

Garden Bloom

@ TENGAH



**HDB'S SALES LAUNCH
MAY 2021**



GARDEN BLOOM @ TENGAH

Located in the Garden District of Tengah town, Garden Bloom @ Tengah will be bounded by Tengah Central and Tengah Garden Walk. The development comprises 7 residential blocks that are 15 storeys in height. You can choose a home from 782 units of 2-room Flexi, 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 to 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.

Live amid greenery and enjoy serene walks along the common green and at the landscaped central open space. Various flowering plants will be planted around the development to add colour to the common spaces.

You can enjoy the convenience of having a childcare centre located within the development. The gently sloping turfed roof of the childcare centre connects to the common green, creating a seamless outdoor communal and garden space.



Amenities such as children's playgrounds and fitness stations offer spaces for you and your family to stay active. The Multi-Storey Car Park will feature a rooftop garden that is connected to 2 blocks via skybridges, providing a quiet space for relaxation. Please refer to the site plan for the facilities provided in the development. Facilities in this development will be accessible by the public.



ABOUT TENGAH TOWN

Homes in Tengah town will be surrounded by lush greenery and nature. To harness nature's benefits for greater environmental health and residents' well-being, HDB has applied its Biophilic Town Framework to guide the enhancement of existing natural assets and the design and 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, you may visit HDB's exhibition (<https://www20.hdb.gov.sg/fi10/fi10349p.nsf/tengah/indexcopy.html>) at HDB Hub, Toa Payoh.

Tengah will be the first town to integrate housing developments 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>).



Garden District

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.

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’ network 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 application, 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 authorities, such information is indicative only and are subject to review from time to time.

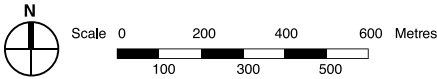


TENGAH



- MRT Line & Station
- MRT Line & Station (u/c)
- LRT Line & Station
- CG Common Green
- Under Construction/Future Road
- (u/c) Under Construction
- ESS Electrical Substation
- Future Transit Priority Corridor
- MK MOE Kindergarten

- Notes:
1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
 2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
 3. Proposed Civic & Community Institution includes examples such as 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 developments and 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.
 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 thereon.

ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Garden Bloom @ Tengah will have several eco-friendly features 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 future provision of electrical vehicle charging stations
- 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 Bloom @ 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 Bloom @ 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](https://www.mytengah.sg) (<https://www.mytengah.sg>).



FINISHES AND FITTINGS

To boost construction productivity, Garden Bloom @ 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

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

4- AND 5-ROOM

- Vinyl strip flooring in the bedrooms
- Floor tiles in the:
 - living/ dining room
 - bathrooms
 - household shelter
 - kitchen, service yard
- Wall tiles in the:
 - bathrooms
 - kitchen
- Internal doors for bedrooms and folding doors for 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 OCS leaflet for details.

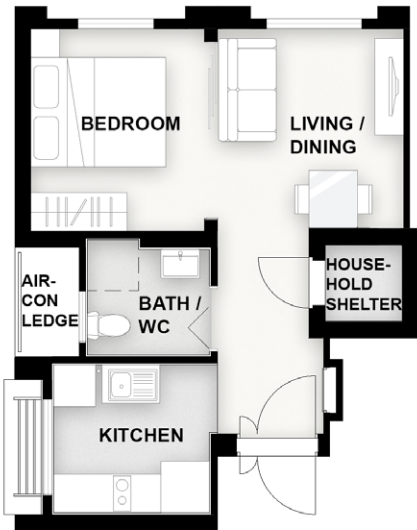
If an elderly buyer opts in for the OCS, the cost of the optional components will be added to the price of the 2-room Flexi flat.

