



Homes close to your heart

Build-To-Order Nov 2013

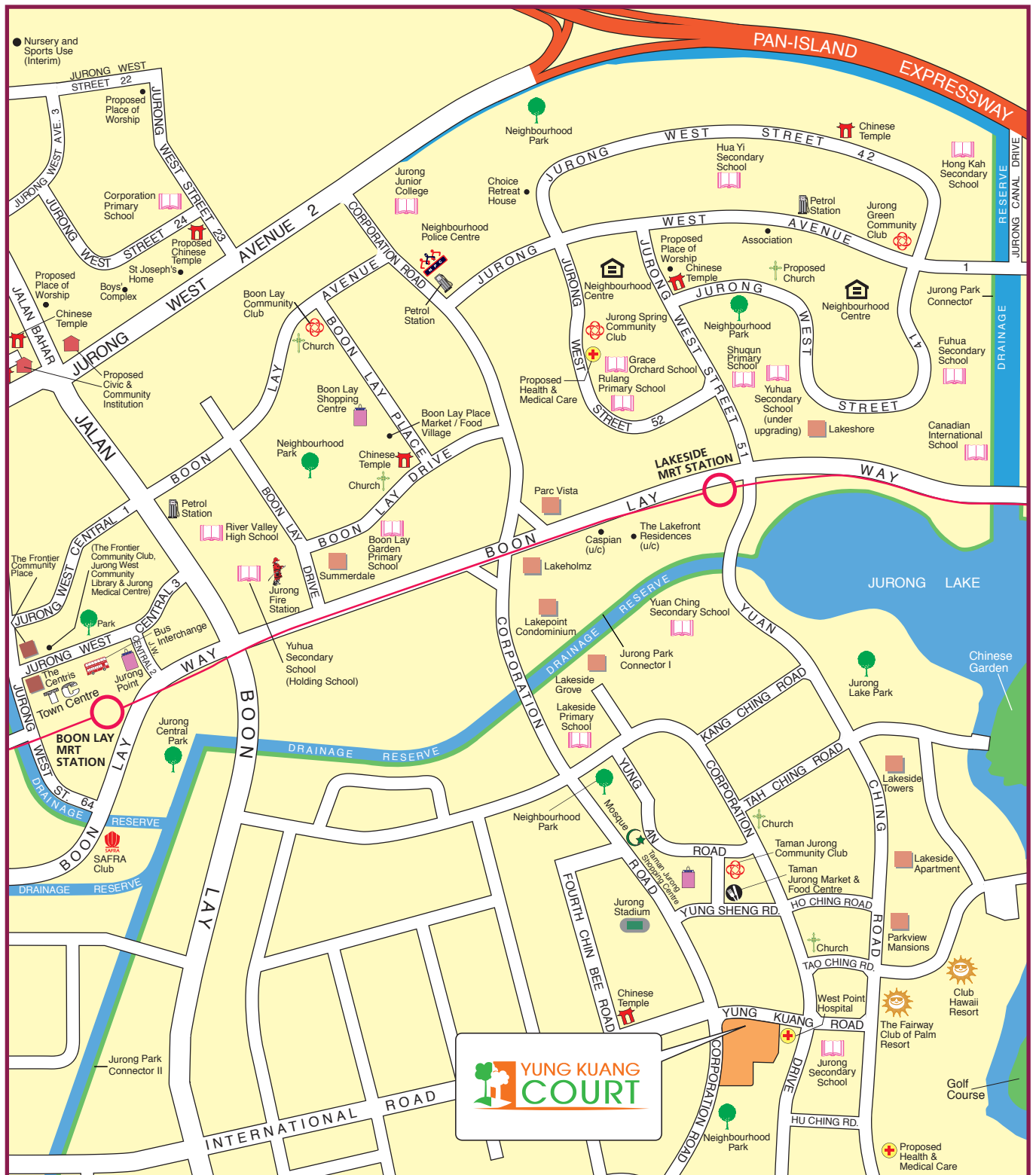


Tranquil Beauty

Bounded by Corporation Road and Yung Kuang Road, Yung Kuang Court comprises five residential blocks ranging from 19 to 20 storeys in height. You can take your pick from the 528 units of 4- and 5-room Standard Flats offered in this development.

