







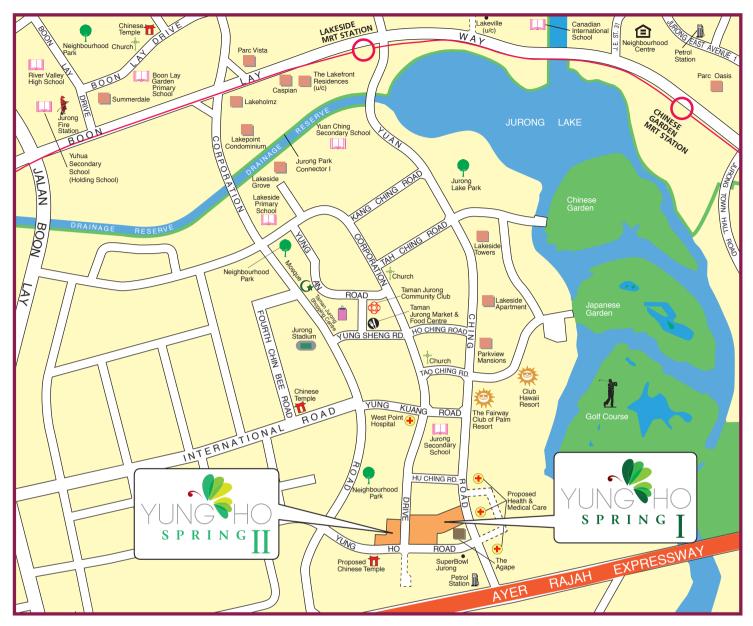
# Spring delights

Yung Ho Spring I and Yung Ho Spring II are located along Yung Ho Road. These two developments comprise five residential blocks ranging from 14 to 20 storeys, offering 907 units of 2-, 3- and 4-room Standard Flats.

The names "Yung Ho Spring I" and "Yung Ho Spring II" reflect the developments' location and lush, green landscape.







## LEGEND:

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

==== Under Construction/Future Road

Scale 0 200 400 600 Meters

100 300 500





## Fresh beginnings

Take time to enjoy the multitude of recreational facilities available in Yung Ho Spring I and Yung Ho Spring II. Children can have fun at the playgrounds while adults get a workout at the adult and elderly fitness stations.

Precinct pavilions and outdoor seats serve as ideal locations for residents to gather and interact with one another. In addition, the rooftop gardens above both multi-storey car parks offer additional venues for quiet respite.

You will also find daily conveniences within easy reach as Yung Ho Spring I will come with an eating house, a minimart and shops.





## **Eco-Friendly Living**

To encourage a "green" lifestyle, Yung Ho Spring I and Yung Ho Spring II will have several eco-friendly features:

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







## **Delightful Homes**

Yung Ho Spring I offers 2-, 3-and 4-room Standard Flats while Yung Ho Spring II offers 2- and 3-room Standard Flats. All these flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

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

To provide a sense of spaciousness and greater flexibility in furniture layout and design, all the 3- and 4-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your



renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.



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

## Open Kitchen Concept (Default)



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



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



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

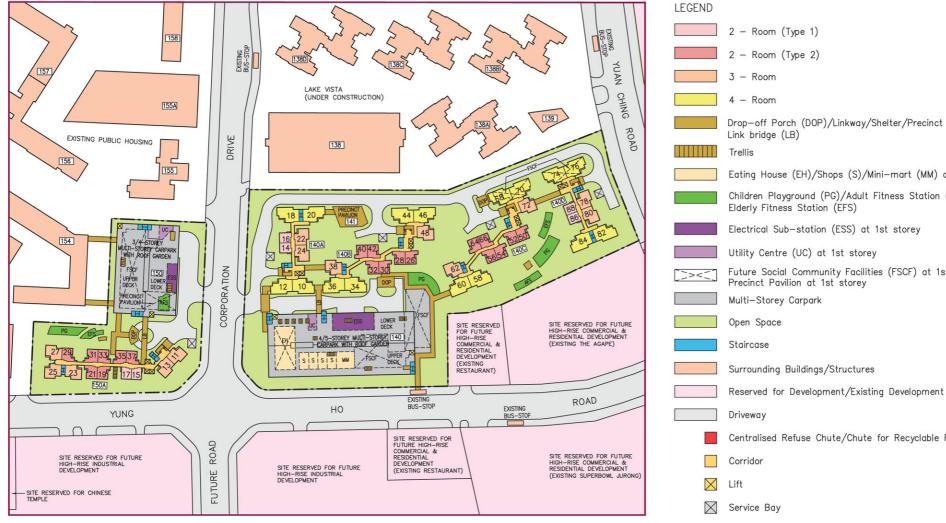
### With Kitchen Partition Wall



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

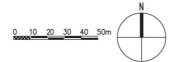


LAYOUT IDEAS FOR 4 ROOM
APPROX. FLOOR AREA 93sqm
(Inclusive of Internal Floor Area 90sqm & Air-Con Ledge)



