

Garden
WATERFRONT I
@TENGAH

Garden
WATERFRONT II
@TENGAH



**HDB'S SALES LAUNCH
NOVEMBER 2022**



Artist's impression

GARDEN WATERFRONT I & II @ TENGAH

Located in the Garden District of Tengah town and right next to the Promenade Park lining the Tengah Pond, Garden Waterfront I & II @ Tengah are located along Tengah Garden Avenue. The 2 developments comprise 18 residential blocks, ranging from 9 to 16 storeys in height. 2 of the blocks in Garden Waterfront I @ Tengah will house some rental flats. You can choose a home from 2,077 units of 2-room Flexi, 3-, 4-, and 5-room flats.

Garden Waterfront I & II @ Tengah are located next to an upcoming MRT station on the Jurong Region Line, and will be near upcoming amenities such as a Neighbourhood Centre and a Community Club. The developments will also be served by bus services leading to the city centre and nearby towns. With an extensive network of walking and cycling paths, residents will be able to walk and cycle everywhere in Tengah.



Artist's impression

Daily conveniences are within easy reach as Garden Waterfront I @ Tengah will come with shops, a supermarket, restaurants, an eating house, and a residents' network centre. Childcare centres, playgrounds, and fitness stations are found in both Garden Waterfront I @ Tengah and Garden Waterfront II @ Tengah to provide added convenience. Roof gardens are located on some of the residential blocks and on both Multi-Storey Car Parks (MSCPs). In Garden Waterfront II @ Tengah, the roof garden on the MSCP is linked to nearby residential blocks via sky terraces.

Please refer to the site plan for the facilities provided in Garden Waterfront I & II @ Tengah. Facilities in these developments will be accessible by the public.



Tengah Town Centre – The Market Place



Car-lite Town Centre

ABOUT TENGAH TOWN

Homes in Tengah town will be surrounded by lush greenery and nature. HDB has applied its Biophilic Town Framework to guide the enhancement of existing natural assets and the design and development of neighbourhood landscapes in Tengah. Residents can look forward to nature-centric neighbourhoods that offer a greater sense of place, better well-being, and an enhanced quality of life.

A variety of outdoor spaces and landscape features will be introduced to draw people closer to nature. A town-wide Active, Beautiful, and Clean Waters design strategy will also be introduced to slow down and treat stormwater runoff, while enhancing the biodiversity. For more details on Tengah town, you may visit HDB's exhibition at <https://www20.hdb.gov.sg/fi10/fi10349p.nsf/tengah/indexcopy.html>.

Tengah will be the first town to integrate housing developments with the area's surrounding greenery and biodiversity. One major attraction will be the approximately 100-metre wide and 5km long Forest Corridor, which will form part of the larger network of greenery that connects the Western Water Catchment Area and the Central Catchment Nature Reserve. In collaboration with the National Parks Boards, various tree species will be planted in the Forest Corridor to transform it into a rich forest habitat.

Complementing the Forest Corridor is the Forest Fringe, a 15- to 20-metre wide linear greenscape that will provide a tranquil and rustic environment for residents to enjoy flora and fauna. In addition, extensive park spaces, such as the Central Park and Community Farmways, will string key amenities and facilities together, providing a safe environment for residents to access their daily amenities.

Tengah will be the first HDB town to have a car-free town centre nestled next to a lush green park. To encourage green commuting, there will be dedicated walking and cycling paths along all roads to create seamless connections within the town. The upcoming Jurong Region Line and bus services will serve the public transport needs of residents.

Tengah is also the first HDB town to be planned with town-wide smart technologies from the outset. Guided by HDB's Smart Town Framework, the various districts will integrate smart technology in its design, so that residents can enjoy a quality living environment. Autonomous vehicles will be piloted in Tengah town to provide convenient first-mile-last-mile connection to key transport nodes and amenities.

Vibrant commercial facilities are planned for the town centre and in the districts, complementing other shopping and dining options in the nearby Bukit Batok town. Check out the heartland shops on Where2Shop@HDB at <https://www.hdb.gov.sg/cs/infoweb/residential/where2shop/explore/bukit-batok>.



Garden District

ABOUT GARDEN DISTRICT

The Garden District is framed by Tengah Pond and Central Park. This picturesque setting will be complemented by the garden-themed farmway, which encourages healthy and active living. The Garden Farmway is a key feature of the Garden District, helping to foster a new lifestyle centred on community gardening and hobby farming. Residents may be able to enjoy farm-to-table dining as they grow their own produce and share the fruits of their harvest. These activities will offer residents the opportunity to experience a different lifestyle, connect with one another, and ignite the kampung spirit.

Thematic playgrounds inspired by nature motifs such as flowers and garden creatures, strengthen the visual identity of Garden District and encourage imaginative play among children. Green markers at key entry points along the Garden District, such as botanical arbours framed with flowering creepers, provide shade and visual respite amidst the urban environment.

An array of amenities such as eateries, schools, and retail shops, will be available in Garden District to meet the daily needs of residents.

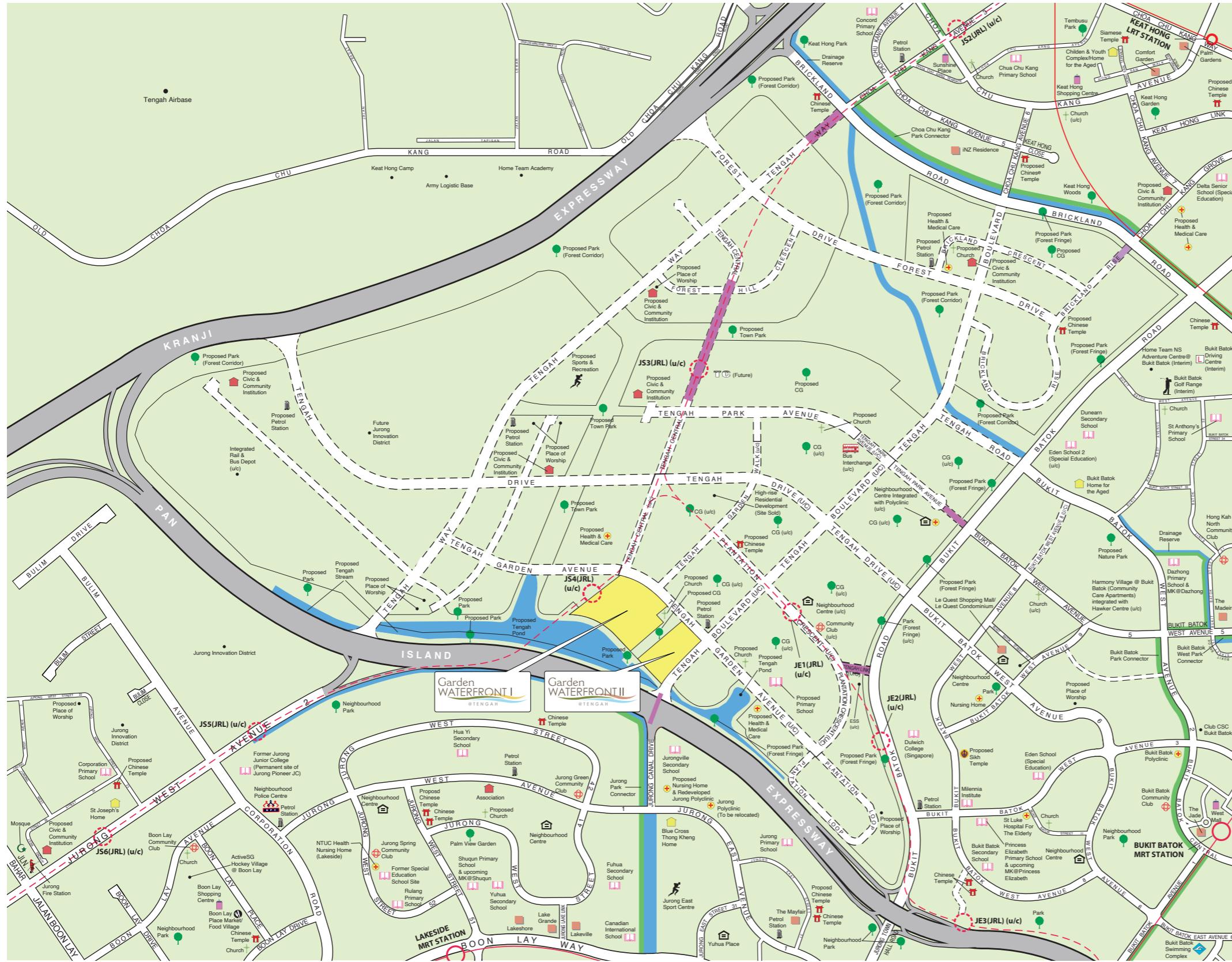
IMPORTANT NOTES

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/ facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres, day activity centres, etc), commercial facilities (such as shops and eating houses), mechanical and electrical rooms, and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks, or stand-alone community buildings.

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



TENGAH



The information on the development is tentative and subject to change.

Notes

NOTE:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - (a) Places of worship (e.g. Chinese Temple or Church) may include columbarium,
 - (b) community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks, etc.
6. Transit Priority Corridors (TPCs) are corridors that put together a combination of bus priority solutions to enhance bus priority. Features may include existing measures such as bus lanes or new concepts such as bus-only roads.
7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.



