

A. General

1. Project Title: PROPOSED RESIDENTIAL FLAT DEVELOPMENT COMPRISING 9 BLOCKS OF 16-STOREY APARTMENTS (TOTAL: 863 UNITS) AND COMMUNAL FACILITIES, COMMERCIAL AND CARPARK AT 1ST STOREY AND 1 BASEMENT CARPARK ON LOT 05496A MK 10 AT TENGAH GARDEN AVENUE (TENGAH PLANNING AREA)
2. Project Company: Tengah Garden Development Pte Ltd & TGA Development Pte Ltd
3. Location: 11 Tengah Garden Avenue Singapore 699916
13 Tengah Garden Avenue Singapore 699917
15 Tengah Garden Avenue Singapore 699918
17 Tengah Garden Avenue Singapore 699842
19 Tengah Garden Avenue Singapore 699843
21 Tengah Garden Avenue Singapore 699844
23 Tengah Garden Avenue Singapore 699845
25 Tengah Garden Avenue Singapore 699846
27 Tengah Garden Avenue Singapore 699837
29 Tengah Garden Avenue Singapore 699838
4. Lot Number 05496A MK 10
5. Tenure: Leasehold (99 years lease commencing from 21 Apr 2025)
6. Handing Over Anticipated Handing Over is 1 Sep 2029 (non-commitment basis)
7. Date of Handing Over of Vacant Possession under the S&P: No later than 1 Sep 2031
8. Legal Completion: No later than 1 Sep 2034 (or 3 years after the date of delivery of vacant possession, whichever earlier)

B. Data

1. Site Area: 25,458.40 m² (or approx. 273,932.38 ft²)
2. Plot Ratio: 3.0 (gross)
GFA of 76,376.00 m² (Total)
GFA of 73,376.00 m² (Residential)
GFA of 3,000.00 m² (Commercial)
(excluding Balcony GFA of 5,136.32 m², Indoor Recreation Spaces GFA of 733.76 m²)
3. Total Number of Units: 863
4. Apartment Types: Refer to table below



APARTMENT UNIT TYPE

UNIT TYPE	NO OF UNIT	NO OF BATH	HS	UNIT DESCRIPTION
(1)a1	3	1	-	1-Bedroom with PES
(1)b1	3	1	-	1-Bedroom with PES
(2)a	112	1	-	2-Bedroom
(2)a1	8	1	-	2-Bedroom with PES
(2)b	28	2	-	2-Bedroom
(2)c	84	2	-	2-Bedroom
(2)c1	3	2	-	2-Bedroom with PES
(2)d	98	2	-	2-Bedroom + Study
(2)d1	4	2	-	2-Bedroom + Study with PES
(3)a	14	2	-	3-Bedroom
(3)a1	1	2	-	3-Bedroom with PES
(3)b	13	2	-	3-Bedroom
(3)c	65	2	-	3-Bedroom
(3)c1	3	2	-	3-Bedroom with PES
(3)d	82	2	-	3-Bedroom + Store
(3)d1	6	2	-	3-Bedroom + Store with PES
(3)e	14	2 + WC	1	3-Bedroom + Yard
(3)e1	1	2 + WC	1	3-Bedroom + Yard with PES
(3)f	14	2 + WC	1	3-Bedroom + Yard
(3)f1	1	2 + WC	1	3-Bedroom + Yard with PES
(3)g	14	2 + WC	1	3-Bedroom + Yard
(3)g1	1	2 + WC	1	3-Bedroom + Yard with PES
(3)h	12	2 + WC	1	3-Bedroom + Yard
(3)h1	1	2 + WC	1	3-Bedroom + Yard with PES
(3)i	14	2 + WC	1	3-Bedroom + Yard
(3)i1	1	2 + WC	1	3-Bedroom + Yard with PES
(3)j	14	2 + WC	1	3-Bedroom + Yard
(3)j1	1	2 + WC	1	3-Bedroom + Yard with PES
(3)k	70	2 + WC	1	3-Bedroom + Yard
(3)k1	5	2 + WC	1	3-Bedroom + Yard with PES
(4)a	14	2 + WC	1	4-Bedroom + Yard
(4)b	14	2 + WC	1	4-Bedroom + Yard
(4)c	28	2 + WC	1	4-Bedroom + Yard
(4)c1	2	2 + WC	1	4-Bedroom + Yard with PES
(4)d	28	2 + WC	1	4-Bedroom + Yard
(4)d1	2	2 + WC	1	4-Bedroom + Yard with PES
(4)e	26	3 + WC	1	4-Bedroom + Yard
(4)e1	1	3 + WC	1	4-Bedroom + Yard with PES
(4)f	41	3 + WC	1	4-Bedroom + Yard
(4)f1	2	3 + WC	1	4-Bedroom + Yard with PES
(4)g	14	3 + WC	1	4-Bedroom + Yard
(4)g1	1	3 + WC	1	4-Bedroom + Yard with PES
*PES – Private Enclosed Space *HS – Household Shelter *WC – Water Closet				

5. Total Car Park Lots:
- Residential
518 : 1st storey & Basement 1 (inclusive of 17 EV Lots)
7 : accessible lots (1st storey)
- 216 : bicycle lots (1st storey)
- Commercial
32 : Basement 1 (inclusive of 2 EV Lots)
2 : family lots (Basement 1)
2 : accessible lots (Basement 1)
- 16 : bicycle lots (1st storey)
- 6 Building Height:
- 9 blocks of 16-storey residential building
 - 1 level of Commercial
 - 2 level of carpark (1st storey and Basement 1)
- 7 Recreational Facilities:
- Communal Recreational Facilities
- Facilities at 2nd Storey
1. Arrival court (residential)
 2. Welcome green
 3. Swimming pool zone (water surface area approx. 750 m²), consisting of:
 - Lap pool
 - Jetty lounge
 - Aqua terrace with sunbeds
 4. Sundeck with loungers
 5. Poolside pavilion
 6. Clubhouse 1 (2-storey), consisting of:
 - Hobby room
 - Reading room
 - Games room
 - Changing rooms (male & female changing room, each with steam room)
 - Accessible toilet
 - Paddleball court (1 no. of hard court at roof level)
 7. Clubhouse 2, consisting of
 - Function rooms 1 to 3 (multipurpose rooms) (3 nos.)
 - Toilets (male & female)
 - Accessible toilet
 8. Gymnasium
 9. Children's aqua fun pool with waterplay equipment
 10. Children's playground
 11. Children's clubhouse, consisting of:
 - Function room 4 (multipurpose room) (1 no.)
 - Outdoor pavilion (with bbq)
 - Accessible toilet
 12. Water feature wall

13. Centella pond with jetty deck
14. Foliage garden
15. Waterside gourmet pavilion
16. Aqua fitness courtyard (water surface area approx. 130 m²), consisting of:
 - Aqua fitness pool
 - Hydro retreat pool
 - Wellness deck
 - Picnic pavilion
17. Art and play courtyard, consisting of:
 - Fun with chalks station
 - Willow pavilion
18. Water lily brook
19. Yoga lawn
20. Philodendron cove
21. Bacopa pond with water pavilion (with bbq)
22. Adult fitness station
23. Sports pavilion (with bbq)
24. Recreational tennis court / pickle ball court (1 no. of hard court)
25. Fern trail
26. Outdoor showers (3 nos)
27. Residential pedestrian side gate (to Tengah Garden Avenue)
28. Residential pedestrian side gate (to MRT station)
29. Guard house
30. Residential ingress & egress
31. Commercial and services ingress & egress

Facilities at 1st Storey

32. Residential pedestrian side gate (to commercial and MRT station)
- *33. Commercial restaurants and shops
- *34. Community plaza (accessible to public)
- *35. Forest edge garden
36. Bicycle park (residential)
- *37. Bicycle park (commercial)

Ancillary Facilities at Basement 1

- *38. Commercial drop-off and pick-up
39. Services area in basement, consisting of:
 - a. Generator
 - b. Bin centre
 - c. Substation
 - d. Loading unloading bay

Facilities at Sky Terrace 1 (10th storey of Block 13)

40. Swing garden
41. Garden alcove

Note: *Part of the commercial strata lot and not part of the common property of Tengah Garden Residences and Tengah Garden Galleria.

