



**HDB'S SALES LAUNCH  
NOVEMBER 2021**

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## PARC GLEN @ TENGAH

Bounded by Tengah Road, Tengah Boulevard, and Tengah Park Avenue, Parc Glen @ Tengah will comprise 10 residential blocks between 8 and 13 storeys. You can choose from 1,008 units of 2-room Flexi, 3-, 4-, and 5-room flats. Flats in this development will have a shorter waiting time.

The name 'Parc Glen @ Tengah' is inspired by the varying heights of the residential blocks stepping down towards Plantation Farmway, which mimics the terrain of a glen.





Relax and connect with your neighbours at the roof gardens available at some of the residential blocks and above the Multi-Storey Car Park. For daily exercises and activities, you can visit the children's playgrounds and adult and elderly fitness stations within the development. A childcare centre and residents' network centre will also provide added convenience. 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>).





## ABOUT PARK DISTRICT

Park District is located at the heart of Tengah, nestled within a lush park.

Residents can enjoy quality living amidst greenery, and connect with the community through a myriad of amenities and green spaces. There are green and blue spaces found within Park District, such as the Plantation and Garden Farmways, Rainforest Walk, Forest Stream, green links, rain gardens, and skyrise greenery. These spaces provide visual relief, and create more outdoor recreational opportunities for residents.

Park District is also home to the Market Place, Singapore's first car-free HDB town centre which will provide a safe environment for walking and cycling. The town centre will be set amidst a lush park, with vehicles plying underneath the town centre. It will offer a greener, car-lite, people-friendly, and pedestrian-friendly environment.



## IMPORTANT NOTES

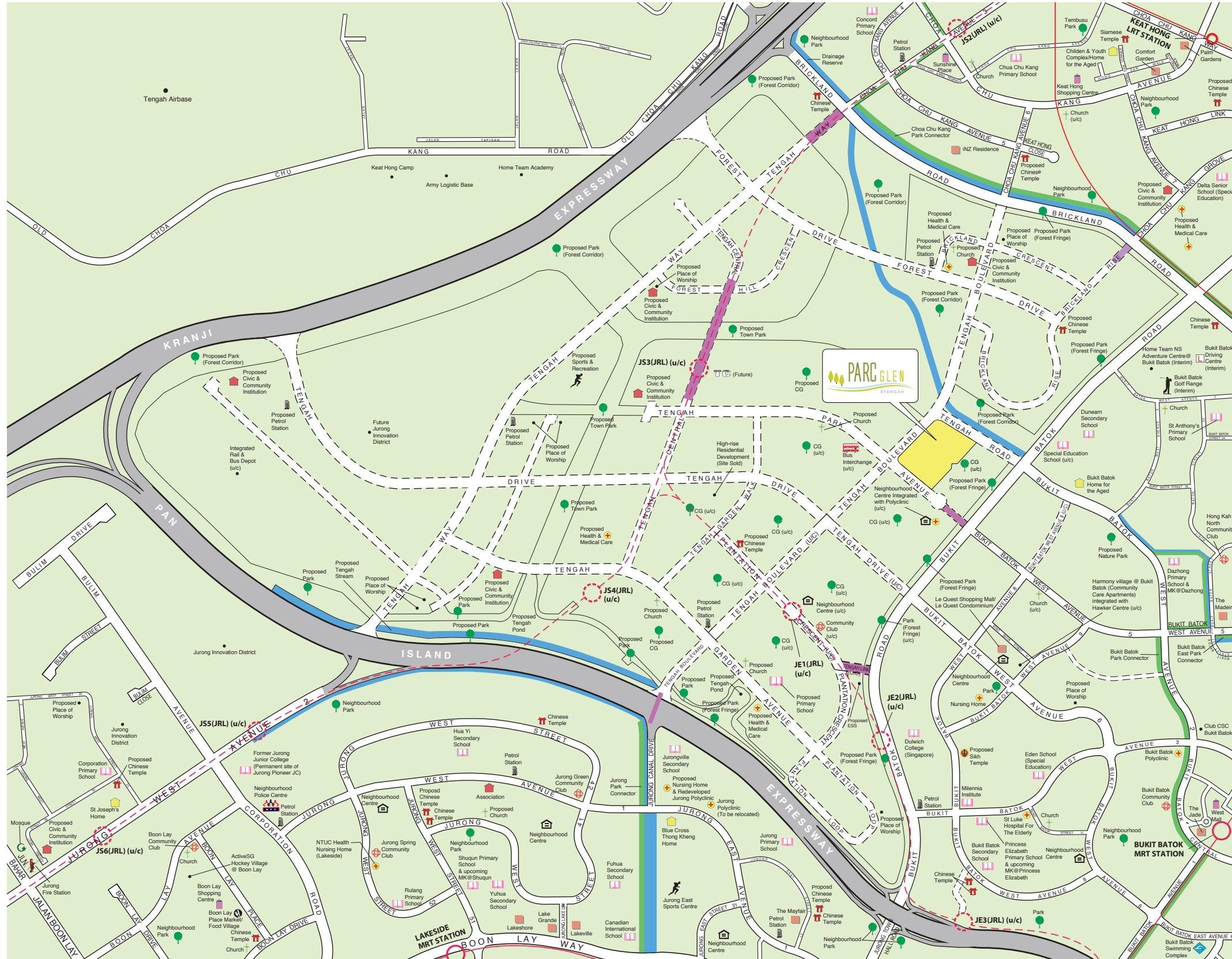
HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such 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.