LAYOUT IDEAS

2 ROOM FLEXI (TYPE 1) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 40 sqm

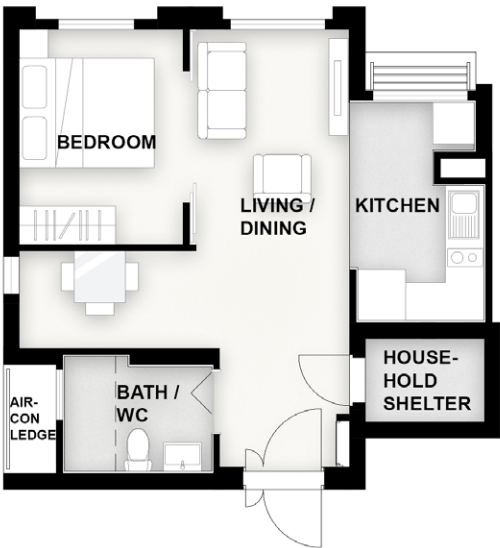
Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge



2 ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 49 sqm

Inclusive of Internal Floor Area of 47 sqm and Air-Con Ledge

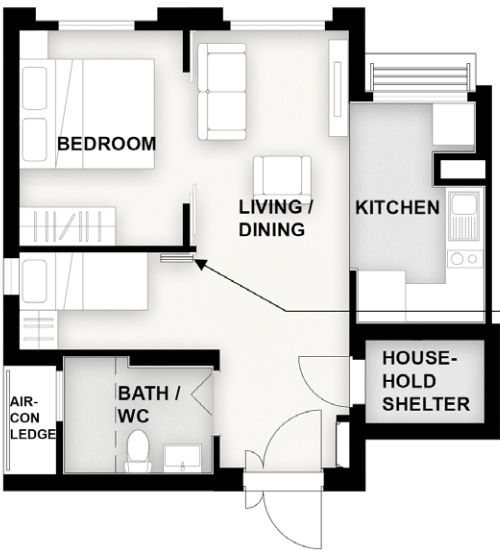


To meet different lifestyle needs, the 46sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study, or to place an extra bed.

2 ROOM FLEXI (TYPE 2) FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 49 sqm

Inclusive of Internal Floor Area of 47 sqm and Air-Con Ledge

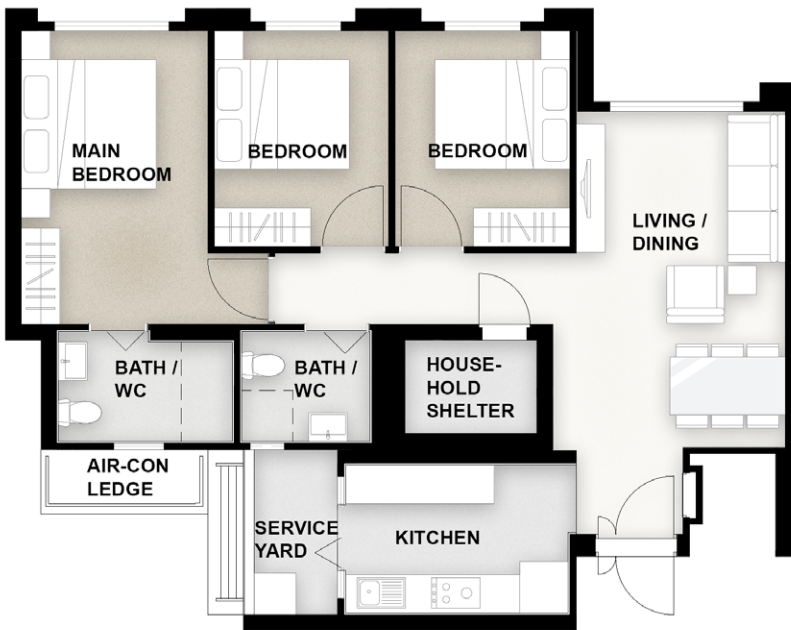


OPTIONAL FOLDING DOOR FOR SHORT LEASE

4 ROOM FLOOR PLAN (With Suggested Furniture Layout)

Approx. Floor Area 94 sqm

Inclusive of Internal Floor Area of 91 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



