

GARDEN
VINES
@TENGAH

HDB's Sales Launch November 2019





At Home with Nature

Located in the new Tengah town, Garden Vines @ Tengah will be sited in the Garden District. Bounded by Tengah Drive, Tengah Garden Walk, and Plantation Crescent, this development comprises 8 residential blocks, with heights staggering from 7 to 14 storeys. You can choose from 900 units of 2-room Flexi, 3-, 4-, and 5-room flats.

The developments in the Garden District are influenced by garden elements, and Garden Vines @ Tengah is inspired by the meandering Garden Farmway and winding landscaped paths within the development.

The landscaped deck at your doorstep provides a tranquil garden space where you can enjoy various recreational facilities such as playgrounds, fitness stations, and hard court. Roof gardens in some blocks serve as ideal spots to enjoy views of the surroundings. A supermarket, eating house, shops, and a childcare centre are also conveniently located within the development.

Garden Vines @ Tengah is located near upcoming amenities such as a neighbourhood centre, a community club, and Jurong Region Line MRT stations. The development 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 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.

Please refer to the site plan for the facilities provided in Garden Vines @ Tengah. Facilities in this development will be accessible by the public.

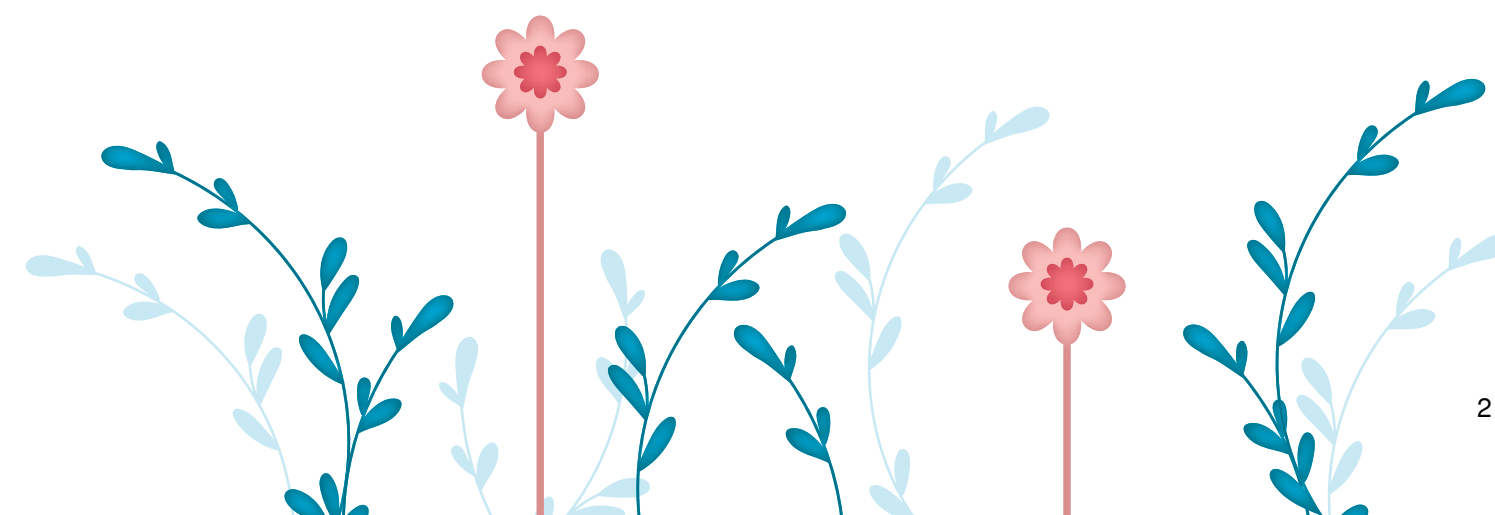


About Garden District

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

Thematic playgrounds inspired by nature motifs such as flowers and garden creatures, strengthen the visual identity of Garden District and encourage imaginative play. 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, schools, and retail shops, will be available in Garden District to meet the daily needs of residents.

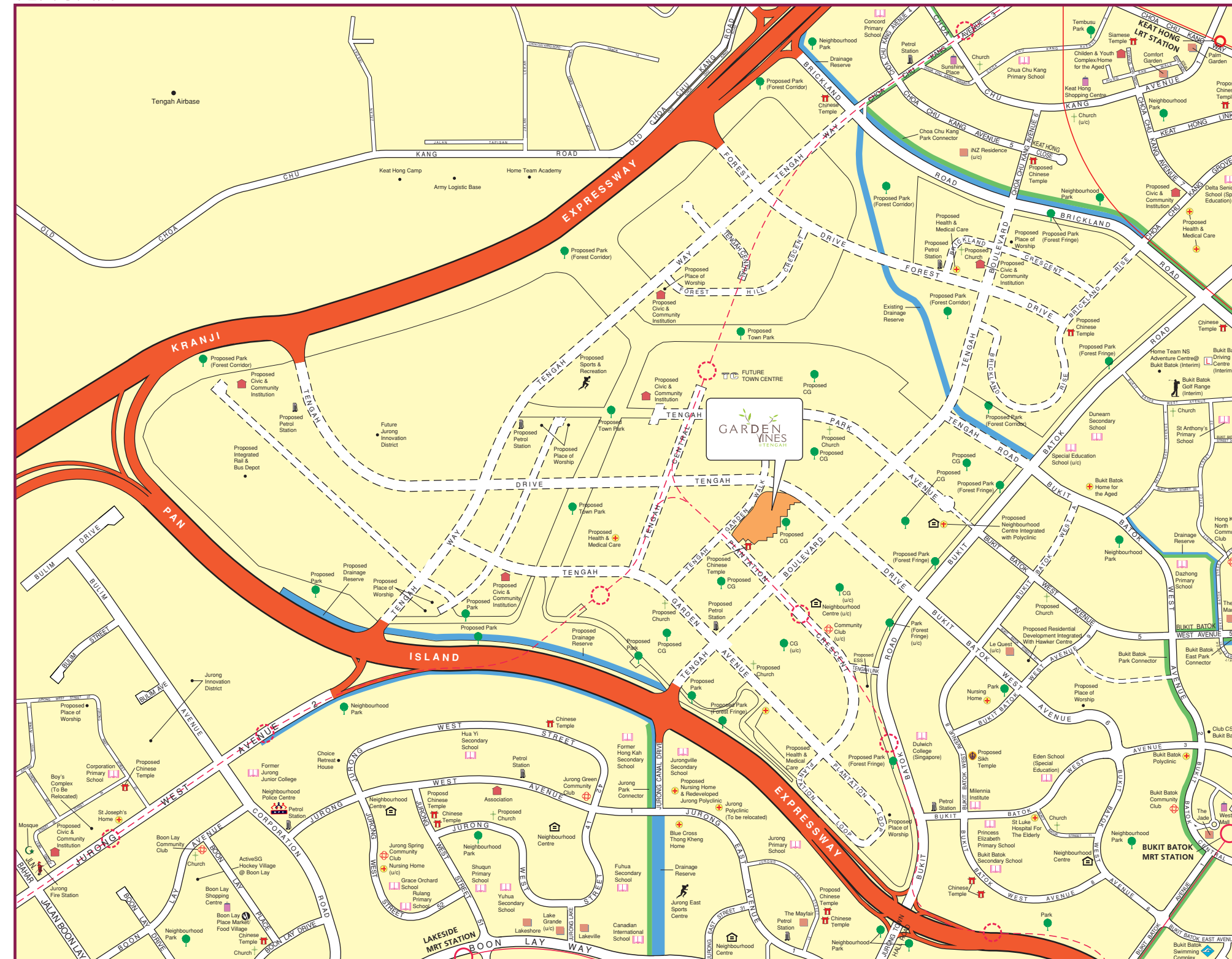


Important Notes

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' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

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

TENGAH



Notes:
All proposed developments are subject to change and planning approval. The proposed facilities and their locations as shown are indicative only.
Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, Sikh Temple, etc., subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged etc., subject to change and planning approval.
Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and ElderCare Facilities, etc, subject to change and planning approval.
The facilities as shown may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may also include columbarium as an ancillary use, while community centres may also include childcare 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 future land use for former school sites are subject to review or changes by the relevant authorities.
The alignment and the location of the future MRT line and stations are based on prevailing information and are subject to change.
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.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

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.



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.



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, Garden Vines @ 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
- 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 Vines @ 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

Garden Vines @ Tengah 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, Garden Vines @ 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. These flats will come with full floor finishes, internal doors, and sanitary fittings.

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

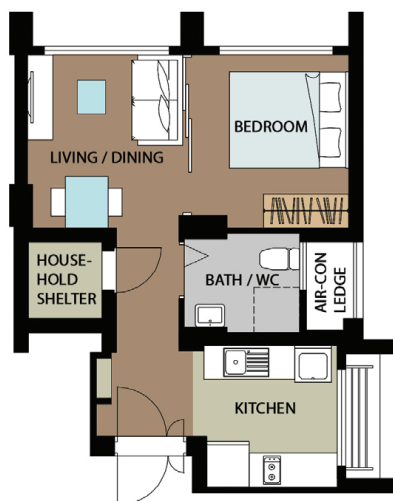
2-room Flexi Available either on a 99-year lease or short-lease	3-, 4-, and 5-room
• Vinyl strip flooring in the living/ dining room, and bedroom • Floor tiles in kitchen, household shelter, and bathroom • Wall tiles in the kitchen and bathroom • A sliding partition/ door for the bedroom and folding 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)	• 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 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.

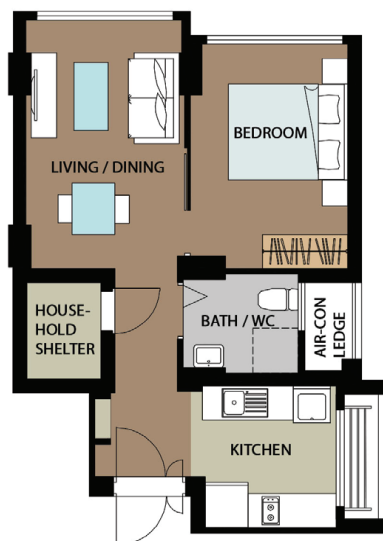


2-ROOM FLEXI (TYPE 1) FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 40 sqm

(Inclusive of Internal Floor Area of 38 sqm and Air-con Ledge)

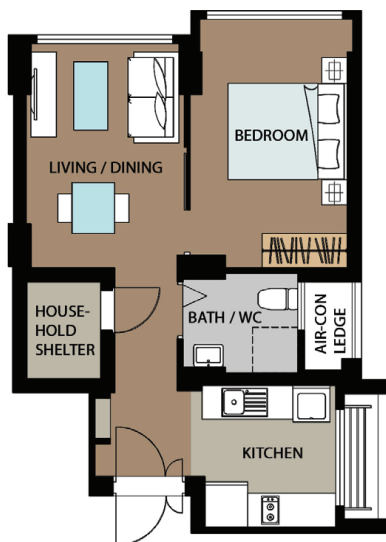


2-ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 47 sqm

(Inclusive of Internal Floor Area of 45 sqm and Air-con Ledge)



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)

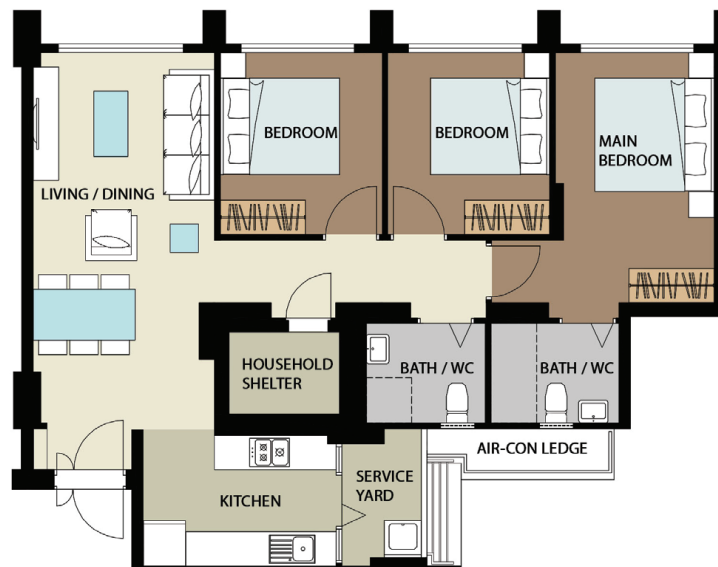


3-ROOM FLOOR PLAN

(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 113 sqm*

(Inclusive of Internal Floor Area of 110 sqm* and Air-con Ledge)

*Approx. Floor Area for 5-room ranges from 113-117 sqm.

