

Welcome to



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Click to participate by  
11 Aug 26

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Co-organiser:



Supporting agencies:



# About My Town

## Tengah

Parc Meadow @ Tengah is bounded by Tengah Park Avenue and Tengah Park Walk, and is located within Tengah's Park District.

Park District will be home to Singapore's first "car-free" town centre. Set amidst a lush park, the town centre offers a greener, car-lite, people-friendly and pedestrian-friendly environment. Residents can enjoy quality living amidst greenery and connect with the community through various amenities and green spaces. Park District features green and blue spaces such as the future Central Park, Forest Stream, Plantation and Garden Farmways, Rainforest Walk, green links, rain gardens and skyrise greenery, offering visual relief and outdoor recreational opportunities for residents.

Parc Point Neighbourhood Centre (NC), with Tengah Polyclinic integrated within, is located near Parc Meadow @ Tengah and will offer residents access to a wider range of dining and shopping options as well as healthcare. The NC has a supermarket, food court, restaurants, F&B outlets, retail and services shops.

Explore the Tengah Webpage for the latest updates on Tengah town, including new amenities, facilities, and developments.

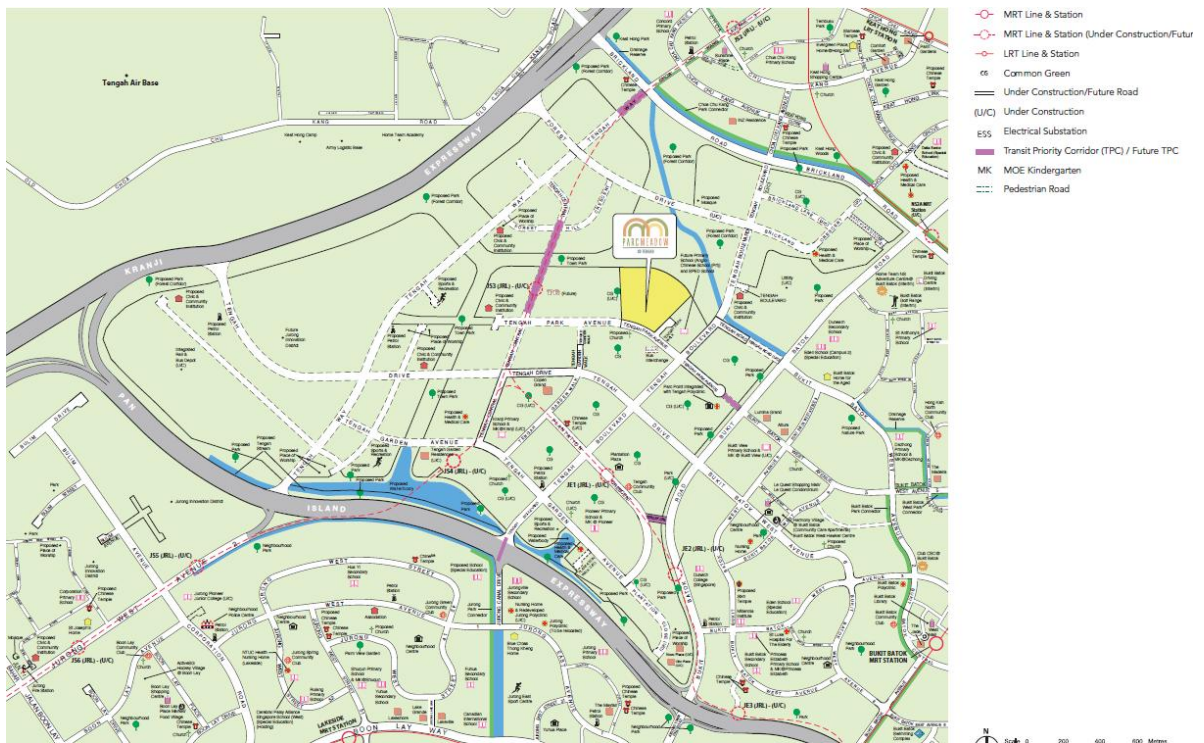
[Tengah Webpage](#)

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# About My Town

## Tengah

Parc Meadow @ Tengah is 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 future “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 Meadow Travel Guide](#) on the convenient, modes of transport you can take within and around the town.