SITE PLAN

FLAT TYPE

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

PLAY FACILITIES

- 1 CHILDREN PLAYGROUND
- 2 ADULT FITNESS STATION
- 3 ELDERLY FITNESS STATION
- 4 MULTI-PURPOSE COURT










COMMUNAL AREAS

- 5 PRECINCT PAVILION
- 6 PRECINCT PAVILION AT 1st STOREY with Accessible Roof Garden on 2nd Storey
- 7 DROP-OFF PORCH

SOCIAL AMENITIES

- 8 FUTURE AMENITIES /FACILITIES AT 1st STOREY
- 9 CHILDCARE CENTRE AT 1st STOREY with Accessible Roof Garden on 2nd Storey

OTHERS

-  LINKWAY
LB: LINKBRIDGE
S : SHELTER
-  TRELLIS
-  SERVICE ESS: ELECTRICAL SUB-STATION
UC: UTILITY CENTRE AT 1st STOREY
-  SERVICE BAY
-  RAMP
-  AMENITY LOCATED (BELOW)
-  ENTRANCE / EXIT FOR CARPARK
-  CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)
-  U/C UNDER CONSTRUCTION

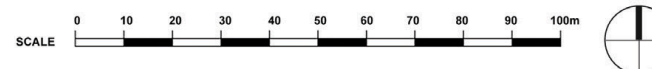
Block Number	Number of Storeys	2 Room Flexi		4 Room	5 Room	Total
		Type 1	Type 2			
241A	15	-	-	42	56	98
241B	15	-	-	42	56	98
241C	15	-	56	28	28	112
243A	15	-	56	28	28	112
243B	15	56	56	28	27	167
244A	15	-	-	42	56	98
244B	15	14	28	55	-	97
Total		70	196	265	251	782

Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
3. The developments and 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.
4. 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' network 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.
5. 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.
6. 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.
7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

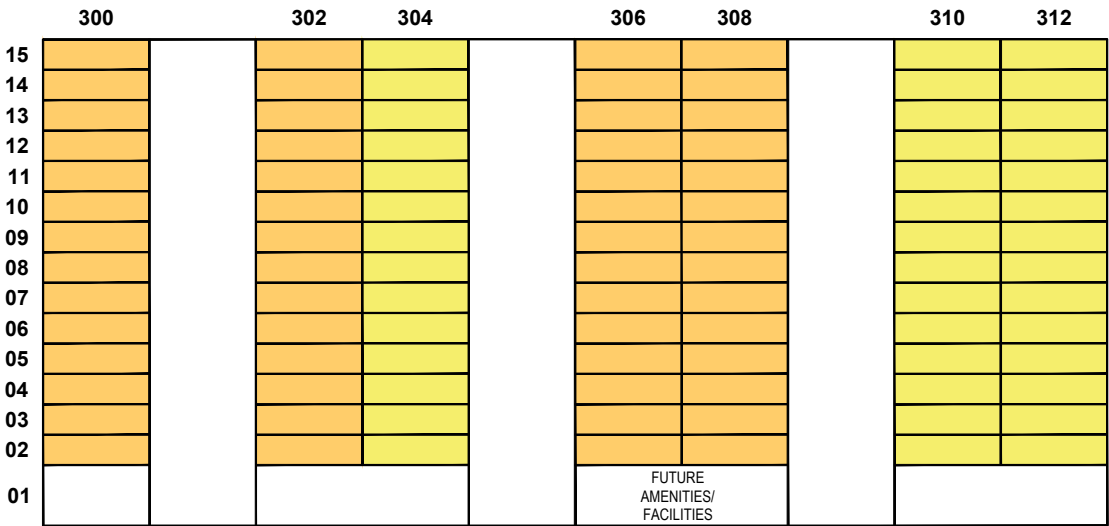
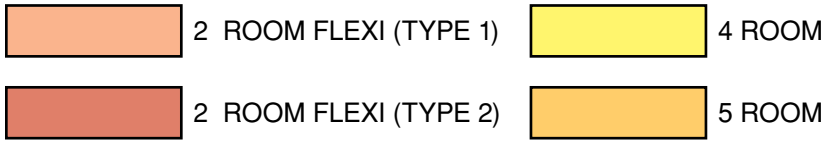


