

2022 / 2023

# Prosperous Resale HDBs & Condos Guide



WAYFENGSHUI  
GROUP

# Interactive Content Page

## Fengshui Review

Click to Read 



PG **01**

Buangkok  
Edgeview



PG **03**

Boon Lay  
View



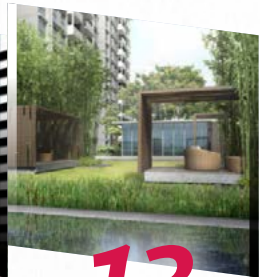
PG **06**

Fernvale  
Riverwalk



PG **09**

Fern Grove and Park  
Grove @ Yishun



PG **13**

Bellewaters



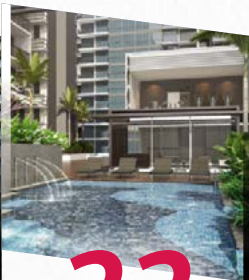
PG **16**

Bellewoods



PG **19**

The Vales



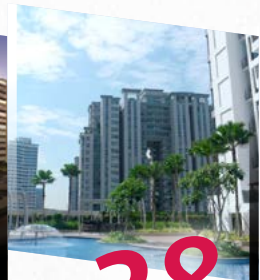
PG **22**

Signature  
at Yishun



PG **25**

Westwood  
Residences



PG **28**

The Brownstone



PG **31**

**Unit Selection  
and Packages**



PG **32**

**Home  
Prosperity Kit**



PG **33**

**Your Way to A  
Harmonious Home**

# Fengshui Review: Buangkok Edgeview



## Landform Fengshui:



- ▶ Eastern Dragon, Sengkang: **“Frog Land”**.
- ▶ Beneficial for strong-willed people as they can put their wisdom to good use in their daily life.
- ▶ Those with weaker willpower may become lazy and obsessed with effortless gains after some lucky encounters.

# Internal Fengshui Considerations: Buangkok Edgeview



Auspicious Directions	Block	Stack
North-facing <b>(1st choice)</b>	997A	801, 803, 817, 819
	997B	851, 853, 855, 857, 859, 861
	997C	827, 829, 831, 833
South-facing <b>(1st choice)</b>	997A	807, 809, 811, 813
	997B	843, 845, 847, 849, 863
	997C	821, 823, 835, 837, 839, 841
Northwest-facing <b>(2nd choice)</b>	997A	815
	997C	825



## Exterior Fengshui Considerations:

- ▶ Surrounded by reserved sites for new HDB flats and condominiums.
- ▶ In addition to construction noise, those who are staying at the blocks facing these sites must pay attention to potential corner conflicts (角煞) from the new buildings when constructed.
- ▶ Those living with elderly or younger children may consider the block nearest to the small park at the eastern corner of the estate for convenience and access.
- ▶ Future road in the Northeast sector brings potential noise pollution from traffic.
- ▶ If one is already staying or plans to choose a unit nearby, consider installing sound insulation.
- ▶ In the South, there is a 90-degree turning path resembling a curved blade indicative of the harmful Lian Dao Sha (镰刀煞). Hence, residents of Stacks 813, 815, 817, 823, 825, 827 and 829 must be mindful of negative energies.

# Fengshui Review: Boon Lay View



## Landform Fengshui:



- ▶ Western Dragon, Boon Lay: **“Mudskipper Crossing the River”**.
- ▶ A good place for conducting business. However, many businessmen tend to shift premises for new opportunities after acquiring success.
- ▶ Exercise caution in relationships and avoid becoming the third party. Otherwise, relationship issues may arise.

