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Welcome to

TOH GUAN GROVE

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HOUSING & DEVELOPMENT BOARD

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TOH GUAN GROVE

Toh Guan Grove

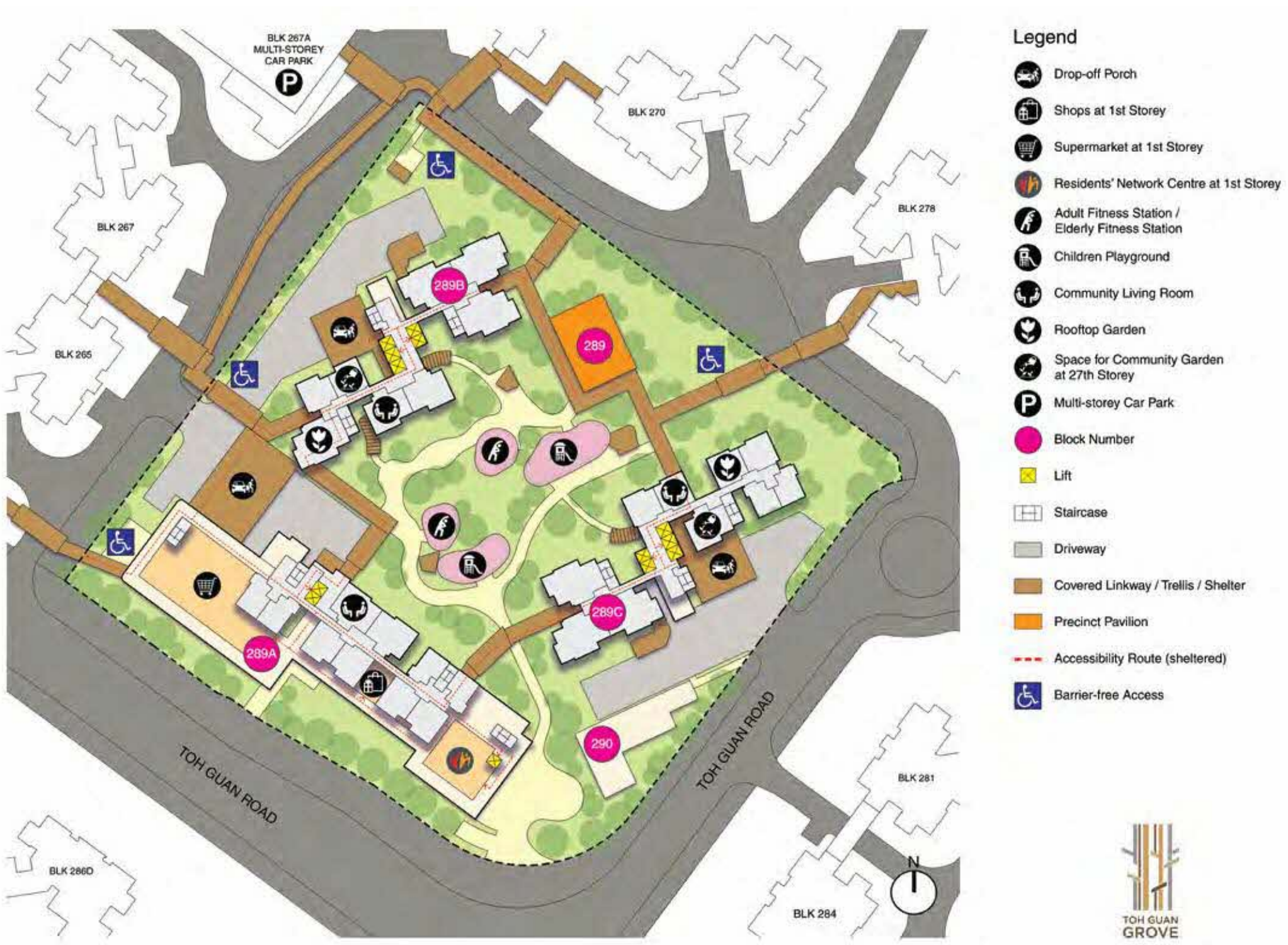
Toh Guan Grove on Toh Guan Road features three residential blocks of 10 to 37 storeys tall with a total of 569 units of 2-room Flexi, 3-room, and 4-room flats. The name of the development references the natural forms of the mangroves which once populated the area. The mangrove-inspired development includes playgrounds, fitness stations, and shelters amongst green spaces. There are also roof gardens and viewing decks for relaxation.

Toh Guan Grove 位于卓源路（Toh Guan Road），由 3 座 10 至 37 层高的住宅楼组成，共有 569 个二房式灵活单位、三房式和四房式组屋单位。项目名称取自曾在此地生长的红树林自然形态。整个项目以红树林为设计灵感，设有游乐场、健身设施以及绿意环绕的休憩亭。住宅楼设有屋顶花园与观景平台，供居民放松身心。

Toh Guan Grove yang terletak di Toh Guan Road mempunyai 3 blok kediaman setinggi 10 hingga 37 tingkat, dengan jumlah 569 unit flat 2-bilik Flexi, flat 3-bilik dan flat 4-bilik. Nama pembangunan ini merujuk kepada bentuk semula jadi hutan paya bakau yang pernah memenuhi kawasan ini. Berinspirasikan paya bakau, pembangunan ini merangkumi taman permainan, stesen kecergasan dan wakaf di kawasan hijau. Terdapat juga taman bumbung dan dek tinjau sebagai ruang santai.

