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7 April 2026

# GARDEN WATERFRONT I @ TENGAH

## Garden Waterfront I @ Tengah

Garden Waterfront I @ Tengah is located in the Garden District of Tengah town, right next to the future Promenade Park and waterbody, and along Tengah Garden Avenue. There are 12 residential blocks in this development, ranging from 9 to 16 storeys high, with 1,462 units of 2-room Flexi, 3-room, 4-room and 5-room flats.

Homes in this development are nestled amid greenery, with flowering plants grown all around to add colour to the common spaces. With the various amenities provided and seamless connectivity to outdoor communal and garden spaces, residents can enjoy quality living at Garden Waterfront I @ Tengah.

Garden Waterfront I @ Tengah 位于登加镇的绿苑区 (Garden District)，紧邻未来的滨海公园 (Promenade Park) 及水域景观，并坐落于登加花园道 (Tengah Garden Avenue) 沿线。发展项目共设有 6 座住宅楼，介于 9 至 16 层之间，共提供 1,462 个二房式灵活单位，三房式、四房式与五房式组屋单位。

这个发展项目坐落在绿意盎然的环境中，四周种植繁花绿植，为公共空间增添色彩与生机。配合完善的设施，以及与户外公共空间与花园绿地的无缝衔接，居民可在 Garden Waterfront I @ Tengah 享受高品质的优质生活。

Garden Waterfront I @ Tengah terletak di Garden District, Bandar Tengah, bersebelahan dengan Promenade Park dan kawasan perairan yang bakal dibangunkan, serta sepanjang Tengah Garden Avenue. Pembangunan ini terdiri daripada 12 blok kediaman setinggi antara 9 hingga 16 tingkat, dengan 1,462 unit 2-bilik fleksible, 3-bilik, 4-bilik dan 5-bilik.

Kediaman-kediaman di sini dikelilingi kehijauan, dengan tanaman berbunga di seluruh kawasan pembangunan bagi menambah warna dan keceriaan di ruang bersama. Dengan pelbagai kemudahan yang disediakan serta sambungan yang lancar ke ruang komuniti luar dan kawasan taman, para penduduk dapat menikmati kehidupan berkualiti di Garden Waterfront I @ Tengah.

Garden Waterfront I @ Tengah, தெங்கா நகரத்தின் பூங்கா வட்டாரத்தில் (Garden District) அமைந்துள்ளது. இது எதிர்கால புரொமனாட் பூங்கா (Promenade Park) மற்றும் நீர்ப்பரப்பிற்கு அருகாமையில், தெங்கா கார்டன் அவென்யூ வழியாக அமைந்துள்ளது. இந்த குடியிருப்புத் திட்டத்தில் 9 முதல் 16 மாடிகள் உயரமுடைய 12 குடியிருப்புப் புளோக்குகள் உள்ளன; இவற்றில் மொத்தம் 1,462 2-அறை ஃப்ளெக்சி (Flexi) வீடுகள், 3-அறை வீடுகள், 4-அறை வீடுகள் மற்றும் 5-அறை வீடுகள் அடங்கும்.

இந்த குடியிருப்புத் திட்டத்தில் உள்ள வீடுகள் பசுமை சூழ அமைந்துள்ளன. சுற்றிலும் மலர்ச்செடிகள் வளர்க்கப்பட்டு, பொதுப் பகுதிகளுக்கு நிறமும் உயிர்ப்பும் சேர்க்கின்றன. பல்வேறு வசதிகளோடும், வெளிப்புற சமூக மற்றும் பூங்கா பகுதிகளுடன் உள்ள தடையற்ற இணைப்போடும், Garden Waterfront I @ Tengah-இல் குடியிருப்போர் உயர்தர வாழ்க்கையை அனுபவிக்கலாம்.

## About Garden District

Garden District is framed by Central Park and the future park and waterbody in Tengah South.

A key feature of the district is the Garden Farmway - a green recreational corridor with communal spaces that encourages an active and social lifestyle centred on community gardening, as well as promoting kampung spirit.

Also within this district are garden-themed playgrounds such as flowers and garden creatures that encourages imaginative play. Green markers at key entry points such as botanical arbours with climbers, provide shade and enhance the green ambiance amidst the urban landscape.

Explore the **Tengah Webpage** for the latest updates on Tengah town including when the new amenities, facilities and developments are completing. You can look forward to these improvements, and improved connectivity within your neighbourhood in the coming months.

Site plan for Garden Waterfront I @ Tengah



# Conveniences at your Doorstep

There is a shop cluster comprising retail shops, a supermarket, restaurants, and an eating house at Garden Waterfront I @ Tengah to meet residents' needs. A residents' network centre and a preschool can also be found within the precinct.

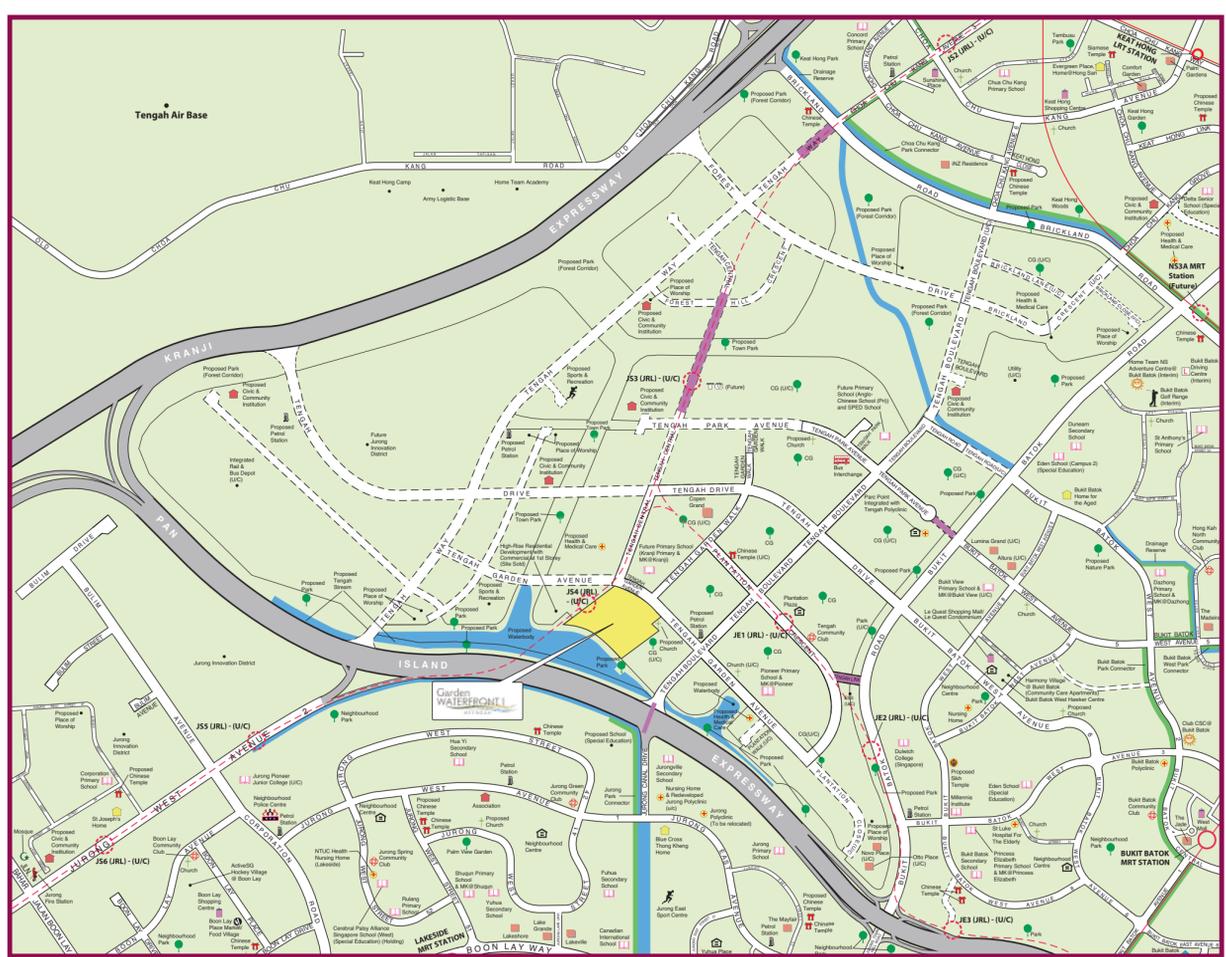
In addition to roof gardens on selected residential blocks and the Multi-Storey Carpark (MSCP), the development has a range of outdoor recreational facilities such as the precinct pavilion, fitness stations for adults and seniors, and children's playgrounds.

With Plantation Plaza Neighbourhood Centre (NC) located nearby, residents from Garden Waterfront I @ Tengah can have access to a wide range of shopping and dining options close to home, with a supermarket, food court, restaurants, F&B outlets, retail and services shops conveniently located within the NC. The Tengah Community Club is also located opposite Plantation Plaza.

Garden Waterfront I @ Tengah is located beside the future JS4 (JRL) Station, which will bring residents to nearby towns along the Jurong Region Line. Residents can walk along the Garden Farmway to reach the "car-free" town centre, and use the extensive network of walking and cycling paths when they are ready in future. These amenities add convenience while serving the transport needs of residents.

Check out **Your Garden Waterfront I @ Tengah** travel guide for the convenient modes of transport you can take within and around the town.

Garden Waterfront I @ Tengah is in Chua Chu Kang Constituency. Keep up to date on community news and events via the **Tengah Community Hub Facebook!**



○ MRT Line & Station      - - - - Under Construction/ Future Road      - - - - Rapid Transit System Link (U/C)  
U/C Under Construction      ■ Transport Priority Corridor (TPC) / Future TPC      MK MOE Kindergarten

Scale 0 200 400 600 Metres

# Modern Homes

Garden Waterfront I @ Tengah comprises 2-room Flexi, 3-room, 4-room and 5-room flats.