The name 'Yung Kuang Court' aptly describes the development's location along Yung Kuang Road, as well as its beautiful courtyard garden design.







Activity Spaces for Everyone

The central courtyard will provide tranquil views of natural beauty amid a variety of activity spaces. Children will be thrilled by the fun and colourful playgrounds while the adults and elderly can enjoy working out at the fitness stations.

On the other hand, the roof garden atop the multi-storey car park offers a serene environment for relaxation. Shelters and trellises intersperse the greenery, creating spaces for hanging out with neighbours. Here, you can also choose to try growing flowers, vegetables or fruits at the community garden.

Residents will enjoy the convenience of having a cafe, minimart and childcare centre located within the development.



A Welcoming Abode

Yung Kuang Court offers 4- and 5-room Standard Flats.

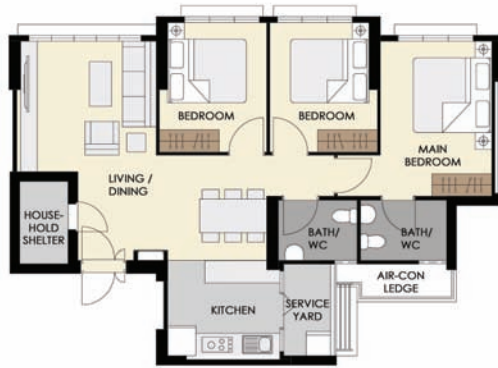
All flats will come with three-quarter height windows in the living/dining area and half-height windows in other rooms.

The flats will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathrooms 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, the flats in Yung Kuang Court 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.

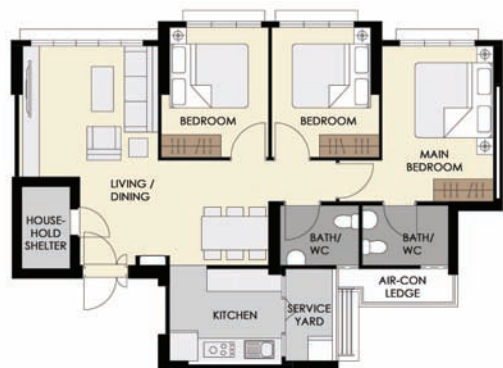


Open Kitchen Concept (Default)



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

With Kitchen Partition Wall



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



LAYOUT IDEAS FOR 5 ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5 ROOM
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)