தோ குவான் சாலையில் அமைந்துள்ள Toh Guan Grove திட்டத்தில் 10 முதல் 37 மாடிகள் உயரமுடைய 3 குடியிருப்புப் புளோக்குகள் உள்ளன; இவற்றில் மொத்தம் 569 2-அறை ஃப்ளெக்சி, 3-அறை மற்றும் 4-அறை வீடுகள் அடங்கும். திட்டத்தின் பெயர், ஒருகாலத்தில் இப்பகுதியில் காணப்பட்ட சதுப்புநில காடுகளின் இயற்கை வடிவங்களில் இருந்து பெறப்பட்டது. சதுப்புநிலத்தை உத்வேகமாகக் கொண்ட இத்திட்டத்தில் குழந்தைகளுக்கான விளையாட்டு வளாகங்கள், உடற்பயிற்சி நிலையங்கள் மற்றும் பசுமை சூழலில் அமைந்த ஓய்வு மண்டபங்கள் உள்ளன. மேலும், குடியிருப்போர் ஓய்வெடுக்க ஏற்ற கூரைத் தோட்டங்கள் மற்றும் வியூயிங் டெக்-குகள் ஆகியவையும் அமைக்கப்பட்டுள்ளன.

Site plan for Toh Guan Grove



Conveniences at your Doorstep

MRT Line & Station

(U/C) Under Construction

Future MRT Line & Station

Under Construction/ Future Road

Scale 0 100 200 300 400 500 Metres

N

Toh Guan Grove offers residents with a convenience of amenities within the development, including shops, a supermarket and a Residents' Network Centre. More eating houses and shops are available in the nearby HDB blocks at 267A, 282A, and 286A along Toh Guan Road.

Parking is catered for with an existing multi-storey carpark located at Blks 267A and 282A Toh Guan Road.

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

Residents from Toh Guan Grove will be served by Yuhua Community Club. Check out the activities organised by them via **Facebook**.

Well Designed Home

Toh Guan Grove comes with 2-room Flexi, 3-room, and 4-room flats. These flats come furnished with floor finishes in the kitchen, household shelter and bathroom as well as wall tiles in the kitchen and bathroom.

The 2-room Flexi flats have sliding partition/door for the bedroom and folding door for the bathroom. Grab bars are installed for all 2-room Flexi Flats on short leases.

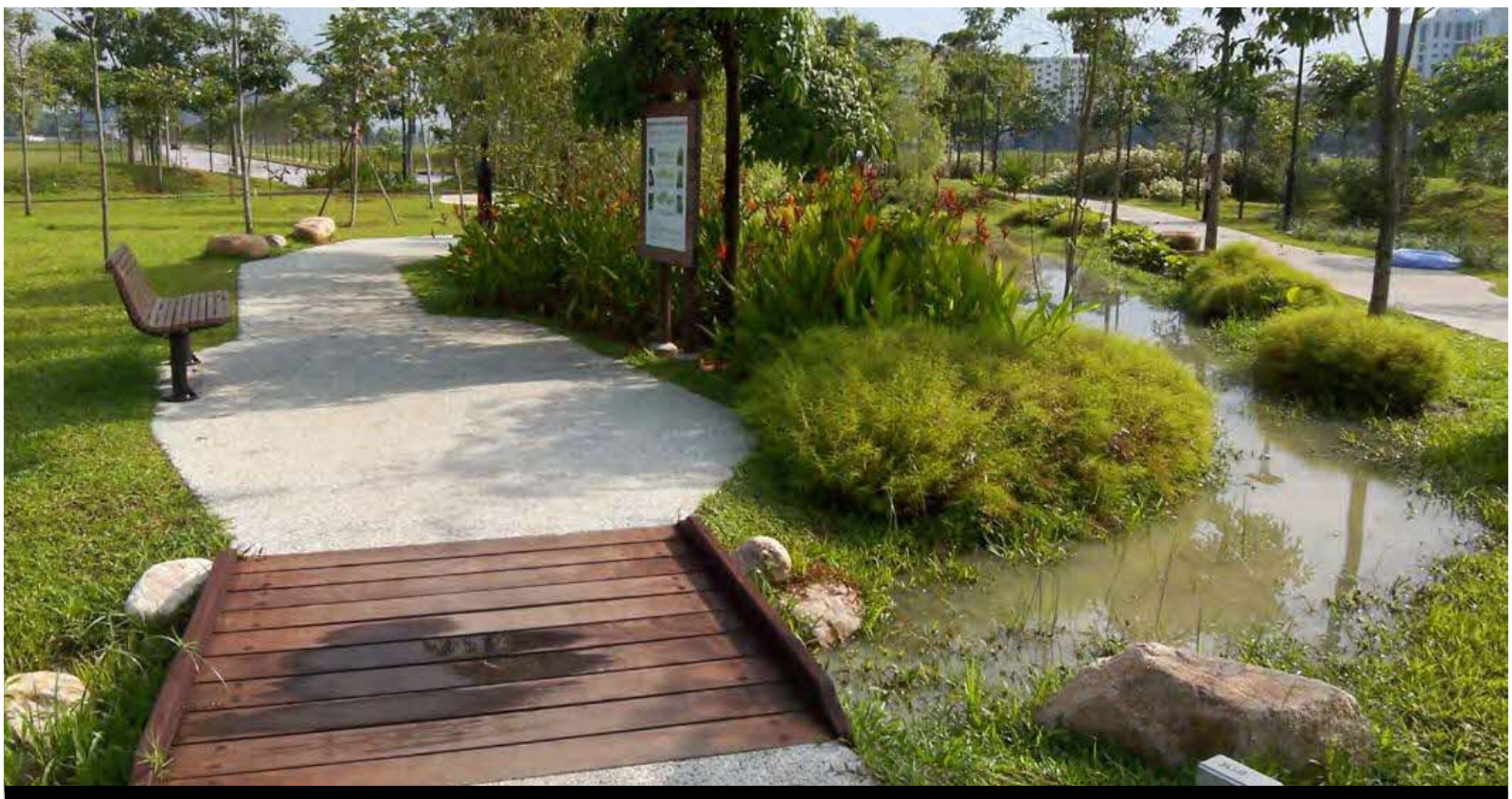
The 3-, and 4- room flats have floor finishes in the utility and service yard as well.