# Internal Fengshui Considerations: Boon Lay View



Auspicious Directions	Block	Stack
North-facing <b>(1st choice)</b>	218C	289, 291
Northwest-facing <b>(2nd choice)</b>	216A	219, 227, 229
	216B	203, 205, 207, 209
	217A	231, 233, 241
	217B	251, 253, 255, 257
	218A	261, 263, 271
	218B	273, 283, 285, 287
	218C	293, 303
	218D	305, 313, 315
Southeast-facing <b>(2nd choice)</b>	216A	221, 223, 225
	216B	201, 211, 213, 215, 217
	217A	235, 237, 239
	217B	243, 245, 247, 249, 259
	218A	265, 267, 269
	218B	275, 277, 279, 281
	218C	295, 297, 299, 301
	218D	307, 309, 311



## Exterior Fengshui Considerations:

- ▶ Great amenities and accessibility with a community club and several other housing estates in the vicinity.
- ▶ Several schools nearby, making them attractive for families with young children.
- ▶ If you are considering a block that's located near schools, sound insulation could be an option to reduce noise.
- ▶ Be mindful of traffic, especially during the peak hours near the start and end of school hours.
- ▶ Residents near the sites reserved for school and industrial development should pay attention to avoid or take measures to counter construction noises and conflicting energies (冲煞) during the development period.

# Fengshui Review: Fernvale Riverwalk



## Landform Fengshui:



- ▶ Eastern Dragon, Sengkang: **“Frog Land”**.
- ▶ Beneficial for strong-willed people as they can put their wisdom to good use in their daily life.
- ▶ Those with weaker willpower may become lazy and obsessed with effortless gains after some lucky encounters.

# Internal Fengshui Considerations: Fernvale Riverwalk



Auspicious Directions	Block	Stack
North-facing <b>(1st choice)</b>	417A	184, 186
	418B	140, 142
South-facing <b>(1st choice)</b>	417A	188, 190
	418B	144, 146
Northwest-facing <b>(2nd choice)</b>	418A	136, 138
	418B	156, 158
	418C	160, 162
Southeast-facing <b>(2nd choice)</b>	418A	132, 134
	418B	148, 150
	418C	164, 166



## Exterior Fengshui Considerations:

- ▶ Within walking distance to the MRT station.
- ▶ Bus terminal located nearby, making it easy to get around the neighbourhood.
- ▶ Be mindful of traffic, especially during the peak hours near the start and end of school hours.
- ▶ Several schools nearby, making them attractive for families with young children.
- ▶ If you are considering a block that's located near schools, a higher-floor unit is recommended for lower noise level.
- ▶ As this development is surrounded by other residential estates, pay attention to ensure there are no corner conflicts (角煞).
- ▶ As it is located near Punggol Reservoir with many trees around the estate, be careful of mosquitoes.
- ▶ Those living on the lower floors must also be careful of direct conflicts (冲) with the trees.

# Fengshui Review: Fern Grove and Park Grove @ Yishun



## Landform Fengshui:



- ▶ Southern Dragon, Yishun: “**Land of Collapsed Plum Blossom**”.
- ▶ Allows upright individuals to lead smooth-sailing lives while guiding strayed individuals back to the right path.
- ▶ Ideal for aspiring career seekers, especially those in the public or educational sectors.

# Internal Fengshui Considerations: Fern Grove @ Yishun



Auspicious Directions	Block	Stack
North-facing <b>(1st choice)</b>	673B	664, 666
	673C	668, 670, 672, 690
	674A	724, 726, 728
	674B	692, 712, 714
South-facing <b>(1st choice)</b>	673B	648, 650, 652, 654
	673C	674, 676, 678, 680
	674A	716, 718, 734, 736, 738
	674B	698, 700, 702, 704, 706
Northwest-facing <b>(2nd choice)</b>	673A	628, 630
	675A	756, 758, 760, 762
	675B	784, 786
	675D	814, 816
Southeast-facing <b>(2nd choice)</b>	673A	624, 626, 640, 642
	675C	796, 798
	675D	818, 820

# Internal Fengshui Considerations: Park Grove @ Yishun



Auspicious Directions	Block	Stack
North-facing <b>(1st choice)</b>	676A	1904, 1906
	676B	1920, 1922
	676C	1932, 1934
	677A	1982, 1984, 1986, 1988
	677B	1970, 1972, 1974, 1976
South-facing <b>(1st choice)</b>	676A	1908, 1910
	676B	1916, 1918
	676C	1940, 1942
Northwest-facing <b>(2nd choice)</b>	676C	1944, 1946
Southeast-facing <b>(2nd choice)</b>	677C	1952, 1954, 1956



## Exterior Fengshui Considerations:

- ▶ About 15 minutes walk away from Khatib MRT Station.
- ▶ Several schools nearby, making them attractive for families with young children.
- ▶ Surrounded by parks and residential buildings, hence not many direct points of conflict (冲煞).
- ▶ If you are considering a block that's located near schools, a higher-floor unit is recommended for lower noise level.
- ▶ Be mindful of traffic, especially during the peak hours near the start and end of school hours.
- ▶ It is best to choose a unit higher than the multi-storey car park to avoid noise pollution.

