Miltonia Breeze @YISHUN





HDB'S SALES LAUNCH NOVEMBER 2022



Artist's impression

MILTONIA BREEZE @ YISHUN

Bounded by Miltonia Close, Yishun Avenue 1, and Yishun Avenue 10, Miltonia Breeze @ Yishun comprises 9 residential blocks ranging from 12 to 14 storeys in height. You can choose from 1,334 units of 2-room Flexi, 4-, and 5-room flats.

Like the nearby Aranda Breeze @ Yishun and Vanda Breeze @ Yishun, the name 'Miltonia Breeze @ Yishun' references orchids. You will find floral motifs livening up the common areas around the development.



Artist's impression

You can rest at the roof gardens above the Multi-Storey Car Parks or head to the green spaces within the development which will come with children's playgrounds, and adult and elderly fitness stations for daily exercise. Miltonia Breeze @ Yishun will house a childcare centre, resident's network centre, shops, and an eating house for added convenience.

Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public.

IMPORTANT NOTES

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

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



YISHUN



MRT Line & Station
Future Road / Under Construction
MK MOE Kindergarten
(u/c) Under Construction

Scale 0 100 200 300 400 500 Metres

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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. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
4. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
   (a) Places of worship (e.g. Chinese Temple or Church) may include columbarium,
   (b) community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks, etc.
5. 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.

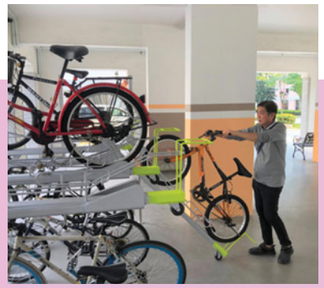
ECO-FRIENDLY FEATURES

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

- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electric 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

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

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal





FINISHES AND FITTINGS

More than just a well-designed and functional interior, these flats will come with the following finishes and fittings.

2-ROOM FLEXI
Available either on a 99-year lease or short-lease

- Floor tiles in the:
  - Bathroom
  - Household shelter
  - Kitchen
- Wall tiles in the:
  - Bathroom
  - Kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Grab bars (for 2-room Flexi flats on short-leases)

4- and 5-ROOM

- Floor tiles in the:
  - Bathrooms
  - Household shelter
  - Kitchen and service yard
- Wall tiles in the:
  - Bathrooms
  - Kitchen

OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) is an opt-in scheme that provides convenience for our buyers. If you opt-in for OCS, the cost of the optional components will be added to the price of the flat. Please refer to the attached OCS leaflet for details.

LAYOUT IDEAS

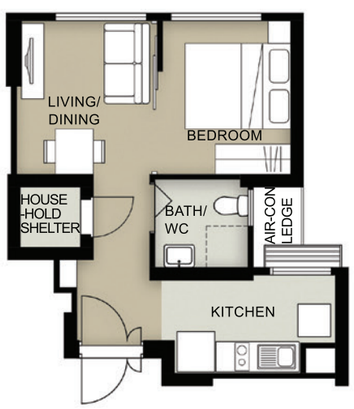
WITHOUT LIVING/ DINING/ BEDROOM FLOOR FINISHES (DEFAULT)

2-ROOM FLEXI (TYPE 1) FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 38 sqm

Inclusive of Internal Floor Area of 36 sqm and Air-con Ledge



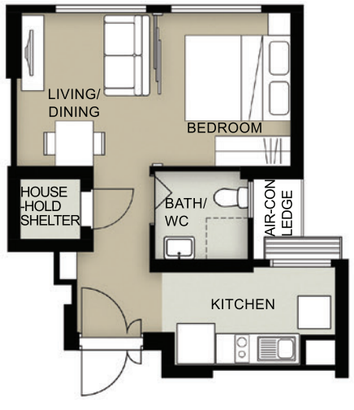
WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

2-ROOM FLEXI (TYPE 1) FLOOR PLAN

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Approx. Floor Area 38 sqm

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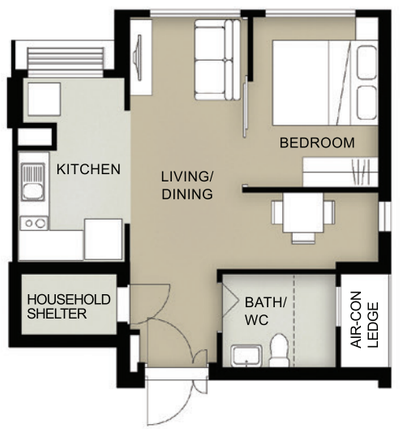
WITHOUT LIVING/ DINING/ BEDROOM FLOOR FINISHES (DEFAULT)

2-ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 49 sqm

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



To meet different lifestyle needs, the 46sqm 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.