APPLICANTS ARE ENCOURAGED TO VISIT THE PLACE BEFORE BOOKING A FLAT.

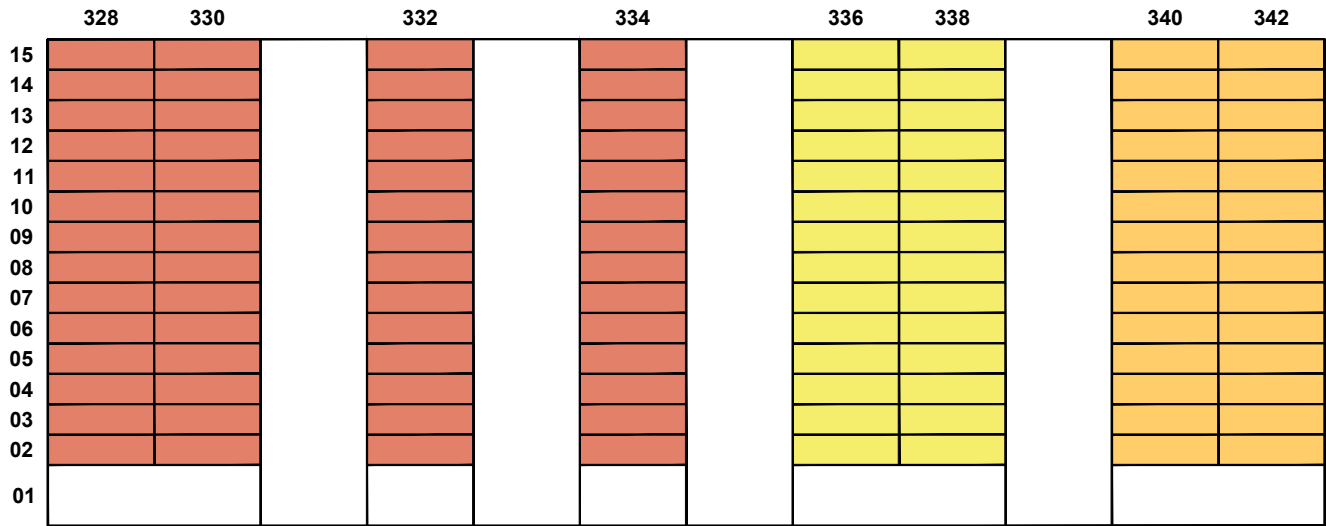


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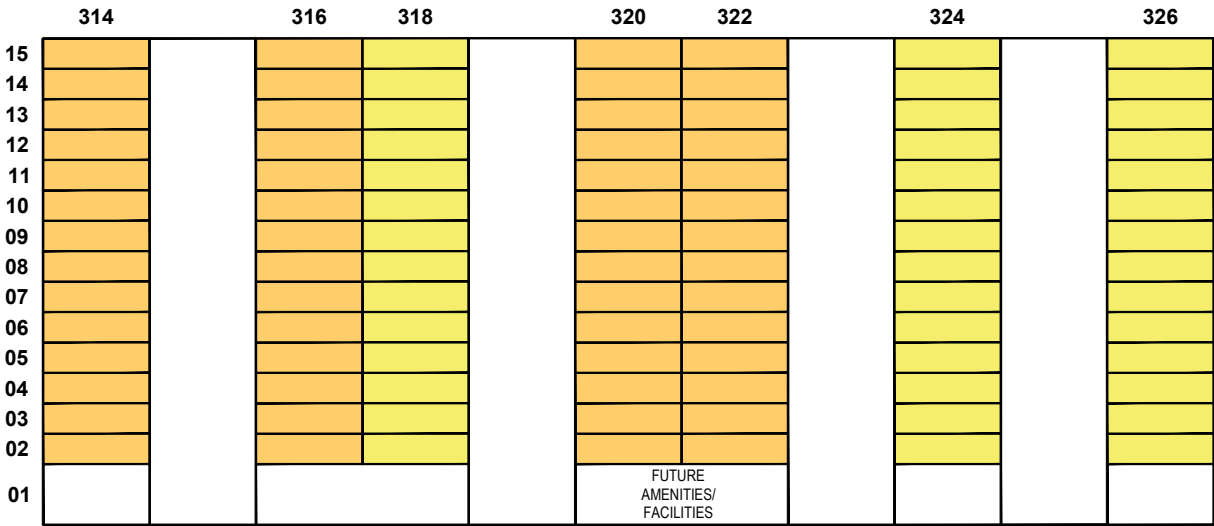
UNIT DISTRIBUTION



