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Welcome to

YISHUN BEACON

Table of Contents

Click the buttons below to learn more about your new home!

About My Town, Around My Home

Moving Into and Renovating My Flat

Virtual Flat Tour

Home Design Inspiration

MyNiceHome Gallery

Frequently Asked Questions

Quiz
Click to participate by 6 April 2026

HOUSING & DEVELOPMENT BOARD

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YISHUN BEACON

Yishun Beacon

Yishun Beacon is bounded by Yishun Central 1 and Yishun Avenue 2. It comprises 5 residential blocks that are 14 storeys in height, with 646 units of 2-room Flexi, 4-, and 5-room flats

Envisioned as an urban nexus, Yishun Beacon features landmark residential blocks at its four corners which act as visual markers. Facilities available within the development for residents' convenience and enjoyment include a preschool, children's playgrounds, fitness corners, two precinct pavilions, as well as a Multi-Storey Car Park (MSCP) with a roof garden and viewing deck which serves as ideal spots for residents to unwind and relax.

The project is conveniently located near amenities like Northpoint City, Yishun Pond Park, Yishun Community Hospital, and Yishun Swimming Complex.

Yishun Beacon位于义顺中1路与义顺2道之间，由5座14层高的住宅楼组成，共有646个二房式灵活、四房式及五房式组屋单位。

Yishun Beacon 以 “城市枢纽” 为设计构想，其四个角落屹立着具有地标感的住宅楼，作为视觉地标。社区内为居民的便利和娱乐，设有学前教育中心、儿童游乐场、健身角落、两座邻里凉亭等设施，以及建有天台花园和观景台的多层停车场（MSCP），是居民放松身心的理想去处。

此项目位置便利，邻近纳福城（Northpoint City）、义顺池塘公园（Yishun Pond Park）、义顺社区医院（Yishun Community Hospital）和义顺游泳池（Yishun Swimming Complex）等设施。

Yishun Beacon terletak di antara Yishun Central 1 dan Yishun Avenue 2. Pembangunan ini terdiri daripada 5 blok kediaman setinggi 14 tingkat, dengan 646 unit flat 2-bilik Flexi, 4-bilik dan 5-bilik.

Diilhamkan sebagai hab bandar, Yishun Beacon menampilkan blok-blok kediaman ikonik di empat penjuru kawasan sebagai penanda visual. Kemudahan yang disediakan untuk keselesaan penduduk termasuk pusat jagaan kanak-kanak, taman permainan, sudut kecergasan, dua balai kejiranan, serta Tempat Letak Kereta Bertingkat (MSCP) dengan taman bumbung dan dek tinjau yang menjadi tempat ideal untuk berehat.

Projek ini terletak berhampiran kemudahan seperti Northpoint City, Yishun Pond Park, Yishun Community Hospital dan Yishun Swimming Complex.

Yishun Beacon, Yishun Central 1 மற்றும் Yishun Avenue 2 இடையிலுள்ளது. இந்த திட்டத்தில் 14 மாடி உயரம் கொண்ட 5 குடியிருப்பு பிளாக்குகள் உள்ளன; இதில் 2-room Flexi, 4-room மற்றும் 5-room குடியிருப்புகள் என மொத்தம் 646 யூனிட்கள் அடங்கும்.

நகர மையக் கருத்தை முன்னிட்டு வடிவமைக்கப்பட்ட Yishun Beacon, நான்கு மூலைகளிலும் குறிப்பிடத்தக்க குடியிருப்பு பிளாக்குகளை கொண்டுள்ளது; இவை பகுதியின் பார்வை அடையாளங்களாக செயல்படுகின்றன. திட்டத்தில் குழந்தைகள் பராமரிப்பு மையம், குழந்தைகள் விளையாட்டு தளம், உடற்பயிற்சி மூலைகள், இரண்டு பிரிசின்க் பவிலியன்கள் மற்றும் கூரைத் தோட்டம் மற்றும் பார்வை மேடை கொண்ட பல மாடி வாகனநிறுத்தம் (MSCP) போன்ற வசதிகள் உள்ளன.

திட்டம் Northpoint City, Yishun Pond Park, Yishun Community Hospital மற்றும் Yishun Swimming Complex போன்ற வசதிகளுக்கு அருகில் அமைந்ததால், இது மிகவும் வசதியான இடமாகிறது.

Site plan for Yishun Beacon

Conveniences at your Doorstep

MRT Line & Station
Under Construction/ Future Road
MK MOE Kindergarten
North South Corridor (u/c)
(u/c) Under Construction
Bus-Only Corridor
Scale 0 100 200 300 400 500 Metres
N

Yishun Beacon comes with a range of amenities, such as a preschool to meet the needs of the residents. You can also find outdoor recreational facilities including the precinct pavilion, adult and elderly fitness stations, as well as children's playgrounds located within the development for your convenience.

Residents are within walking distance to a good range of dining and shopping options close to home as the precinct is located near Northpoint City.

Residents can also participate in the activities organised by the Nee Soon Central Community Club with neighbours. Follow them on **Facebook** to find out about the exciting programmes organised or the community!

Check out your **Yishun Beacon Travel Guide** on the convenient modes of transport you can take within and around the town.

Finishes and Fittings

Yishun Beacon comprises 2-room Flexi, 4-room and 5-room flats which are built using the Prefabricated Prefinished Volumetric Construction (PPVC) method.

The 2-room Flexi flats come in 2 sizes: 38sqm and 48sqm and are either on a 99-year lease or short-lease. These flats are furnished with floor finishes in the living/ dining rooms, bedrooms, kitchen, household shelter and bathroom. Wall finishes are provided in the kitchen and bathroom, as well as sanitary fittings, i.e. wash basin with tap mixer, bath/ shower mixer with shower set and water closet suite. A sliding partition/ door for the bedroom and folding bathroom door are also provided.