*Internal Floor Area for 5-room ranges from 110-114 sqm.

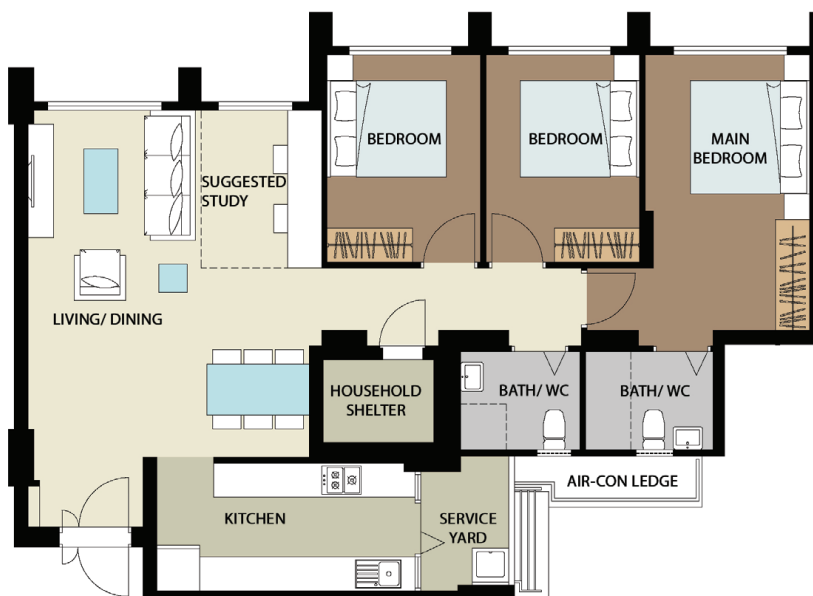


5-ROOM FLOOR PLAN

(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 113 sqm*

(Inclusive of Internal Floor Area of 110 sqm* and Air-con Ledge)

*Approx. Floor Area for 5-room ranges from 113-117 sqm.

*Internal Floor Area for 5-room ranges from 110-114 sqm.



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



LEGEND

	2-Room Flexi (Type 1)		Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)/ Hard Court (HC)
	2-Room Flexi (Type 2)		Electrical Sub-Station (ESS) at 1st storey
	2-Room Flexi (Type 1) up to 4th Storey/ 2-Room Flexi (Type 2) from 5th Storey		Utility Centre (UC) at 1st Storey
	3-Room		BIN Centre (Pneumatic Waste Conveyance system)
	4-Room		Open Space
	4-Room up to 4th Storey / 5-Room from 5th Storey		Staircase
	5-Room		Driveway
	Surrounding Buildings/ Structures		Future Bus Bay & Shelter
	Reserved for Development/ Existing Development		Possible Future Bus Bay & Shelter
	Linkway/ Precinct Pavilion (PP)/ Drop-Off Porch (DOP)/ Shelter(S)		Centralised Refuse Chute/ Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)
	Trellis (T)		Corridor
	Child Care Centre (CCC) at 1st storey/ Future Amenities/ Facilities (FA/F) at 1st Storey		Lift
	Eating House (EH)/ Shops (SH)/ Supermarket (SM) at 1st Storey		Service Bay
	Landscape Deck		Entrance/ Exit to Car Park Deck at 1st Storey
			U/C Under Construction

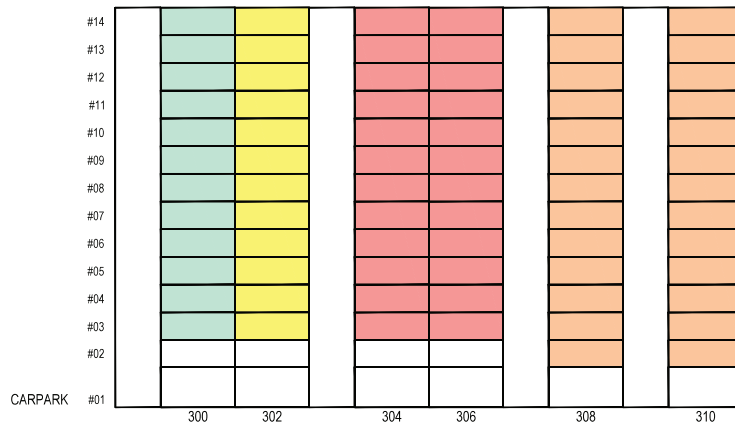
Block Number	Number of Storeys	2 Room Flexi (Type 1)	2 Room Flexi (Type 2)	3 Room	4 Room	5 Room	Total	Lifts Opens At
235A	14	-	24	26	12	12	74	Every storey
235B	7/11/14	6	40	18	37	23	124	Every storey
236A	11/14	12	28	-	30	42	112	Every storey
236B	7/11/14	28	44	-	25	24	121	Every storey
237A	11/14	12	28	-	30	42	112	Every storey
237B	7/11/14	28	44	-	27	26	125	Every storey
238A	10/14	34	48	26	-	-	108	Every storey
238B	7/11/14	4	38	20	40	22	124	Every storey
TOTAL		124	294	90	201	191	900	

Notes:

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2. The facilities as shown may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may also include columbarium as an ancillary use, while community centres may also include childcare 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.
3. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities is subject to review from time to time.
4. The alignment and the location of the future MRT line and stations are based on prevailing information and are subject to change.
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.

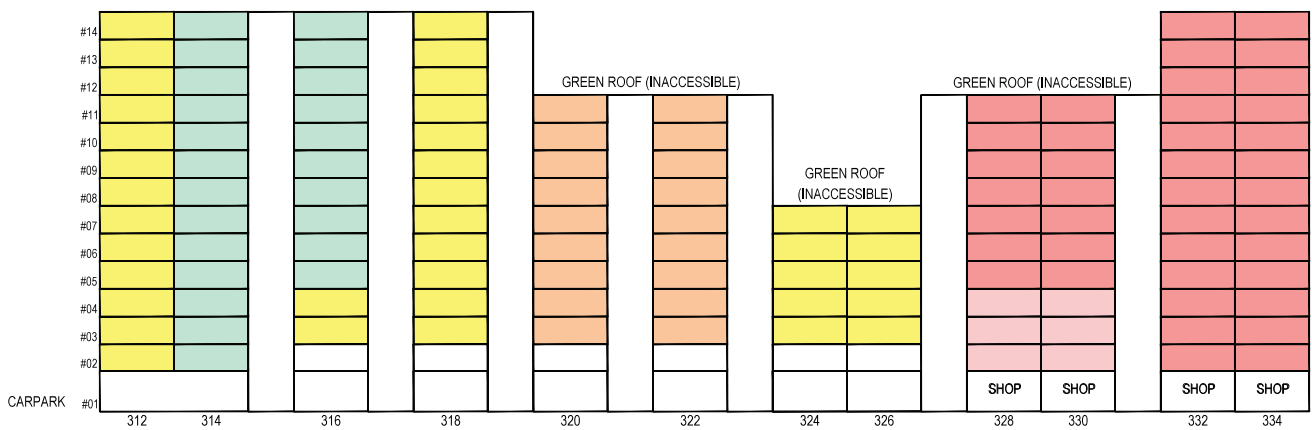
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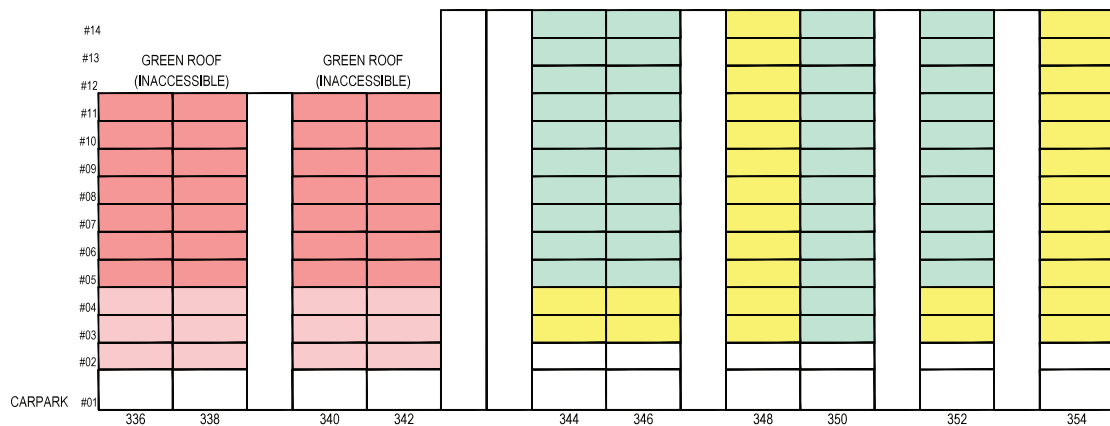
BLOCK 235A

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



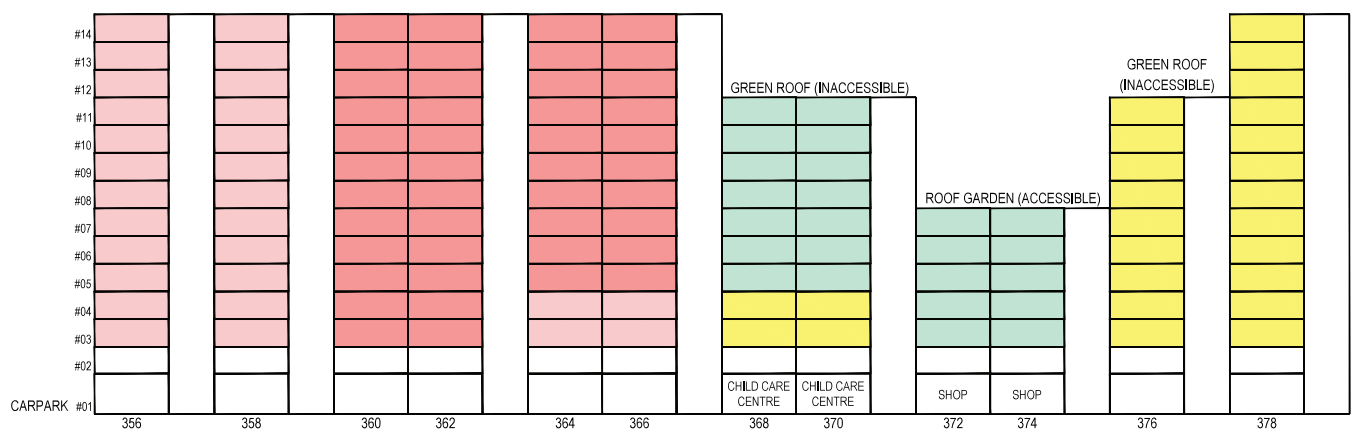
BLOCK 235B

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



BLOCK 236A

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



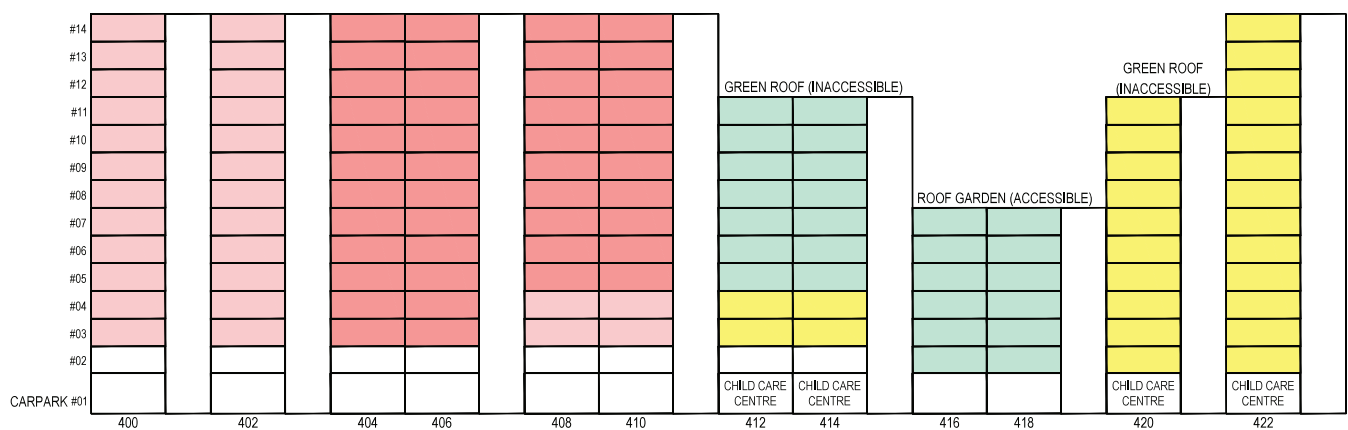
BLOCK 236B

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



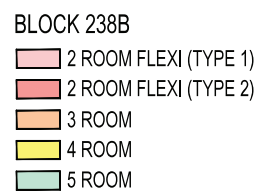
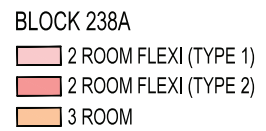
BLOCK 237A