In addition, housing projects may be located near roads, railways, airbases, and land used for non-residential purposes. Hence, residents may experience higher noise levels. We have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans of individual projects, where feasible. The information provided is indicatively based on the current planning intent of the relevant authorities and is subject to change from time to time.





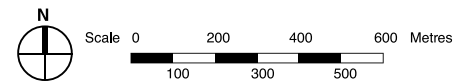
# TENGAH



- 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 therein.



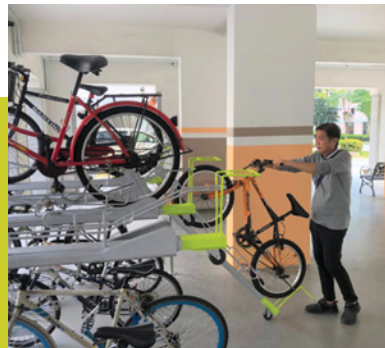
## ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Parc Glen @ 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

Parc Glen @ 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 Parc Glen @ 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](mailto:tengahcooling@spgroup.com.sg) or visit [mytengah.sg](https://mytengah.sg) (<https://mytengah.sg>).





# FINISHES AND FITTINGS

To boost construction productivity, Parc Glen @ 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
  - 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)

## 3-, 4- and 5-ROOM

- Vinyl strip flooring in the bedrooms
- Floor tiles in the:
  - Living/ dining
  - Bathrooms
  - Household shelter
  - Kitchen/ utility (3-room)
  - Kitchen and service yard (4- and 5-room)
- Wall tiles in the:
  - Bathrooms
  - Kitchen/ utility (3-room)
  - Kitchen (4- and 5-room)
- 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)

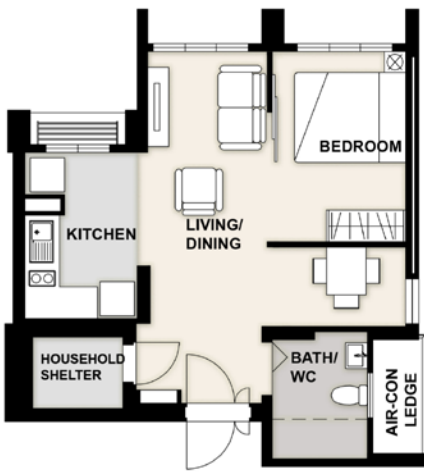
Approx. Floor Area 40 sqm  
Inclusive of Internal Floor Area of 38 sqm and Air-con Ledge



## 2 ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 50 sqm  
Inclusive of Internal Floor Area of 47 sqm and Air-con Ledge