# Fengshui Review: Bellewaters



## Landform Fengshui:



- ▶ Eastern Dragon, Sengkang: **“Frog Land”**.
- ▶ Beneficial for strong-willed people as they can put their wisdom to good use in their daily life.
- ▶ Those with weaker willpower may become lazy and obsessed with effortless gains after some lucky encounters.

# Internal Fengshui Considerations: Bellewaters



Auspicious Directions	Block	Stack	Block	Stack
North-facing <b>(1st choice)</b>	11	3, 4	21	23, 24
	13	5, 6	23	27, 28
	15	9, 10	25	29, 30
	17	15, 16	27	33, 34
	19	19, 20	29	39, 40
South-facing <b>(1st choice)</b>	11	1, 2	21	21, 22
	13	7, 8	23	25, 26
	15	11, 12	25	31, 32
	17	13, 14	27	35, 36
	19	17, 18	29	37, 38



## Exterior Fengshui Considerations:

- ▶ Units at stack 35 are subject to conflicting forces due to Sharp Edge Sha (尖角煞), as the stack here happens to face the sharp edge of a neighbouring building.
- ▶ Negative energies arising from this conflict can result in increased anxiety and inability to concentrate, which may affect career and academic development.
- ▶ Those who prefer less noise can consider higher floor units and try to avoid stacks 29 and 30, which are located near the tennis court and BBQ pit.
- ▶ Higher floor units in stacks directly facing Tampines Expressway – Stacks 29, 30, 33, 34, 39 and 40, may be affected by traffic noise.

# Fengshui Review: Bellewoods



## Landform Fengshui:



- ▶ Central Dragon, Woodlands: “**Golden Coin-storing Bowl**”.
- ▶ Residents are able to hold a stable and secure job, as well as accumulate wealth.
- ▶ An ideal place for resting and recuperation.

# Internal Fengshui Considerations: Bellewoods



Auspicious Directions	Block	Stack	Block	Stack
North-facing <b>(1st choice)</b>	100	3, 4	110	23, 24
	102	7, 8	112	27, 28
	104	9, 10	114	31, 32
South-facing <b>(1st choice)</b>	100	1, 2	110	21, 22
	102	5, 6	112	25, 26
	104	11, 12	114	29, 30
Northwest-facing <b>(2nd choice)</b>	106	13, 14	118	39, 40
	108	19, 20	120	43, 44
	116	33, 34	122	45, 46
Southeast-facing <b>(2nd choice)</b>	106	15, 16	118	37, 38
	108	17, 18	120	41, 42
	116	35, 36	122	47, 48



## Exterior Fengshui Considerations:

- ▶ Surrounding nature minimises potential conflicting energies (煞气) from nearby buildings and cross junction between Woodlands Ave 5 and Ave 6.
- ▶ Lower floor units near facilities such as the tennis court (i.e. Stacks 9 and 12) and the BBQ Terrace (Stack 13) may encounter higher noise levels.
- ▶ Consider installing sound insulation to reduce noise disturbances.
- ▶ If you are considering a block that's located near schools, a higher-floor unit is recommended for lower noise level.
- ▶ Be mindful of traffic, especially during the peak hours near the start and end of school hours.

# Fengshui Review: The Vales



## Landform Fengshui:



- ▶ Eastern Dragon, Sengkang: **“Frog Land”**.
- ▶ Beneficial for strong-willed people as they can put their wisdom to good use in their daily life.
- ▶ Those with weaker willpower may become lazy and obsessed with effortless gains after some lucky encounters.

