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PARC FLORA @ TENGAH

Homes Within a Park

Parc Flora @ Tengah is bounded by Tengah Drive and Tengah Garden Walk. The development comprises 4 residential blocks ranging from 12 to 14 storeys, with 560 units of 2-room Flexi, 3-room, 4-room and 5-room flats.

Parc Flora @ Tengah is nestled between the Forest Fringe and Plantation Farmway. The development is surrounded by lush greenery, promoting active lifestyle with green elements adorning building facades and the design of play facilities mimics living in a rainforest. Residents can enjoy quality living along with convenient access to the childcare centre and a myriad of amenities and green spaces for connecting with the community.

Parc Flora @ Tengah 坐落于登加通道 (Tengah Drive) 和登加绿苑径 (Tengah Garden Walk) 之间, 由4座住宅楼组成, 楼高介于12至14层, 共有560个单位, 包括二房式灵活单位、三房式、四房式和五房式组屋单位。

Parc Flora @ Tengah 位于 Forest Fringe 和田园农场路 (Plantation Farmway) 之间, 周围绿意盎然, 提倡健康积极的生活方式。建筑外墙融入绿化元素, 并设计了模仿热带雨林生活的游乐设施。居民可享受优质的生活环境, 便利的托儿服务, 以及多项便利设施和绿地, 促进社区交流。

Parc Flora @ Tengah terletak di antara Tengah Drive dan Tengah Garden Walk. Pembangunan ini merangkumi 4 blok kediaman setinggi 12 hingga 14 tingkat, dengan sejumlah 560 unit flat terdiri daripada flat Flexi 2 bilik, 3 bilik, 4 bilik, dan 5 bilik.

Parc Flora @ Tengah terletak di antara Forest Fringe dan Plantation Farmway, serta dikelilingi oleh kehijauan yang subur, menggalakan gaya hidup sihat melalui elemen hijau pada reka bentuk bangunan dan kemudahan permainan yang meniru suasana hutan hujan. Penduduk dapat menikmati kehidupan berkualiti dengan akses mudah ke pusat jagaan kanak-kanak dan pelbagai kemudahan serta ruang hijau untuk berinteraksi bersama komuniti.

Parc Flora @ Tengah, தெங்கா டிரைவ் (Tengah Drive) மற்றும் தெங்கா கார்டன் வாக் (Tengah Garden Walk) இடையே அமைந்துள்ளது. இது 12 முதல் 14 மாடி வரை உயரமுடைய நான்கு குடியிருப்பு புளோக்குகளைக் கொண்டுள்ளது. இவற்றில் மொத்தமாக 560 2-அறை ஃப்ளெக்சி, 3-, 4-, மற்றும் 5-அறை வீடுகள் அடங்கும்.

Parc Flora @ Tengah, ஃபோரேஸ்ட் ஃப்ரிஞ்ச் (Forest Fringe) மற்றும் பிளாண்டேஷன் ஃபாரம்வே (Plantation Farmway) இடையே அமைந்துள்ளது. வளமான பசுமை சூழலில் அமைந்துள்ள இந்த குடியிருப்புத் திட்டம், கட்டட முகப்புகளில் பசுமை அமைப்புகள் மற்றும் மழைக்காடு வாழ்க்கையை பிரதிபலிக்கும் விளையாட்டு வசதிகளுடன், சுறுசுறுப்பான வாழ்க்கைமுறையை ஊக்குவிக்கிறது. குடியிருப்பாளர்கள் குழந்தைப் பராமரிப்பு நிலையத்தையும், பல்வேறு வசதிகளையும் மற்றும் சமூகத்துடன் இணைவதற்கு பசுமை வளங்களையும் எளிதாக அணுகக்கூடிய உயாதரமான வாழ்வை அனுபவிக்கலாம்.

About Park District

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

Residents can enjoy quality living surrounded by greenery and connect with the community through various amenities and green spaces. The Park District features green and blue spaces such as the Plantation and Garden Farmways, Rainforest Walk, Forest Stream, green links, rain gardens, and skyrise greenery, offering visual relief and outdoor recreational opportunities for residents.

The Park District is home to the Market Place, Singapore's first "car-free" HDB town centre. Set amidst a lush park, the town centre offers a greener, car-lite, people-friendly, and pedestrian-friendly environment, with vehicles plying underneath the town centre.

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 upcoming developments such as a suite of new amenities and facilities, and improved connectivity within your neighbourhood in the coming months.

Site plan for Parc Flora @ Tengah



Conveniences at your Doorstep

With the upcoming Parc Point Neighbourhood Centre (NC) and Tengah Polyclinic located near the development, residents will have convenient access to a wide range of dining and shopping options and healthcare. The NC will have a supermarket, food court, restaurants, F&B outlets, retail and services shops. The polyclinic is integrated with the NC.

Parc Flora @ Tengah also comes with a range of social communal facilities, such as a preschool to meet the needs of the residents. You can also find outdoor recreational facilities including the precinct pavilion, adult and elderly fitness stations, as well as children's playgrounds located within the development for your convenience.

Parc Flora @ Tengah is also conveniently located near Tengah Bus Interchange and will be served by bus services leading to the city and nearby towns. Residents can stroll along the Park Corridor to reach the "car-free" town centre, with dedicated walking and cycling paths to also explore other extensive park spaces in a safe environment. These amenities add convenience while serving the transport needs of residents.



Check out **Your Parc Flora Travel Guide** on the convenient modes of transport you can take within and around the town.

Parc Flora @ Tengah is in Chua Chu Kang GRC. Keep up to date on community news and events via the **Friends of Brickland-Tengah!**

Modern Homes

Parc Flora @ Tengah has 2-room Flexi, 3-room, 4-room and 5-room flats.

The 2-room Flexi flats come in 2 sizes: 40sqm and 49sqm, and are available 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. Wall tiles are provided in the kitchen and bathroom, as well as sanitary fittings, i.e. wash basin with tap mixer, bath/ shower mixer with shower set and water closet suite. A sliding partition/ door for the bedroom and 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 wall and 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 internal doors for bedrooms and folding doors for bathrooms.



Eco-Friendly and Sustainable Living

Tengah is also the first HDB town to be planned with town-wide smart technologies from the outset. Parc Flora @ 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; 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, Parc Flora @ Tengah is designed with 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; Active, Beautiful, Clean (ABC) Waters design features to clean rainwater and beautify the landscapes; and use of sustainable construction materials in the development.