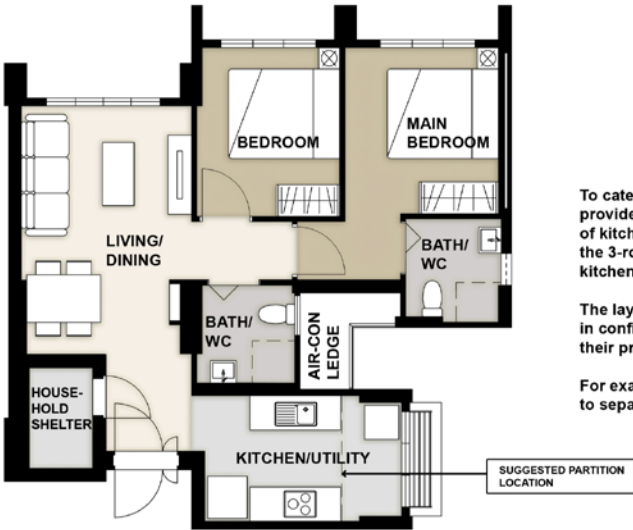


To meet different lifestyle needs, the 47 sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.

## 3 ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 68 sqm  
Inclusive of Internal Floor Area of 65 sqm and Air-con Ledge



To cater to changing lifestyle and provide more flexibility in the use of kitchen space, HDB has designed the 3-room flats with a combined kitchen/utility space.

The layout offers homeowners flexibility in configuring the area according to their preferences.

For example, you can add a partition to separate the utility from kitchen.

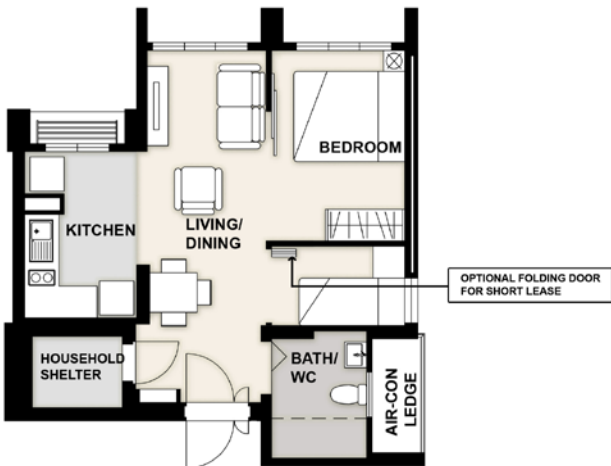


Artist's impression

## 2 ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 50 sqm  
Inclusive of Internal Floor Area of 47 sqm and Air-con Ledge



## 4 ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 93 sqm  
Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge





# LAYOUT IDEAS

## 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



## 5 ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 113 sqm

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







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



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# SITE PLAN



## FLAT TYPE

- 2 ROOM FLEXI (TYPE 1)

2 ROOM FLEXI (TYPE 2)
- 3 ROOM

4 ROOM
- 5 ROOM

## PLAY FACILITIES

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

## COMMUNAL AREAS

- 5 PRECINCT PAVILION AT 1ST STOREY
- 6 DROP-OFF PORCH

## SOCIAL AMENITIES

- 7 CHILD CARE CENTRE AT 1ST STOREY
- 8 FUTURE AMENITIES / FACILITIES AT 1ST STOREY

- 9 RESIDENTS' NETWORK CENTRE AT 1ST STOREY

## OTHERS

- LINKWAY

LB: LINKBRIDGE

S: SHELTER
- TRELLIS
- SERVICE

ESS: ELECTRICAL SUB-STATION

UC: UTILITY CENTRE AT 1ST STOREY
- AMENITY LOCATED (BELOW)

ENTRANCE/EXIT FOR MULTI-STOREY CARPARK

CENTRALISED REFUSE CHUTE/CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)

SERVICE BAY

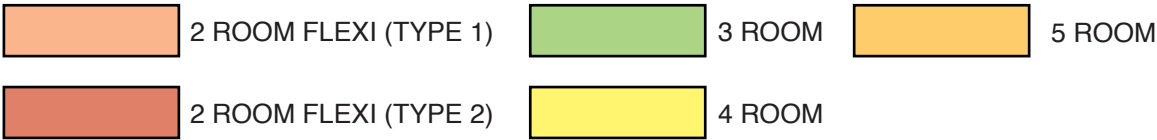
U/C: UNDER CONSTRUCTION

Block Number	Number of Storeys	2-Room Flexi		3-Room	4-Room	5-Room	Total
		(Type 1)	(Type 2)				
316A	13	-	-	-	48	48	96
316B	13	24	60	12	36	-	132
316C	8/13	12	48	24	40	-	124
317A	11	-	-	-	40	40	80
317B	13	-	-	24	36	36	96
318A	11	-	-	-	40	40	80
318B	13	-	-	24	36	36	96
319A	13	-	-	-	48	48	96
319B	13	-	-	-	24	60	84
319C	8/13	12	48	12	52	-	124
Total		48	156	96	400	308	1008

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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' 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.
4. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
5. Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.