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# About My Town

## Tengah

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



### Live Well

At Tengah, homes are thoughtfully designed to support residents' health and well-being, as part of a holistic approach to support their physical, social and mental wellness.

### Live Green

Tengah uses smart technologies and environmental studies to create sustainable, convenient living for residents.



Pneumatic Waste Conveyance System



Centralised Cooling System



Environmental Simulation



Electric Vehicle-ready car park



Smart Lighting



Smart Enabled Homes

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# About My Town

Tengah

## Live Connected

Tengah features nature-themed playgrounds, fitness stations and open green spaces where residents can foster neighbourly relations. Residents will also get opportunities to shape community spaces together.

## Connectivity within Tengah



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.

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# About My Town

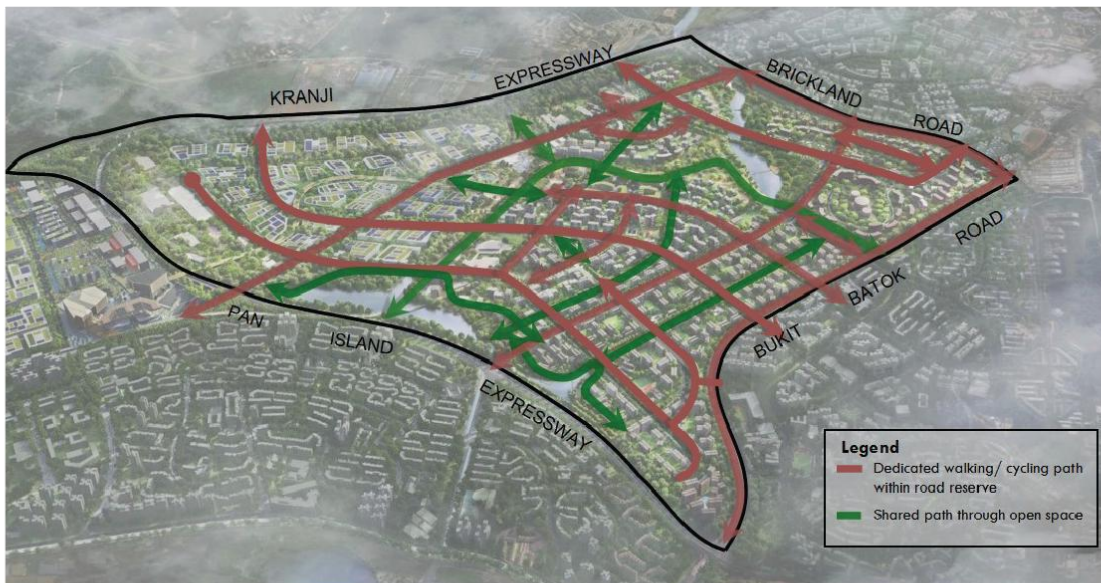
Tengah

## MRT Network



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

## Walking and Cycling Paths



Residents can look forward to dedicated walking and cycling paths on both sides of the road, forming a seamless network of routes across Tengah. Within the Farmways, there are shared paths with shaded areas, rest stops and spaces for community activities.

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# About My Town

Tengah

## 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.

The green spaces in Tengah are the natural habitats of wildlife (such as birds, bats, snakes, and 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.

[Encountering Wildlife](#)

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# About My Town

Tengah

## Co-living with Nature

The 100m wide, 5km long **Forest Corridor** is an HDB-NParks collaboration connecting the Western Water Catchment Area and Central Catchment Nature Reserve. The corridor will be planted with various tree species to transform it into a rich forest habitat.