The 2-room Flexi flats on short-leases, which are meant for the elderly, are fitted with grab bars. Elderly buyers of the 48 sqm 2-room Flexi flats may select a UPVC sliding door, creating a flexible space for dining, studying, or an extra bed.

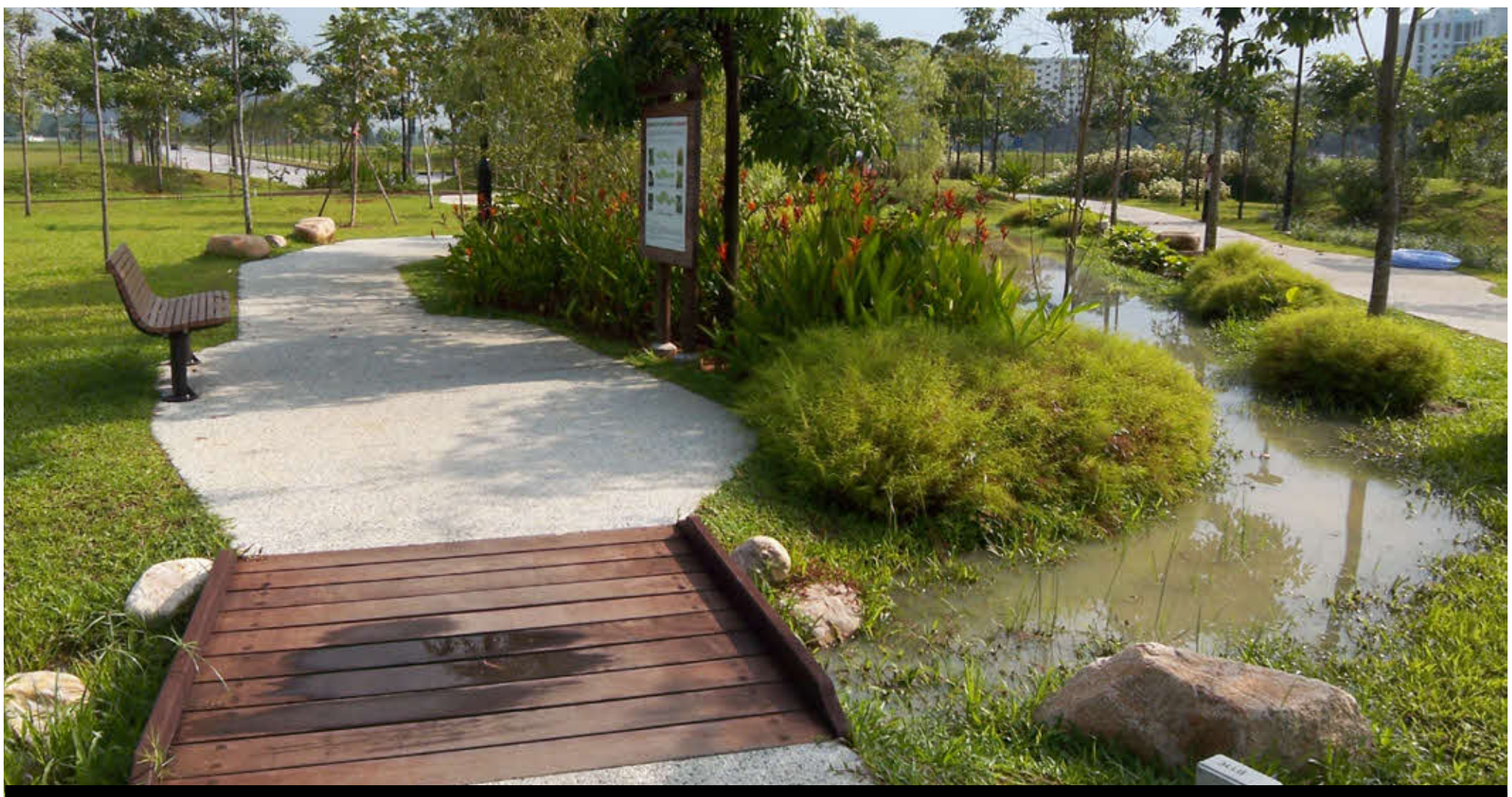
The 4-room and 5-room flats have floor finishes in the kitchen, household shelter, service yard, bathrooms, living/dining and bedrooms. Wall tiles are provided in the bathrooms and kitchen. Sanitary fittings, i.e. wash basin with tap mixer, bath/ shower mixer with shower set and water closet suite are also provided in the bathrooms. There are internal doors for bedrooms and folding doors for bathrooms.

Eco-Friendly and Sustainable Living

To encourage a green and sustainable lifestyle, Yishun Beacon is designed with several eco-friendly features. These include separate chutes for recyclable waste; regenerative lifts and smart lighting 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 (EV) charging; use of sustainable and recycled products in the development; and Active, Beautiful, Clean (ABC) Waters design features to clean rainwater and beautify the landscapes.