Eco-Friendly Living

To encourage a 'greener' and sustainable lifestyle, Toh Guan Grove is designed with several eco-friendly and smart 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; and Active, Beautiful, Clean Waters design features to clear rainwater and beautify the landscapes.

Separate chutes for recyclable waste

Bicycle stands



ABC Waters design features

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CREATING A BIOPHILIC NEIGHBOURHOOD

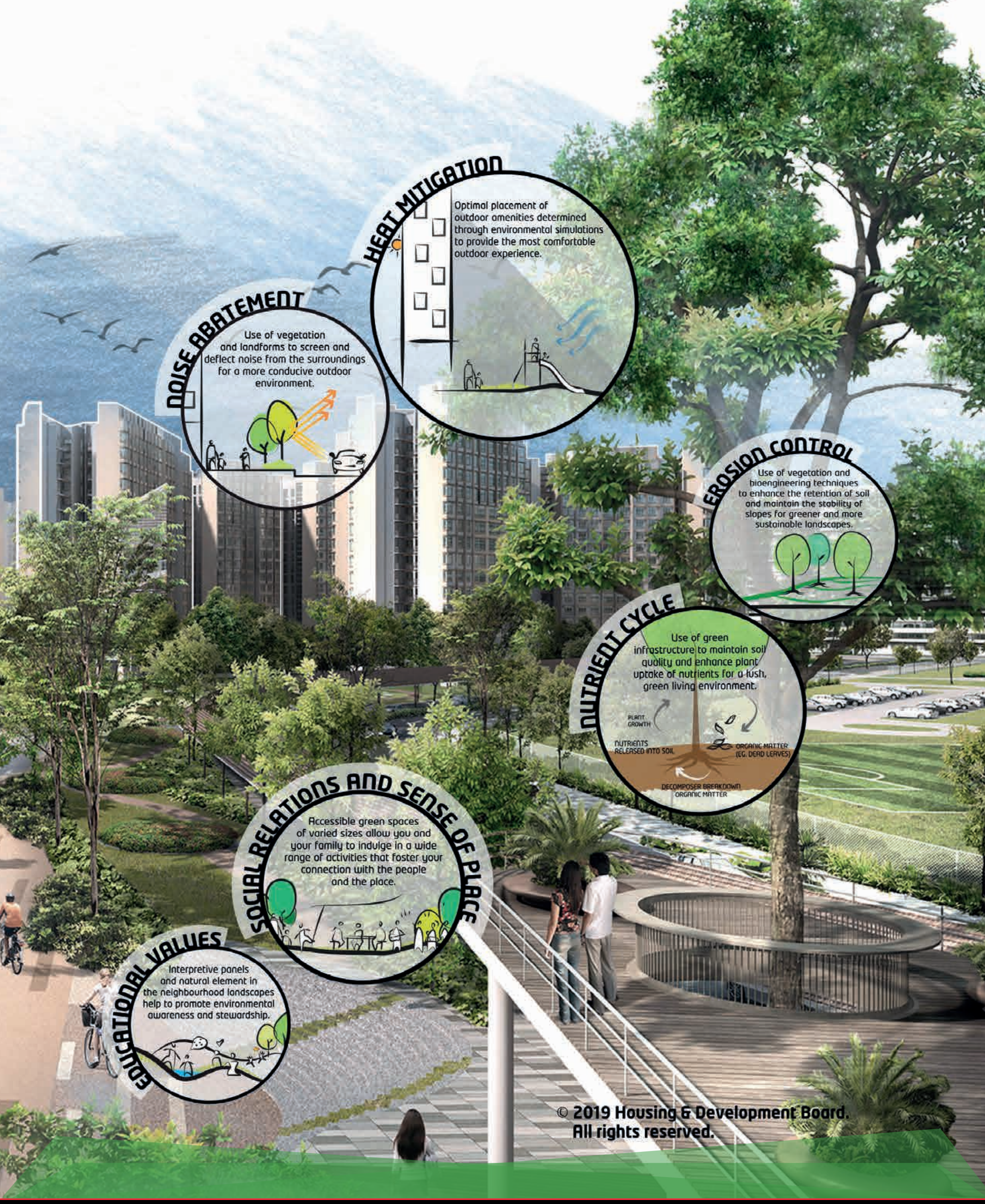
FOR BETTER ENVIRONMENTAL HEALTH & HUMAN WELL- BEING

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 குடியிருப்பாளர்களுள்க்கான பறந்தவெளி, சிறந்த நல்வாழ்வு மற்றும் மேம்படுத்தப்பட்ட வாழ்க்கைத் தரம் உருவாக்கப்பட்டுள்ளது. இந்தக் கட்டமைப்பு ஐந்து வகைப்பிரிவுகளிலும் மண், தாவரங்கள் மற்றும் விலங்குகள், வெளிப்புற சௌகரியம், நீர் மற்றும் மக்கள் பரிசீலனைகளின் விரிவான தொகுப்பை உள்ளடக்குகிறது. இயற்கையை மையமாகக் கொண்ட அக்கம்பக்கங்கள் அமைக்கப்படுவதை குடியிருப்பாளர்கள் ஆவலுடன் எதிர்பார்க்கலாம்.