The **Forest Fringe**, a 15m to 20m wide linear greenscape, provides a peaceful, rustic environment for residents to enjoy flora and fauna whilst enveloping the town in scenic landscape. Extensive park spaces like Central Park and Community Farmways connect key amenities and facilities, providing safe access to daily necessities.

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# About My Town

Tengah

## Biophilic Neighbourhood

The HDB Biophilic Town Framework guides the development of residential landscapes to improve residents' health, well-being, and connection with nature.

The framework takes into consideration five categories – Soil, Flora & Fauna, Outdoor Comfort, Water, and People. Learn more about how the framework helps residents like you reconnect with the nature and enjoy its intrinsic benefits.

[Biophilic Town  
Framework](#)

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# Around My Home

## Parc Meadow @ Tengah

Parc Meadow @ Tengah is inspired by the surrounding lush greenery and is located next to Central Park and a common green. The development comprises 15 residential blocks ranging from 12 to 13 storeys, with 1,985 units of 2-room Flexi, 3-room, 4-room and 5-room flats.

Daily conveniences are within easy reach for residents of Parc Meadow @ Tengah, with commercial amenities such as shops, an eating house and a minimart located within the development. Parc Meadow @ Tengah also has a range of social communal facilities, such as a preschool and Residents' Network Centre 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 playground located within the development. Anglo Chinese School (Primary) will be situated within 1km of the development when it relocates to Tengah in 2030.

### Site Plan for Parc Meadow @ Tengah



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# Around My Home

Parc Meadow @ Tengah

Parc Meadow @ Tengah is a vast site artfully segmented into smaller precincts, with multiple courtyards. The courtyards foster community spirit, serving as vibrant hubs where residents connect, share stories, and form lasting bonds through meaningful social interactions.

The central inter-precinct green serves as the green lung of the precinct, fostering a harmonious connection between various platform levels of Plazas and 3G facilities.



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# Around My Home

Parc Meadow @ Tengah

## Commercial Facilities

**Blk 327 Tengah Park Ave**  
Eating House, Minimart, Shops  
**Under Construction**  
Estimated Operational Date: 2Q2027

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

**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  
**In Operation**  
(Shops progressively opening)

Logos: Giant, KofuFu, McDonald's, FairPrice, National University Polyclinic

## Social Communal Facilities - Preschools

**Legend**

- Upcoming Preschools**
- Existing Preschools**

\*EOD: Estimated Operational Date

Blk 327 EOD: 2Q2027  
Blk 332 EOD: 2Q2027  
Blk 325B Tengah Garden Walk  
Blk 318 Tengah Road  
Blk 308B Tengah Park Ave  
Blk 300/ 300C Tengah Drive  
Blks 126B & 127A  
Blk 236B Tengah Garden Walk  
Blk 230A Tengah Drive  
Blk 219C Plantation Crescent  
Blk 219 Tengah Garden Walk  
Blk 224 Tengah Garden Ave

## Social Communal Facilities - Others

**Legend**

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

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# Moving Into and Renovating My Flat

Here are some useful resources as you start planning your move and embark on your renovation journey.

Do note that construction works for common areas may still be ongoing. Hoardings will be put up within the site to ensure the safety of residents and workers.

## Building Service Centre

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. You can submit your rectification request by scanning the QR code in your Welcome kit or notice pasted on your kitchen wall.

## Renovation Guidelines

Be sure to:

- Only engage contractors listed in the Directory of Renovation Contractors (DRC)
- Engage licensed workers for windows, electrical and sanitary works
- Check your renovation permits and ensure that works comply with HDB's guidelines

Learn more about the various guidelines and permits in our guide on the MyNiceHome website.

[Directory of Renovation Contractors](#)

[HDB Renovation Guide](#)

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# Moving Into and Renovating My Flat

## Other Useful Resources

Check out our tips on moving into your new home.

[Move In Guide](#)

Explore the interior of your flat at Parc Meadow @ Tengah with an interactive, 360-degree virtual tour.

[Virtual Flat Tour](#)

Explore possible renovation design inspiration and guidelines through a video walk through.