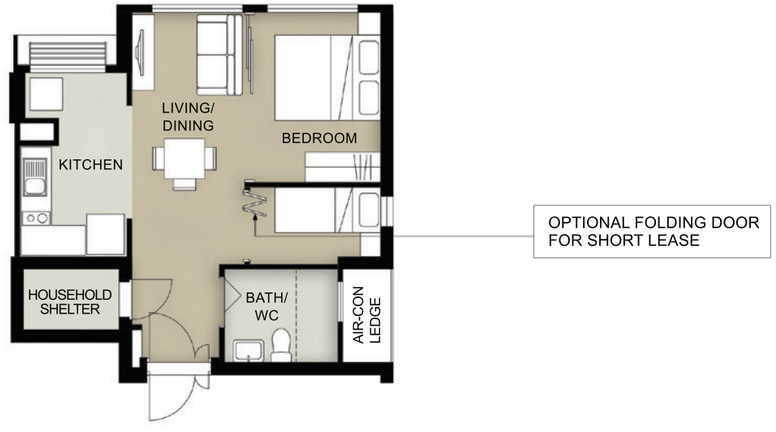
WITH LIVING/ DINING/ BEDROOM FLOOR FINISHES

2-ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 49 sqm

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

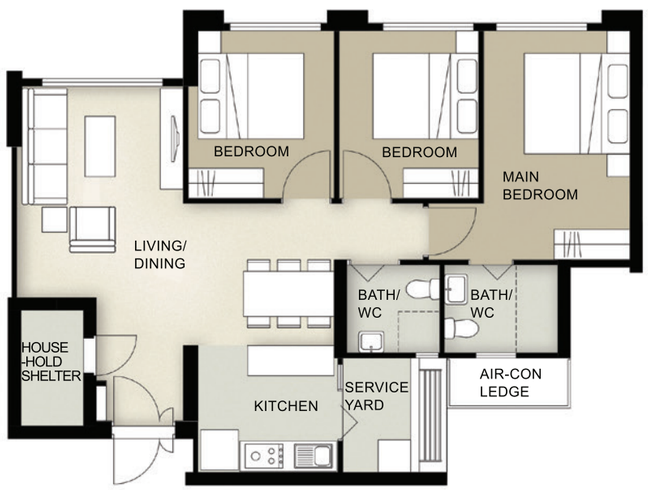


LAYOUT IDEAS

4-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 93 sqm

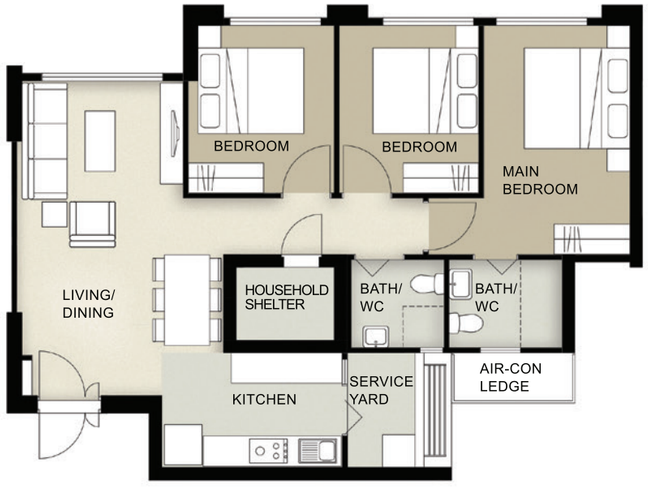
Inclusive of Internal Floor Area of 90 sqm and
Air-con Ledge



4-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 93 sqm

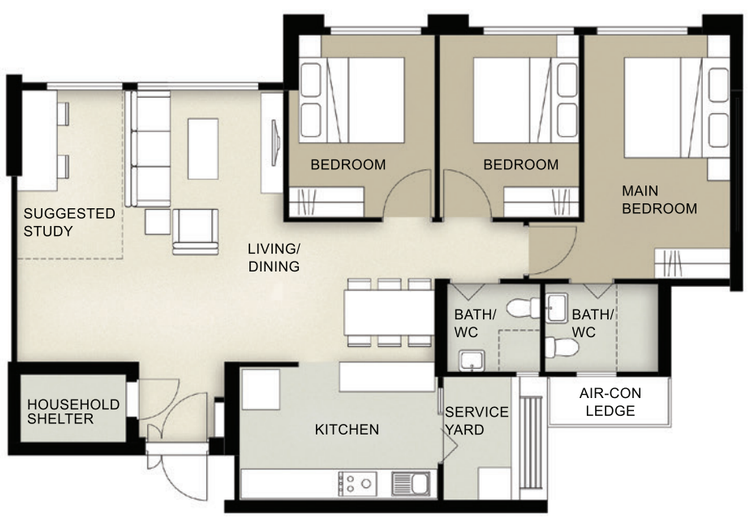
Inclusive of Internal Floor Area of 90 sqm and
Air-con Ledge



5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 113 sqm

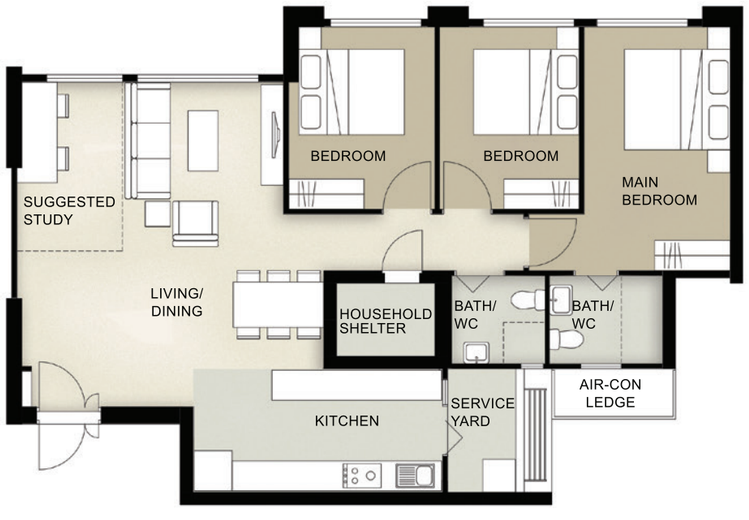
Inclusive of Internal Floor Area of 110 sqm and
Air-con Ledge



5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)

