

GARDEN
COURT
@ TENGAH

HDB's Sales Launch November 2020





Living in the Gardens

Located in Tengah town, Garden Court @ Tengah will be located within the Garden District. Taking inspiration from garden elements, the name reflect the surrounding courtyards, and the roof gardens which are located at different heights that step down towards the common green. This development offers flats with a shorter waiting time.

Garden Court @ Tengah will be bounded by Tengah Garden Avenue, Tengah Garden Walk, and Plantation Crescent. The development comprises 5 residential blocks ranging from 7 to 15 storeys in height. You can choose from 790 units of 2-room Flexi, 3-, 4-, and 5-room flats.

The development is located near upcoming amenities such as a Neighbourhood Centre, a Community Club, and Jurong Region Line MRT stations. It will be served by bus services leading to the city and nearby towns. With an extensive network of walking and cycling paths, residents will also be able to walk and cycle everywhere in Tengah.



The Garden Farmway is a key feature of the Garden District, helping to foster a new lifestyle centred on community gardening and hobby farming. Residents may be able enjoy farm-to-table dining as they grow their own produce and share the fruits of their harvest. These activities will offer residents the opportunity to experience a different lifestyle, connect with one another, and reignite the kampung spirit.

Garden Court @ Tengah brings greenery closer to you and your family in the form of courtyard gardens, roof gardens at the residential blocks, and above the Multi-Storey Car Park. You can also interact with your neighbours while enjoying amenities such as children's playgrounds and fitness stations. A childcare centre and Residents' Committee Centre are also conveniently located within the development.

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



About Garden District

Garden District is framed by Tengah Pond and Central Park. This picturesque setting will be complemented by the garden-themed farmway, which encourages healthy and active living.

Thematic playgrounds inspired by nature motifs such as flowers and garden creatures, strengthen the visual identity of Garden District and encourage imaginative play among children. Green markers at key entry points along the Garden District, such as botanical arbours framed with flowering creepers, provide shade and visual respite amidst the urban environment.

An array of amenities such as eateries, schools, and retail shops, will be available in Garden District to meet the daily needs of residents.

A Green Haven

Homes in Tengah town will be surrounded by lush greenery and nature. To harness nature's benefits for greater environmental health and human well-being, HDB has applied its Biophilic Town Framework to guide the enhancement of existing natural assets and the development of neighbourhood landscapes in Tengah. Residents can look forward to nature-centric neighbourhoods that offer a strong sense of place, better well-being, and an enhanced quality of life.



A town-wide Active, Beautiful, and Clean Waters design strategy will be introduced to draw people closer to nature, with a variety of outdoor spaces and landscape features which slow down and treat stormwater runoff. For more details on Tengah town, please visit HDB's exhibition (<http://www20.hdb.gov.sg/fi10/fi10349p.nsf/tengah/indexcopy.html>) at HDB Hub, Toa Payoh.

Tengah will be the first town to integrate with the area's surrounding greenery and biodiversity. One major attraction will be the approximately 100-metre wide and 5km long Forest Corridor, which will form part of the larger network of greenery that connects the Western Water Catchment Area and the Central Catchment Nature Reserve. In collaboration with the National Parks Boards, various tree species will be planted in the Forest Corridor to transform it into a rich forest habitat.



Complementing the Forest Corridor is the Forest Fringe, a 15- to 20-metre wide linear greenscape that will provide a tranquil and rustic environment for residents to enjoy flora and fauna, and envelop the town within a scenic and natural landscape. In addition, extensive park spaces, such as the Central Park and Community Farmways, will string key amenities and facilities together, providing a safe environment for residents to access their daily amenities.

Tengah will be the first HDB town to have a car-free town centre nestled next to a lush green park. To encourage green commuting, there will be dedicated walking and cycling paths along all roads to create seamless connections within the town. The upcoming Jurong Region Line and bus services will serve the public transport needs of residents.



Tengah is also the first HDB town to be planned with town-wide smart technologies from the outset. Guided by HDB's Smart Town Framework, the various districts will integrate smart technology in its design, so that residents can enjoy a quality living environment. Autonomous vehicles will be piloted in Tengah town to provide convenient first-mile-last-mile connection to key transport nodes and amenities.

Vibrant commercial facilities are planned for the town centre and in the districts, complementing other shopping and dining options in the nearby Bukit Batok town. Check out the heartland shops on Where2Shop@HDB (<https://www.hdb.gov.sg/cs/infoweb/residential/where2shop/explore/bukit-batok>).

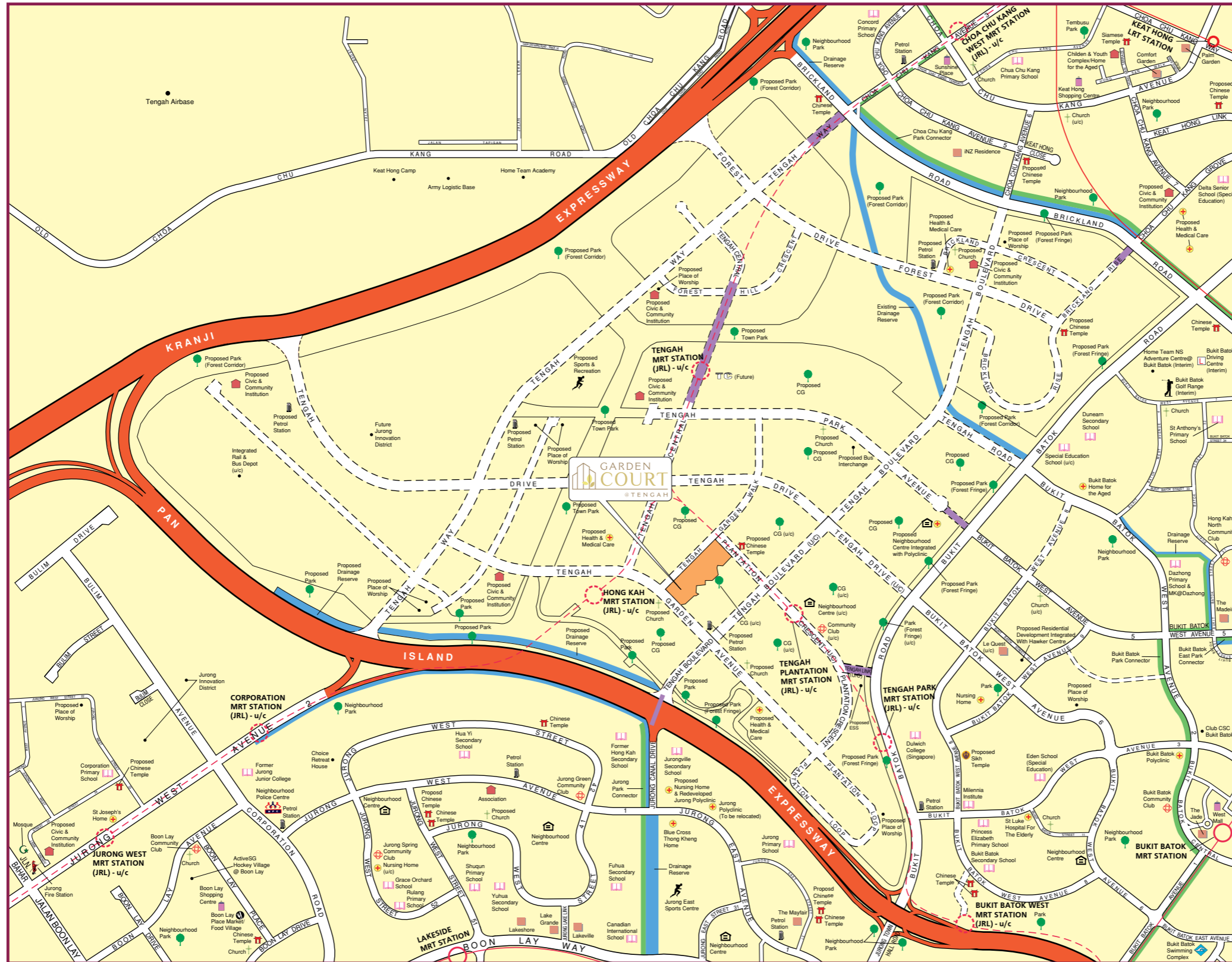
* Artist's impression only. Actual design may vary.

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' committee centres and day activity centres), 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.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.

TENGAH

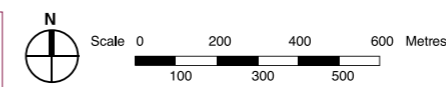


LEGEND:

- MRT Line & Station
- MRT Lines & Station (u/c) (working names only)
- LRT Line & Station
- Common Green
- Under Construction/Future Road
- Under Construction
- Electrical Substation
- Future Transit Priority Corridor
- MOE Kindergarten

Notes:

1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
2. Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks. The future land use for former school sites are subject to review or changes by the relevant authorities.
6. Transit Priority Corridors (TPCs) are corridors that put together a combination of bus priority solutions to enhance bus priority. Features may include existing measures such as bus lanes or new concepts such as bus-only roads.
7. 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 Living

In a bid to go green for the earth, Garden Court @ Tengah will have several eco-friendly features to encourage green and sustainable lifestyles, 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 car-sharing schemes
- 🌿 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

Garden Court @ Tengah will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- Smart-enabled homes with provisions to support easy installation of smart systems
- 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



Centralised Cooling System

Home owners at Garden Court @ Tengah can subscribe to have air conditioning provided from a centralised cooling system. This system for public housing is the first of its kind in Singapore.