# UNIT DISTRIBUTION



	501	503		505		507		509	511		513	515
#13												
#12												
#11												
#10												
#09												
#08												
#07												
#06												
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#04												
#03												
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#01												

BLOCK 316A

	539		541		543		545	547		549		551	553		555	557		559	561
#13																			
#12																			
#11																			
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#03																			
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#01																			

BLOCK 316C

	517		519		521	523		525	527		529	531		533	535		537
#13																	
#12																	
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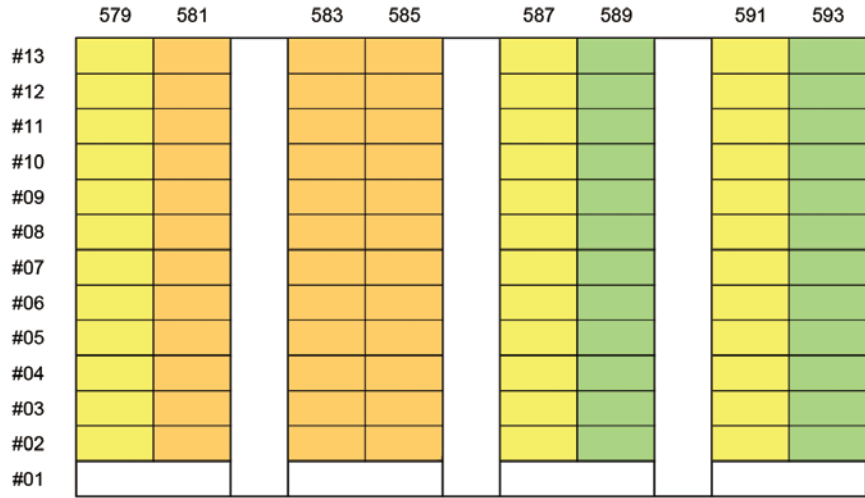
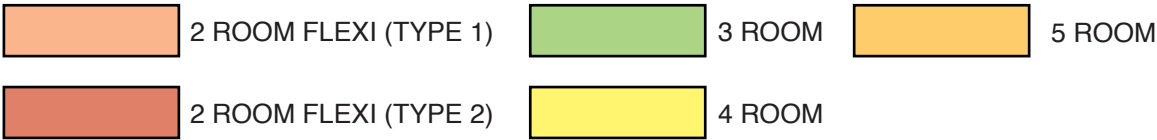
BLOCK 316B

	563	565		567	569		571	573		575	577
#11											
#10											
#09											
#08											
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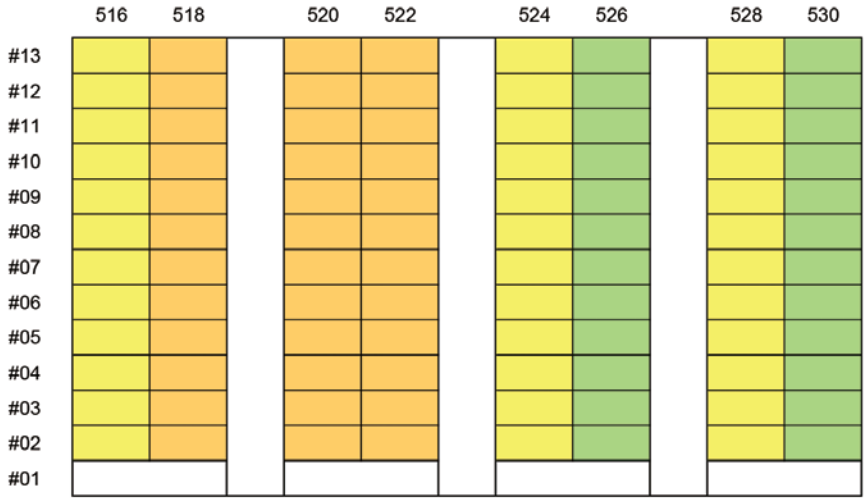
BLOCK 317A