Separate chutes for recyclable waste

Bicycle stands to encourage cycling



ABC Waters design features

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CREATING A BIOPHILIC NEIGHBOURHOOD

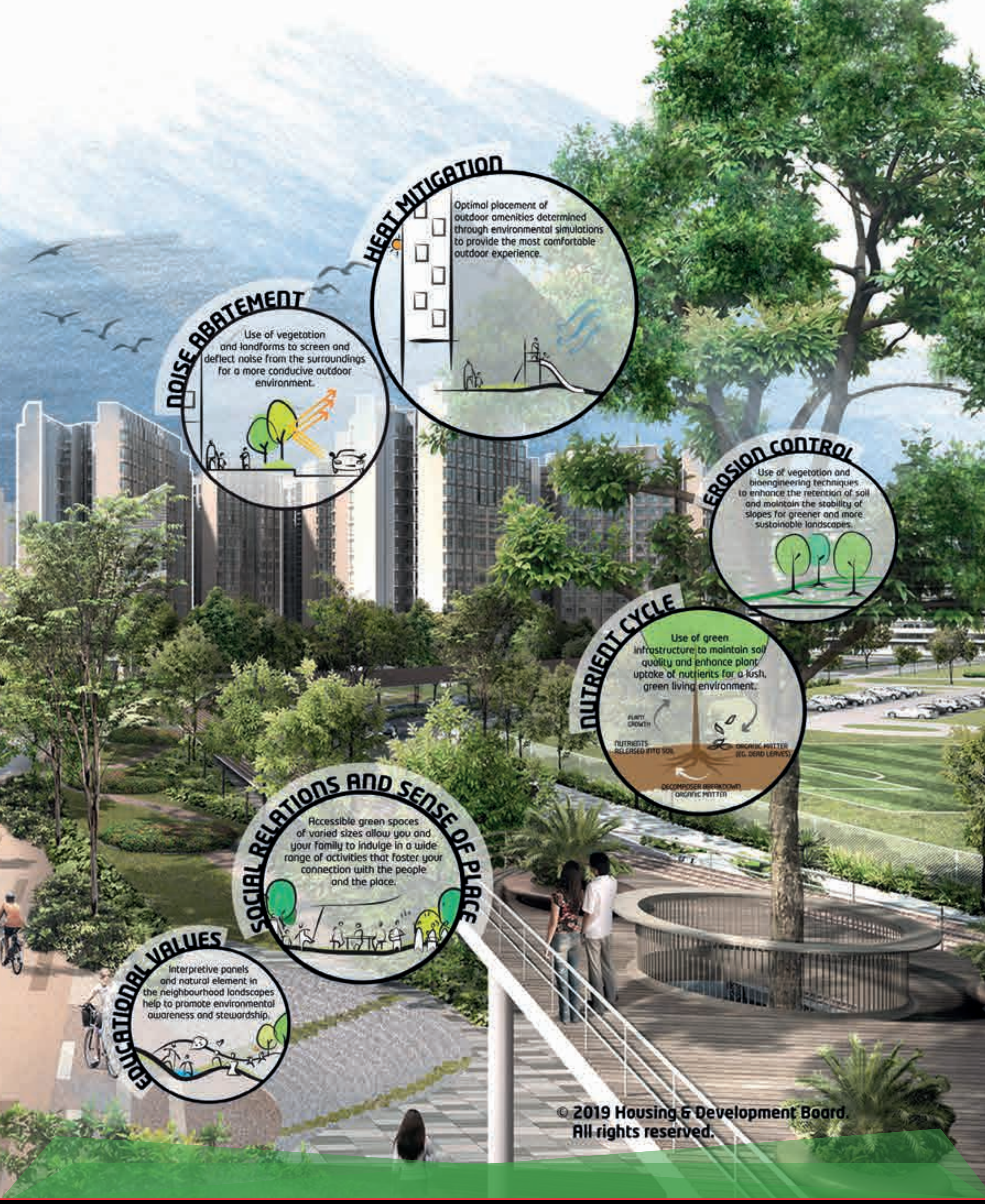
FOR BETTER ENVIRONMENTAL HEALTH & HUMAN WELL- BEING

The HDB Biophilic Town Framework guides the development of residential landscapes to promote a greater sense of place, better health and well-being, and enhanced quality of life for residents. The framework takes into consideration five categories – Soil, Flora & Fauna, Outdoor Comfort, Water, and People. Residents can look forward to opportunities to reconnect with nature and enjoy its intrinsic benefits.

建屋发展局的亲生态市镇框架为社区景观的规划和设计提供了坚实的基础，提高了居民的归属感，幸福感以及生活品质。 该框架依据土壤，动植物，户外舒适度， 水和人这五大因素，为居民创造了一个以大自然为轴心的邻里，使居民可以尽情享受大自然的拥抱。

Rangka Kerja Bandar Biofilik HDB memberi panduan bagi pembangunan landskap kawasan perumahan untuk meningkatkan semangat kejiranan, kesihatan, kesejahteraan dan mutu kehidupan para penduduk. Rangka kerja ini merangkumi lima kategori – Tanah, Flora & Fauna, Keselesaan Kawasan Luar, Air dan Manusia. Para penduduk boleh nantikan peluang untuk berhubung dengan alam semula jadi, dan menikmati manfaat-manfaat intrinsiknya.

வீடமைப்பு வளர்ச்சிக் கிழகத்தின் இயற்கையை விரும்பும் நகர கட்டமைப்பை கொண்டு குடியிருப்பாளர்களுள்க்கான பறந்தவெளி, சிறந்த நல்வாழ்வு மற்றும் மேம்படுத்தப்பட்ட வாழ்க்கைத் தரம் உருவாக்கப்பட்டுள்ளது. இந்தக் கட்டமைப்பு ஐந்து வகைப்பிரிவுகளிலும் மண், தாவரங்கள் மற்றும் விலங்குகள், வெளிப்புற சௌகரியம், நீர் மற்றும் மக்கள் பரிசீலனைகளின் விரிவான தொகுப்பை உள்ளடக்குகிறது. இயற்கையை மையமாகக் கொண்ட அக்கம்பக்கங்கள் அமைக்கப்படுவதை குடியிருப்பாளர்கள் ஆவலுடன் எதிர்பார்க்கலாம்.



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WELCOME TO YOUR NEW HOME

YISHUN BEACON

Yishun Town

Overview

- Yishun Beacon is **well-connected**, sitting between Yishun MRT and Khatib MRT with easy access to main roads and bus routes.