Approx. Floor Area 113 sqm

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



SITE PLAN



FLAT TYPE

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

PLAY FACILITIES

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

COMMUNAL AREAS

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

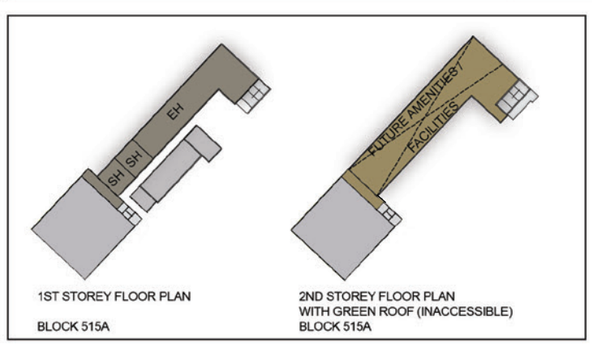
SOCIAL AMENITIES

6. FUTURE AMENITIES / FACILITIES AT 1ST STOREY
7. CHILDCARE CENTRE AT 1ST STOREY WITH GREEN ROOF (INACCESSIBLE)
8. RESIDENTS' NETWORK CENTRE AT 1ST STOREY
9. HARDCOURT

OTHERS

- LINKWAY
  LB:LINKBRIDGE
  S:SHELTER
- TRELLIS
- SERVICE
  ESS: ELECTRICAL SUB-STATION
  UC: UTILITY CENTRE AT 1ST STOREY
- ENTRANCE / EXIT FOR MULTI-STOREY CARPARK
- EATING HOUSE (EH) / SHOPS (SH)
- SERVICE BAY
- AMENITY LOCATED (BELOW)
- AIR-WELL
- CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

Block Number	Number of Storeys	2-Room Flexi (Type 1)	2-Room Flexi (Type 2)	4-Room	5-Room	Total
516A	13	24	84	24	23	155
516B	13	-	-	72	60	132
516C	13	-	-	72	60	132
517A	12	22	66	22	20	130
517B	13	24	72	22	23	141
517C	13	-	-	72	60	132
518A	13	24	96	23	23	166
519A	13	-	-	68	59	127
519B	14	52	117	25	25	219
Total		146	435	400	353	1334



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

SCALE 0 15 30 45 60 75 90 105 120 135 150 METRES

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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. Site Reserved for Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
3. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
   (a) Places of worship (e.g. Chinese Temple or Church) may include columbarium,
   (b) community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks, etc.
4. 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' committee 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.
5. 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.
6. 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.
7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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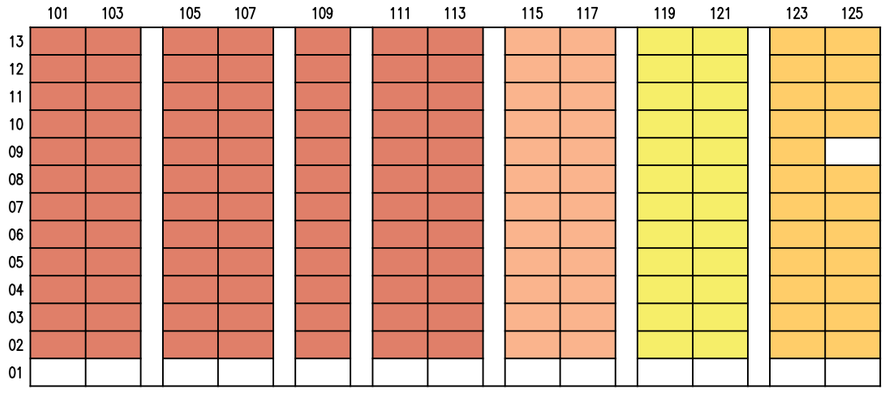
UNIT DISTRIBUTION

2 ROOM FLEXI (TYPE 1)

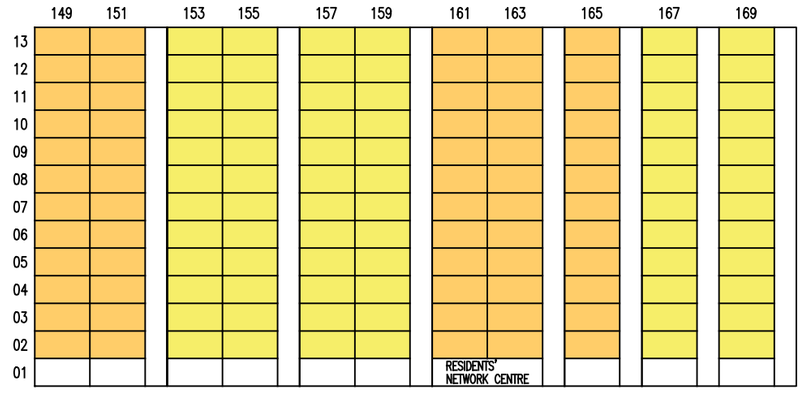
2 ROOM FLEXI (TYPE 2)

4 ROOM

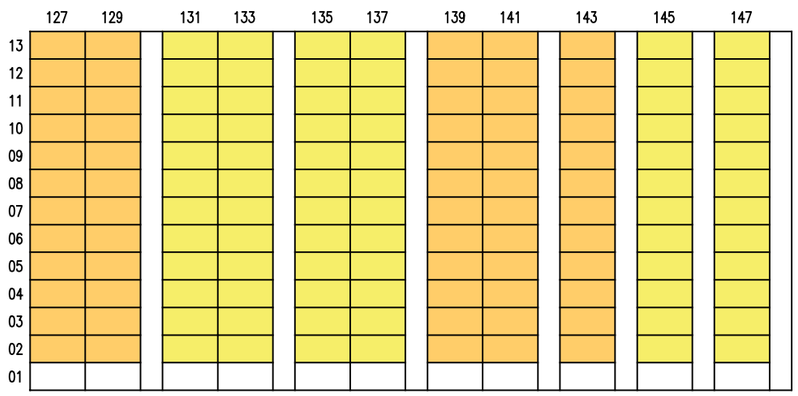
5 ROOM



BLOCK 516A



BLOCK 516C



BLOCK 516B



BLOCK 517A

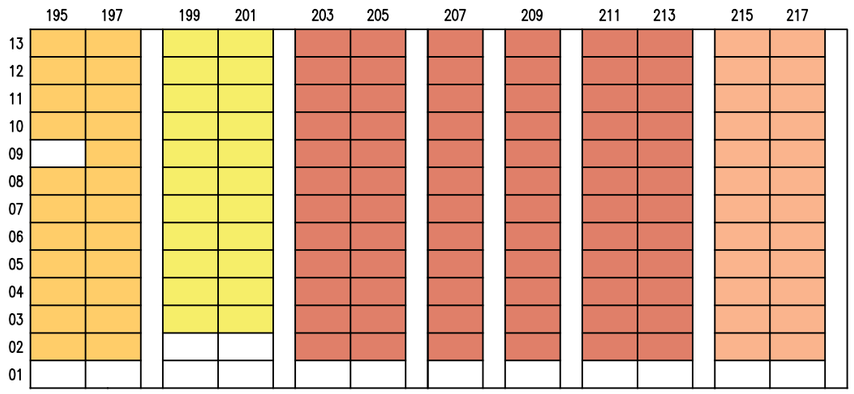
UNIT DISTRIBUTION

2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)