The 2-room Flexi flats come in 2 sizes: 39sqm and 49sqm, and are either on a 99-year lease or short-lease. These flats are furnished with floor finishes in the living/dining rooms, bedrooms, kitchen, household shelter, and bathroom. Kitchens and bathrooms come with wall tiles and sanitary fittings like a wash basin with tap mixer, shower set, and water closet suite. A sliding bedroom partition/door and a folding bathroom door are also provided.

The 2-room Flexi flats on short-leases, which are meant for the elderly, are fitted with grab bars. The OCS package for elderly buyers of the 49 sqm 2-room Flexi flats also includes a UPVC sliding door, creating a flexible space for dining, studying, or an extra bed.

The 3-room, 4-room and 5-room flats have floor finishes in the living/dining rooms, bedrooms, kitchen, service yard, household shelter and bathrooms. Wall tiles are provided in the kitchen and bathrooms, as well as sanitary fittings, i.e. wash basin with tap mixer, bath/ shower mixer with shower set and water closet suite. There are doors for bedrooms and folding doors for bathrooms.



# Eco-Friendly and Sustainable Living

Tengah is the first HDB town to be planned with town-wide smart technologies from the outset. Garden Waterfront I @ Tengah integrates smart technology in its design, so that residents can enjoy a quality living environment. The smart technology includes Smart-Enabled homes with provisions to support easy installation of smart systems in the flat; Smart Lighting in common areas to reduce energy usage; and Smart Pneumatic Waste Conveyance System for cleaner and fuss-free waste disposal.

To encourage a green and sustainable lifestyle, Garden Waterfront I @ Tengah has several eco-friendly features. These include separate chutes for recyclable waste; regenerative lifts and smart lighting in common areas to reduce energy consumption; bicycle stands to encourage cycling as an environmentally friendly form of transport; parking spaces to facilitate future provision of EV charging; and Active, Beautiful, Clean (ABC) Waters design features to clean rainwater and beautify the landscapes.

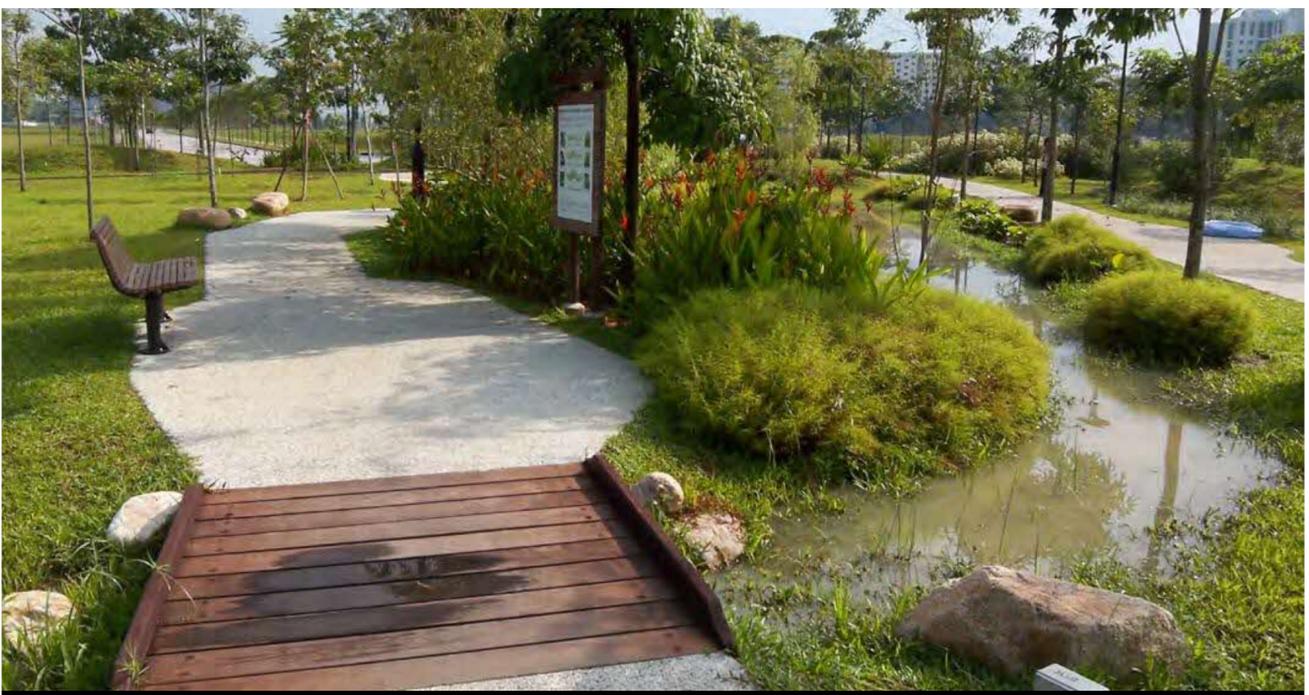
Residents have the option of subscribing to air conditioning provided by the CCS service provider. This system for public housing is the first of its kind in Singapore. The highly energy-efficient chillers serve to cool each household and do away with the need to install and maintain outdoor condensing units on the air-conditioner ledge, thereby, enabling residents to enjoy cost savings while contributing to a sustainable lifestyle in this eco-friendly district. For further enquiries, please contact the CCS service provider, SP Group, at [tengahcooling@spgroup.com.sg](mailto:tengahcooling@spgroup.com.sg) or visit [mytengah.sg](https://mytengah.sg/) (<https://mytengah.sg/>).



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

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# LIVING IN TENGAH

Tengah is the first HDB town planned using smart technologies town-wide from the outset. The designs of the housing districts will focus on green, sustainable features and community-centric spaces.

登加是首个一开始就采用智能科技规划的组屋区市镇。住宅区的设计将以绿色、可持续发展的特色和以社区空间为中心。

Tengah adalah bandar HDB pertama yang dirancang menggunakan teknologi pintar di seluruh bandar dari awal. Reka bentuk kawasan perumahan akan memberi tumpuan kepada kawasan hijau, ciri-ciri mampan dan ruang berpusatkan masyarakat.

தெங்கா, ஆரம்பத்திலிருந்தே அறிவார்ந்த தொழில்நுட்பங்களால் திட்டமிடப்பட்ட முதல் வீவக நகரம் ஆகும். வீடமைப்பு மாவட்டங்களின் வடிவமைப்புகள் பசுமை, நீடித்து நிலைக்கத்தக்க அம்சங்கள் மற்றும் சமூகத்தை மையமாகக் கொண்ட இடங்களில் கவனம் செலுத்தும்.

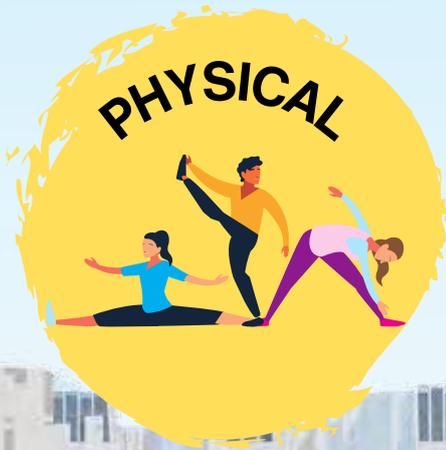




# Live Well

At Tengah, residents will get to live in homes that are designed with their health and well-being in mind.

This is guided by HDB's well-being framework, which focuses on three dimensions:





# Live Green

Green living in Tengah is made accessible through the use of smart technologies and environmental studies, to create a sustainable and comfortable environment, while enabling residents to benefit from more efficient services and greater convenience.