Facilities at Sky Terrace 2 (10th storey of Block 15)

- 42. Outdoor reading deck
- 43. Yoga deck

Facilities at Sky Terrace 3 (10th storey of Block 17)

- 44. Hammock deck
- 45. Viewing terrace

Facilities at 16th storey of Block 11

- 46. Function room 5 (Sky lounge with gourmet facilities)
- 47. Roof terrace
- 48. Accessible toilet

Facilities at 16th storey of Block 27

- 49. Function room 6 (Sky gastrobar with gourmet facilities)
- 50. Roof terrace
- 51. Accessible toilet

Facilities at 16th storey of Block 25

- 52. Function room 7 (Sky dining with gourmet facilities)
- 53. Accessible toilet

8. Ceiling Height: Refer to table below

UNIT TYPE	Unit types (1)	Unit types (2)		Unit types (3)			Unit types (4)
Location (Estimate Ceiling Height in mm)	(1)a1, (1)b1,	(2)a, (2)a1, (2)b, (2)c, (2)c1	(2)d, (2)d1	(3)a, (3)a1, (3)b, (3)c, (3)c1,	(3)d, (3)d1	(3)e, (3)e1, (3)f, (3)f1, (3)g, (3)g1, (3)h, (3)h1, (3)i, (3)i1, (3)j, (3)j1, (3)k, (3)k1,	(4)a, (4)b, (4)c, (4)c1, (4)d, (4)d1, (4)e, (4)e1, (4)f, (4)f1, (4)g, (4)g1
Living, Dining	2800 / 2400*	2800 / 2400*	2800 / 2400*	2800 / 2400*	2800 / 2400*	2800 / 2400*	2800 / 2400*
Kitchen	2400	2400	2400	2400	2400	2400	2400
Yard	-	-	-	-	-	2400	2400
Balcony, PES	2950	2950	2950	2950	2950	2950	2950
Bedroom	2800 / 2400*	2800 / 2400*	2800 / 2400*	2800 / 2400*	2800 / 2400*	2800 / 2400*	2800 / 2400*
Bath	2425	2425	2425	2425	2425	2425	2425
Passageway	-	2400	2400	2400	2400	2400	2400
WC	-	-	-	-	-	2425	2425
Study	-	-	2800 / 2400*	-	-	-	-
Store	-	-	-	-	2400	-	-
Household Shelter	-	-	-	-	-	2900	2900
AC Ledge	2950	2950	2950	2950	2950	2950	2950

* Refer to ceiling bulkhead

9. Estimated Maintenance Fee: See attached Annex B
10. BCA Green Mark Award BCA Green Mark PLATINUM SUPER LOW ENERGY (Provisional) Certification

C Finishes

1.

Description	Standard Material Provision
Living / Dining	Ceramic tile flooring with ceramic tile flooring skirting
Kitchen	Ceramic tile flooring with ceramic tile flooring skirting
Bedrooms	Vinyl flooring with vinyl flooring skirting
Baths	Ceramic floor & wall tiling
WC	Ceramic floor & wall tiling
Balcony / PES	Ceramic tile flooring with ceramic tile flooring skirting
Study, Store, Household Shelter	Ceramic tile flooring with ceramic tile flooring skirting

For further details, refer to attached Building Specifications.