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

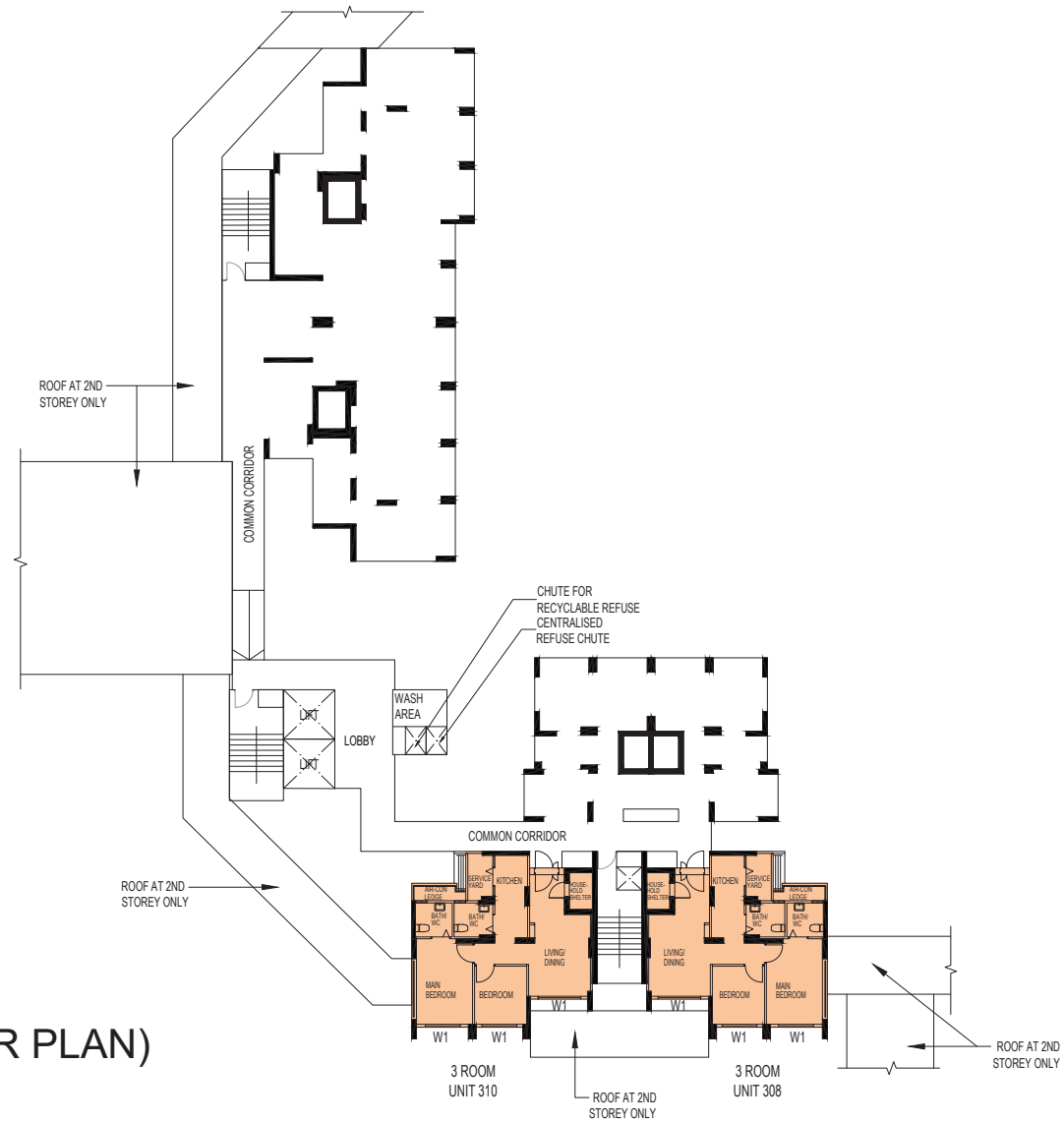


BLOCK 237B

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

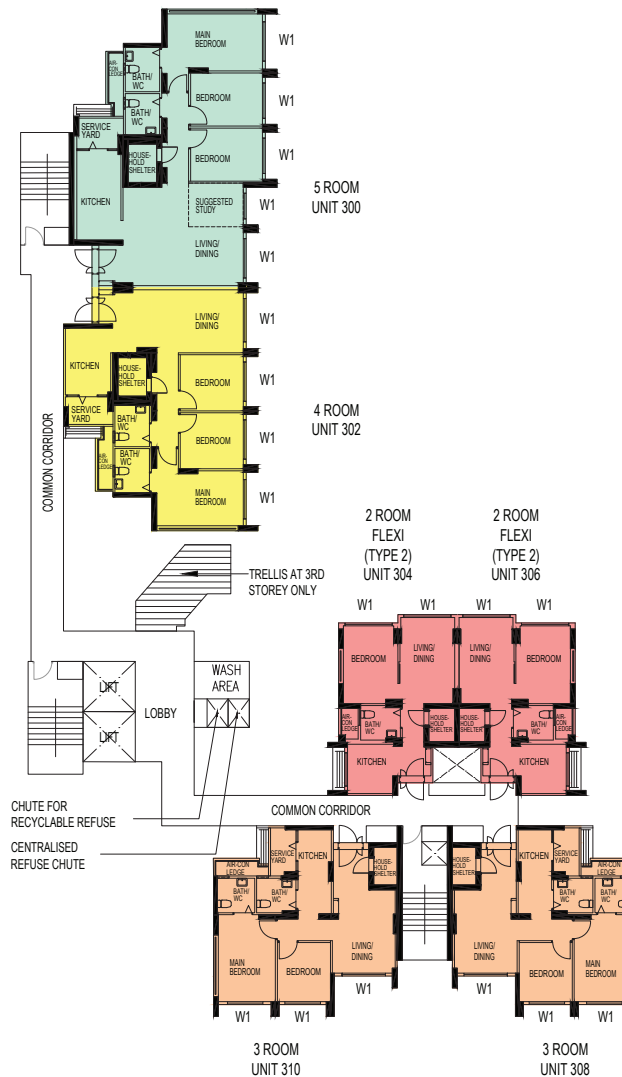


BLOCK 235A (2ND STOREY FLOOR PLAN)



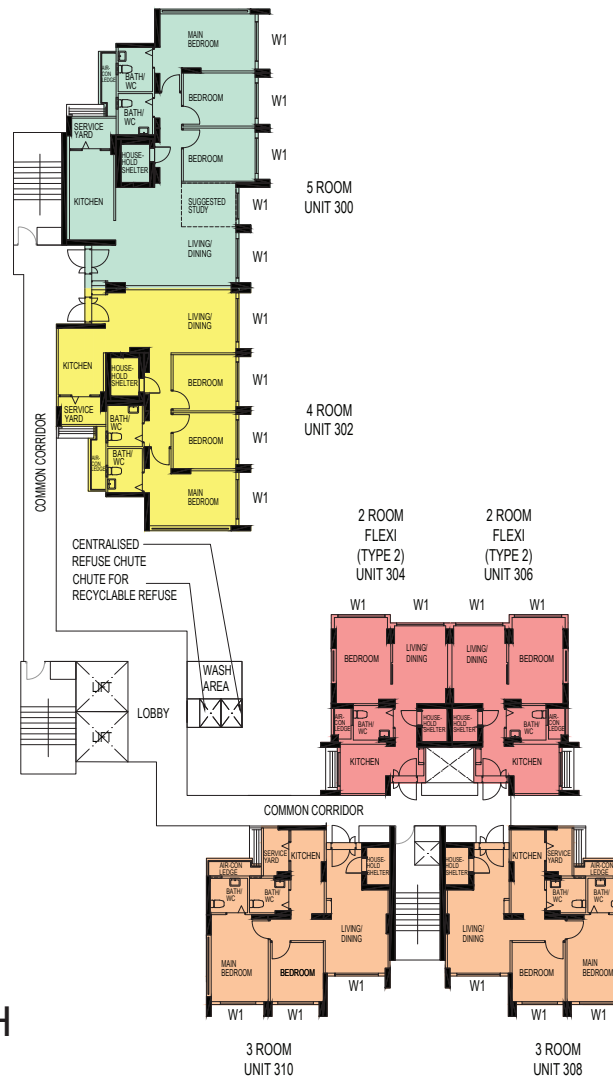
WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 235A (3RD, 5TH, 7TH, 9TH, 11TH & 13TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 235A (4TH, 6TH, 8TH, 10TH, 12TH, 14TH STOREY FLOOR PLAN)