- The area has many nearby amenities, including h**ospitals, schools, parks, shops, and community facilities**.

- It is close to **major green spaces** like
- **Yishun Pond** and park connectors, giving residents convenient access to nature and recreation.

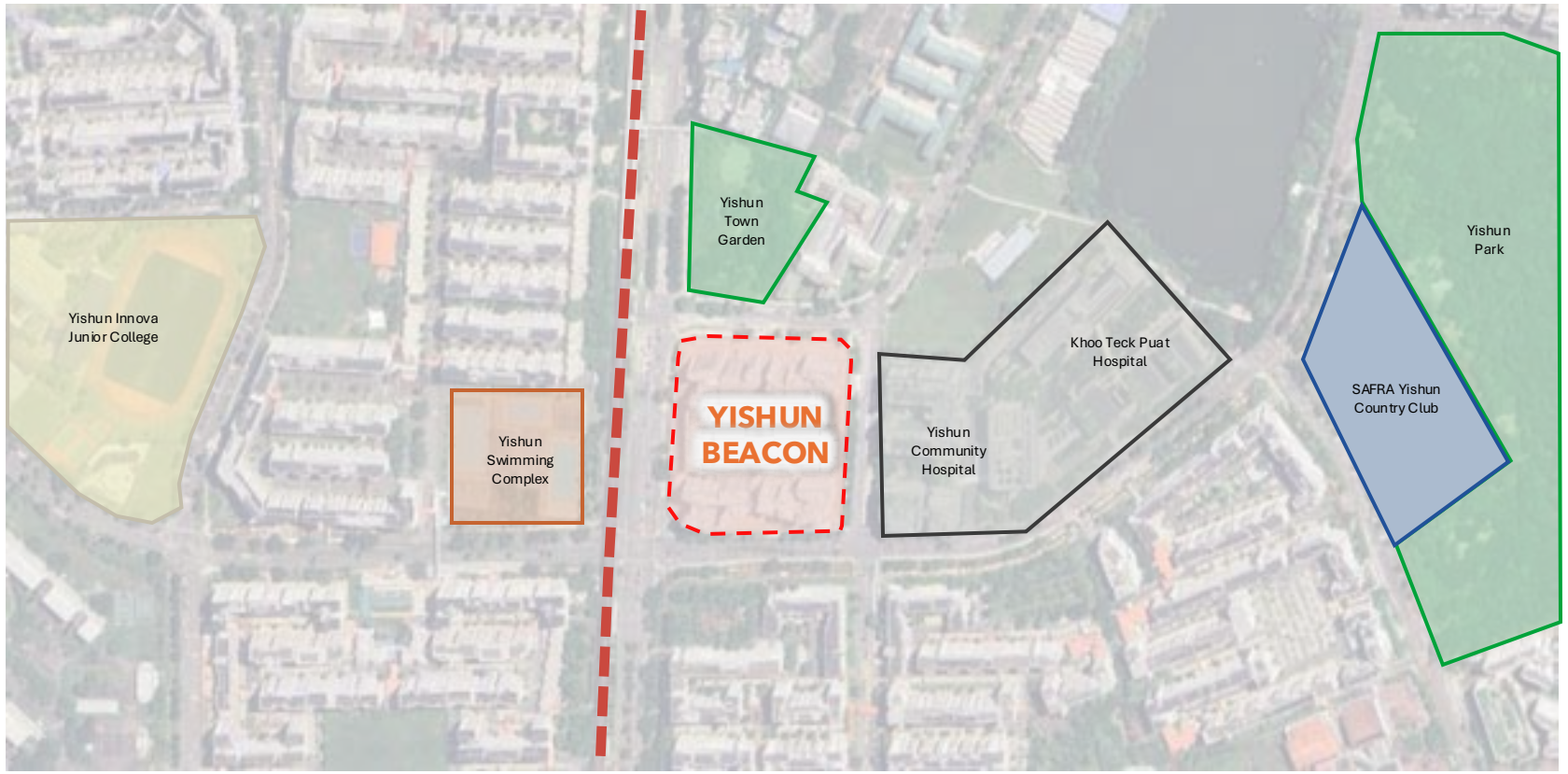
Legend

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

Yishun Town

Amenities near Yishun Beacon

- SITE
- PARK & GREEN AREA
- SCHOOL
- COMMERCIAL
- SPORTS FACILITIES
- HOSPITAL
- MRT TRACK



Yishun Town

Design Themes

Town Theme: Urban Nexus

- A **vibrant hub** that blends residential, commercial, transport, and nature spaces, creating a well-connected centre focused on wellness, active lifestyles, and community living.

Neighbourhood Theme: Vibrant Hub

- Strengthen existing links and introduce new links at the Town Centre, to provide a c**omprehensive and seamless pedestrian network** that connects to key facilities and community spaces
- A **good mix of facilities and community spaces**, with a civic focal point to enhance the vibrancy of Yishun Town Centre

Yishun Beacon

Central Green Spine

- A **central green spine** runs through the development, connecting all blocks, play areas, and communal facilities for smooth and intuitive movement.