LEGEND

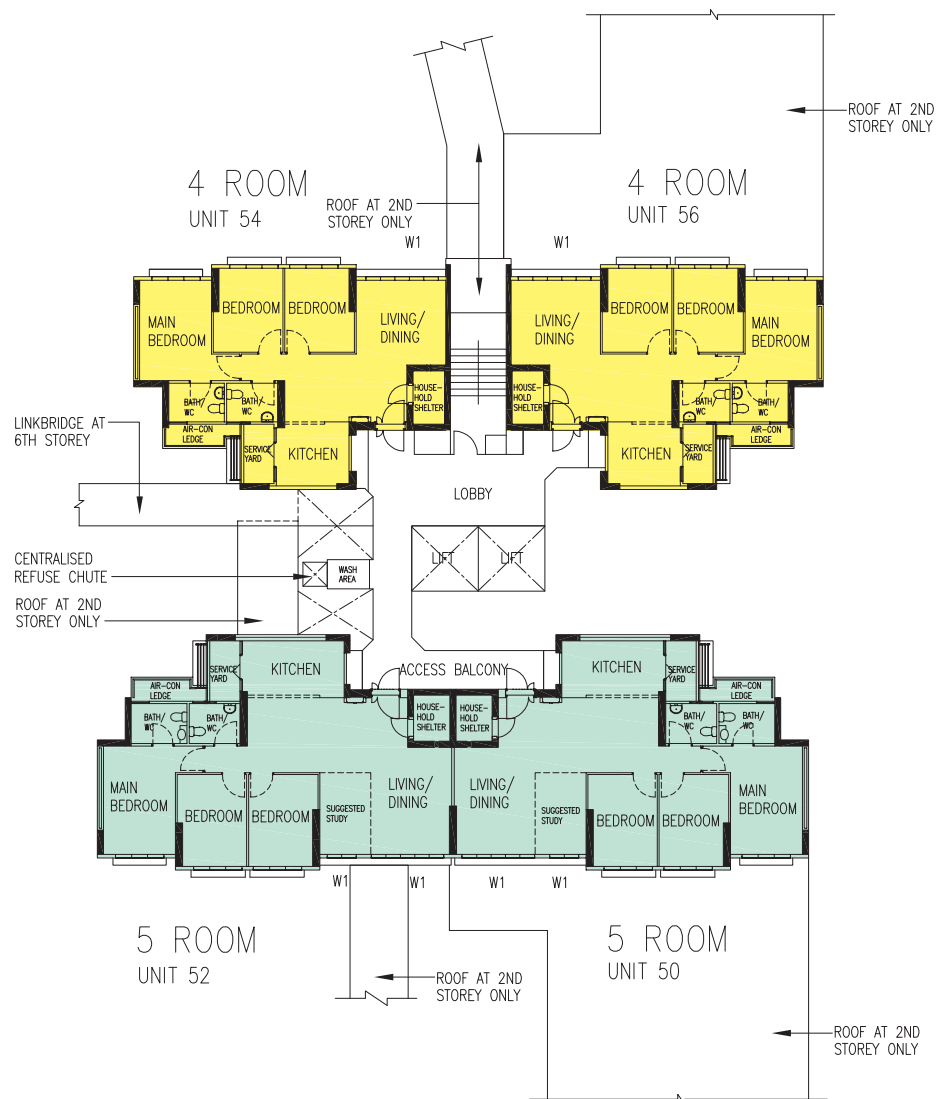
- 4 – Room
- 5 – Room
- Surrounding Buildings
- Reserved for / Existing Development
- Linkway / Precinct Pavilion / Drop-off Porch / Shelter / Link-Bridge (LB)
- Trellis
- Child Care Centre (CCC) / Cafe / Future Social Community Facilities (FSCF) at 1st Storey
- Mini Mart (MM) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Driveway
- Air-well
- Centralised Refuse Chute
- Corridor
- X

 Lift
- X

 Service Bay

Block Number	Number of storeys	4 Room	5 Room	Total	Lift opens at
164A	19	36	36	72	Every storey
165A	20	38	38	76	Every storey
165B	20	76	38	114	Every storey
166A	20	76	76	152	Every storey
166B	20	76	38	114	Every storey
Total		302	226	528	

Standard Flats



LEGEND:

LEGEND:

 4 ROOM

 5 ROOM

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

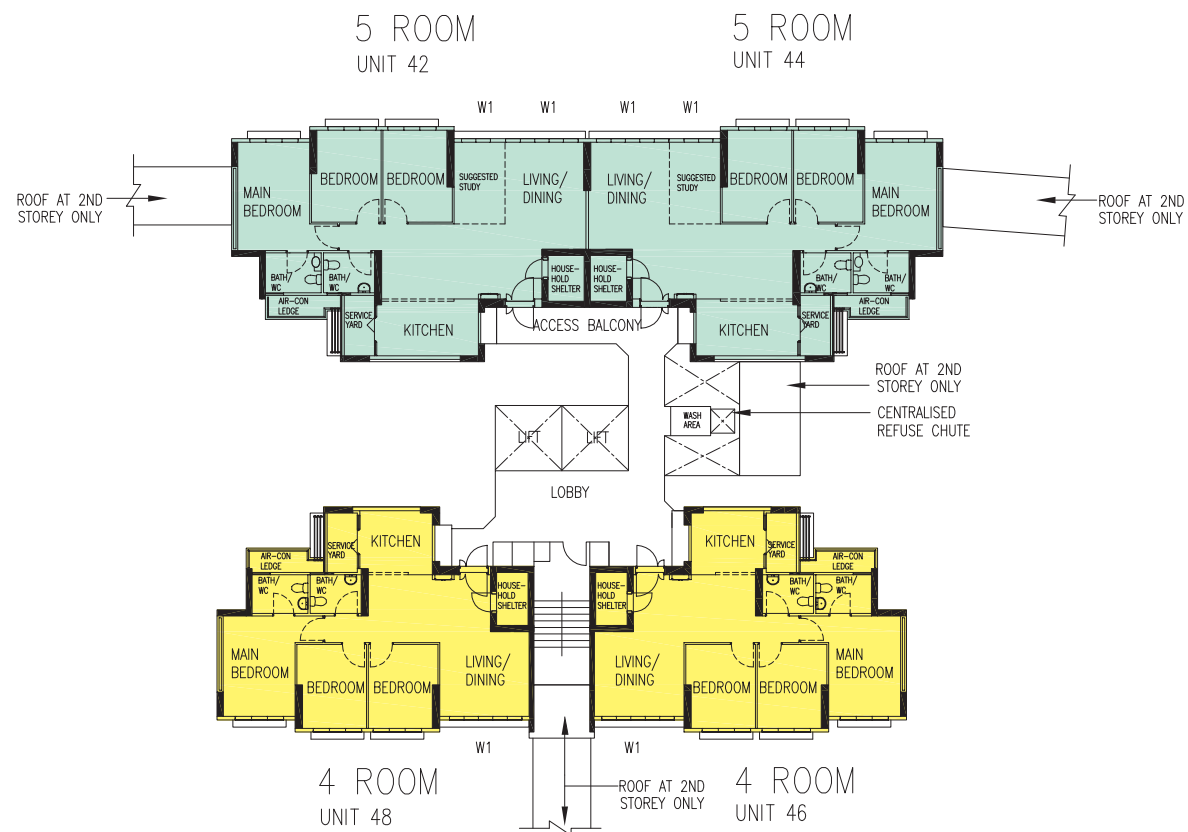
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 164A

(2ND TO 19TH STOREY FLOOR PLAN)

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





LEGEND:

4 ROOM

5 ROOM

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 165A
(2ND TO 20TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES



LEGEND:

4 ROOM

 5 ROOM

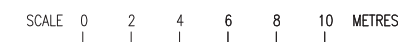
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 165B

(2ND TO 20TH STOREY FLOOR PLAN)