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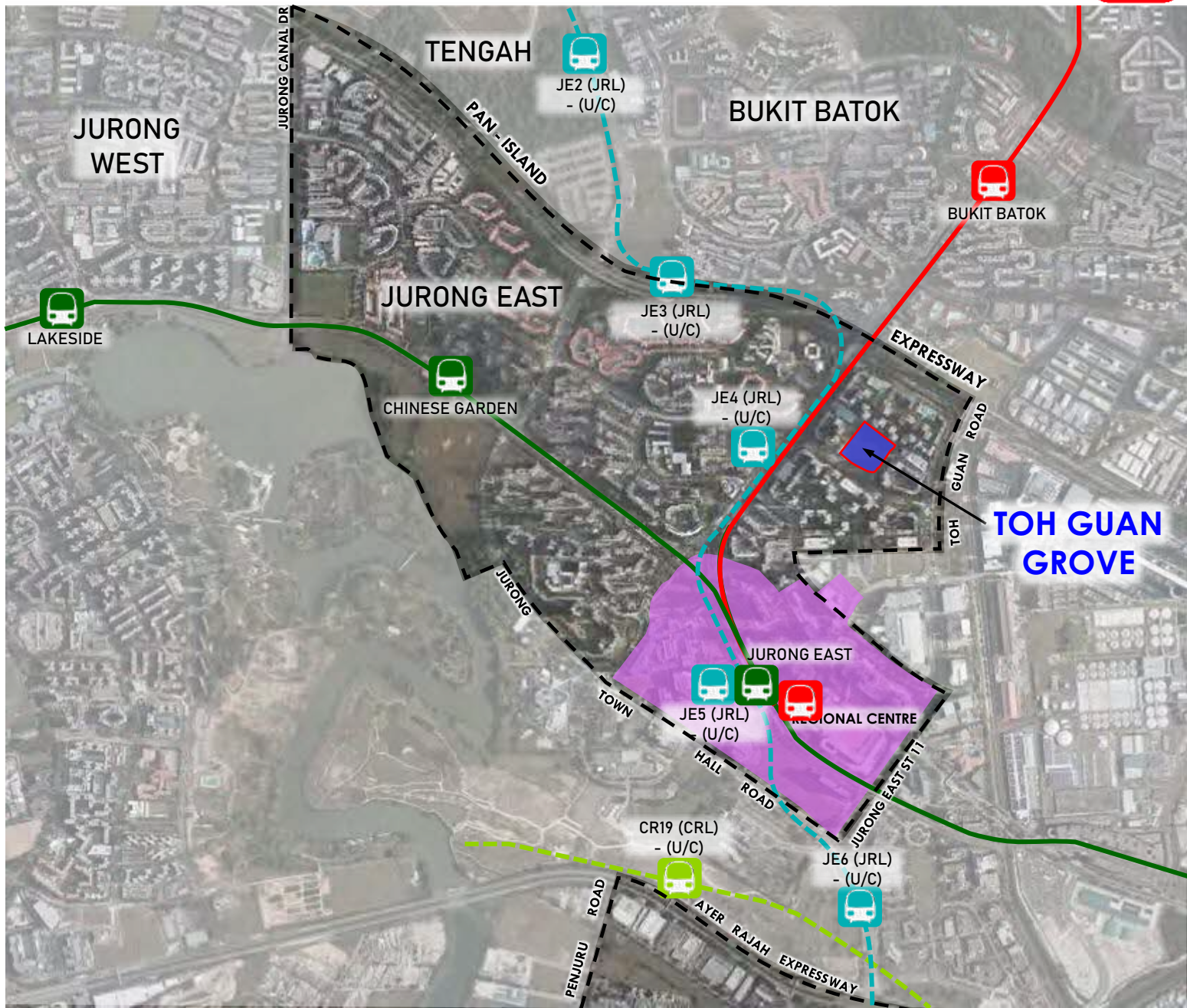
Sharing on

TOH GUAN GROVE

Jurong East Town |

Overview

- Vibrant town with a diverse variety of commercial, community, and recreational facilities for residents and visitors alike.
- Connectivity and convenience will be enhanced with the completion of the Jurong Region Line (JRL) in 2029, of which JE4 station will open in stage 2 in 2028, to improve accessibility to key destinations across the Jurong region.



Legend

- Town Boundary
- East-West Line
- North-South Line
- Cross Island Line (U/C)
- Jurong Region Line (U/C)

Jurong East Town |

Amenities around Toh Guan Grove

- Westgate
- Jem
- Ng Teng Fong General Hospital
- Jurong Community Hospital
- Toh Guan Park

Legend

- East-West Line
- North-South Line
- Jurong Region Line (U/C)

Toh Guan Grove

This development site is strategically located in the center of the Toh Guan Estate. There are a total of 3 residential blocks in the precinct, consisting of 2 nos. of 37/27 storey residential blocks and 1 nos. of 10 storey residential block comprising 569 residential apartment units.

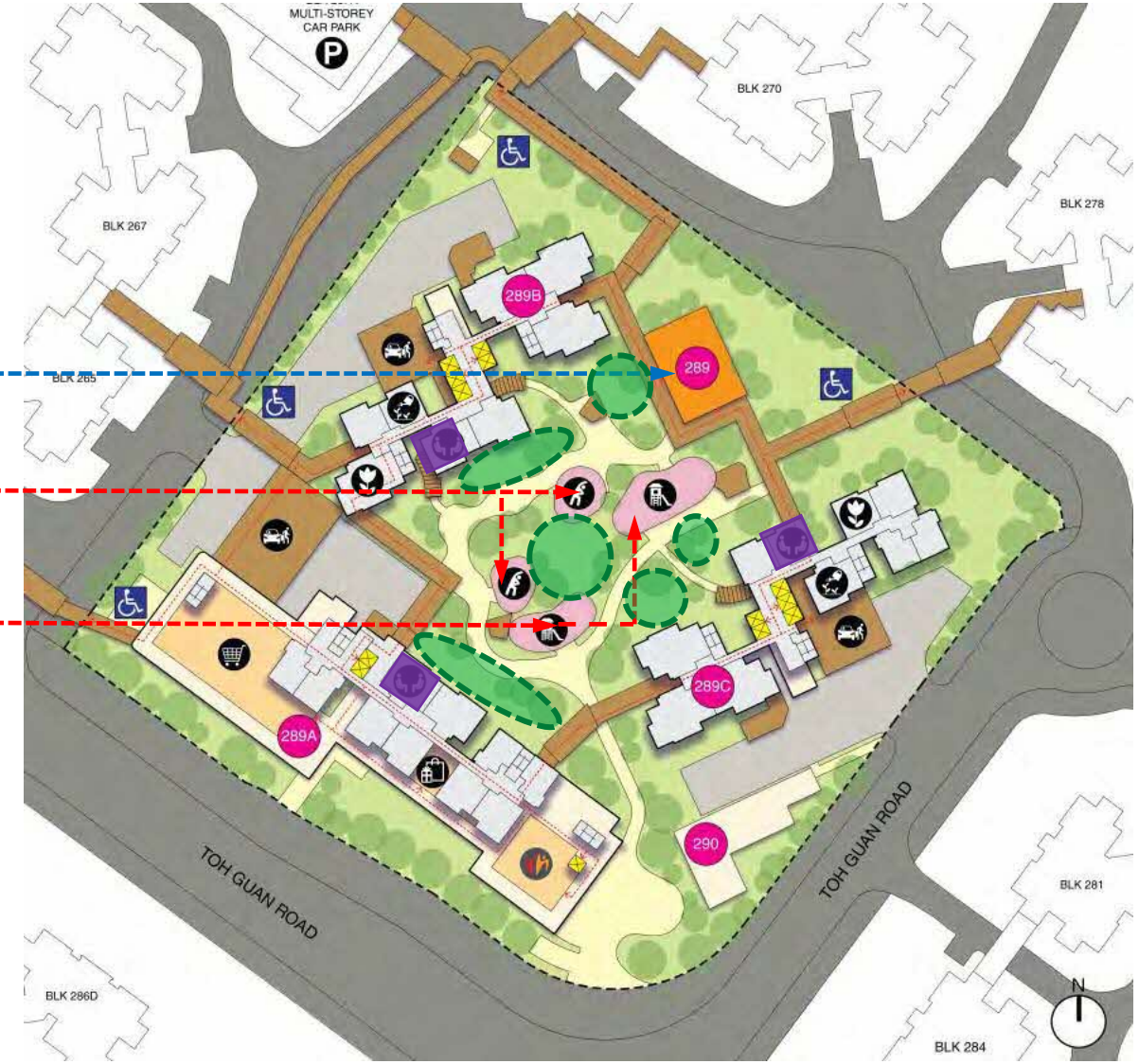
The name 'Toh Guan Grove' celebrates the origins of the site, where there were branches of the Pandan River and it is full of mangrove. Hence, the proposed massing, hardscape, softscape and architectural features take cues from the natural form of the mangrove and it is the reminiscent the origin of the site.

Toh Guan Grove

PRECINCT PAVILION

ADULT & ELDERLY FITNESS STATION

CHILDREN'S PLAYGROUND



LEGEND

- Precinct Green Spaces
- Community Living Room

Precinct Green Spaces

- Green Spaces located in the precinct provide areas for residents to connect with nature, exercise and socialize

Community Living Rooms

- Community Living Rooms (CLR) are designed with furniture, overlooking to the Green Spaces for residents to enjoy the nature and socialize.

CLR
Seats and Table for social gathering

Toh Guan Grove

Vibrant Living

- Roof Gardens are provided for residents to interact and enjoy views out.
- Social communal facilities have easy access towards precinct garden encouraging intergenerational bonding

TOH GUAN GROVE

Welcome to your NEW HOME

HOUSING & DEVELOPMENT BOARD

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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.