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





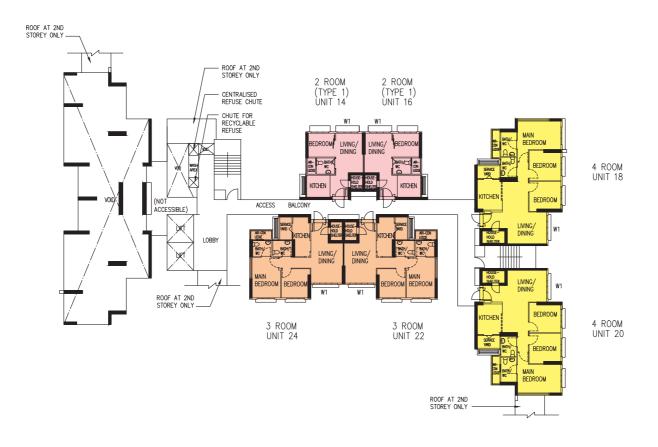
Drop-off Porch (DOP)/Linkway/Shelter/Precinct Pavilion/ Eating House (EH)/Shops (S)/Mini-mart (MM) at 1st storey Children Playground (PG)/Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS) Electrical Sub-station (ESS) at 1st storey Utility Centre (UC) at 1st storey Future Social Community Facilities (FSCF) at 1st storey/ Precinct Pavilion at 1st storey

Surrounding Buildings/Structures

Centralised Refuse Chute/Chute for Recyclable Refuse

	Block Number	Number of storeys	2 Room (Type 1) (Type 2)		3 Room	4 Room	Total	Lift opens at
YUNG HO SPRING I	140A	14/19	26	-	36	69	131	Every Storey
	140B	17	-	94	31	61	186	Every Storey
	140C	17	-	96	32	64	192	Every Storey
	140D	14/19	24	-	36	72	132	Every Storey
YUNG HO SPRING II	150A	20	38	133	95		266	Every Storey
	Total		88	323	230	266	907	

STANDARD FLATS



BLOCK 140A (2ND STOREY)

LEGEND:

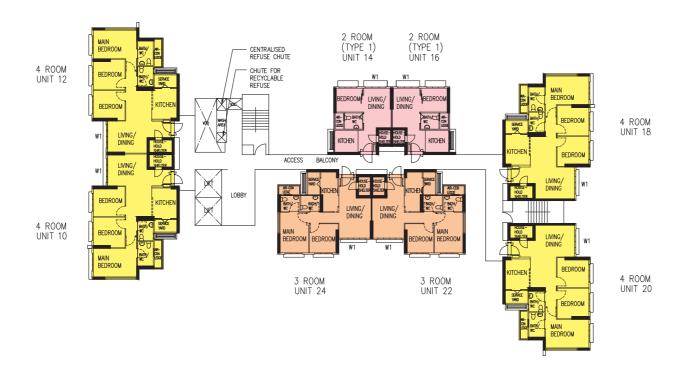
2 ROOM (TYPE 1)

3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



BLOCK 140A (3RD TO 5TH STOREY & 7TH TO 14TH STOREY)

LEGEND:

2 ROOM (TYPE 1)

3 ROOM

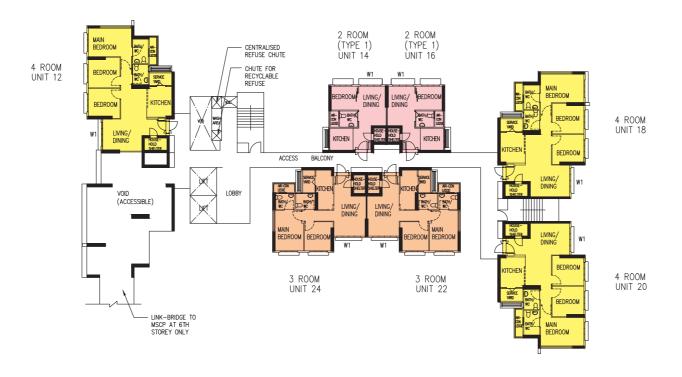
4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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