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





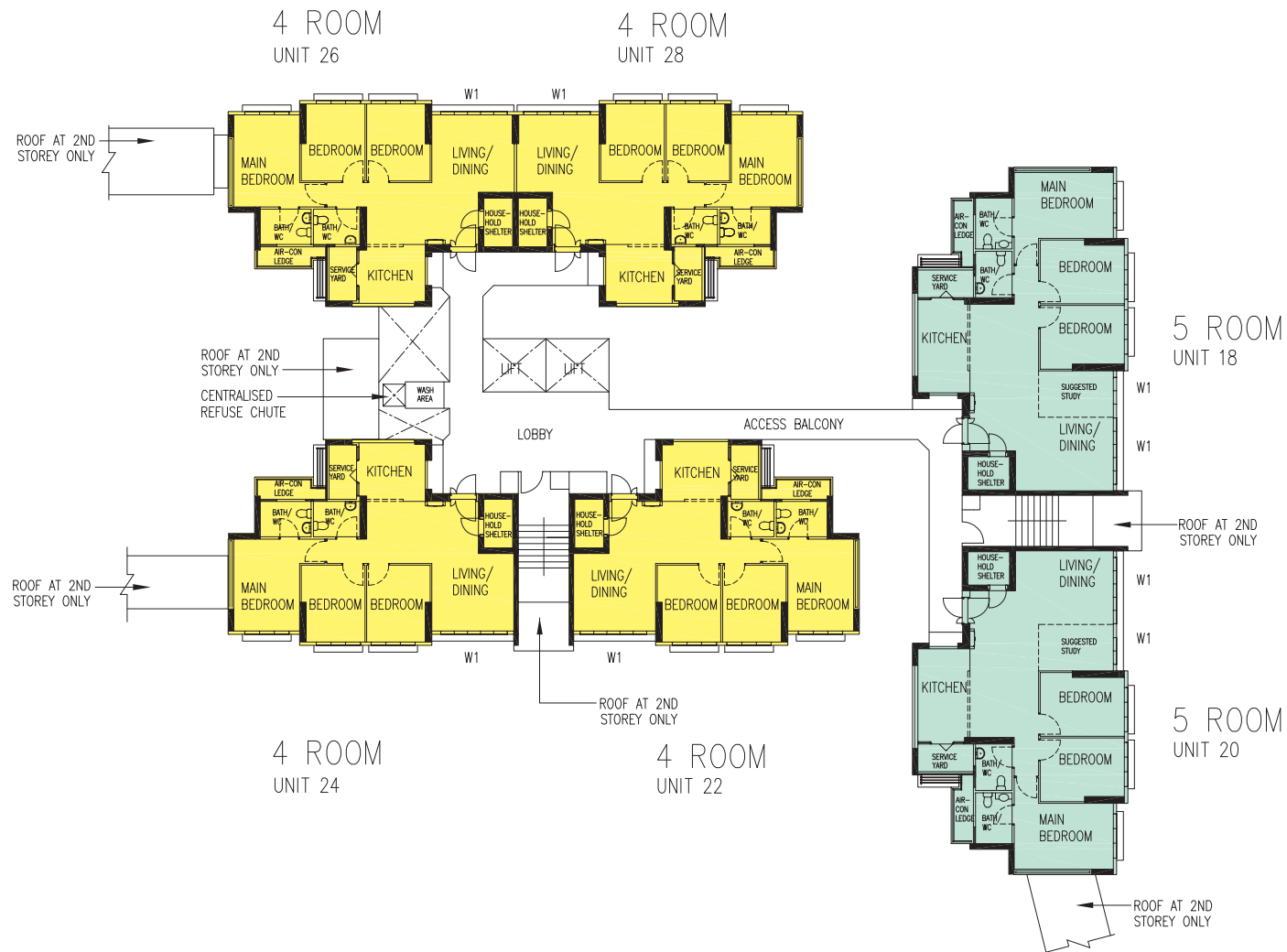
LEGEND:
 4 ROOM
 5 ROOM

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

BLK 166A
 (2ND TO 20TH STOREY FLOOR PLAN)

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

SCALE 0 2 4 6 8 10 METRES



LEGEND:

 4 ROOM

 5 ROOM

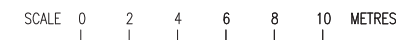
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

BLK 166B

(2ND TO 20TH STOREY FLOOR PLAN)

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



General Specifications For Yung Kuang Court

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
Bedroom	:	laminated semi-solid timber door (Type D9a) (optional)
Bathroom/WC	:	laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

Finishes

Ceiling	:	skim coated or plastered and painted
Kitchen/Bathroom/WC wall	:	ceramic tiles
Other Wall	:	skim coated or plastered and painted
Living/Dining/Bedroom 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
Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other 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:

- 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) 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

- (i) All information, maps and plans in this brochure are the copyright of the HDB.
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- (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 and such other facilities as HDB shall deem fit.



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DEVELOPMENT
BOARD**

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