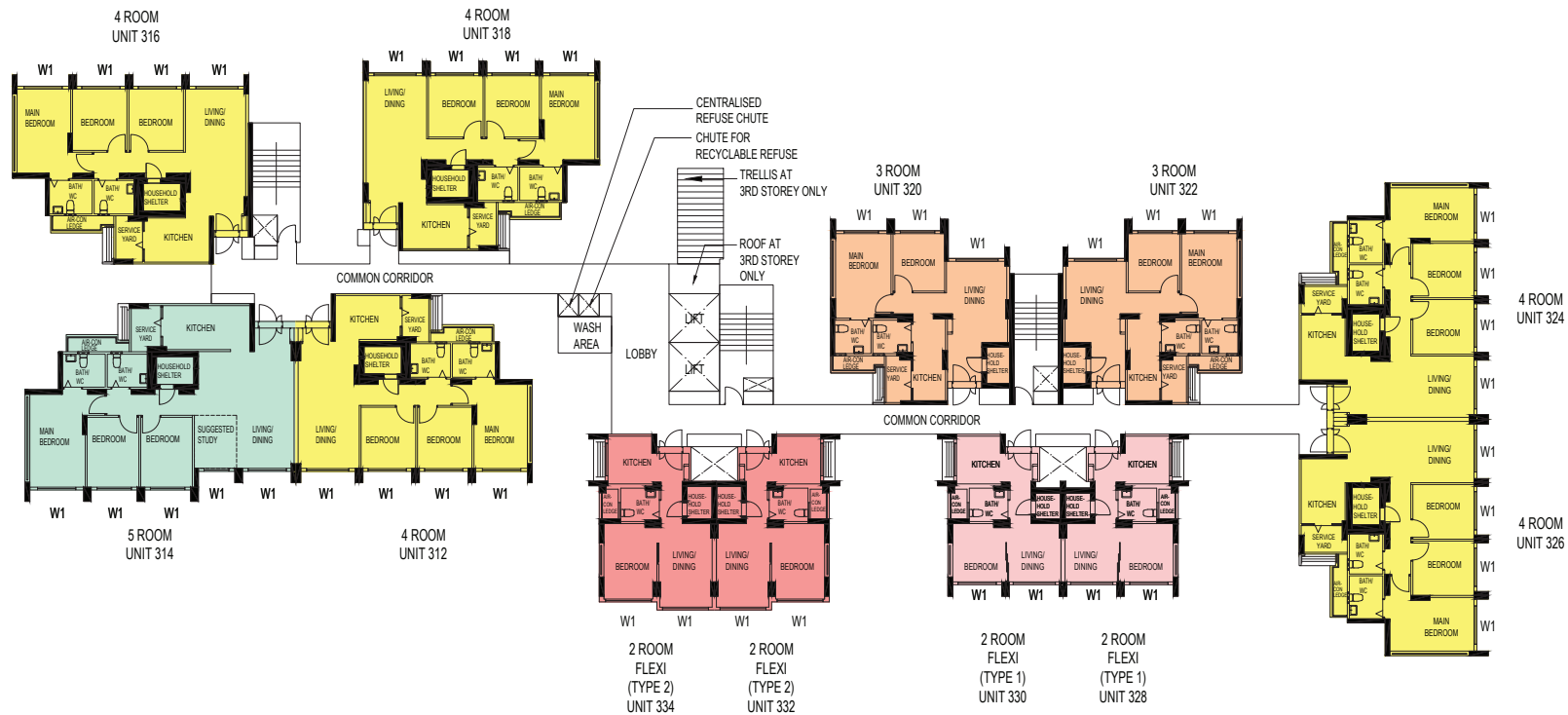


WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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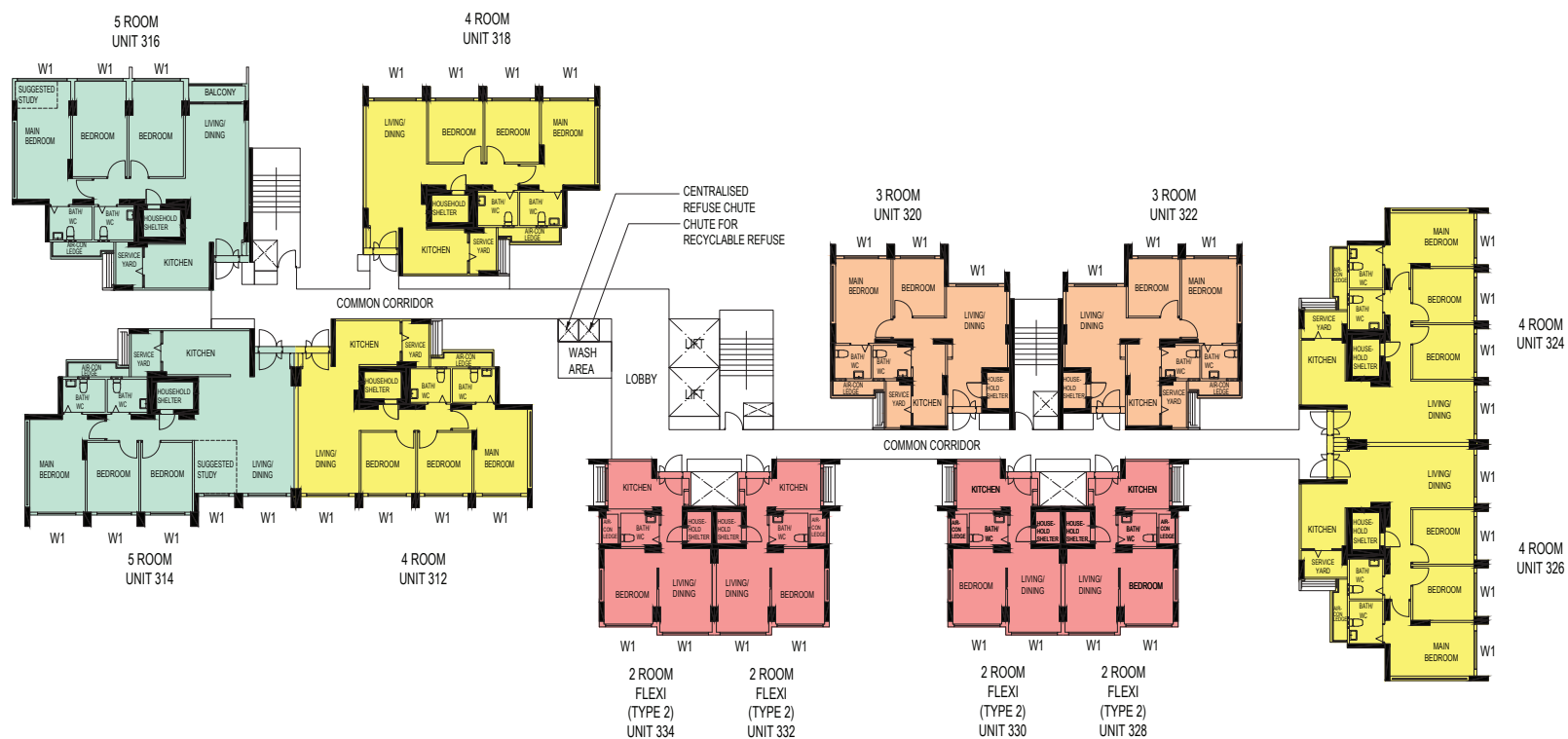
BLOCK 235B (2ND STOREY FLOOR PLAN)

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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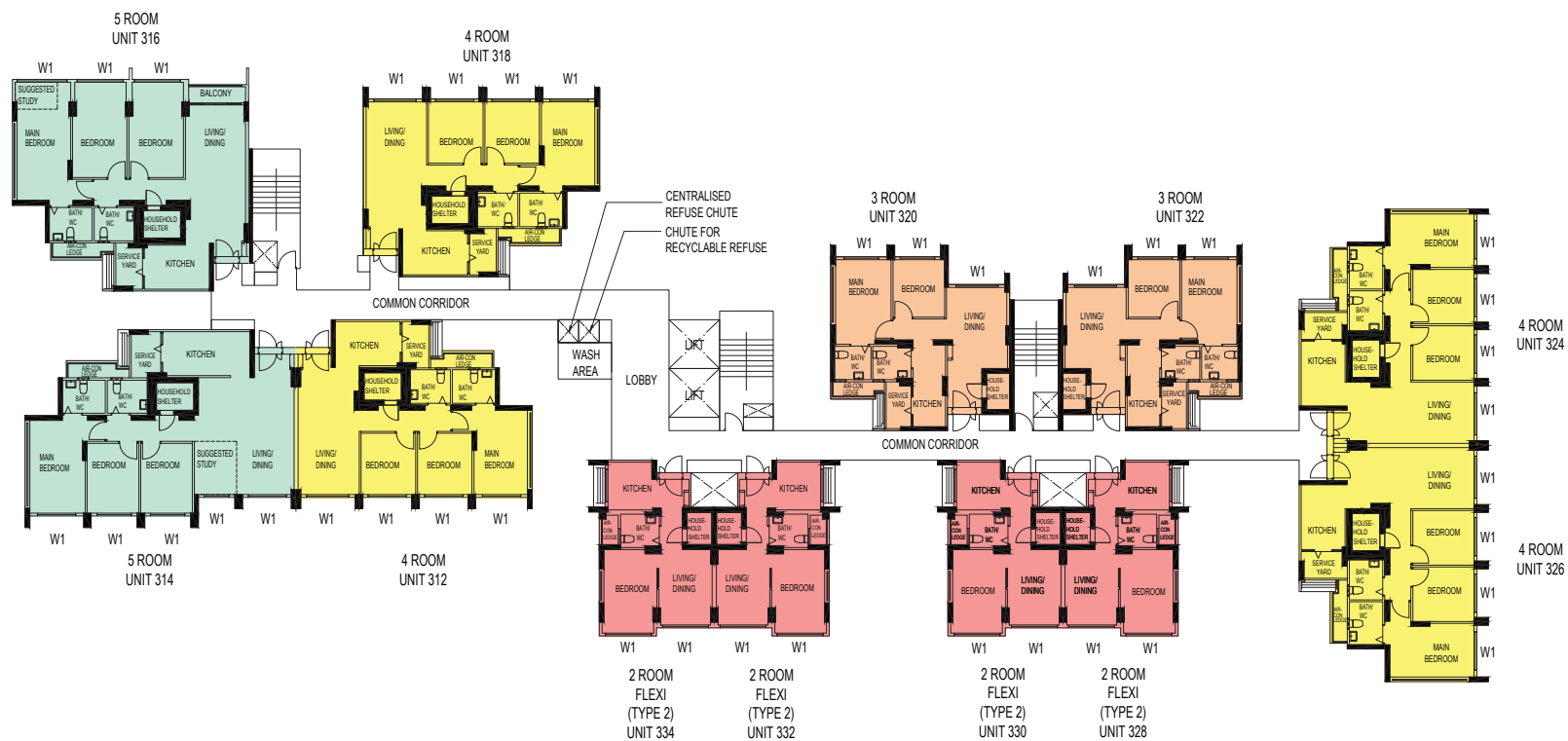
BLOCK 235B (3RD STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 235B (5TH & 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	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 235B (6TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 235B (8TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 235B (9TH & 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	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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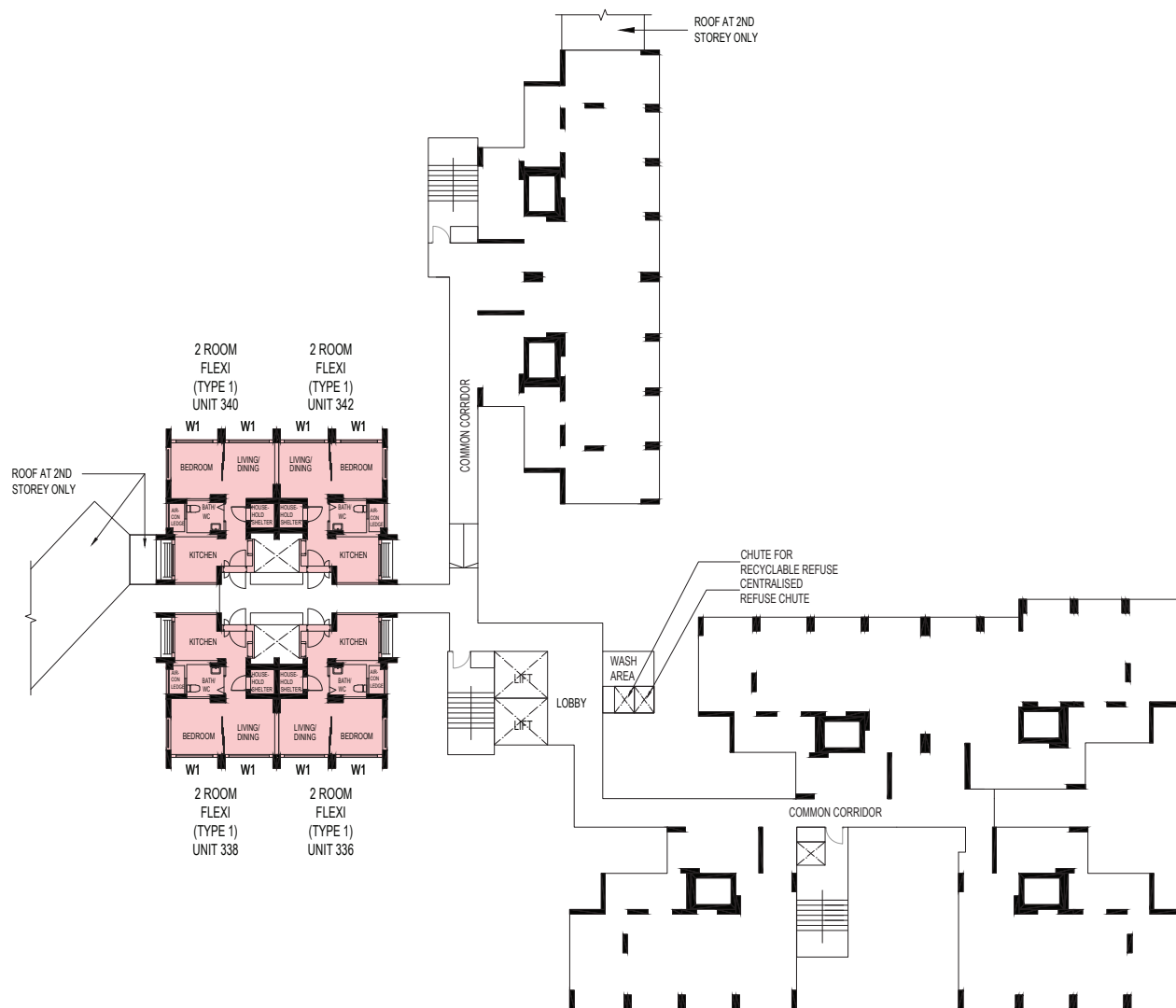
BLOCK 235B (12TH & 14TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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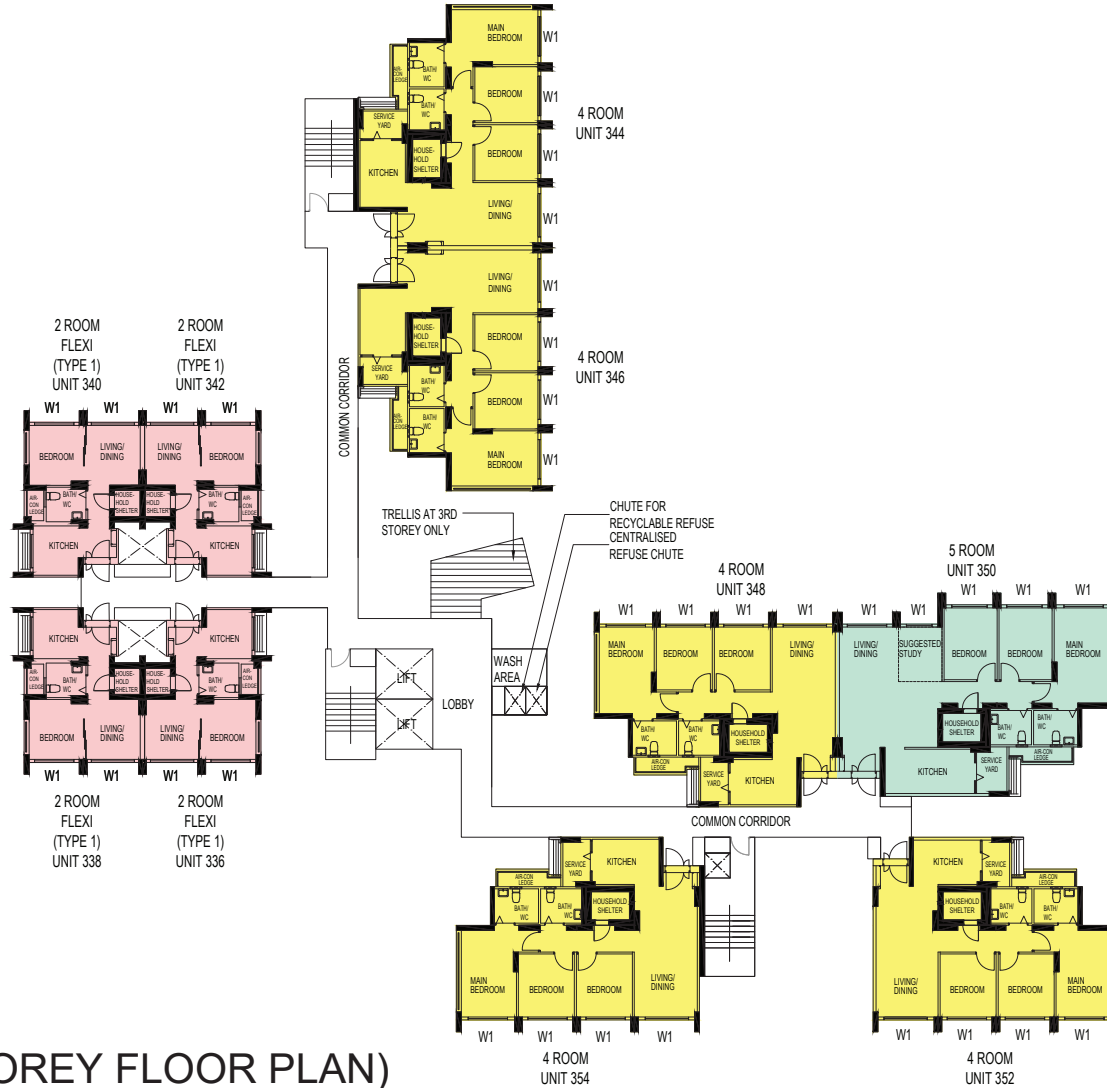
BLOCK 235B (13TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 236A (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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 236A (3RD & 4TH 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 4 6 8 10 METRES