Cooling to each household unit will come from highly energy efficient chillers, and home owners need not install nor maintain outdoor condensing units on their air-conditioner ledge. They will get to enjoy cost savings while contributing to a sustainable lifestyle in this eco-friendly district. Home owners may decide to subscribe to the centralised cooling system after signing the Agreement for Lease. More information will be provided during the flat selection exercise.

For further enquiries, please contact SP Group at tengahcooling@spgroup.com.sg or visit mytengah.sg.

Dream Homes

Garden Court @ Tengah offer 2-room Flexi, 3-, 4-, and 5-room flats.

To boost construction productivity, Garden Court @ Tengah will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. The flats will come with full floor finishes, internal doors, and sanitary fittings.

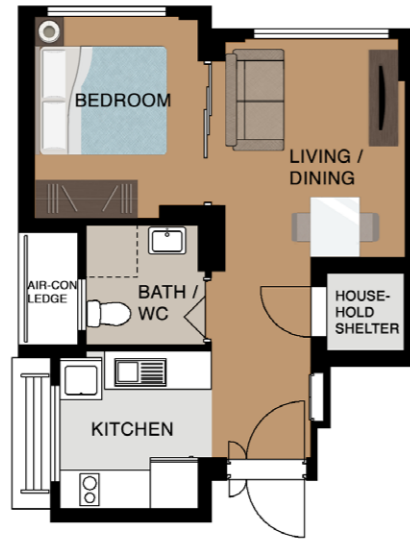
2-room Flexi Available either on a 99-year lease or short-lease	3-, 4-, and 5-room
<ul style="list-style-type: none"> 🌿 Vinyl strip flooring in the: <ul style="list-style-type: none"> • living/ dining room • bedroom 🌿 Floor tiles in the: <ul style="list-style-type: none"> • household shelter • bathroom • kitchen 🌿 Wall tiles in the: <ul style="list-style-type: none"> • bathroom • kitchen 🌿 A sliding partition/ door for the bedroom and folding bathroom door 🌿 Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite 🌿 Grab bars (for 2-room Flexi flats on short-leases) 	<ul style="list-style-type: none"> 🌿 Vinyl strip flooring in bedrooms 🌿 Floor tiles in living/ dining room, kitchen, service yard, household shelter, and bathrooms 🌿 Wall tiles in the kitchen and bathrooms 🌿 Internal doors for bedrooms and bathrooms 🌿 Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite

Optional Component Scheme

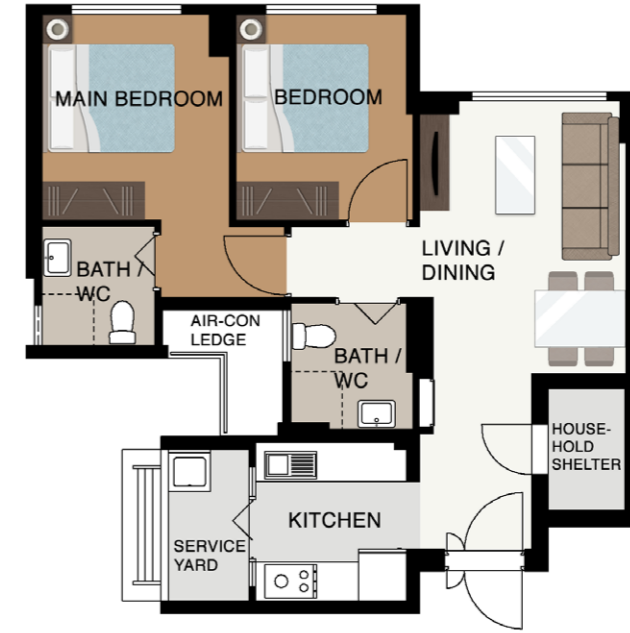
The flats in Garden Court @ Tengah come with full floor finishes, internal doors, and sanitary fittings.

Elderly buyers of short-lease 2-room Flexi flats can opt in for elderly-friendly and other fittings under the Optional Component Scheme (OCS). Please refer to the attached Optional Component Scheme leaflet for details.

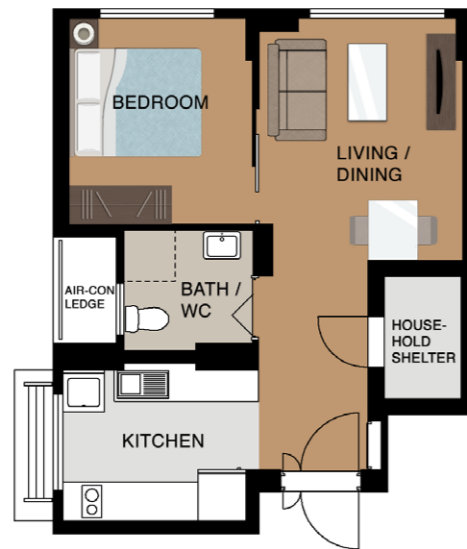
If an elderly buyer opts in for the OCS, the cost of the optional components will be added to the price of the 2-room Flexi flat.



2-ROOM FLEXI (TYPE 1) FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 40 sqm
 (Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge)



3-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 69 sqm
 (Inclusive of Internal Floor Area of 66 sqm and Air-Con Ledge)



2-ROOM FLEXI (TYPE 2) FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 47 sqm
 (Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)



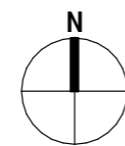
4-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 95 sqm
 (Inclusive of Internal Floor Area of 92 sqm and Air-Con Ledge)



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)



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



LEGEND

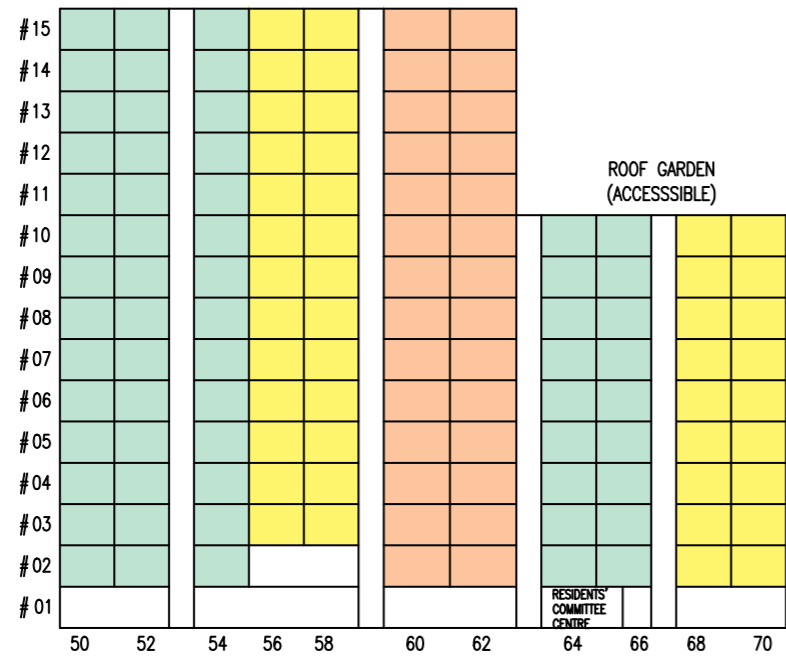
- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room
- 5 - Room
- Reserved for Development/ Existing Development
- Surrounding Buildings / Structures
- Linkway / Link Bridge (LB) / Shelter (S) / Drop - Off Porch (DOP) / Precinct Pavilion
- Trellis
- Future Amenities/ Facilities (FA/F) at 1st. Storey / Residents' Committee Centre (RCC) at 1st. Storey
- Childcare Centre (CCC) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS)
- Utility Centre (UC) at 1st. Storey
- Multi-Storey Car Park
- Open Space
- Staircase
- Driveway
- X Lift
- X Service Bay
- Centralised Refuse Chute/ Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)
- Corridor
- (U/C) Under Construction

Block Number	Number of Storeys	2 Room Flexi		3 Room	4 Room	5 Room	Total	Lift opens at
		Type 1	Type 2					
219A	10/15	-	-	28	44	60	132	Every Storey
220A	9/15	28	84	28	48	-	188	Every Storey
220B	7/10/15	-	-	12	73	56	141	Every Storey
221A	9/15	28	84	28	48	-	188	Every Storey
221B	7/10/15	-	-	12	73	56	141	Every Storey
Total		56	168	108	286	172	790	

Notes:

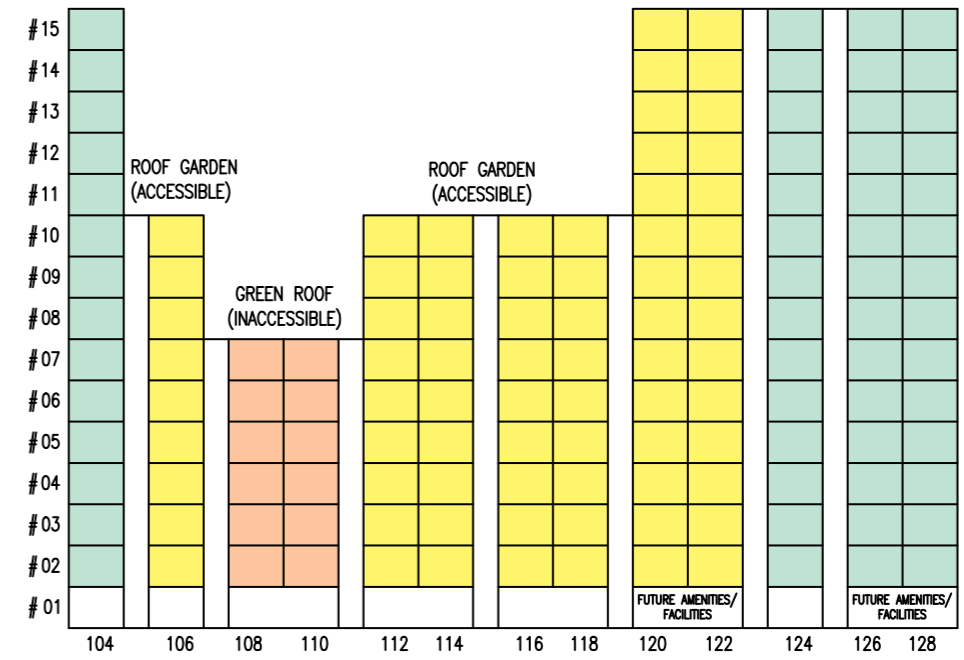
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2. The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
3. 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.
4. 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.
5. 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.
6. 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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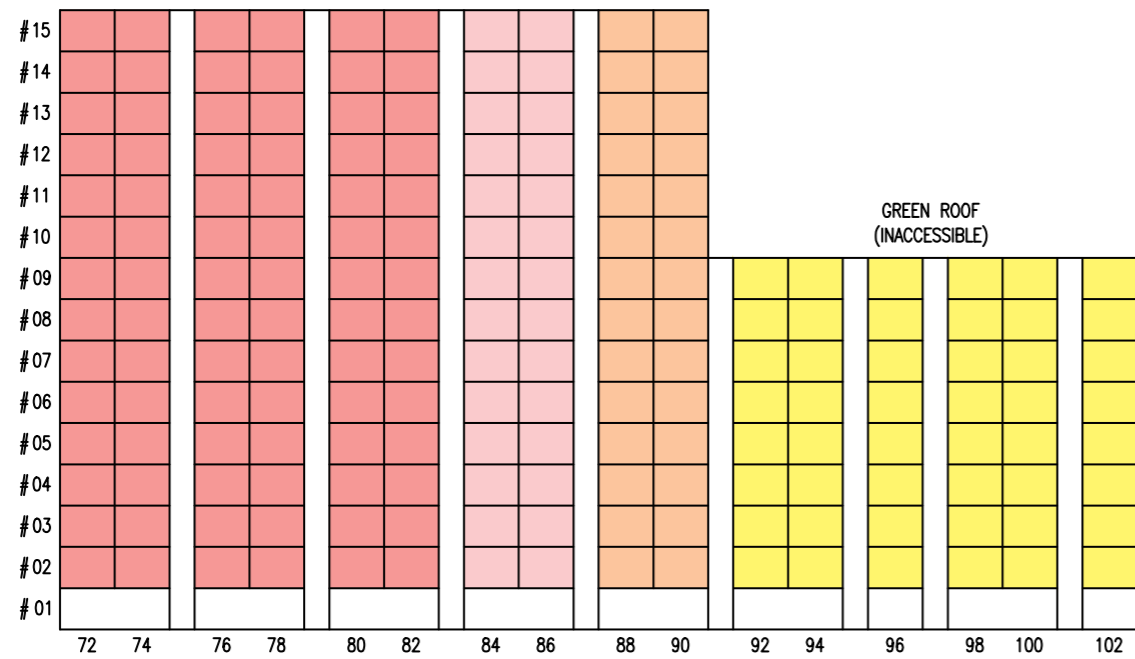
BLOCK 219A