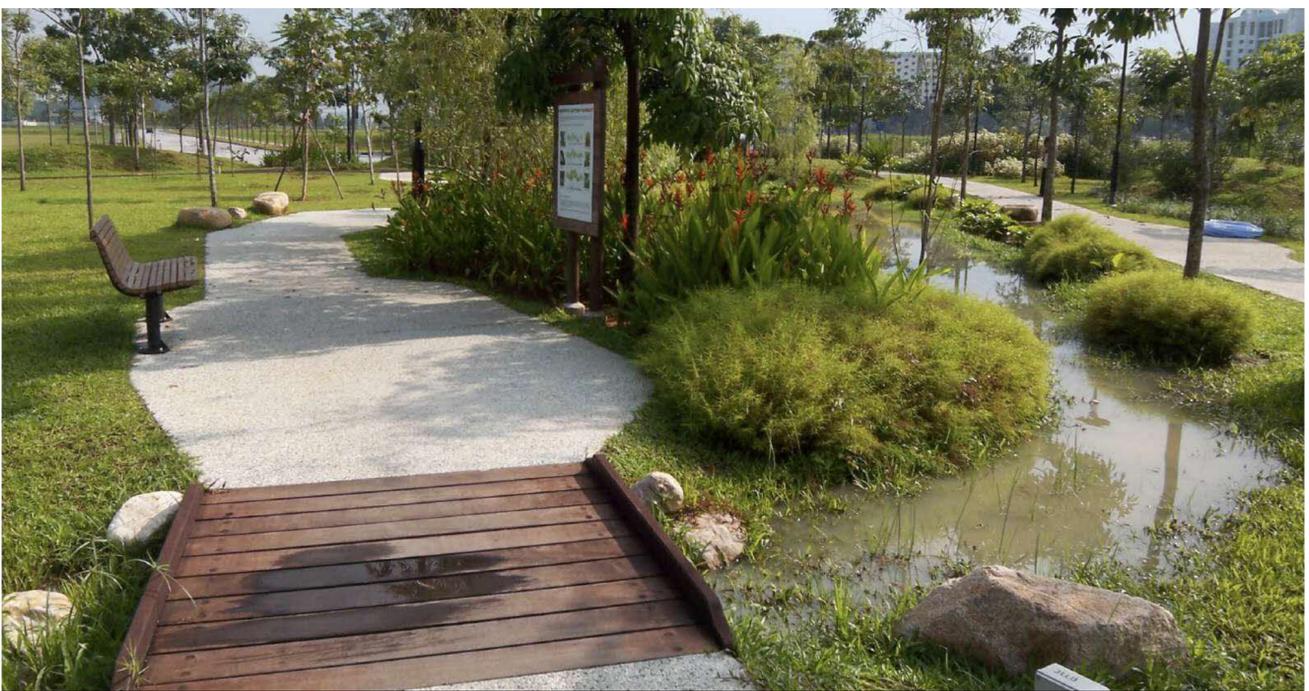
Residents have the option to subscribe to have air conditioning provided from a centralised cooling system which is the first of its kind for public housing in Singapore. The highly energy-efficient chillers serve to cool each household and do away with the need to install and maintain outdoor condensing units on the air-conditioner ledge, thereby, enabling residents to enjoy cost savings while contributing to a sustainable lifestyle in this eco-friendly district. Residents may find out more from SP Group at tengahcooling@spgroup.com.sg.



Separate chutes for recyclable waste



Bicycle stands to encourage cycling



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.

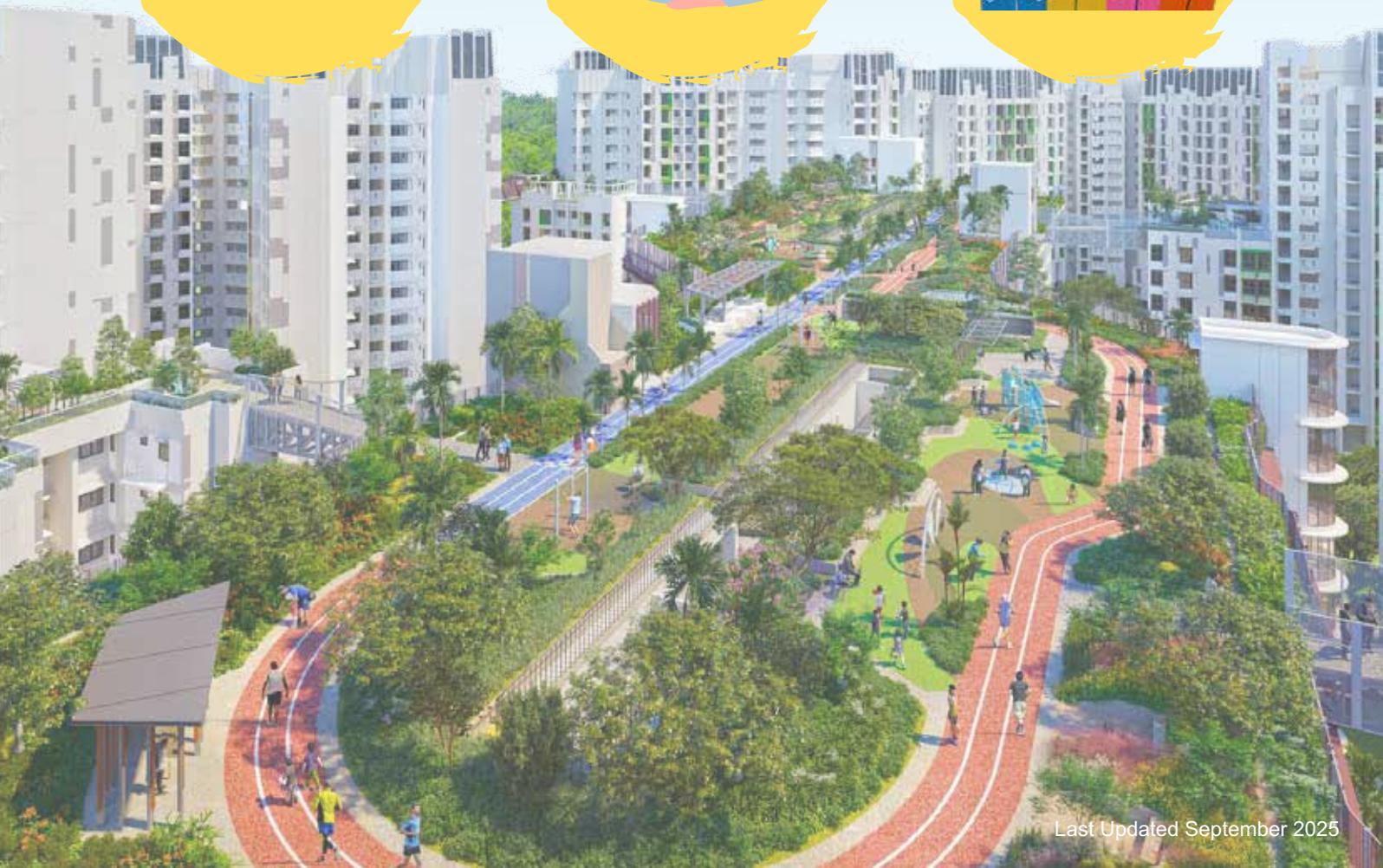
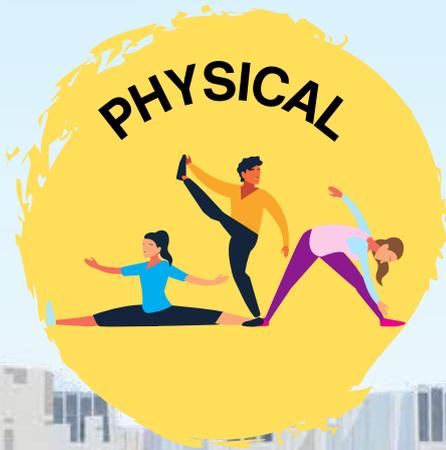