Pneumatic Waste Conveyance System



Centralised Cooling System



Environmental Simulation



Electric Vehicle-ready car park



Smart Lighting



Smart Enabled Homes

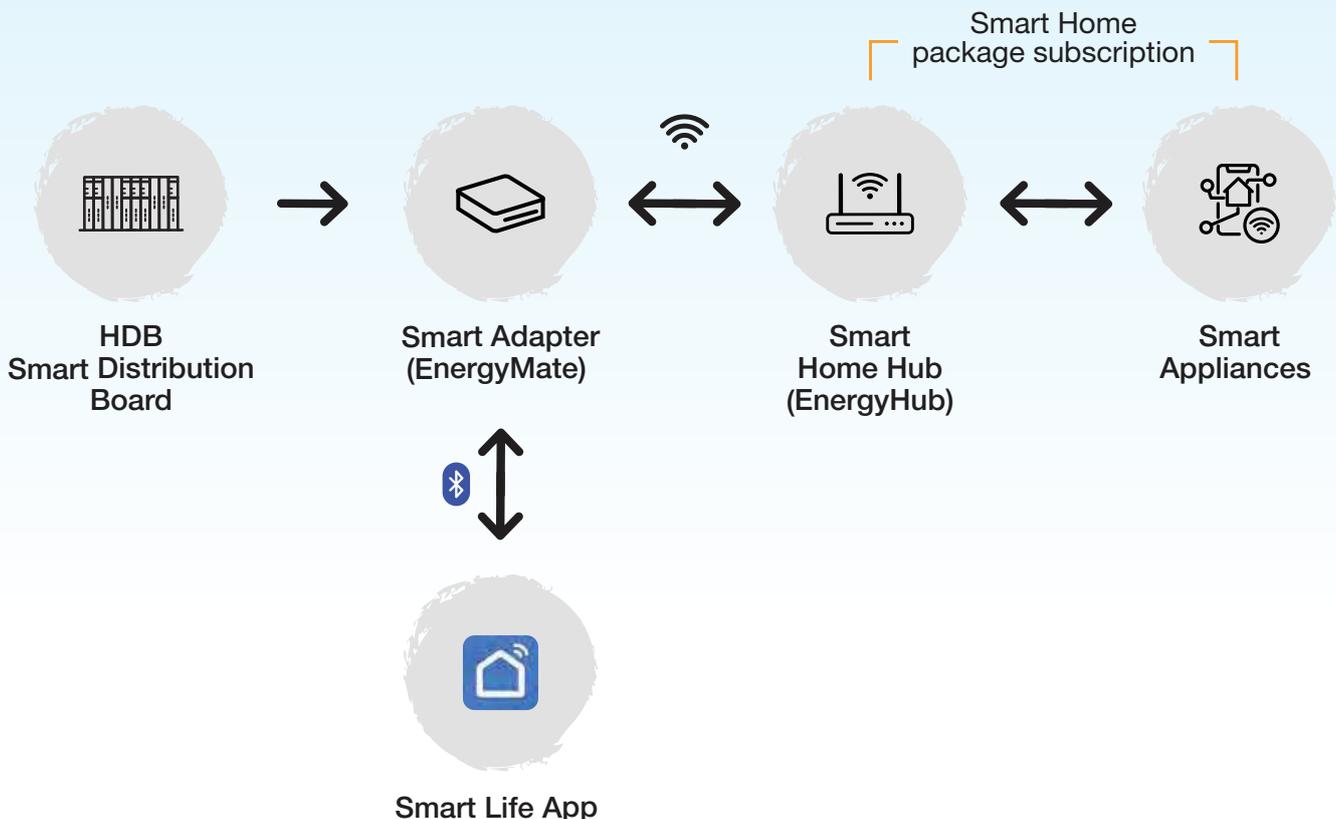


# Live Smarter

HDB is collaborating with M1 and STARSG on a pilot to roll out Home Energy Management Systems in selected HDB projects as part of smart-enabled homes.

An adapter is installed alongside the smart distribution board and residents can monitor their household energy consumption through a mobile application which allows residents to make informed decisions to adopt lifestyle adjustments to improve their household energy usage.

## How the Home Energy Management System works





# Live Smarter

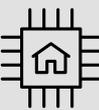
As part of the pilot, residents have the option of subscribing to various Smart Home Packages to adopt compatible 3rd party smart home solutions.

More information can be found here: [\*\*SmartHomes\*\*](#)

## Why a Home Energy Management System?



Monitors overall energy consumption of household



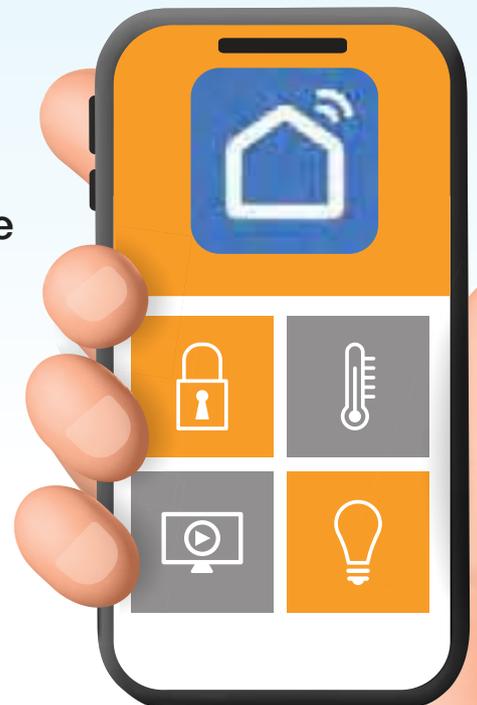
Set targets to manage your electricity bills effectively



Reduce energy usage to help save the environment



Options to adopt compatible smart home solutions





# Centralised Cooling System

Homeowners at selected precincts have the option of subscribing to a Centralised Cooling System (CCS) to regulate the temperature within your flats. The system works by piping chilled water from centralised chillers to the homes. The CCS is a more energy-efficient cooling solution than conventional air-conditioning systems, and residents need not install nor maintain outdoor condensing units on their air-conditioner ledge.

Two service providers currently operate in Tengah:

- SP Home Cooling
- Keppel DHCS

For further enquiries, please contact your precinct CCS service provider:

## SP GROUP

Email [tengahcooling@spgroup.com.sg](mailto:tengahcooling@spgroup.com.sg)  
or visit [mytengah.sg](http://mytengah.sg)

## KEPPEL DHCS

Email [Eaas@keppel.com](mailto:Eaas@keppel.com)  
or visit  
[keppeleaas.com/residential-cooling](http://keppeleaas.com/residential-cooling)

CCS PLANTS ARE  
CENTRALISED  
ON ROOFS



SAVE UP TO  
30% IN LIFE  
CYCLE COST





# Live Connected

Residents will have opportunities to connect with each other and be involved in shaping and activating neighbourhood spaces in Tengah. Residents will have the chance to enjoy growing and sharing the fruits of their harvest with their neighbours.



The Tengah neighbourhood also has amenities such as nature-themed playgrounds, fitness stations and open green spaces. Residents will have the opportunity to foster neighbourly relations within their community.



# Car-Lite Town



## COMPREHENSIVE ROAD NETWORK

As a car-lite town, travel by public transport including buses is encouraged.

Some roads entail bus priority features such as bus lanes, bus signals or are dedicated “bus-only”.

Arterial roads connect to the external network at multiple points along the KJE, PIE, Brickland Road and Bukit Batok Road.



## MRT NETWORK

Most residents are within walking distance to one of the four MRT stations located within Tengah and are well-connected to amenities located in Tengah as well as nearby towns.



## WALKING AND CYCLING EVERYWHERE

Dedicated walking and cycling paths on both sides of the road, for safe and seamless connections.

Shared walking and cycling paths within the Farmways have shaded paths, rest stops and spaces for community activities.



# Commercial Facilities



**Blk 211 Tengah Garden Ave**  
Supermarket, Eating House, Restaurants, Shops  
**Under Construction**  
Estimated Operational Date: 1H 2027

**Blk 139 Tengah Park Ave**  
Supermarket, Eating House, Restaurants, Shops  
**Under Construction**  
Estimated Operational Date: 2H 2026

**Blk 240/ 235B/ 236B Tengah Garden Walk**  
Supermarket Eating House, Shops  
**In Operation**

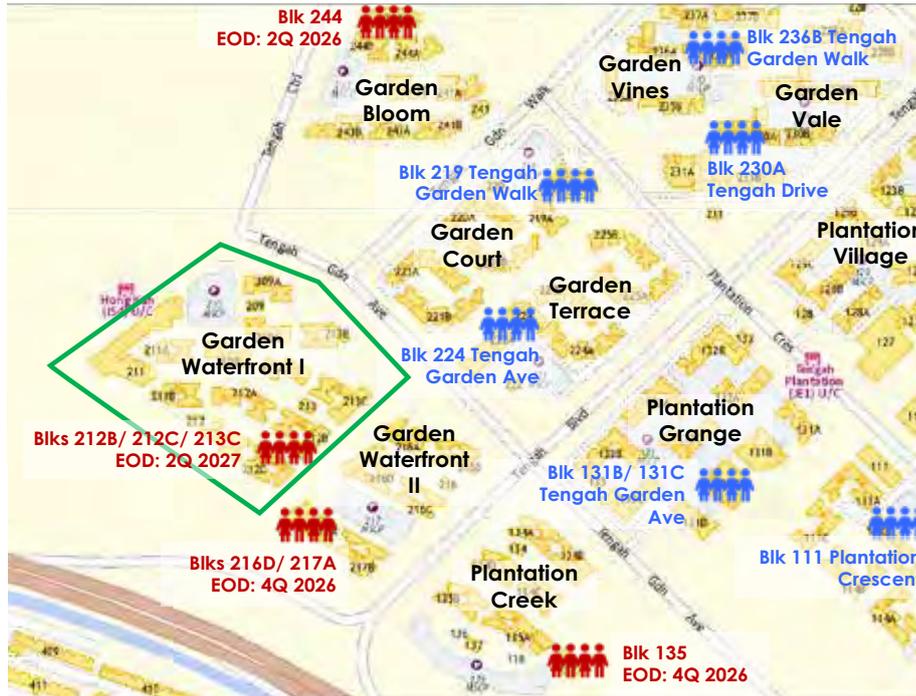
**Plantation Plaza Neighbourhood Centre + Retail Street**  
Supermarket, Food Court, F&B Eateries, Retail/ Services Shops, Enrichment Centres  
   
**In Operation**

Scan the QR Code to find out more about the unique features of Tengah at [HDB's website!](#)

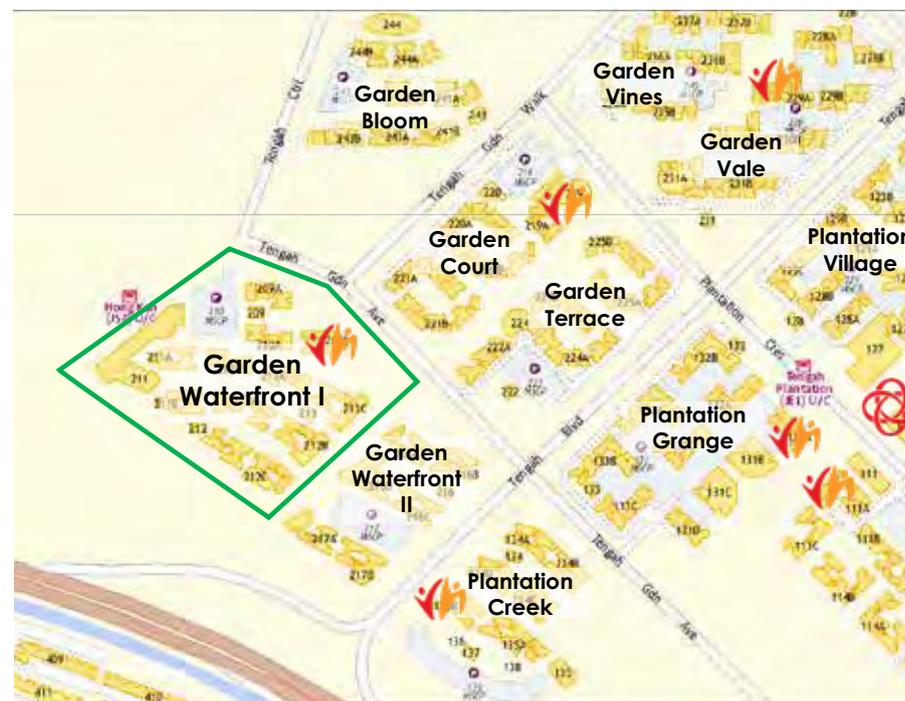




# Social Communal Facilities



Legend	
	Upcoming Preschools
	Existing Preschools
*EOD: Estimated Operational Date	



Legend	
	Tengah Community Club
	Residents' Network Centre (Existing & Upcoming)





# CO-LIVING WITH NATURE



Live amid a lush and tranquil environment in Tengah, with homes surrounded by verdant greenery and nature. Residents can enjoy quality living and connect with the community in a wide range of amenities and shared spaces.

