HDB’s Sales Launch November 2019
Located in the new Tengah town, Plantation Grange will be situated in the Plantation District and
will offer shorter-waiting-time flats. Bounded by Plantation Crescent, Tengah Boulevard, and Tengah
Garden Avenue, Plantation Grange is conveniently located next to an upcoming MRT station. This
development comprises 10 residential blocks with staggered heights from 7 to 15 storeys. You can
choose from 1,140 units of 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats.

Plantation Grange will be served by Jurong Region Line MRT stations as well as 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 nearby Garden and Plantation Farmways
are key features of the Garden and Plantation Districts, that will foster a new lifestyle centred on
community gardening and urban farming. Key amenities such as a Community Club, Neighbourhood
Centre, and a shopping street will line the Plantation Farmway, making it a vibrant spot for residents
to gather.

Plantation Grange is designed as a natural habitat nestled in green spaces. The façade of Plantation
Grange depicts a stylised grid pattern of plantation strips. Amid the landscaped deck at your doorstep
and the adjacent common green, there are various fitness stations and plantation-themed playgrounds
for outdoor fun. Roof gardens or sky terraces at the residential blocks create a relaxing and welcoming
environment for you to mingle and chat with neighbours.

An education centre, a childcare centre, and a Residents’ Committee Centre will also be located within
Plantation Grange. Please refer to the site plan for the facilities provided in the development. Facilities
in the development will be accessible by the public.
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.
A Green Haven
Homes in Tengah town will be surrounded by lush greenery and nature, where residents can enjoy quality living and connect with the community in a myriad of amenities and green spaces. 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, Clean Waters design strategy will be introduced to treat stormwater runoff, drawing both people and fauna closer to nature and a varied landscape experience. 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.

Proposed Neighbourhood Centre along Plantation Farmway, found within Plantation Village
Proposed shopping street along Plantation Farmway, found within Plantation Village
Proposed Neighbourhood Centre along Plantation Farmway, found within Plantation Village
Proposed shopping street along Plantation Farmway, found within Plantation Village

Tengah will be the first town to integrate with the area’s surrounding greenery and biodiversity. One major attraction will be the creation of an approximately 100-metre wide and 5km long Forest Corridor, a collaboration with National Parks Board, which will form part of the larger network of greenery that connects the Western Water Catchment Area and the Central Catchment Nature Reserve. 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.

Proposed shopping street along Plantation Farmway, found within Plantation Village
Proposed Neighbourhood Centre along Plantation Farmway, found within Plantation Village

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 Plantation District 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. Meanwhile, plenty of shopping and dining options are available 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.
Eco-Friendly Living
In a bid to go green for the earth, Plantation Grange 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 and recycled products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes

Smart Solutions
Plantation Grange 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
Plantation Grange home owners 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. Home owners also do not need to install and maintain outdoor condensing units on their air-conditioner ledge. They will therefore 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.

Modern Homes
To boost construction productivity, Plantation Grange will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method.

Choose from a range of 2-room Flexi, 3-, 4-, 5-room, and 3Gen flats. These 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

- Vinyl strip flooring in the living/dining room, and bedroom
- Floor tiles in kitchen, household shelter, and bathroom
- Wall tiles in the kitchen and bathroom
- 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)

### 3-, 4-, 5-room, and 3Gen

- 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
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)

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)
3-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area of 68 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)

3GEN FLAT FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 120 sqm
(Inclusive of Internal Floor Area of 115 sqm and Air-Con Ledge)
Applicants are encouraged to visit the place before booking a flat.
BLK 132C

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 4 - Room

BLK 133A

- 4 - Room
- 5 - Room
- 3 Gen Flat
BLOCK 131A
3RD, 4TH, 11TH & 12TH STOREY
FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 131A
5TH, 6TH, 9TH, 10TH, 13TH & 14TH
STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 131A
7TH & 8TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 131B
8TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 131B
11TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 131B
12TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE: 0 2 4 6 8 10 METRES
BLOCK 131B
13TH STOREY FLOOR PLAN

WINDOW LEGEND:
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
DEMARQUE THE BOUNDARY OF THE FLAT
BLOCK 131B
14TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 131C
9TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 131C
12TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 131C
13TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE METRES

0 2 4 6 8 10 METRES

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
BLOCK 131C
15TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 132A
3RD, 4TH, 7TH & 8TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
CASEMENT WINDOW

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 132A
13TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 132A
14TH STOREY FLOOR PLAN

WINDOW LEGEND:

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPE 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

SCALE: 0 2 4 6 8 10 METRES
BLOCK 132B
3RD, 4TH, 7TH & 8TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 132B
5TH & 6TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 132B
11TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 132C
9TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 132C
11TH STOREY FLOOR PLAN

WINDOW LEGEND:
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 132C
12TH STOREY FLOOR PLAN

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

WINDOW LEGEND:
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

SCALE 0 2 4 6 8 10 METRES
BLOCK 132C
14TH STOREY FLOOR PLAN

WINDOW LEGEND:
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 133A
2ND STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE: 0 2 4 6 8 10 METRES
BLOCK 133A
3RD, 4TH, 7TH & 8TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE

0  2  4  6  8  10 METRES
BLOCK 133A
12TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE
0 2 4 6 8 10 METRES
BLOCK 133A
14TH STOREY FLOOR PLAN

WINDOW LEGEND:
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 133B
5TH & 6TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 133B
9TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE 0 2 4 6 8 10 METRES
BLOCK 133C
5TH & 6TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE: 0 2 4 6 8 10 METRES
2-ROOM FLEXI (TYPE 2)
UNIT 510
2-ROOM FLEXI (TYPE 2)
UNIT 508

4-ROOM
UNIT 516
4-ROOM
UNIT 518

4-ROOM
UNIT 514
4-ROOM
UNIT 512

COMMON CORRIDOR
LIFT LOBBY
CENTRALISED REFUSE CHUTE
RECYCLABLE REFUSE CHUTE

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 133C
12TH STOREY FLOOR PLAN

SCALE METRES 0 2 4 6 8 10

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

12TH STOREY FLOOR PLAN

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**BLOCK 133C**

**13TH STOREY FLOOR PLAN**

**WINDOW LEGEND:**
- 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**

**SCALE:**
- 0 2 4 6 8 10 METRES
BLOCK 133C
15TH STOREY FLOOR PLAN

WINDOW LEGEND:
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

SCALE

0 2 4 6 8 10 METRES
General Specifications For Plantation Grange  
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 Plantation Grange
For 2-room Flexi, 3-room, 4-room, 5-room & 3Gen

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.
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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.
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 2019 BTO
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.
- An option to have a lower counter top height
- 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

**OPTIONAL COMPONENT SCHEME**

**OCS PACKAGE (FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY)**

**ELDERLY FRIENDLY FITTINGS**

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**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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