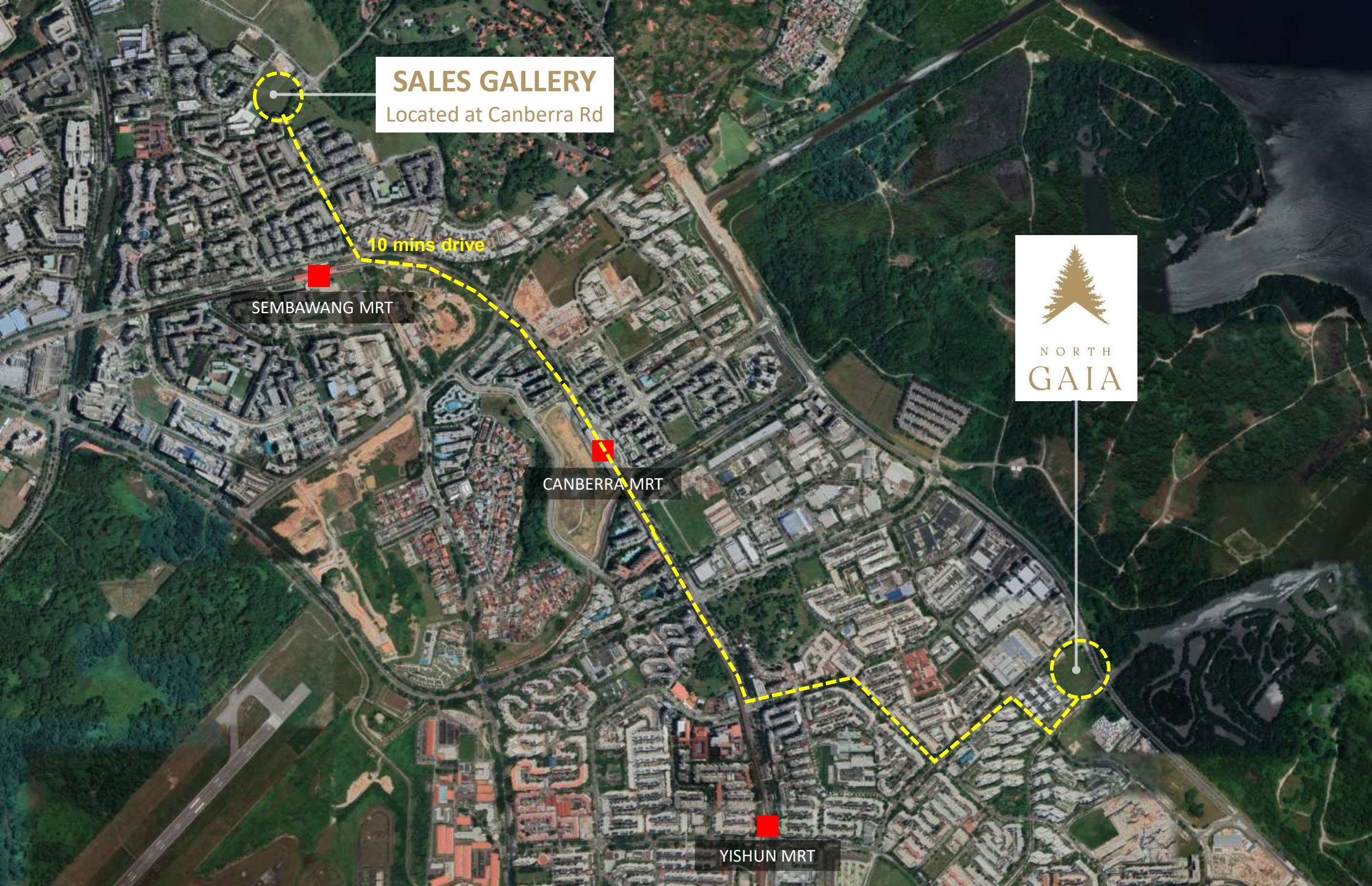
Consultants' Detail

Architect	P&T Consultants Pte Ltd
Landscape Consultant	Ecoplan Asia Pte Ltd
Main Contractor	China Jingye Construction Engineering (Singapore) Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	KCL Consultans Pte Ltd
Interior Designer (Sales Gallery / Showflat)	- 2 nd Edition Pte Ltd - Creative Mind Design Pte Ltd

Unit Mix

UNIT TYPE	ESTIMATED AREA (SQFT) TYPICAL UNITS	ESTIMATED AREA (SQFT) PES UNITS	ESTIMATED AREA (SQFT) PENTHOUSE UNITS (INCL. NON STRATA VOID)	TOTAL UNITS
3 BEDROOM	958 - 980	958 - 980	958 - 980	164
3 BEDROOM WITH YARD	1001 - 1033	1001 - 1033	1001 - 1033	176
3 BEDROOM WITH YARD AND STUDY	1055 - 1076	1001 - 1033	1001 - 1033	178
4 BEDROOM PREMIUM	1313 - 1389	1313 - 1389	1313 - 1389	84
5 BEDROOM PREMIUM	1593	1593	1593	14
				616