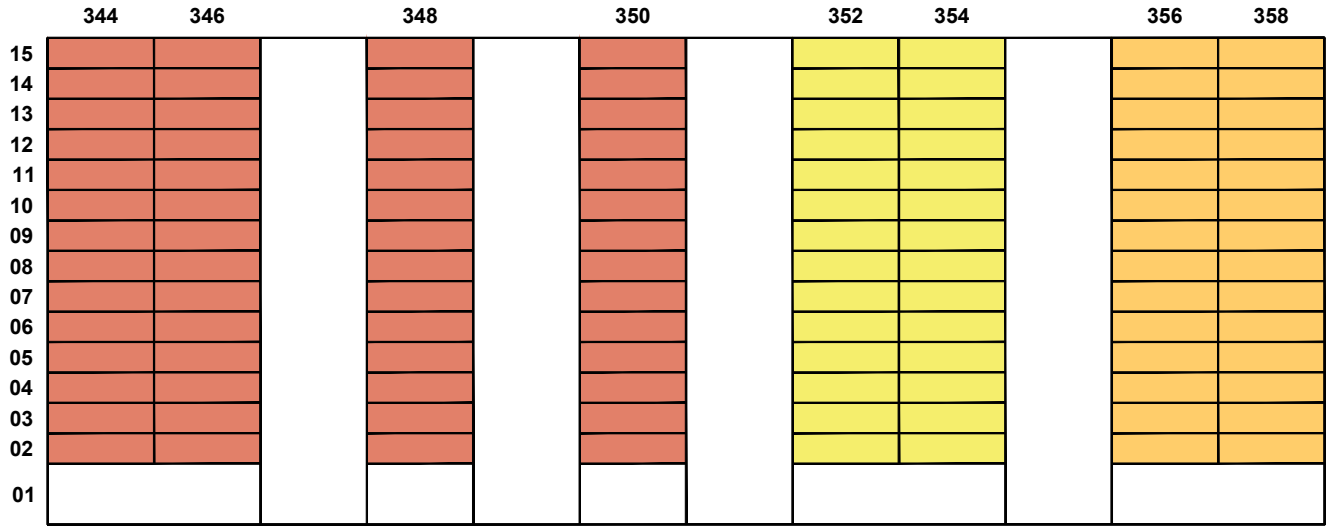
BLOCK 241A



BLOCK 241C



BLOCK 241B



BLOCK 243A

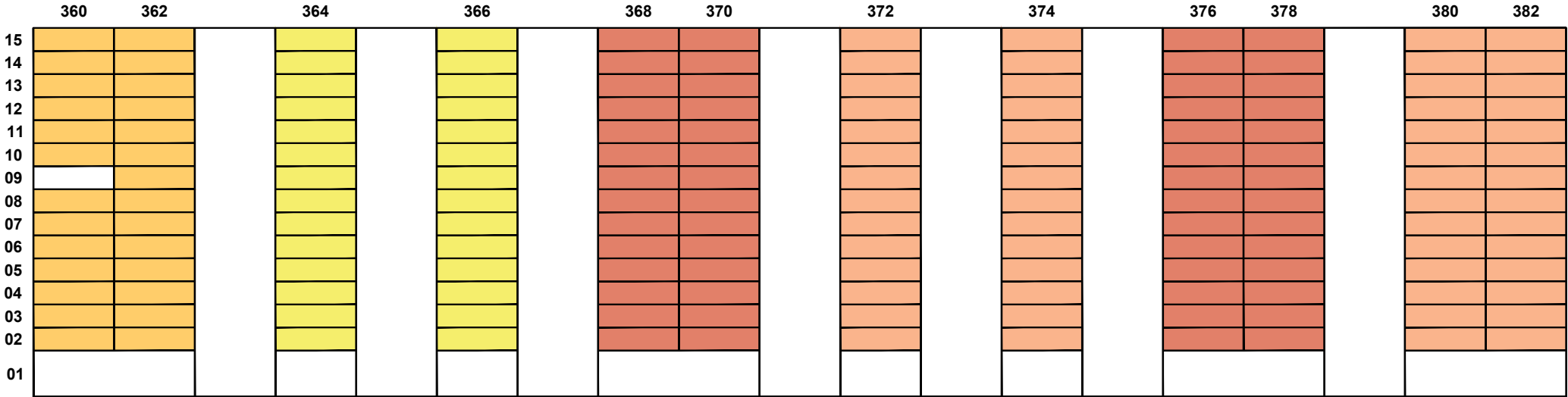
UNIT DISTRIBUTION

2 ROOM FLEXI (TYPE 1)

4 ROOM

2 ROOM FLEXI (TYPE 2)

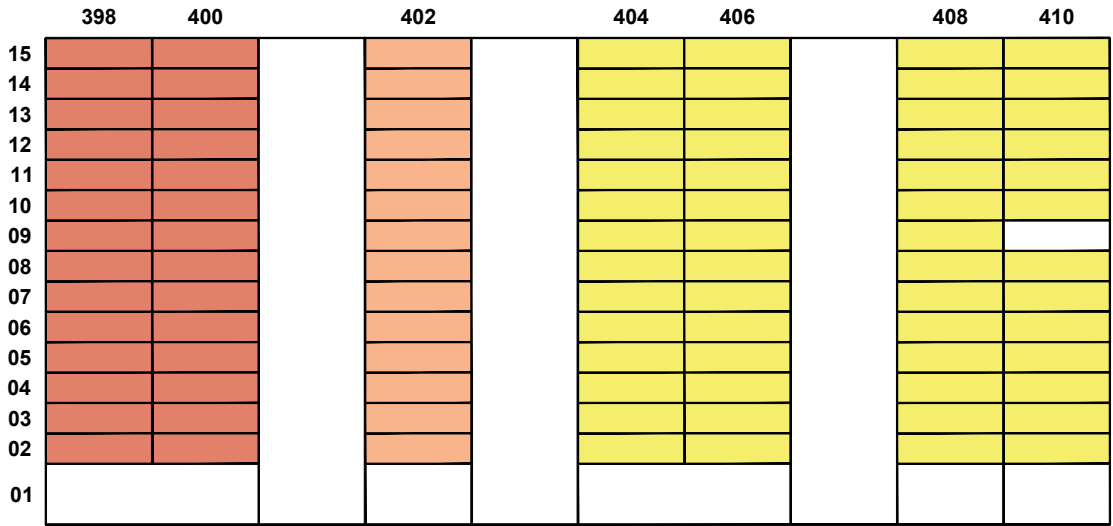
5 ROOM



BLOCK 243B



BLOCK 244A



BLOCK 244B



BLOCK 241A | 2ND TO 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

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 241B | 2ND TO 15TH STOREY FLOOR PLAN