居住在登加郁郁葱葱的宁静环境中，住家周围绿意盎然，环境优美。居民可通过一系列的设施和共享空间，享受优质的生活，并与社区保持联系。

Tinggal di tengah-tengah persekitaran yang subur dan tenang di Tengah, dengan rumah-rumah dikelilingi oleh kehijauan dan alam semula jadi. Penduduk boleh menikmati kehidupan yang berkualiti dan berhubung dengan masyarakat dalam pelbagai kemudahan dan ruang yang dikongsi bersama.

இயற்கையால் சூழப்பட்ட வீடுகளுடன், தெங்காவில் ஒ அமைதியான சுற்றுப்புறம் மத்தியில் வாழ்ந்திடுங்கள். குடியிருப்பாளர்கள் தரமான வாழ்க்கையை பல வசதிகள் மற்றும் பகிரப்பட்ட இடங்களில் சமூகத்துடன் இணைய முடியும்.





# Forest Corridor

One major attraction is the creation of an approximately 100m wide and 5km long **Forest Corridor**, a collaboration between HDB and National Parks Board (NParks), which forms part of the larger network of greenery that connects the Western Water Catchment Area and the Central Catchment Nature Reserve.



This Forest Corridor will be planted with various tree species to transform it into a rich forest habitat.



**Forest Corridor**





# Forest Fringe

Complementing the Forest Corridor is the Forest Fringe, a 15m to 20m wide linear greenscape that provides a peaceful and rustic environment for residents to enjoy flora and fauna, and envelops the town within a scenic and natural landscape.



Extensive park spaces such as the Central Park and Community Farmways string key amenities and facilities together, providing a safe environment for residents to access their daily amenities.





# Co-Living with Wildlife

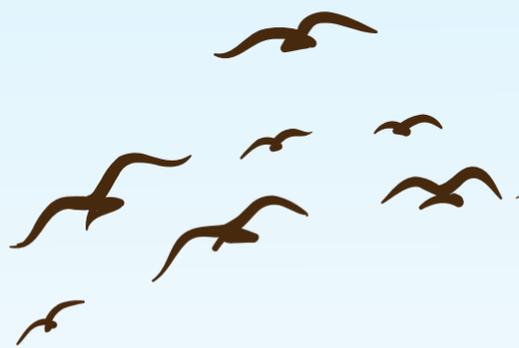


These green spaces in Tengah are the natural habitats of wildlife (such as birds, bats, snakes, long-tailed macaques) and we share these spaces with them.

To co-exist safely and responsibly with wildlife, we will need to be mindful of our actions and habits that may be seen as threatening, or attractive to them.

## ***CHECK OUT!***

[Learn more from NParks](#) on how we can safely share spaces with wildlife while enjoying the benefits of living close to nature.



# BIOPHILIC NEIGHBOURHOOD

## FOR BETTER ENVIRONMENTAL HEALTH & HUMAN WELL-BEING

The HDB Biophilic Town Framework guides the development of residential landscapes to promote a greater sense of place, better health and well-being, and enhanced quality of life for residents. The framework takes into consideration five categories - Soil, Flora & Fauna, Outdoor Comfort, Water, and People. Residents can look forward to opportunities to reconnect with nature and enjoy its intrinsic benefits.

建屋发展局的亲生态市镇框架为社区景观的规划和设计提供了坚实的基础，提高了居民的归属感、幸福感以及生活品质。该框架依据土壤、动植物、户外舒适度、水和人这五大因素，为居民创造了一个以大自然为轴心的邻里，使居民可以尽情享受大自然的拥抱。

Rangka Kerja Bandar Biofilik HDB memberi panduan bagi pembangunan landskap kawasan perumahan untuk meningkatkan semangat kejiranan, kesihatan, kesejahteraan dan mutu kehidupan para penduduk. Rangka kerja ini merangkumi lima kategori - Tanah, Flora & Fauna, Keselesaan Kawasan Luar, Air dan Manusia. Para penduduk boleh nantikan peluang untuk berhubung dengan alam semula jadi, dan menikmati manfaat-manfaat intrinsiknya.

வீடமைப்பு வளர்ச்சிக் கிழகத்தின் இயற்கையை விரும்பும் நகர கட்டமைப்பை கொண்டு குடியிருப்பாளர்களுக்கான பறந்தவெளி, சிறந்த நல்வாழ்வு மற்றும் மேம்படுத்தப்பட்ட வாழ்க்கைத் தரம் உருவாக்கப்பட்டுள்ளது. இந்தக் கட்டமைப்பு ஐந்து வகைப்பரிவுகளிலும் மண், தாவரங்கள் மற்றும் விலங்குகள், வெளிப்புற செளகரியம், நீர் மற்றும் மக்கள் பரிசீலனைகளின் விரிவான தொகுப்பை உள்ளடக்குகிறது. இயற்கையை மையமாகக் கொண்ட அக்கம்பக்கங்கள் அமைக்கப்படுவதை குடியிருப்பாளர்கள் ஆவலுடன் எதிர்பார்க்கலாம்.



## NOISE ABATEMENT

Use of vegetation and landforms to screen and deflect noise from the surroundings for a more conducive outdoor environment.



## HEAT MITIGATION

Optimal placement of outdoor amenities determined through environmental simulations to provide the most comfortable outdoor experience.



## EROSION CONTROL

Use of vegetation and bioengineering techniques to enhance the retention of soil and maintain the stability of slopes for greener and more sustainable landscapes.



## NUTRIENT CYCLE

Use of green infrastructure to maintain soil quality and enhance plant uptake of nutrients for a lush, green living environment.



## SOCIAL RELATIONS AND SENSE OF PLACE

Accessible green spaces of varied sizes allow you and your family to indulge in a wide range of activities that foster your connection with the people and the place.



## EDUCATIONAL VALUES

Interpretive panels and natural element in the neighbourhood landscapes help to promote environmental awareness and stewardship.



# YOUR NEW HOME

## Building Service Centre (BSC)

Submit your feedback regarding your new home [here](#)

To help you settle into your new flat, a Building Service Centre (BSC) will be set up for each new development. The BSC will commence operation once the first keys are issued, and will be in operation for a year.

为了让屋主能顺利迁入新居，我们为每个新组屋发展项目设立了房屋服务中心 (Building Service Centre, 简称BSC)，为期在开始分发新屋钥匙后的一年之内。如果屋主有任何关于组屋单位的反馈，可到BSC寻求协助。

Untuk membantu menyesuaikan diri dengan flat baru anda, Pusat Perkhidmatan Bangunan (BSC) akan ditubuhkan bagi setiap pembangunan yang baru. BSC akan mula beroperasi sebaik sahaja kunci pertama dikeluarkan, dan akan beroperasi selama setahun. Anda boleh kunjungi BSC jika anda mempunyai sebarang maklum balas mengenai flat anda.

உங்களின் புதிய வீட்டில் நீங்கள் குடியேறுவதற்கு, ஒவ்வொரு புதிய மேம்பாட்டிற்காகவும் கட்டடச் சேவை நிலையம் அமைக்கப்படும். முதல் சாவிகள் வழங்கப்பட்டவுடன் தொடங்கி, ஒரு ஆண்டு காலத்திற்கு இந்நிலையம் இயங்கும். உங்கள் வீடு தொடர்பாக நீங்கள் எவையேனும் கருத்துக்களைத் தெரிவிக்க விரும்பினால், கட்டடச் சேவை நிலையத்தை அணுகவும்.

## Drywall

They are used at dry areas and can support common fixtures such as televisions and cabinets. They are filled with sound insulation material for good sound-proofing.

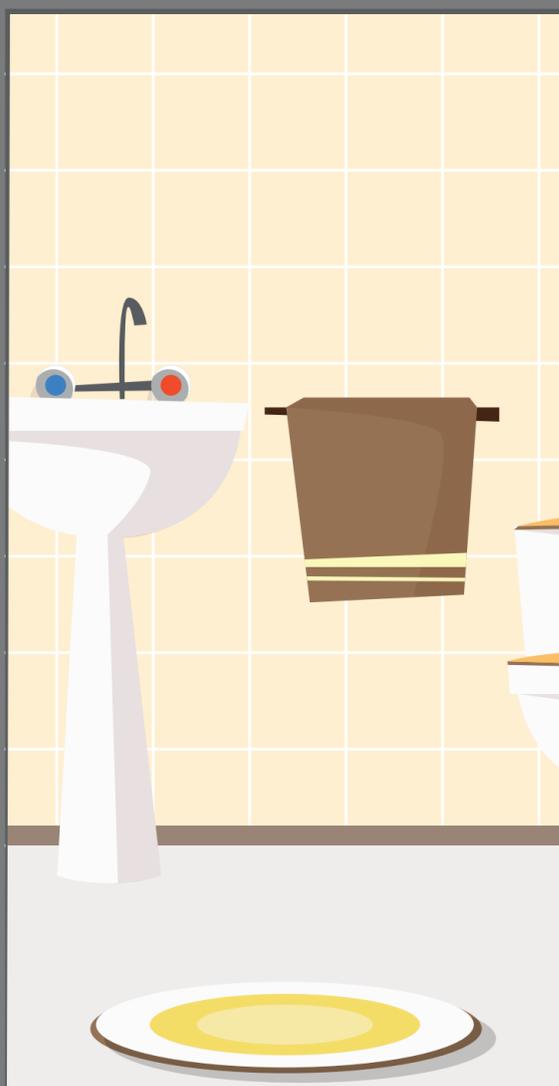




## Home Fire Alarm Device (HFAD)

A smoke detection alarm is ideally installed at the centre of the living room.