[Home Design Inspiration](#)

Visit HDB's physical showflats to get more design ideas and inspiration.

[MyNiceHome Gallery](#)

## Frequently Asked Questions

Have more queries before or after your HDB flat key collection? Check out our FAQs!

[FAQs](#)[Back to Home](#)

# Living in My New Home

Here are some tips and guidelines for living in your new home!

## Minimum Occupation Period

The Minimum Occupation Period (MOP) is the time period that you must physically reside in your flat.

The MOP for your flat at Parc Meadow @ Tengah is 5 years. You can also look up the MOP for your flat using HDB's e-Service:

[Check Flat Details](#)

During the MOP, you are allowed to:

- ✓ Rent out your extra bedrooms\*  
(For 3-room or bigger flats, except 3Gen flats)

Take note of the occupancy cap for the various flat types:

Flat Type	Max. no. of bedrooms allowed to rent out	Max. no. of occupants allowed in each flat
3-room	1	6
4-room and bigger	2	8*

\* Applicable from 22 Jan 2024 to 31 Dec 2028

During the MOP, you are not allowed to

- ✗ Rent out your whole flat
- ✗ Acquire local or overseas private property, including private property held on trust

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# Living in My New Home

## Maintaining Your New Home

### Home owner's responsibility

Mainly fittings and fixtures within the flat, such as:

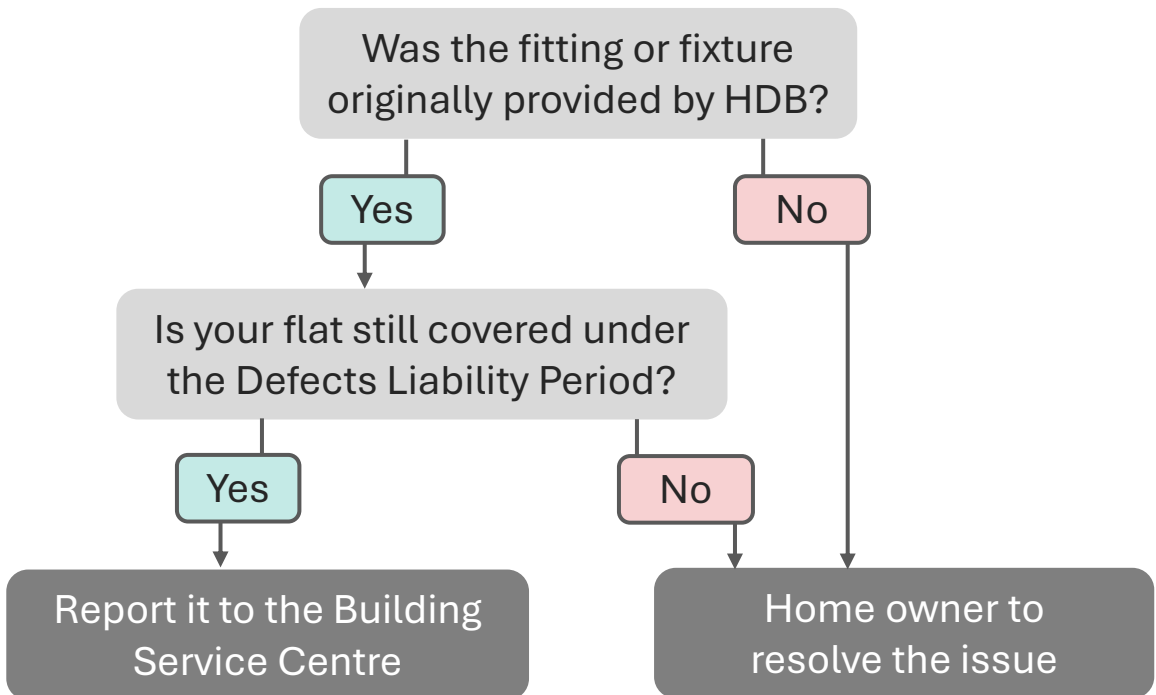
- Floor and wall finishes
- Windows
- Sanitary fittings
- Door and gate

### Town Council's responsibility

The areas outside of your flat, such as:

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

Face issues with the fittings and fixtures in your flat, but not sure who's responsible for fixing it? Here's a quick breakdown:



Learn more about how to maintain the different features of your new home on the MyNiceHome website.