LOCATION & AMENITIES



SALES GALLERY

Located at Canberra Rd

10 mins drive

SEMBAWANG MRT

CANBERRA MRT

YISHUN MRT

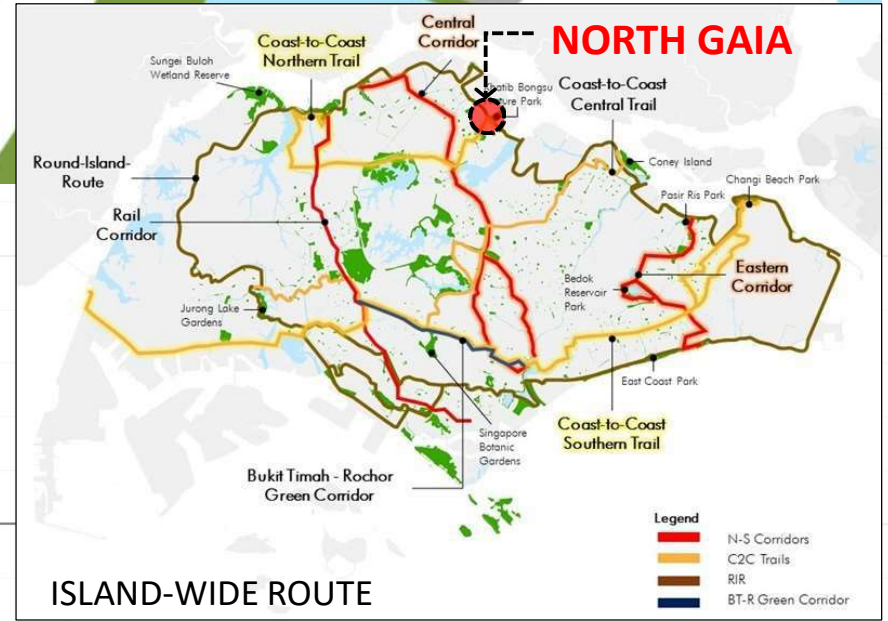


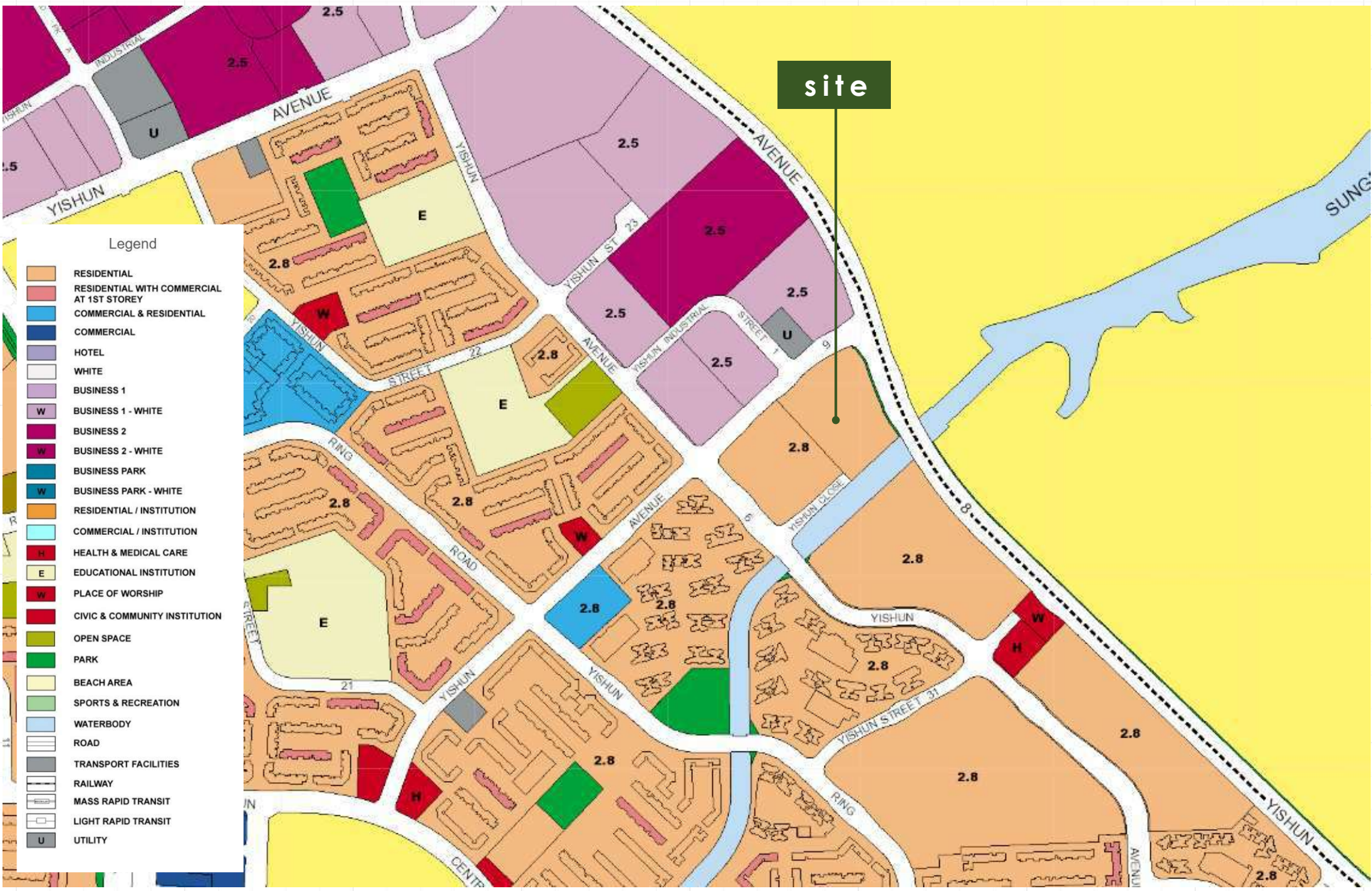




Source : Nparks

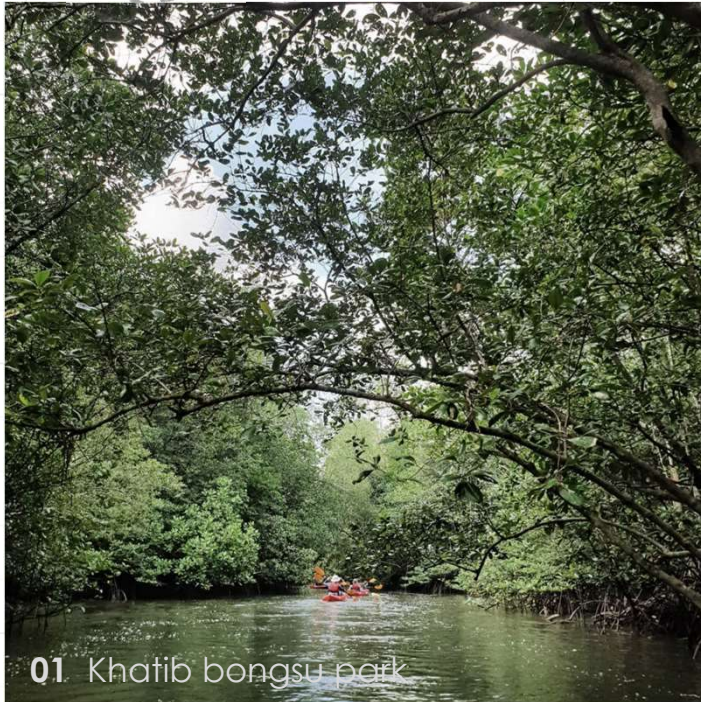
Park Connector Network







5
MINS



01 Khatib bongsu park

02 Future park*

03 Oasis waterpark

5
MINS

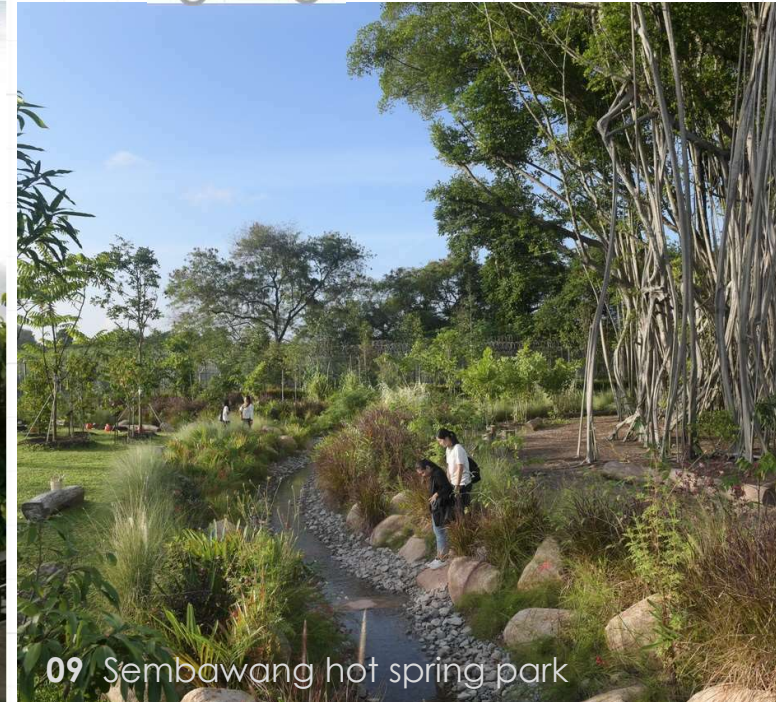


04 Yishun pond park

05 Yishun neighborhood park

06 Khatib hardcourt

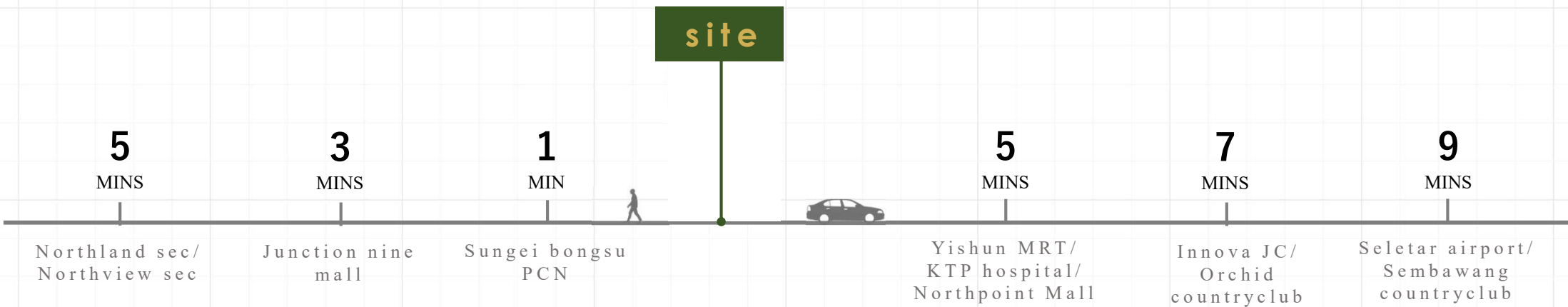
5
MINS



09 Sembawang hot spring park

07 Lower seletar park

08 Rowers' bay park





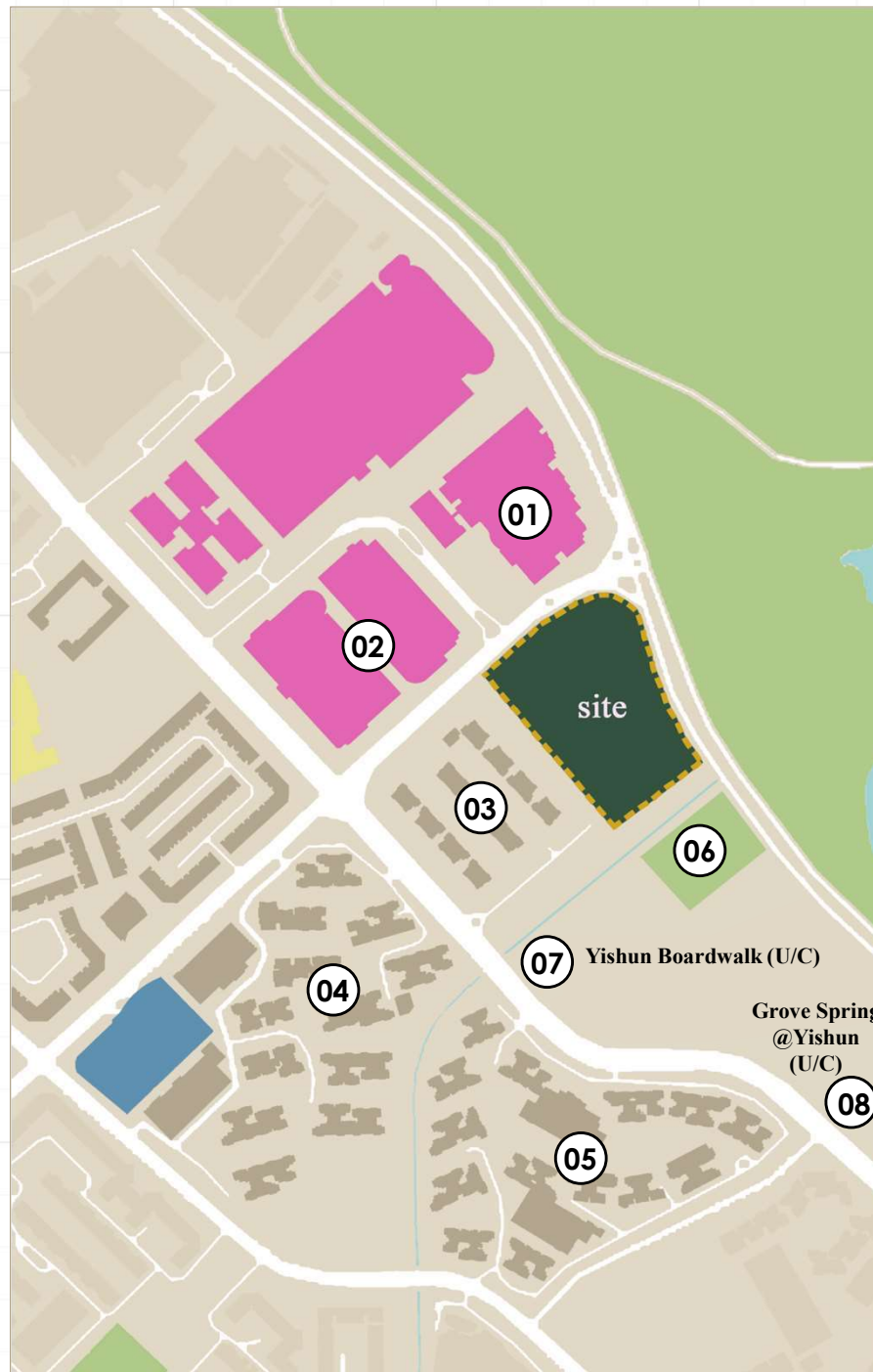
01 WINS @ Yishun – 9 storeys ht



02 North view bizhub – 9 storeys ht



03 Symphony suites – 15 storeys ht



04 Greenwalk HDB – 15 storeys ht

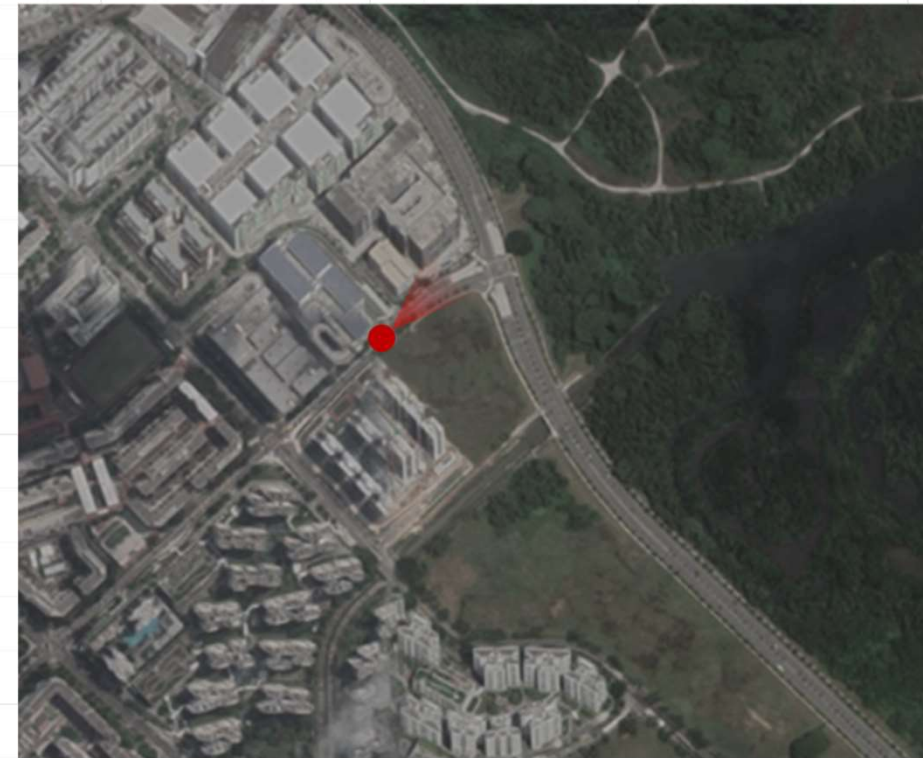


05 Riverwalk HDB – 15 storeys ht



06 Reserved land – future park*

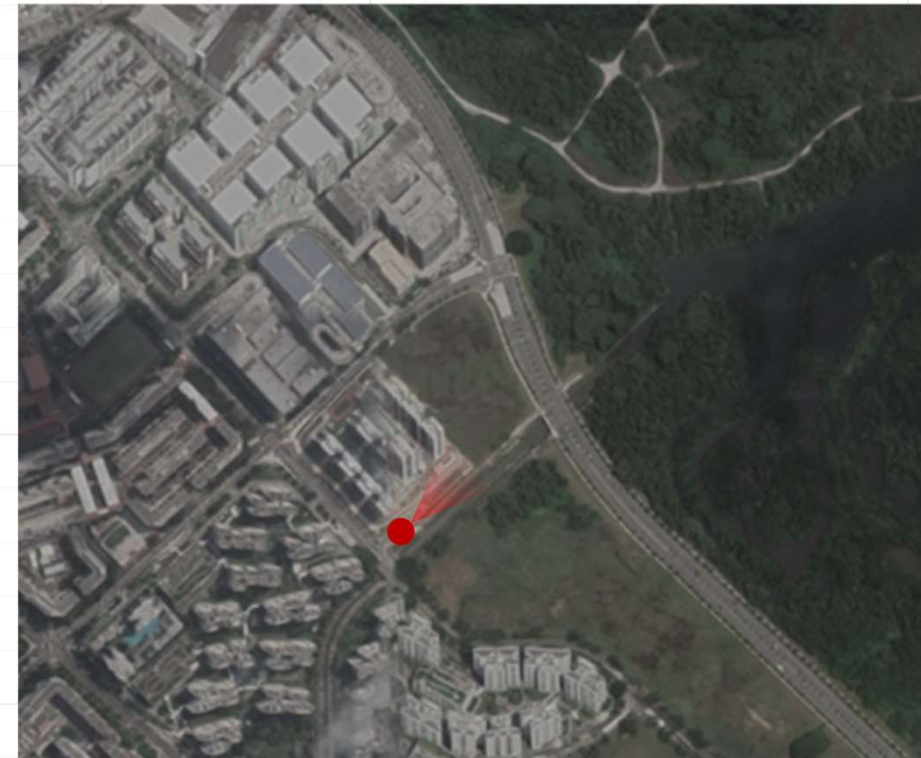
KEY PLAN



constraints & opportunities

Potential disturbance as well as view obstruction by large mass 9 storeys **industrial buildings along the northern face of the site**, 27m away from the site boundary (closest point)

KEY PLAN



constraints & opportunities

Linear cul de sac driveway along the bongsu canal and park connector into the site, **neighbouring private residence (symphony suites) fronting majority of the ingress**. Proximity of neighbouring development's **substation** to our site

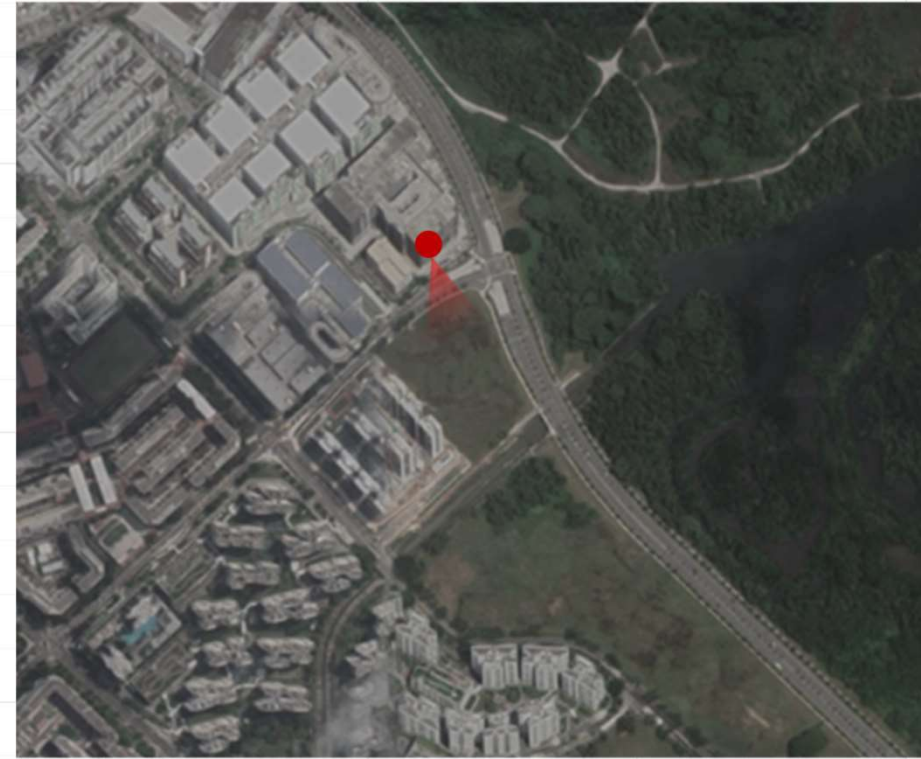
KEY PLAN



constraints & opportunities

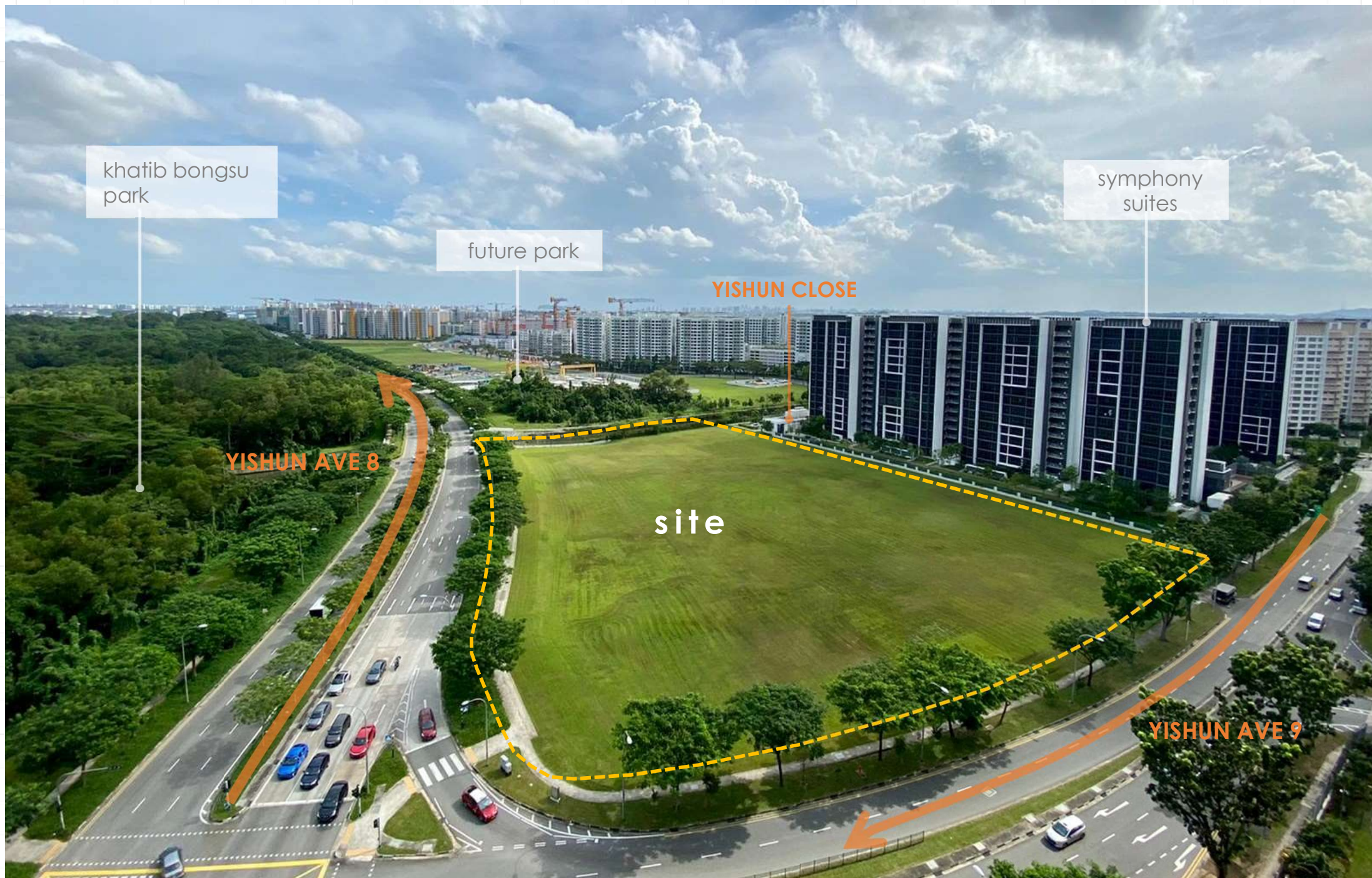
Best views towards the north-eastern face of the site, garnering views of bongsu canal/park connector as well as coastal views beyond the vast greenery of the mangrove forest

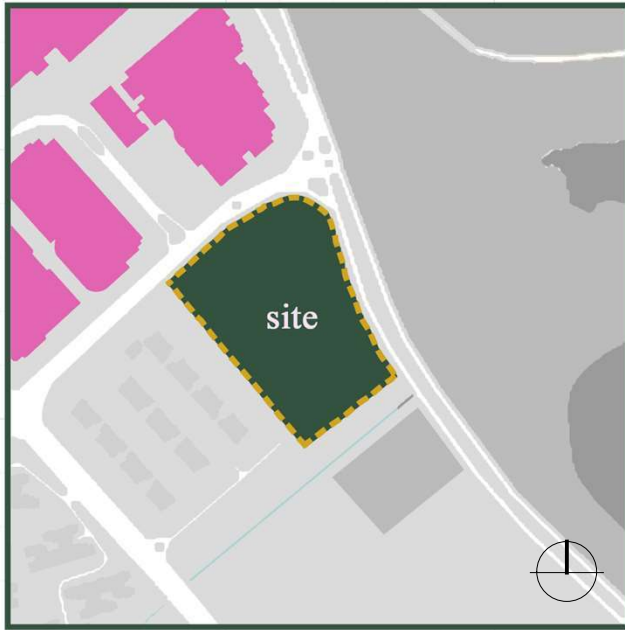
KEY PLAN



constraints & opportunities

unobstructed views towards the south-eastern face of the site, garnering views of future park as well as open fields with no developments beyond it





orientation

- North-south building orientation as part of climate response
- Avoid industrial buildings facing north-west



views

- capitalize proximity of green spaces and water bodies to site
- Best views of nature towards north-east direction
- Narrow ingress into site



surrounding context

- noise pollution from vehicles along yishun ave 8
- prominence of building due to wide frontage towards axis



A photograph of a dense forest canopy reflected in a body of water. The water is calm, creating a clear mirror image of the green trees and branches above. At the bottom of the frame, the tip of a boat with a red and white striped canopy is visible, suggesting a perspective from someone on the water looking up at the forest.

THE UNDERWATER FOREST OF

khatib bongsu nature park



Mr. Sim Cher Huey (extreme right), founder of kayakasia, is a hands-on organiser, dispensing safety tips to participants and giving instructions on how to use the paddle before the kayaking trip along Sungai Khatib Bongu on Oct 14.



Ms Dawn Marie Lee, a writer, taking the paddle from her son Julien Andre Chassin before he got on board the kayak. She described their outing as a good break in a "hidden" part of Singapore which she was not aware of previously.



Ms Cecilia Goh Shi Shi (left), a manager, and Ms Oh Kai Li, a banker, manoeuvring their kayak past the prop roots of the Rhizophora mangrove trees. The prop roots are used by the plants for support and exchange of gas.



Participants charting a course through the Avicennia flooded forest, one of the highlights of the tour. They were told that the mangrove trees can secrete excess salt through specialised glands on their leaves.



Asian Glossy Starlings perching on a dead tree branch. The adults have glossy black-green plumage, black bills and legs, as well as red eyes. They feed on insects and fruits.



An Atlas moth was a bonus discovery for the participants. It has a wingspan measuring 25cm to 30cm and is among the insects with the largest wing area. It is so named because its wing patterns resemble a map.



Left: Participants kayaking near the mouth of Sungai Khatib Bongu towards their end point at Sembawang Park. Above: Epiaerthis dentatus, also known as forceps crab, hiding among the mangrove tree roots. This crab, which is commonly found in Singapore, can grow up to 8cm. © PHOTOS: LIM YAGUE

JUST GO WITH THE FLOW

Escape from the stress of urban living with a calm kayaking trip in Sungai Khatib Bongu



Lim Yaohui
Executive Photojournalist

Paddling through Sungai Khatib Bongu's labyrinth of tree-shaded channels feels a little like a mouse trying to find its way out of a maze, except that the tour was led by trained and qualified kayak guides who know every centimetre of it.

hawk-eyed guides pointed out life forms hidden among the greenery and dispensed nuggets of information to the curious participants.

Ms Dawn Marie Lee, 45, was on the tour on Oct 14 with her son Julien Andre Chassin, 11, who had just finished sitting the Primary School Leaving Examination.

"It was a very stressful past few months so I thought this would be a good break for both of us to be out in nature, in a part of 'hidden' Singapore that we never knew existed," said Ms Lee, a writer.

The mangrove tunnel, Rhizophora flooded forest and Avicennia flooded forest were some of the highlights of the tour run by kayakasia, an eco-adventure travel

company, which started kayak touring in 2000 in Singapore, the Philippines, Thailand and Indonesia.

Sungei Khatib Bongu, which runs through a new nature park at Khatib Bongu, is one of Singapore's last undammed rivers, and has one of the largest concentrations of mangroves east of the Causeway along the island's north-east coast.

Ms Lee added: "Getting caught between the branches and roots in the 'tight spots' on the trail was tricky but fun. I also liked going through the mangrove tunnel because it was surreal and so peaceful. Seeing the huge Atlas moth up close for the first time in my life was a lovely surprise too."

The so-called mangrove tunnel in the first section of the tour is the effect of the trees on the sides of the mangrove creek locking their branches, and each of the sections life and are natural barriers that prevent shoreline from erosion.

Some 185 species of birds, resident and migratory, have been recorded in the Khatib Bongu area. They comprise about half of the total number of bird species in Singapore (376, according to NSS Pocket Checklist 2011), almost equivalent to the tally recorded at Sungai Rukoh Wetland Reserve, according to Nature Society (Singapore) in 2013.