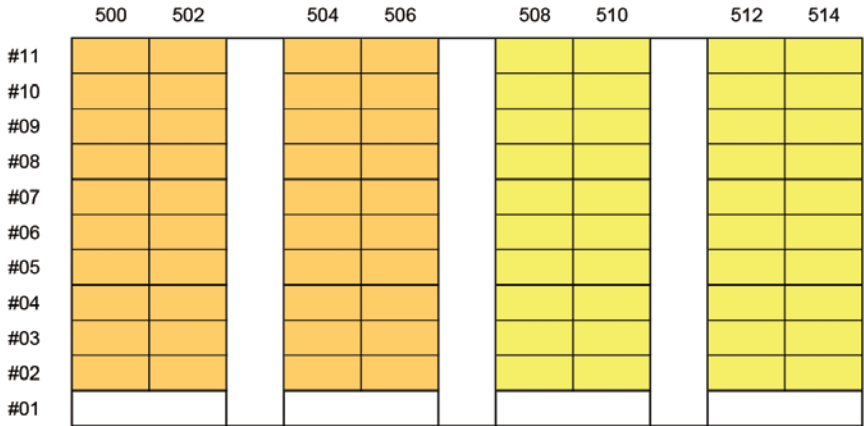
# UNIT DISTRIBUTION



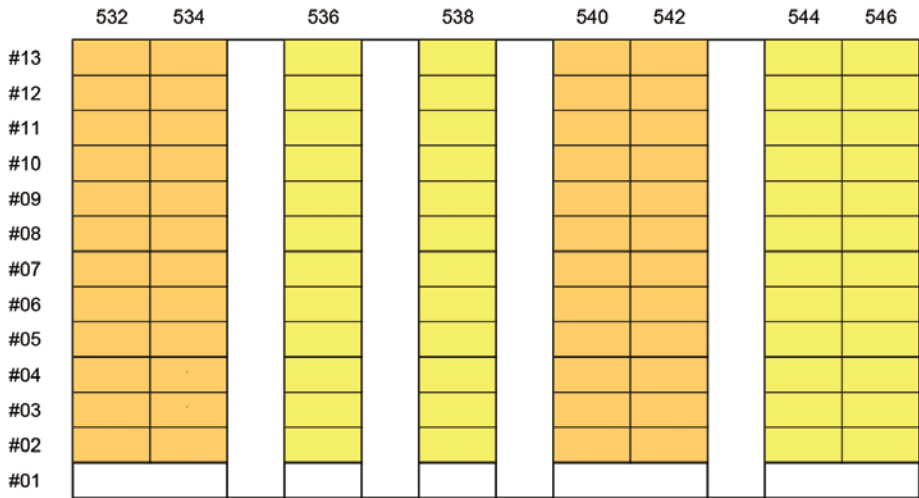
BLOCK 317B



BLOCK 318B



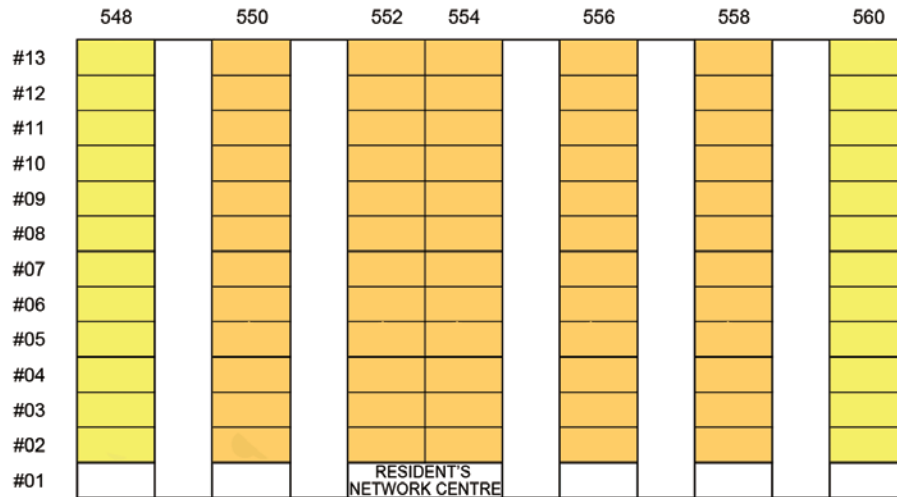
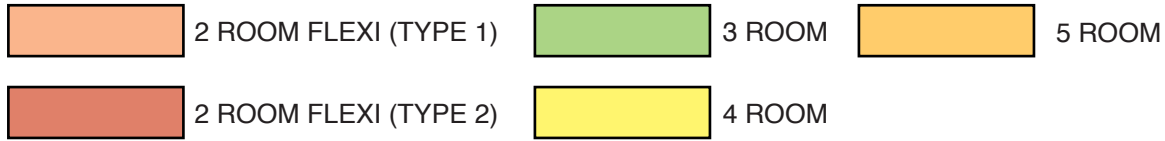
BLOCK 318A



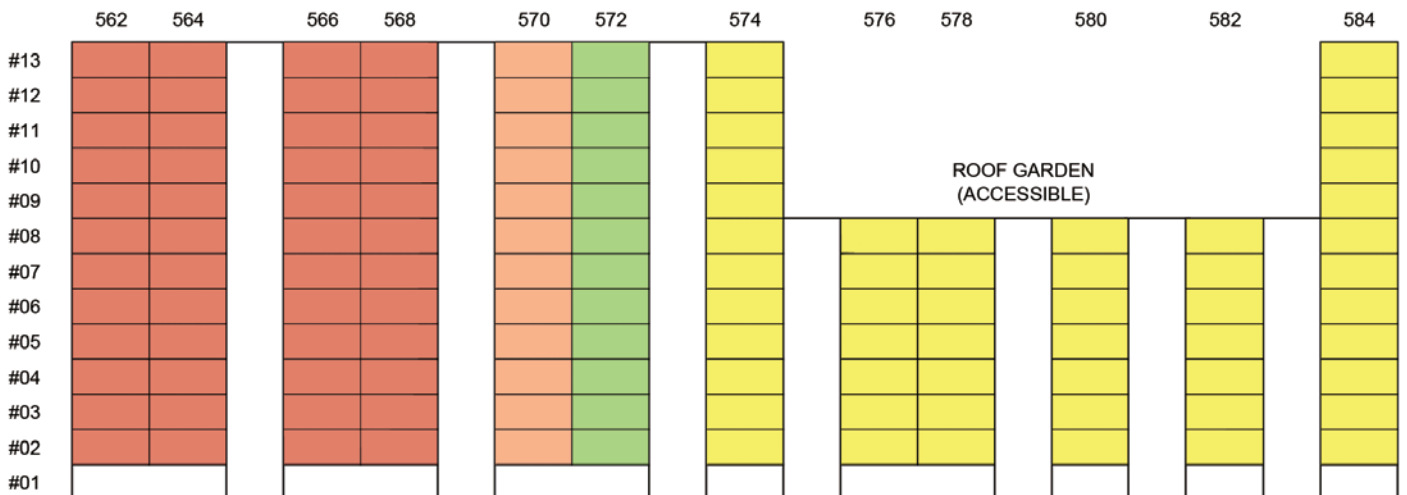
BLOCK 319A



# UNIT DISTRIBUTION



## BLOCK 319B



## BLOCK 319C





## BLOCK 316A | 2ND TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 316B | 2ND TO 13TH STOREY FLOOR PLAN

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 316C | 2ND TO 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 316C | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 316C | 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 316C | 11TH TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





<p><b>WINDOW LEGEND:</b></p> <p>W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW</p>	<p>SCALE    0    2    4    6    8    10    METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT</p>
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## BLOCK 317B | 2ND TO 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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



## BLOCK 317B | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 317B | 10TH TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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




<p><b>WINDOW LEGEND:</b></p> <p>W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW</p>	<p>SCALE    0    2    4    6    8    10    METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT</p>
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UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

