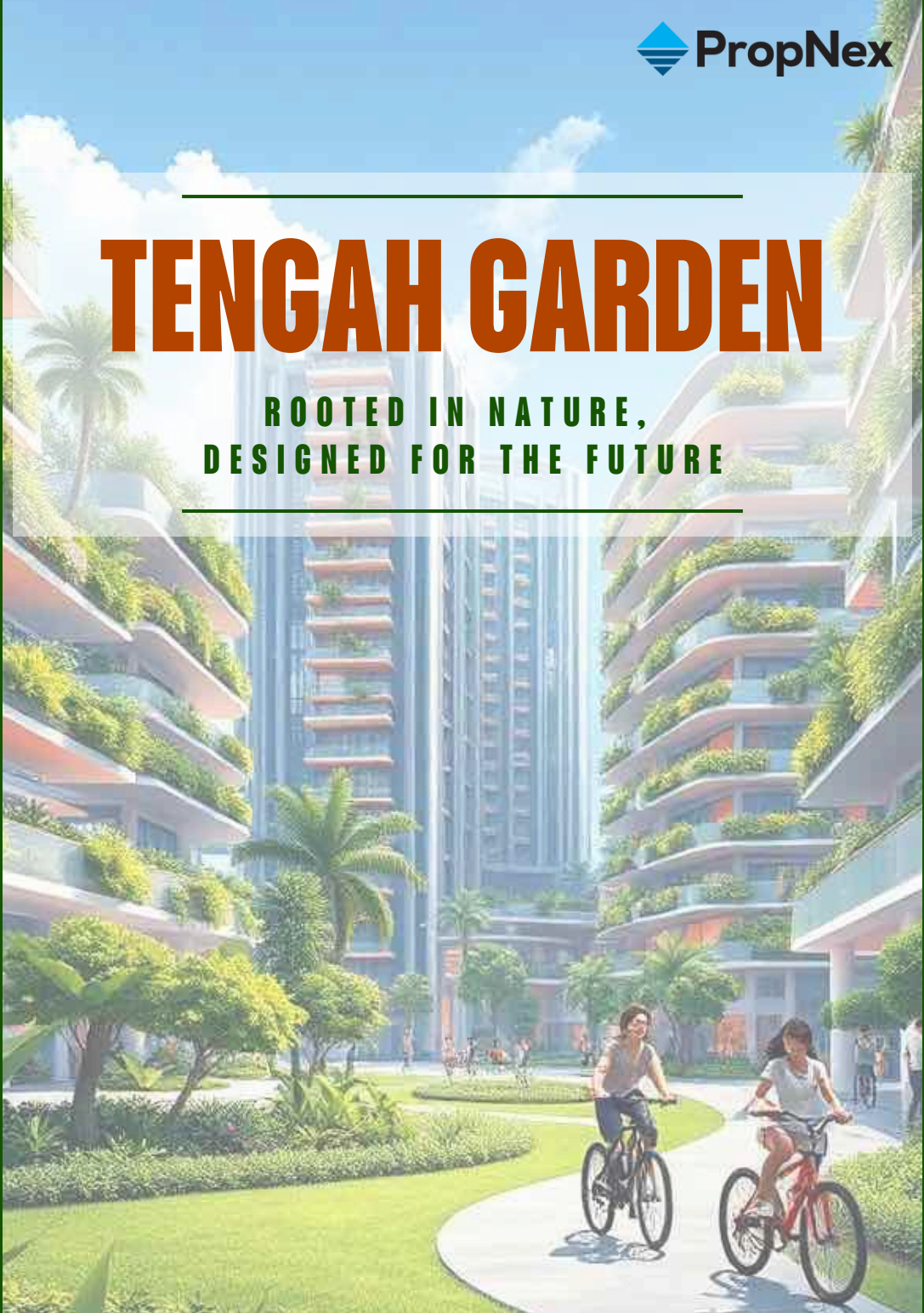


TENGAH GARDEN

ROOTED IN NATURE,
DESIGNED FOR THE FUTURE



HISTORY OF TENGAH ESTATE

ORIGINS AND EARLY SETTLEMENT (1850S–1930S)

The "Chu Kang" Era: In the 1850s, the area was a "chu kang" (river settlement) known as Teng Chu Kang. It was named after Teng Ah Tong (or Ting A Tong), a kangchu (river master) who was granted a concession in 1853 to farm gambier and pepper along a tributary of the Kranji River.

Farming and Plantations: The land was primarily used for fruit tree plantations, rubber trees, and later, brick-making factories.

MILITARY ERA (1939–2010S)

RAF Tengah (1939–1971): The British Royal Air Force opened RAF Tengah in 1939. It was the first airfield captured by Japanese forces during the 1942 invasion.