The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

ECO-FRIENDLY FEATURES

To encourage green and sustainable living, Garden Waterfront I and II @ Tengah will have several eco-friendly features such as:

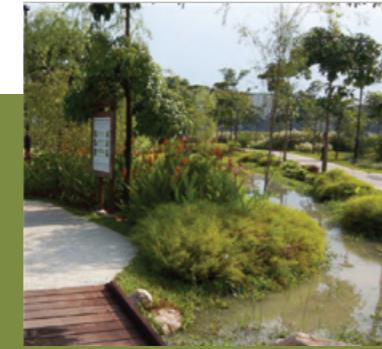
- Separate chutes for recyclable waste
- Regenerative lifts to reduce energy consumption
- Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- Parking spaces to facilitate future provision of electric vehicle charging stations
- Use of sustainable products in the development
- Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



SEPARATE CHUTES
FOR RECYCLABLE
WASTE



BICYCLE
STANDS



ABC WATERS DESIGN
FEATURES

CENTRALISED COOLING SYSTEM

Residents can choose to subscribe to have air conditioning provided from a centralised cooling system. This system for public housing is the first of its kind in Singapore.

Cooling to each household unit will come from highly energy efficient chillers, and residents need not install nor maintain outdoor condensing units on their air-conditioner ledge. They will get to enjoy cost savings while contributing to a sustainable lifestyle in this eco-friendly district. Residents may decide to subscribe to the centralised cooling system after signing the Agreement for Lease. More information will be provided during the flat selection exercise.

For further enquiries, please contact SP Group at tengahcooling@spgroup.com.sg or visit <https://www.mytengah.sg/>.



SMART SOLUTIONS

Garden Waterfront I and II @ Tengah will come with the following smart solutions to reduce energy usage, and contribute to a safer and more sustainable living environment:

- Smart-Enabled Homes with provisions to facilitate adoption of smart home solutions
- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal



FINISHES AND FITTINGS

To boost construction productivity, Garden Waterfront I & II @ Tengah will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. The flats will come with full floor finishes, internal doors, and sanitary fittings.

2-ROOM FLEXI

Available either on a 99-year lease or short-lease

- Vinyl strip flooring in the:
 - Living/ dining
 - Bedroom
- Floor tiles in the:
 - Bathroom
 - Household shelter
 - Kitchen
- Wall tiles in the:
 - Bathroom
 - Kitchen
- A sliding partition/ door for the bedroom and folding bathroom door
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite
- Grab bars (for 2-room Flexi flats on short-leases)

3-, 4- AND 5-ROOM

- Vinyl strip flooring in the:
 - Living/ dining
 - Bedrooms
 - Dry Kitchen (4-room)
- Floor tiles in the:
 - Bathrooms
 - Household shelter
 - Kitchen/ utility
- Wall tiles in the:
 - Bathrooms
 - Kitchen/ utility
- Internal doors for bedrooms and folding doors for bathrooms
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite

OPTIONAL COMPONENT SCHEME

Elderly buyers of short-lease 2-room Flexi flats can opt in for elderly-friendly and other fittings under the Optional Component Scheme (OCS). Please refer to the attached OCS leaflet for details.

If an elderly buyer opts in for the OCS, the cost of the optional components will be added to the price of the 2-room Flexi flat.

LAYOUT IDEAS

2-ROOM FLEXI (TYPE 1) FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 39sqm

Inclusive of Internal Floor Area of 37sqm and Air-con Ledge



2-ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 49sqm

Inclusive of Internal Floor Area of 48sqm and Air-con Ledge

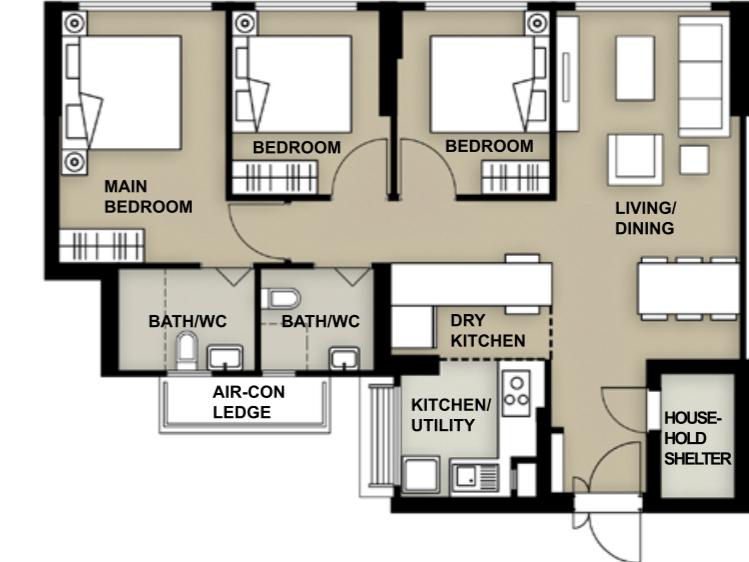


4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 94sqm

Inclusive of Internal Floor Area of 91sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 4-room flats with a combined kitchen/utility space.

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

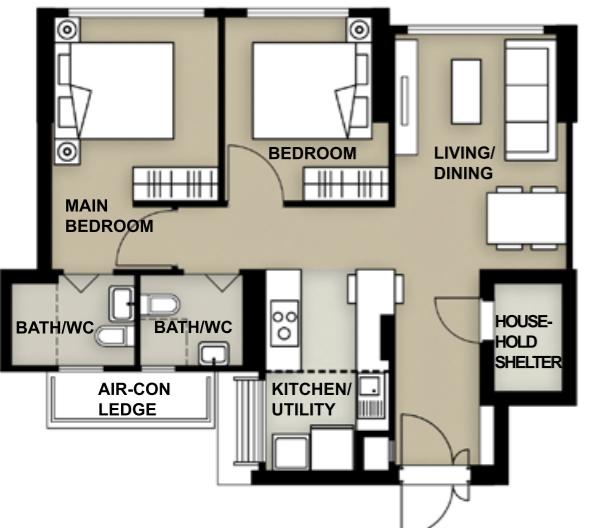
For example, you can add partitions to separate the dry kitchen, wet kitchen and utility, as indicated in the dotted lines.

3-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 69sqm

Inclusive of Internal Floor Area of 66sqm and Air-con Ledge



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

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

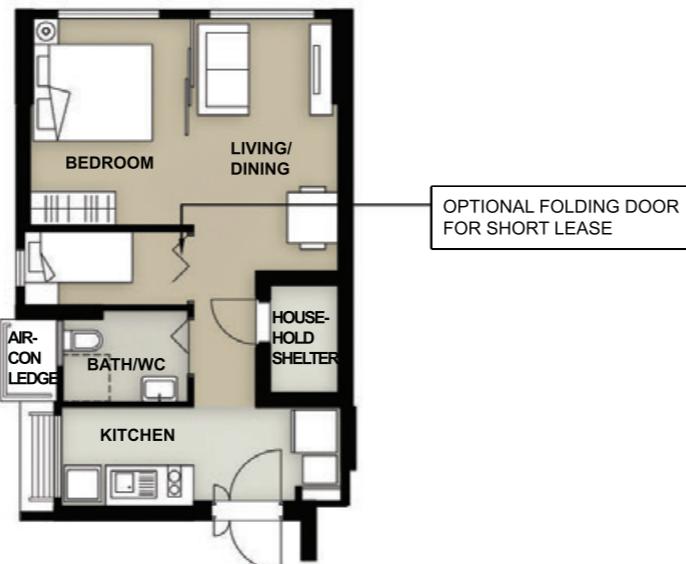
For example, you can add a partition to separate the utility from kitchen.

2-ROOM FLEXI (TYPE 2) FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 49sqm

Inclusive of Internal Floor Area of 48sqm and Air-con Ledge

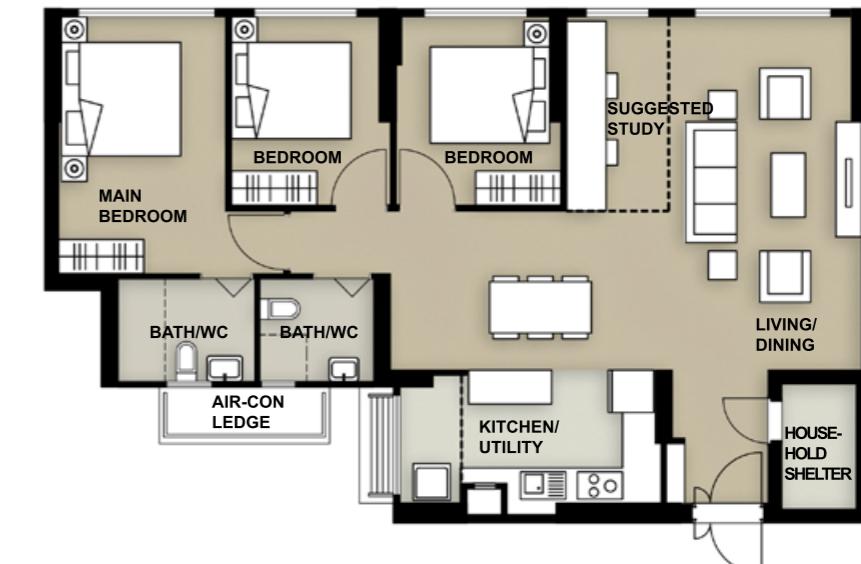


5-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

Approx. Floor Area 114sqm

Inclusive of Internal Floor Area of 111sqm and Air-con Ledge



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 5-room flats with a combined kitchen/utility space.

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

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



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

SCALE 0 5 10 20 30 40 50 60 70 80 90 100 Metres

N

Notes:

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- The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
 - (a) Places of worship (e.g. Chinese Temple or Church) may include columbarium,
 - (b) community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks, etc.
- The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' network centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
- The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
- Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
- In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

SITE PLAN

Garden
WATERFRONT I
@ TENGAH

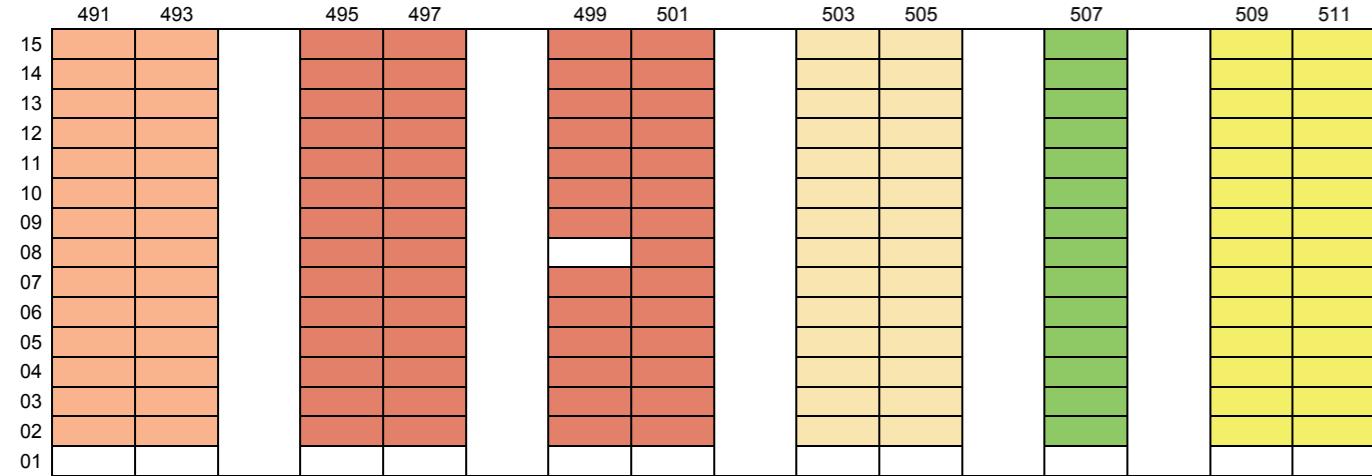
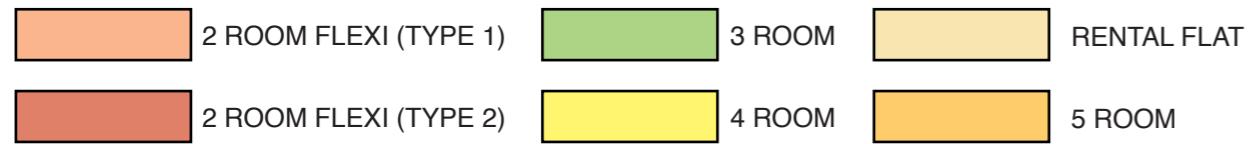
Garden
WATERFRONT II
@ TENGAH

FLAT TYPE		
2 ROOM FLEXI (TYPE 1)	3 ROOM	5 ROOM
2 ROOM FLEXI (TYPE 2)	4 ROOM	RENTAL (NOT AVAILABLE FOR SALE)
PLAY FACILITIES		
① CHILDREN PLAYGROUND	④ PRECINCT PAVILION	
② ADULT FITNESS STATION	⑤ DROP-OFF PORCH	
③ ELDERLY FITNESS STATION		
SOCIAL AMENITIES		
⑥ FUTURE AMENITIES/ FACILITIES AT 1ST STOREY	⑧ RESIDENTS' NETWORK CENTRE AT 1ST STOREY	
⑦ CHILD CARE CENTRE AT 1ST STOREY	⑨ HARDCOURT	
COMMERCIAL AMENITIES		
⑩ SHOPS/ SUPERMARKET/ RESTAURANT/ EATING HOUSE		
OTHERS		
LINKWAY	AMENITY LOCATED (BELOW)	
LB: LINKBRIDGE	AIR-WELL	
S : SHELTER		
TRELLIS	ENTRANCE/EXIT FOR CARPARK	
SERVICE		
ESS: ELECTRICAL SUB-STATION AT 1ST STOREY	CENTRALISED REFUSE CHUTE / CHUTE FOR RECYCLABLE WASTE (PNEUMATIC WASTE CONVEYANCE SYSTEM)	
UC : UTILITY CENTRE AT 1ST STOREY		
(U/C) SERVICE BAY	(U/C) UNDER CONSTRUCTION	

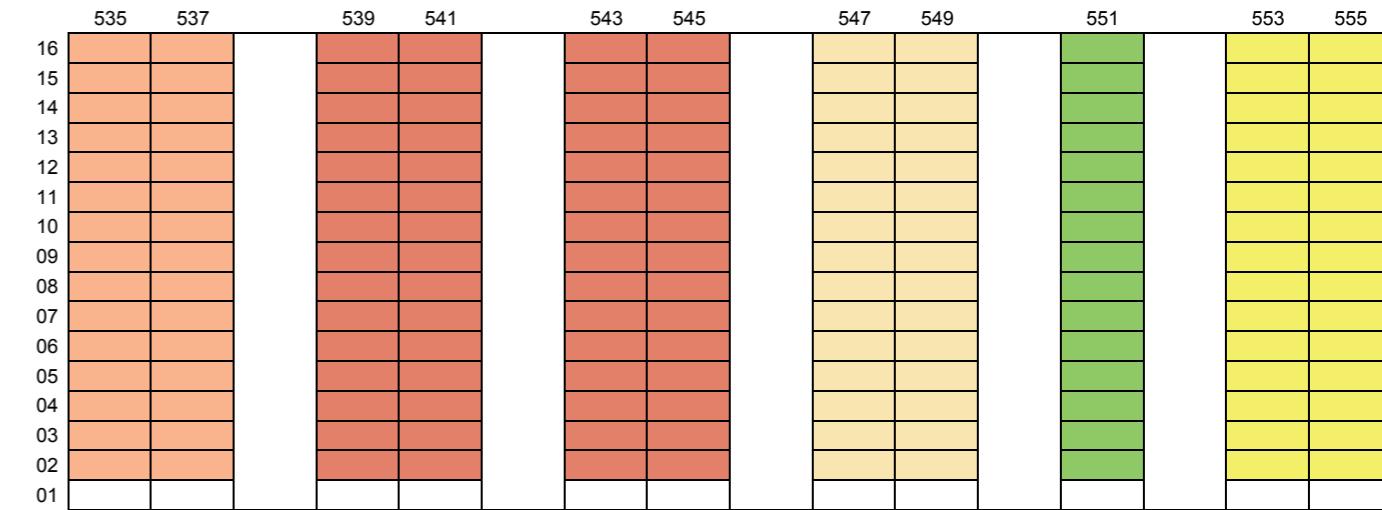
	Block Number	Number of Storeys	Home Ownership Flats				Total		
			2-Room	Type 1	Type 2	3-Room			
GARDEN WATERFRONT I @ TENGAH	209A	15	28	28	55	14	28	-	153
	210A	16	-	30	90	15	29	-	164
	210B	16	30	30	60	15	30	-	165
	211A	14/16	-	-	-	-	45	52	97
	211B	14/16	-	-	-	-	45	56	101
	212A	16	-	60	105	30	30	-	225
	212B	11/16	-	-	-	-	45	50	95
	212C	9/12	-	-	-	-	33	38	71
	212D	11/14	-	-	-	-	13	72	85
	213A	16	-	30	90	15	30	-	165
GARDEN WATERFRONT II @ TENGAH	213B	15	-	-	-	-	42	56	98
	213C	14/16	-	-	-	-	45	56	101
	216A	14/16	-	-	-	-	41	56	97
	216B	16	-	-	-	-	90	30	120
	216C	16	-	-	-	-	58	60	118
	216D	11/16	-	-	-	-	45	48	93
	217A	9/12	-	-	-	-	31	38	69
	217B	16	-	-	-	-	60	58	118
Total			58	178	400	89	740	670	2135