In the next 10 years, the National Parks Board (NParks) will work with the community to transform Singapore from a "city in a garden" to a "city in nature", said then Second Minister for National Development Desmond Lee, during a debate on his ministry's budget on March 4 this year.

The nature park network, which currently covers more than 350ha, will be extended by 200ha by 2030. A 40ha nature park will be established at Khatib Bongu, a rich mangrove and mudflat habitat.

"Khatib Bongu should be protected and developed with a light touch. Keep it as natural as possible. To me, its attraction is its relatively 'untouched' pristine nature, but do continue to allow kayaking and other non-pollutive activities there," said Mr Rosnani Ithain, 56, a former civil servant who was also on the tour with his wife.

The Oct 14 tour was kayakasia's first trip there after the circuit breaker in April and May. To comply with safe distancing measures set by Singapore Tourism Board, each guide can take a maximum of 10 guests, in sub-groups of no more than five. There were two guides leading two separate groups of 10 guests that day.

"After the circuit breaker and with the travel ban, people are so eager to rediscover Singapore," said Mr Sim Cher Huey, 45, founder of kayakasia.

yaohui@spg.com.sg



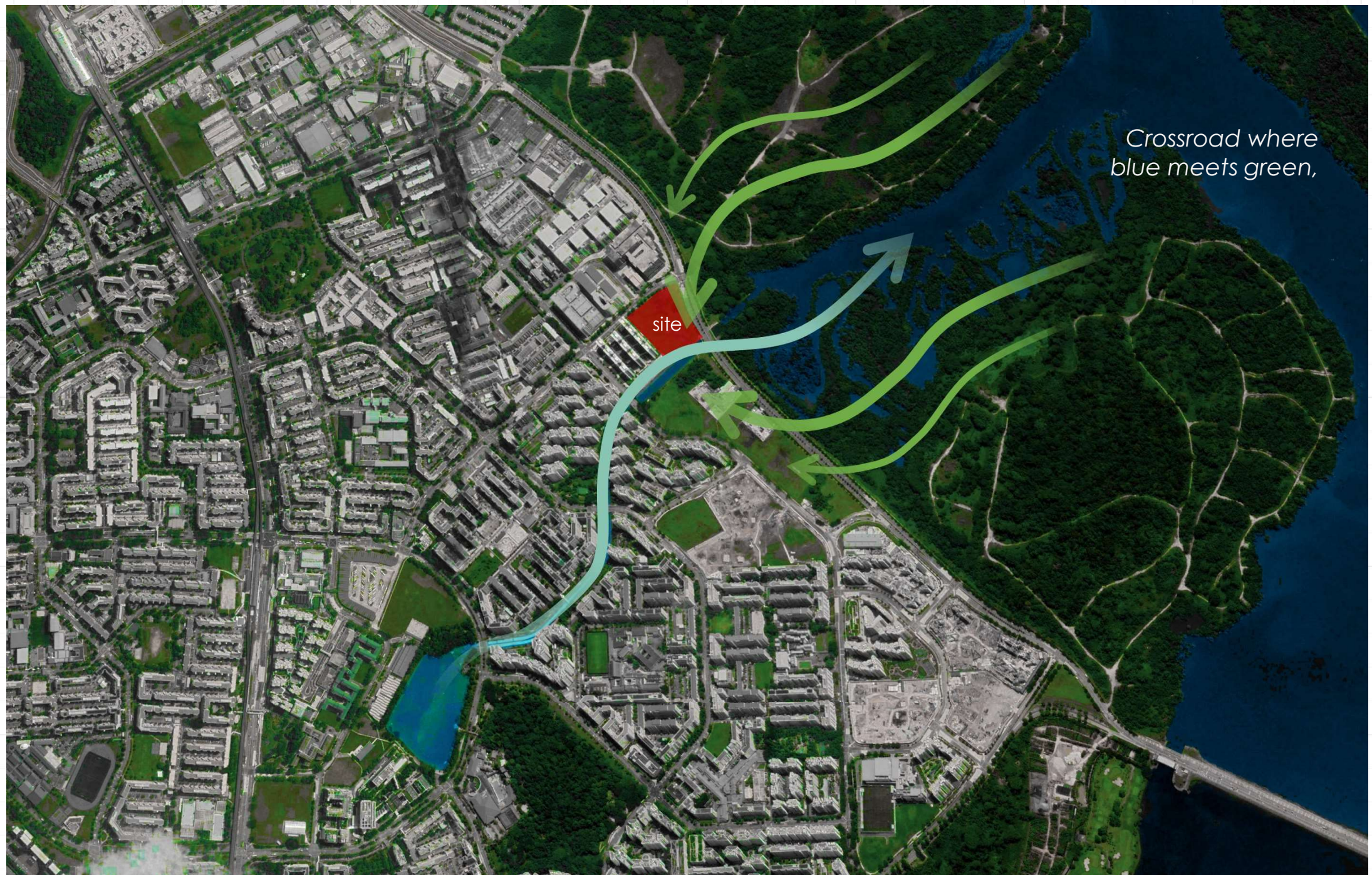
Participants kayaking through the arching still roots of the Rhizophora flooded forest. One of the most important functions of still roots is to uphold the mangrove trees. The mangroves protect the coastline from erosion by strong waves.



Two participants (far left) carrying their kayak up the stairs at Sembawang Park after their outing concluded. The guides (left) then deflated the kayak so that the equipment could be packed closely for easier storage.



Architecture Vision



Crossroad where
blue meets green,



young couples

- work from home
- privacy
- future ready



multi-generational family

- co-living layout
- accessibility
- active lifestyle



young family

- nurturing environment
- communal spaces
- family-oriented facilities



TIMELESS

architecture . design . landscape



ADAPTABLE

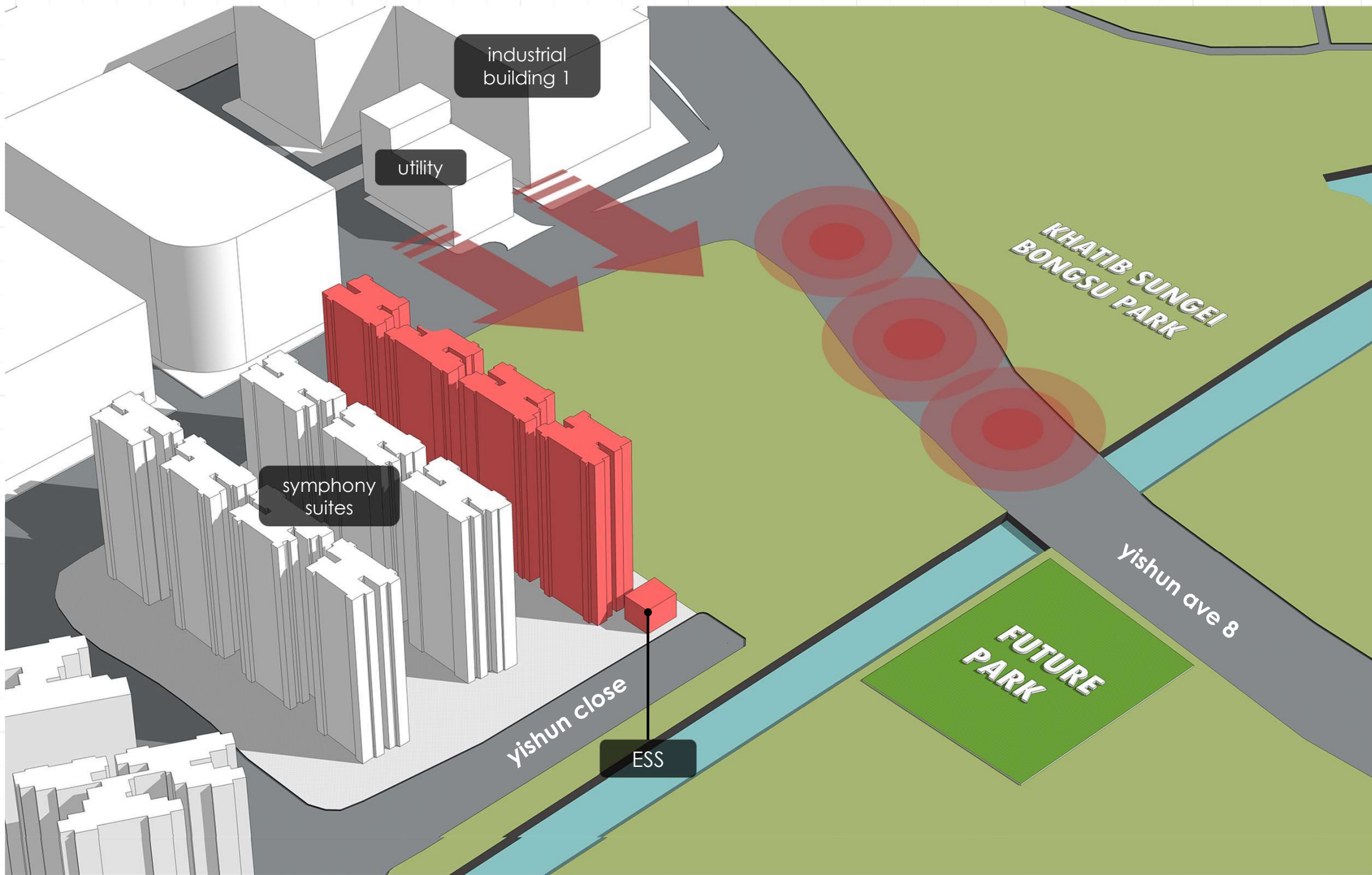
architecture . design . landscape

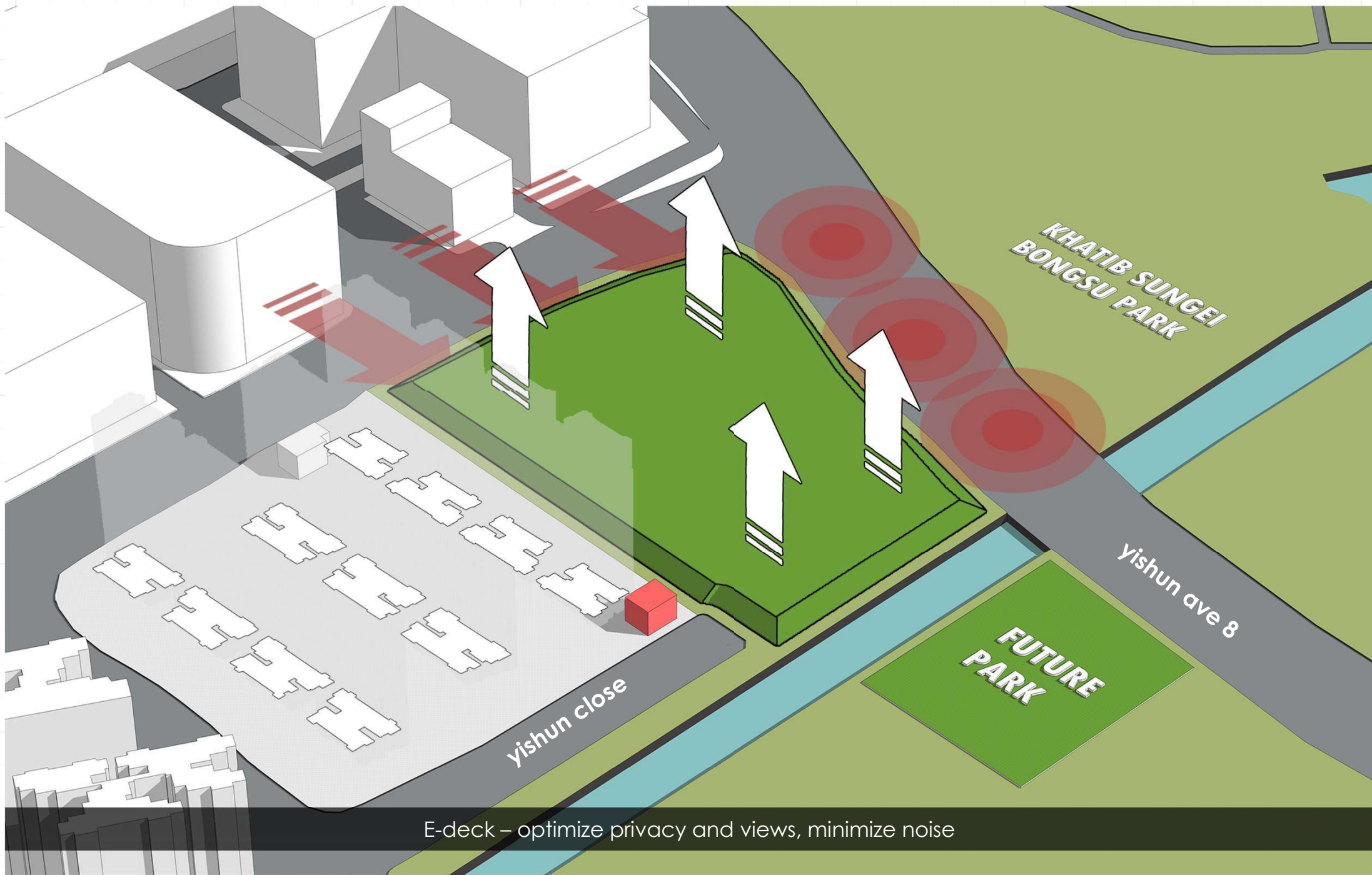


FAMILY ORIENTED
architecture . design . landscape

SITE AND ARCHITECTURAL CONCEPT



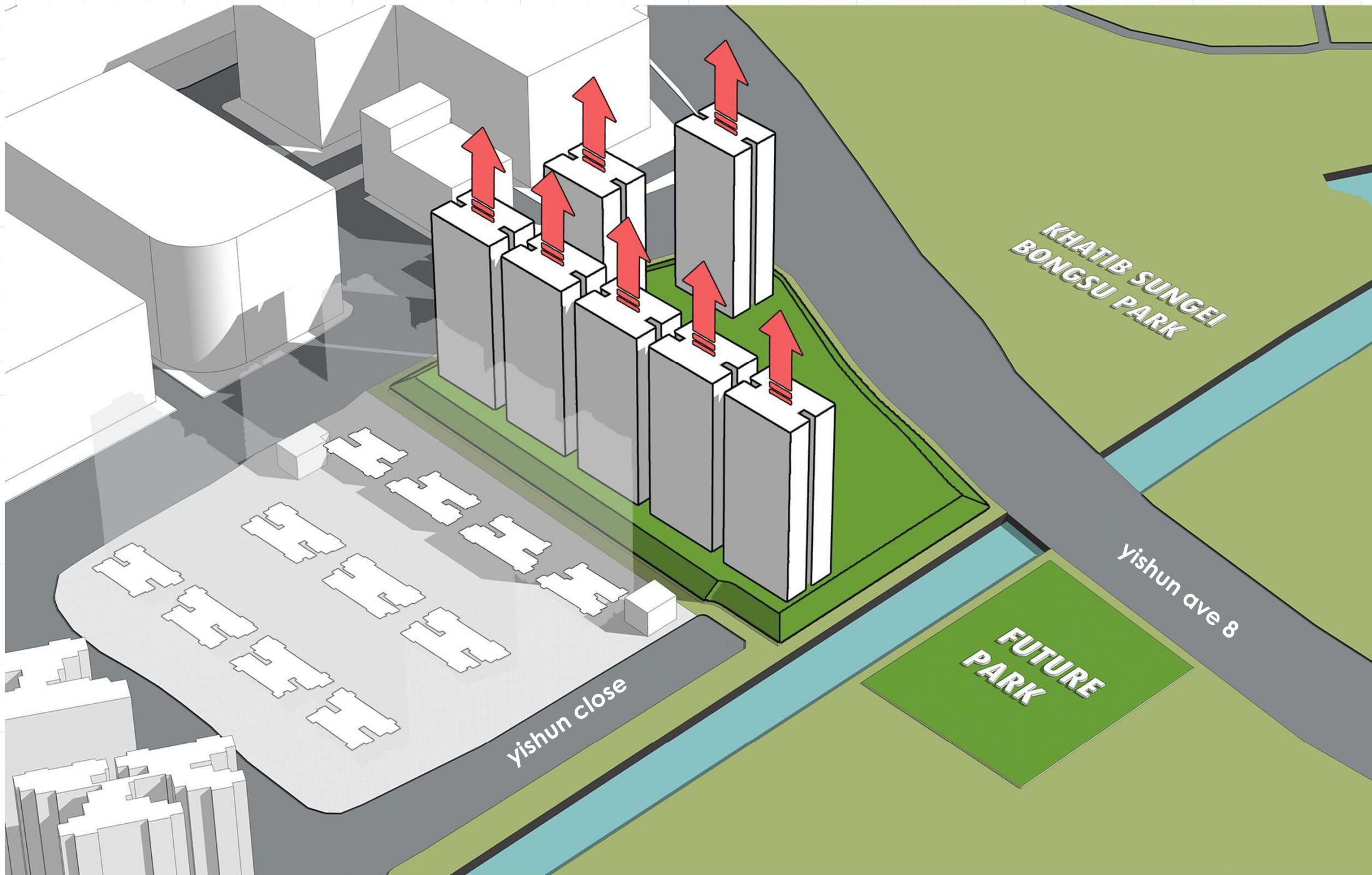


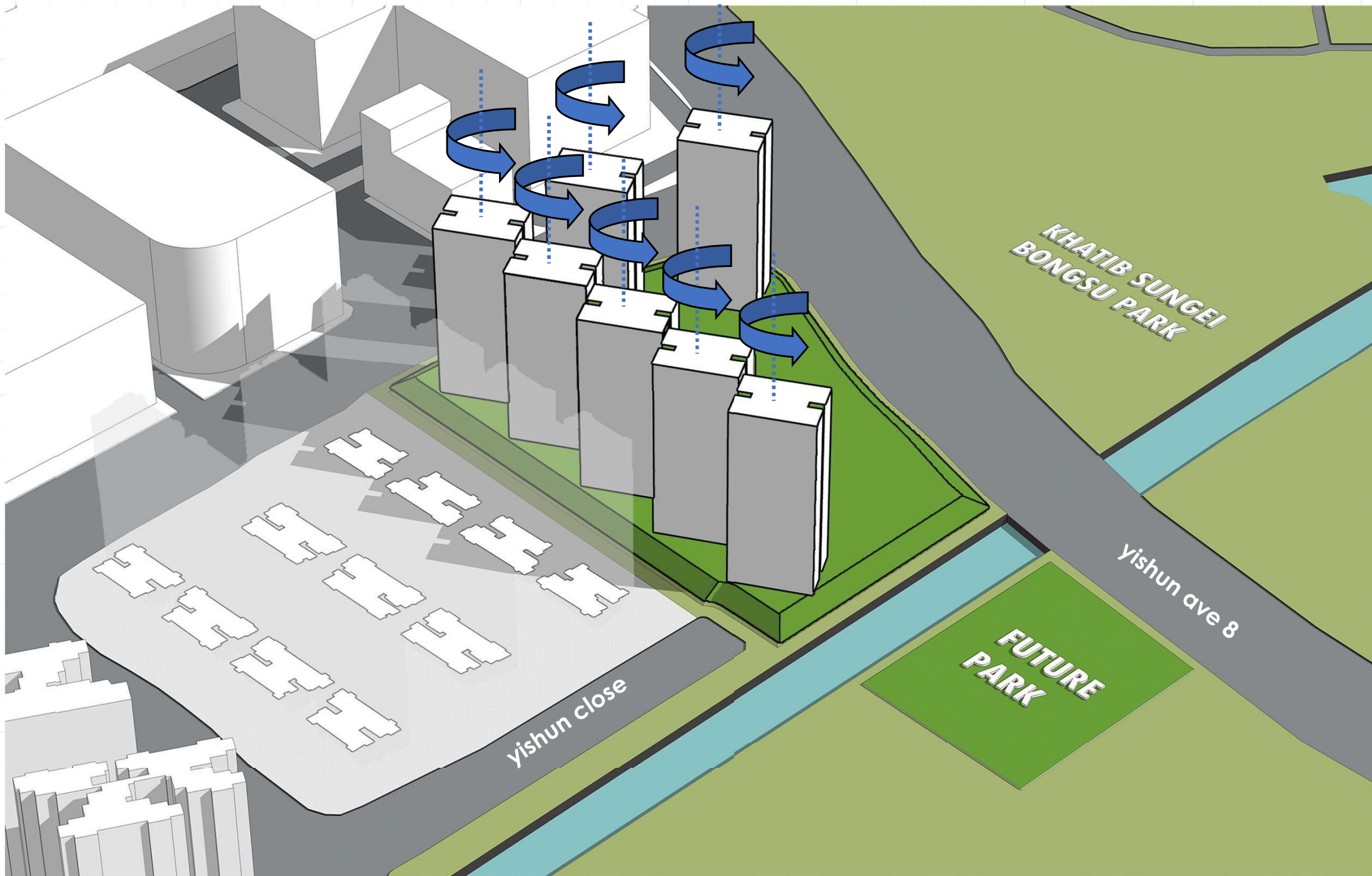


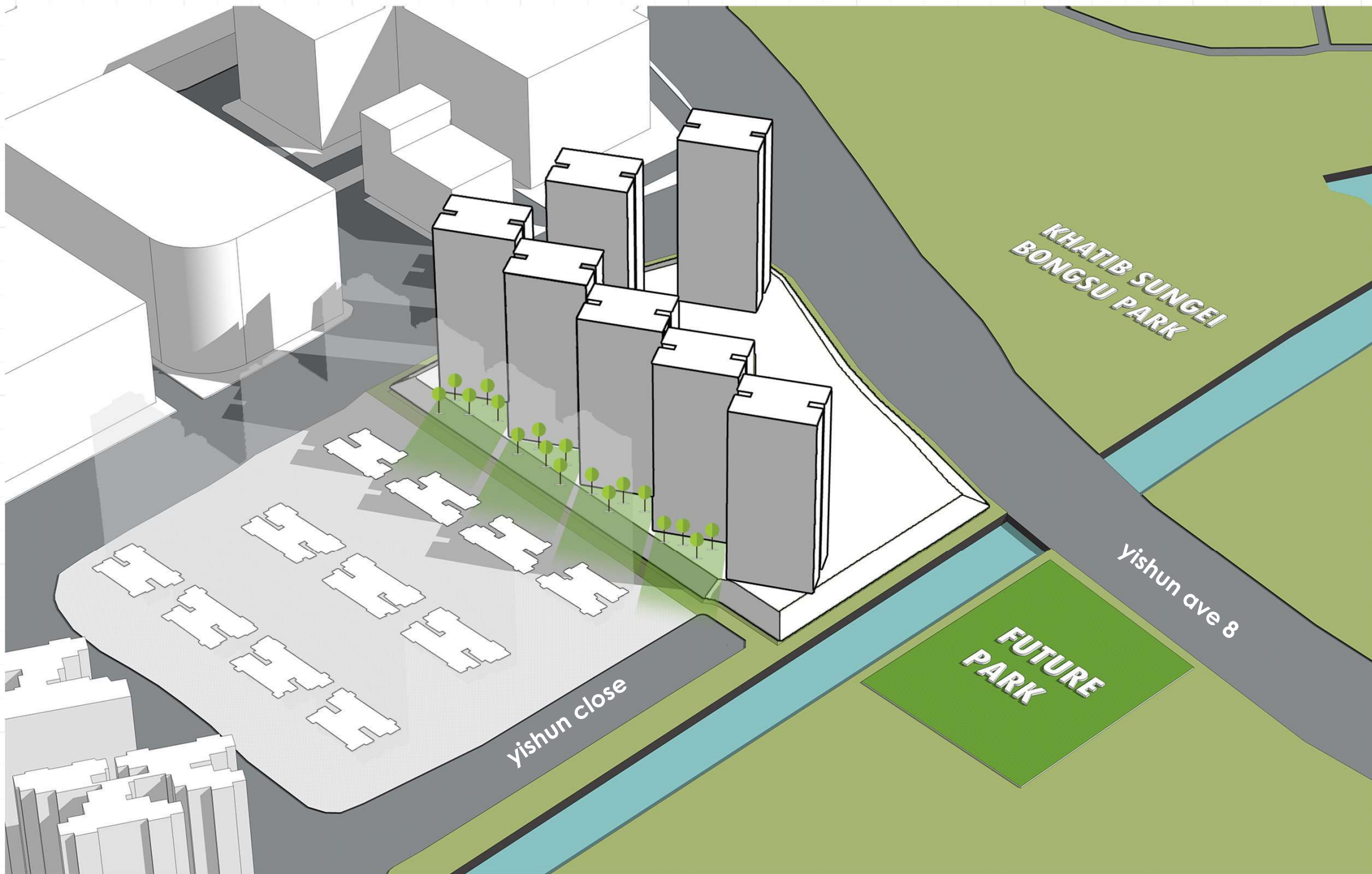
E-deck – optimize privacy and views, minimize noise

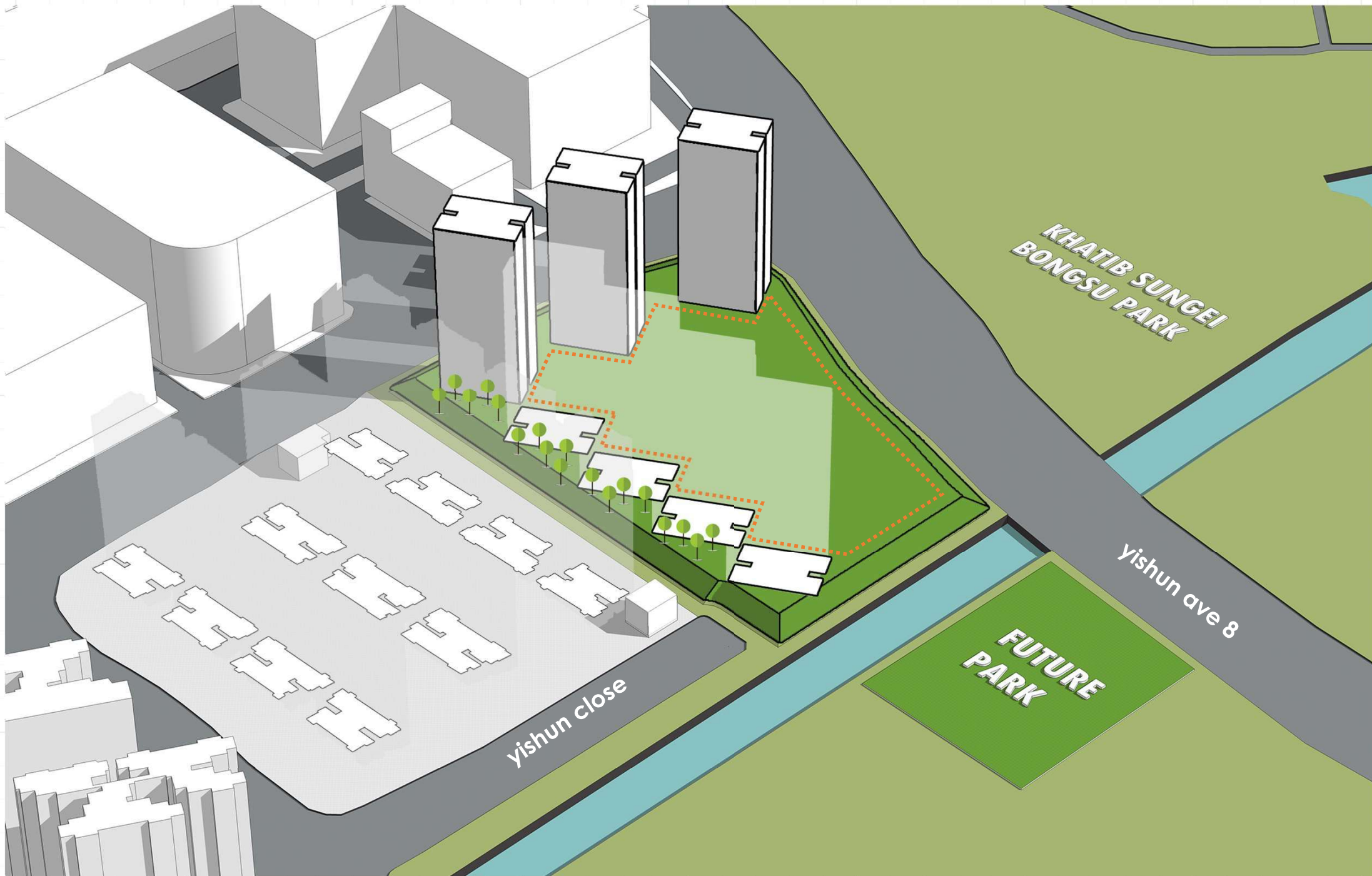


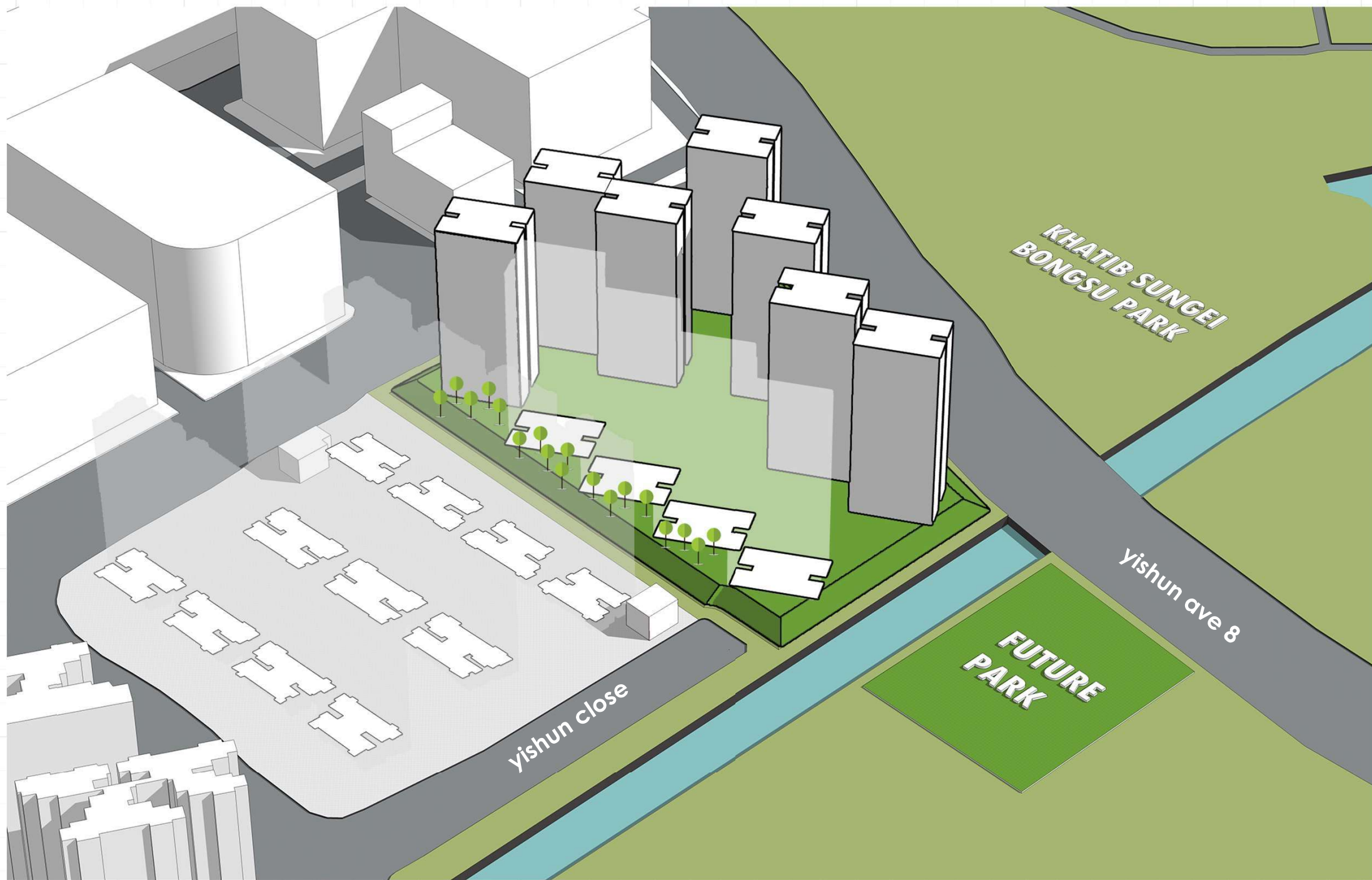
mitigation method | *concept diagram*

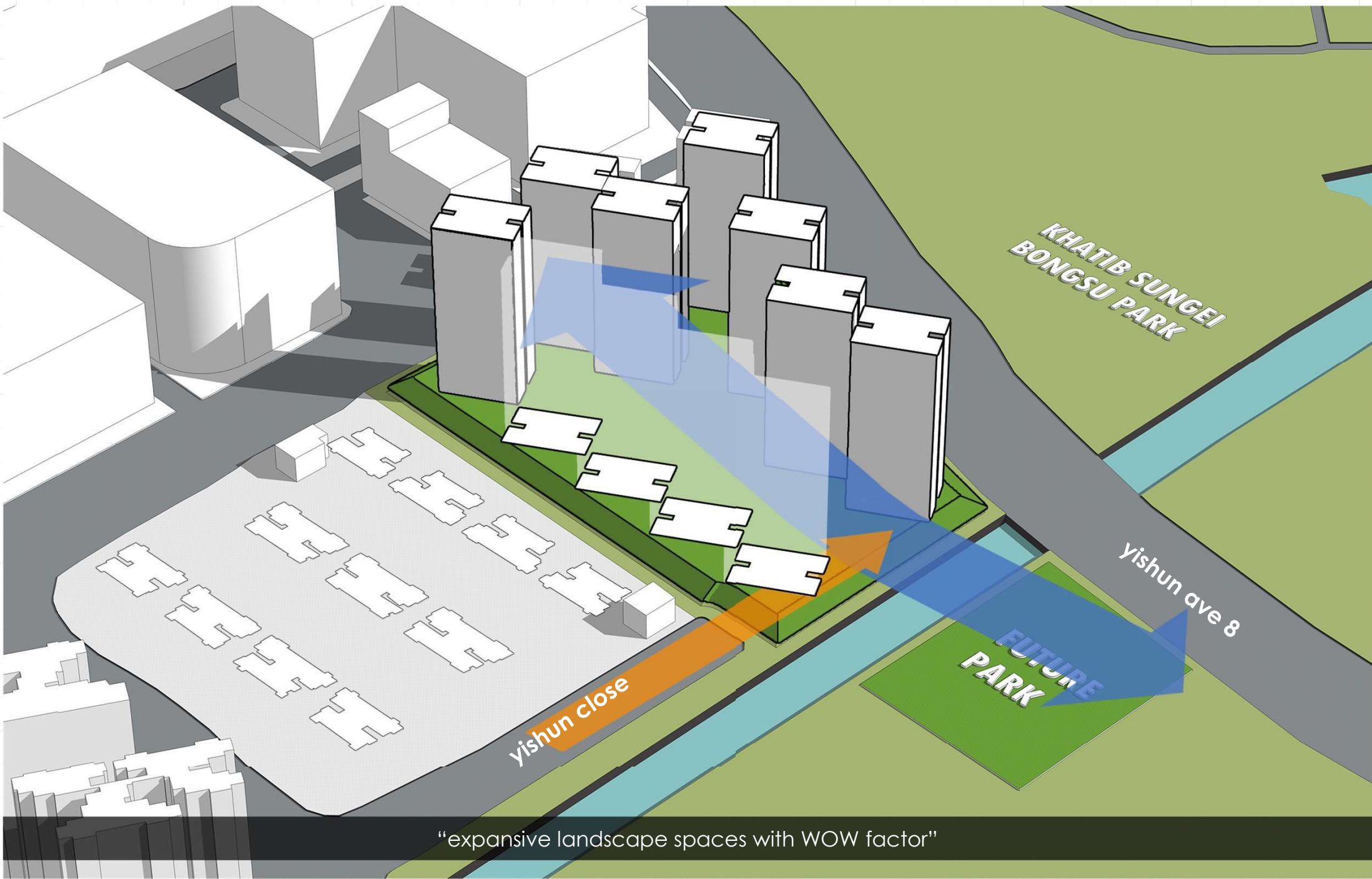








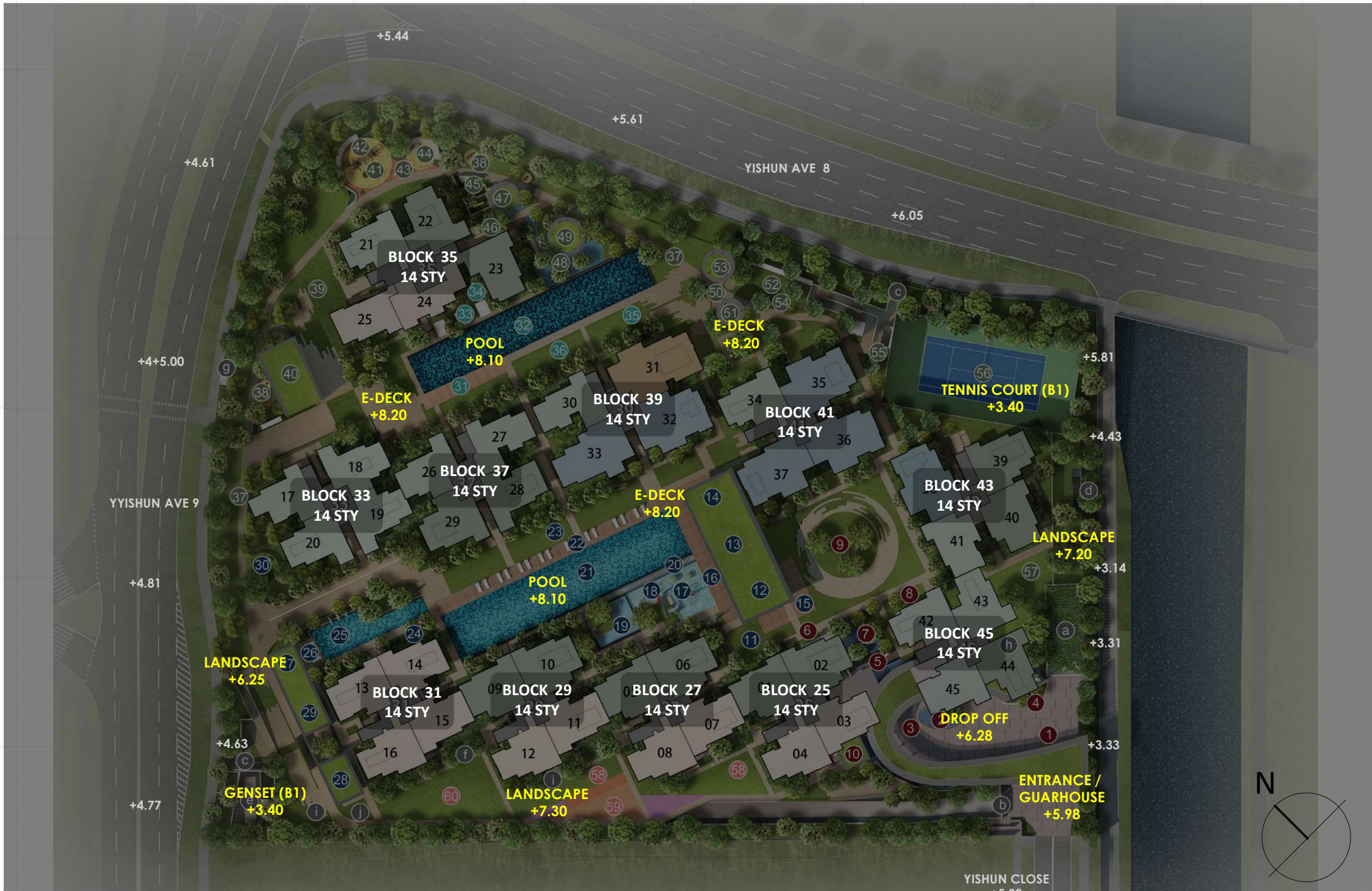




"expansive landscape spaces with WOW factor"











- ### LEGEND
- MAIN PEDESTRIAN PATH (BARRIER FREE ACCESS)
 - CLUB HOUSE
 - PAVILIONS
 - SIDE PEDESTRIAN ACCESS (TO 1ST / B1)
 - FACILITIES LIFTS
 - 1ST & 2ND STOREY UNIT LOP OFF
 - MAIN VEHICULAR TRAFFIC
 - INGRESS / EGRESS
 - RESIDENTIAL LOBBY
 - SERVICE ACCESS
 - BIN CENTER – SUBSTATION AT BASEMENT 2





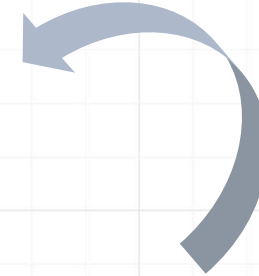
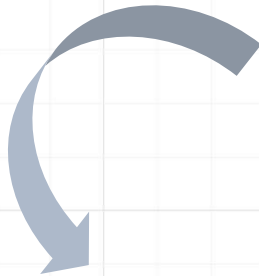
Section

LANDSCAPE DESIGN AND FACILITIES



young couples

- **Co-working** areas
- small pockets of **cozy** spaces
- **hip** design



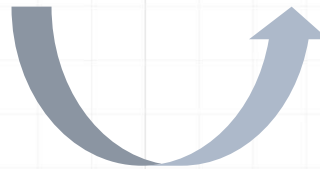
multi-generational family

- **greenery**, close to nature
- variety of engaging **activities**
- holistic programs



young family

- **sensory** sensitive design
- spill out **play** spaces
- areas for congregations





Landscape Inspiration

- Khatib Bongsu Nature Park
- Mangrove Ecology System _ Flora & Fauna
- The Story of the contrast between Fresh & Sea Water
- Children & Family Oriented
- Timeless Design





GREEN LIVING

Living harmoniously & sustainably with Nature



TIMELESS

Timeless landscape spaces & programs



FAMILY ORIENTED

Providing varieties of communal & family space programs





VERDANT ATRIUM

- 1 Guardhouse
- 2 Water Atrium
- 3 Water Arrival Court
- 4 Coach Bay
- 5 Water Aisle
- 6 Arrival Lobby
- 7 Water Courtyard
- 8 Meeting Room
- 9 Tranquil Courtyard
- 10 Co-working Space

ARCADIAN CREEK

- 11 Family Lawn
- 12 The Family Party Room
- 13 Gym
- 14 Steam & Changing Room
- 15 Yoga Deck
- 16 Family Deck
- 17 Kids Dancing Fountain
- 18 Heron Water Play & Splash
- 19 Aqua Gym
- 20 Aqua Walk
- 21 50m Leisure Pool
- 22 Sun Deck
- 23 Poolside Lawn
- 24 Garden Trail
- 25 Spa & Jet Pool
- 26 Relaxing Lounge Deck
- 27 The Function Room
- 28 The Dining Room
- 29 Restroom
- 30 Swing Garden

ELYSIAN SANCTUARY

- 31 Pool Deck
- 32 50m Lap Pool
- 33 Cabana
- 34 Sensory & Fragrance Garden
- 35 Exercise Lawn
- 36 Tai Chi Lawn

MANGROVE QUEST

- 37 Jogging Path
- 38 Fitness Circuit
- 39 Free Play Lawn
- 40 The Entertainment Room
- 41 Adventure Playground & Mini Flying Fox
- 42 Mini Rock Climbing Wall
- 43 Trampoline Garden
- 44 Whimsical Play Garden
- 45 Maze Garden
- 46 Lotus Pond
- 47 Lotus BBQ Pavilion
- 48 Firefly Garden
- 49 Firefly BBQ Pavilion
- 50 Spice Garden
- 51 Spice BBQ Pavilion
- 52 Herbs Garden
- 53 Herbs BBQ Pavilion
- 54 Reading Alcove
- 55 Drinking Fountain
- 56 Tennis Court
- 57 Relaxation Lawn

RAINBOW TRAIL

- 58 Picnic Lawn
- 59 Game Courtyard
- 60 Putting Green

ANCILLARY

- a Green Trellis (Ramp to Basement 1)
- b Service Gate
- c Side Gate (from Basement 1 & Bicycle Parking)
- d Park Connector Side Gate (from Basement 1 & Bicycle Parking)
- e Generator
- f Bin Centre at Basement 1 Below
- g PUB Water Meter
- h Smart Locker



Site Plan



VERDANT ATRIUM

- 1 Guardhouse
- 2 Water Atrium
- 3 Water Arrival Court
- 4 Coach Bay
- 5 Water Aisle
- 6 Arrival Lobby
- 7 Water Courtyard
- 8 Meeting Room
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- 56 Tennis Court
- 57 Relaxation Lawn

RAINBOW TRAIL

- 58 Picnic Lawn
- 59 Game Courtyard
- 60 Putting Green

ANCILLARY

- a Ramp to Basement 1 (with Trellis)
- b Service Gate
- c Side Gate
- d Park Connector Side Gate
- e Generator (with Trellis)
- f Bin Centre (at Basement 1)
- g PUB Water Meter
- h Smart Locker
- i Transformer (at Basement 1)
- j Substation (at Basement 1)
- Water Tank

Legend

ARRIVAL WATER FEATURE

- Water Atrium
- Water Arrival Court
- Water Aisle
- Water Courtyard

KIDS POOL

- Kids Dancing Fountains
- Heron Water Play & Splash

ACTIVE POOL AMENITIES

- Aqua Gym
- Aqua Walk
- 50m Leisure Pool (10x50m)
- Spa & Jet Pool (3 Shoulder Massages, 5 Underwater Seat & 3 Underwater Lounge)

PASSIVE POOL AMENITIES

- 50m Lap Pool

NATURAL WATER FEATURE

- Lotus Pond
- Firefly Garden



COMMUNAL FACILITIES:



overview | *pools amenities*

Legend

- KIDS PLAY AREA**
 - Kids Adventure Playground & Mini Flying Fox
 - Mini Rock Climbing Wall
 - Trampoline Garden
 - Whimsical Play Garden
 - Maze Garden
 - Game Courtyard

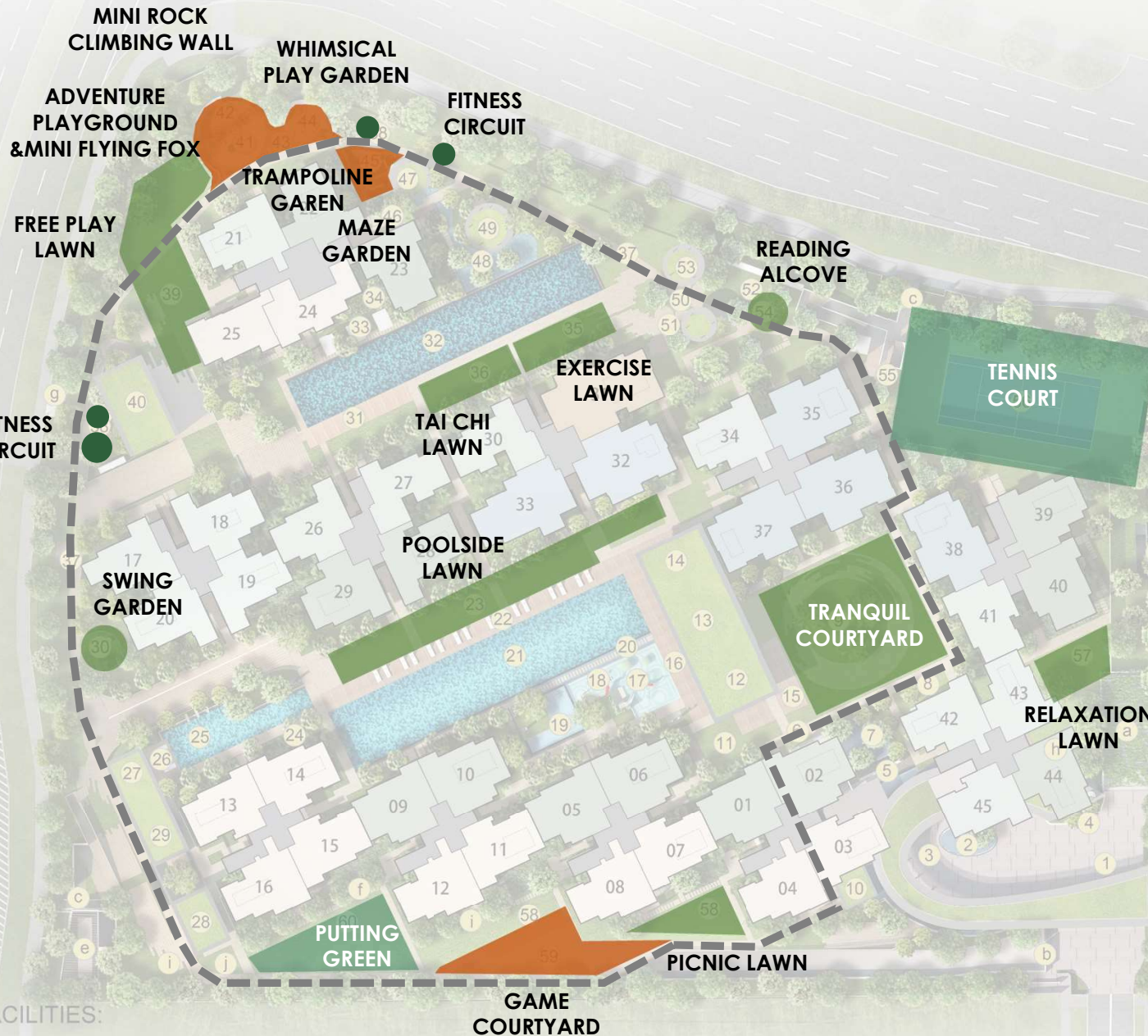
- TENNIS COURT**
Sunken Tennis Court, 4.8m Drop From Landscape Deck Level

- PUTTING GREEN**
41sqm Artificial Turf 4 Holes Putting Green

- FITNESS CIRCUIT**
4nos Fitness Equipment

- JOGGING TRAIL**
Appx 450m Long

- PASSIVE AMENITIES**
 - Tranquil Courtyard
 - Poolside Lawn
 - Swing Garden
 - Free Play Lawn
 - Tai Chi Lawn
 - Exercise Lawn
 - Reading Alcove
 - Relaxation Lawn
 - Picnic Lawn



Legend

- INDOOR FACILITIES**
 - Arrival Lobby
 - Meeting Room
 - Co-Working Space
 - The Family Party Room
 - Gym
 - Steam & Changing Room
 - The Function Room
 - The Dining Room
 - Restroom
 - The Entertainment Room
- BBQ PAVILION**
 - Lotus BBQ Pavilion
 - Firefly BBQ Pavilion
 - Spice BBQ Pavilion
 - Herbs BBQ Pavilion



COMMUNAL FACILITIES:





GREENERY

Bringing nature into our spaces, and to open our spaces to nature



HOMEY - COZY

Use of neutral and earthy colour palette, to bring in softness in a space



FLEXIBILITY

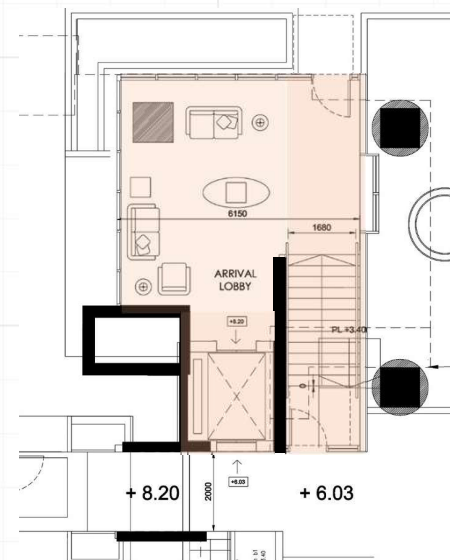
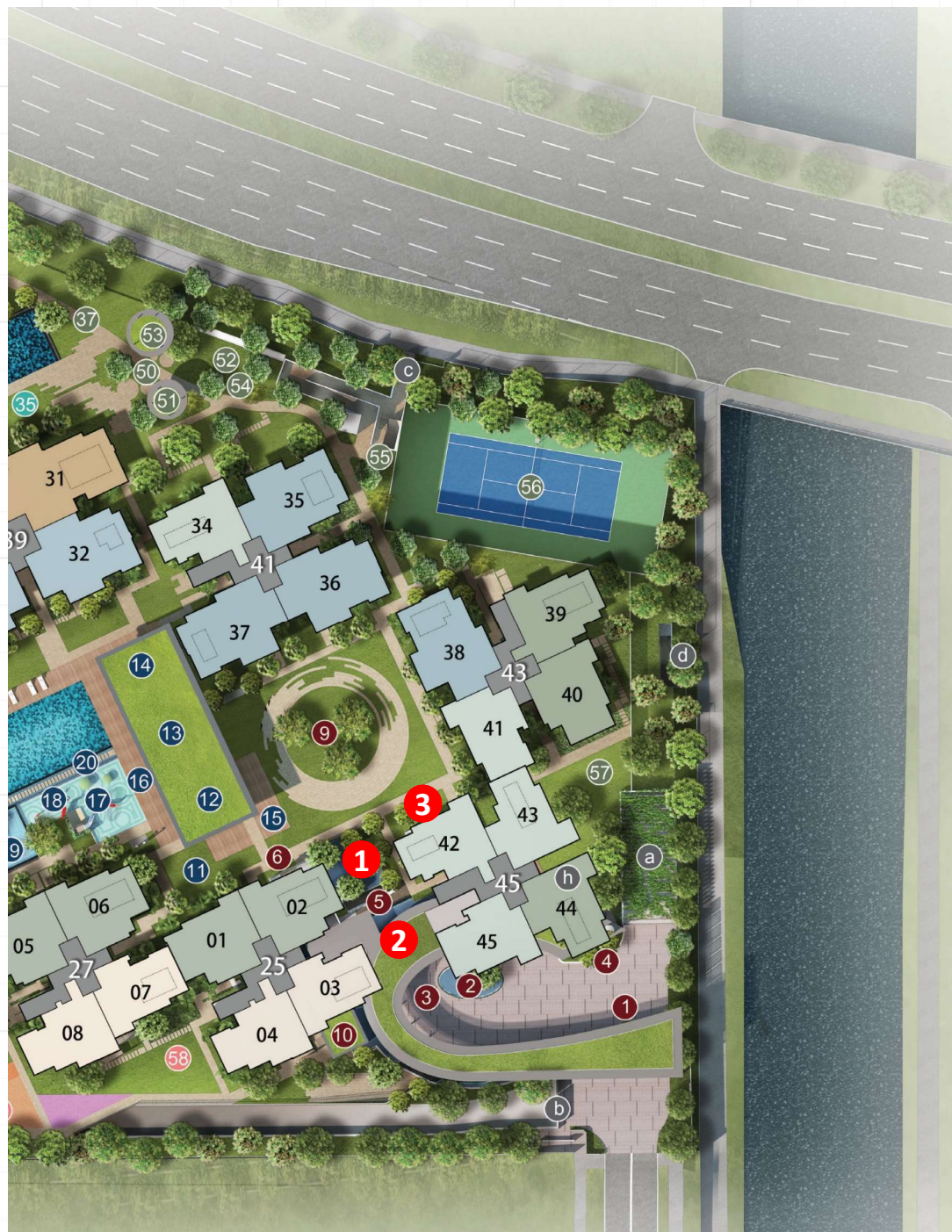
Introducing modular and movable furniture, to easily recreate spaces catered to every use