During renovation, cover the device with a plastic sheet to prevent dust from entering it.



## UPVC Door

It is durable and easy to maintain. To clean it, just wipe with a damp cloth and mild detergent.

## Vinyl Flooring

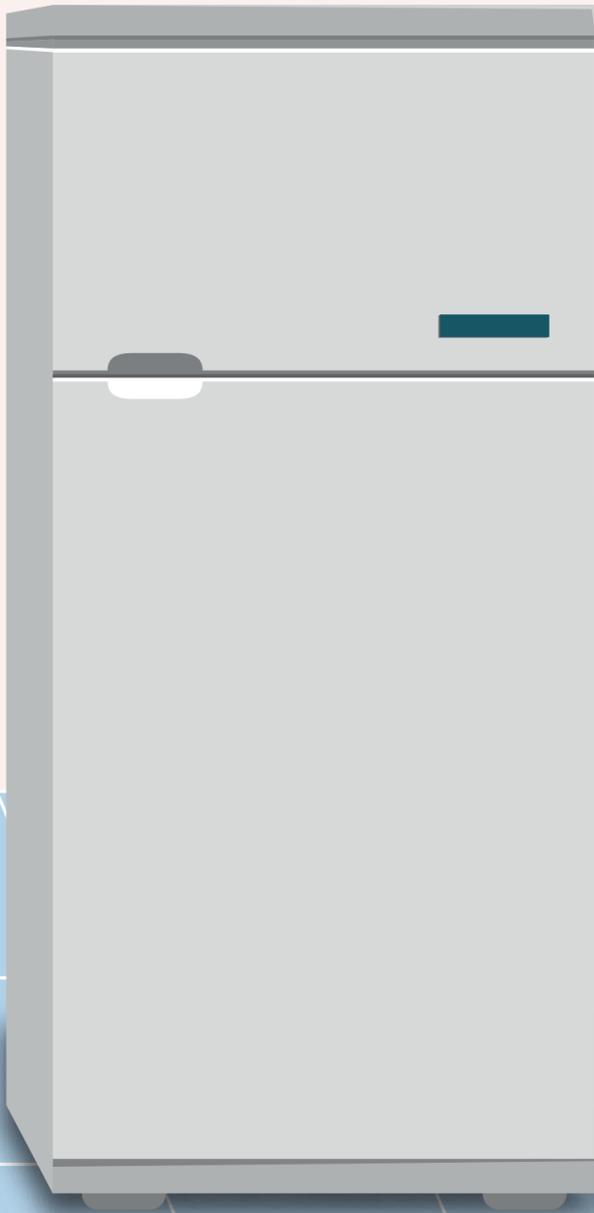
It is designed to look natural with non-uniform variations in wood grain and colour. This lends beauty and warmth to the home décor.

It is easy to maintain. Simply sweep or clean with a slightly damp mop.



## Clothes Drying Rack

It comes with a user-friendly retractable pulley system, allowing residents to raise or lower the rack by pulling on a beaded chain.



# SMART-ENABLED HOMES

Monitor your overall household energy consumption and make informed decisions towards living an energy-efficient lifestyle.

Your new home comes with a Smart Distribution Board.

监测您的家庭总能源消耗，并作出明智的决定，让您过上节能的生活。

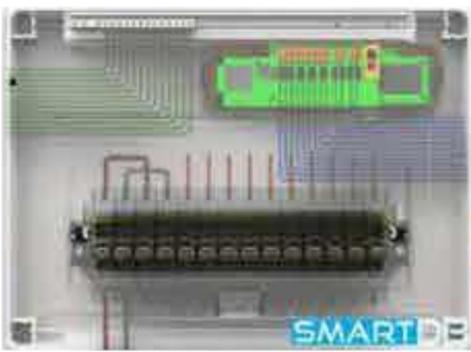
您的新居配有智能配电板。

Memantau penggunaan tenaga isi rumah anda secara keseluruhan dan membuat keputusan yang bijak ke arah menjalani gaya hidup yang cekap tenaga.

Rumah baru anda dilengkapi dengan papan pengagihan yang bijak.

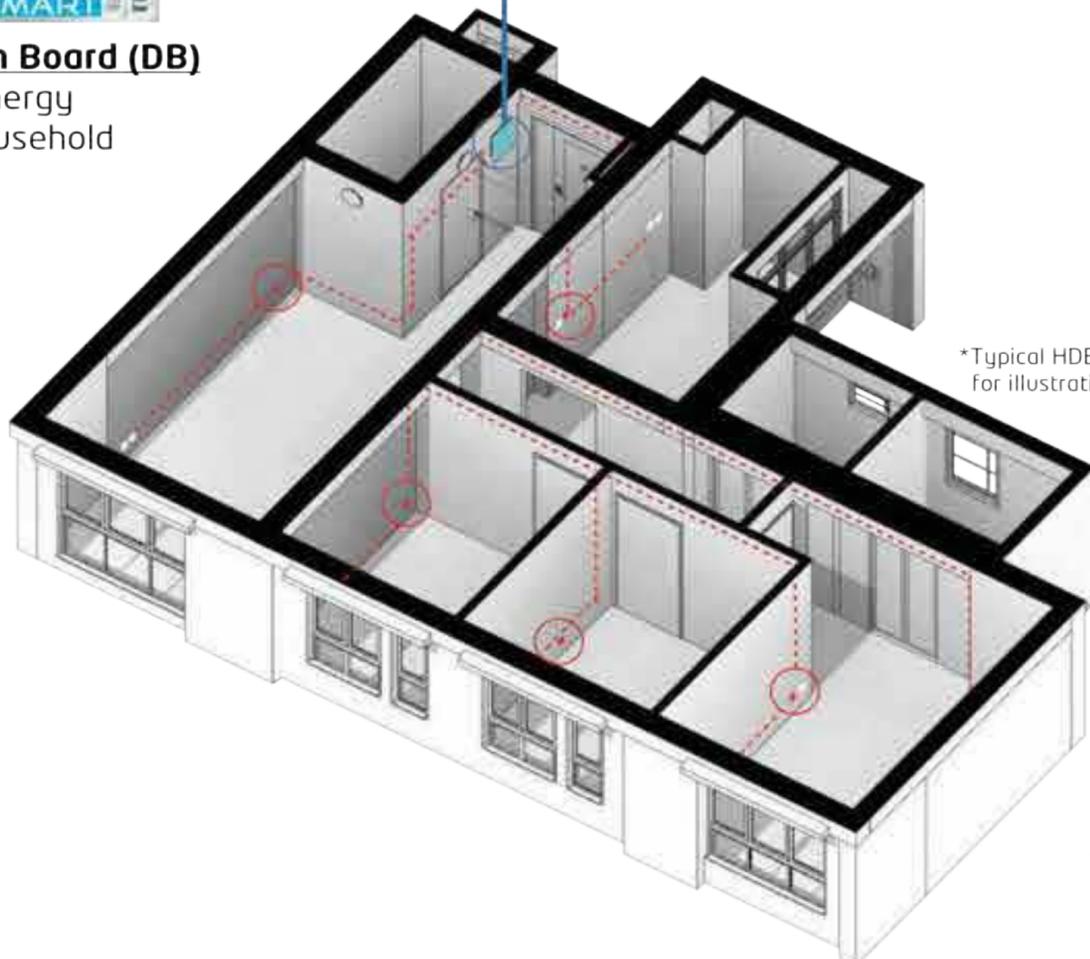
உங்கள் ஒட்டமொத்த வீட்டில் ஆற்றல் நகர்வகைக் கண்காணித்த, ஆற்றல் சிக்கனமான வாழ்க்கை மறையை வாழ்வதற்குறித்த தகவலறிந்த முடிவுகளை எடுங்கள்.

உங்கள் புதிய வீட்டில் ஒரு ஸ்மார்ட் விநியோக வாரியத்தின் வரகிறது.



### Smart Distribution Board (DB)

Monitors overall energy consumption of household



\*Typical HDB 4-room unit for illustrative purposes

# MANAGE YOUR ENERGY USAGE

Monitors overall energy consumption of household



Set targets to manage your electricity bills effectively



Reduce energy usage to help save the environment



Receive tips to improve your energy consumption patterns



Options to adopt compatible smart home solutions and automation products



The information presented above are for illustration purposes only and subject to changes.

# CARING FOR YOUR NEW HOME

## RENOVATION & MAINTENANCE TIPS



As a flat owner, you must ensure that the renovations in your flat are carried out according to the renovation guidelines. Wrong and unsafe practices, such as unauthorised hacking of walls, may compromise the structural integrity of the entire block of flats, and endanger the safety of your family members and your neighbours.

Here are some useful tips when renovating your home.

身为屋主，您有责任确保组屋内部的装潢是根据装修条例进行。错误或不安的装修工作，如未经允许拆毁墙壁，可能影响到整座组屋结构的完整性，危及到您和您的家庭成员，以及邻居的安全。

Sebagai pemilik flat, anda bertanggungjawab bagi kerja-kerja ubah elok dan perlu memastikan bahawa kerja-kerja ubah elok di flat anda dijalankan mengikut garis panduan pengubah-suaian. Amalan yang salah dan tidak selamat, seperti kerja-kerja memecah dinding yang tidak diluluskan, boleh menjejaskan integriti struktur keseluruhan flat di blok, dan membahayakan keselamatan ahli keluarga dan jiran-jiran anda.