D Wardrobe Length

Room	Approx. Dimension (mm)	Remarks
Master Bedroom	1650 (for Unit types (1)a1, (1)b1, (2)a, (2)a1, (2)b, (2)c, (2)c1, (2)d, (2)d1, (3)a, (3)a1, (3)b, (3)c, (3)c1, (3)d, (3)d1, (3)e, (3)e1, (3)f, (3)f1, (3)g, (3)g1 only)	Wardrobe cabinet with sliding doors with accessory cabinet in laminated finishes
	2450 (for Unit Types (3)h, (3)h1, (3)i, (3)i1, (3)k, (3)k1 only)	Wardrobe cabinet with sliding and swing doors in laminated finishes
	2450 (for Unit Types (3)j, (3)j1, (4)a, (4)b, (4)c, (4)c1, (4)d, (4)d1, (4)e, (4)e1, (4)f, (4)f1, (4)g, (4)g1 only)	Wardrobe cabinet with swing doors in laminated finishes
Other Bedrooms	1400 (for All Unit Types)	Wardrobe cabinet with sliding doors in laminated finishes

E Kitchen Appliances & Accessories

1 Unit type (1)a1, (1)b1

Kitchen Cabinet Length: 3250mm

Built-in high- and low-level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above and washer cum dryer.

2 Unit type (2)a, (2)a1, (2)b, (2)c, (2)c1, (2)d, (2)d1

Kitchen Cabinet Length: 4000mm

Built-in high- and low-level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above and washer cum dryer.

3 Unit type (3)a, (3)a1, (3)b, (3)c, (3)c1

Kitchen Cabinet Length: 3600 – 3650mm

Built-in high- and low-level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above and washer cum dryer.

4 Unit type (3)d, (3)d1

Kitchen Cabinet Length: 5850mm

Built-in high- and low-level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer, dryer and full height storage cabinet.

5 Unit type (3)e, (3)e1, (3)f, (3)f1, (3)g, (3)g1, (3)h, (3)h1, (3)i, (3)i1, (3)j, (3)j1, (3)k, (3)k1

Kitchen Cabinet Length: 5500mm

Built-in high- and low-level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, gas hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer, dryer and full height storage cabinet

6 Unit type, (4)a, (4)b, (4)c, (4)c1 (4)d, (4)d1

Kitchen Cabinet Length: 5500 – 6400mm

Built-in high- and low-level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, gas hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer, dryer and full height storage cabinet

7 Unit type (4)e, (4)e1, (4)f, (4)f1, (4)g, (4)g1

Kitchen Cabinet Length: 7200mm

Built-in high- and low-level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, gas hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer, dryer and full height storage cabinet

F SECURITY SYSTEM & AUDIO/VIDEO TELEPHONY SYSTEM

1 General

All residential units are provided with Audio / Video telephony system comprises the Visitor Call Panels (VCP) installed outside the common lift lobbies serving residential units at basement 1, 1st storey & 2nd storey. The VCP, which allows communication between:

- (i) the Purchaser and a party at the VCP; and
- (ii) a party at the VCP and Guard House.

All residential units are provided with access cards to access the following operations: -

- (i) Common lift lobbies serving residential units at basement 1, 1st storey & 2nd storey
- (ii) Pedestrian side gates to residential compound.
- (iii) Communal facilities such as gym room, function rooms, tennis court, etc

2. Car park

Automatic independent separate car barrier system for the residents and commercial

G REFUSE COLLECTION

1. All units are provided with common general waste and recyclables refuse hopper located within common corridors at all residential levels

2. The conveyance and collection of the refuse shall be carried out by automated pneumatic waste conveyance system located at the bin centre.

H CONSULTANTS

Architect	ADDP ARCHITECTS LLP
Interior Designer	AXIS ID PTE LTD
Landscape Architect	COEN DESIGN INTERNATIONAL
C&S Consultant	TW-ASIA CONSULTANTS PTE LTD
M&E Consultant	BESCON CONSULTING ENGINEERS PTE LTD
Quantity Surveyor	ASIA INFRASTRUCTURE SOLUTIONS
Main Contractor	LIAN BENG CONSTRUCTION (1988) PTE LTD