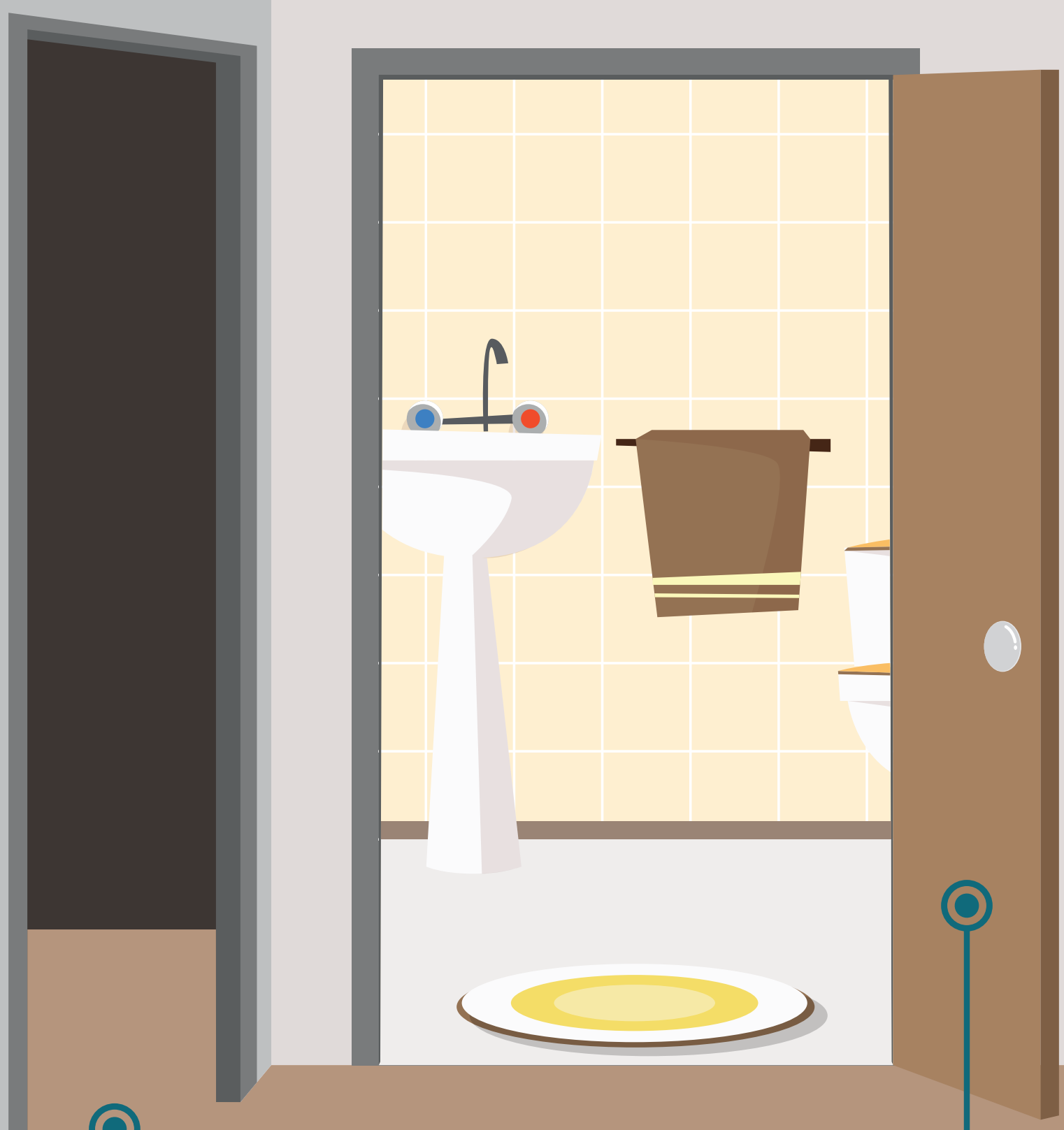
Drywall

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.

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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。错误或不安全的装修工作，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 menjejas 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.

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Your HDB Living

Topics

1 Starting Your HDB Living

2 Renovating & Maintaining Your Home

3 Being A Good Neighbour

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Starting Your HDB Living

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

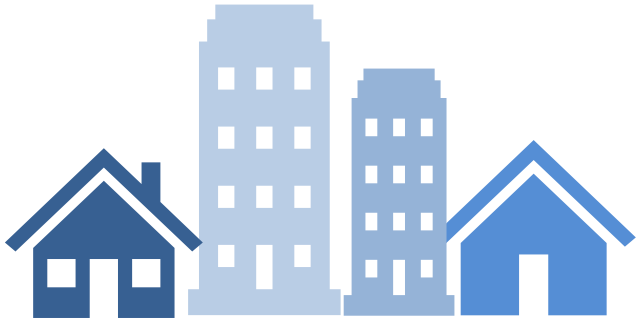
Sample floorplan of a 4-Room HDB flat

Renting out extra bedroom(s)* is allowed

*For flats that are 3-room or bigger

Renting out of whole flat is <u>not</u> allowed

Purchase of local or overseas private property is <u>not</u> allowed



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

Buy Fire Insurance!

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

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

Encouraged to buy additional Home Insurance

Covers other home contents eg renovation and household items

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

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Renovating and Maintaining Your New HOME

Important Information on Renovations

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

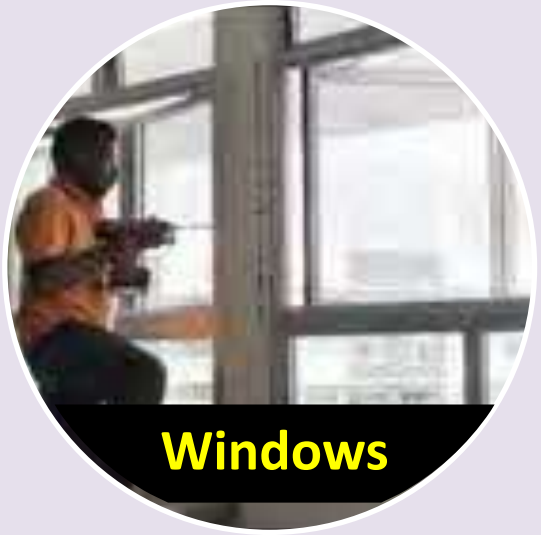
Check the status of your renovation permit application by logging in to My HDBPage

https://go.gov.sg/hdb-reno-contractors

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

Important Information on Renovations

Engage licensed workers for the following works:



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

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

Important Information on Renovations

THE STRAITS TIMES

THE STRAITS TIMES, THURSDAY, DECEMBER 24, 1992

NEWS FOCUS

23 families evacuated from homes

Damage to structural column

Residents from nearby blocks milling around

THE STRAITS TIMES

HOME

Unlicensed renovation contractor gets 3 months' jail

He deserves it, say residents

IN THE COURTS

asiaone

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SINGAPORE

HDB doesn't need warrant to enter flats

Reinforced Concrete Wall Hacked Structural Column Removed

Photo: HDB

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THE STRAITS TIMES

Around 190 HDB flats breached renovation guidelines in past 3 years' inspections

Online Article
ST Online
Michelle Ng

Published Date: 6 Jun 2021

es of both major and minor infringements in the 10-year period

OTO: GAVIN FOO

190 home owners and contractors of Housing Board carried out unauthorised renovation works infringing s in the past three years.

were inspected by the HDB from 2018 to 2020. Of cent of flats were found to be in breach of the