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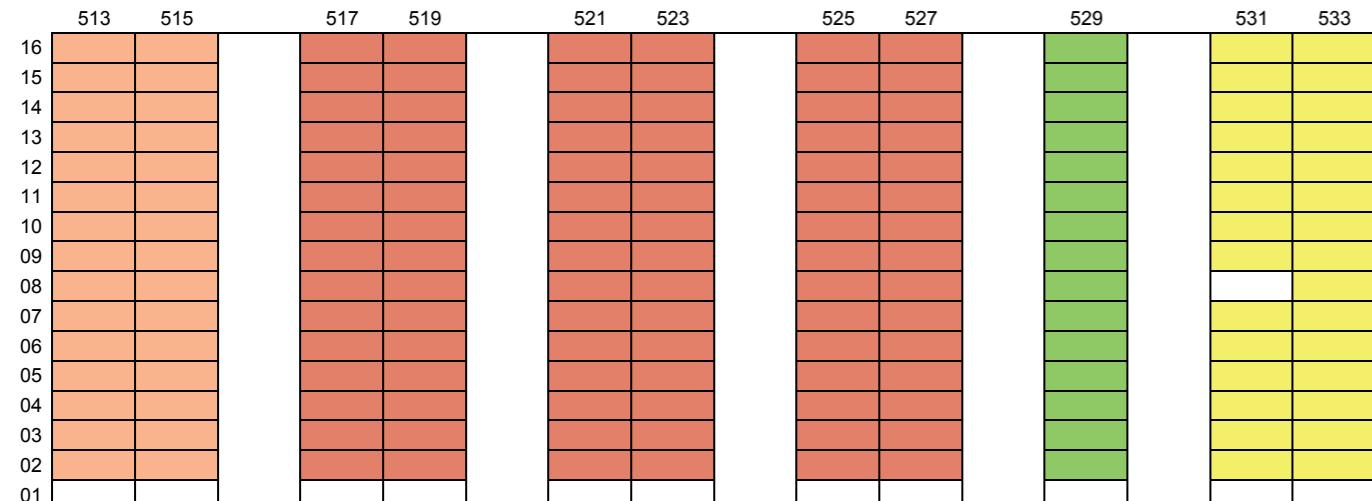
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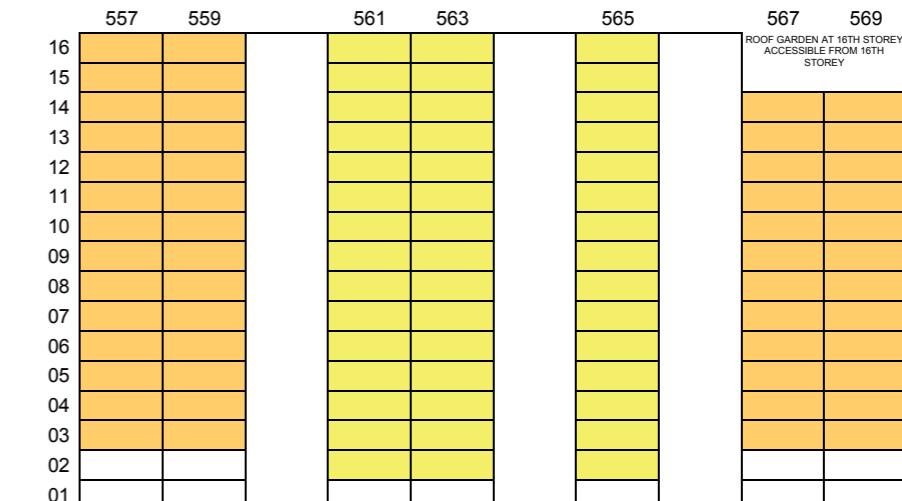
BLOCK 209A



BLOCK 210B

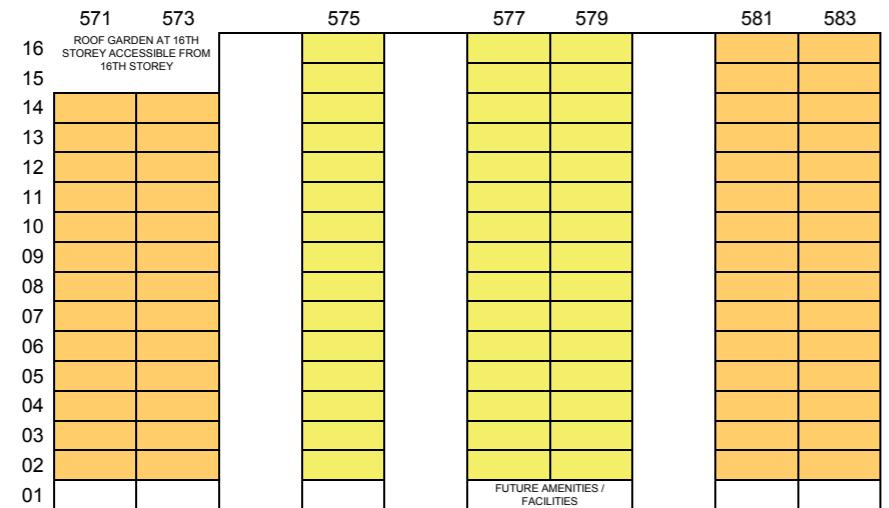
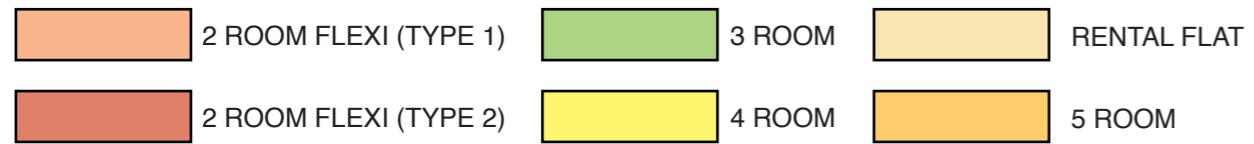


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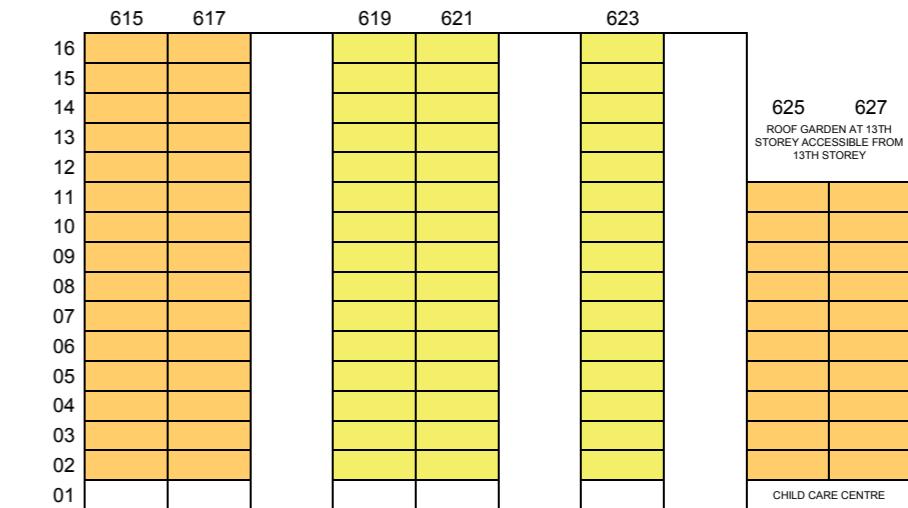


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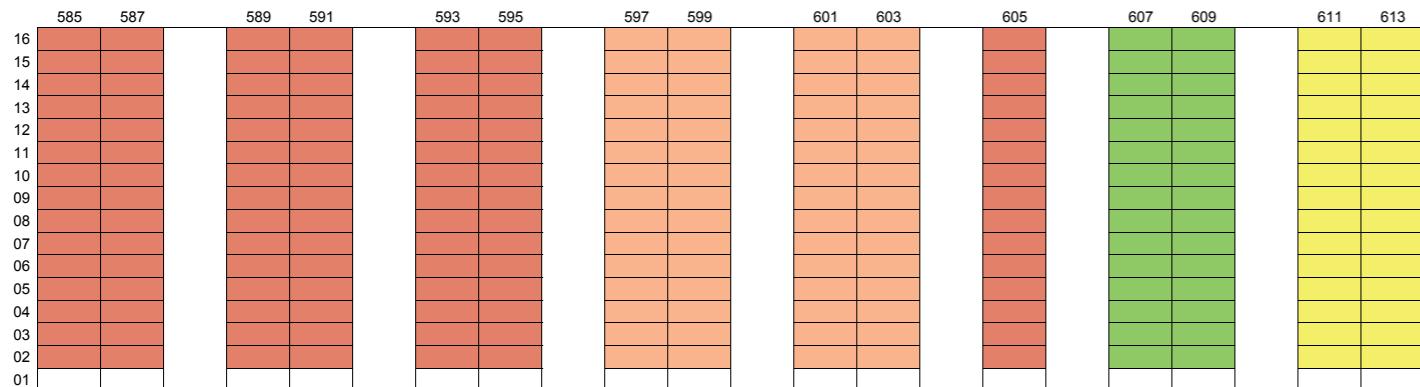
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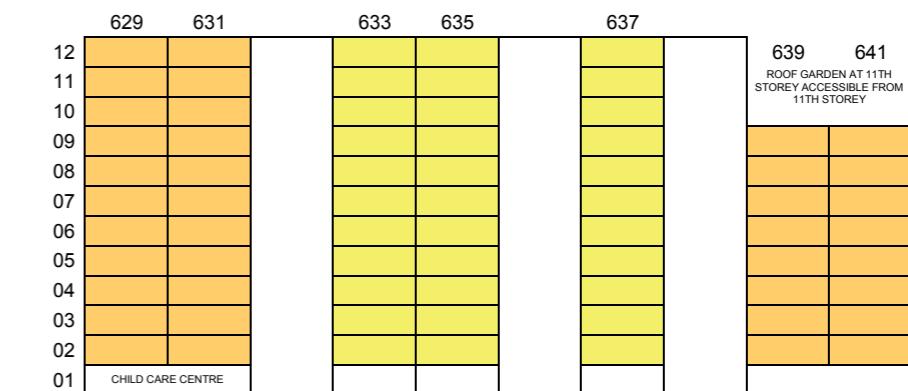
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BLOCK 212B

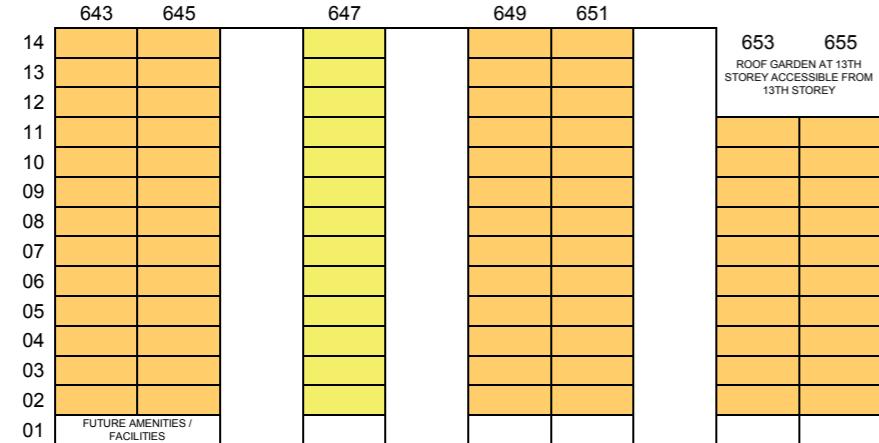
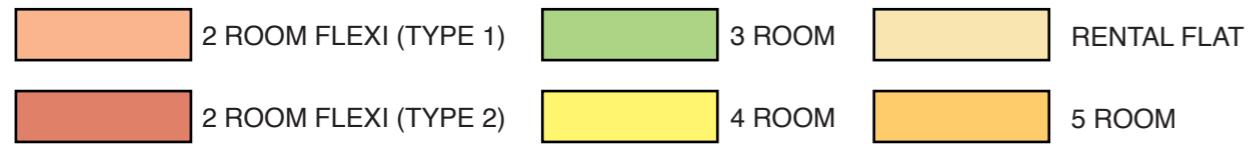


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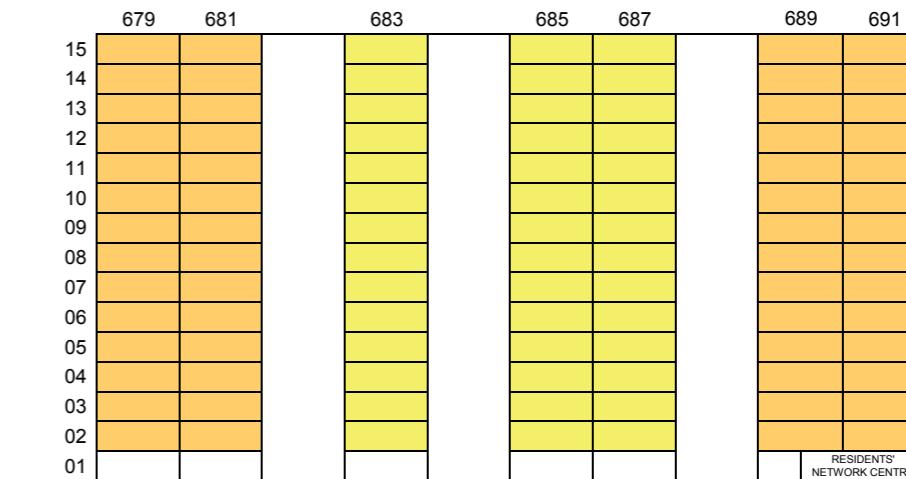


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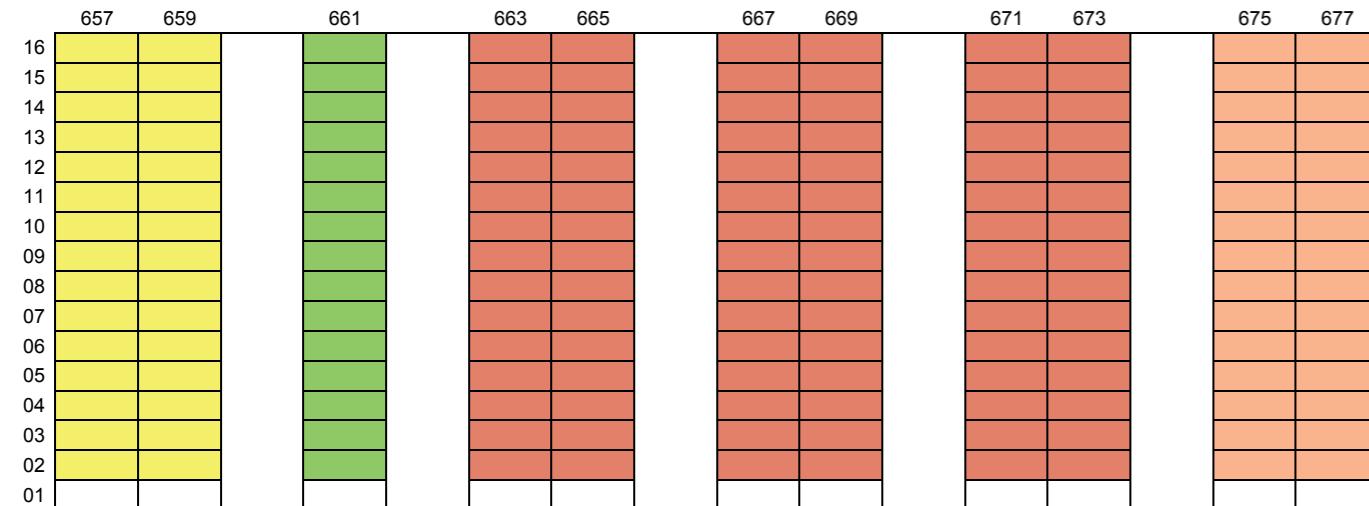
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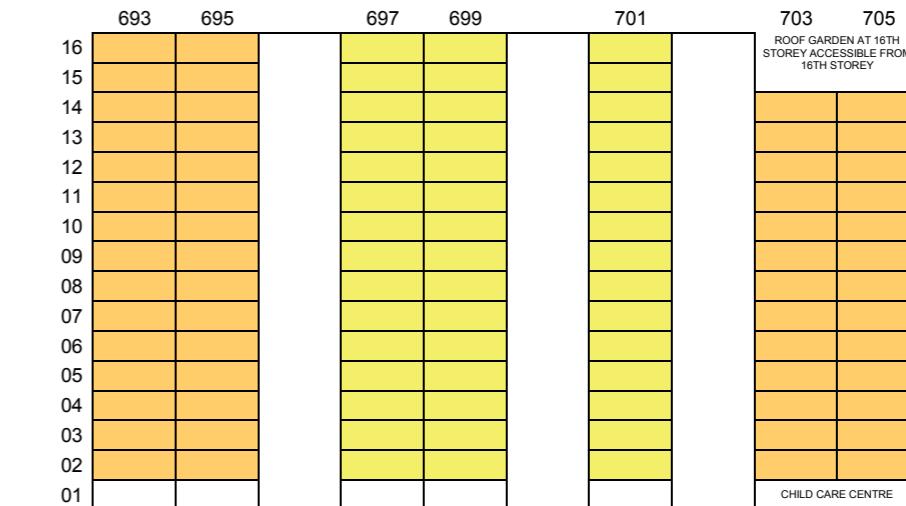
BLOCK 212D



BLOCK 213B

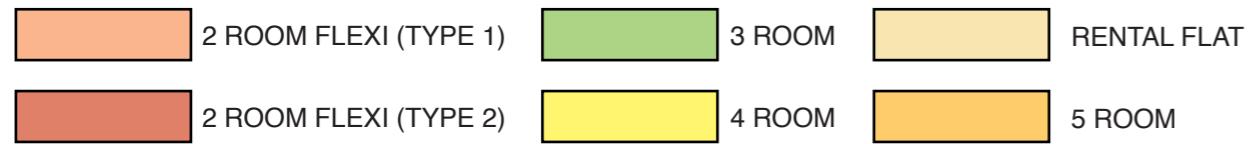


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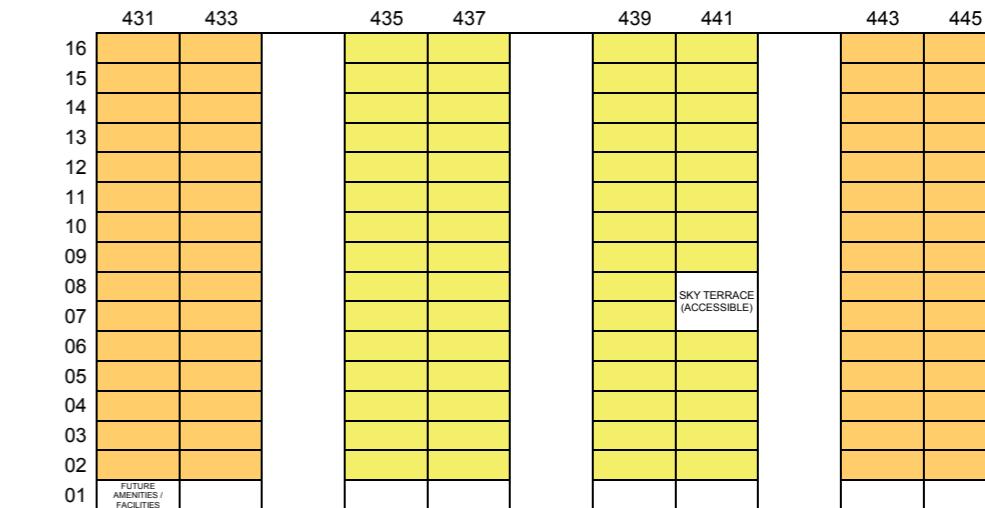


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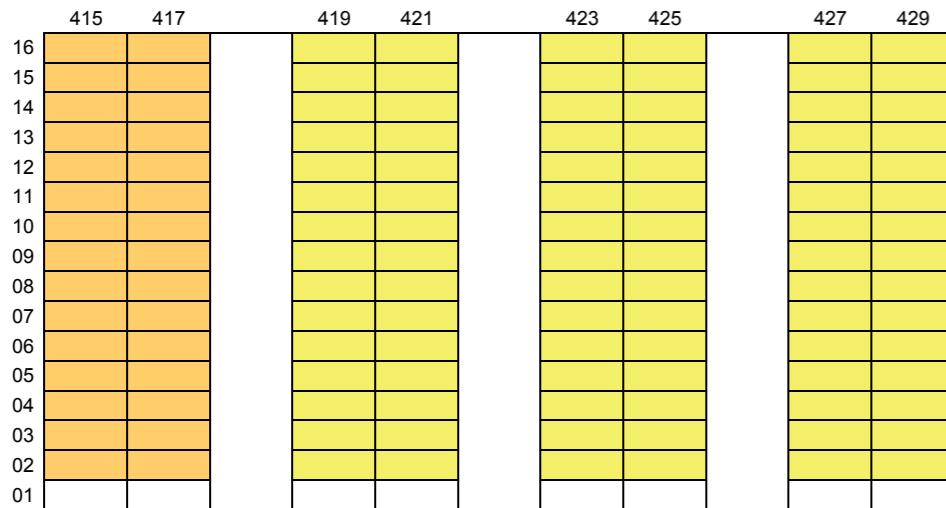
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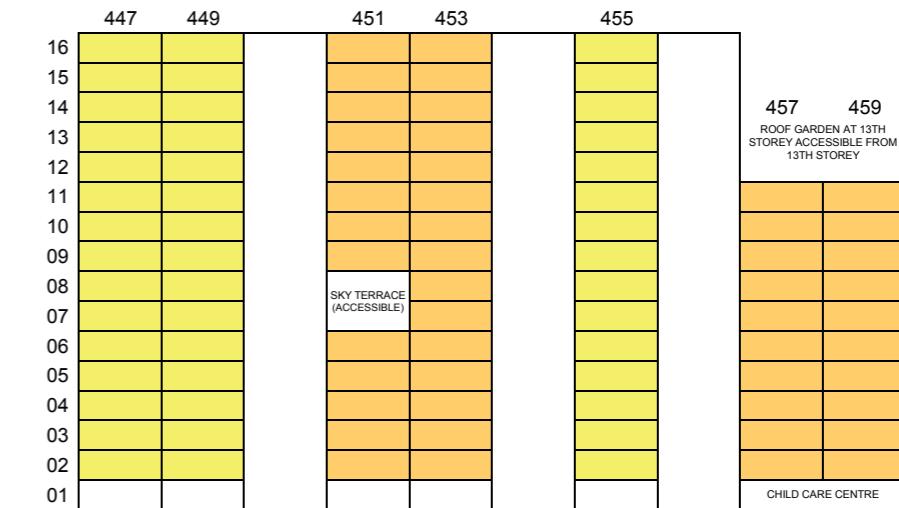
BLOCK 216A



BLOCK 216C

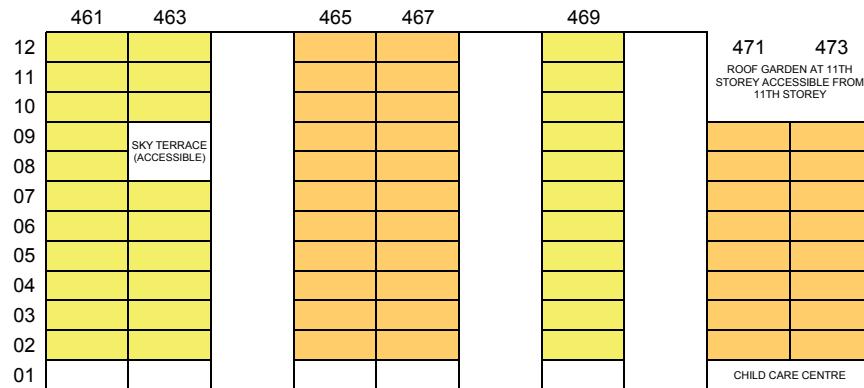
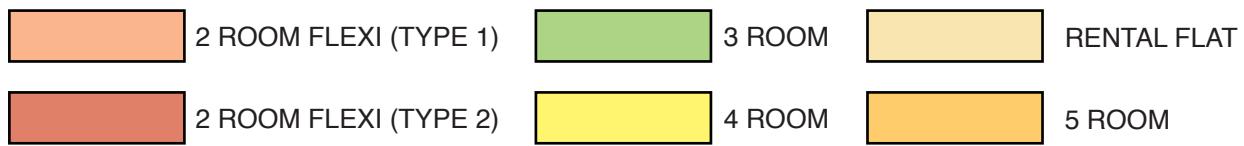


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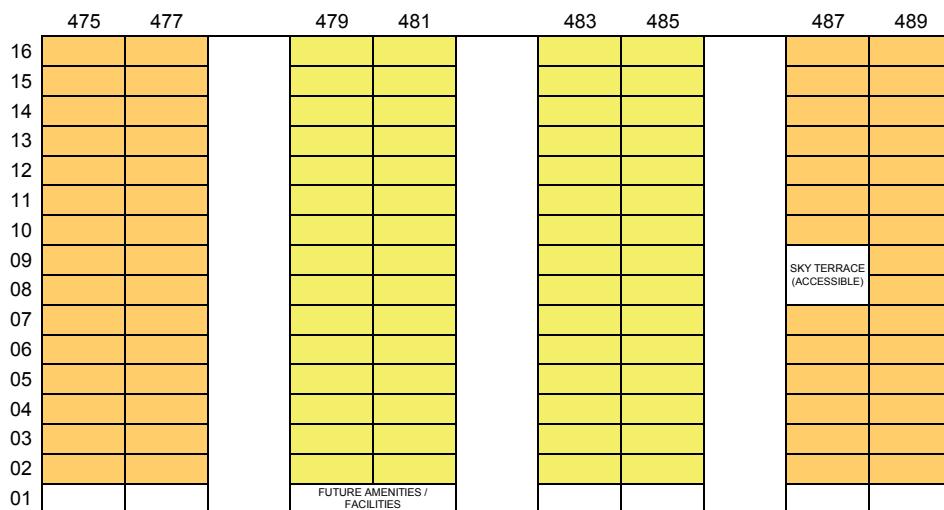


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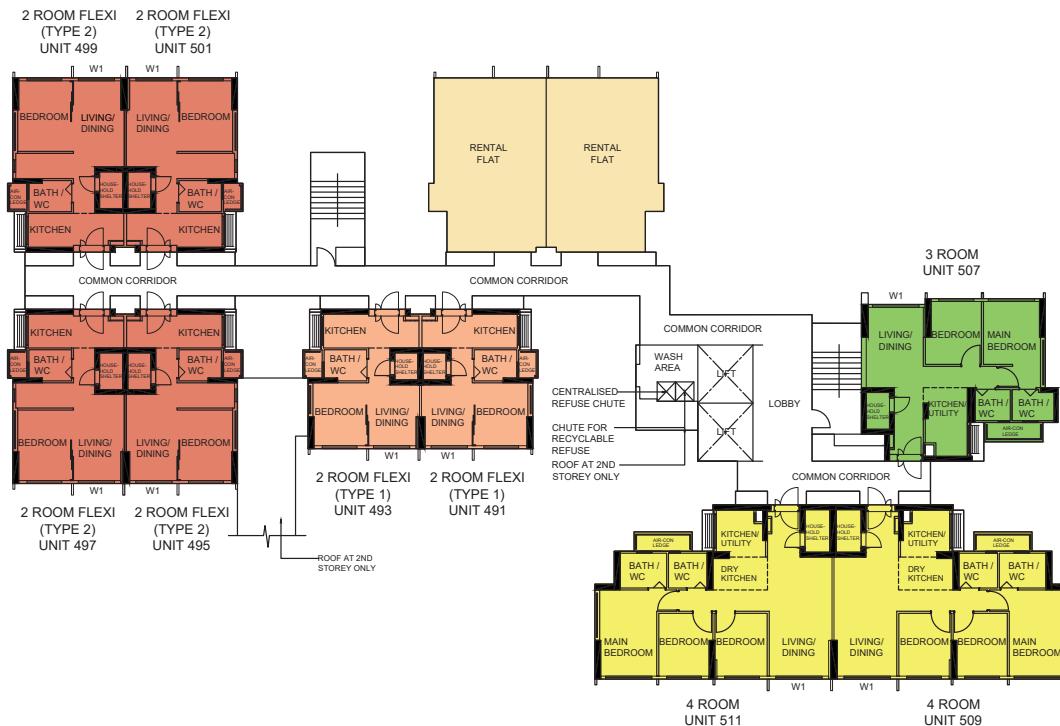
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BLOCK 217A