4 ROOM

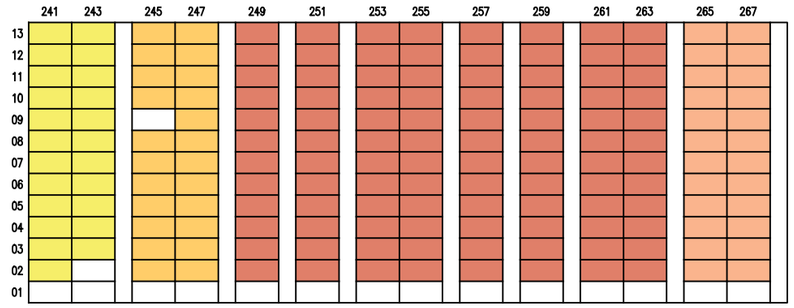
5 ROOM



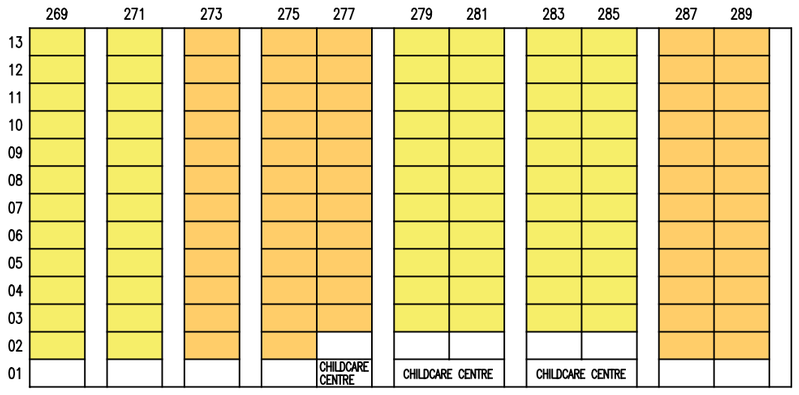
BLOCK 517B



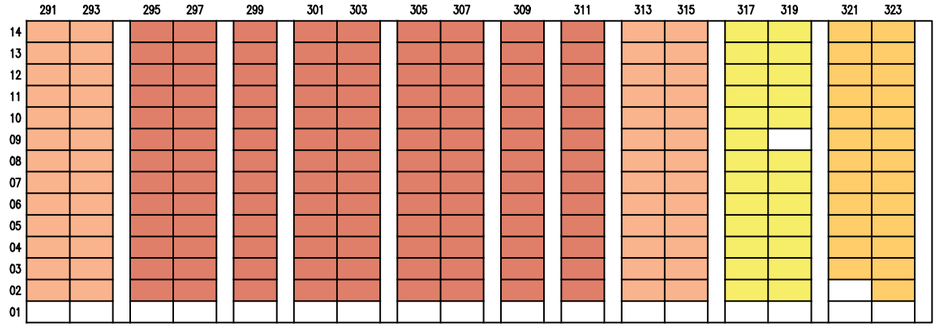
BLOCK 517C



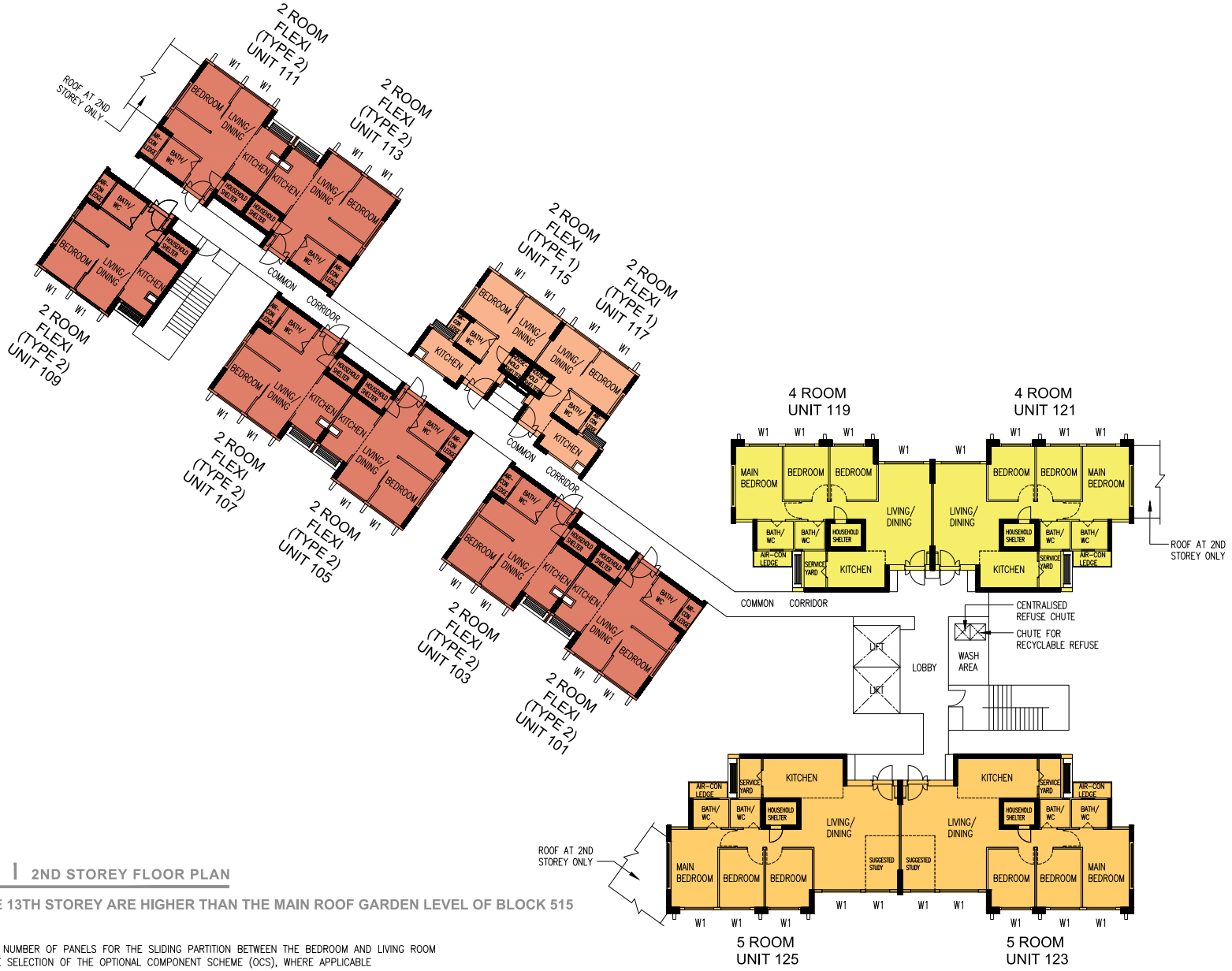
BLOCK 518A



BLOCK 519A



BLOCK 519B



BLOCK 516A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 515

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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

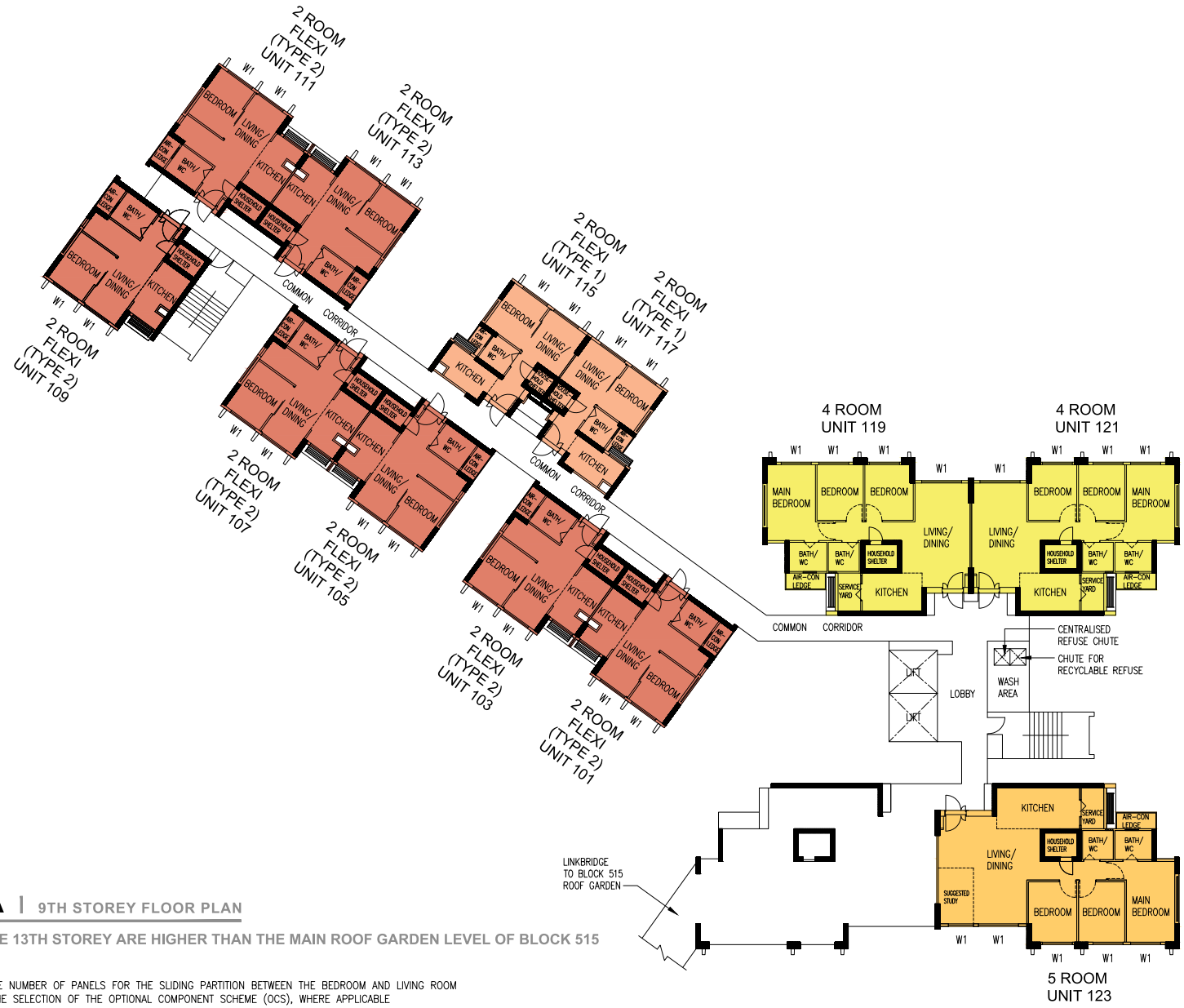


BLOCK 516A | 3RD TO 8TH AND 10TH TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 515

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 516A | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 515

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 516B | 2ND STOREY FLOOR PLAN