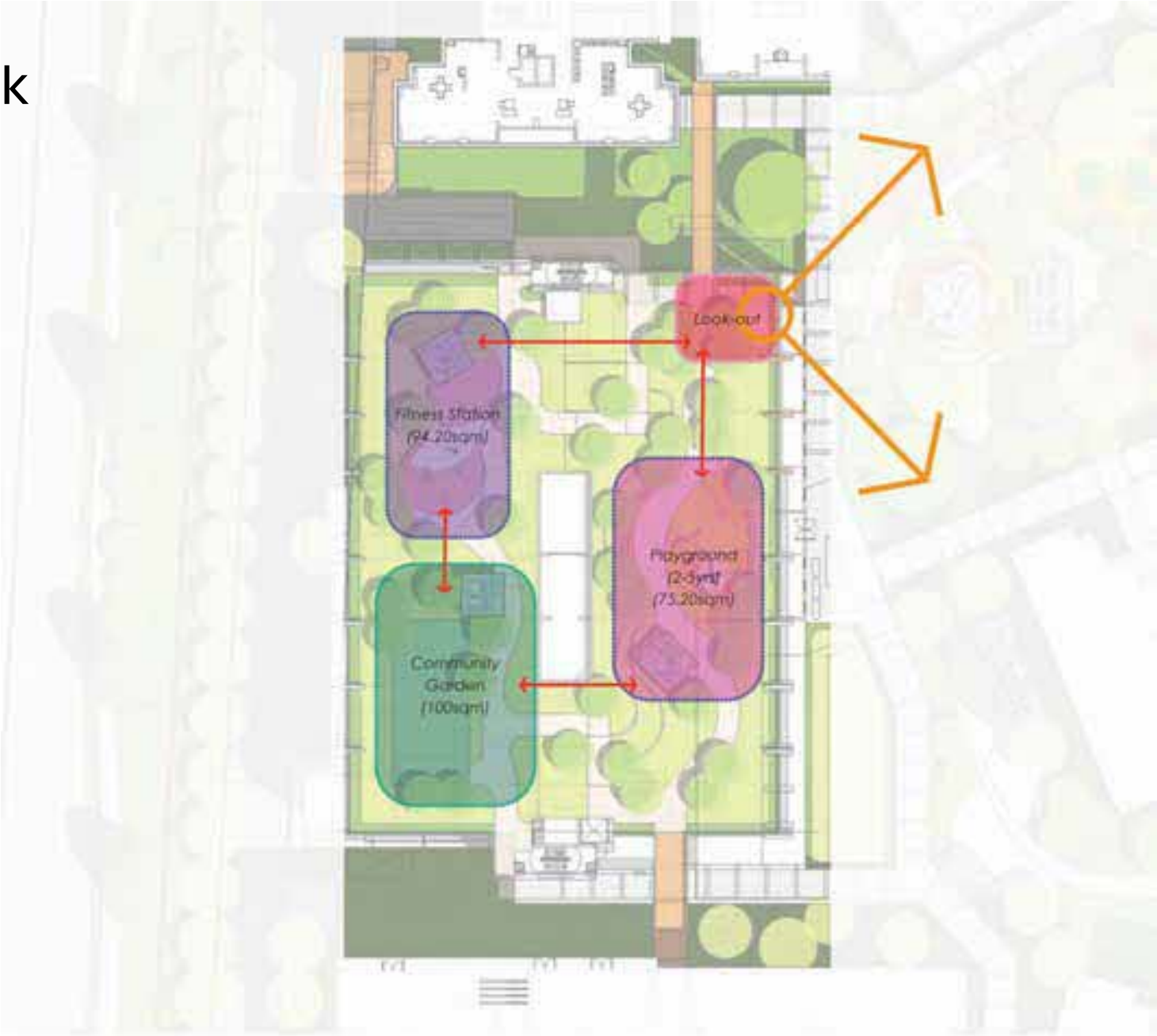
- **Landscaped walkways** and **covered linkways** create a comfortable, shaded environment that enhances connectivity and encourages residents to move easily throughout the site.

Yishun Beacon

MSCP Rooftop Community Deck

- Integrates a **community garden**, **fitness station**, and **playground** to create a multi-age, activity-rich communal space.

- **Clear pathways** and a **central lookout point** enhance circulation, visibility, and social interaction across the rooftop.



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MOVING INTO YOUR NEW HOME

Building Service Centre (BSC)

Submit your feedback regarding your new home here

To help you settle into your new flat, a Building Service Centre (BSC) will be set up for each new development. The BSC will commence operation once the first keys are issued, and will be in operation for a year.

为了让屋主能顺利迁入新居，我们为每个新组屋发展项目设立了房屋服务中心（Building Service Centre，简称BSC），为期在开始分发新屋钥匙后的一年之内。如果屋主有任何关于组屋单位的反馈，可到BSC寻求协助。