- 3 ROOM
- 4 ROOM
- 5 ROOM



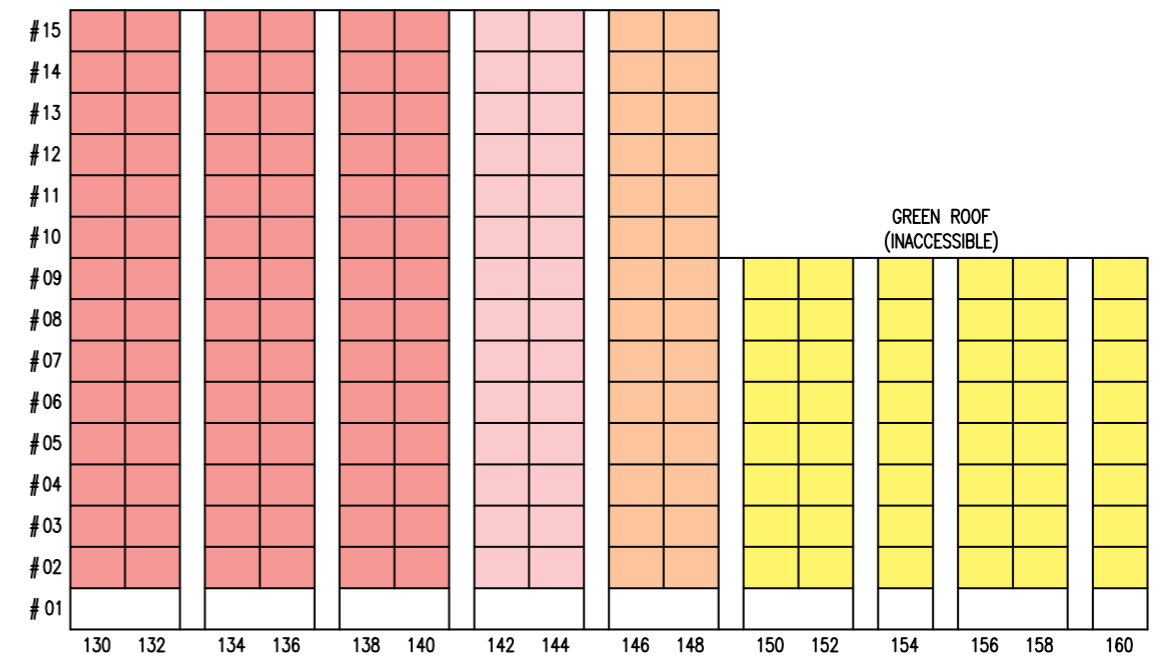
BLOCK 220B

- 3 ROOM
- 4 ROOM
- 5 ROOM



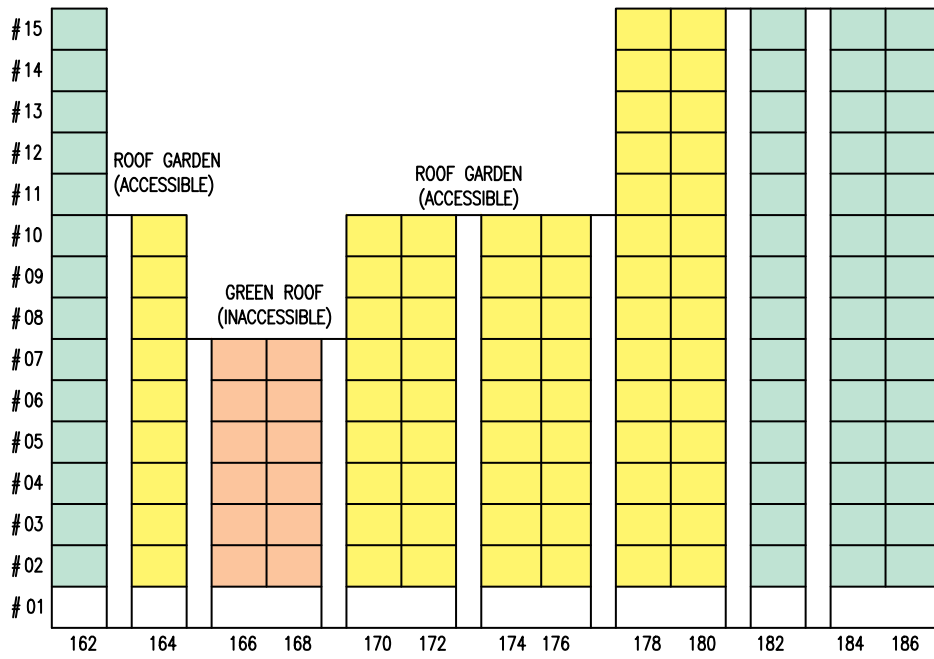
BLOCK 220A

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



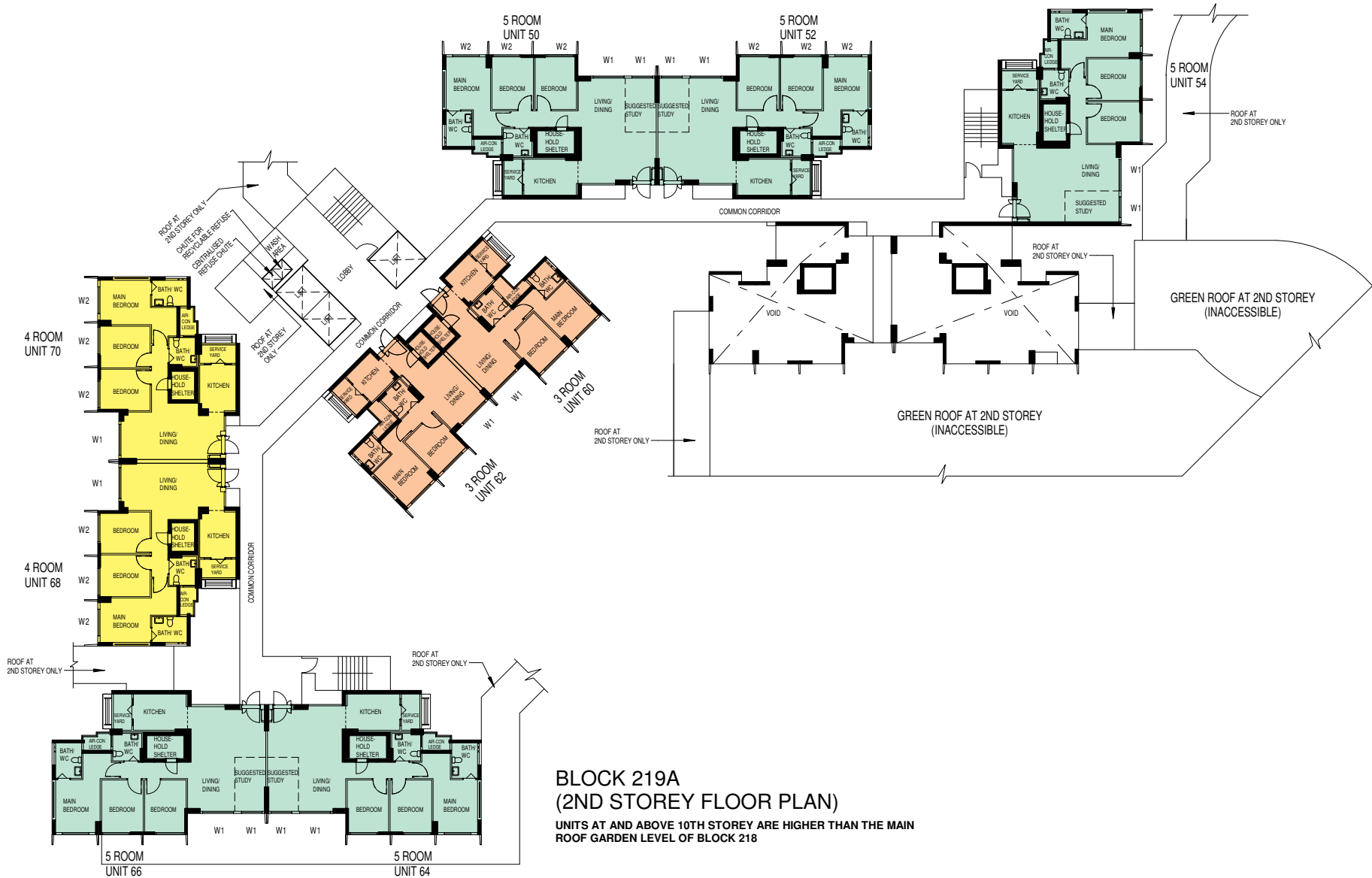
BLOCK 221A

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



BLOCK 221B

- 3 ROOM
- 4 ROOM
- 5 ROOM



**BLOCK 219A
(2ND STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 218

WINDOW LEGEND:

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT

SCALE 0 2 4 6 8 10 METRES

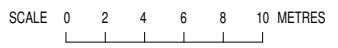


BLOCK 219A
(3RD TO 8TH STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN
 ROOF GARDEN LEVEL OF BLOCK 218

WINDOW LEGEND:
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
 ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
 THE BOUNDARY OF THE FLAT





**BLOCK 219A
(9TH STOREY FLOOR PLAN)**
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN
ROOF GARDEN LEVEL OF BLOCK 218

<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
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**BLOCK 219A
(10TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 218

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT

SCALE 0 2 4 6 8 10 METRES

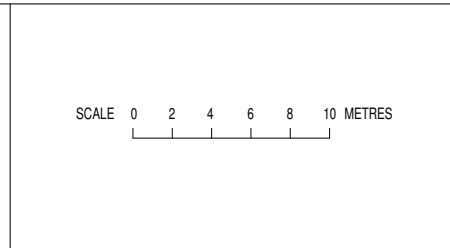


**BLOCK 219A
(11TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 218

WINDOW LEGEND:	
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS	

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT

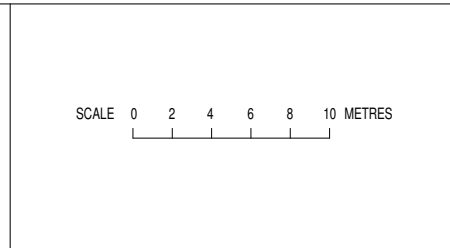


**BLOCK 219A
(12TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 218

WINDOW LEGEND:	
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS	

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT



**BLOCK 219A
(13TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 218

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



**BLOCK 219A
(14TH AND 15TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 218

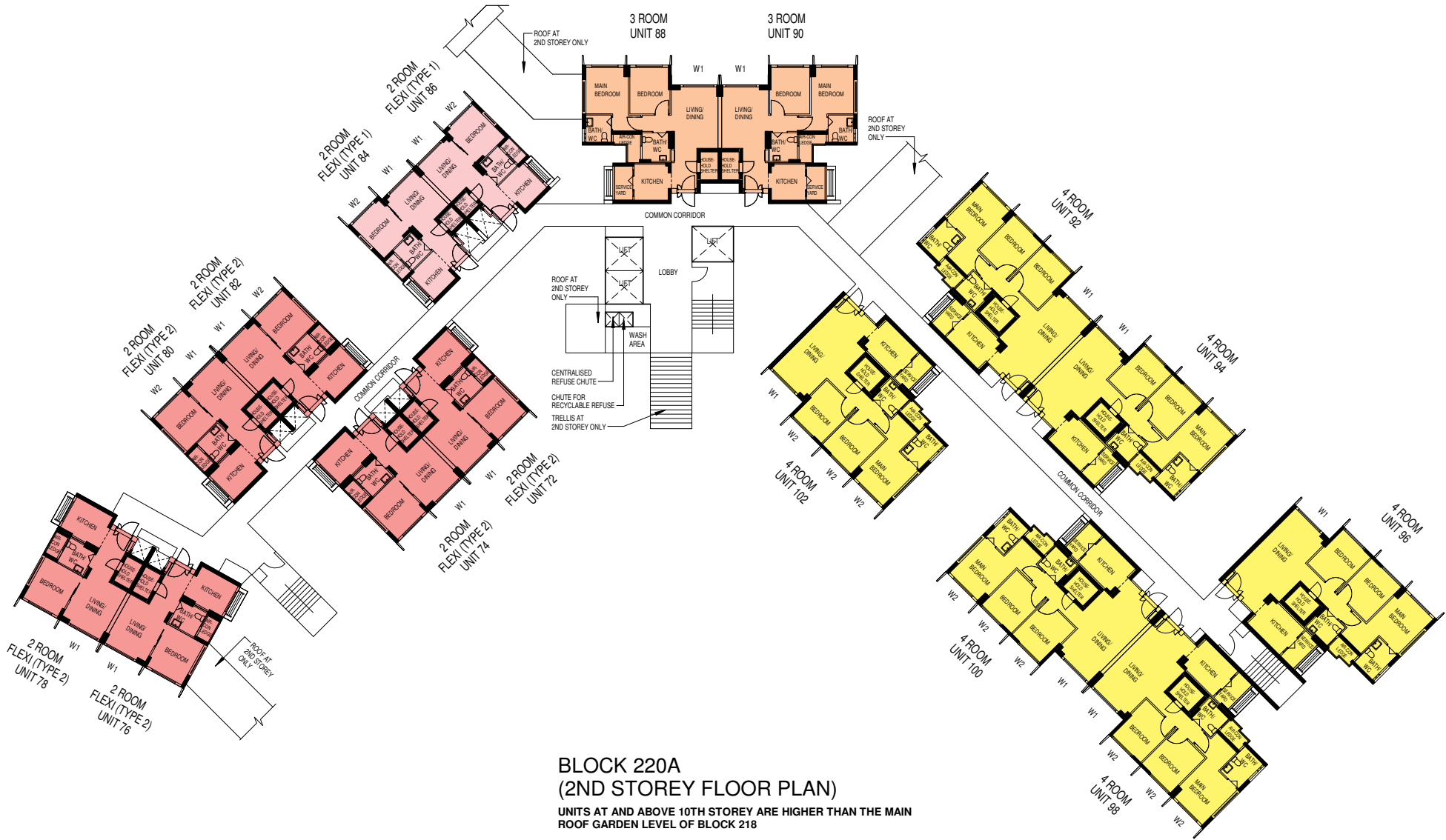
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT



WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



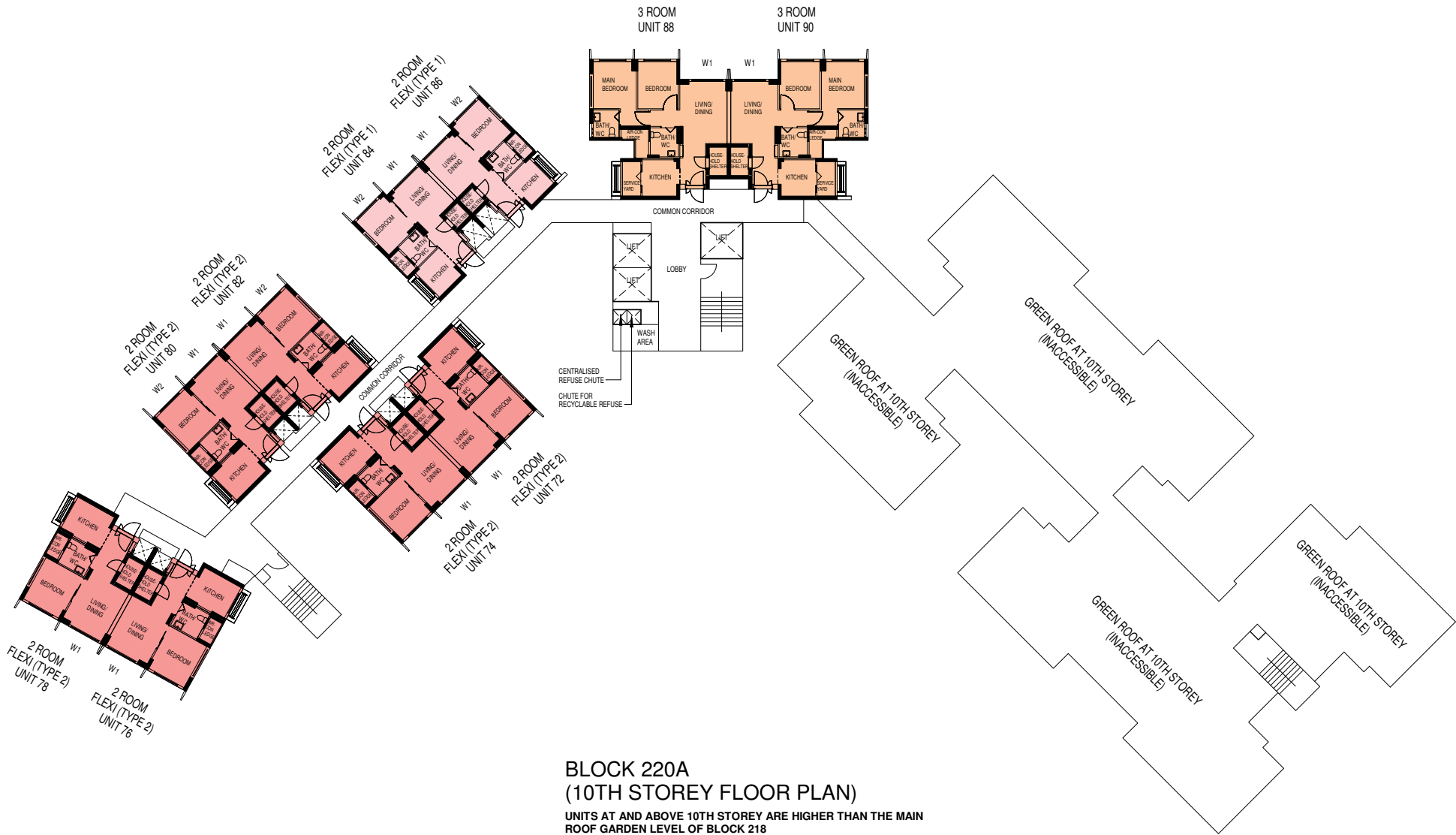
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
 THE BOUNDARY OF THE FLAT



**BLOCK 220A
(10TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 218

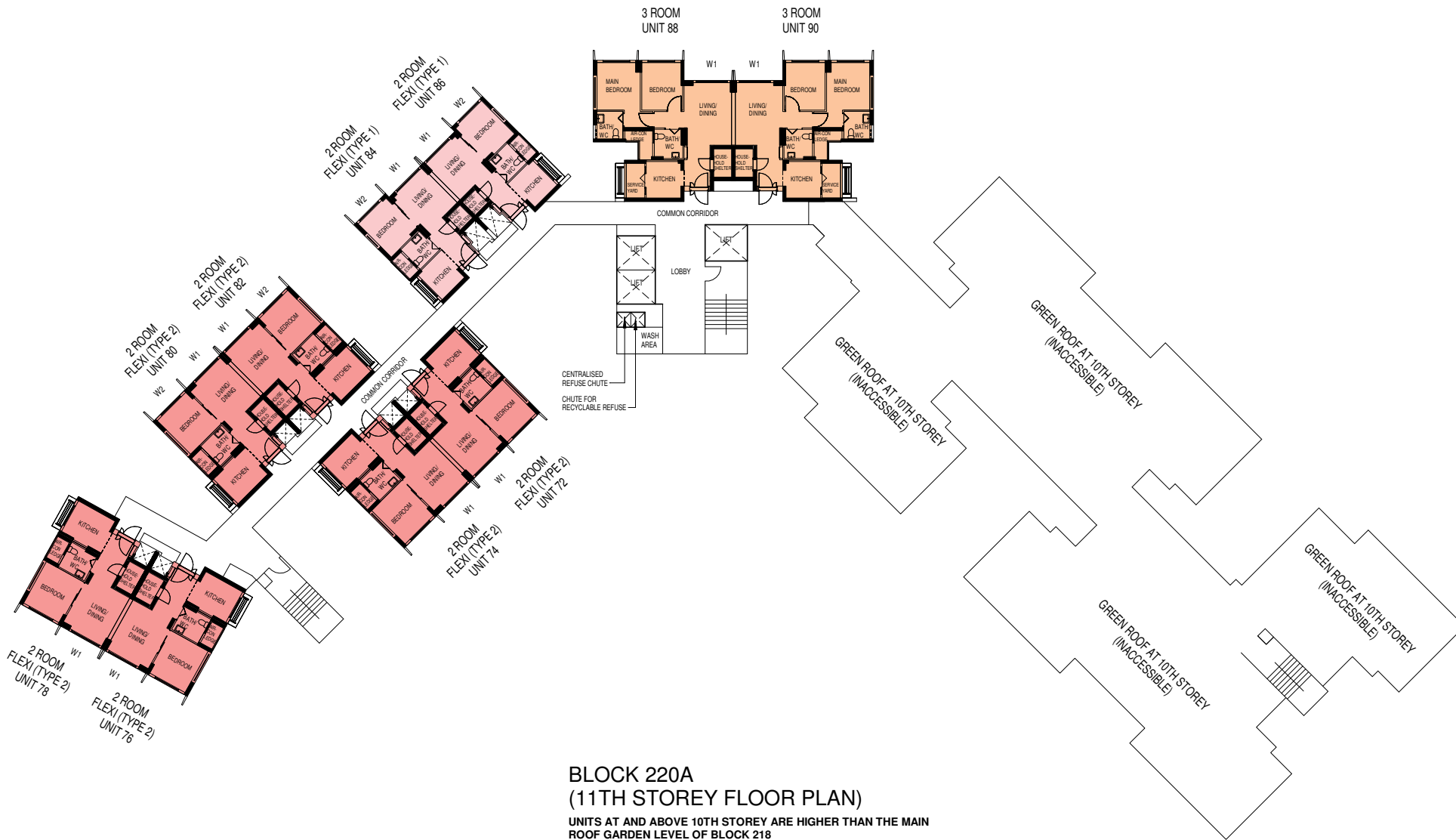
WINDOW LEGEND:

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W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

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THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT

SCALE 0 2 4 6 8 10 METRES



**BLOCK 220A
(11TH STOREY FLOOR PLAN)**

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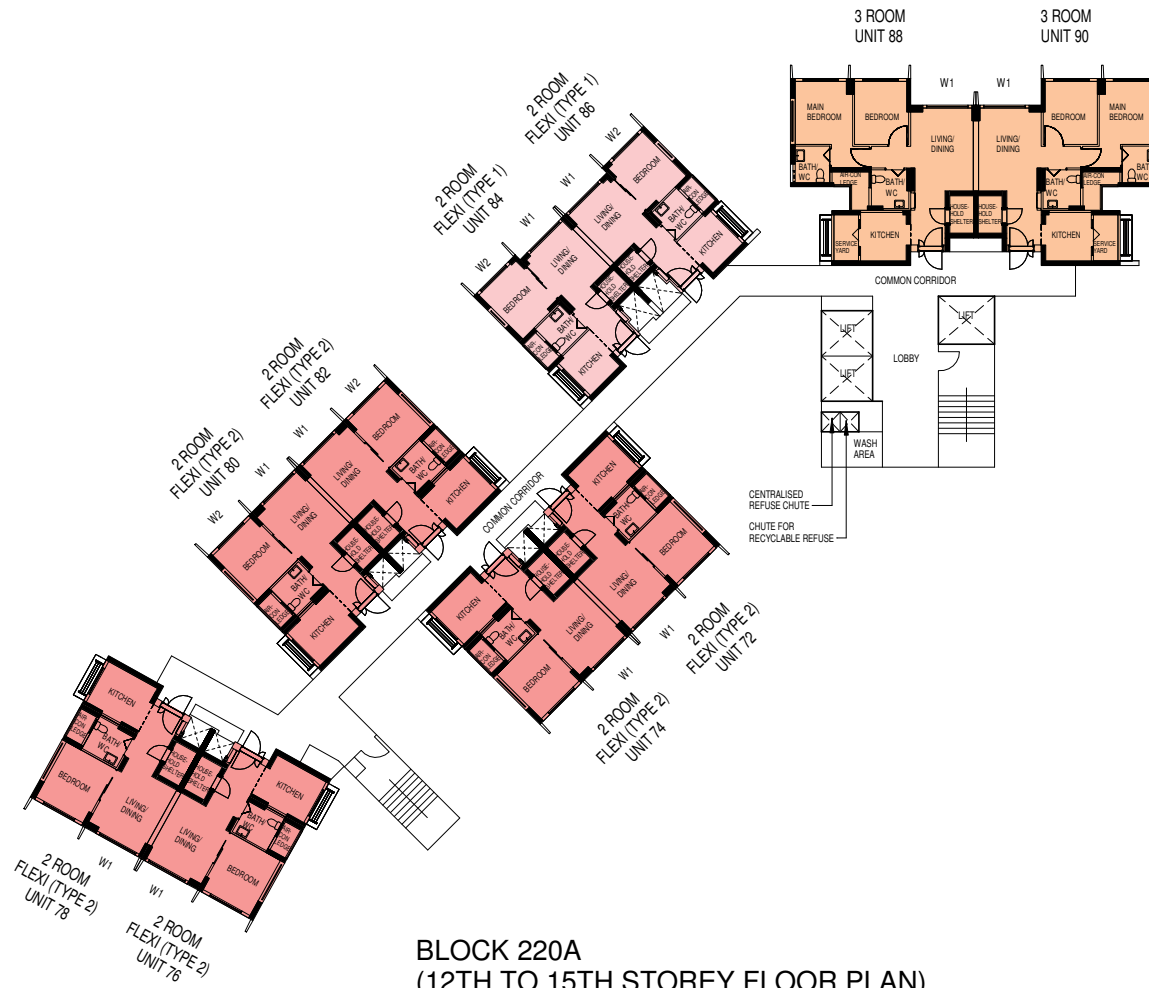
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

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SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



BLOCK 220A
(12TH TO 15TH STOREY FLOOR PLAN)
 UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN
 ROOF GARDEN LEVEL OF BLOCK 218

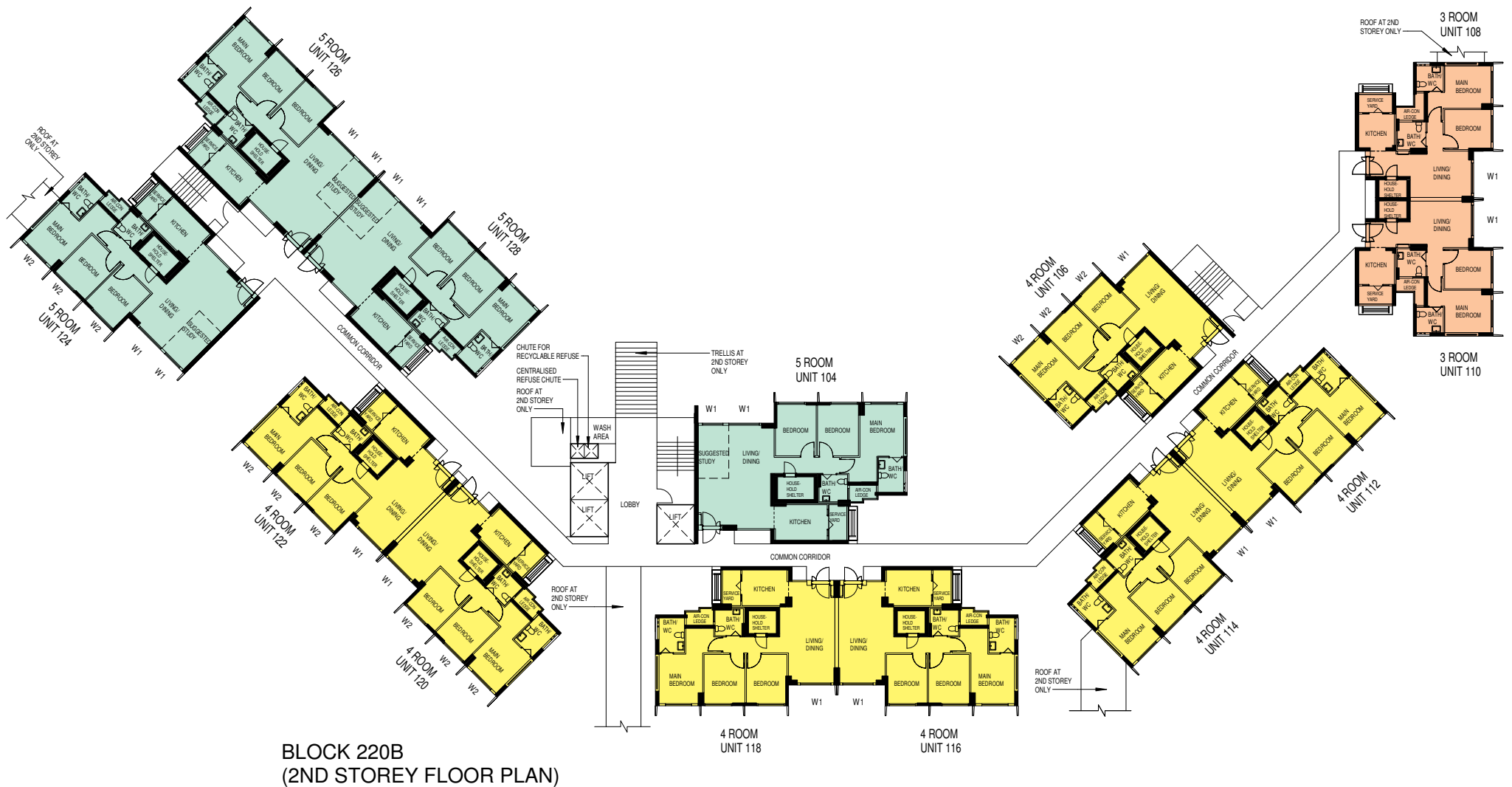
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 THE BOUNDARY OF THE FLAT



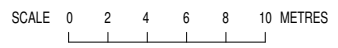
<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL) W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
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**BLOCK 220B
(3RD TO 7TH STOREY FLOOR PLAN)**

WINDOW LEGEND:
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT



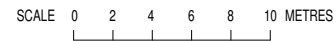
**BLOCK 220B
(8TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT





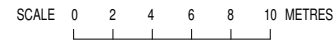
**BLOCK 220B
(9TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ
THE BOUNDARY OF THE FLAT





BLOCK 220B
(10TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE
THE BOUNDARY OF THE FLAT

SCALE 0 2 4 6 8 10 METRES



BLOCK 220B
(11TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT

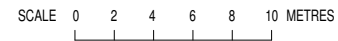


**BLOCK 220B
(12TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT



**BLOCK 220B
(13TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT

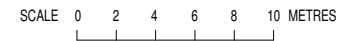


BLOCK 220B
(14TH AND 15TH STOREY FLOOR PLAN)

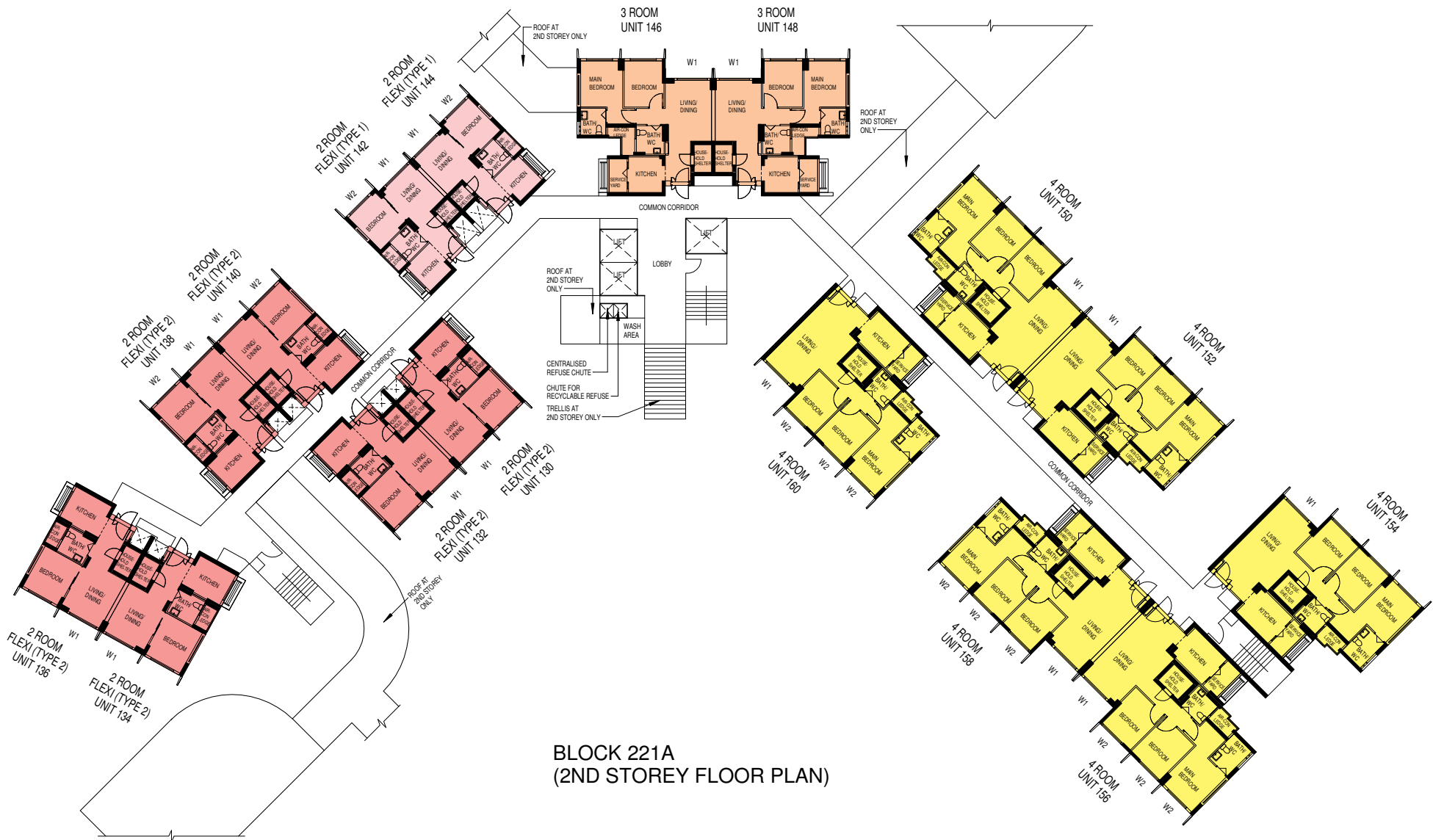
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
 ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
 THE BOUNDARY OF THE FLAT