<p>WINDOW LEGEND:</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</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 241C | 2ND TO 15TH STOREY FLOOR PLAN



BLOCK 243A | 2ND TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 243

WINDOW LEGEND:

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

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
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 243B | 2ND TO 8TH & 10TH TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 243

WINDOW LEGEND:

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

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
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 243B | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 243

WINDOW LEGEND:

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

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
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 244A | 2ND TO 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

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 244B | 2ND TO 8TH & 10TH TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 243

WINDOW LEGEND:

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

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
DEMARCATTE THE BOUNDARY OF THE FLAT



BLOCK 244B | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 243

WINDOW LEGEND:

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

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
DEMARCATTE THE BOUNDARY OF THE FLAT

GENERAL SPECIFICATIONS FOR GARDEN BLOOM @ 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
Living/Dining	: laminated UPVC folding door (optional)
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 (optional)
 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 BLOOM @ TENGAH

For 2-room Flexi, 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/ Household Shelter Floor	: glazed porcelain tiles
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 (optional)

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.
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- 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 are 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 any:

• Void deck of 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' network 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.
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BOARD
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OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

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.

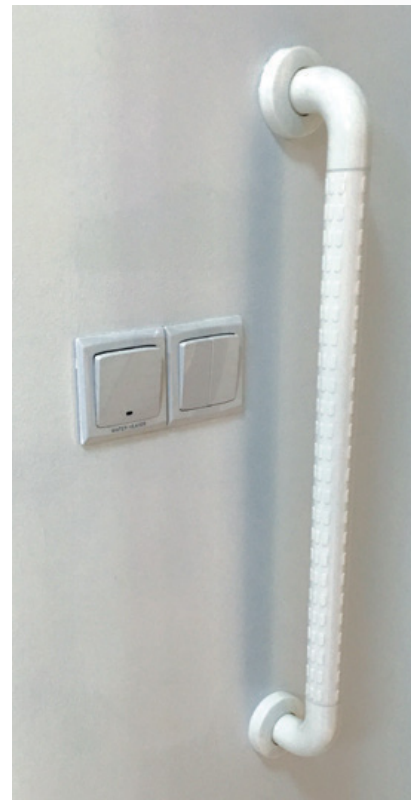
The cost of the OCS items will be added to the selling price of the selected flat.

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, 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.

OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

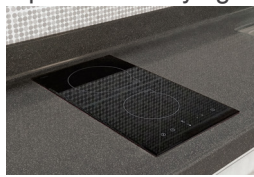
FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

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:

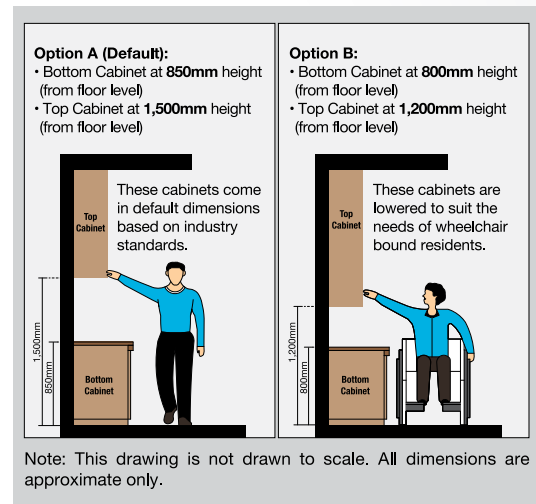
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

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



- Folding door at the flexible space next to bedroom



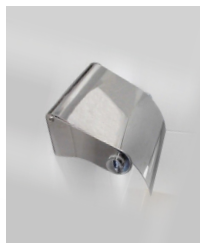
OTHER FITTINGS



- 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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