Live Well

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

Blk 327 Tengah Park Ave
Eating House, Minimart, Shops
Under Construction
Estimated Operational Date: 2027*

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

In Operation

Parc Point Neighbourhood Centre + Retail/ Social Communal Facilities Street
Supermarket, Food Court, F&B Eateries, Retail/ Services Shops, Enrichment Centres, Polyclinic

Under Construction
Estimated Operational Date: Progressively from 1Q2026*

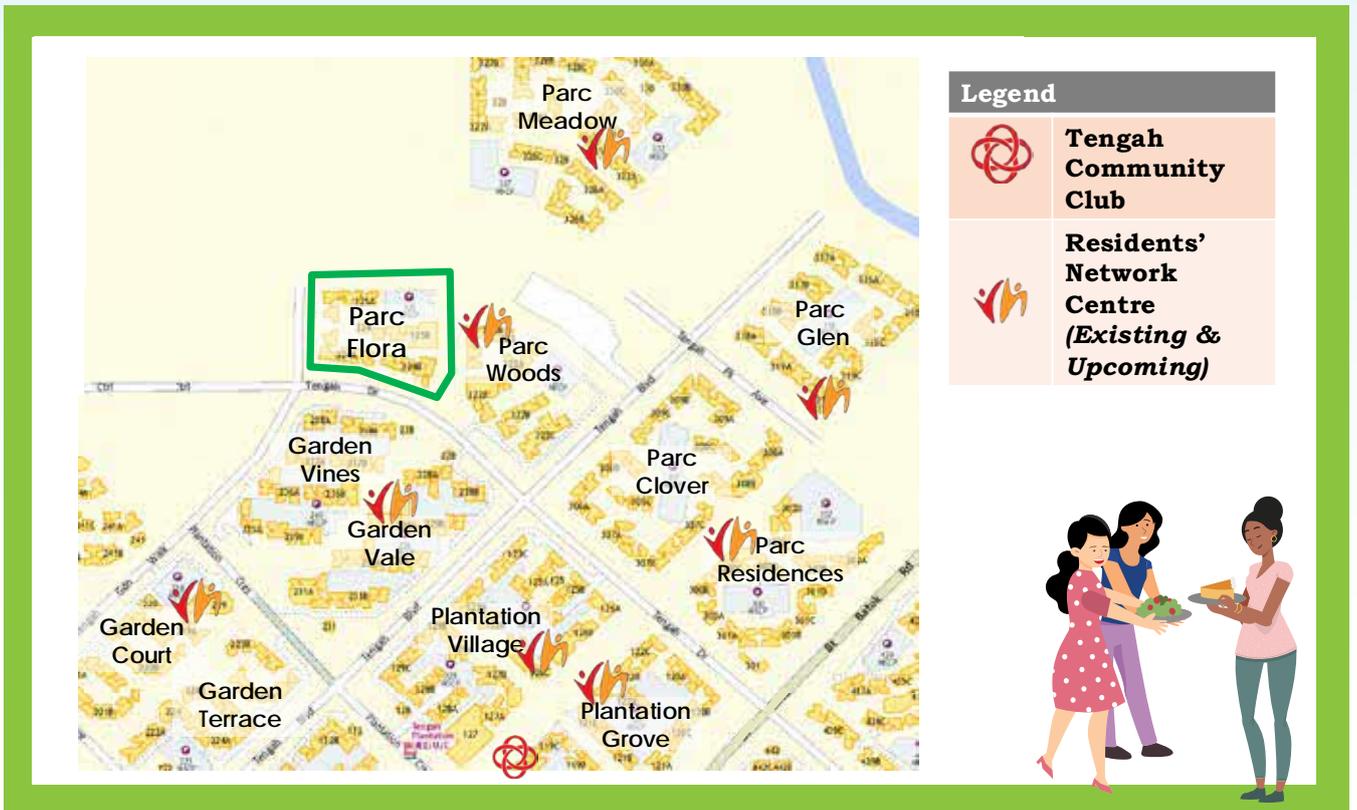
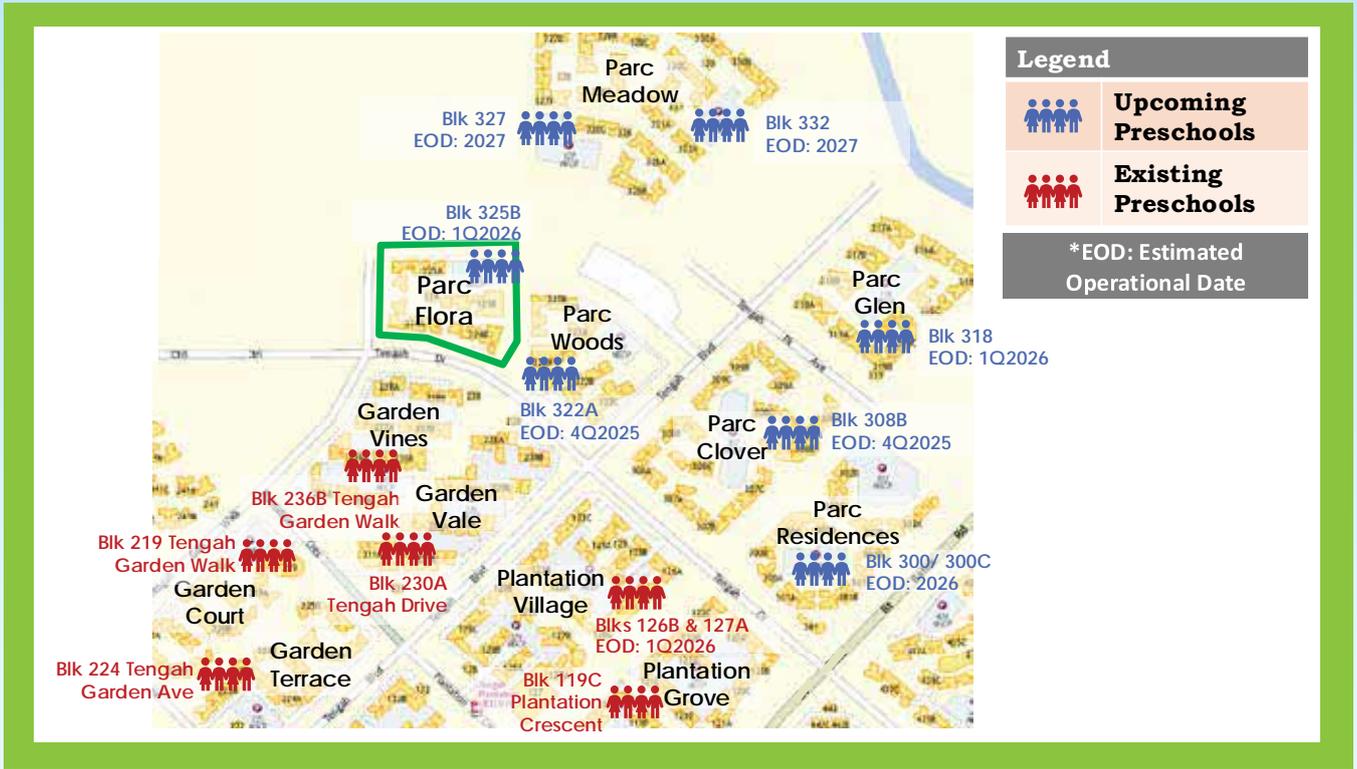
*subject to change, depending on construction progress

Scan the QR Code to find out more about the unique features of Tengah at HDB's website!