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



BLOCK 236A (5TH & 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	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 236A (6TH & 8TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 236A (9TH & 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	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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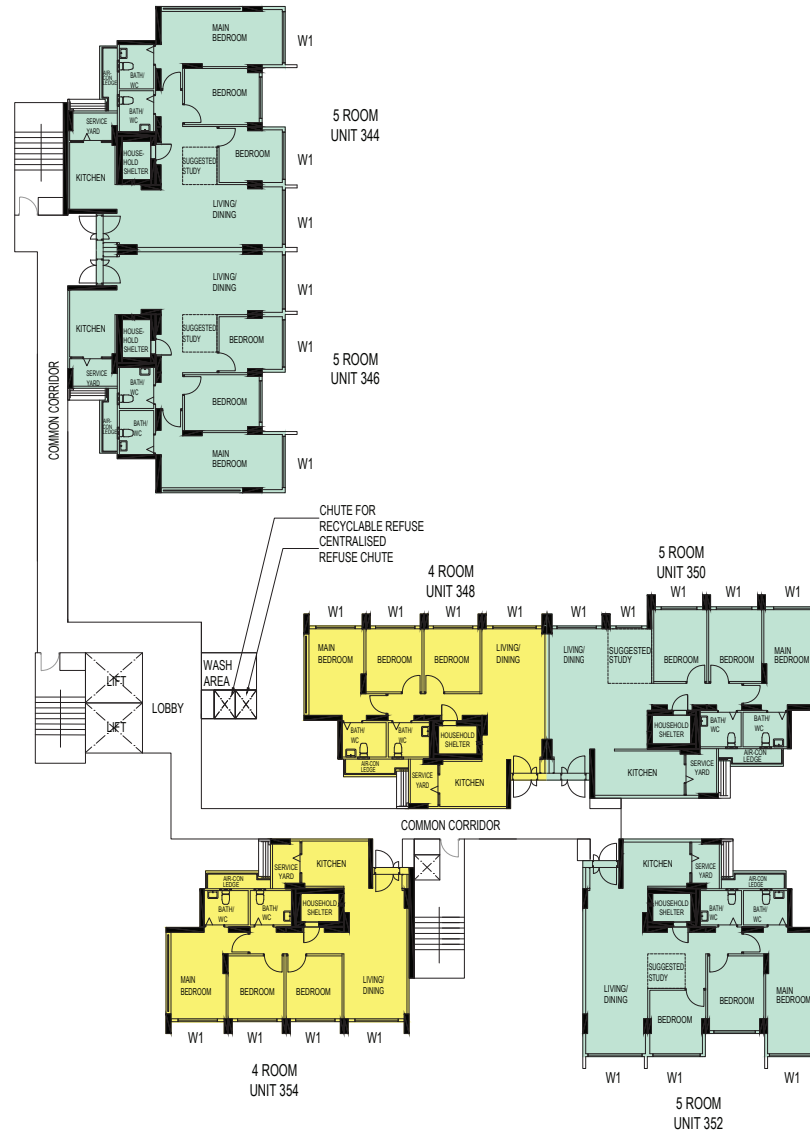
BLOCK 236A (10TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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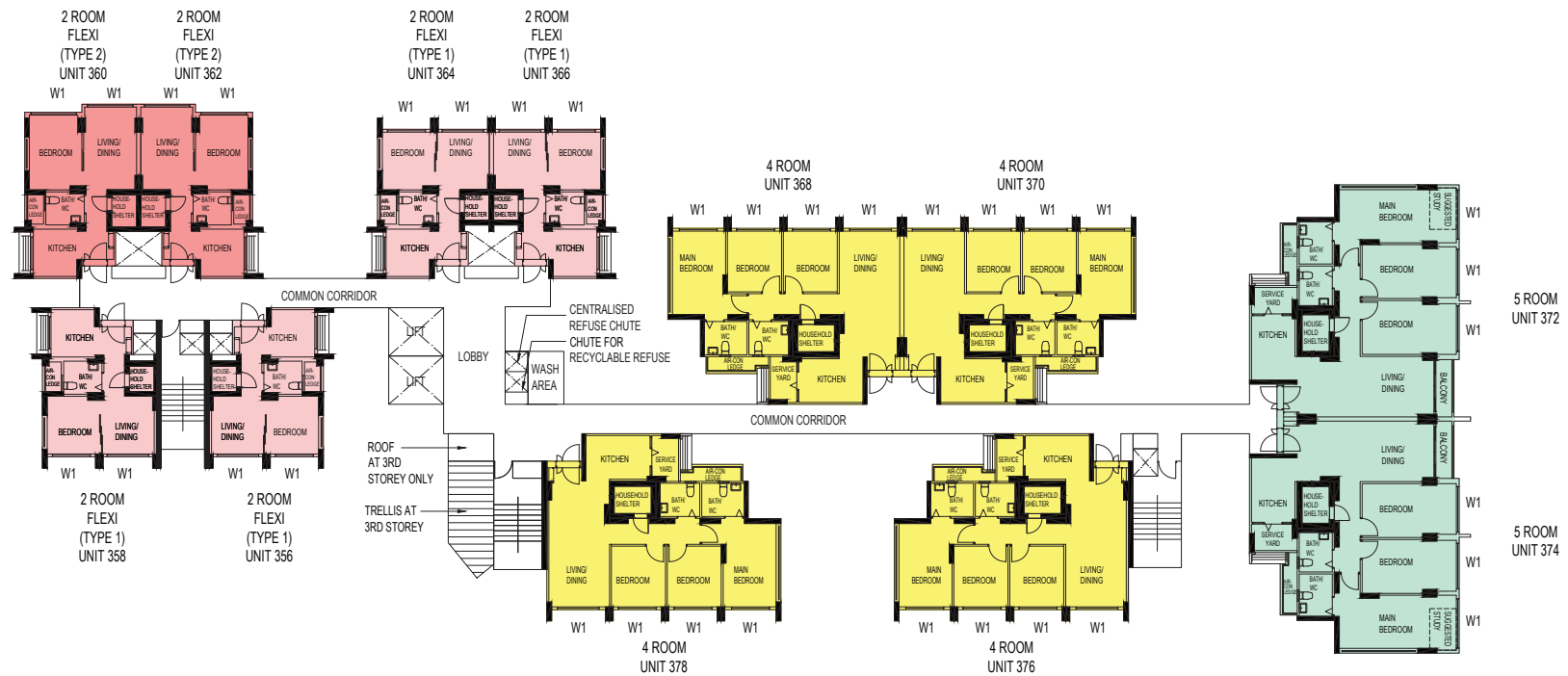
BLOCK 236A (12TH & 14TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 236A (13TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 236B (3RD 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 236B (4TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 236B (5TH & 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	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 236B (6TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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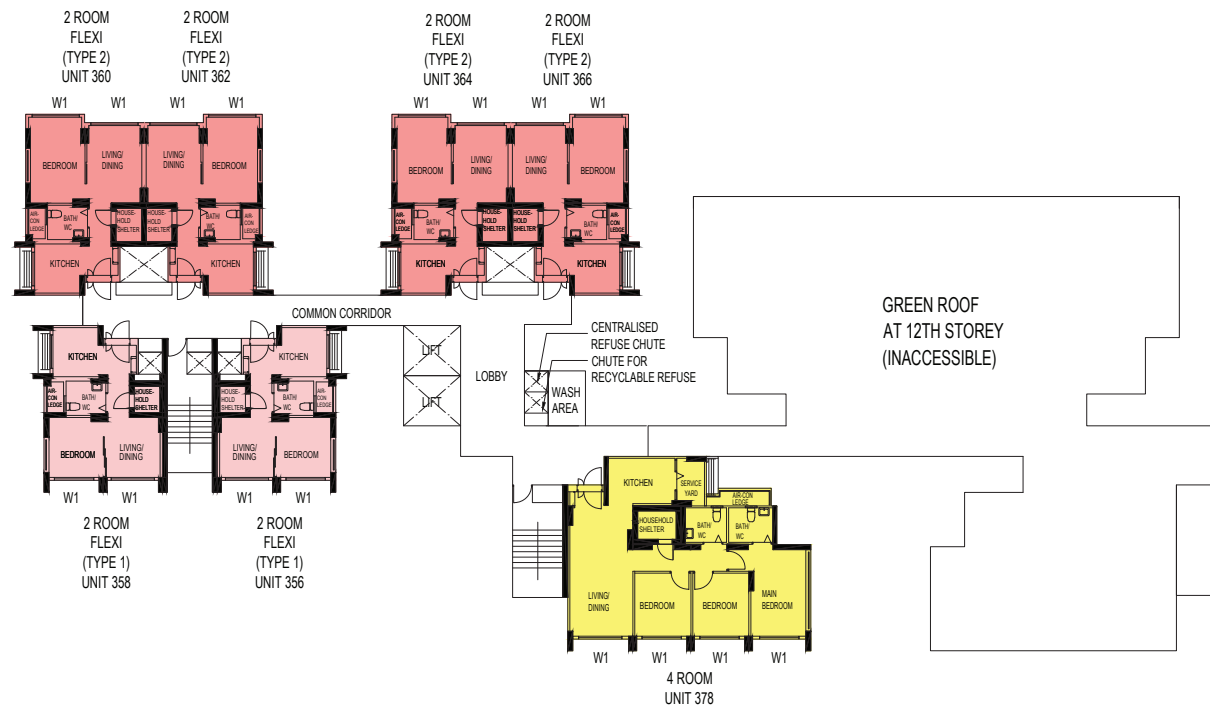
BLOCK 236B (8TH & 10TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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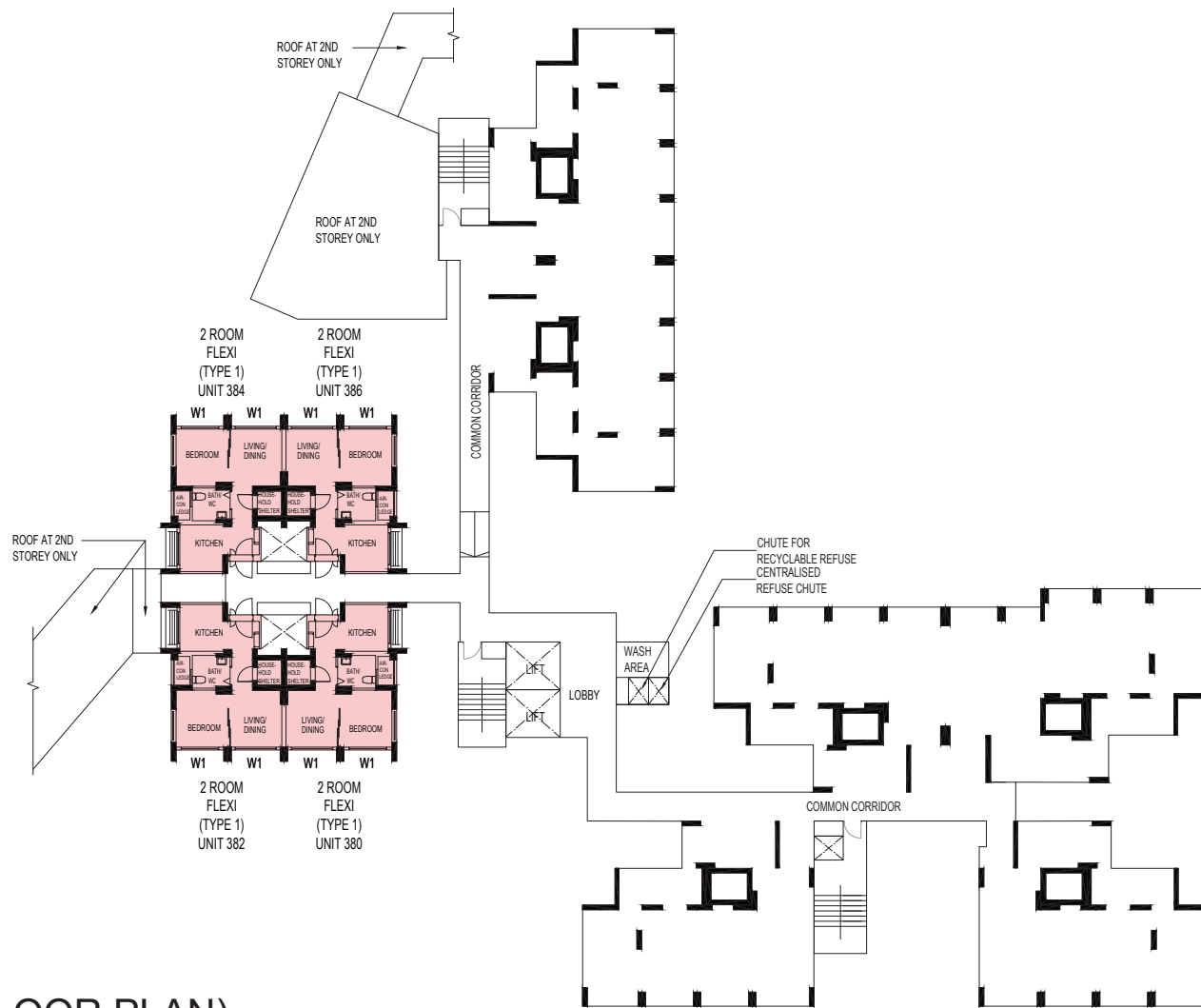
BLOCK 236B (9TH & 11TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 236B (12TH & 14TH STOREY FLOOR PLAN)

