

Annex B

Smart and Sustainable Tengah

In September 2016, HDB unveiled the master plan for Tengah, HDB's 24th and newest town. Covering a land area of 700 hectares, it will be about the size of Bishan town, and is estimated to provide about 42,000 new homes when fully developed. These homes will be surrounded by greenery and nature, where residents can enjoy quality living and connect with the community through a myriad of amenities and green spaces. Overall, some 20 per cent of the land in Tengah will be set aside for green spaces.

2 Tengah is the first HDB town to be planned with town-wide smart technologies from the outset. As with all new public housing developments, Tengah will be developed to create a sustainable living environment. This will be achieved through the application of design strategies and construction methods that promote the efficient use of water, energy, and other resources, as well as the provision of greenery and eco-friendly features.

3 For example, housing developments in Tengah will be designed with a suite of eco-features to enable residents to lead greener lifestyles. This includes:

- Energy and water saving/conservation features both within and outside the home (i.e. smart lighting in common areas, solar panels which generate energy for powering common services, Urban Water Harvesting System which collects rainwater for irrigation and to wash common areas, regenerative lifts in the block)
- Waste reduction and management features (i.e. centralised chute for recyclables, use of sustainable and recyclable products during construction), and
- Provision of Dual Bicycle Rack System to encourage green commuting, among others.

4 In addition to these features, Tengah will also be installed with a smart Pneumatic Waste Conveyance System (PWCS) to promote a more hygienic and efficient method of waste collection and management. The PWCS is an automated and enclosed waste collection system which uses

high speed air suction to transport household waste via an underground pipe network to the Centralised Bin Centre. The automated system eliminates the need for manual waste collection, hence minimising waste scattering and pest issues.

5 Homeowners will also have the option of subscribing to a centralised cooling system (CCS) to improve the energy efficiency of air-conditioning within their flats, as well as access to electric vehicle charging points at carparks.

6 Beyond smart living, Tengah is also designed with nature in mind, so that residents can experience quality living with nature and greenery at their doorstep. Overall, about 20 percent of the land in Tengah will be set aside for green spaces. The town incorporates biophilic designs to connect residents more closely to nature, so as to increase their overall well-being, promote better health and a greater sense of place. Within the town, a network of green spaces connects housing precincts and social-communal facilities, providing ample opportunities for residents to meet and interact with each other. Housing developments in Tengah will feature playgrounds, fitness corners and other community spaces set amidst lush greenery.