Social Communal Facilities





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.



Forest Fringe



Co-Living with Wildlife

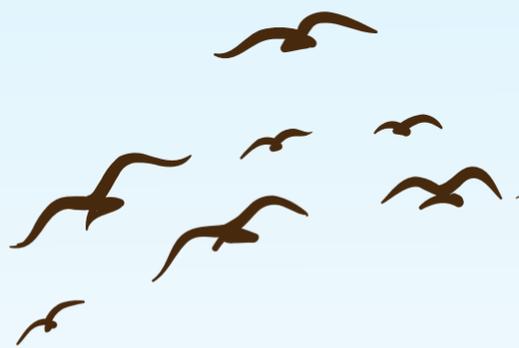


These green spaces in Tengah are the natural habitats of wildlife (such as birds, bats, snakes, long-tailed macaques) and we share these spaces with them.

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.

HABITAT PROVISION

Habitats for birds and butterflies in the neighbourhood help to promote greater biodiversity, which is essential in maintaining a healthy ecosystem within the urban living environment.

MOSQUITO CONTROL

Limit the amount of standing water between leaves with ideal plant selection prevents mosquito from breeding.

FRESH PRODUCE

Community gardens offer great opportunities to interact and bond with your neighbours while generating food for the table.

STORMWATER MANAGEMENT AND WATER CYCLING

Rain gardens and bioswales help to slow down and cleanse stormwater runoff, while adding interest to the landscape and providing restorative benefits for people.

RECREATION

A wide variety of active and passive recreational amenities helps to promote healthy lifestyles for all ages.



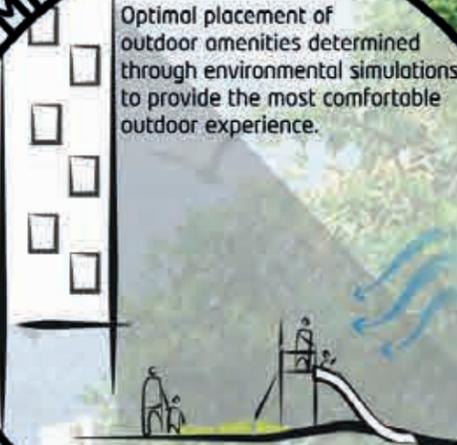
NOISE ABATEMENT

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.



MOVING INTO 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.

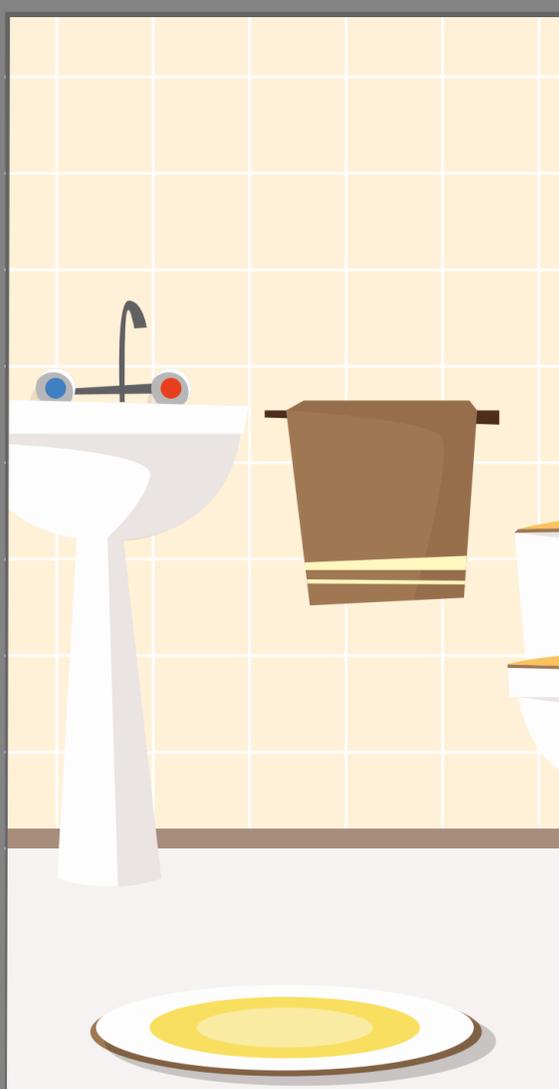




Home Fire Alarm Device (HFAD)

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.