Tengah Air Base (1971–Present): After the British withdrawal in 1971, the base was handed over to the Republic of Singapore Air Force (RSAF). It became a major strike station housing supersonic fighter jets like the F-16.

Military Training Ground: For several decades, the surrounding land (often referred to as the "Hong Kah" kampong area) was used as a restricted military training area for the Singapore Armed Forces.



TRANSFORMATION TO “FOREST TOWN”

MASTER PLAN (2016)

The Singapore government announced Tengah as the 24th HDB town, the first new town since Punggol in the 1990s.

DEVELOPMENT PHILOSOPHY

Designed as a "Smart Forest Town," the 700-hectare site integrates nature with urban living. Key features include a 100-meter wide "forest corridor" and a car-free town centre where roads are tucked underground.

DISTRICTS

The town is divided into five districts: Plantation, Garden, Park, Brickland, and Forest Hill.

We are located
in
Garden District!



FIRST BATCH OF PUBLIC HOUSING (2018)

The first batch of public housing flats in Tengah was launched in November 2018, with about 1,620 units under the project Plantation Grove.

As of 15 November, a total of 7,921 households have already collected their keys to flats in eight BTO projects across the Plantation and Garden districts in Tengah, according to HDB.

Given that the first batch of these BTO flats had an estimated TOP around 2023, the Minimum Occupation Period (MOP)—typically five years—will likely be reached around 2028.



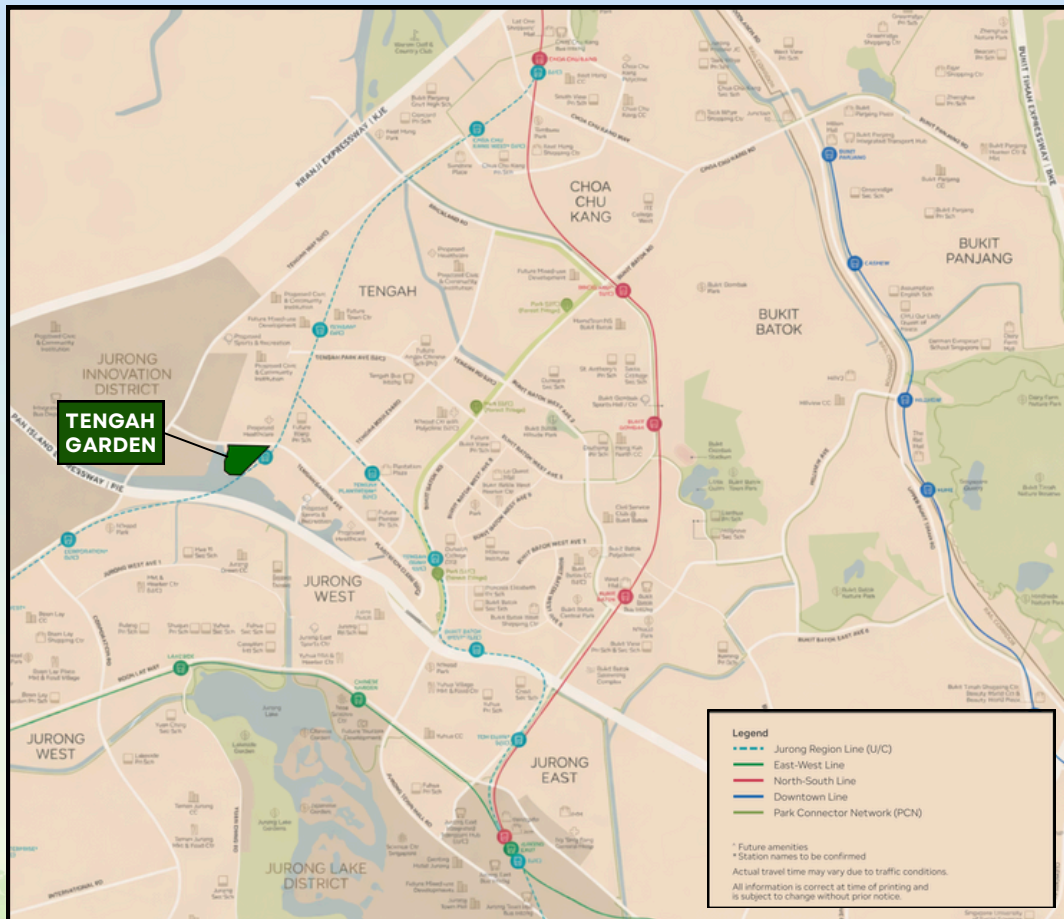
When fully completed, Tengah is estimated to provide about 42,000 new homes, comprising approximately 30,000 public housing units and 12,000 private homes, according to HDB.