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



BLOCK 516B | 3RD TO 13TH STOREY FLOOR PLAN

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



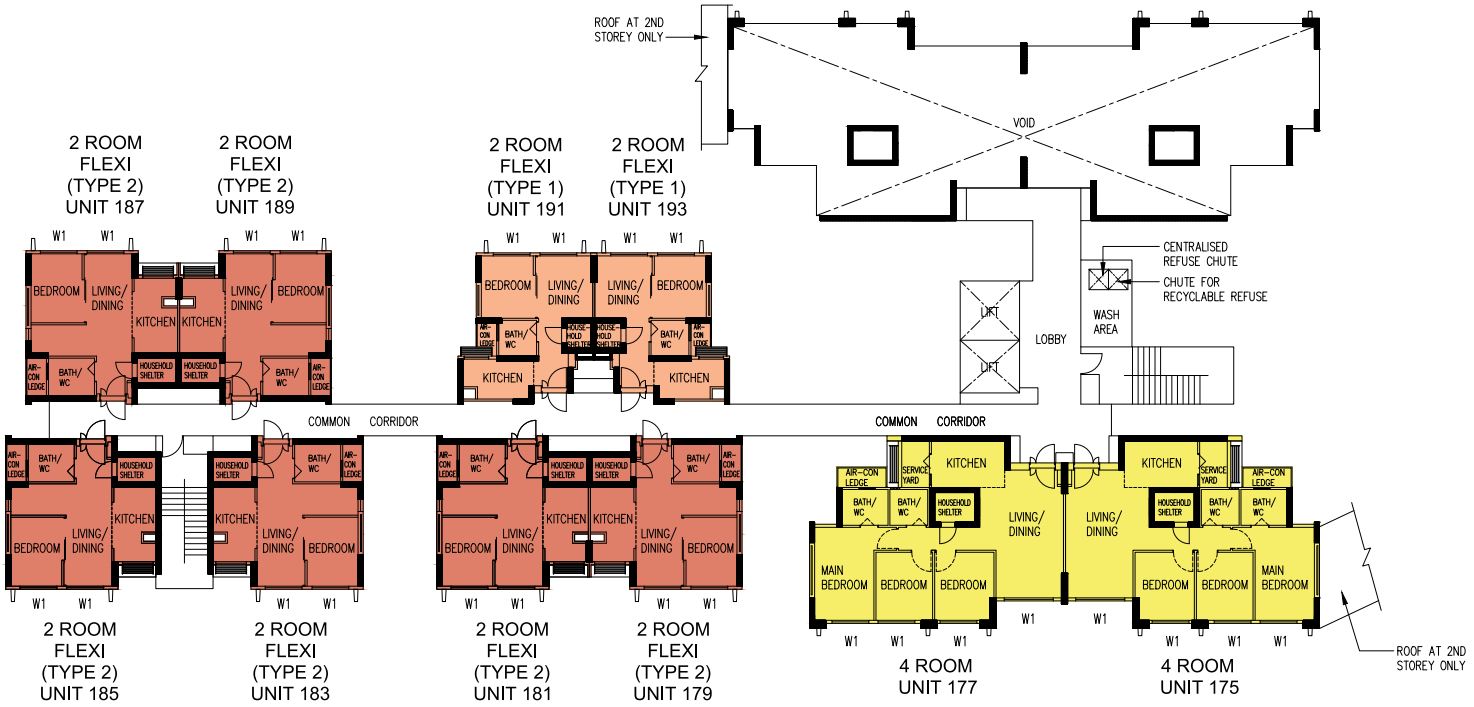
BLOCK 516C | 2ND STOREY FLOOR PLAN

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



BLOCK 516C | 3RD TO 13TH STOREY FLOOR PLAN

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



BLOCK 517A | 2ND STOREY FLOOR PLAN

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

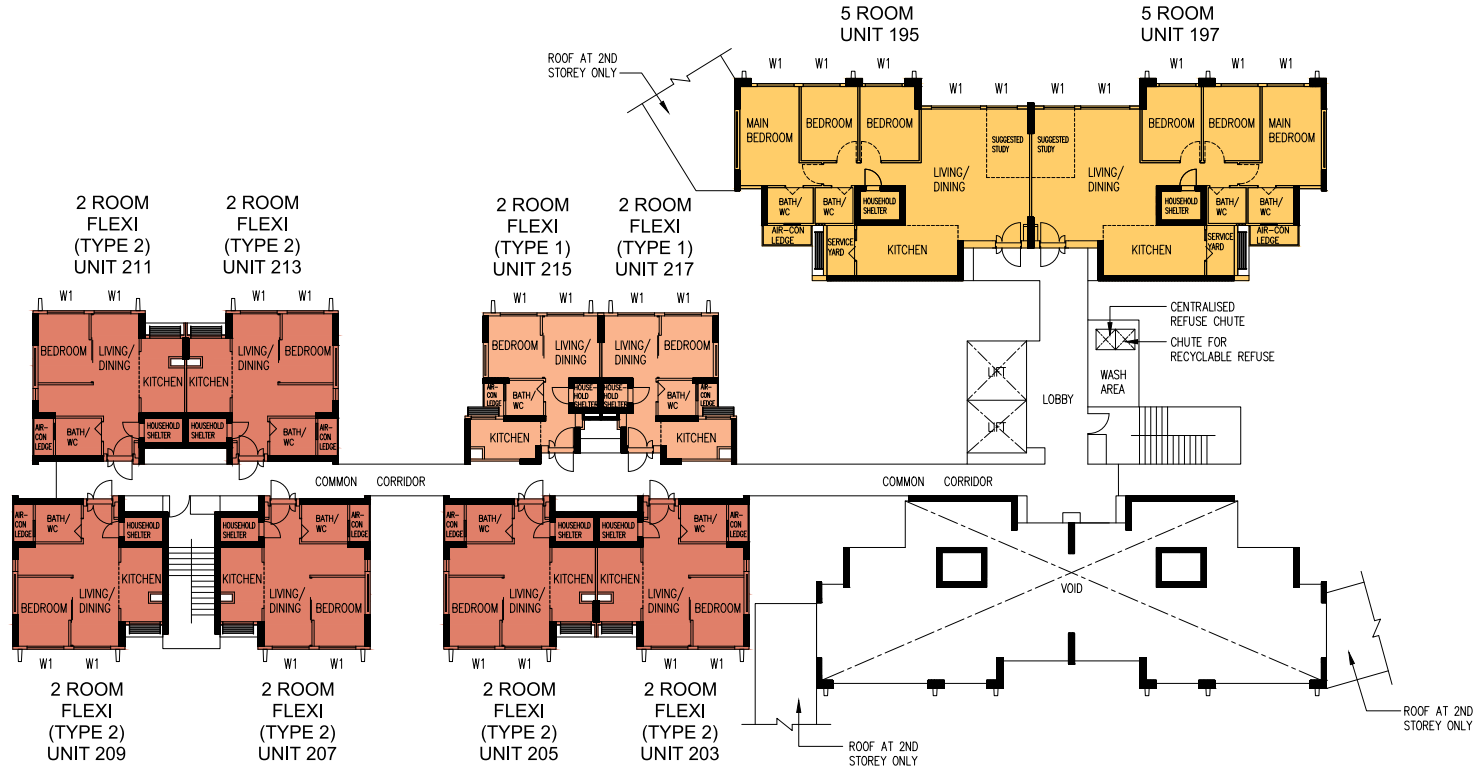
WINDOW LEGEND:	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS		THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)		SCALE 0 2 4 6 8 10 METERS	



BLOCK 517A | 3RD TO 12TH STOREY FLOOR PLAN

FOR 2–ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 517B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 515

FOR 2–ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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