**BLOCK 221A
(2ND STOREY FLOOR PLAN)**

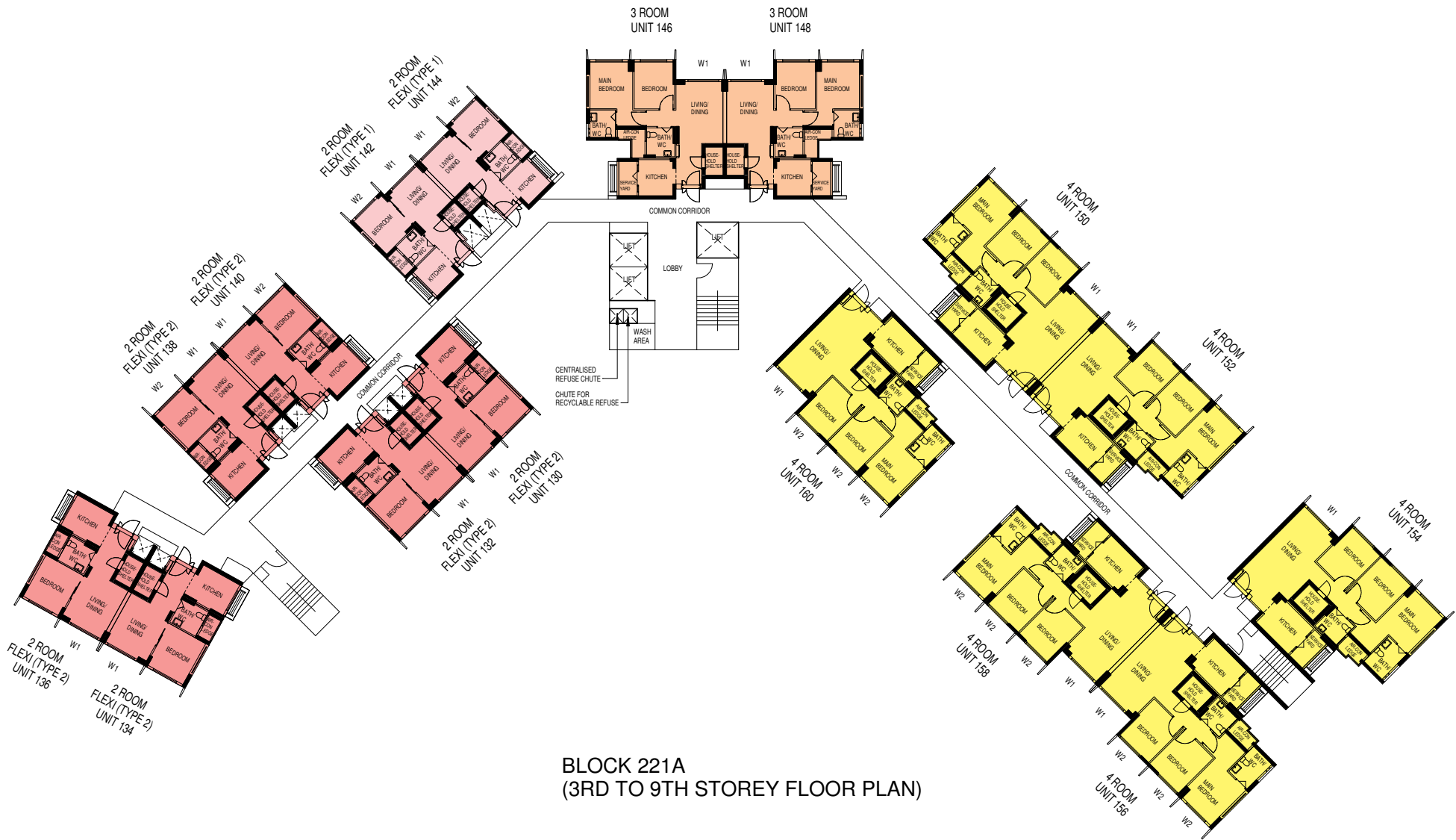
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT



BLOCK 221A
(3RD TO 9TH STOREY FLOOR PLAN)

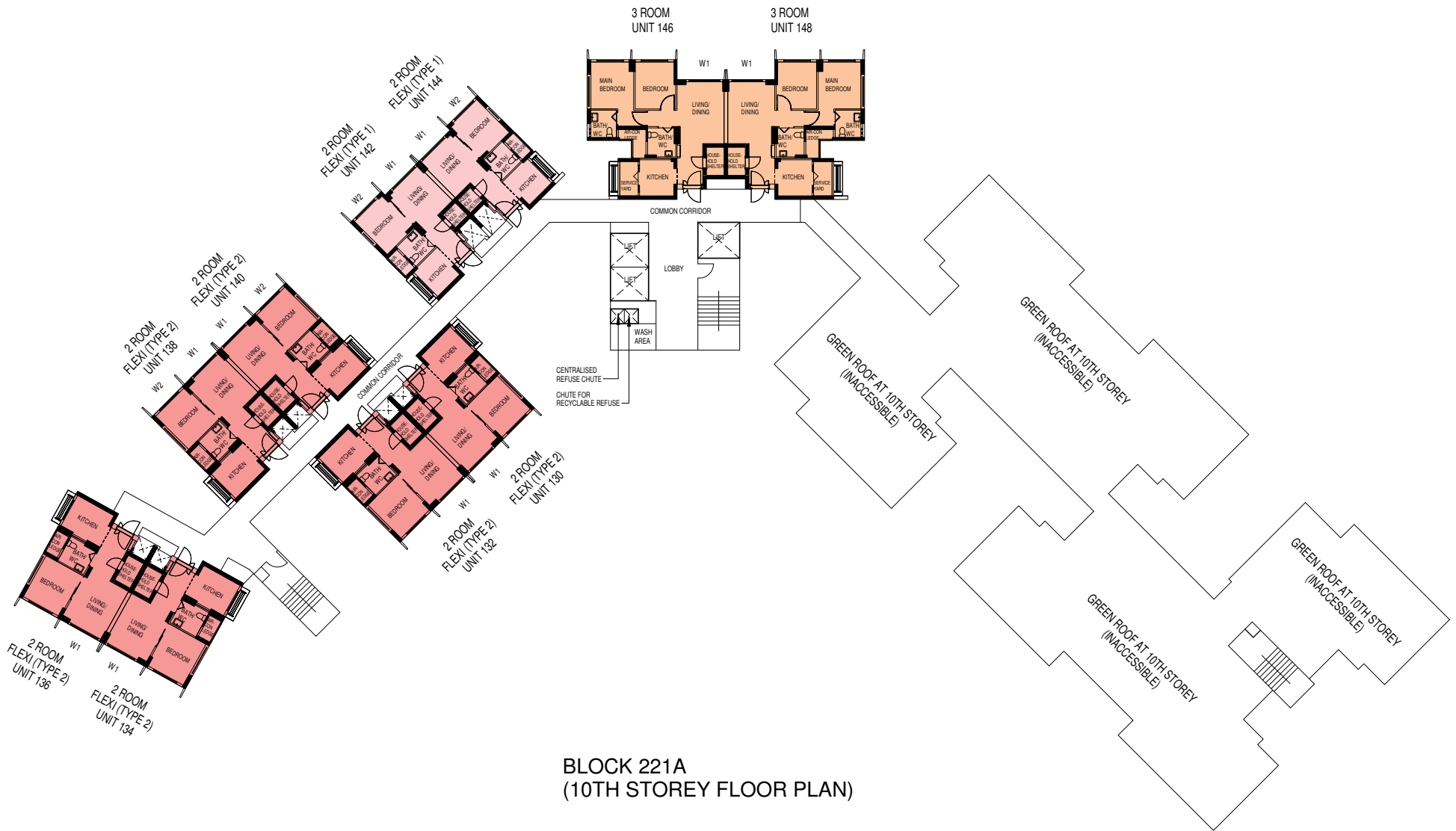
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT



**BLOCK 221A
(10TH STOREY FLOOR PLAN)**

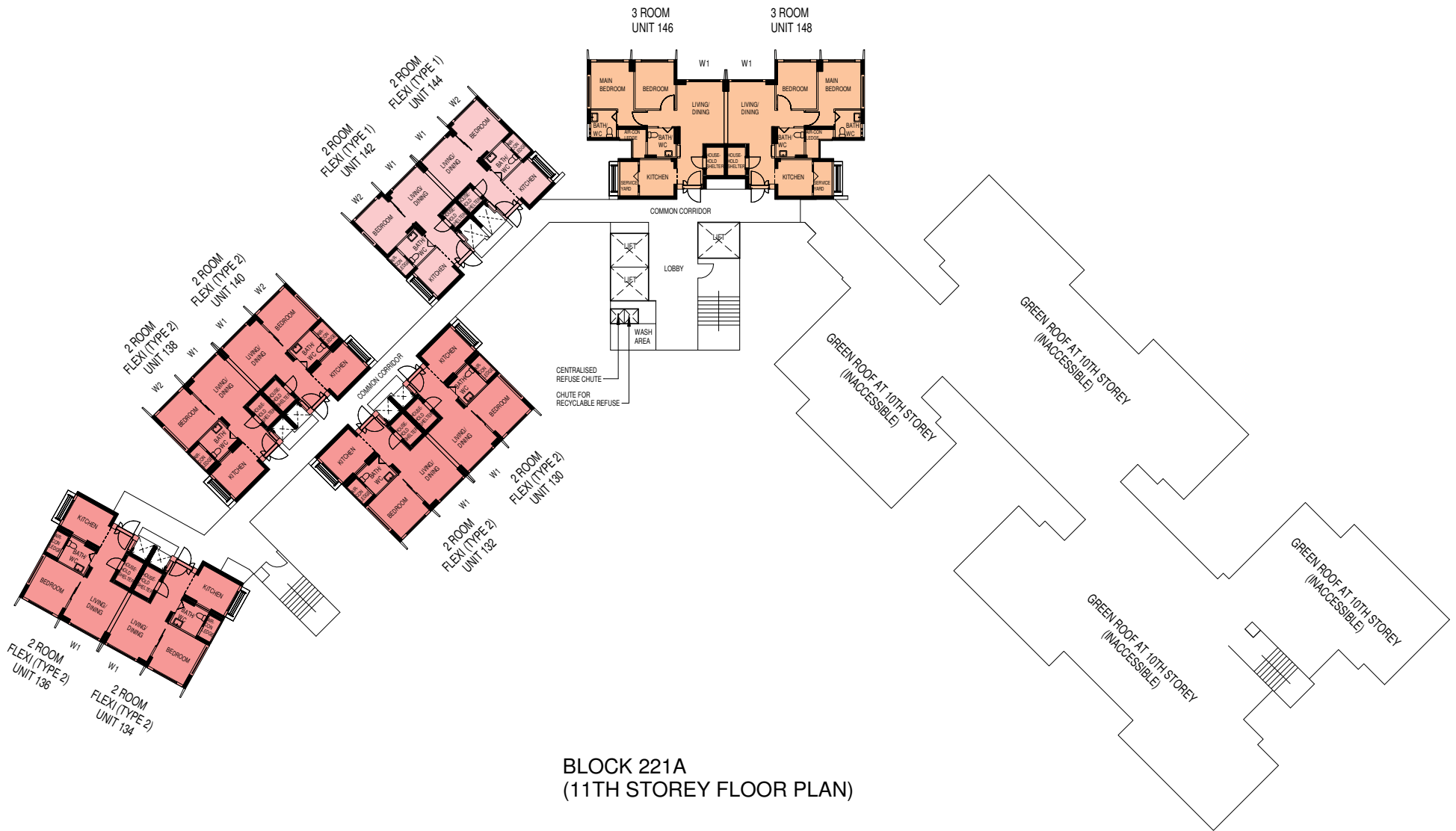
WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE
THE BOUNDARY OF THE FLAT

SCALE 0 2 4 6 8 10 METRES



**BLOCK 221A
(11TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT

SCALE 0 2 4 6 8 10 METRES



**BLOCK 221A
(12TH TO 15TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

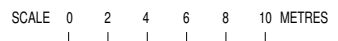
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT

SCALE 0 2 4 6 8 10 METRES



WINDOW LEGEND:
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT



**BLOCK 221B
(3RD TO 7TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT

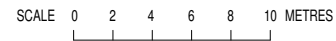


**BLOCK 221B
(8TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ
THE BOUNDARY OF THE FLAT

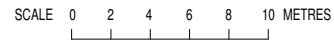


**BLOCK 221B
(9TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT



**BLOCK 221B
(10TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

- W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
- W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT

SCALE 0 2 4 6 8 10 METRES



**BLOCK 221B
(11TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT



**BLOCK 221B
(12TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT



**BLOCK 221B
(13TH STOREY FLOOR PLAN)**

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
THE BOUNDARY OF THE FLAT

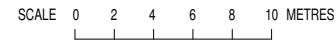


BLOCK 221B
(14TH AND 15TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 W2 - STANDARD HEIGHT WINDOW WITH ADDITIONAL SLIDING PANELS

UNLESS OTHERWISE INDICATED,
 ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT
 THE BOUNDARY OF THE FLAT

General Specifications For Garden Court @ Tengah 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

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
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
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 Garden Court @ Tengah

For 2-room Flexi, 3-room, 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
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi
Kitchen/ Bathroom/ WC	: glazed porcelain tiles
Household Shelter Floor	
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

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 the 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 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.
- 10) We reserve the right to use or allow the use of:
 - the void deck in 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' committee 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.

OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS – GARDEN COURT @ TENGAH AND GARDEN TERRACE @ TENGAH)

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.

FOR ALL 2-ROOM FLEXI FLATS

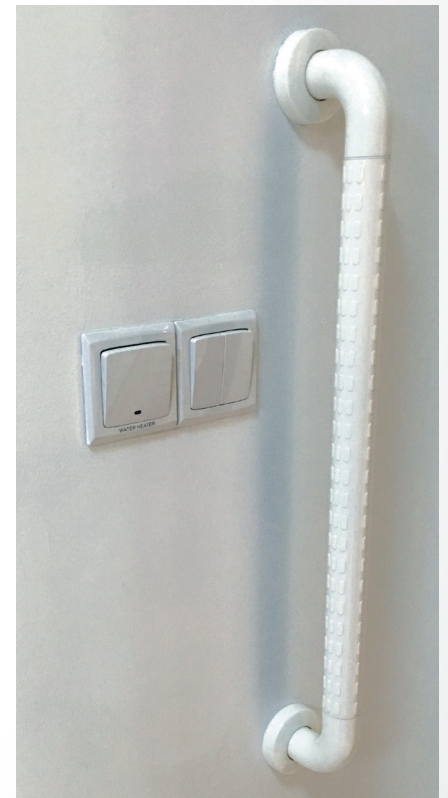
The 2-room Flexi flats are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the living/ dining room, bedroom, kitchen, household shelter and bathroom
- wall tiles in the kitchen and bathroom
- sliding partition/ door for bedroom; folding bathroom door
- sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer, and water closet suite



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



Details on the Optional Component Scheme (OCS) package for short-lease 2-room Flexi flats are in the next page.

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.

November 2020

OPTIONAL COMPONENT SCHEME

(2-ROOM FLEXI FLATS – GARDEN COURT @ TENGAH AND GARDEN TERRACE @ TENGAH)

(FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY)

Elderly buyers of short-lease 2-room Flexi flats who wish to enjoy the convenience of having a flat in move-in condition can opt in for the following:

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.

With these features, the use of the induction hob would promote a safer and cleaner environment.

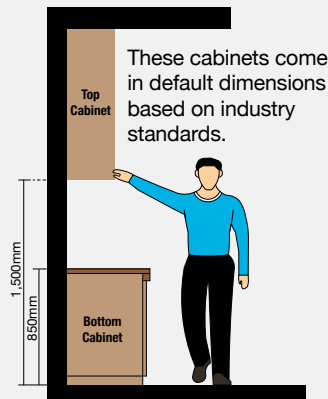


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height

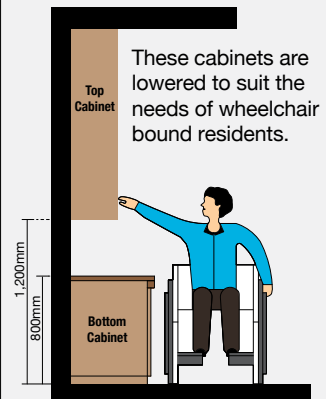
Option A (Default):

- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



Option B:

- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)



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

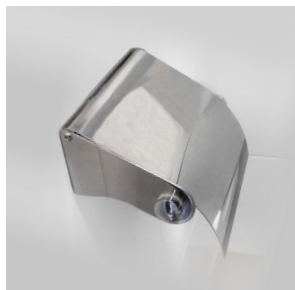
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

The cost of this OCS package will be added to the selling price of the selected flat.

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November 2020