Within the private housing segment, several Executive Condominium (EC) projects have been launched in Tengah, starting with Copen Grand as the town's first EC, followed by subsequent EC developments such as Novo Place and Otto Place.

In addition, the first private mixed-use development in Tengah is planned at Tengah Garden Avenue, integrating residential units with commercial amenities to support a vibrant, self-sustaining town centre.



LIVE CLOSE TO WHAT MATTERS



CONNECTIVITY

Hong Kah (JS4) - 1 min walk
PIE
KJE



BUSINESS

Jurong Innovation District
Jurong Lake District



EDUCATION

Pioneer Pri School
Kranji Pri School (Upcoming)
Jurong Pri School
Shuqun Pri School
Rulang Pri School
Princess Elizabeth Pri School
ACS Primary (Upcoming)



SHOPPING & DINING

Within the Development
Tengah Town Centre (Upcoming)
Jurong Point - 3 stops away
JEM, Westgate, IMM - 10 mins drive



NATURE

Forest Fringe
Jurong Lake Gardens

JOBS OF TOMORROW, CLOSER TO HOME

Goodbye, long work commutes. At Tengah Garden, you are only minutes away from Jurong Lake District, Singapore's largest mixed-use business district outside of the city centre. It's set to grow in a big way, with over 120 hectares of new developments and 100,000 projected new jobs coming your way. Just as close is Jurong Innovation District, Asia's leading advanced manufacturing hub that brings another 95,000 job opportunities even closer to where you live



HERE, THE GRASS IS ALWAYS GREENER

Set to be Singapore's new national garden, the vast greenlands and restored wetlands of Jurong Lake Gardens are perfect for any nature foray, from birdwatching to sunset strolls.



MORE OPPORTUNITIES AT THE FOREFRONT OF FUTURE



PLAYTIME DOWN TO A SCIENCE

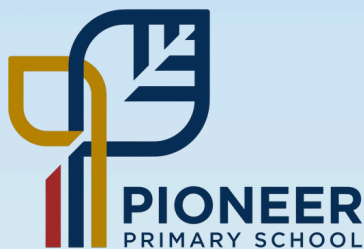
Weekend will never be boring again. Especially at the New Science Centre. Singapore's largest living lab of science and tech. Discover 7.4 hectares of awe-inspiring experiences, from fire tornadoes to stargazing.



TENGAH'S FIRST PRIVATE MIXED DEVELOPMENT

Project Name	Tengah Garden (TBC)
Location	Tengah Garden Avenue
District	24
Zoning	Residential with commercial at 1 st Storey
Developer	Hong Leong Group, CSC Land Group & GuocoLand
Tenure	99 Years Leasehold
Total Units	862 Residential Units with Commercial Shops at 1 st Storey
Site Area	Approx. 273,906 Sqft
Expected TOP	Est 2030

EDUCATION PRIMARY SCHOOLS



Pioneer Primary School



Princess Elizabeth Primary School



Anglo-Chinese School (Primary)



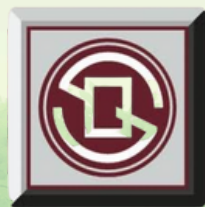
Rulang Primary School



Kranji Primary School



Jurong Primary School



Shuqun Primary

树群小学

Shuqun Primary School

TRANSPORTATION CONNECTIVITY



Singapore's 7th MRT line, Jurong Regional Line (JRL) is right at Tengah's doorstep!

It leads us to key notes such as the Jurong Industrial Estate, Jurong Innovation District, Singapore's 2nd CBD and Nanyang Technological University (NTU).

Walking and Cycling Everywhere

Provisions have been made for people to move around Tengah with ease.



TENGAH BUS INTERCHANGE WITH NEW BUS SERVICES



Commuter typology with dedicated walking and cycling paths within road reserves



Recreational typology with shared walking and cycling paths through open space

DEDICATED WALKING & CYCLING PATHS



3 MINS TO PIE EXPRESSWAY

SHOPPING DINING



**RIGHT AT OUR DOORSTEP, 3000SQM OF
RETAIL, DINING & COMMUNITY SPACES**



**2 MINS WALK TO HDB
SHOPS/SUPERMARKET/FOOD**



10 MINS WALK TO PLANTATION PLAZA



2 BUS STOPS TO PARC POINT



4 MRT STOPS TO JURONG POINT



6 MRT STOPS TO JEM, WESTGATE & IMM

ANOTHER PREMIUM DEVELOPMENT BY:



OFFICIAL MARKETING AGENCY:

