

VINYL FLOORING

CATALOGUE

FLOORING SPECIALIST

SINCE 2008



TJ SEANG

THE FLOORING SPECIALIST

APPROVED SUPPLIER BY HDB



OUR VISION

To be Singapore's trusted flooring specialist, delivering quality flooring solutions for homes and projects across Southeast Asia.



OUR MISSION

To provide premium flooring products and professional installation services with reliability, efficiency, and excellence.

OUR CORE VALUES



QUALITY
Built to Last



INTEGRITY
Honest & Transparent



EFFICIENCY
On Time, Every Time



CUSTOMER FOCUS
Service Excellence



ADVANTAGE

— Living Space. Peace of Mind. —

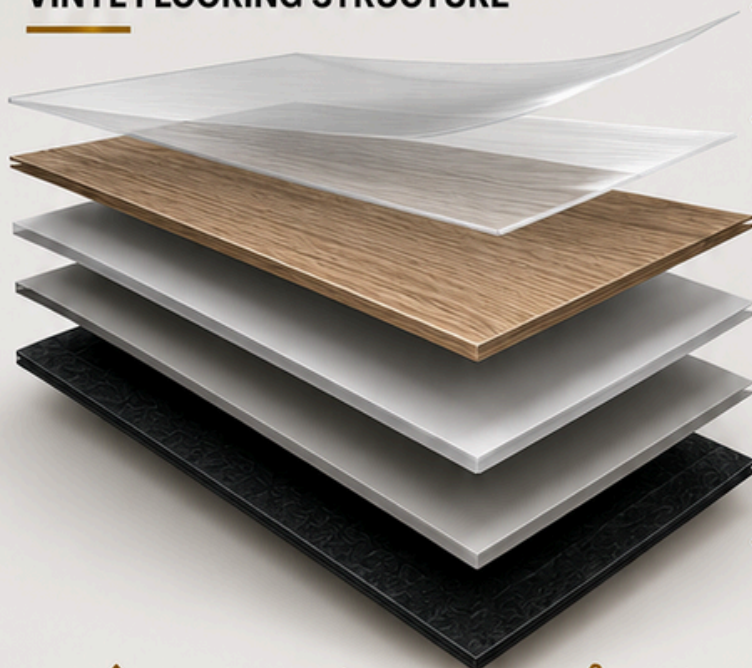
PREMIUM VINYL FLOORING

Designed for Modern Living

ADVANTAGE Vinyl Flooring combines elegant design, lasting durability, and everyday comfort. Engineered for modern homes and large-scale residential projects, it delivers reliable performance with minimal maintenance.



VINYL FLOORING STRUCTURE



1

UV Coating

Protects against stains and surface wear.



2

Wear Layer

Ensures durability and scratch resistance.



3

Decorative Film

Realistic wood/stone design.



4

PVC Middle Layer

Provides strength and stability.



5

Fiber Glass Layer

Enhances dimensional stability.



6

Balance Layer

Top quality virgin PVC for long-lasting performance.



WATER
RESISTANT



SCRATCH
RESISTANT



EASY
MAINTENANCE



COMFORTABLE
UNDERFOOT



LOW VOC &
INDOOR AIR FRIENDLY



SUITABLE FOR
HDB & RESIDENTIAL
PROJECTS

COLOUR COLLECTION

Carefully curated colours trusted by homeowners, contractors and HDB projects.

CERTIFICATIONS



NEW

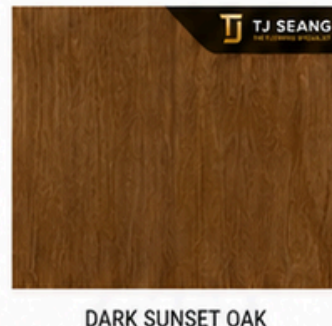
LATEST COLOURS

✓ APPROVED BY HDB

FOR BTO PROJECTS



POPULAR COLOURS



ASH GREY

NEW VINYL FLOORING



SELECTED BY HDB
FOR BTO PROJECTS

Our new vinyl flooring
Ash Grey has been
selected by HDB and
now bringing it to you
all BTO homeowners.

ADV1888



**WATER
RESISTANT**



**SCRATCH
RESISTANT**



**COMFORTABLE
UNDERFOOT**



**EASY
MAINTENANCE**

A modern grey tone that complements contemporary interiors. Ash Grey offers a **clean and timeless** appearance while providing the **durability** and **comfort** required for everyday living.

CARAMEL LITE

NEW VINYL FLOORING



SELECTED BY HDB
FOR BTO PROJECTS

Our latest Caramel Lite vinyl flooring has been **selected by HDB** and now bringing it to you all BTO homeowners. Designed to complement a wide range of interior styles, it delivers the perfect balance of beauty, comfort and durability for everyday living.

ADV1886



A warm and natural wood tone that brings comfort and harmony to your home. Caramel Lite offers a light oak-inspired look with a clean and timeless appeal while providing the **durability** and **comfort** required for everyday living.