BLOCK 140A (6TH STOREY)

LEGEND:

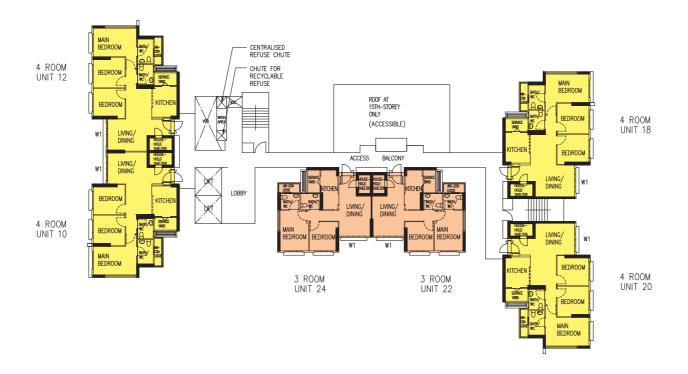
2 ROOM (TYPE 1)

\_\_\_\_ 3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



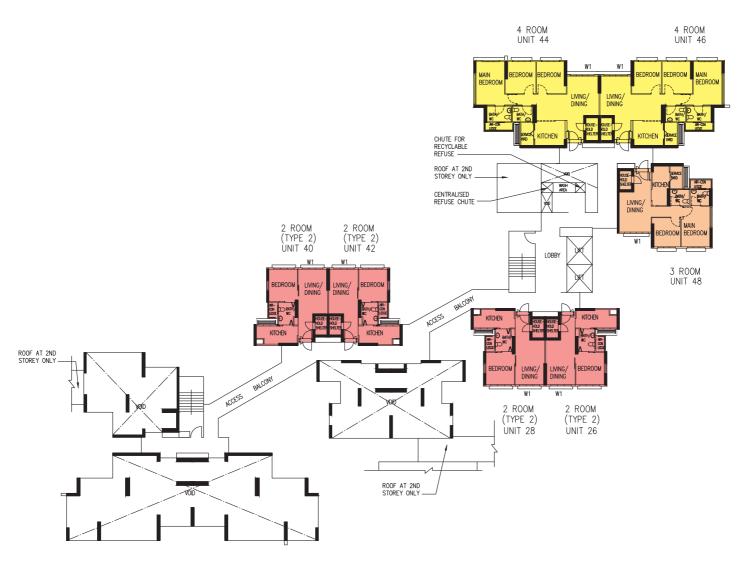
BLOCK 140A (15TH TO 19TH STOREY)

LEGEND:

3 ROOM
4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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BLOCK 140B (2ND STOREY)

LEGEND:

2 ROOM (TYPE 2)

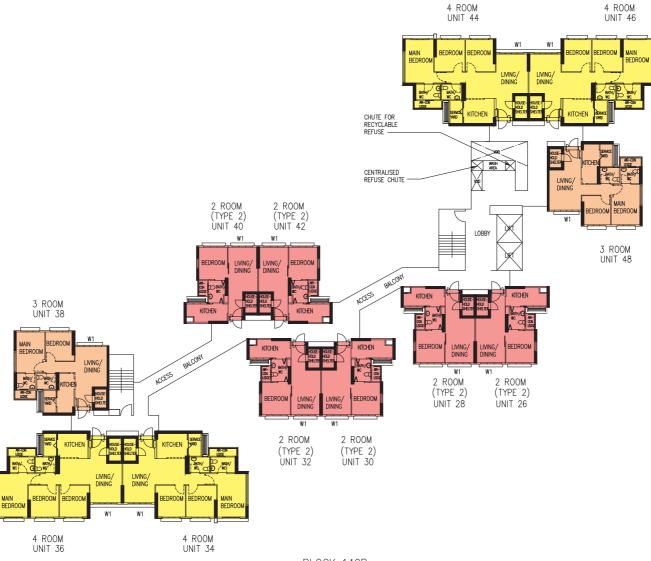
\_\_\_\_ 3 ROOM

4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



BLOCK 140B (3RD TO 5TH STOREY & 7TH TO 17TH STOREY)

LEGEND:

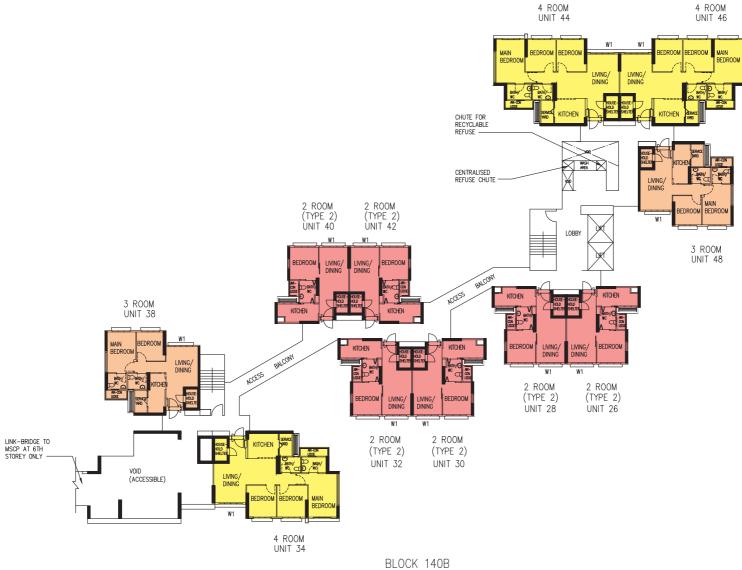
2 ROOM (TYPE 2)

3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



BLOCK 140B (6TH STOREY)

LEGEND:

2 ROOM (TYPE 2)

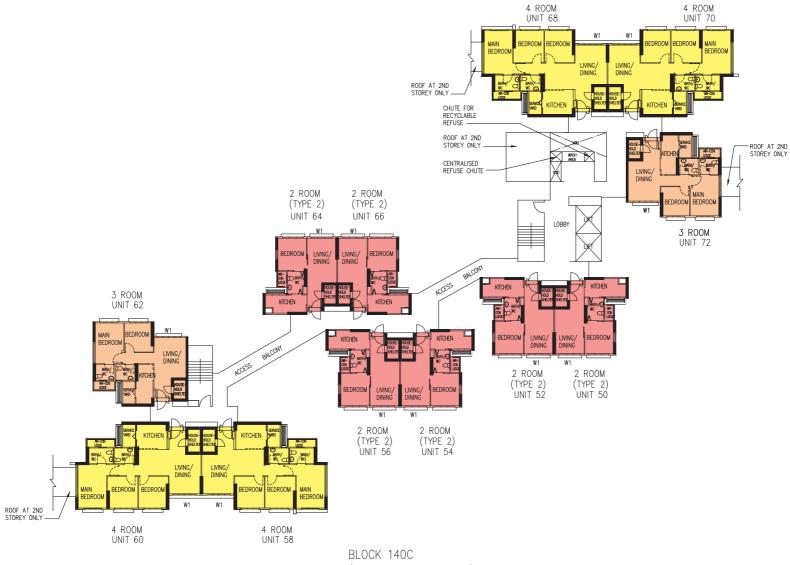
\_\_\_\_ 3 ROOM

4 ROOM

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

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(2ND TO 17TH STOREY)

LEGEND:

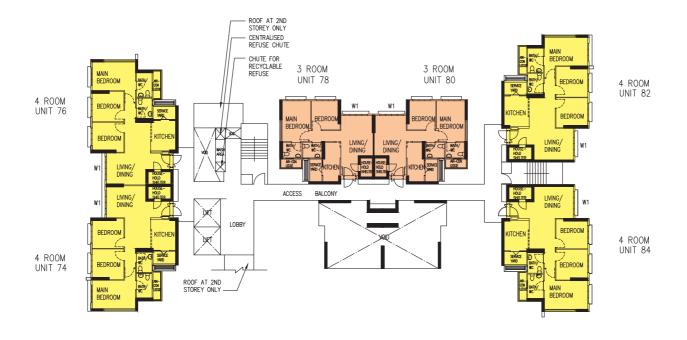
2 ROOM (TYPE 2)

\_\_\_\_ 3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



BLOCK 140D (2ND STOREY)

LEGEND:

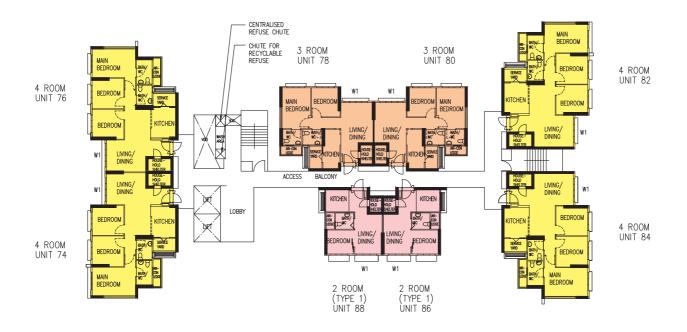
\_\_\_\_ 3 ROOM

4 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



BLOCK 140D (3RD TO 14TH STOREY)