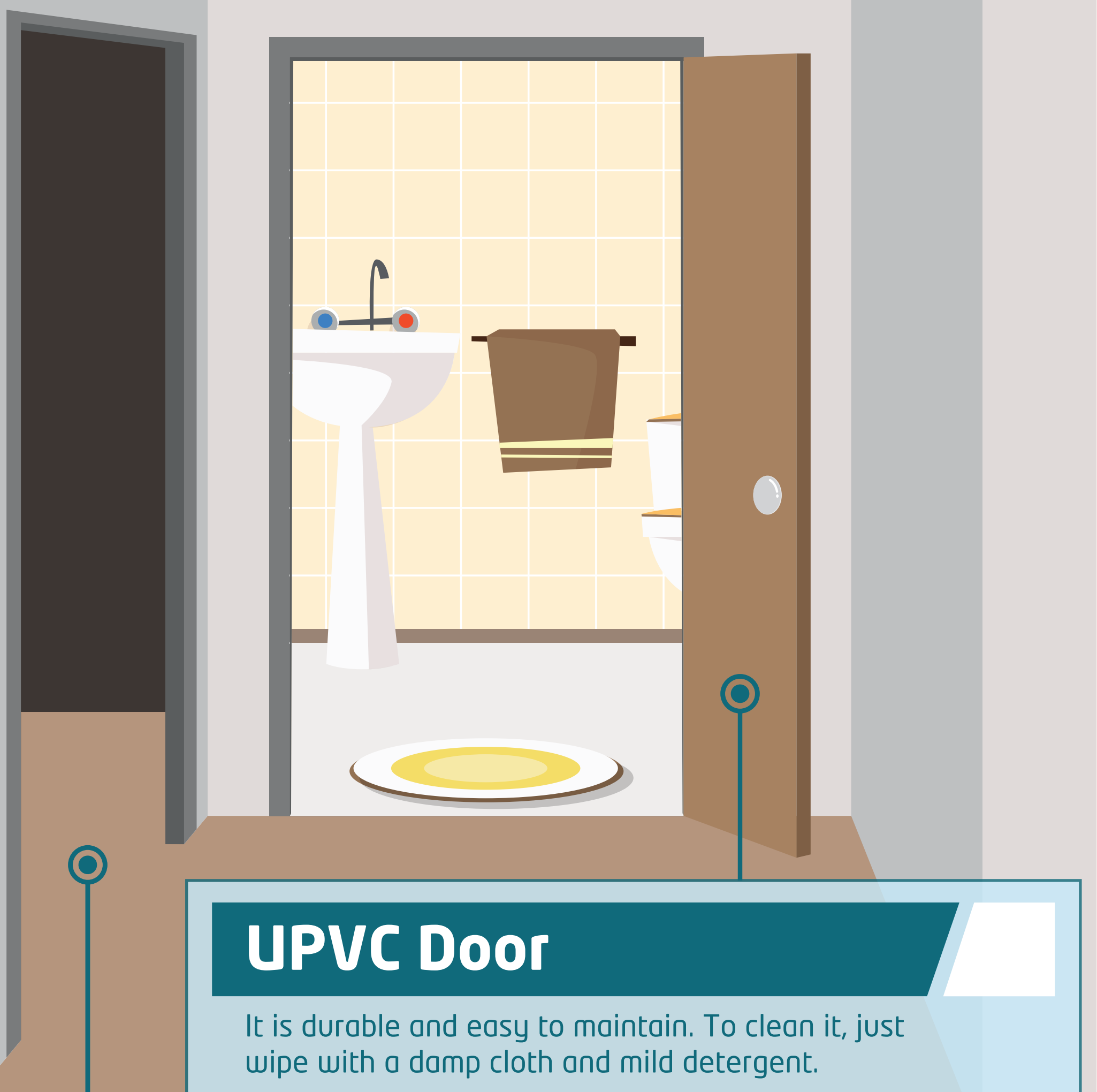
Untuk membantu menyesuaikan diri dengan flat baru anda, Pusat Perkhidmatan Bangunan (BSC) akan ditubuhkan bagi setiap pembangunan yang baru. BSC akan mula beroperasi sebaik sahaja kunci pertama dikeluarkan, dan akan beroperasi selama setahun. Anda boleh kunjungi BSC jika anda mempunyai sebarang maklum balas mengenai flat anda.

உங்களின் புதிய வீட்டில் நீங்கள் குடியேறுவதற்கு, ஒவ்வொரு புதிய மேம்பாட்டிற்காகவும் கட்டடச் சேவை நிலையம் அமைக்கப்படும். முதல் சாவிகள் வழங்கப்பட்டவுடன் தொடங்கி, ஒரு ஆண்டு காலத்திற்கு இந்நிலையம் இயங்கும். உங்கள் வீடு தொடர்பாக நீங்கள் எவையேனும். கருத்துக்களைத் தெரிவிக்க விரும்பினால், கட்டடச் சேவை நிலையத்தை அணுகவும்.

Home Fire Alarm Device (HFAD)

A smoke detection alarm is ideally installed at the centre of the living room.

During renovation, cover the device with a plastic sheet to prevent dust from entering it.



UPVC Door

It is durable and easy to maintain. To clean it, just wipe with a damp cloth and mild detergent.

Vinyl Flooring

It is designed to look natural with non-uniform variations in wood grain and colour. This lends beauty and warmth to the home décor.

It is easy to maintain. Simply sweep or clean with a slightly damp mop.

Clothes Drying Rack

It comes with a user-friendly retractable pulley system, allowing residents to raise or lower the rack by pulling on a beaded chain.

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CARING FOR YOUR NEW HOME

RENOVATION & MAINTENANCE TIPS

As a flat owner, you must ensure that the renovations in your flat are carried out according to the renovation guidelines. Wrong and unsafe practices, such as unauthorised hacking of walls, may compromise the structural integrity of the entire block of flats, and endanger the safety of your family members and your neighbours.

Here are some useful tips when renovating your home.

身为屋主，您有责任确保组屋内部的装潢是根据装修条例进行。错误或不安全的装修工作，如未经允许拆毁墙壁，可能影响到整座组屋结构的完整性，危及到您和您的家庭成员，以及邻居的安全。

Sebagai pemilik flat, anda bertanggungjawab bagi kerja-kerja ubah elok dan perlu memastikan bahawa kerja-kerja ubah elok di flat anda dijalankan mengikut garis panduan pengubah-suaian. Amalan yang salah dan tidak selamat, seperti kerja-kerja memecah dinding yang tidak diluluskan, boleh menjejas integriti struktur keseluruhan flat di blok, dan membahayakan keselamatan ahli keluarga dan jiran-jiran anda.

ஒரு வீட்டின் உரிமையாளராக, உங்கள் வீட்டில் நடைபெறும் புதுப்பித்தல் பணிகள் புதுப்பித்தல் பணிகளுக்கான வழிகாட்டுதல்களுக்கு இணங்க மேற்கொள்ளப்படுவதை நீங்கள் உறுதிசெய்ய வேண்டும். சுவர்களை அனுமதியின்றி திருத்தம் செய்வது போன்ற தவறான மற்றும் பாதுகாப்பற்ற நடவடிக்கைகள், மொத்த அடுக்குமாடி வீடுகளின் கட்டமைப்பு ஒருங்கிணைப்பை பாதித்து, உங்கள் குடும்ப உறுப்பினர்கள் மற்றும் அக்கம்பக்கத்தாரின் பாதுகாப்பிற்கு அச்சுறுத்தலை ஏற்படுத்தலாம்.