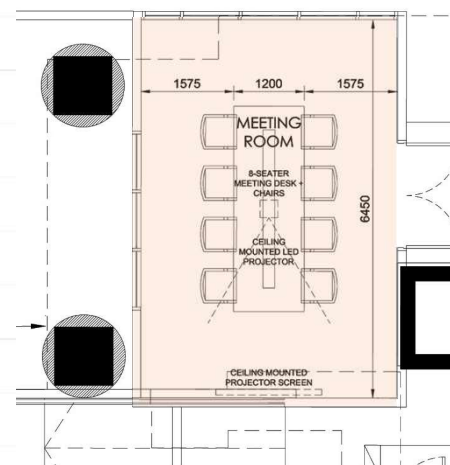
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- gym
- Family party room
- Yoga deck
- Changing room

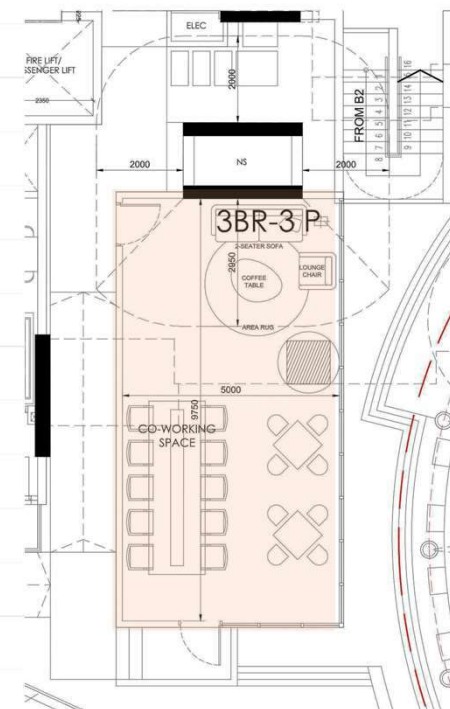
Clubhouse | *indoor facilities*



1 *Arrival Lobby*

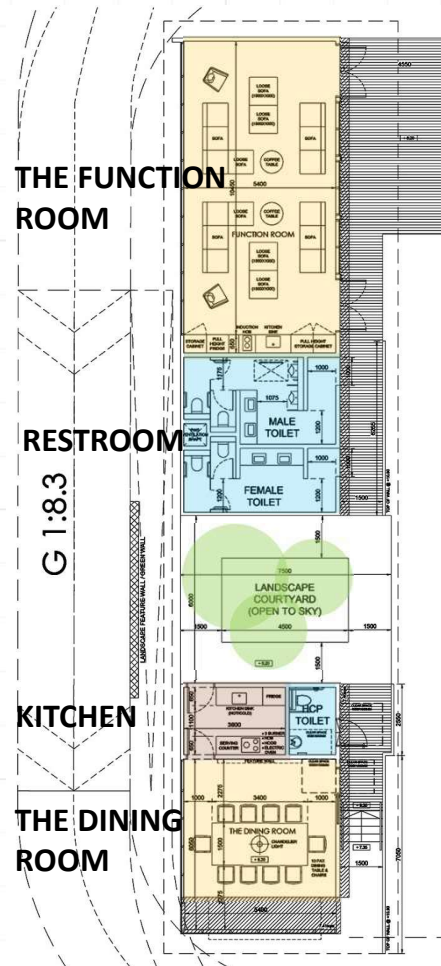


3 *Meeting Room*

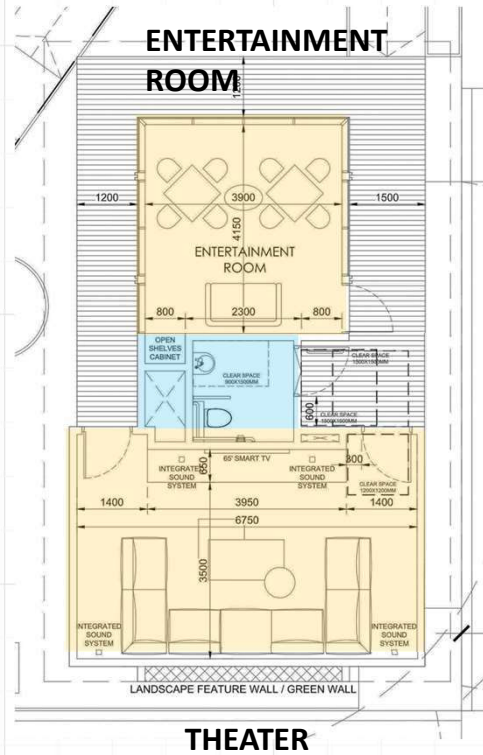


2 *Co-Working Space*

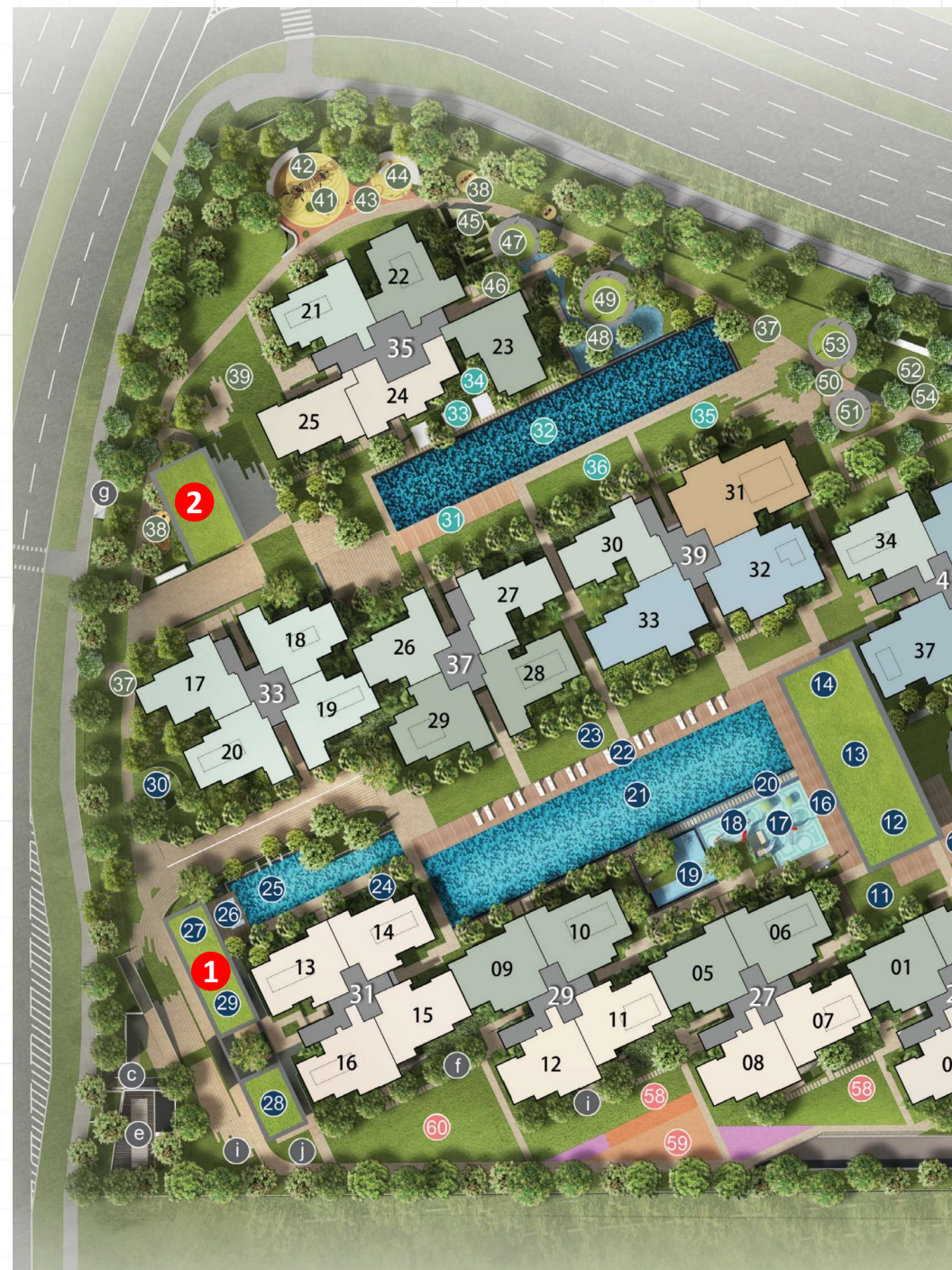




1 *The Function Room & Dining Room*



2 *The Entertainment Room*



ARCHITECTURE FAÇADE CONCEPT



Mangrove

/ˈmæŋgrəʊv/

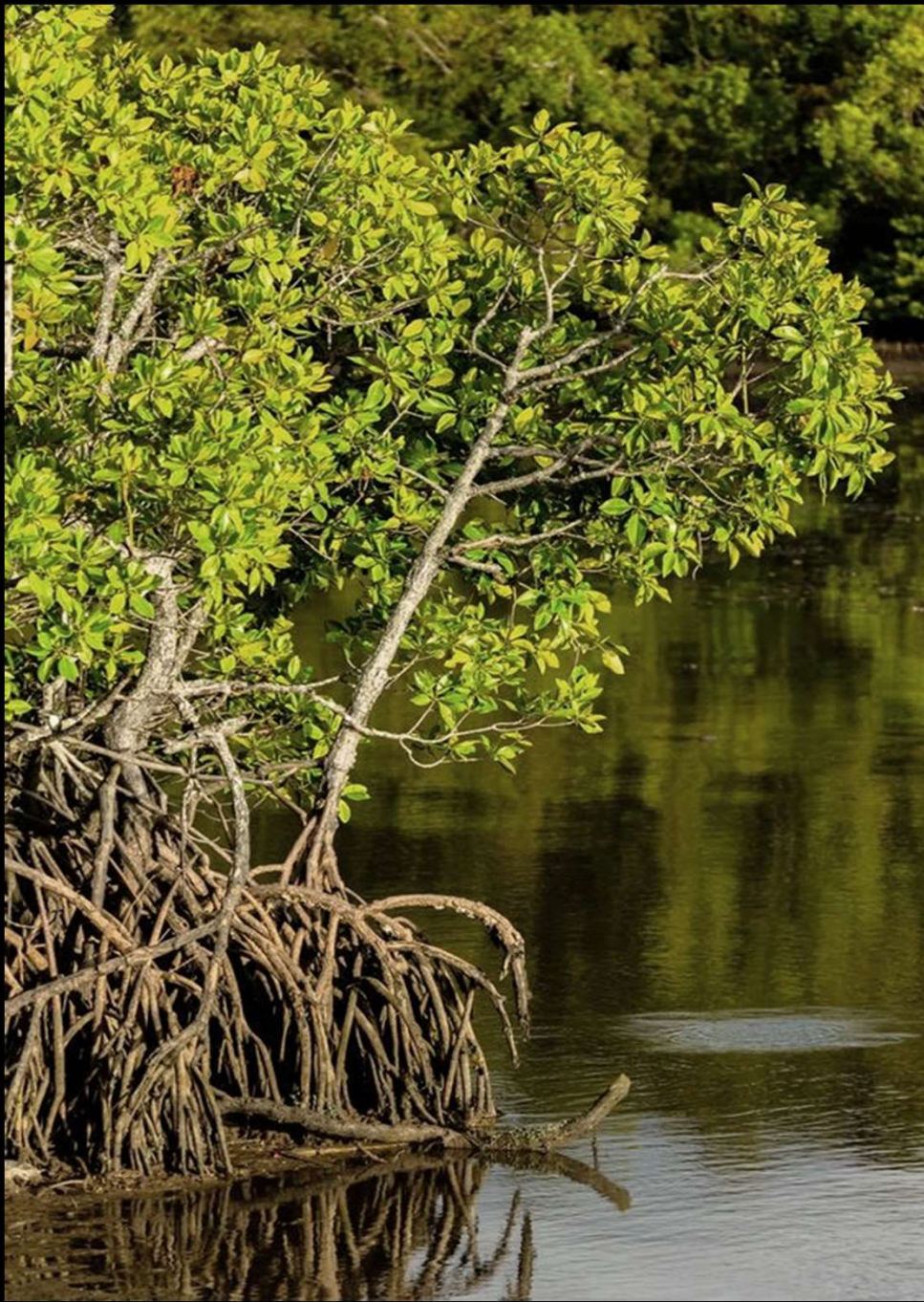
root system of mangroves provide food
and shelter for wildlife

Sanctuary

/ˈsæŋ(k)tʃʊəri/

protection or a safe place

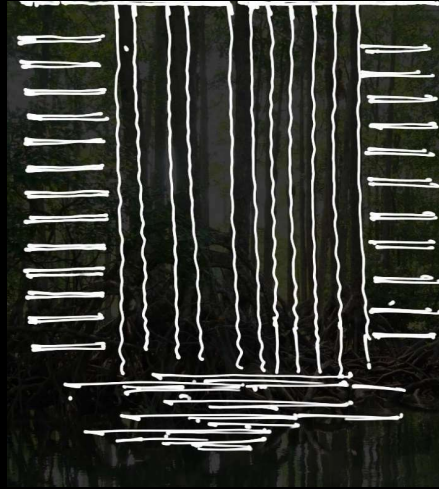




inspired by the mangrove



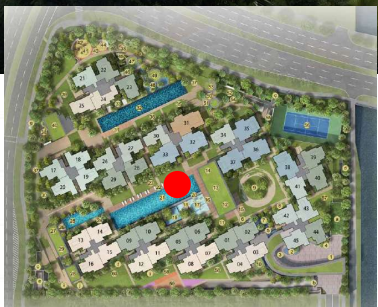
design concept | *facade*



translated to more abstract figure...

...to achieve simple and timeless language





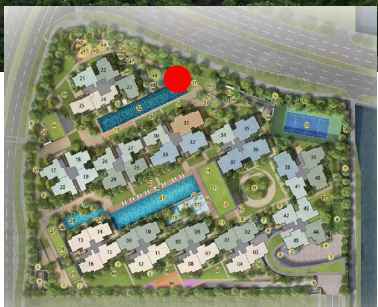
crossroads between city and nature



elevation | *artist impression*



Artist Impression



Artist Impression

UNIT LAYOUT PLANS

Schematic Diagram

25 YISHUN CLOSE S769341

UNIT / FLOOR	01	02	03	04
14	CS5a-H	CS5b-H	O4-H	O5-H
13	CS5a	CS5b	O4	O5
12	CS5a	CS5b	O4	O5
11	CS5a	CS5b	O4	O5
10	CS5a	CS5b	O4	O5
9	CS5a	CS5b	O4	O5
8	CS5a	CS5b	O4	O5
7	CS5a	CS5b	O4	O5
6	CS5a	CS5b	O4	O5
5	CS5a	CS5b	O4	O5
4	CS5a	CS5b	O4	O5
3	CS5a	CS5b	O4	O5
2	CS5a			O5
1	CS5a-P			O5-P

27 YISHUN CLOSE S769342

UNIT / FLOOR	05	06	07	08
14	CS5a-H	CS5b-H	O4-H	O5-H
13	CS5a	CS5b	O4	O5
12	CS5a	CS5b	O4	O5
11	CS5a	CS5b	O4	O5
10	CS5a	CS5b	O4	O5
9	CS5a	CS5b	O4	O5
8	CS5a	CS5b	O4	O5
7	CS5a	CS5b	O4	O5
6	CS5a	CS5b	O4	O5
5	CS5a	CS5b	O4	O5
4	CS5a	CS5b	O4	O5
3	CS5a	CS5b	O4	O5
2	CS5a	CS5b	O4	O5
1	CS5a-P	CS5b-P	O4-P	O5-P

29 YISHUN CLOSE S769343

UNIT / FLOOR	09	10	11	12
14	CS5a-H	CS5b-H	O4-H	O5-H
13	CS5a	CS5b	O4	O5
12	CS5a	CS5b	O4	O5
11	CS5a	CS5b	O4	O5
10	CS5a	CS5b	O4	O5
9	CS5a	CS5b	O4	O5
8	CS5a	CS5b	O4	O5
7	CS5a	CS5b	O4	O5
6	CS5a	CS5b	O4	O5
5	CS5a	CS5b	O4	O5
4	CS5a	CS5b	O4	O5
3	CS5a	CS5b	O4	O5
2	CS5a	CS5b	O4	O5
1	CS5a-P	CS5b-P	O4-P	O5-P

31 YISHUN CLOSE S769344

UNIT / FLOOR	13	14	15	16
14	O3-H	O3-H	O4-H	O5-H
13	O3	O3	O4	O5
12	O3	O3	O4	O5
11	O3	O3	O4	O5
10	O3	O3	O4	O5
9	O3	O3	O4	O5
8	O3	O3	O4	O5
7	O3	O3	O4	O5
6	O3	O3	O4	O5
5	O3	O3	O4	O5
4	O3	O3	O4	O5
3	O3	O3	O4	O5
2	O3	O3	O4	O5
1	O3-P	O3-P	O4-P	O5-P

