At Home with Nature

Garden Vale @ Tengah will be located in the Garden District of the new Tengah town. Bounded by Plantation Crescent, Tengah Boulevard and Tengah Drive, this development offers 987 units of 2-room Flexi, 3-, 4-, and 5-room flats.

Garden Vale @ Tengah comprises 8 residential blocks with heights staggering from 7 to 14 storeys, creating the tapered look of valleys nestled amid garden spaces. Follow the meandering landscaped spaces and discover suitable nooks for quiet contemplation, leisure, and outdoor fun. Please refer to the site plans for the facilities to be provided in this development. Facilities in this development will be accessible by the public.

Garden Vale @ Tengah is located near upcoming amenities such as a neighbourhood centre, a community club, and Jurong Region Line MRT stations. This development will be served by bus services leading to the city and nearby towns. Residents will also be able to walk and cycle everywhere in Tengah, with an extensive network of walking and cycling paths. The nearby Plantation and Garden Farmways, which are key features of the Plantation and Garden Districts, will foster a new lifestyle centred around community gardening and urban farming.

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

An array of amenities such as eateries, school, and retail shops, will be available in Garden District to meet the daily needs of residents.
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.
The land use has been revised from URA’s gazetted Master Plan 2014 and is proposed to be rezoned under URA’s Draft Master Plan 2019.

Future land use for former school sites are subject to review or changes by the relevant authorities.

Centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities. The proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged etc., subject to change and planning approval.

Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.

All proposed developments are subject to change and planning approval.
Eco-Friendly Living

In a bid to go green for the earth, Garden Vale @ 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 and recycled products in the development
- ABC Waters design features to clean rainwater and beautify the landscapes

Smart Solutions

Garden Vale @ Tengah will be installed with the following Smart solutions to reduce energy usage, and contribute to a 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
A Green Haven

Live amid a lush green environment in Tengah, the first of its kind forest-themed town with homes surrounded by lush greenery and nature, residents can enjoy quality living and connect with the community in a myriad of amenities and green spaces. Residents will also enjoy a greater sense of place and well-being in their living environment through the Biophilic Town Framework, which guides the enhancement of existing natural greenery and the development of residential landscapes in Tengah.

A town-wide ABC 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 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 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. This Forest Corridor will be planted with various tree species 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, string key amenities and facilities together, providing a safe environment for residents to access their daily amenities.
Tengah will also 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. Tengah will also be served by the upcoming Jurong Region Line and bus services that will serve the 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 embrace 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

* Actual design may vary from the artist’s impression shown above.
Modern Homes

To boost construction productivity, Garden Vale @ Tengah will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method.

Choose from a range of 2-room Flexi, 3-, 4-, and 5-room flats. More than just a well-designed and functional interior, these flats also come with the following finishes and fittings:

<table>
<thead>
<tr>
<th>2-room Flexi</th>
<th>3-, 4-, and 5-room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Available either on a 99-year lease or short-lease</td>
<td></td>
</tr>
<tr>
<td>• Vinyl strip flooring in the living/ dining room, and bedroom</td>
<td>• Vinyl strip flooring in bedrooms</td>
</tr>
<tr>
<td>• Floor tiles in kitchen, household shelter, and bathroom</td>
<td>• Floor tiles in living/ dining room, kitchen, service yard, household shelter, and bathrooms</td>
</tr>
<tr>
<td>• Wall tiles in the kitchen and bathroom</td>
<td>• Wall tiles in the kitchen and bathrooms</td>
</tr>
<tr>
<td>• A sliding partition/ door for the bedroom and folding bathroom door</td>
<td>• Internal doors for bedrooms and bathrooms</td>
</tr>
<tr>
<td>• Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</td>
<td>• Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</td>
</tr>
<tr>
<td>• Grab bars (for 2-room Flexi flats on short-leases)</td>
<td></td>
</tr>
</tbody>
</table>

Some 5-room flats in Garden Vale @ Tengah come with a balcony in the living room.

Optional Component Scheme

The flats in Garden Vale @ Tengah come with full floor finishes, internal doors, and sanitary fittings, as they will be constructed using the Prefabricated Prefinished Volumetric Construction (PPVC) method.

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 OCS 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 71 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)

5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area of 111 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)

5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area of 111 sqm and Air-con Ledge)
5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 116 sqm
(Inclusive of Internal Floor Area of 113 sqm and Air-con Ledge)

5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 117 sqm
(Inclusive of Internal Floor Area of 114 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)

5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area of 111 sqm and Air-con Ledge)
Item A6 - Unit Distribution Plan

GREEN ROOF (INACCESSIBLE)

ROOF GARDEN (ACCESSIBLE)

CARPARK

EDUCATION CENTRE

BLOCK 230A

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

BLOCK 230B

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

19
BLOCK 228A
(2ND STOREY FLOOR PLAN)

WINDOW LEGEND:
WT = FULL HEIGHT WINDOW (APPROX. 300mm 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 228A
(3RD STOREY FLOOR PLAN)
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
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BLOCK 228A
(8TH STOREY FLOOR PLAN)
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
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BLOCK 228A
(14TH STOREY FLOOR PLAN)

WINDOW LEGEND:
W1 = FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARIET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2.5 5 7.5 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARCADE THE BOUNDARY OF THE FLAT.