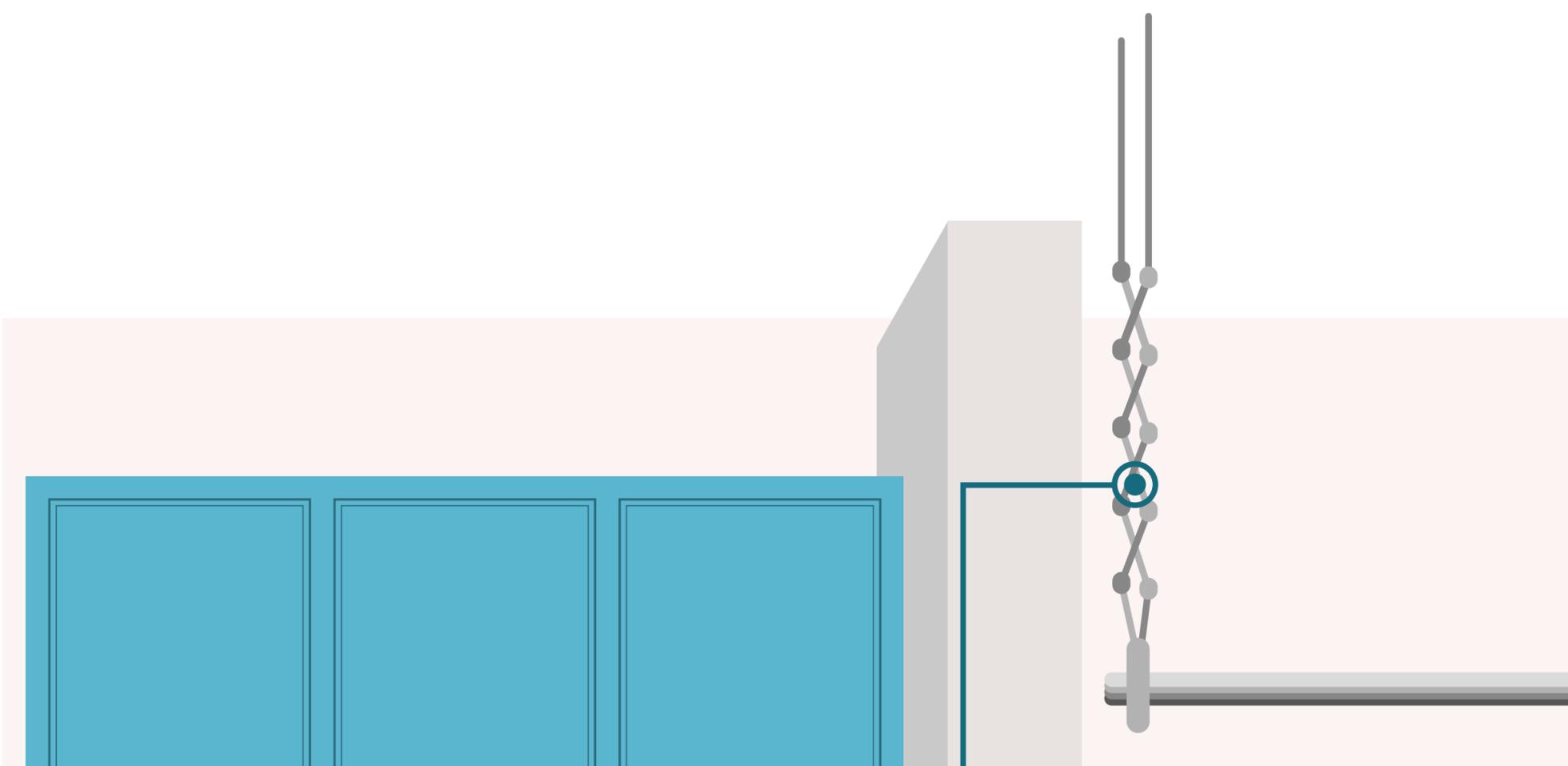
UPVC Door

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

Vinyl Flooring

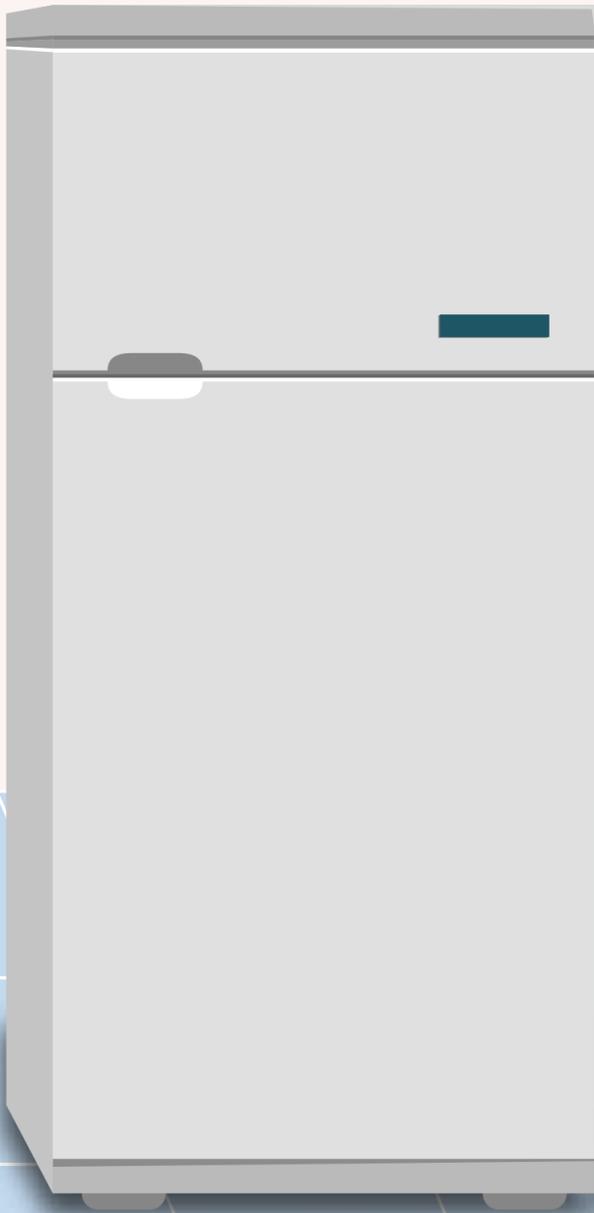
It is designed to look natural with non-uniform variations in wood grain and colour. This lends beauty and warmth to the home décor.

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



Clothes Drying Rack

It comes with a safety feature, that can be unlocked by pulling the strap at a 45° angle. Release it slowly to lower the rack.



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。

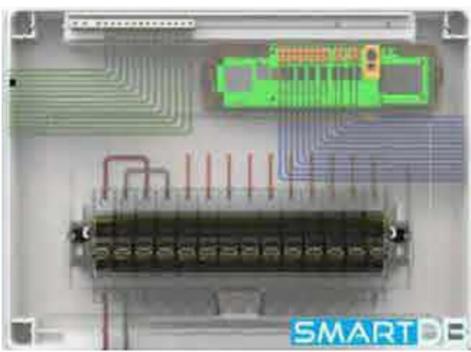
您的新居配有智能配电板。

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.

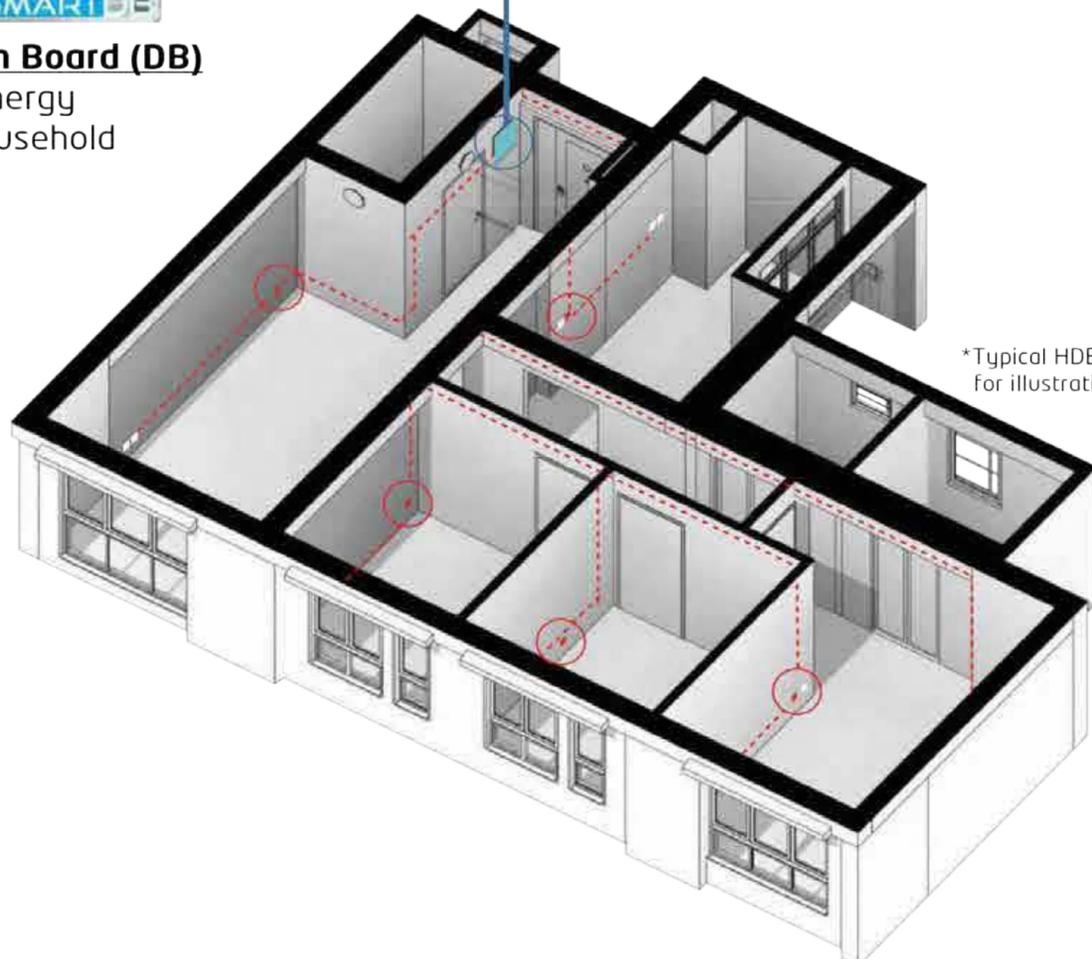
உங்கள் ஒட்டமொத்த வீட்டில் ஆற்றல் நுகர்வகைக் கண்காணித்து, ஆற்றல் சிக்கனமான வாழ்க்கை மறையை வாழ்வதற்குரிய தகவலறிந்த முடிவுகளை எடுங்கள்.