ஒரு வீட்டின் உரிமையாளராக, உங்கள் வீட்டில் நடைபெறும் புதுப்பித்தல் பணிகள் புதுப்பித்தல் பணிகளுக்கான வழிகாட்டுதல்களுக்கு இணங்க மேற்கொள்ளப்படுவதை நீங்கள் உறுதிசெய்ய வேண்டும். சுவர்களை அனுமதியின்றி திருத்தம் செய்வது போன்ற தவறான மற்றும் பாதுகாப்பற்ற நடவடிக்கைகள், மொத்த அடுக்குமாடி வீடுகளின் கட்டமைப்பு ஒருங்கிணைப்பை பாதித்து, உங்கள் குடும்ப உறுப்பினர்கள் மற்றும் அக்கம்பக்கத்தாரின் பாதுகாப்பிற்கு அச்சுறுத்தலை ஏற்படுத்தலாம்.



# Getting the Right Contractor

Only engage contractors who are allowed to renovate HDB flats.

Contractors listed in the [Directory of Renovation Contractors](#) are specially trained and familiar with HDB's conditions and guidelines for all renovations in the flats.

Negotiate with your appointed contractor on the terms of the renovation contract, including the quality of their works.

Before entering into a private contract with the contractor, consider if you are agreeable to the:

- Quotation and pricing
- Scope of works
- Proposed timeline for completion

## Renovating Right

Unauthorised renovations could be dangerous! Ensure the necessary approvals are obtained before commencing with renovations e.g. demolition of walls.

The contractor must adhere to HDB's renovation guidelines when carrying out the works.

Find out more on the [renovation guidelines and requirements](#).

## Renovating Responsibly



### Proper Usage of Lifts

Misusing the lifts leads to breakdowns and damage, inconveniencing you and your neighbours, especially the elderly and those who have restricted mobility.

Jamming the lift doors could damage the lifts! Remind the contractors and furniture delivery crew to use the lifts properly, be considerate to other users and keep the lifts clean and free of debris.

### Proper Disposal Of Waste Materials

Do not throw renovation waste into the refuse chute. Flushing or washing debris into the gully and toilet bowls choke and damage the sanitary network.

Suppliers and contractors have to dispose packaging materials and debris properly.

### Keeping to the Permitted Timings for the Works

Contractors can only work within the permitted timings.

If you are a hands-on person, remember to avoid carrying out any Do-It-Yourself (DIY) works involving drilling or hammering from 10.30pm to 7.00am.



# Regular upkeep saves costs

Keeping the flat in good condition will help to avoid costly repairs in future. It is important to take proper care and carry out regular maintenance of your flat.

## Maintaining the Flat

Get your own repair contractor or ask your friends and family members for a reliable handyman service.

You may even carry out the maintenance on your own if you know how!



**Tips:**  
Replace worn parts early.



**Tips:**  
Disconnect any unnecessary appliances, and do not overload sockets.



**Tips:**  
Keep the rooms well-ventilated to prevent wall cracks due to expansion and contraction of the materials from temperature changes.



**Tips:**  
Check the windows regularly to ensure that they are in good condition at all times.



**Tips:**  
Install a sink strainer to prevent discharge of solid materials into the sink.



Learn more about [home maintenance and repair matters](#).

# TOWARDS A CLEANER & HEALTHIER NEIGHBOURHOOD

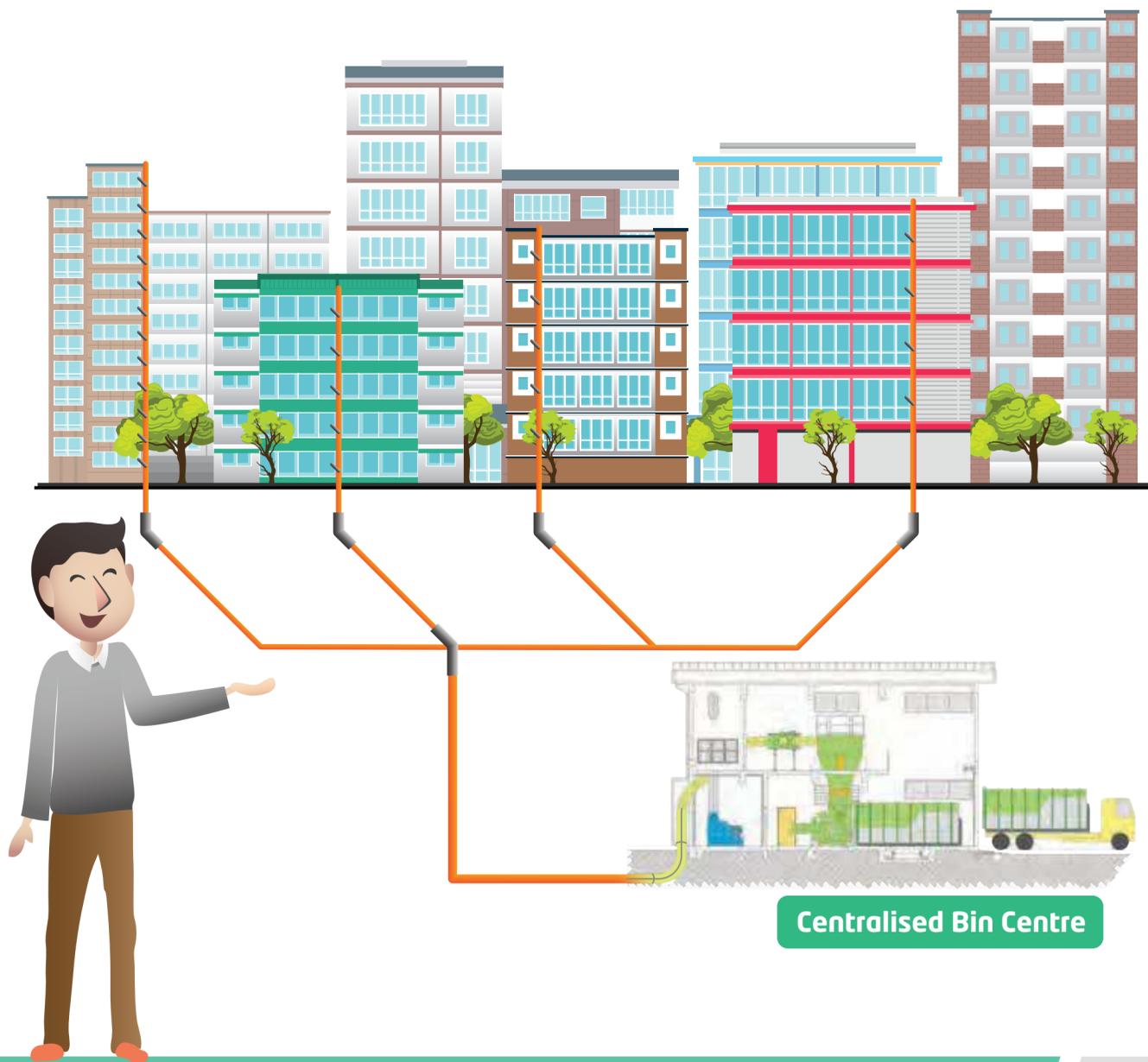
## Pneumatic Waste Conveyance System

Your precinct has been installed with a Pneumatic Waste Conveyance System (PWCS). You will enjoy a cleaner and greener environment as the PWCS transports refuse by air suction through underground pipes to a central collection area.

您的组屋区已安装了自动化气动垃圾收集系统（PWCS）。PWCS以抽气的方式将垃圾通过地下管送往中央收集站，让您与居民享有更干净的居住环境。

Presint anda telah dipasang dengan Sistem Pengangkutan Sampah Pneumatik (PWCS). Anda akan menikmati sekitaran yang lebih bersih dan hijau kerana PWCS mengangkut sampah sarap dengan menggunakan sedutan udara melalui paip bawah tanah ke kawasan pengumpulan pusat.

உங்களுடைய வட்டாரத்தில், சாய்வுதள மறுப்பு, வாயுக் கழிவுகள் வெளியேற்ற அமைப்புடன் (PWCS) இணைக்கப்பட்டிருக்கிறது. இந்த முறையின் கீழ், பூமிக்குக் கீழ் உள்ள குழாய்களின் மூலம், குப்பையானவை காற்றால் உறிஞ்சப்பட்டு, மத்திய சேகரிப்பு இடத்திற்குக் கொண்டு செல்லப்படுகின்றது. அதன்மூலம், நீங்கள் சுத்தமான, பசுமையான சுற்றுச் சூழலை அனுபவிக்க முடியும்.



## Benefits of PWCS

Here are some benefits you will enjoy with PWCS;

- Eliminates foul odours emitted from refuse chutes
- Reduces spillage during refuse collection
- Reduces pest infestation
- Reduces noise pollution from waste collection trucks
- Promotes hygienic and cleaner environment

# PREVENTION OF CHOKAGE AND RUBBISH CHUTE FIRE



Size of refuse bag should be smaller than the hopper opening.



Extinguish burning items before throwing.



Do not throw long objects and heavy waste into rubbish chute.



Disposing of folded carton boxes, foam packing, curtains or pillows could cause them to expand inside the refuse chute and cause blockage.

## FAQ

### Q1. What powers the PWCS in Tengah?

Like any common services serving the residents, PWCS will be powered by solar panels and power from the grid.

### Q2. How often do we face PWCS clogs?

The PWCS will not clog if waste disposal is properly carried out. For newly completed BTO projects, chokes typically happen during the initial moving-in period due to improper waste disposal by residents, renovation contractors, workers, and movers who dispose of bulky items into the refuse chutes.