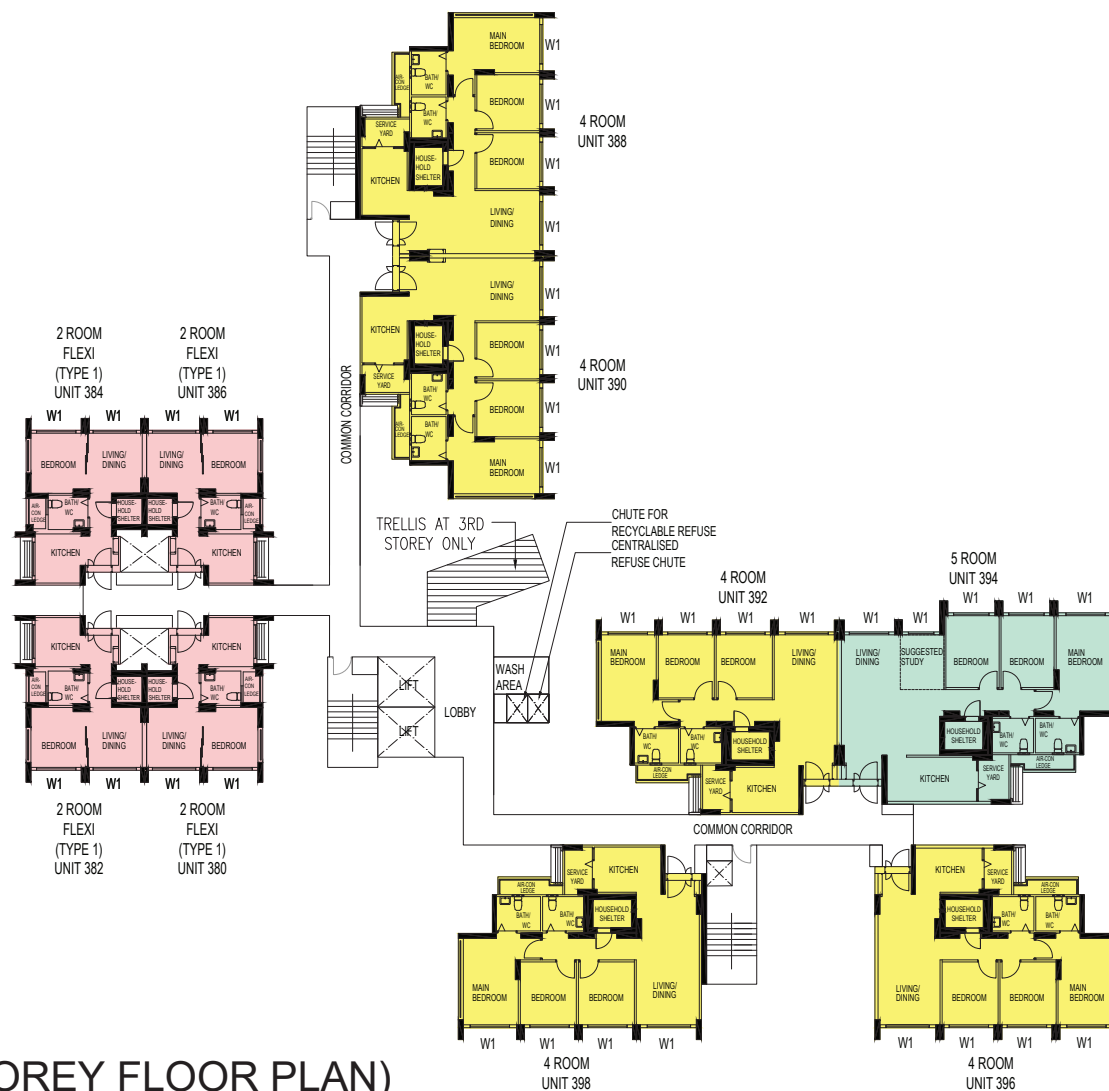
WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 237A (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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 237A
(3RD & 4TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 237A (6TH & 8TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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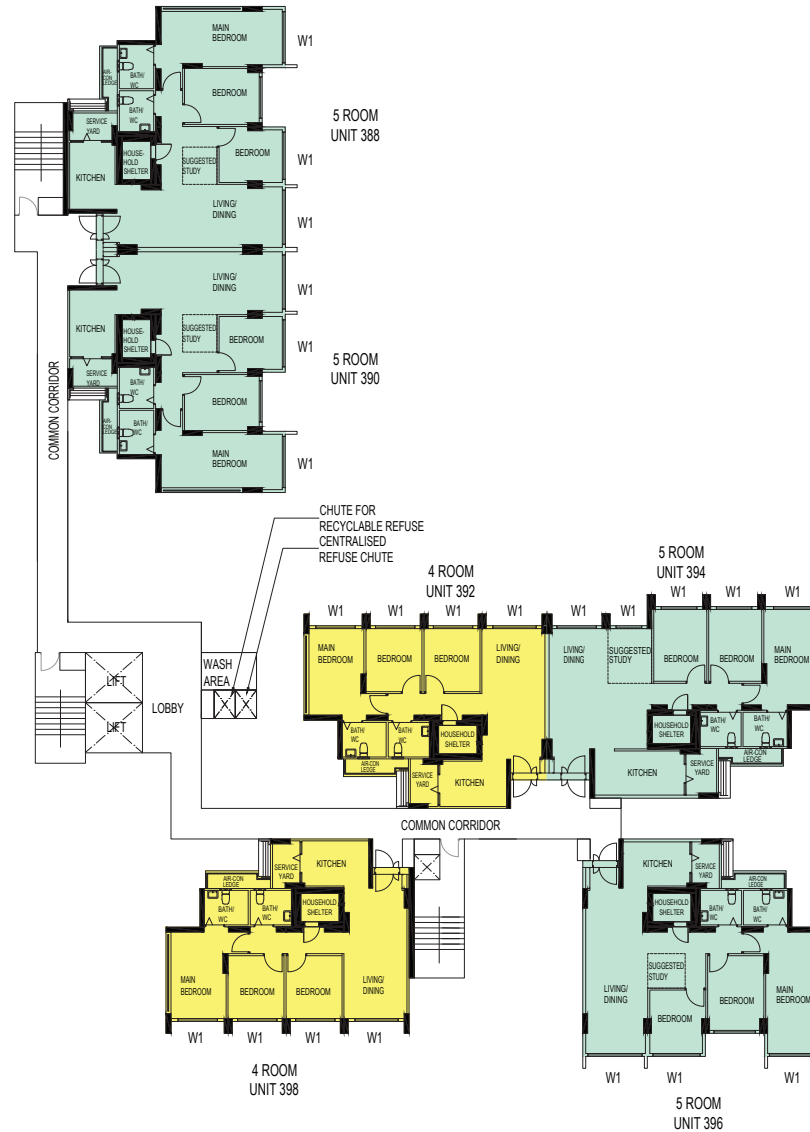
BLOCK 237A (10TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 237A (12TH & 14TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 237A (13TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATTE THE BOUNDARY OF THE FLAT
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BLOCK 237B (3RD 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 237B (4TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 237B (5TH & 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	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 237B (6TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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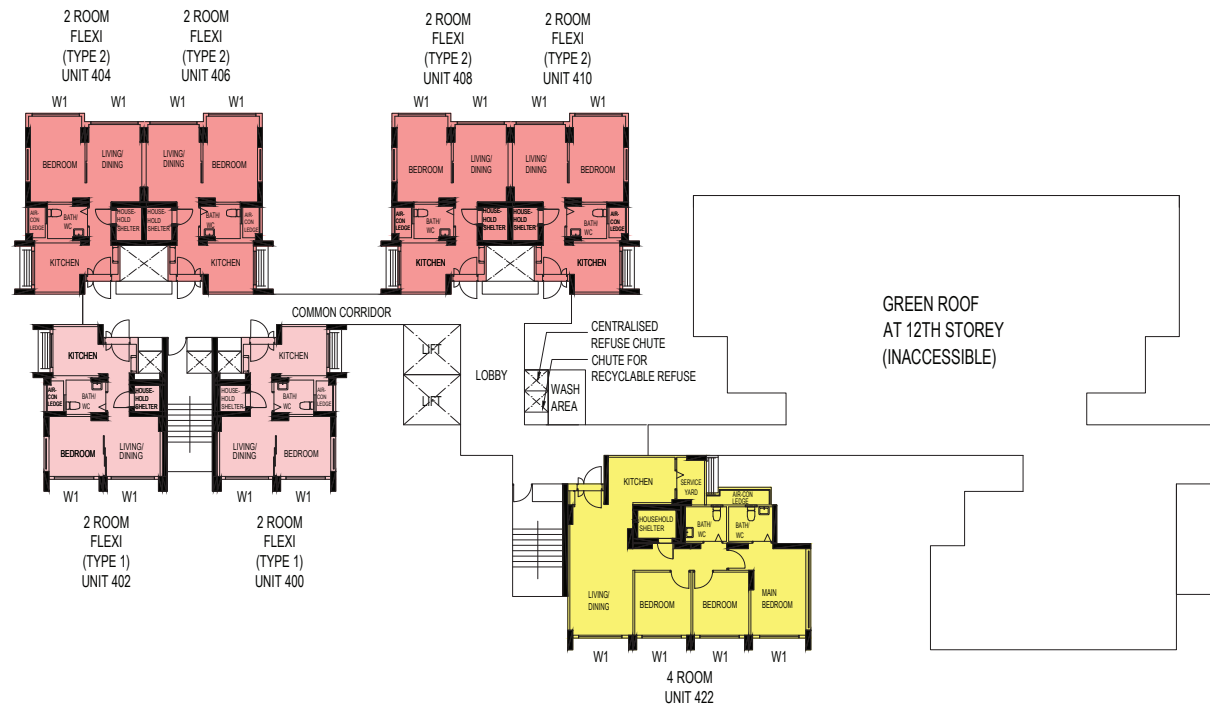
BLOCK 237B (8TH & 10TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 237B (9TH & 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	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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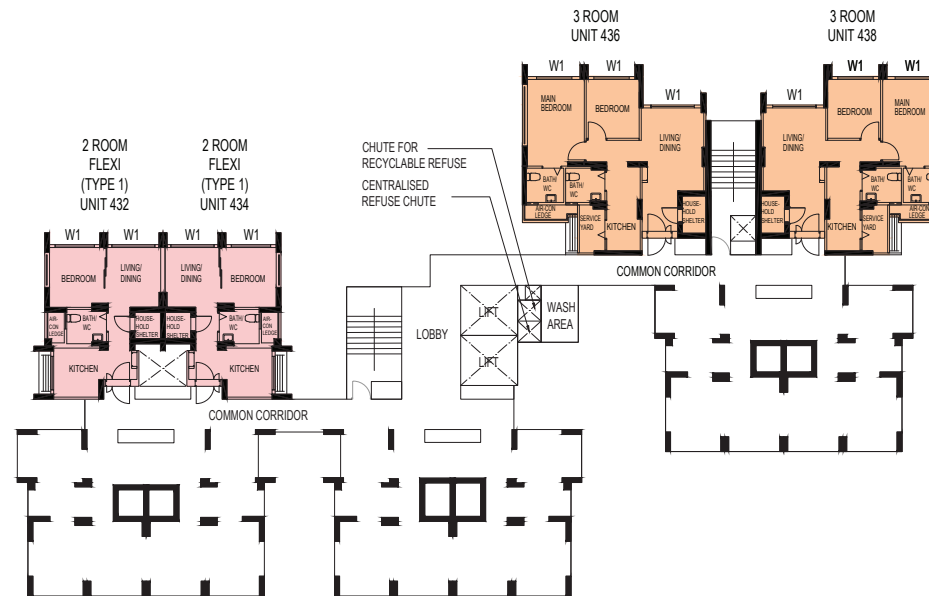
BLOCK 237B (12TH & 14TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 – FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT
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BLOCK 237B (13TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238A (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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238A (3RD 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238A (4TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238A (5TH, 7TH & 9TH STOREY FLOOR PLAN)