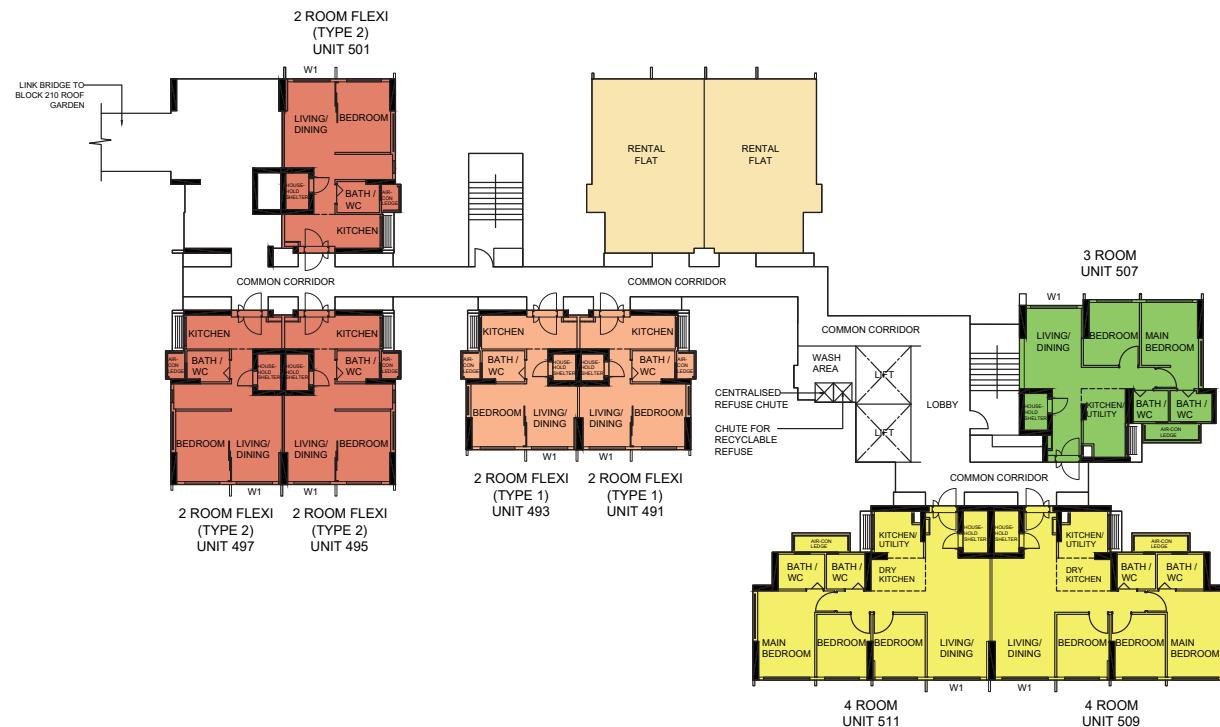
BLOCK 217B



BLOCK 209A | 2ND TO 7TH, 9TH TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210.

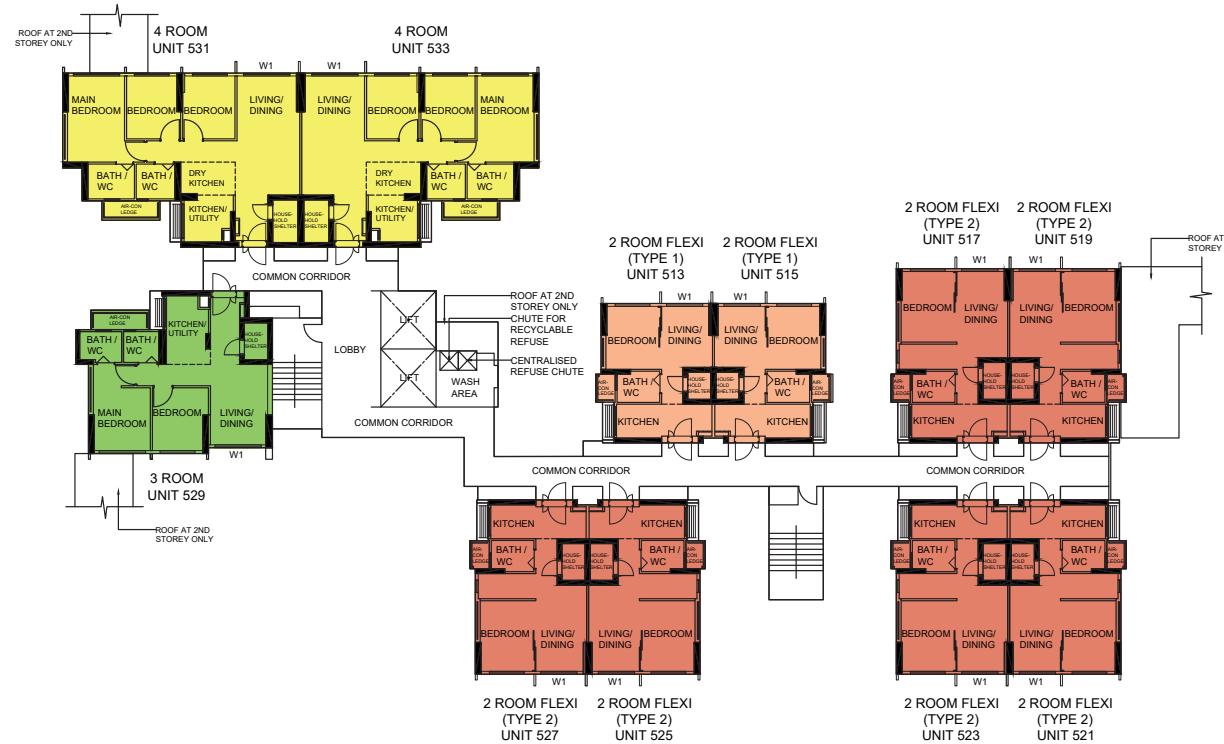
WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 209A | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210

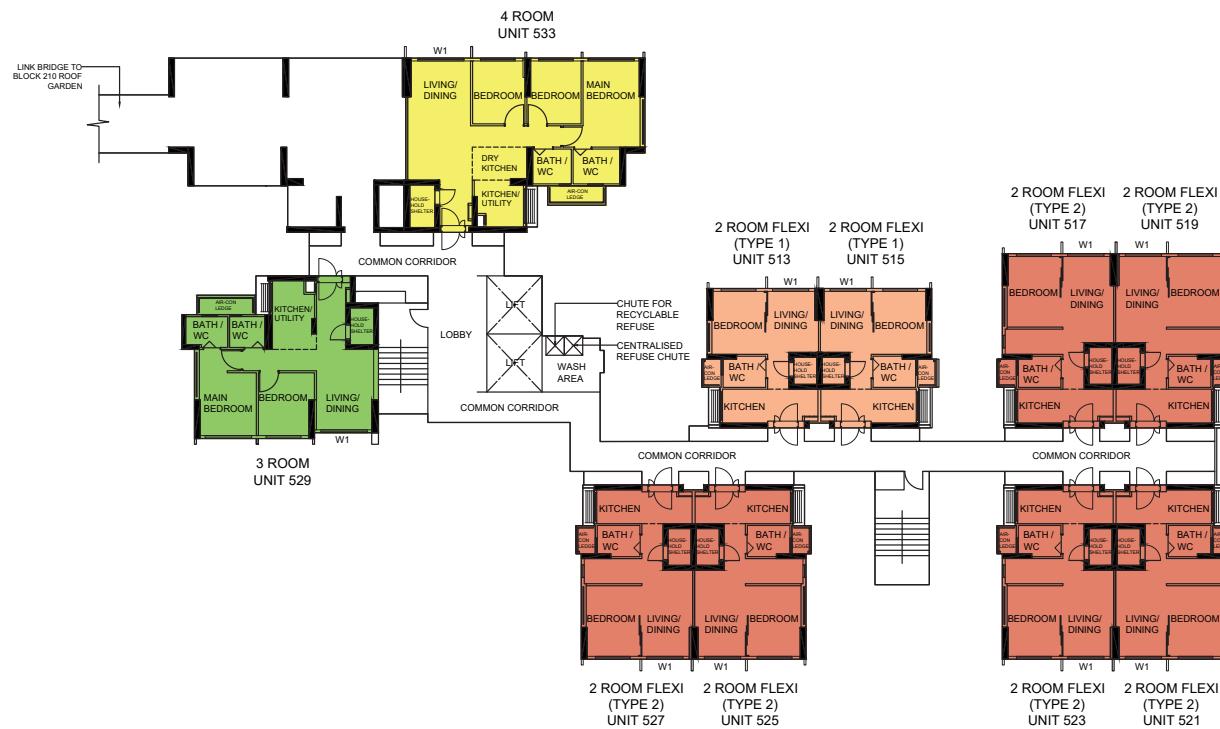
WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 210A | 2ND TO 7TH, 9TH TO 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210