[Home Maintenance Guide](#)

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# Living in Your New Home

## Pneumatic Waste Conveyance System

Parc Meadow @ Tengah has a Pneumatic Waste Conveyance System (PWCS), which is an automated waste collection system which uses high speed air suction to transport household waste via an underground pipe network to the Centralised Bin Centre.

This system helps to reduce spills during manual refuse collection, and helps ensure a cleaner and more hygienic environment.

### ✓ Dos



- Ensure the size of your refuse bag is smaller than the hopper opening
- Extinguish any burning items before throwing them away

### ✗ Don'ts



Avoid disposing:

- Long objects
- Bulky items
- Heavy or odd-shaped items
- Renovation debris
- Flammable objects

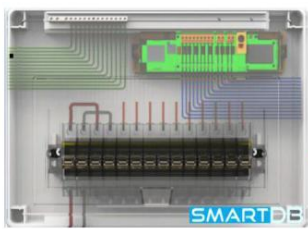
You may contact your Town Council if you require help disposing bulky items.

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# Living in My New Home

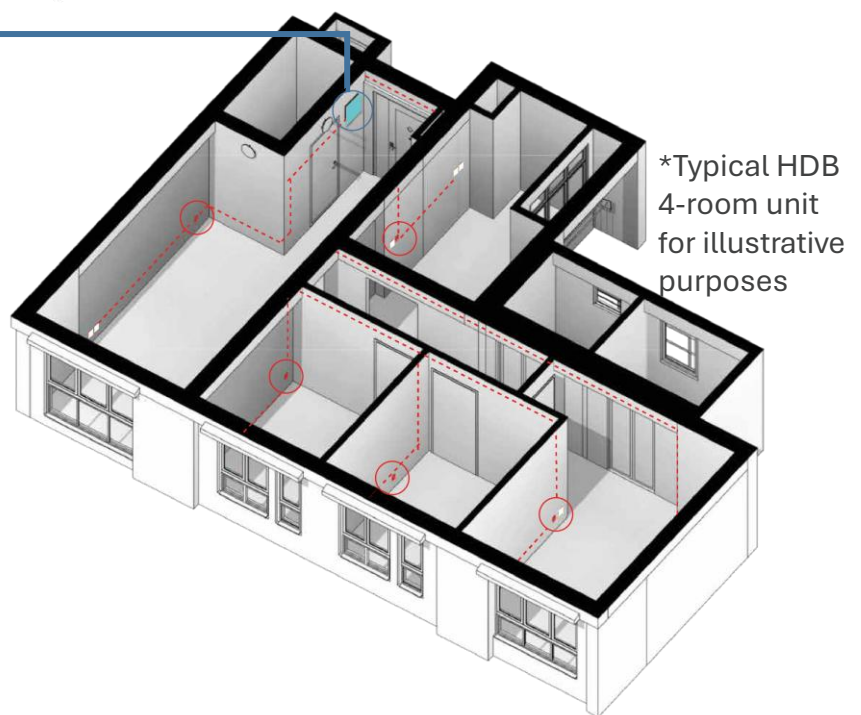
## Smart-enabled Home

Parc Meadow @ Tengah comes with a Smart Distribution Board, which helps you to monitor your overall household energy consumption and make informed decisions towards living an energy-efficient lifestyle.



### **Smart Distribution Board (DB)**

Monitors overall energy consumption of household



Your new home also comes with a Home Energy Management System.