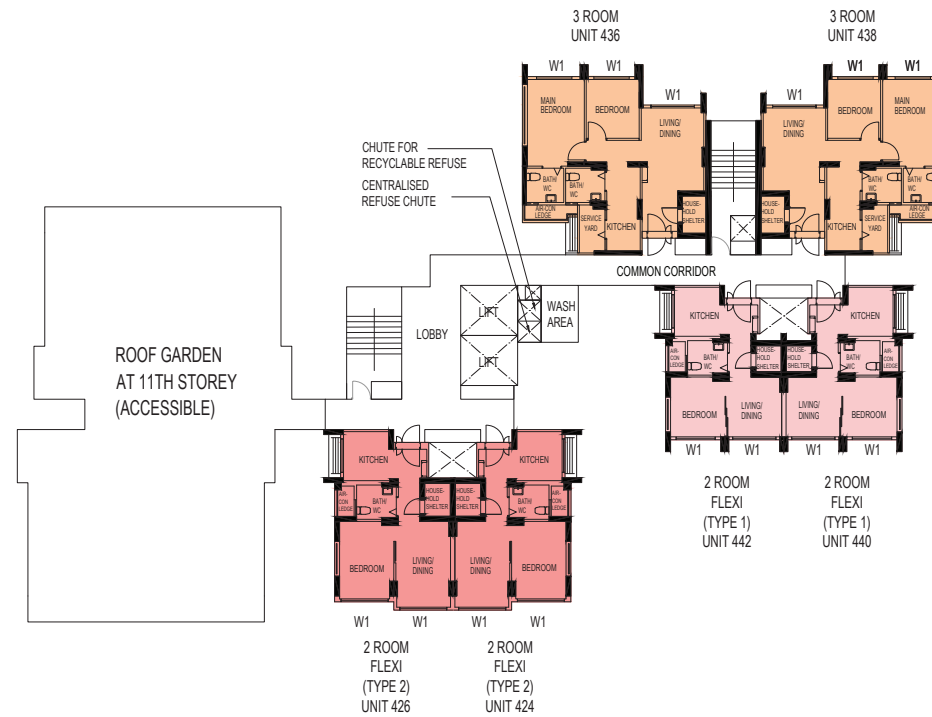


WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238A (6TH, 8TH & 10TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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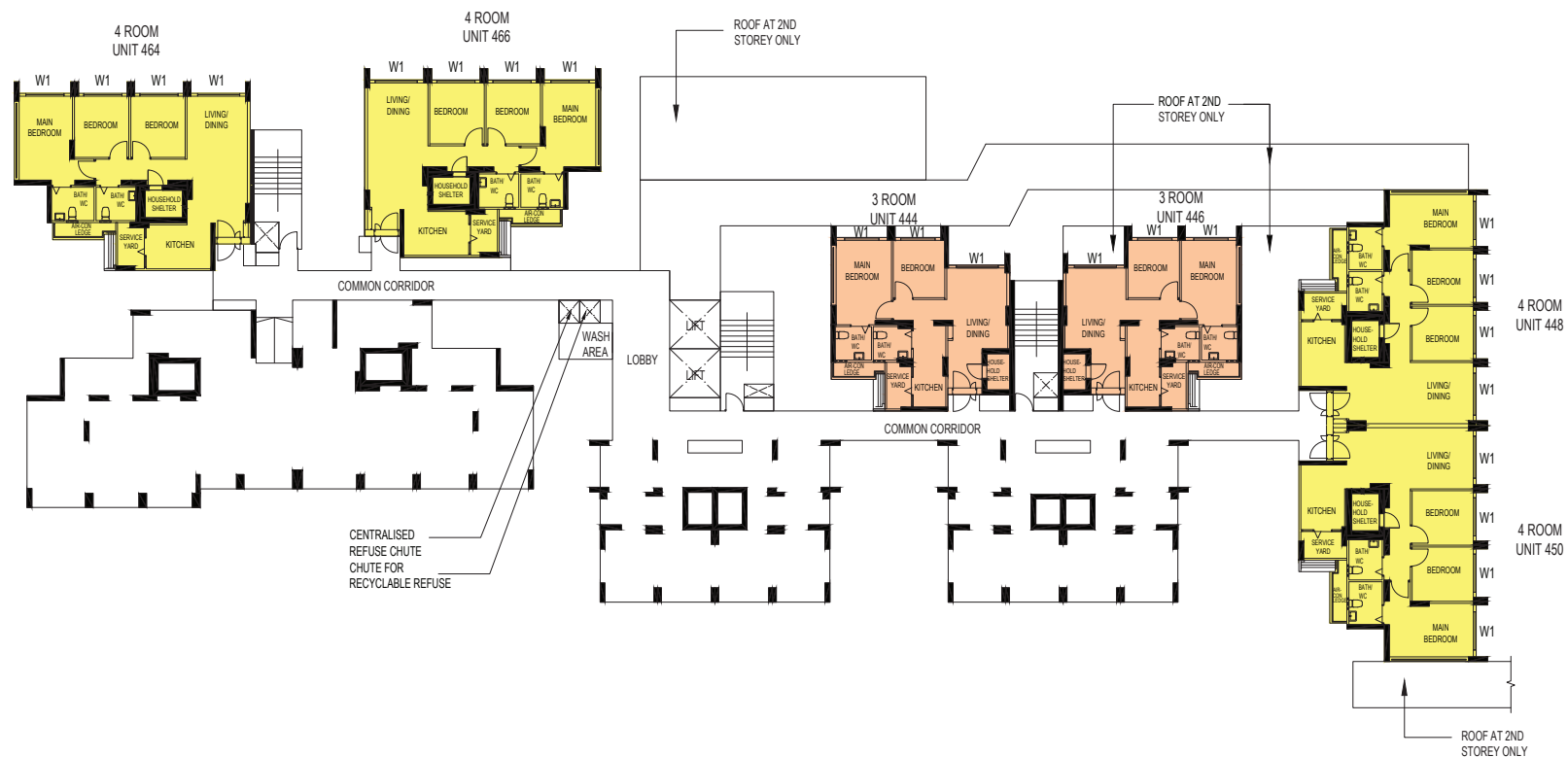
BLOCK 238A (11TH & 13TH STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238A (12TH & 14TH STOREY FLOOR PLAN)

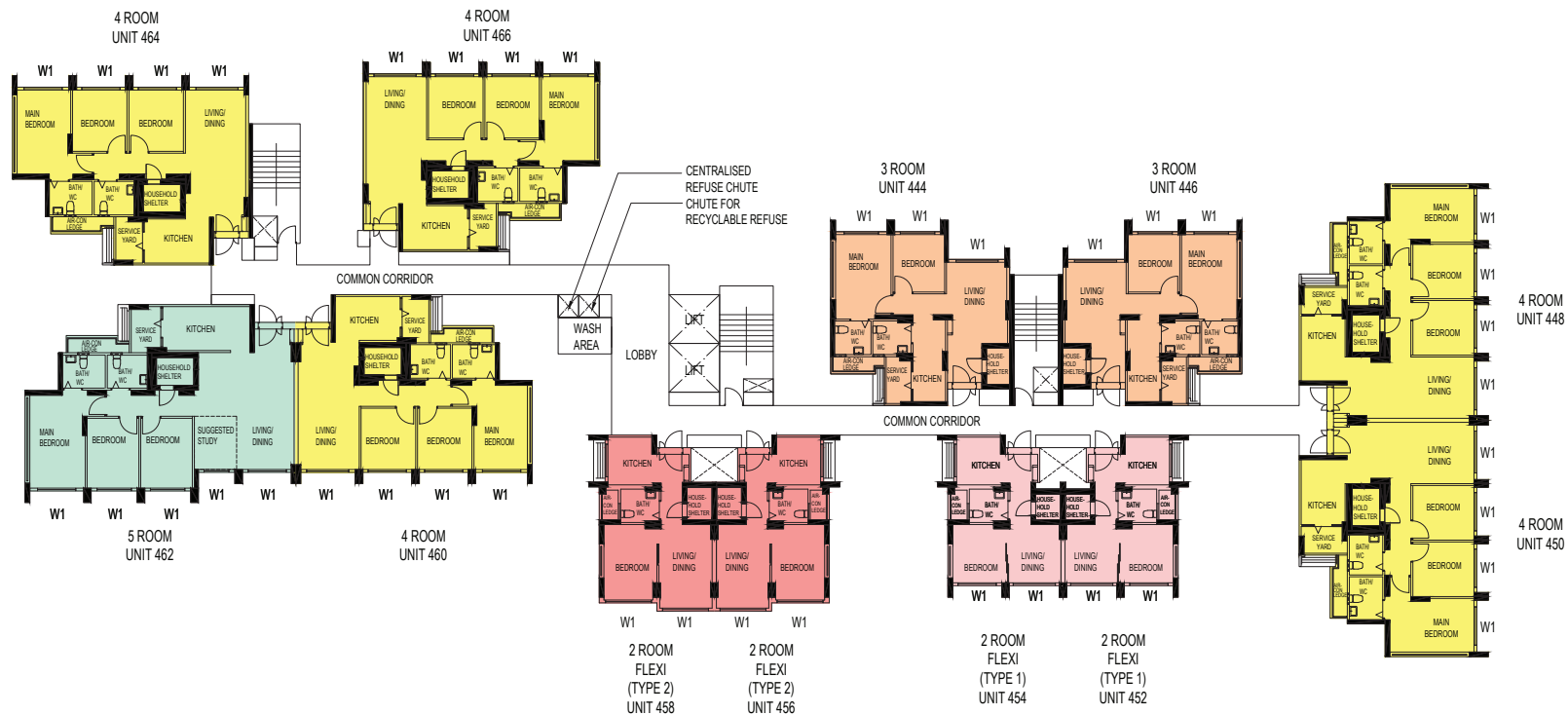


WINDOW LEGEND	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)			