### Q3. How do I dispose of my bulky refuse in Tengah?

For the removal of bulky refuse such as furniture or large appliances, residents can contact the local Town Council (TC) for assistance.

Semi-bulky waste (e.g. packing waste, carton boxes) can be disposed at the bulky refuse area. This area differs from precinct to precinct. TC will provide the necessary signages and maps to guide residents on where to throw your semi-bulky waste.

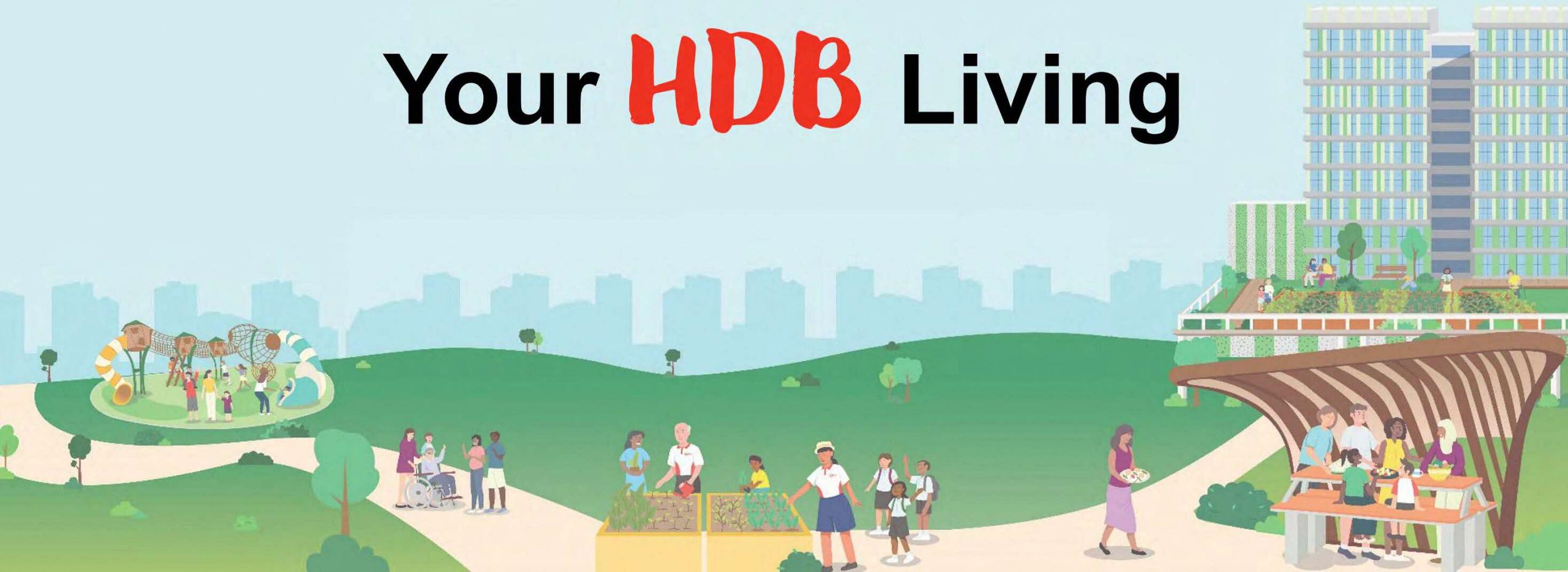




HOUSING &  
DEVELOPMENT  
BOARD

*my nice home*  
ROADSHOW

# Your **HDB** Living



# Topics



**1** Renovating your new flat



**2** Moving into your new flat



**3** Creating a safe and harmonious living environment

# Renovating your new flat



# Hoardings On-site

- Completion & delivery of the flats are prioritised over the completion of precinct facilities
- Construction works for the common areas may still be on-going
- Hoardings will be put up within the site to ensure the safety of the workers & residents



# Key Pointers for Homeowners

## 1 Only Contractors listed in Directory of Renovation Contractors (DRC) can renovate HDB flats

It is an offence to not engage a contractor listed in the DRC to renovate an HDB flat

## 2 Engage licensed workers for the following works:

- Windows
- Electrical
- Sanitary

## 3 Check for renovation permit and ensure that works comply with HDB's conditions

Check the status of your renovation permit application by logging in to My HDBPage



<https://go.gov.sg/hdb-reno>

*Upon scanning, you will be directed to a link that contains gov.sg*

# Renovating Responsibly



Renovating your new flat

Moving into your new flat

Creating a safe and harmonious living environment

# Renovating Responsibly



Exposed reinforcement bars

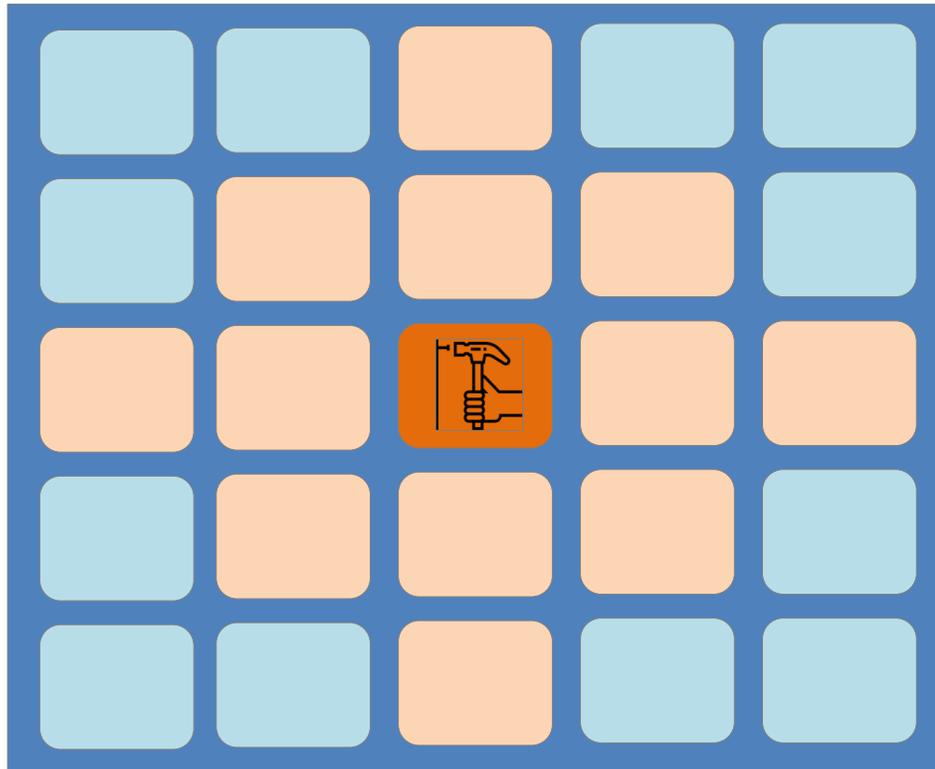


Repair works for hacked structural column

# Renovating Responsibly

	 <b>Allowed</b>	 <b>NOT allowed</b>
 <b>General renovations</b> Plastering, laying of floor screed, painting	Monday – Saturday 9am – 6pm	Sundays and Public Holidays
 <b>Restricted renovations</b> Demolishing of walls, removing wall/ floor finishes, cutting of tiles	Monday – Friday 9am – 5pm	Saturdays, Sundays, all Public Holidays, and the eves of: <ul style="list-style-type: none"><li>• New Year's Day</li><li>• Lunar New Year</li><li>• Hari Raya Puasa</li><li>• Deepavali</li><li>• Christmas</li></ul>

# Renovating Responsibly



Renovation contractors should serve advance notice to neighbours:

- 2-units all round
- 5 days in advance



Units that should receive the written notice

# Renovating Responsibly

Remind your contractors and material suppliers to:

- 1) Dispose waste materials properly
- 2) Not to jam up the lift doors



**X** Indiscriminate dumping of waste

**X** Misuse of lifts



**Report via  
OneService app**

# Moving into your new flat



# Pneumatic Waste Conveyance System

- Automated and enclosed waste collection system which uses high speed air suction to transport household waste via an underground pipe network to the Centralised Bin Centre.
- No need to have manual garbage collection, thereby minimising waste scattering & spillage and minimising pest nuisance.
- It is a more hygienic and efficient waste collection system.

# Pneumatic Waste Conveyance System



Size of refuse bag should be smaller than hopper opening



Extinguish burning items before throwing



<https://go.gov.sg/hdb-pwcsuserguide>

*Upon scanning, you will be directed to a link that contains gov.sg*

# Pneumatic Waste Conveyance System

**Improper disposal of waste can cause chokes and results in smell nuisance**



No long objects



No bulky items



No heavy and/or odd-shaped items

# Maintaining Your New Home

## Home owner's responsibility

### Examples:

- Floor and wall finishes
- Windows
- Sanitary fittings
- Doors and gate

Mainly fittings and fixtures within the flat

## Town Council's responsibility

### Examples:

- Common areas and common property Corridors
- Void decks
- External façade walls