LEGEND:

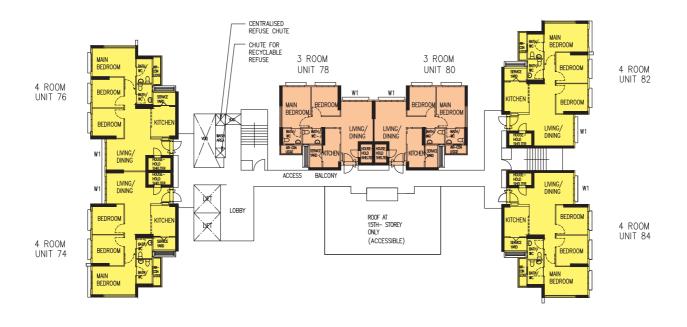
2 ROOM (TYPE 1)

3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



BLOCK 140D (15TH TO 19TH STOREY)

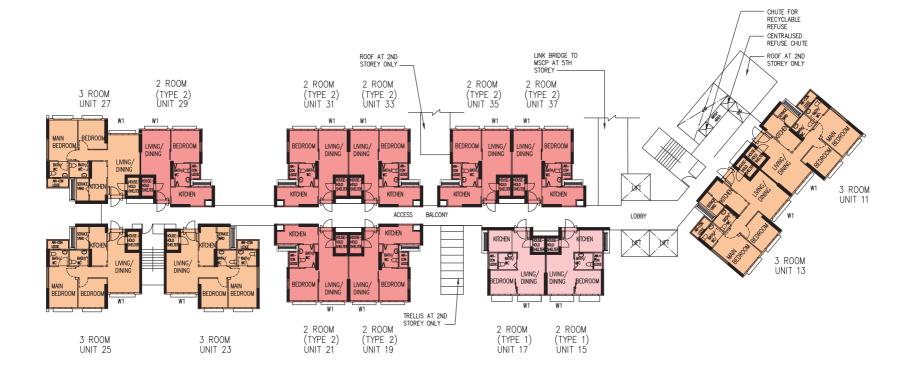
LEGEND:

3 ROOM

4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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



BLOCK 150A (2ND TO 20TH STOREY)

LEGEND:

2 ROOM (TYPE 1)

2 ROOM (TYPE 2)

\_\_\_\_ 3 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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## General Specifications for Yung Ho Spring I & II

#### **Foundation**

Piled Foundations.

#### Structure

Reinforced concrete structural framework with reinforced concrete slabs

#### Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

### Walls

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

#### **Windows**

Aluminium framed windows with tinted glass.

#### **Doors**

Entrance : decorative solid timber door

and metal gate

Bedrooms : laminated semi-solid timber

doors (Type D9a) (optional), laminated semi-solid timber sliding partition/door for 2-room, where applicable

Bathrooms / WC : laminated semi-solid timber

doors (Type D9a) (optional), acrylic panel folding door for

2-room

Household Shelter : metal door

Service Yard : aluminium framed door with

glass

#### **Finishes**

Ceilings : skim-coated or plastered and

painted

Kitchen/Bathroom/WC walls : ceramic tiles

Other walls : skim-coated or plastered and

painted

Living / Dining/Bedrooms Floor: polished porcelain tiles with

timber skirting (optional)

Kitchen Floor : glazed porcelain tiles

Bathroom/WC Floor : ceramic tiles

Service yard Floor : glazed porcelain tiles with tile

skirting

Household shelter floor : glazed porcelain tiles

## **Fittings**

Quality locksets

Water Closet suite

Wash basin for Bathroom/WC (optional)

Bath / Shower mixer with shower set, tap mixer (optional) Clothes Drying Rack

#### Services

Gas services and concealed water supply pipes

Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)

Television points

Telephone points

### **Important Notes**

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

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules

#### Disclaimer

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- (ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- (iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
- (iv) 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 HDB's sole discretion or if required by the competent authorities.
- (v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.

- (vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- (vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
- (viii) The floor areas are scaled strata areas.
- (ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres, mechanical and electrical rooms and such other facilities as HDB shall deem fit.