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

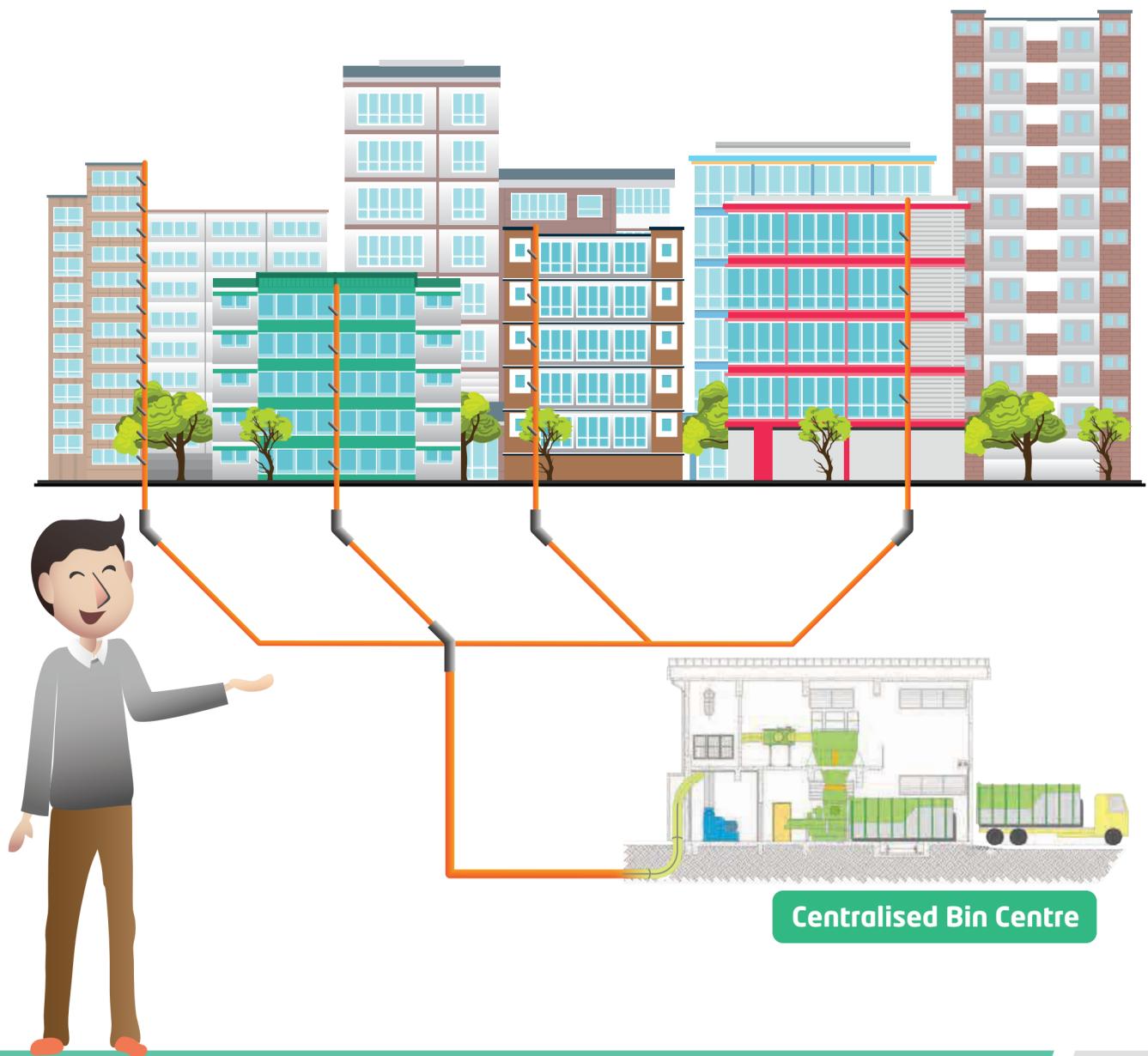
Your precinct has been installed with a Pneumatic Waste Conveyance System (PWCS). You will enjoy a cleaner and greener environment as the PWCS transports refuse by air suction through underground pipes to a central collection area.

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.

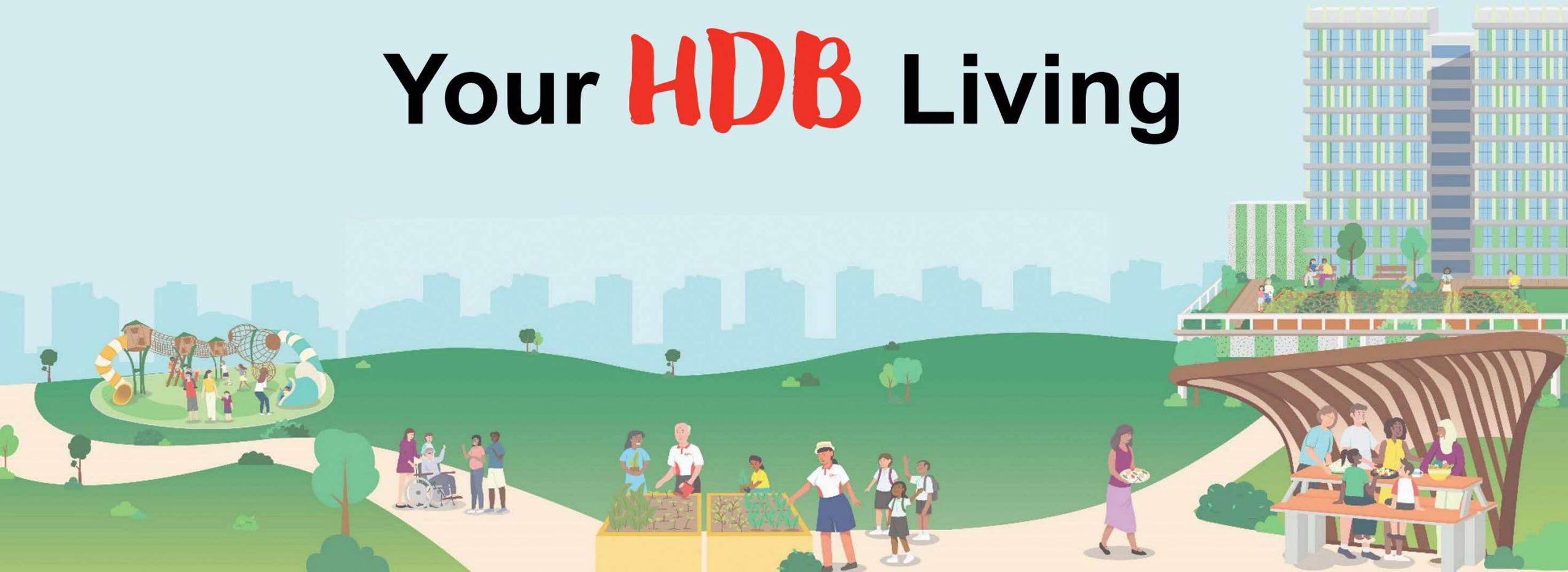




HOUSING &
DEVELOPMENT
BOARD

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 hire 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