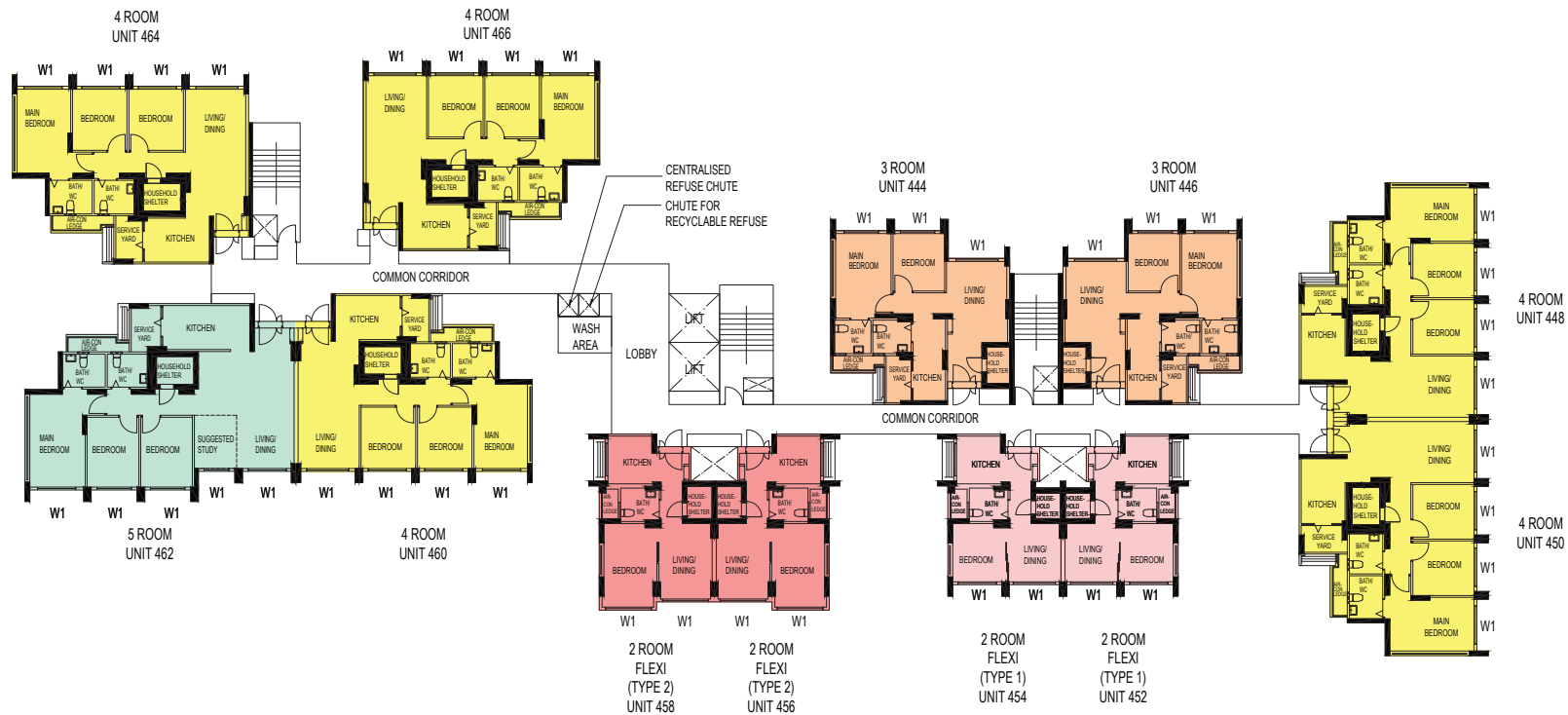
BLOCK 238B (2ND STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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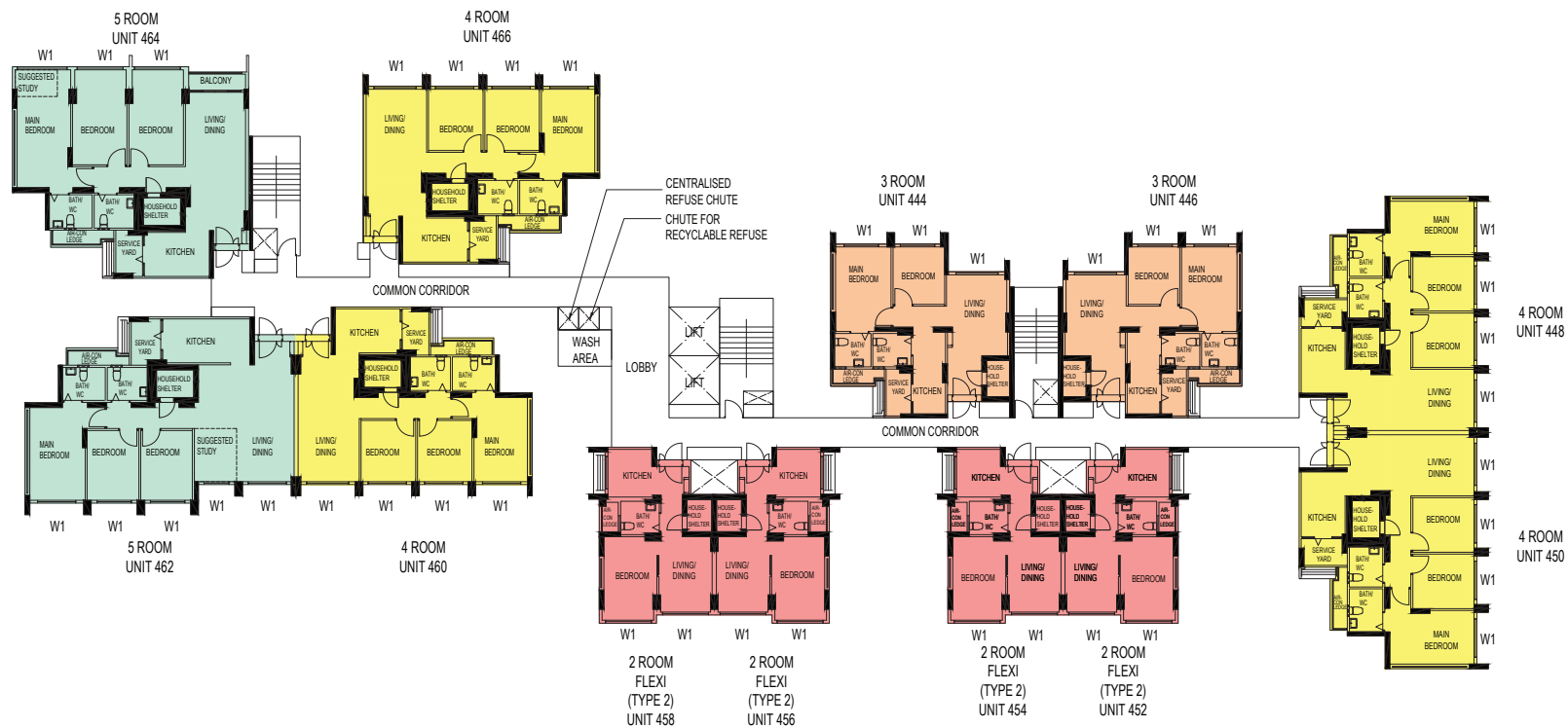
BLOCK 238B (3RD STOREY FLOOR PLAN)

WINDOW LEGEND W1 - FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238B (4TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238B (6TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238B (8TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238B (9TH & 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	SCALE 0 2 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238B (10TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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BLOCK 238B (12TH & 14TH 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 4 6 8 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT
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General Specifications For Garden Vines @ Tengah **For 2-room Flexi (short lease)**

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Grab Bars
Wash basin with tap mixer, bath/ shower mixer with shower set
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
Built-in Wardrobe (optional)
Window Grilles (optional)
Water Heater (optional)
Lighting (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

General Specifications For Garden Vines @ Tengah

For 2-room Flexi, 3-room, 4-room & 5-room

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard/	: aluminium framed door with glass
Balcony (where applicable)	

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/	: glazed porcelain tiles with tile skirting
Balcony Floor (where applicable)	
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

Fittings

Quality Locksets
Water Closet Suite
Clothes Drying Rack
Wash basin with tap mixer, bath/ shower mixer with shower set

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

Disclaimer

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of the flats. They are provided for your general information only, and are not statements or representations of fact.
- 3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and subject to final survey.
- 9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines.
- 10) We reserve the right to use or allow the use of:
 - the void deck in any Apartment block,
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,for:
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.



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OPTIONAL COMPONENT SCHEME

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. The cost of the OCS items will be added to the selling price of the selected flat.

(Garden Vines @ Tengah, Plantation Grange, and Plantation Village)

FOR ALL 2-ROOM FLEXI FLATS

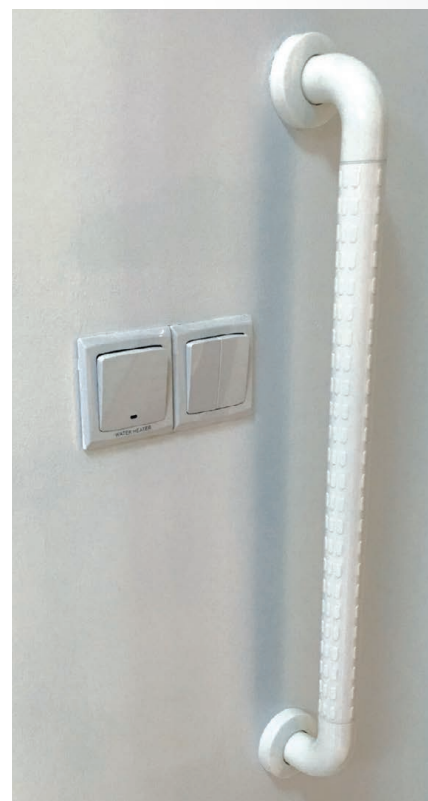
The 2-room Flexi flats are available either on a 99-year lease or short-lease.

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

OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

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

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

ELDERLY FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



Here are some features of an induction hob:

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

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

- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)

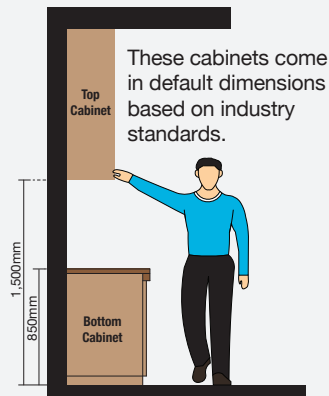


- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height

Option A (Default):

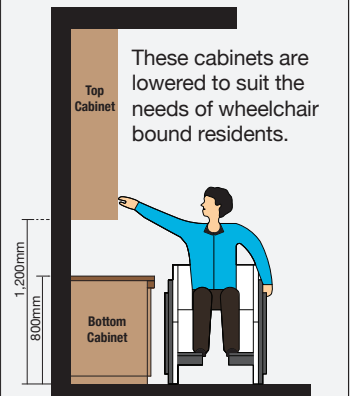
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



These cabinets come in default dimensions based on industry standards.

Option B:

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



These cabinets are lowered to suit the needs of wheelchair bound residents.

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

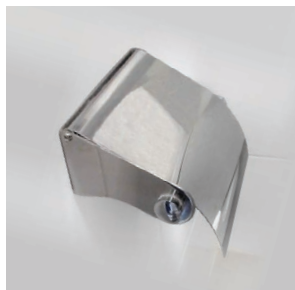
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

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

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