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 228B
(2ND STOREY FLOOR PLAN)

WINDOW LEGEND:
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

SCALE 0 2.5 5 7.5 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
DEMARcate THE BOUNDARY OF THE FLAT.

The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 228B
(5TH, 7TH AND 9TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 228B
(6TH, 8TH AND 10TH STOREY FLOOR PLAN)

WINDOW LEGEND
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HEIM PARAPET WALL)

UNLESS OTHERWISE NOTED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
It is noted that the floor plan is not intended to demarcate the boundary of the flat.

BLOCK 228B
(11TH STOREY FLOOR PLAN)
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
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The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 229A
(9TH AND 11TH STOREY FLOOR PLAN)

**WINDOW LEGEND**
W1 = FULL HEIGHT WINDOW (APPROX. 300mm 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 229A
(13TH STOREY FLOOR PLAN)

The coloured floor plan is not intended to demarcate the boundary of the flat.
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The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 229B
(6TH AND 8TH STOREY FLOOR PLAN)

WINDOW LEGEND
WT - FULL HEIGHT WINDOW (APPROX. 300mm 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 229B
(12TH STOREY FLOOR PLAN)

WINDOW LEGEND:
WT = FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2.5 5 7.5 10 METRES
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

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

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

BLOCK 229B
(13TH STOREY FLOOR PLAN)
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.

**BLOCK 230A**
(2ND STOREY FLOOR PLAN)

**WINDOW LEGEND**

- *WT* = Full Height Window (approx. 300mm high parapet wall)
- Unless otherwise indicated, all windows will be standard height windows.

**SCALE**

- 0 2.5 5 7.5 10 METRES

**THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE Flat.**
The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 230A
(3RD STOREY FLOOR PLAN)
BLOCK 230A
(4TH STOREY FLOOR PLAN)
The coloured floor plan is not intended to demarcate the boundary of the flat.
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The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 230A  
(12TH STOREY FLOOR PLAN)
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 230B
(5TH STOREY FLOOR PLAN)

WINDOW LEGEND
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)
UNLESS OTHERWISE SPECIFIED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

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

SCALE 0 2.5 5 7.5 10 METRES
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 230B
(7TH STOREY FLOOR PLAN)

WINDOW LEGEND:
W1 = FULL HEIGHT WINDOW (APPROX. 300mm 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 2.5 5 7.5 10 METRES
The coloured floor plan is not intended to demarcate the boundary of the flat.
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Childcare Centre
Roof Garden at 2nd Storey Only (Accessible)

Block 231A
(2nd Storey Floor Plan)
BLOCK 231A
(3RD AND 4TH STOREY FLOOR PLAN)

WINDOW LEGEND:
WT - FULL HEIGHT WINDOW (APPROX, 300mm 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.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 231A
(9TH AND 11TH STOREY FLOOR PLAN)

WINDOW LEGEND:
WT - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

SCALE: 0 2.5 5 7.5 10 METRES

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.
BLOCK 231A
(10TH STOREY FLOOR PLAN)

WINDOW LEGEND:
WT = FULL HEIGHT WINDOW (APPROX. 300mm 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 2.5 5 7.5 10 METRES
The coloured floor plan is not intended to demarcate the boundary of the flat.
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The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
BLOCK 231B
(5TH STOREY FLOOR PLAN)

WINDOW LEGEND
W1 - FULL HEIGHT WINDOW (APPROX. 300mm 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 231B
(6TH AND 8TH STOREY FLOOR PLAN)

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

BLOCK 231B
(9TH AND 11TH STOREY FLOOR PLAN)
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.
The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK 231B
(14TH STOREY FLOOR PLAN)

WINDOW LEGEND
WT - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2.5 5 7.5 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
General Specifications For Garden Vale @ 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/ : glazed porcelain tiles
Household Shelter Floor
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 Vale @ 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
- Bathroom/ WC: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
- Household Shelter: laminated UPVC folding door
- Service Yard/: metal door
- Balcony Floor (where applicable): 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: glazed porcelain tiles with tile skirting
- Service Yard/: glazed porcelain tiles with tile skirting
- Balcony Floor (where applicable): 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
- 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 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.
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.

FOR ALL 2-ROOM FLEXI FLATS

OPTIONAL COMPONENT SCHEME (2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)
FOR ALL 2-ROOM FLEXI FLATS

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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.
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

**OTHER FITTINGS**

- Window grilles for safety and security
- Mirror
- Toilet roll holder
- Lighting (whole unit)
- Water heater

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

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.