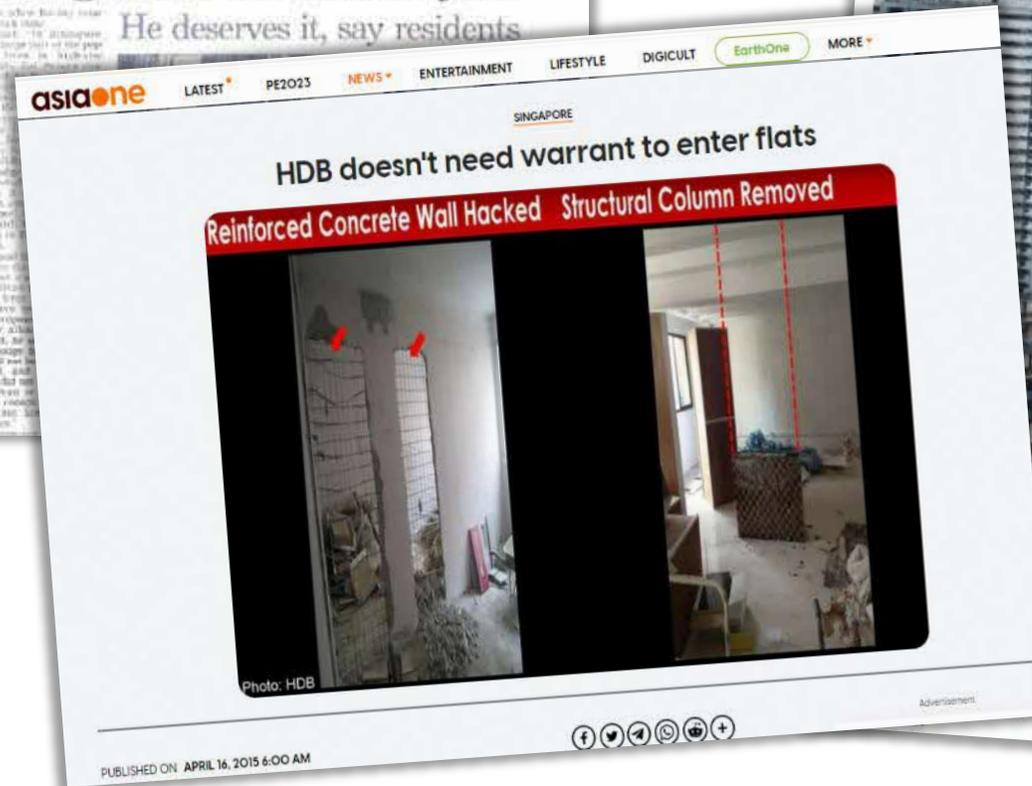
Check the status of your renovation permit application by logging in to My HDBPage



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

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

Renovating Responsibly



Renovating Responsibly



Exposed reinforcement bars

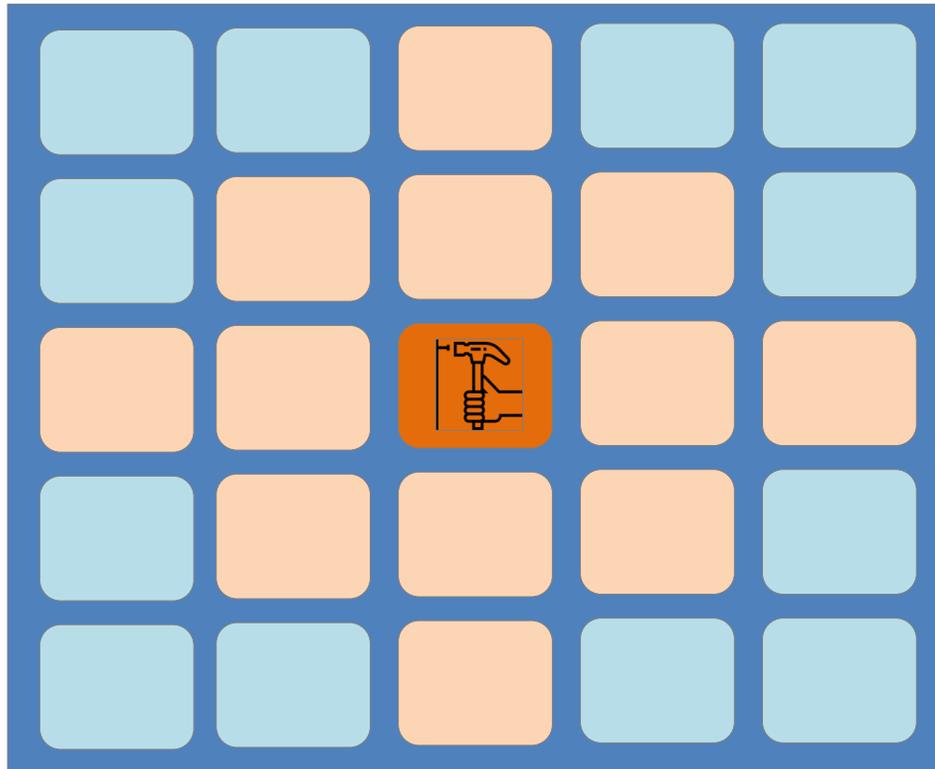


Repair works for hacked structural column

Renovating Responsibly

	 Allowed	 NOT allowed
 General renovations Plastering, laying of floor screed, painting	Monday – Saturday 9am – 6pm	Sundays and Public Holidays
 Restricted renovations 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">• New Year's Day• Lunar New Year• Hari Raya Puasa• Deepavali• Christmas

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



✘ Indiscriminate dumping of waste

✘ 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 twice a year on **6.6 & 12.12**