# Internal Fengshui Considerations: The Vales



Auspicious Directions	Block	Stack
North-facing <b>(1st choice)</b>	71	01, 02
	73	05, 06
	75	09, 10
	77	13, 14
	79	17, 18
	81	21, 22
	83	25, 26
	85	29, 30
	87	33, 34
South-facing <b>(1st choice)</b>	71	03, 04
	73	07, 08
	75	11, 12
	77	15, 16
	79	19, 20
	81	23, 24
	83	27, 28
	85	31, 32
87	35, 36	



## Exterior Fengshui Considerations:

- ▶ Located near Sengkang General & Community Hospital, stacks located along Anchorvale Street face it directly and may be affected by Sound Sha [声煞] and Light Sha [光煞].
- ▶ Those who prefer less noise can consider higher floor units and avoid stacks near facilities, such as the tennis court (Stacks 33, 36) and lap pool (Stacks 7, 11, 12, 16).
- ▶ Stacks along flat, straight roads, such as Stacks 1, 4, 18, and 19, require more in-depth analysis to evaluate the fengshui implications (if any) of the particular unit, especially those at lower storeys.

# Fengshui Review: Signature at Yishun



## Landform Fengshui:



- ▶ Southern Dragon, Yishun: **“Land of Collapsed Plum Blossom”**.
- ▶ Ideal for businessmen.
- ▶ Residents typically have high earning power and know how to enjoy their lives.

## Internal Fengshui Considerations: Signature at Yishun



Auspicious Directions	Block	Stack
Northwest-facing <b>(2nd choice)</b>	21	01, 04
	23	06, 07
	25	11, 12
	31	21, 22
	35	29, 32
	37	33, 36
Southeast-facing <b>(2nd choice)</b>	21	02, 03
	23	05, 08
	25	09, 10
	27	13
	33	25, 28
	44	44



## Exterior Fengshui Considerations:

- ▶ Sandwiched between two residential estates – The Criterion and the Saraca Breeze @ Yishun.
- ▶ For those who choose units facing the car park (Stacks 33, 34, 37, 40, 43, 44), consider installing a window blind.
- ▶ Stacks 14, 15, 19, 20, 21, 24 directly face The Criterion and are subject to conflicting forces due to Sharp Edge Sha (尖角煞).
- ▶ Negative energies arising from this conflict can result in increased anxiety and inability to concentrate, which may affect career and academic development.
- ▶ Those who prefer less noise should try to avoid stacks near the pool (Stacks 27 to 30) and tennis court (Stacks 3, 4).

# Fengshui Review: Westwood Residences



## Landform Fengshui:



- ▶ Western Dragon, Boon Lay & NTU: “**Mudskipper Crossing the River**”.
- ▶ Good place for conducting businesses. However, many businessmen tend to shift premises for new opportunities after acquiring success.
- ▶ Exercise caution in relationships.

# Internal Fengshui Considerations: Westwood Residences



Auspicious Directions	Block	Stack
Northwest-facing <b>(2nd choice)</b>	180	1, 2
	182	5, 6
	184	9, 10
	186	13, 14
	190	23
	192	25, 26
	194	29, 30
	196	33, 34
Southeast-facing <b>(2nd choice)</b>	180	3, 4
	182	7, 8
	184	11, 12
	186	15, 16
	188	20
	192	27, 28
	194	31, 32
	196	35, 36



## Exterior Fengshui Considerations:

- ▶ Offers residents the convenience to commute easily to the Central Business District (CBD) through the Pan Island Expressway.
- ▶ Stacks nearer to PIE (1, 2, 5, 6, 9, 10, 13, 14, 17 and 20) have bedroom units and balconies facing the expressway, which may cause disturbances such as insomnia.
- ▶ May be subject to conflicting forces due to Sharp Edge Sha (尖角煞).
- ▶ Negative energies arising from this conflict can result in increased anxiety and inability to concentrate, which may affect career and academic development.
- ▶ Those who prefer less noise should try to avoid stacks near the children's playground (Stacks 2 to 5) and tennis court (Stacks 13, 14).