Important Information on Renovations

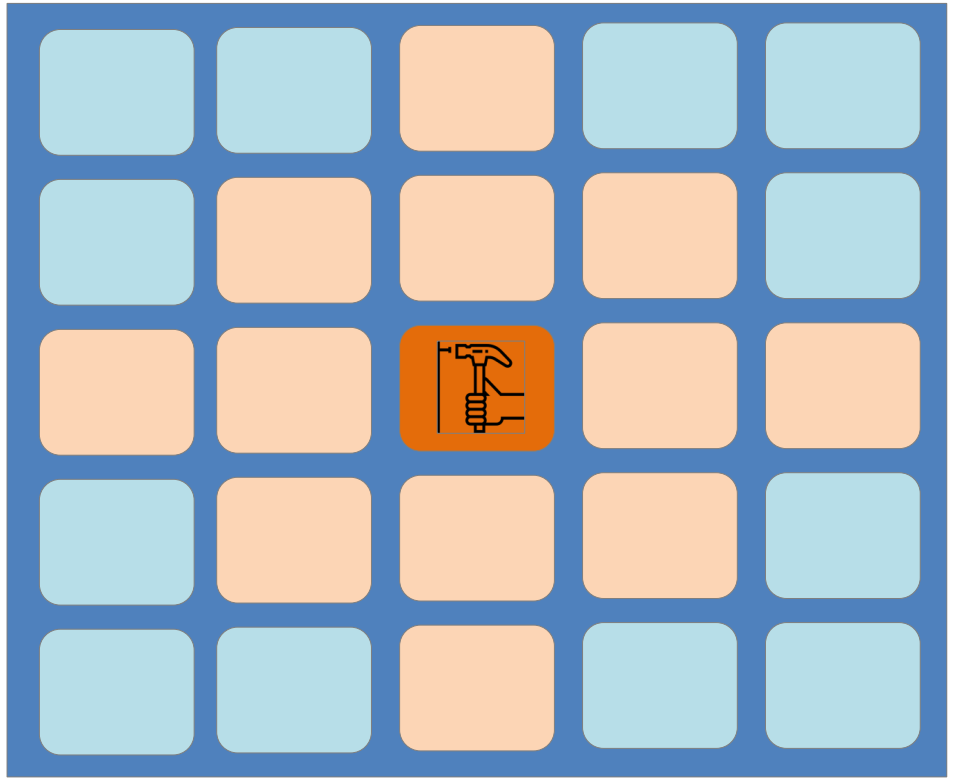
Exposed reinforcement bars

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: • New Year's Day • Lunar New Year • Hari Raya Puasa • Deepavali • Christmas

Renovating Responsibly



Units that should receive the written notice

Renovation contractors should serve advanced notice to neighbours:

- 2-units all round
- 5 days in advance

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

Maintaining Your New Home

Home owner's responsibility

Mostly within the flat

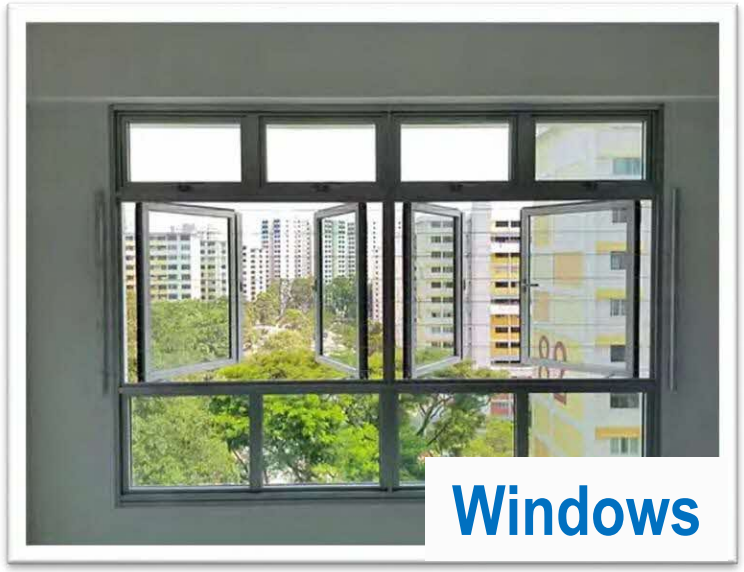
- Floor and wall finishes
- Windows
- Sanitary fittings
- Doors and gate

Town Council's responsibility

Mainly outside the flat

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

Maintaining Your New Home



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

https://go.gov.sg/hdb-homecare-guide

- Mop the floor regularly
- Use suitable tile-cleaning agents

Check your windows twice a year

- **6.6 & 12.12**

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https://go.gov.sg/hdb-minor-repairs