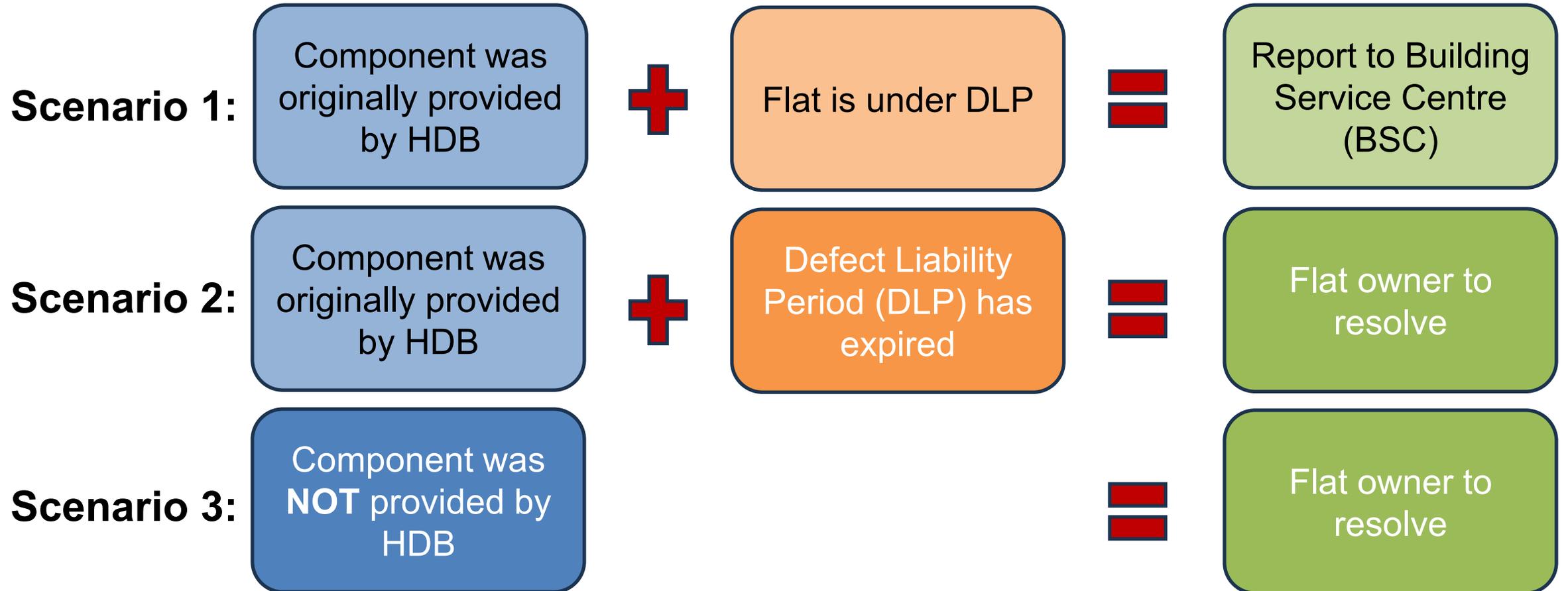
Sanitary and Plumbing



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>

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



<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 STRAITS TIMES Published 11 Feb 23

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



THE STRAITS TIMES
Published 22 Dec 22

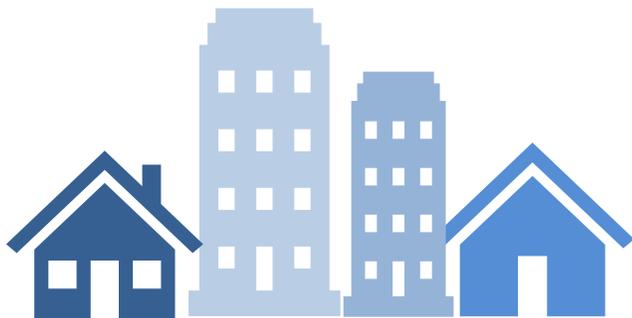
HDB probing cases of BTO flats listed for sale after being left 'vacant' during minimum occupation period



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 2026

Renting Out During MOP

THE STRAITS TIMES
Published 19 Apr 2016

SINGAPORE

LOG IN

3-room flat could be housing 17 tenants; under investigation by HDB



THE STRAITS TIMES
Published 10 Sep 2013

SINGAPORE

LOG IN

Short-term home rentals illegal, warn authorities

Housing rules here ban letting out of home or room for short stays



Renovating your new flat

Moving into your new flat

Creating a safe and harmonious living environment

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>

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

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

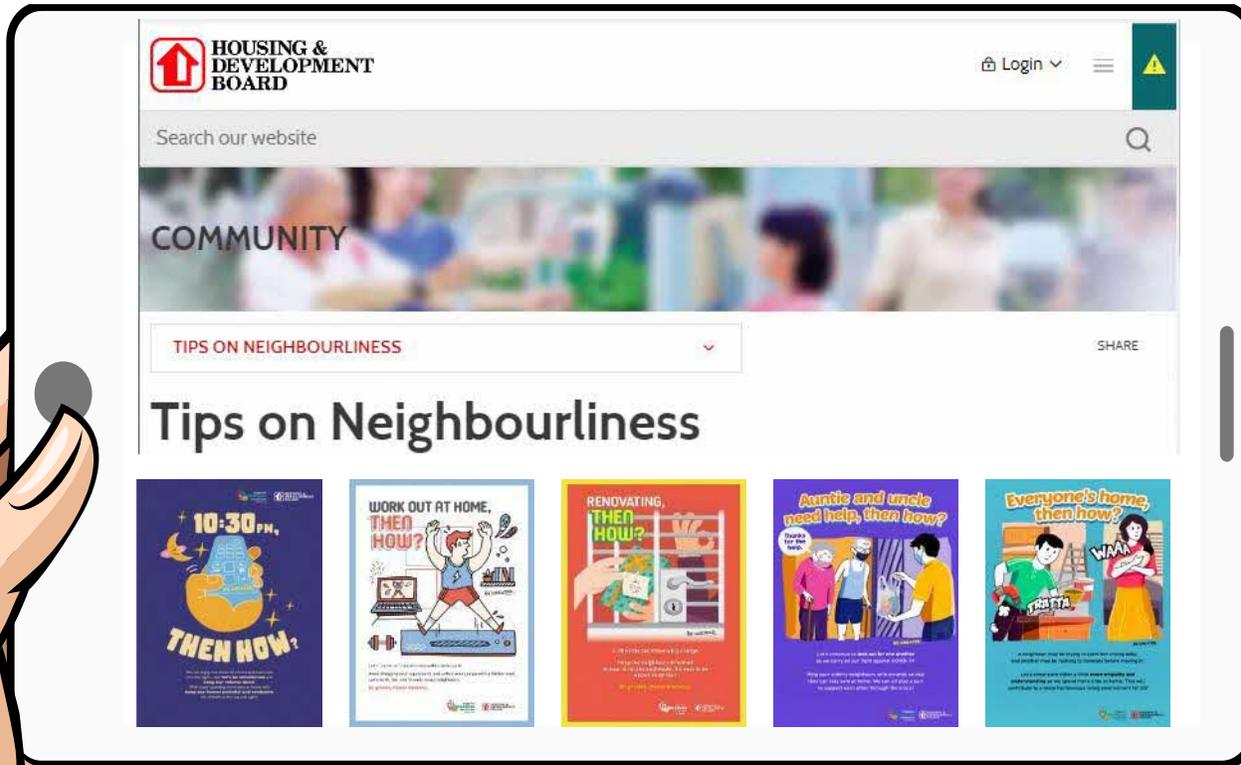
Offer to help with carrying of groceries



Be a responsible pet owner

Clean up after your pets

More Tips For Good Neighbours



<https://go.gov.sg/hdb-neighbourliness-tips>

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Renovating your new flat

Moving into your new flat

Creating a safe and harmonious living environment

Join Our Network!



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

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

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Thank you