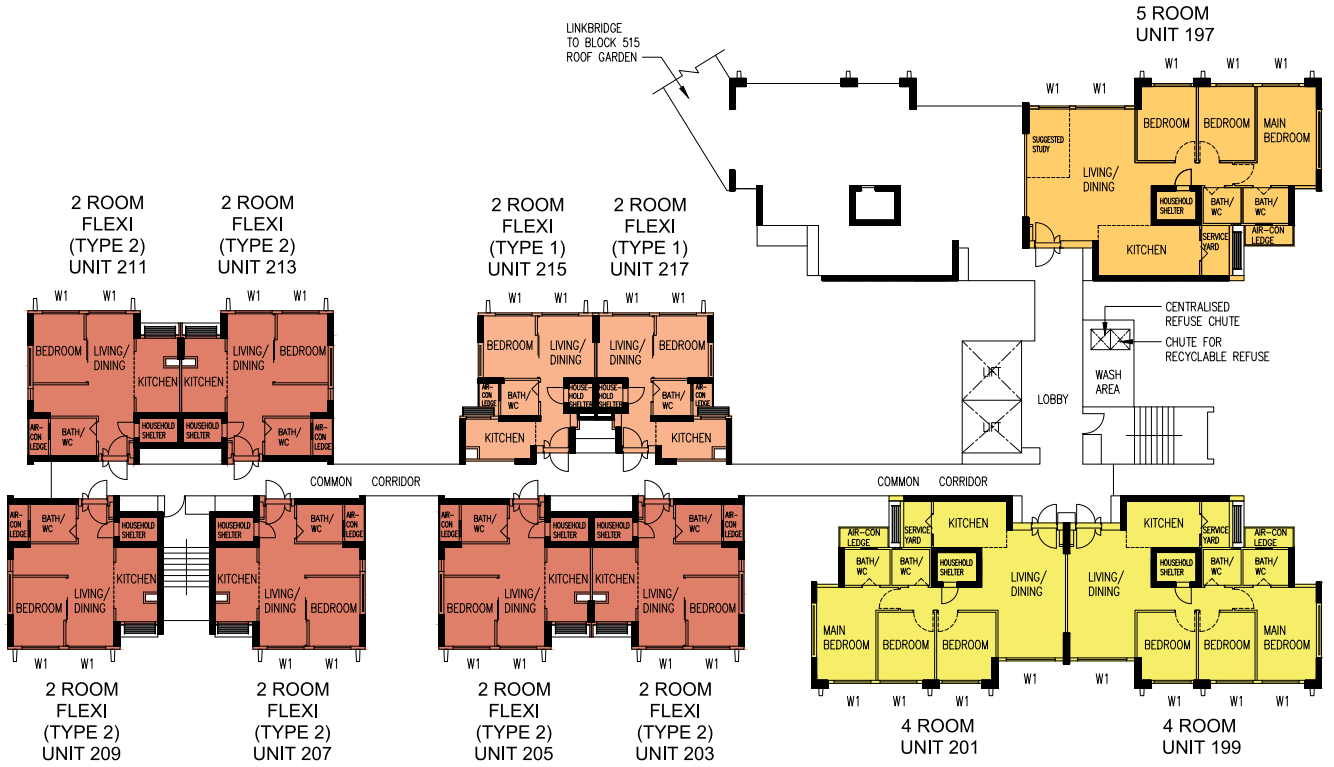


BLOCK 517B | 3RD TO 8TH AND 10TH TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 515

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 517B | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 13TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 515

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 517C | 2ND STOREY FLOOR PLAN

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



BLOCK 517C | 3RD TO 13TH STOREY FLOOR PLAN

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



BLOCK 518A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 519

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 518A | 3RD TO 8TH AND 10TH TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 519

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 518A | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 519

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 519A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 519

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



BLOCK 519A | 3RD TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 519

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



BLOCK 519B | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 519

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 519B | 3RD TO 8TH AND 10TH TO 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 519

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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



BLOCK 519B | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 12TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 519

FOR 2-ROOM FLEXI FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

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

GENERAL SPECIFICATIONS FOR MILTONIA BREEZE @ YISHUN

For 2-room Flexi (short lease)

Foundation
Piled foundations.

Structure
Reinforced concrete structural framework with reinforced concrete slabs.

Roof
Reinforced concrete roof slab with precast concrete secondary roofing.

Walls
All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows
Aluminium framed windows with tinted glass.

Doors

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

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
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 (optional)
Built-in kitchen cabinets with induction 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 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 for information on renovation rules.

GENERAL SPECIFICATIONS FOR MILTONIA BREEZE @ YISHUN

For 2-room Flexi, 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 (optional)
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door (optional)
	: laminated UPVC folding door for 2-room Flexi
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
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
Wash basin with tap mixer, bath/ shower mixer with shower set (optional)

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 for information on renovation rules.

DISCLAIMER

1) HDB owns the copyright in all information, maps, and plans of this brochure.

2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not statements or representations of fact.

3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact.

4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.

5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.

6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.

7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

8) The floor areas shown are scaled strata areas and are subject to final survey.

9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, and land used for non-residential purposes and hence, residents may experience higher noise levels.

10) We reserve the right to use or allow the use of any:

- Void deck of any apartment block
- Car park;
- Common property (such as precinct pavilion); or
- Standalone community building,

for:

- Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' network centres, and day activity centres);
- Commercial facilities (such as shops and eating houses);
- Mechanical and electrical rooms; and
- Such other facilities as we deem fit.

11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

HOUSING & DEVELOPMENT BOARD

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OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS)

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.

All 2-room Flexi flats come with:

- Floor finishes in the bathroom, household shelter, and kitchen
- Wall tiles in bathroom and kitchen
- Sliding partition/ door for bedroom, folding bathroom door
- Water closet suite in the bathroom



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

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

- Flooring in the living/ dining room and bedroom
- Sliding partition, separating the living room and bedroom

(please refer to the flooring and furnished floor plans of your selected project)



PACKAGE 2

- Sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer





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.

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OPTIONAL COMPONENT SCHEME
(2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

PACKAGE 3 offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

ELDERLY-FRIENDLY FITTINGS



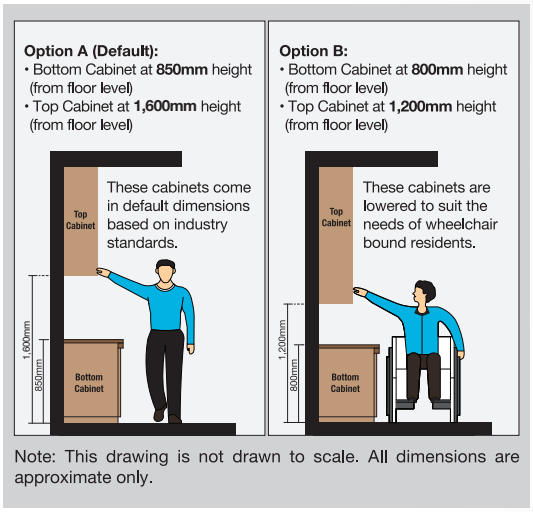


- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



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.

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



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

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



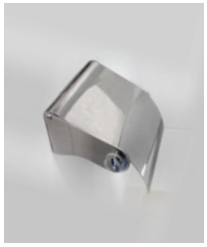
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

Buyers who opt for Package 3 must select Package 1.

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OPTIONAL COMPONENT SCHEME
(3-ROOM AND BIGGER FLATS)

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 item will be added to the selling price of the selected flat.

These flats come with:

- floor finishes in the bathrooms, household shelter, kitchen, and service yard
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
  - wash basin with tap mixer
  - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

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