Most of the fittings and fixtures found outside the flat

# Maintaining Your New Home

## Floor Finishes



Use suitable tile-cleaning agents

## Windows



Check your windows regularly

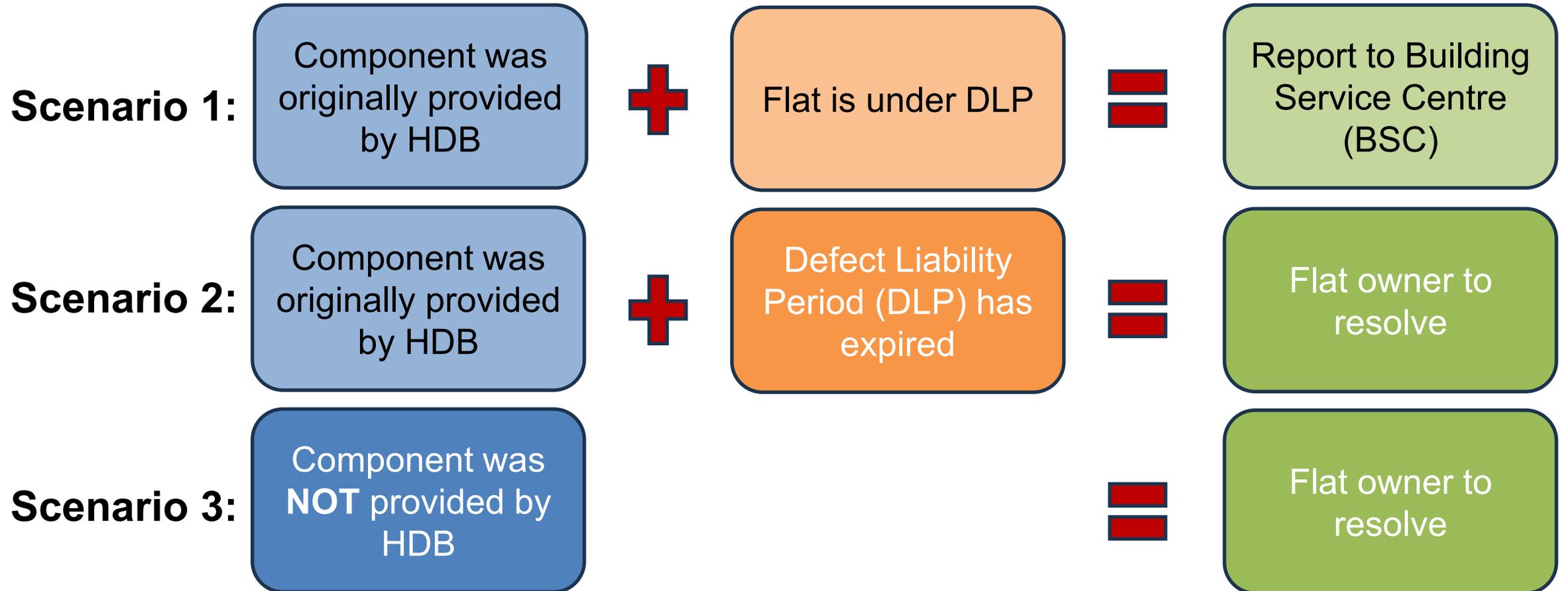
## Sanitary and Plumbing



Clear chokes before they worsen

# Maintaining Your New Home

What to do if you face a maintenance issue



# Maintaining Your New Home



[https://go.gov.sg/  
hdb-homecare-guide](https://go.gov.sg/hdb-homecare-guide)

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[https://go.gov.sg/  
hdb-minor-repairs](https://go.gov.sg/hdb-minor-repairs)

*Upon scanning, you will be directed  
to a link that contains gov.sg*

# Creating a *Safe and Harmonious* Living Environment



# Minimum Occupation Period (MOP)

**What is it?**

It is the time period that you must stay in your flat

**How long?**

5 years

**How is it calculated?**

Start from date of key collection

THE STRAITSTIMES Published 11 Feb 23

6 BTO and 15 resale flats acquired by HDB over minimum occupation period breaches since 2017



THE STRAITSTIMES  
Published 22 Dec 22

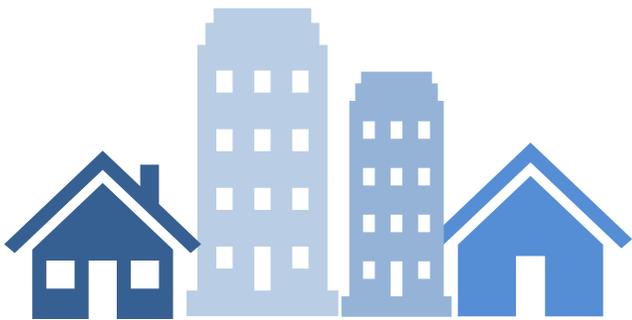
HDB probing cases of BTO flats listed for sale after being left 'vacant' during minimum occupation period



# During MOP



Sample floorplan of a 4-Room HDB flat



**Renting out extra bedroom(s)\* is allowed**

\*For 3-room or bigger flats, except 3Gen flats

**Renting out of whole flat is not allowed**

**Acquiring local or overseas private property\*\* is not allowed**

\*\*Including private property held on trust

# Renting Out During MOP

**What is the no. of bedrooms & tenants allowed?**

Flat Type	Max. No. of Bedrooms allowed to rent out	Max. No. of Occupants allowed in each flat
3-Rm	1	6
4-Rm & bigger	2	8*

\* Applicable from 22 Jan 2024 to 31 Dec 2028

# Renting Out During MOP

THE STRAITS TIMES  
Published 19 Apr 2016



THE STRAITS TIMES  
Published 10 Sep 2013



Renovating your new flat

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# Prevention of Fires

Fires can happen to YOU!

- Do not overload power sockets
- Do not leave cooking unattended
- Keep a watchful eye when charging your PMD/PMD batteries
- Use electrical appliances with the Safety Mark



# Buy Fire Insurance!

**Compulsory to have HDB Fire Insurance so long as you have HDB loan**

Covers cost of reinstating damaged internal structures in event of a fire

**Encouraged to buy additional Home Insurance**

Covers home contents (e.g. renovation, household items and personal belongings)



<https://go.gov.sg/hdb-fi>

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# Good Neighbours Do This!

# 5

Simple ways on how you can be a good neighbour!



## Keep the noise level down

Keep DIY works limited between 7am to 10.30pm



## Get to know your neighbours

Take the initiative to Say "Hi"!



## Keep corridors, common areas tidy and clutter-free

Arrange with Town Council for bulky waste disposal



## Lend a helping hand to neighbours in need

Offer to help with carrying of groceries



## Be a responsible pet owner

Clean up after your pets

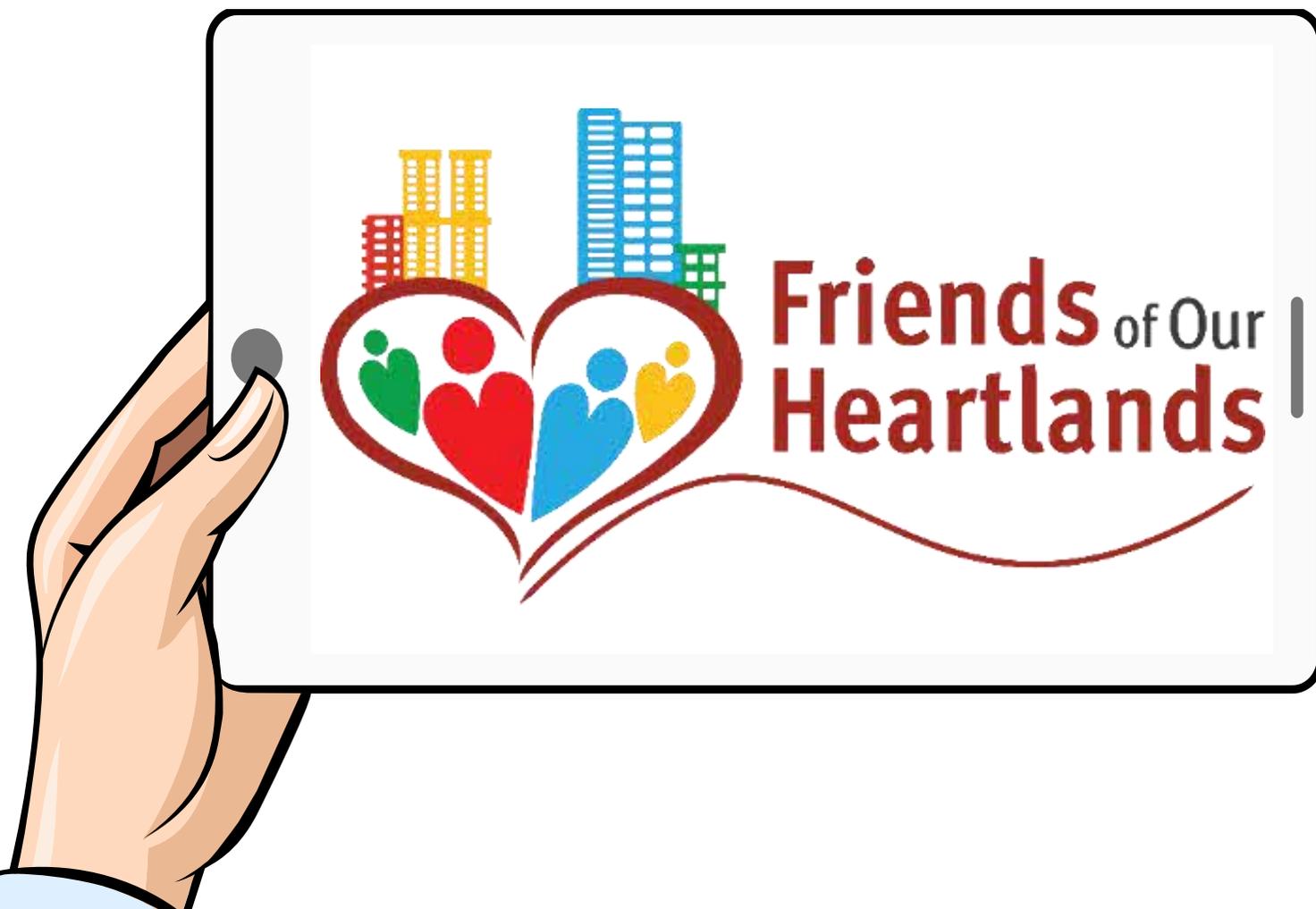
# More Tips For Good Neighbours



<https://go.gov.sg/hdb-neighbourlinessstips>

*Upon scanning, you will be directed to a link that contains gov.sg*

# Join Our Network!



<https://go.gov.sg/hdb-foh-registration>

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Renovating your new flat

Moving into your new flat

Creating a safe and harmonious living environment

*Thank you*