Getting the Right Contractor

Only engage contractors who are allowed to renovate HDB flats.

Contractors listed in the Directory of Renovation Contractors are specially trained and familiar with HDB's conditions and guidelines for all renovations in the flats.

Negotiate with your appointed contractor on the terms of the renovation contract, including the quality of their works.

Before entering into a private contract with the contractor, consider if you are agreeable to the:

- Quotation and pricing
- Scope of works
- Proposed timeline for completion

Renovating Right

Unauthorised renovations could be dangerous! Ensure the necessary approvals are obtained before commencing with renovations e.g. demolition of walls.

The contractor must adhere to HDB's renovation guidelines when carrying out the works.

Find out more on the renovation guidelines and requirements.

Renovating Responsibly

Proper Usage of Lifts

Misusing the lifts leads to breakdowns and damage, inconveniencing you and your neighbours, especially the elderly and those who have restricted mobility.

Jamming the lift doors could damage the lifts! Remind the contractors and furniture delivery crew to use the lifts properly, be considerate to other users and keep the lifts clean and free of debris.

Proper Disposal Of Waste Materials

Do not throw renovation waste into the refuse chute. Flushing or washing debris into the gully and toilet bowls choke and damage the sanitary network.

Suppliers and contractors have to dispose packaging materials and debris properly.

Keeping to the Permitted Timings for the Works

Contractors can only work within the permitted timings.

If you are a hands-on person, remember to avoid carrying out any Do-It-Yourself (DIY) works involving drilling or hammering from 10.30pm to 7.00am.

Regular upkeep saves costs

Keeping the flat in good condition will help to avoid costly repairs in future. It is important to take proper care and carry out regular maintenance of your flat.

Maintaining the Flat

Get your own repair contractor or ask your friends and family members for a reliable handyman service.

You may even carry out the maintenance on your own if you know how!

Tips:
Replace worn parts early.

Tips:
Disconnect any unnecessary appliances, and do not overload sockets.

Tips:
Keep the rooms well-ventilated to prevent wall cracks due to expansion and contraction of the materials from temperature changes.

Tips:
Check the windows regularly to ensure that they are in good condition at all times.

Tips:
Install a sink strainer to prevent discharge of solid materials into the sink.

Learn more about home maintenance and repair matters.

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Your HDB Living

Topics

1 Renovating your new flat

2 Moving into your new flat

3 Creating a safe and harmonious living environment

Renovating

your new flat

Hoardings On-site

- Completion & delivery of the flats are prioritised over the completion of precinct facilities
- Construction works for the common areas may still be on-going
- Hoardings will be put up within the site to ensure the safety of the workers & residents

Key Pointers for Homeowners

1 Only Contractors listed in Directory of Renovation Contractors (DRC) can renovate HDB flats

It is an offence to not engage a contractor listed in the DRC to renovate an HDB flat

2 Engage licensed workers for the following works:

- Windows
- Electrical
- Sanitary

3 Check for renovation permit and ensure that works comply with HDB's conditions

Check the status of your renovation permit application by logging in to My HDBPage

https://go.gov.sg/hdb-reno

Upon scanning, you will be directed to a link that contains gov.sg

Renovating Responsibly

Renovating your new flat → Moving into your new flat → Creating a safe and harmonious living environment

Renovating Responsibly

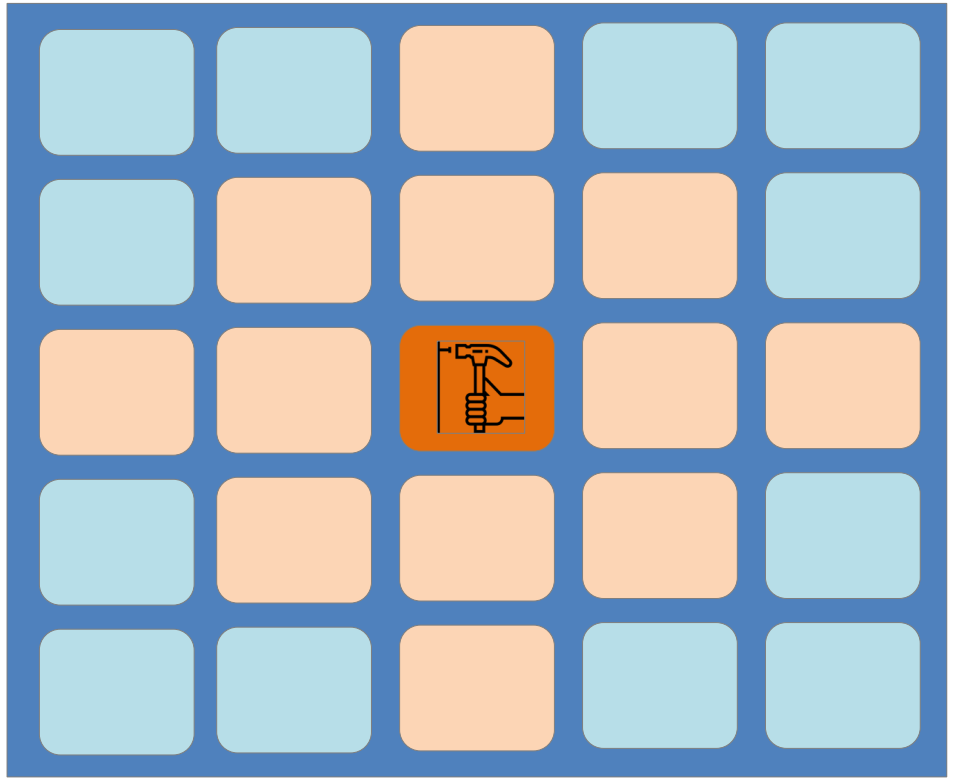
Exposed reinforcement bars

Repair works for hacked structural column

Renovating Responsibly

	Allowed	NOT allowed
General renovations Plastering, laying of floor screed, painting	Monday – Saturday 9am – 6pm	Sundays and Public Holidays
Restricted renovations Demolishing of walls, removing wall/ floor finishes, cutting of tiles	Monday – Friday 9am – 5pm	Saturdays, Sundays, all Public Holidays, and the eves of: • New Year's Day • Lunar New Year • Hari Raya Puasa • Deepavali • Christmas