[Home Energy Management System](#)

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# Living in My New Home

## Centralised Cooling System

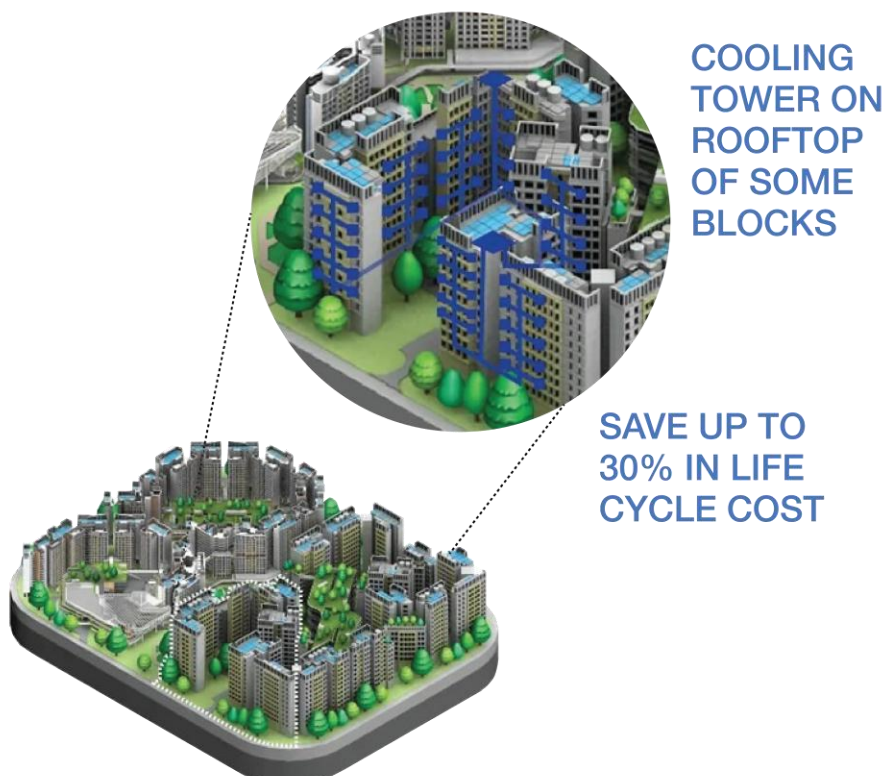
You have the option of subscribing to a Centralised Cooling System (CCS) to regulate the temperature within your flat. The system works by piping chilled water from centralised chillers to the homes.

Compared to conventional air-conditioning systems, the CCS is a more energy-efficient cooling solution. You will also not need to install or maintain outdoor condensing units on your air-conditioner ledge.

Your precinct service provider is:

**SP Home Cooling**

For further enquiries, please contact the service provider at [tengahcooling@spgroup.com.sg](mailto:tengahcooling@spgroup.com.sg).



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# Living in My New Home

## Home Insurance

### HDB Fire Insurance

- Compulsory as long as you have an HDB loan
- Covers cost of reinstating damaged internal structures in the event of fire

### Home Contents Insurance

- Optional
- Covers home contents (e.g. renovation, household items, personal belonging)

## Fire Prevention Tips

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

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# About My Community

Your precinct will be served by Brickland-Tengah Constituency Office. Check out their activities and the amenities around your new home!

[Friends of Brickland-Tengah](#)

## Be a Good Neighbour

Here are 5 simple ways you can be a good neighbour:

1. Get to know your neighbours
2. Lend a helping hand to neighbours in need
3. Keep the noise level down
4. Keep corridors and common areas tidy and clutter-free
5. Be a responsible pet owner

In the event of a dispute, communicate with your neighbours politely and be open to compromise. Most neighbour disputes can be resolved effectively and amicably with a little thoughtfulness and patience.

[More Tips for Managing Disputes](#)

## Friends of Our Heartlands Network

HDB's Friends of Our Heartlands Network nurtures volunteers to be change makers within our towns and neighbourhoods.

Passionate about making a difference where you live and connecting with like-minded neighbours? Join us as a volunteer!

[Friends of our Heartlands](#)

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