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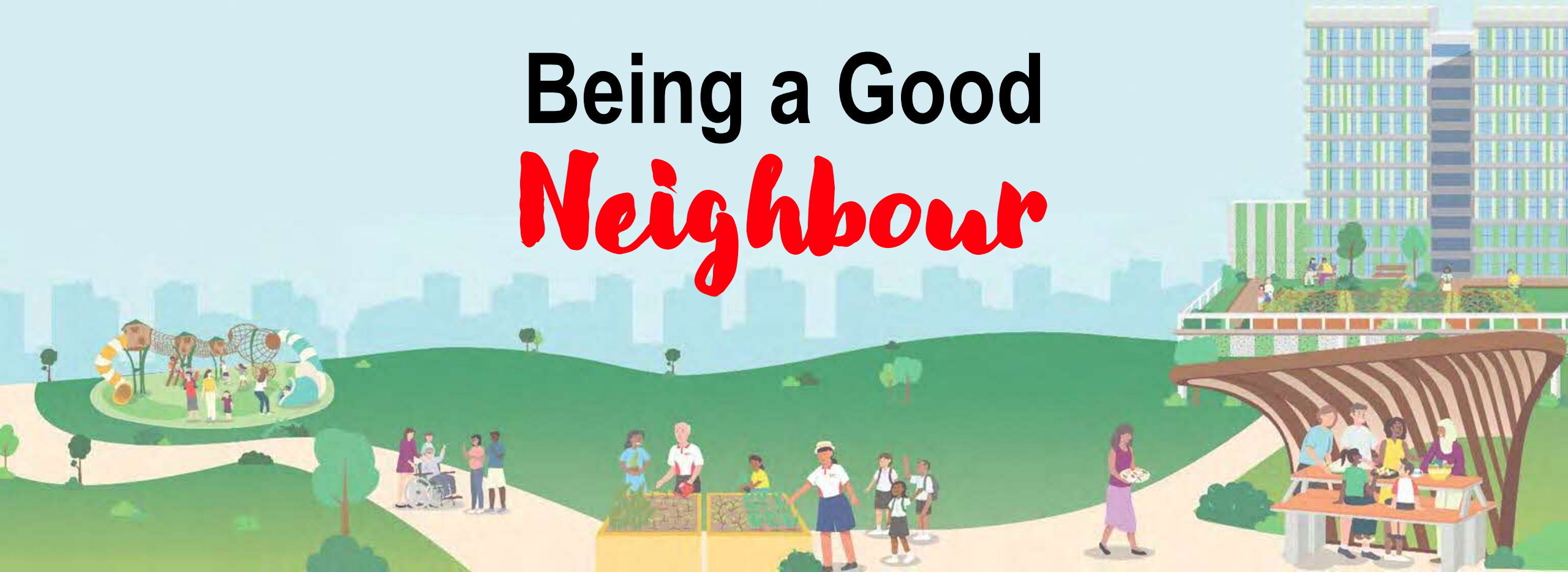
Being a Good Neighbour



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 and common areas tidy and clutter-free

Arrange with Town Council for bulky waste disposal

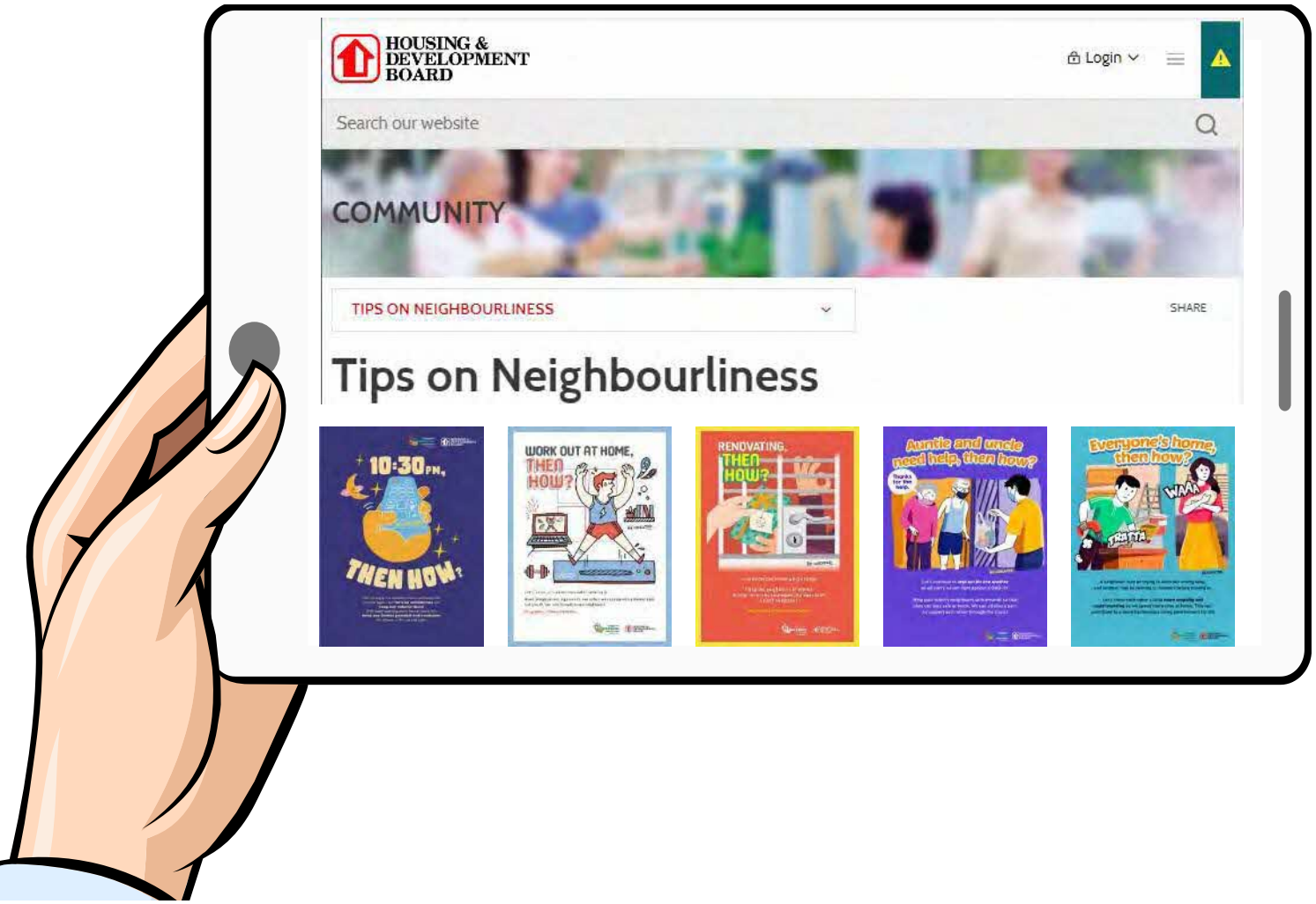
Lend a helping hand to neighbours in need

Offer to help with carrying of groceries

Be a responsible pet owner

Clean up after your pets

More Tips For Good Neighbours



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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

Your HDB Living