33 YISHUN CLOSE S769345

UNIT / FLOOR	17	18	19	20
14	OY3-H	OY5-H	OY5-H	OY4-H
13	OY3	OY5	OY5	OY4
12	OY3	OY5	OY5	OY4
11	OY3	OY5	OY5	OY4
10	OY3	OY5	OY5	OY4
9	OY3	OY5	OY5	OY4
8	OY3	OY5	OY5	OY4
7	OY3	OY5	OY5	OY4
6	OY3	OY5	OY5	OY4
5	OY3	OY5	OY5	OY4
4	OY3	OY5	OY5	OY4
3	OY3	OY5	OY5	OY4
2	OY3	OY5	OY5	OY4
1	OY3-P	OY5-P	OY5-P	OY4-P

35 YISHUN CLOSE S769299

UNIT / FLOOR	21	22	23	24	25
14	OY6-H	OS3-H	OS4-H	O2-H	O1-H
13	OY6	OS3	OS4	O2	O1
12	OY6	OS3	OS4	O2	O1
11	OY6	OS3	OS4	O2	O1
10	OY6	OS3	OS4	O2	O1
9	OY6	OS3	OS4	O2	O1
8	OY6	OS3	OS4	O2	O1
7	OY6	OS3	OS4	O2	O1
6	OY6	OS3	OS4	O2	O1
5	OY6	OS3	OS4	O2	O1
4	OY6	OS3	OS4	O2	O1
3	OY6	OS3	OS4	O2	O1
2	OY6	OS3	OS4		O1
1	OY6-P	OS3-P	OS4-P		O1-P

37 YISHUN CLOSE S769300

UNIT / FLOOR	26	27	28	29
14	OY5-H	OY2-H	OS1-H	OS2-H
13	OY5	OY2	OS1	OS2
12	OY5	OY2	OS1	OS2
11	OY5	OY2	OS1	OS2
10	OY5	OY2	OS1	OS2
9	OY5	OY2	OS1	OS2
8	OY5	OY2	OS1	OS2
7	OY5	OY2	OS1	OS2
6	OY5	OY2	OS1	OS2
5	OY5	OY2	OS1	OS2
4	OY5	OY2	OS1	OS2
3	OY5	OY2	OS1	OS2
2	OY5	OY2	OS1	OS2
1	OY5-P	OY2-P	OS1-P	OS2-P

39 YISHUN CLOSE S769301

UNIT / FLOOR	30	31	32	33
14	OY2-H	E1-H	D4-H	D3-H
13	OY2	E1	D4	D3
12	OY2	E1	D4	D3
11	OY2	E1	D4	D3
10	OY2	E1	D4	D3
9	OY2	E1	D4	D3
8	OY2	E1	D4	D3
7	OY2	E1	D4	D3
6	OY2	E1	D4	D3
5	OY2	E1	D4	D3
4	OY2	E1	D4	D3
3	OY2	E1	D4	D3
2	OY2	E1	D4	D3
1	OY2-P	E1-P	D4-P	D3-P

41 YISHUN CLOSE S769302

UNIT / FLOOR	34	35	36	37
14	OY6-H	D1-H	D2-H	D1-H
13	OY6	D1	D2	D1
12	OY6	D1	D2	D1
11	OY6	D1	D2	D1
10	OY6	D1	D2	D1
9	OY6	D1	D2	D1
8	OY6	D1	D2	D1
7	OY6	D1	D2	D1
6	OY6	D1	D2	D1
5	OY6	D1	D2	D1
4	OY6	D1	D2	D1
3	OY6	D1	D2	D1
2	OY6	D1	D2	D1
1	OY6-P	D1-P	D2-P	D1-P

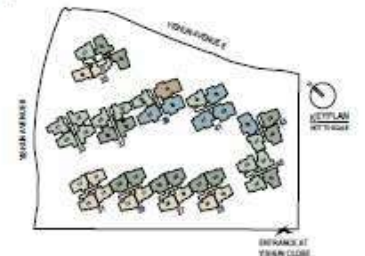
43 YISHUN CLOSE S769303

UNIT / FLOOR	38	39	40	41
14	D1-H	OS7-H	OS5b-H	OY1b-H
13	D1	OS7	OS5b	OY1b
12	D1	OS7	OS5b	OY1b
11	D1	OS7	OS5b	OY1b
10	D1	OS7	OS5b	OY1b
9	D1	OS7	OS5b	OY1b
8	D1	OS7	OS5b	OY1b
7	D1	OS7	OS5b	OY1b
6	D1	OS7	OS5b	OY1b
5	D1	OS7	OS5b	OY1b
4	D1	OS7	OS5b	OY1b
3	D1	OS7	OS5b	OY1b
2	D1	OS7	OS5b	OY1b
1	D1-P	OS7-P	OS5b-P	OY1b-P

45 YISHUN CLOSE S769294

UNIT / FLOOR	42	43	44	45
14	OY6-H	OY7-H	OS6-H	OY1a-H
13	OY6	OY7	OS6	OY1a
12	OY6	OY7	OS6	OY1a
11	OY6	OY7	OS6	OY1a
10	OY6	OY7	OS6	OY1a
9	OY6	OY7	OS6	OY1a
8	OY6	OY7	OS6	OY1a
7	OY6	OY7	OS6	OY1a
6	OY6	OY7	OS6	OY1a
5	OY6	OY7	OS6	OY1a
4	OY6	OY7	OS6	OY1a
3	OY6	OY7	OS6	OY1a
2				
1				

- C 3 BEDROOM
- CY 3 BEDROOM WITH YARD
- CS 3 BEDROOM WITH UTILITY, YARD AND STUDY
- D 4 BEDROOM
- E 5 BEDROOM





Legend

C	3 BEDROOM
CY	3 BEDROOM WITH YARD
CS	3 BEDROOM WITH UTILITY, YARD AND STUDY
D	4 BEDROOM
E	5 BEDROOM

UNITS	PERCENTAGE
164	26.62%
176	28.57%
178	28.90%
84	13.64%
14	2.27%

TOTAL UNITS: 616 Units

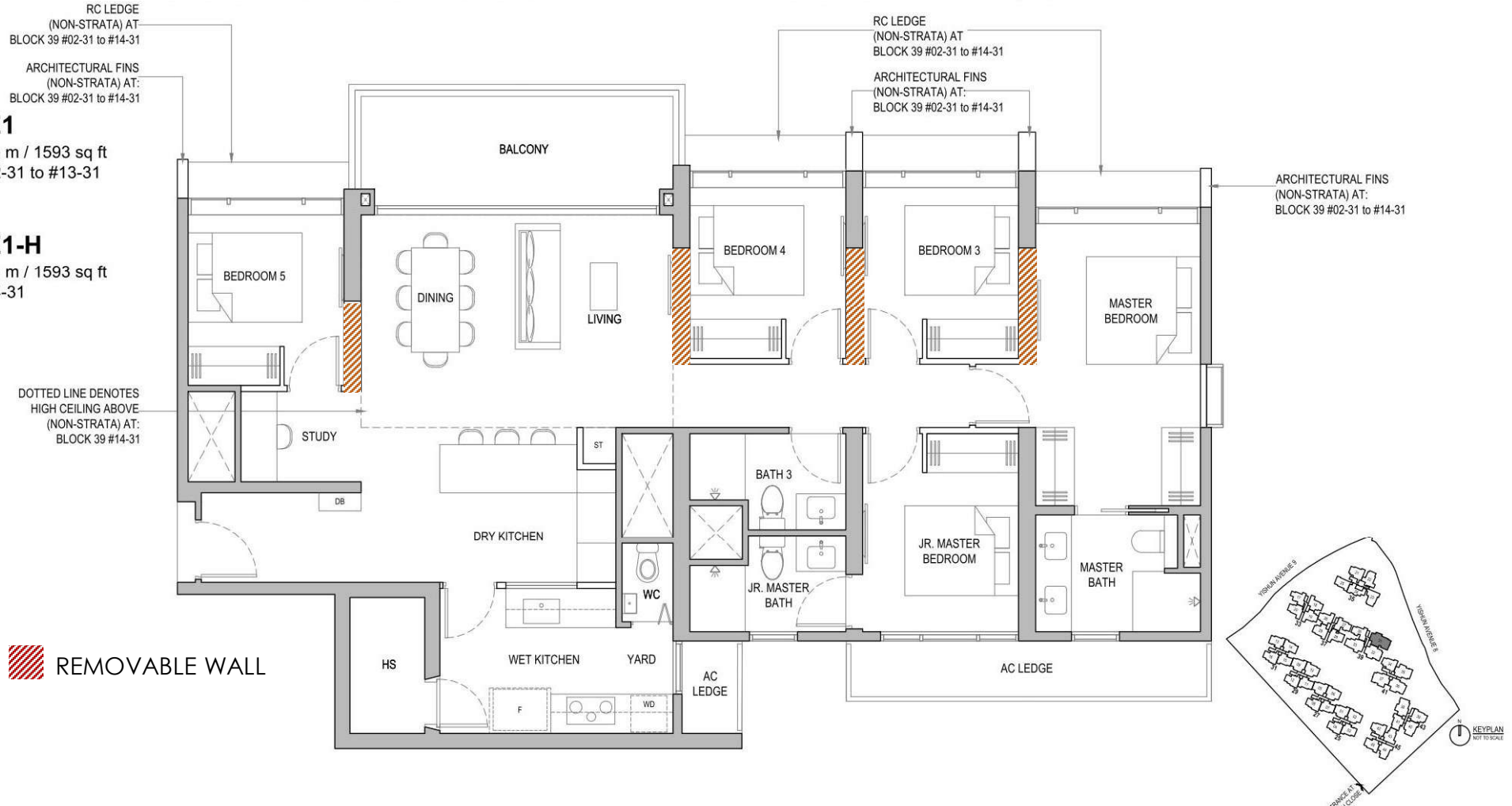
UNIT PLAN – FLEXIBILITY

TYPE E1

Area: 148 sq m / 1593 sq ft
Block 39 #02-31 to #13-31

TYPE E1-H

Area: 148 sq m / 1593 sq ft
Block 39 #14-31



FLEXIBLE, ADAPTABLE UNITS WITH LIFE CHANGE:

- WORK FROM HOME
- STUDY ROOM
- HOME OFFICE
- MASTER CHEF
- BABY ROOM
- EXPANDED WARDROBE
- HOBBY ROOM

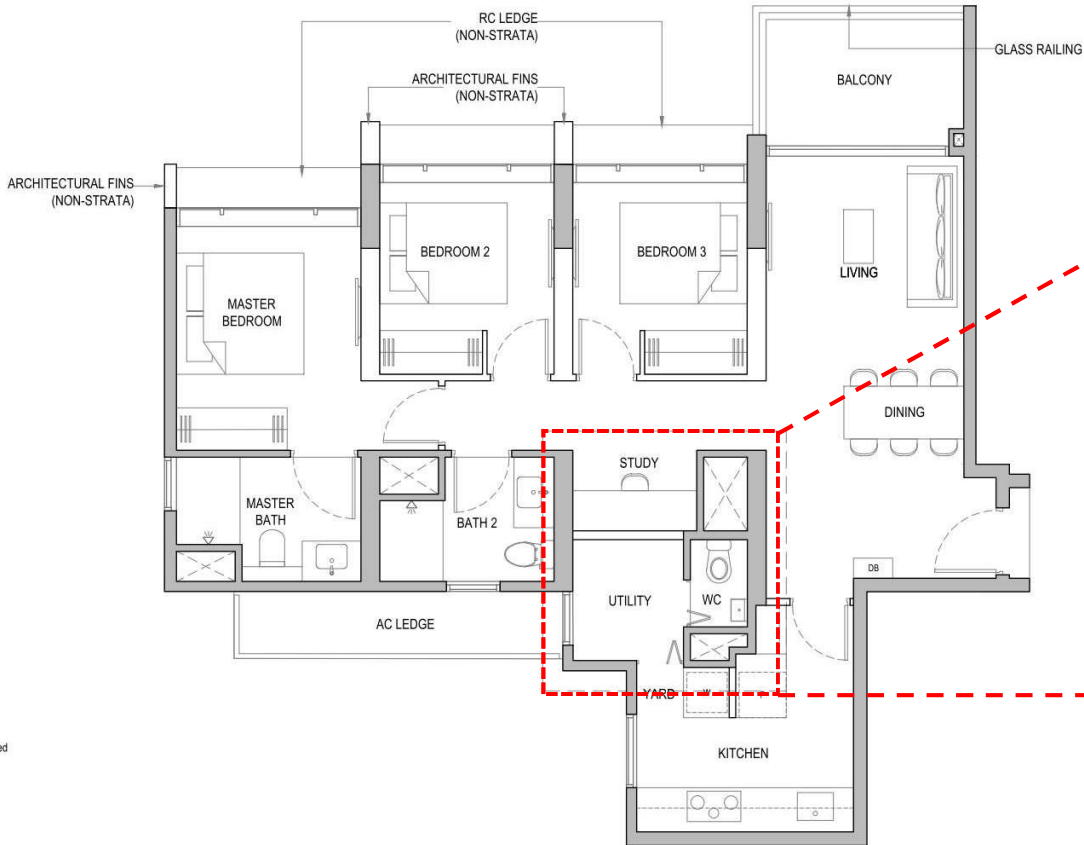


UNIT PLAN – FLEXIBILITY

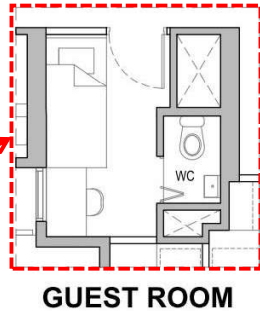
FLEXIBLE, ADAPTABLE UNITS WITH LIFE CHANGE:

APPLICABLE TO UNIT
TYPE CS3-P Block 35
CS3 Stack 22
CS3-H

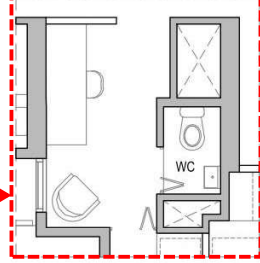
- WORK FROM HOME
- STUDY ROOM
- HOME OFFICE
- MASTER CHEF
- BABY ROOM
- EXPANDED WARDROBE
- HOBBY ROOM



POSSIBLE FLEXIBILITY - 1
(TO BE DONE BY PURCHASER)



POSSIBLE FLEXIBILITY - 2
(TO BE DONE BY PURCHASER)



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- W Washer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



Areas include AC ledge, balcony, PES and strata void where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



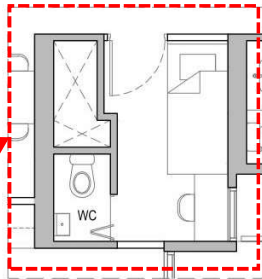
UNIT PLAN – FLEXIBILITY

FLEXIBLE, ADAPTABLE UNITS WITH LIFE CHANGE:

APPLICABLE TO UNIT
TYPE CS4-P Block 35
CS4 Stack 22
CS4-H

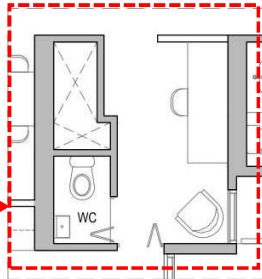
WORK FROM HOME
STUDY ROOM
HOME OFFICE
MASTER CHEF
BABY ROOM
EXPANDED WARDROBE
HOBBY ROOM

POSSIBLE FLEXIBILITY - 1
(TO BE DONE BY PURCHASER)

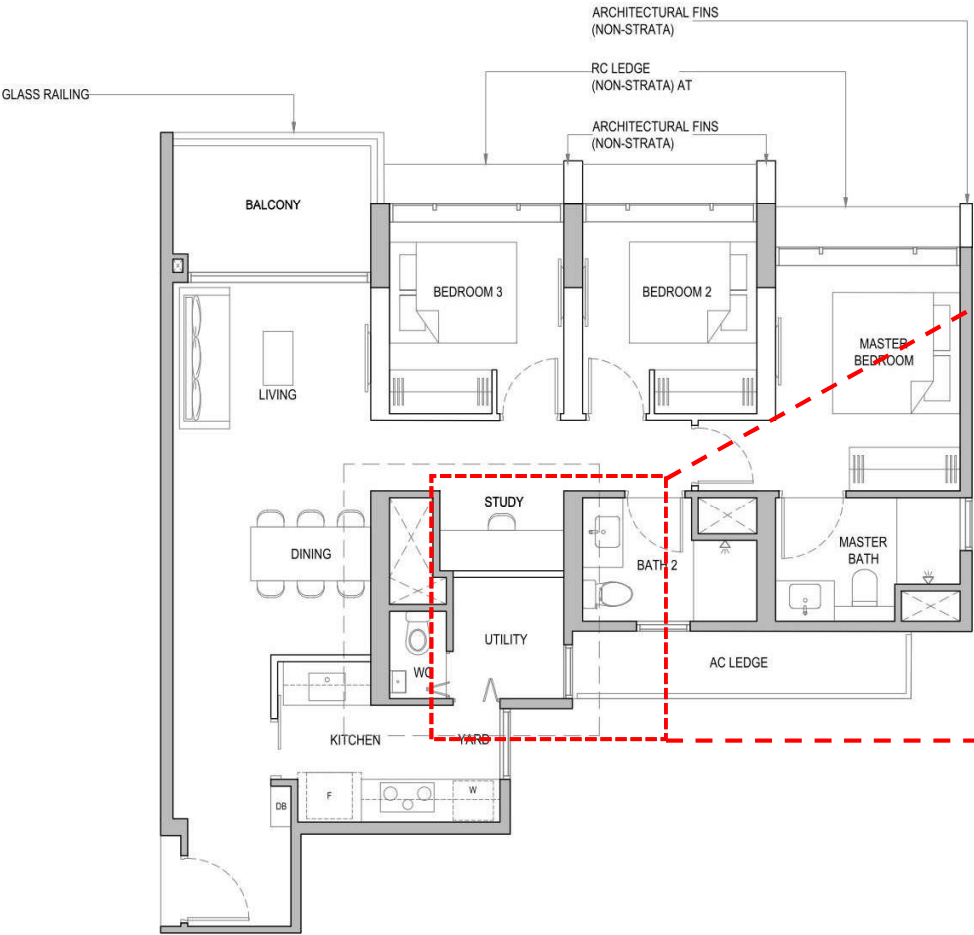


GUEST ROOM

POSSIBLE FLEXIBILITY - 2
(TO BE DONE BY PURCHASER)



UNIVERSAL ROOM
STUDY/HOBBY ROOM
WITH DUAL ACCESS



- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- W Washer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage



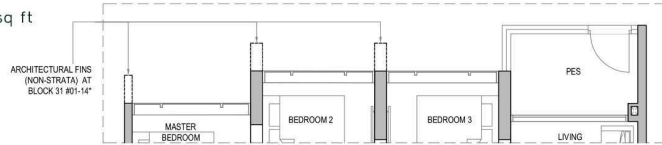
Areas include AC ledge, balcony, PES and strata void where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3 Bedroom

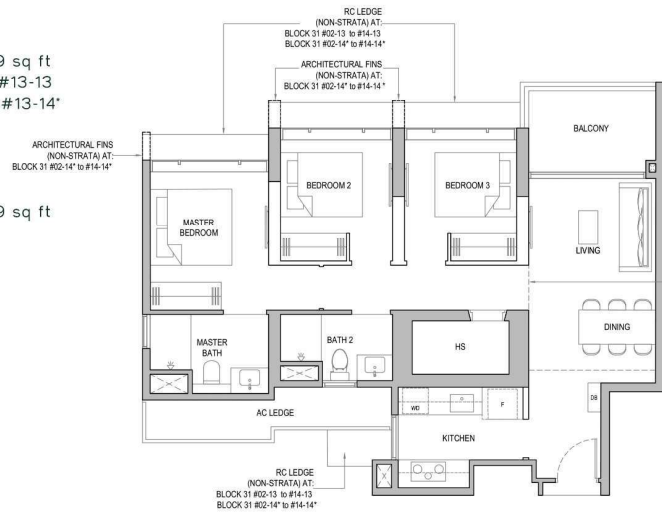
TYPE C3-P

Area: 90 sq m / 969 sq ft
Block 31 #01-13
Block 31 #01-14*



TYPE C3

Area: 90 sq m / 969 sq ft
Block 31 #02-13 to #13-13
Block 31 #02-14* to #13-14*



TYPE C3-H

Area: 90 sq m / 969 sq ft
Block 31 #14-13
Block 31 #14-14*



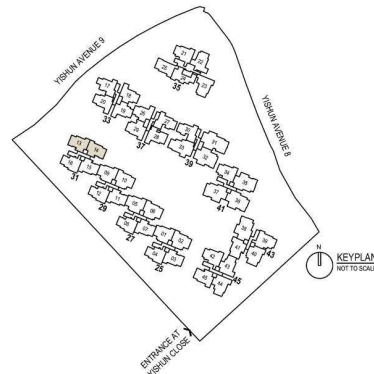
DOTTED LINE DENOTES
HIGH CEILING ABOVE
(NON-STRATA) AT:
BLOCK 31 #14-13
BLOCK 31 #14-14*

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage

* Mirror Image

0 1 2 3 4 5M

Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



3 Bedroom with Yard and Study

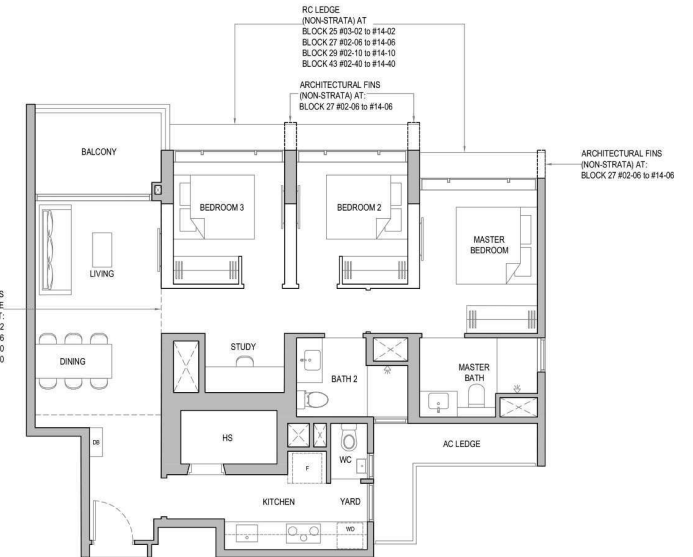
TYPE CS5b-P

Area: 100 sq m / 1076 sq ft
Block 27 #01-06
Block 29 #01-10
Block 43 #01-40



TYPE CS5b

Area: 100 sq m / 1076 sq ft
Block 25 #03-02 to #13-02
Block 27 #02-06 to #13-06
Block 29 #02-10 to #13-10
Block 43 #02-40 to #13-40



TYPE CS5b-H

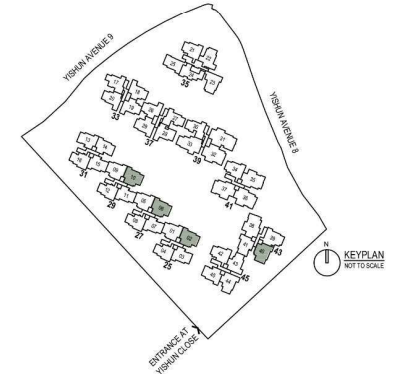
Area: 100 sq m / 1076 sq ft
Block 25 #14-02
Block 27 #14-06
Block 29 #14-10
Block 43 #14-40

DOTTED LINE DENOTES
HIGH CEILING ABOVE
(NON-STRATA) AT:
BLOCK 25 #14-02
BLOCK 27 #14-06
BLOCK 29 #14-10
BLOCK 43 #14-40

- Wall not allowed to be hacked or altered
- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

0 1 2 3 4 5M

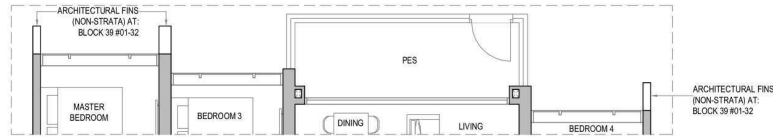
Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



4 Bedroom

TYPE D4-P

Area: 129 sq m / 1389 sq ft
Block 39 #01-32

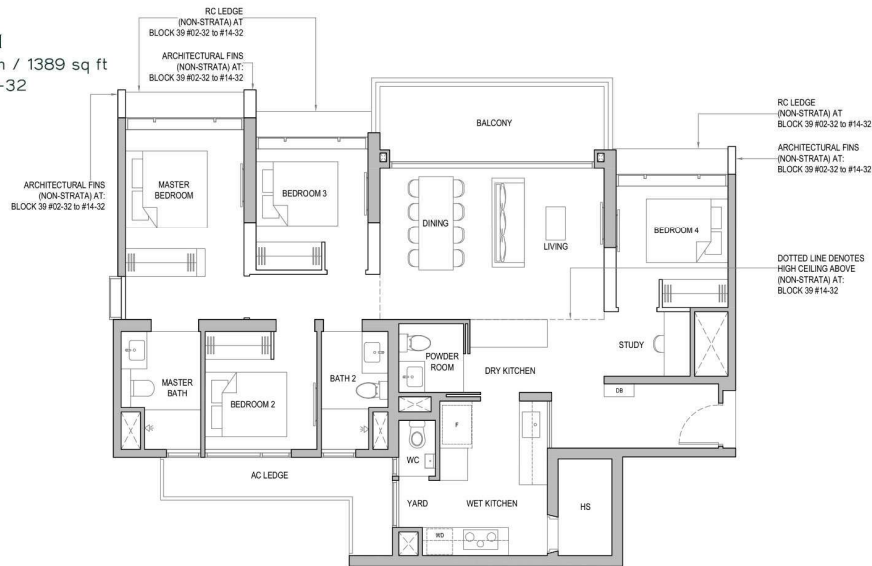


TYPE D4

Area: 129 sq m / 1389 sq ft
Block 39 #02-32 to #13-32

TYPE D4-H

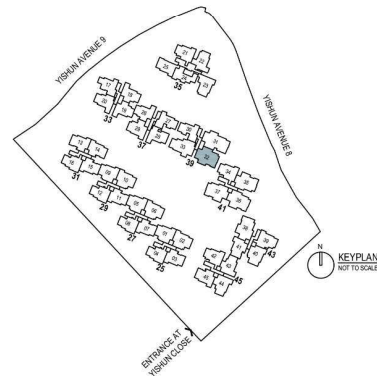
Area: 129 sq m / 1389 sq ft
Block 39 #14-32



Wall not allowed to be hacked or altered

- PES Private Enclosed Space
- RC Reinforced Concrete
- DB Distribution Board
- F Fridge (not included)
- WD Washer Dryer (not included)
- HS Household Shelter
- AC Air-Conditioner
- ST Storage
- WC Water Closet

0 1 2 3 4 5M



Areas include AC ledge, balcony and PES where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



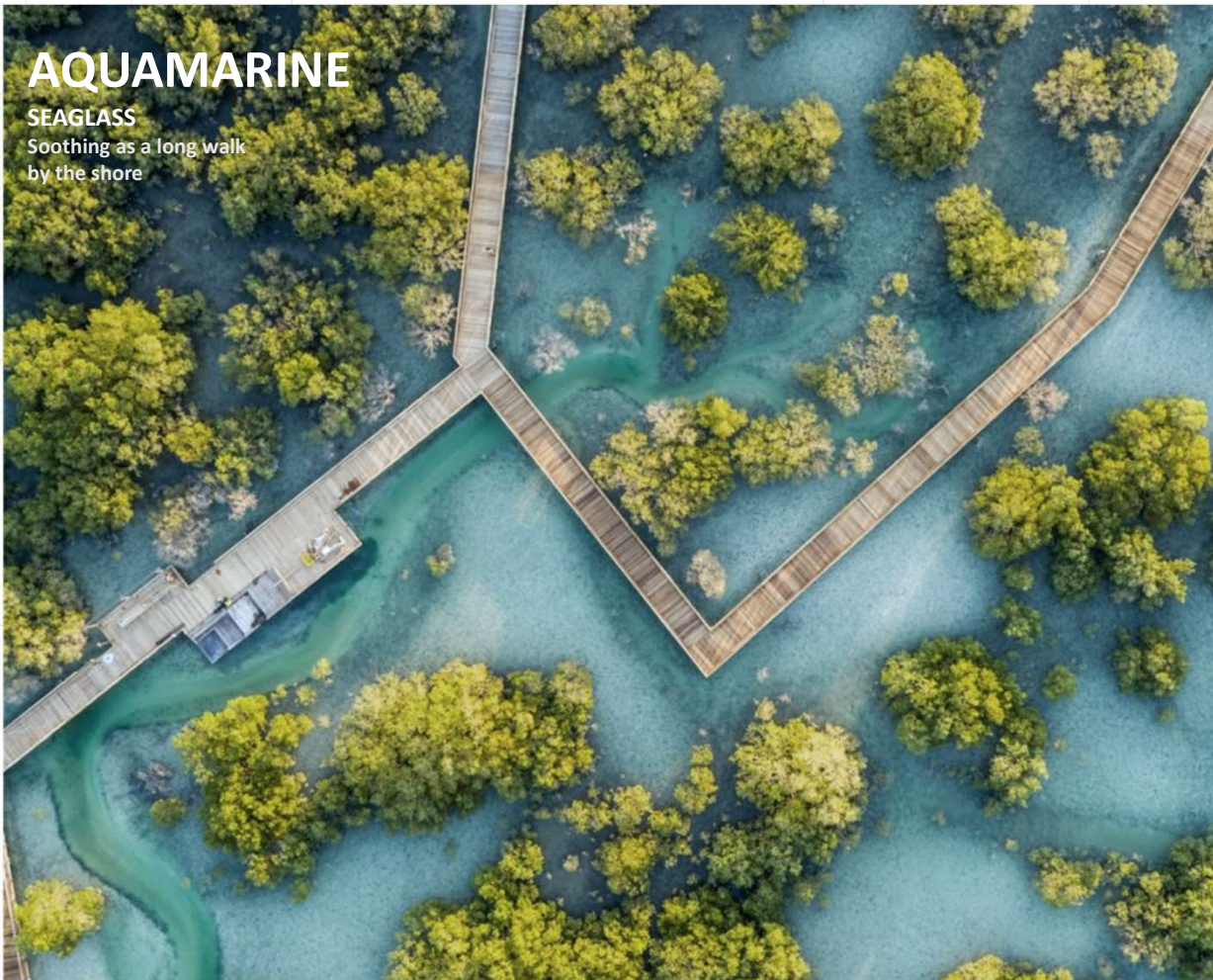
INTERIOR DESIGN

COOL BREEZE

AQUAMARINE

SEAGLASS

Soothing as a long walk
by the shore



home | color

Mood Lifters

Let go of the idea that soft, chalky colors are the only relaxing ones. These saturated hues refresh your mind—and your home.

Lyndhurst
Duchess Blue
5002-5C
A dose of gray brings sophistication to this turquoise. Metallic accents will dress it up. valspar.com

Embellished Blue
510D-4
Bold, but still soothing. Try it in a room that needs focused energy, such as a home office. behr.com

Fountain Head
A38-7
Use this in a room you spend a lot of time in at night—the moody quality is enveloping. acehardware.com

Adrift
26A6
Make a thrift-store find fabulous with this color. truevaluepaint.com

Acapulco Cliffs
B57-4
You can put this hue on walls, trim, furniture—just pair it with bright white for a crisp look. olympic.com

See how designer Kelly Berg uses these colors in our digital edition, now in the iTunes store.

BETTER HOMES AND GARDENS | AUGUST 2011 | BHG.COM 47

COOL BREEZE

3-C, 3-Y & 3-P BEDROOM

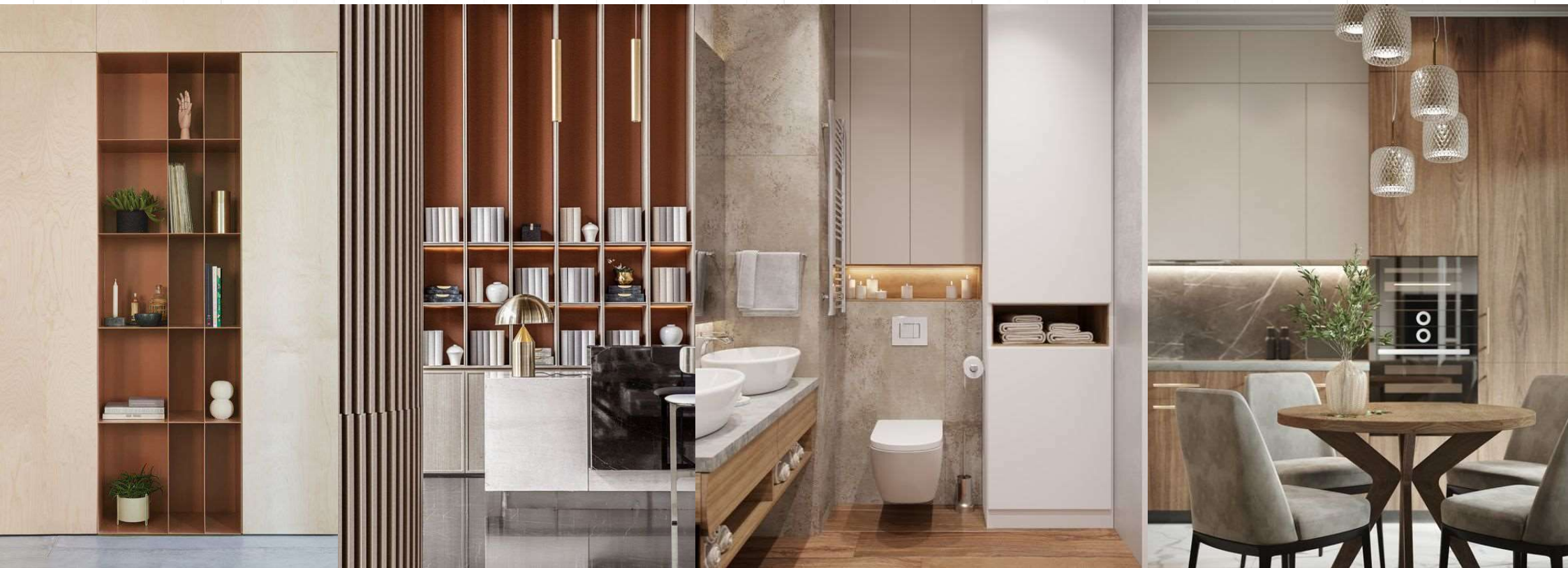


EARTHY LUX



EARTHY LUX

4 & 5 BEDROOM



COOL BREEZE

3-C, 3-Y & 3-P BEDROOM



EARTHY LUX

4 & 5 BEDROOM



BEDROOMS

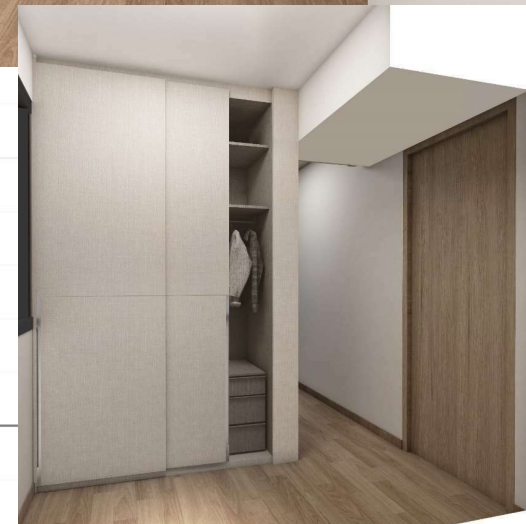
3-C, 3-Y & 3-P BEDROOM & 4 & 5 BEDROOM



Typical Common Bedroom



Typical Master Bedroom



INTERIOR PROVISIONS

1. Kitchen comes with **Brandt** cooker hood, hob and oven.
2. Luxurious bathroom sanitary wares and fittings from brands such as **Grohe & American Standard**.
3. Wardrobe accessories cabinet provision in all 4BR and 5BR master bedrooms.
4. Solid Surface kitchen counter top provision.
5. Kitchen counter provided in all dry kitchen for 4-Bedroom and 5-Bedroom units.
6. Master & Common Bathroom comes with angle valve for possible future bidet spray provision.



summary



SUMMARY

OPTIMAL VIEWS AND ORIENTATION

north-south orientation

maximum building spacing

best views for larger units pocket views for smaller units

SENSITIVE DESIGN FOR COMMON AREAS

e-deck for best views, privacy and minimize noise

contiguous spaces with WOW factor

sense of arrival

seamless pedestrian/vehicular circulation

MULTI-GENERATION LIVING

adaptable/flexible unit layout

family oriented amenities

communal spaces for co-sharing