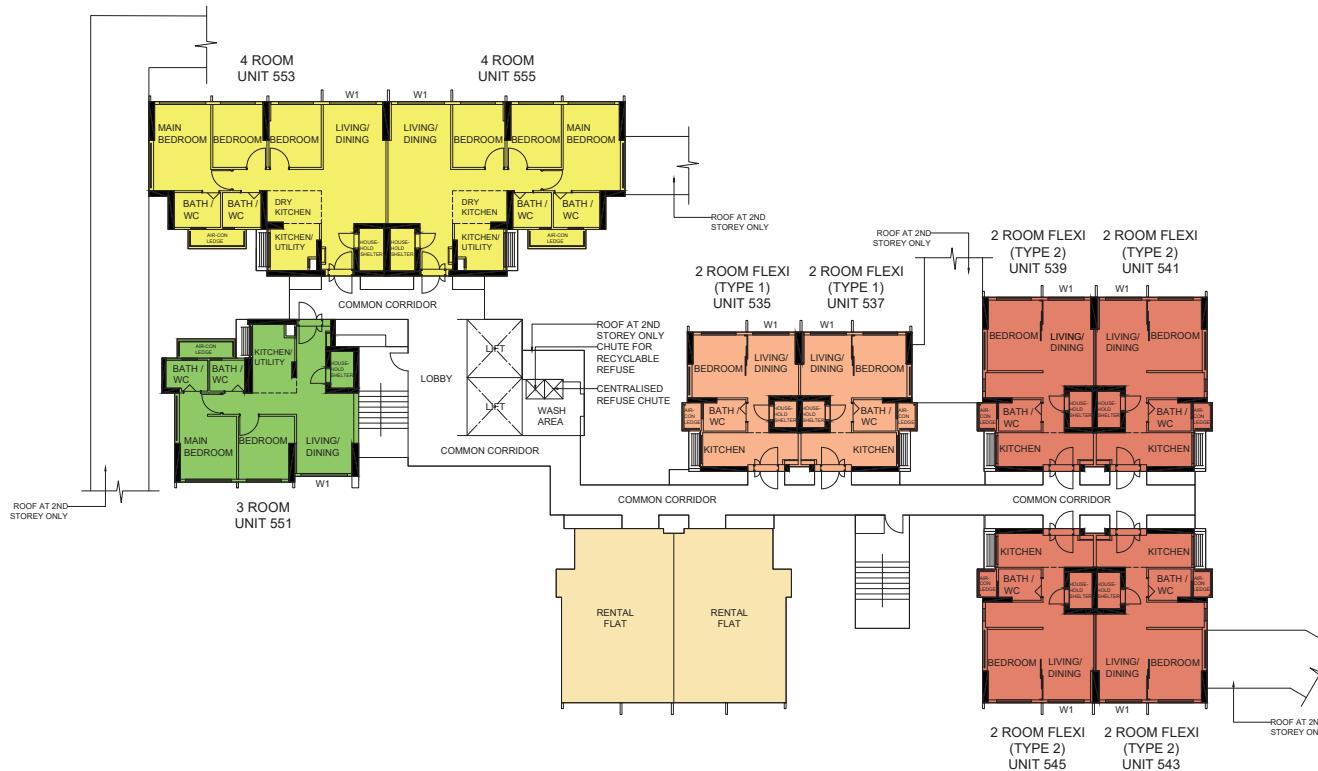
WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 210A | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE BOUNDARY OF THE FLAT
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BLOCK 210B | 2ND TO 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE BOUNDARY OF THE FLAT
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BLOCK 211A | 2ND STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 211
 UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210

WINDOW LEGEND :
 W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL
 BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 211A | 3RD TO 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 211
 UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 211A | 15TH STOREY FLOOR PLAN

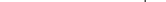
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 211
UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 211A | 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 211
UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 210

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 211B | 2ND TO 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 211

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 211B | 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 211

<p>WINDOW LEGEND :</p> <p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.</p>	<p>SCALE 0 1 2 3 4 5 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT</p>
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BLOCK 211B | 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 211

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 212A | 2ND TO 16TH STOREY FLOOR PLAN

WINDOW LEGEND :
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 212B | 2ND TO 11TH STOREY FLOOR PLAN

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 212B | 12TH STOREY FLOOR PLAN

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 212B | 13TH STOREY FLOOR PLAN

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 212B | 14TH TO 16TH STOREY FLOOR PLAN

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 212C | 2ND TO 9TH STOREY FLOOR PLAN

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 212C | 10TH STOREY FLOOR PLAN

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 212C | 11TH STOREY FLOOR PLAN

WINDOW LEGEND :
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 212C | 12TH STOREY FLOOR PLAN

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 212D | 2ND TO 11TH STOREY FLOOR PLAN

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 212D | 12TH STOREY FLOOR PLAN

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 212D | 13TH STOREY FLOOR PLAN

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 212D | 14TH STOREY FLOOR PLAN

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 213A | 2ND TO 16TH STOREY FLOOR PLAN

WINDOW LEGEND :
W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 213B | 2ND TO 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 214

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 213C | 15TH STOREY FLOOR PLAN

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 213C | 16TH STOREY FLOOR PLAN

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.

SCALE 0 1 2 3 4 5 10 METRES

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



BLOCK 216A | 2ND & 3RD STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 215

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 216A | 4TH TO 14TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 215

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 216A | 15TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 215

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 216A | 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 215

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 216B | 2ND TO 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 4TH STOREY ARE HIGHER THAN THE MAIN ROOF LEVEL OF BLOCK 215

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 216C | 2ND TO 6TH, 9TH TO 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 211

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE BOUNDARY OF THE FLAT
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BLOCK 216C | 7TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 216C | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 211

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE BOUNDARY OF THE FLAT
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BLOCK 216D | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 216D | 12TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE BOUNDARY OF THE FLAT
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BLOCK 216D | 13TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 216D | 14TH TO 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 217A | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 217A | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 217A | 10TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 217A | 11TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 217A | 12TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 217B | 2ND TO 7TH, 10TH TO 16TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5  10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 217B | 8TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND: W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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BLOCK 217B | 9TH STOREY FLOOR PLAN

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 217

WINDOW LEGEND : W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS.	SCALE 0 1 2 3 4 5 10 METRES	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT
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GENERAL SPECIFICATIONS FOR GARDEN WATERFRONT I & II @ TENGAH

For 2-room Flexi (short lease)

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

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

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition, where applicable
Living/ Dining	: laminated UPVC folding door (optional)
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

Finishes

Ceilings/ Other Walls	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: glazed porcelain tiles
Household Shelter Floor	: glazed porcelain tiles

Fittings

Quality Locksets	
Water Closet Suite	
Clothes Drying Rack	
Grab Bars (optional)	
Wash basin with tap mixer, bath/ shower mixer with shower set	
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)	
Built-in Wardrobe (optional)	
Window Grilles (optional)	
Water Heater (optional)	
Lighting (optional)	

Services

Gas services and concealed water supply pipes	
Exposed sanitary stacks at Air-con ledge	
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)	
Television points	
Data points	

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

GENERAL SPECIFICATIONS FOR GARDEN WATERFRONT I & II @ TENGAH

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

Foundation

Piled foundations.

Structure

Reinforced concrete structural framework with reinforced concrete slabs.

Roof

Reinforced concrete roof slab with precast concrete secondary roofing.

Walls

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

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door
	: laminated UPVC sliding partition for 2-Room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door
	: laminated UPVC folding door for 2-Room Flexi
Household Shelter	: metal door

Finishes

Ceilings/ Other Walls	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining/ Dry Kitchen/	
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Utility Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: glazed porcelain tiles
Household Shelter Floor	: glazed porcelain tiles

Fittings

Quality Locksets	
Water Closet Suite	
Clothes Drying Rack	
Wash basin with tap mixer, bath/ shower mixer with shower set	

Services

Gas services and concealed water supply pipes	
Exposed sanitary stacks (which can be located at Air-con ledge)	
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)	
Television points	
Data points	

Important Notes

- 1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- 2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

DISCLAIMER

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only and are not statements or representations of fact.
- 3) Visual representations such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
- 8) The floor areas shown are scaled strata areas and are subject to final survey.
- 9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority's prevailing Development Control guidelines. Housing projects may be located near roads, railways, airbases, and land used for non-residential purposes and hence, residents may experience higher noise levels.
- 10) We reserve the right to use or allow the use of any:
 - Void deck of any apartment block
 - Car park;
 - Common property (such as precinct pavilion); or
 - Standalone community building,
 for:
 - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' network centres, and day activity centres);
 - Commercial facilities (such as shops and eating houses);
 - Mechanical and electrical rooms; and
 - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment.

The cost of the OCS items will be added to the selling price of the selected flat.

All 2-room Flexi flats come with:

- Floor finishes in the living/ dining room, bedroom, bathroom, household shelter, and kitchen
- Wall tiles in the bathroom and kitchen
- Sliding partition/ door for bedroom, folding bathroom door
- Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite



- Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats



Details on the Optional Component Scheme (OCS) package for short-lease 2-room Flexi flats are in the next page.

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

Elderly buyers of short-lease 2-room Flexi flats who wish to enjoy the convenience of having a flat in move-in condition can opt in for the following:

ELDERLY-FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



Here are some features of an induction hob:

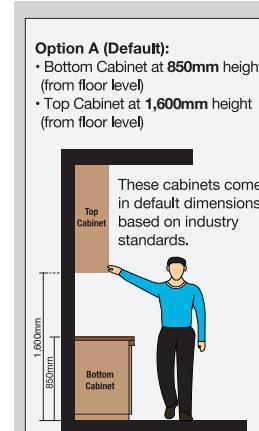
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.



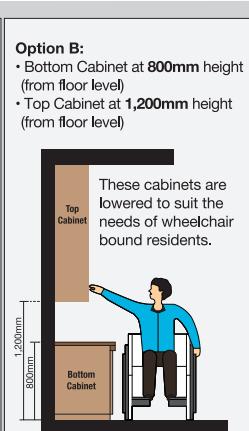
- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height



Option A (Default):
• Bottom Cabinet at 850mm height (from floor level)
• Top Cabinet at 1,600mm height (from floor level)

These cabinets come in default dimensions based on industry standards.



Option B:
• Bottom Cabinet at 800mm height (from floor level)
• Top Cabinet at 1,200mm height (from floor level)

These cabinets are lowered to suit the needs of wheelchair bound residents.

Note: This drawing is not drawn to scale. All dimensions are approximate only.

- Folding door at the flexible space in the 2-room Flexi (Type 2) flats



OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

The cost of this OCS package will be added to the selling price of the selected flat.

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