Renovating Responsibly



Renovation contractors should serve advance notice to neighbours:

- 2-units all round
- 5 days in advance

Units that should receive the written notice

Renovating Responsibly

Remind your contractors and material suppliers to:

1) Dispose waste materials properly

2) Not to jam up the lift doors

Report via OneService app

Moving into
your new flat

Maintaining Your New Home

Home owner's responsibility

Examples:

- Floor and wall finishes
- Windows
- Sanitary fittings
- Doors and gate

Mainly fittings and fixtures within the flat

Town Council's responsibility

Examples:

- Common areas and common property Corridors
- Void decks
- External façade walls

Most of the fittings and fixtures found outside the flat

Maintaining Your New Home

Floor Finishes

Use suitable tile-cleaning agents

Windows

Check your windows regularly

Sanitary and Plumbing

Clear chokes before they worsen

Maintaining Your New Home

What to do if you face a maintenance issue

Scenario 1:	Component was originally provided by HDB	+	Flat is under DLP	=	Report to Building Service Centre (BSC)
Scenario 2:	Component was originally provided by HDB	+	Defect Liability Period (DLP) has expired	=	Flat owner to resolve
Scenario 3:	Component was **NOT** provided by HDB			=	Flat owner to resolve

Maintaining Your New Home

https://go.gov.sg/hdb-homecare-guide

Upon scanning, you will be directed to a link that contains gov.sg

https://go.gov.sg/hdb-minor-repairs

Upon scanning, you will be directed to a link that contains gov.sg

Creating a Safe and Harmonious Living Environment

Minimum Occupation Period (MOP)

What is it?	It is the time period that you must stay in your flat
How long?	5 years
How is it calculated?	Start from date of key collection

THE STRAITS TIMES Published 11 Feb 23

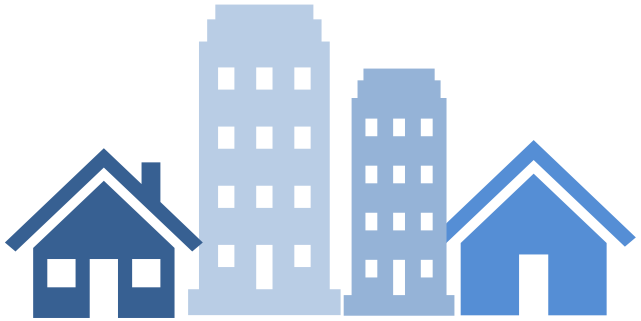
6 BTO and 15 resale flats acquired by HDB over minimum occupation period breaches since 2017

THE STRAITS TIMES
Published 22 Dec 22

HDB probing cases of BTO flats listed for sale after being left 'vacant' during minimum occupation period

During MOP

Sample floorplan of a 4-Room HDB flat



Renting out extra bedroom(s)* is allowed

*For 3-room or bigger flats, except 3Gen flats

Renting out of whole flat is <u>not</u> allowed

Acquiring local or overseas private property is <u>not</u> allowed**

**Including private property held on trust

Renting Out During MOP

What is the no. of bedrooms & tenants allowed?

Flat Type	Max. No. of Bedrooms allowed to rent out	Max. No. of Occupants allowed in each flat
3-Rm	1	6
4-Rm & bigger	2	8*

* Applicable from 22 Jan 2024 to 31 Dec 2028

Renting Out During MOP

THE STRAITS TIMES
Published 19 Apr 2016

SINGAPORE

LOG IN

3-room flat could be housing 17 tenants; under investigation by HDB

THE STRAITS TIMES
Published 10 Sep 2013

SINGAPORE

LOG IN

Short-term home rentals illegal, warn authorities

Housing rules here ban letting out of home or room for short stays

Prevention of Fires

Fires can happen to YOU!

- Do not overload power sockets
- Do not leave cooking unattended
- Keep a watchful eye when charging your PMD/PMD batteries
- Use electrical appliances with the Safety Mark

Buy Fire Insurance!

Compulsory to have HDB Fire Insurance so long as you have HDB loan

Covers cost of reinstating damaged internal structures in event of a fire

Encouraged to buy additional Home Insurance

Covers home contents (e.g. renovation, household items and personal belongings)

https://go.gov.sg/hdb-fi

Upon scanning, you will be directed to a link that contains gov.sg

Good Neighbours Do This!

5 Simple ways on how you can be a good neighbour!

Keep the noise level down

Keep DIY works limited between 7am to 10.30pm

Get to know your neighbours

Take the initiative to Say “Hi”!

Keep corridors, common areas tidy and clutter-free

Arrange with Town Council for bulky waste disposal

Lend a helping hand to neighbours in need

Offer to help with carrying of groceries

Be a responsible pet owner

Clean up after your pets

More Tips For Good Neighbours

https://go.gov.sg/hdb-neighbourlinesstips

Upon scanning, you will be directed to a link that contains gov.sg

Join Our Network!

https://go.gov.sg/hdb-foh-registration

Upon scanning, you will be directed to a link that contains gov.sg

Thank you