# Fengshui Review: The Brownstone



## Landform Fengshui:



- ▶ Southern Dragon, Sembawang: “**Thriving Bamboos**”.
- ▶ Great potential for growth and progress, promising positive influences for residents.
- ▶ Pay attention to health during the year-end monsoon season.

# Internal Fengshui Considerations: The Brownstone



Auspicious Directions	Block	Stack
North-facing <b>(1st choice)</b>	152	10, 11, 12, 13, 14, 15
South-facing <b>(1st choice)</b>	152	09, 16
Northwest-facing <b>(2nd choice)</b>	150	01, 08
Southeast-facing <b>(2nd choice)</b>	150	02, 03, 04, 05, 06, 07

For stacks at other blocks, please consult our Masters for the exact facing direction.



## Exterior Fengshui Considerations:

- ▶ Some buildings are plagued with Constriction Sha, which occurs when air currents between two buildings converge to charge at one being sandwiched in between.
- ▶ Consider installing a partition or displaying plants at the entrance to deflect its flow.
- ▶ Heavy traffic flow and nearby train tracks give rise to Sound Sha, which increases stress and blood pressure levels. Worse still, it can even lead to insomnia.
- ▶ Consider using soundproofing technology to reduce noise levels in one's personal space, especially in bedrooms.
- ▶ Multi-storey carpark is designed in such a way that noise produced from cars moving in and out is reduced.
- ▶ Pay attention to sites near The Brownstone slated for highrise development and take measures to counter construction noise and conflicting energies (冲煞) during the development period.

# What is Fengshui Unit Selection?

## Making Your Fengshui Unit Selection A Breeze

We understand that deciding which unit to select is a long process, and that your unit will be your home for a long time. Leave it to our experienced fengshui consultants by sending in the floorplans of your shortlisted units. We will help to make your unit selection stress-free with no regrets in life.



Select Your Unit Now 

## Benefits of Selecting Your Fengshui Unit



Create A Harmonious Home



Improve Mood And Energy



Attract Opportunities And Benefactors

## Fengshui Unit Selection Packages

**1** Floor Plan **\$88\*** [Get it now! !\[\]\(ab59d0598235e1fff2f06022b7b6963a\_img.jpg\)](#)

**3** Floor Plans **\$238\*** [Get it now! !\[\]\(20a96ba917bd866241213e67496750ee\_img.jpg\)](#)

**5** Floor Plans **\$388\*** [Get it now! !\[\]\(f47abfca377c2ac15139e541ad30694e\_img.jpg\)](#)

*\*Prices before GST*

# Introducing the Prosperity Kit

Prosperity • Happiness • Success

Welcome abundance and fortune into your household with our brand new **Prosperity Kit!**

**\$168**

Get it now! 

*\*Prices before GST*

A harmonious household benefits not just yourself, but everyone residing within. With our Prosperity Kit, you will be able to welcome abundance and fortune into your household, promoting amity and happiness among family members in the process!

## Cleansing 净化气场

- Rice (1box)
- Salt & Tea (1box)
- Hammer (1)



## Abundance 旺气凝聚

- Pair of gold ingots (1)
- Prosperity Sceptre (1)
- Longevity Tortoise (1)
- Dried Lotus Seeds (1 pack)
- Five types of grains (1 pack)

## Overflowing Fortune 财源旺旺，滚滚而来

- Pineapple emblem



# Your Way to A Harmonious Home



Invite our Masters to fengshui your home for better family harmony today!

## Fengshui Services

HDB ..... from **\$988** [Get it now!](#) 

Condominium ..... from **\$1688** [Get it now!](#) 

Landed ..... from **\$3088** [Get it now!](#) 

Office / Shop ..... from **\$2888** [Get it now!](#) 


*\*Prices before GST*





**WAYFENGSHUI**  
GROUP


Consultancy • Academy • lifestyle


## **WAY FENGSHUI GROUP**

Fu Lu Shou Complex   
149 Rochor Road  
#02-11 Singapore 188425

+65 6338 3800 

+65 9838 3800 

enquiry@wayfengshui.com 

wayfengshui.com 

## **Follow Us On Our Social Media For The Latest Updates**

Way Fengshui 