<p><b>WINDOW LEGEND:</b></p> <p>W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW</p>	<p>SCALE 0 2 4 6 8 10 METRES</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT</p>
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## BLOCK 318B | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 318B | 10TH TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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



## BLOCK 319A | 2ND TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF THE MSCP BLOCK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 319B | 2ND TO 13TH STOREY FLOOR PLAN

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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



## BLOCK 319C | 2ND TO 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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





## BLOCK 319C | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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



## BLOCK 319C | 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

### WINDOW LEGEND:

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

UNLESS OTHERWISE INDICATED,  
ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METRES

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



BLOCK 319C | 11TH TO 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 9TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLK 318

<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 WINDOW</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
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# GENERAL SPECIFICATIONS FOR PARC GLEN @ 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
Living/ Dining	: laminated UPVC folding door (optional)

## 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](http://www.hdb.gov.sg) for information on renovation rules.

# GENERAL SPECIFICATIONS FOR PARC GLEN @ TENGAH

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

## Foundation

Piled foundations.

## Structure

Reinforced concrete structural framework with reinforced concrete slabs.

## Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

## Walls

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

## Windows

Aluminium framed windows with tinted glass.

## Doors

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

## Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/Dining/Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ 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](http://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 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. Housing projects may be located near roads, railways, airbases, and land used for non-residential purposes and hence, residents may experience higher noise levels.
- 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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**HOUSING &  
DEVELOPMENT  
BOARD**

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# OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects with shorter waiting time)

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.

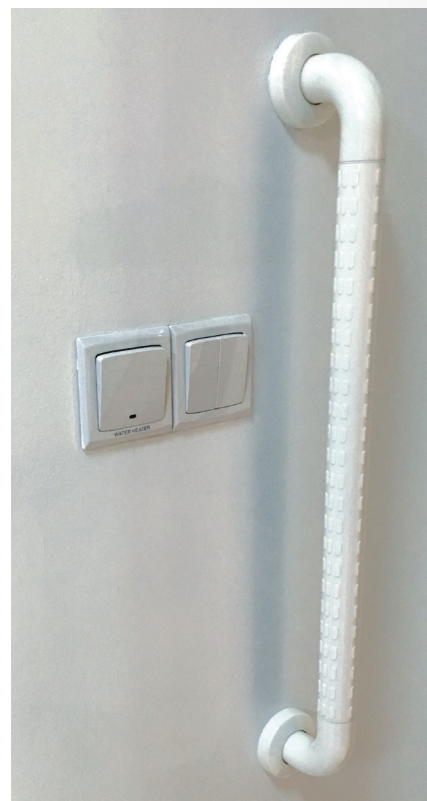
This project is built under Prefabricated Prefinished Volumetric Construction (PPVC).

All 2-room Flexi flats come with:

- Floor finishes in the living/ dining room, bedroom, bathroom, household shelter, and kitchen
- Wall tiles in the bathroom and kitchen
- 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.*

Nov 2021

# OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects with shorter waiting time)

(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:

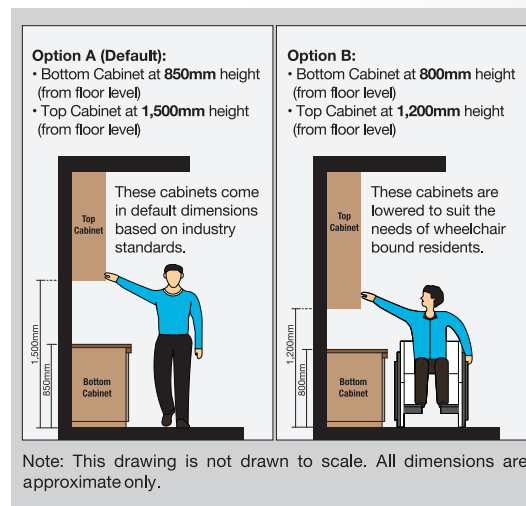
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

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 in the 2-room Flexi (Type 2) flats



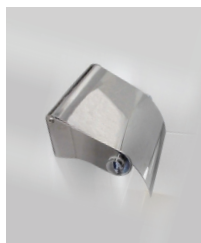
## OTHER FITTINGS



- 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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