CARAMEL MEDIUM

NEW VINYL FLOORING

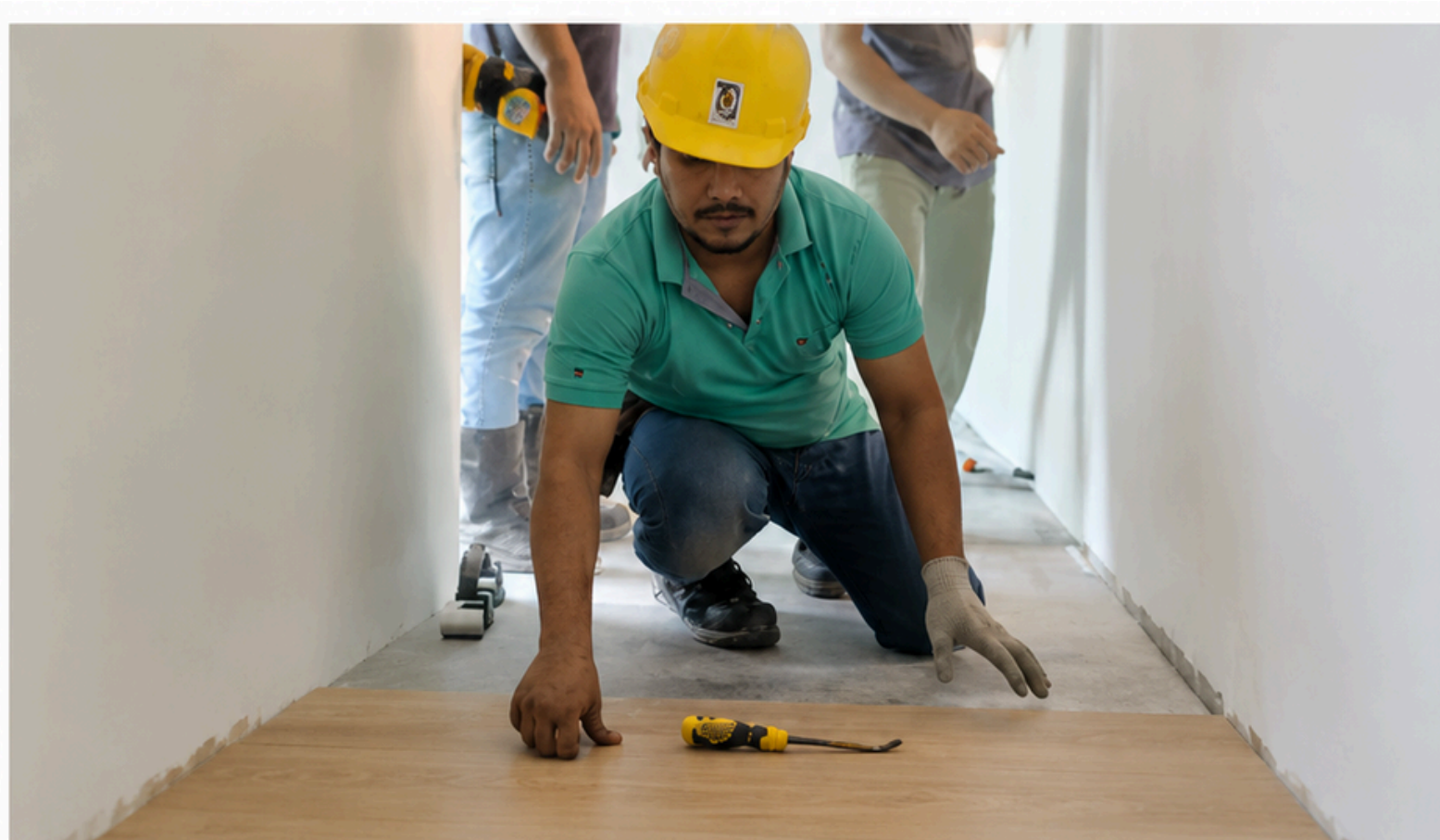


SELECTED BY HDB
FOR BTO PROJECTS

Our latest Caramel Medium vinyl flooring has been **selected by HDB** and now bringing it to you all BTO homeowners. Designed to complement a wide range of interior styles, it delivers the perfect balance of beauty, comfort and durability for everyday living.

ADV1885





PROFESSIONAL INSTALLATION

Precision. Experience. Reliability.

Every flooring project is carried out by our experienced installation team using industry best practices and quality workmanship. From site preparation to final finishing, we are committed to delivering flooring solutions that meet the highest standards of quality, safety and durability.



COMPLETED PROJECTS

Beautiful Spaces.
Lasting Impressions.

From modern apartments to cozy homes, our vinyl flooring solutions bring style, comfort and durability to every space.

Each project is a reflection of our commitment to quality and attention to detail.



Reliable.
Professional.
Trusted.



QUALITY MATERIALS
Premium vinyl flooring
built for everyday living.



EXPERT INSTALLATION
Skilled workmanship
for a flawless finish.



CUSTOMER FOCUSED
Delivering comfort,
style and satisfaction.

WHY CHOOSE ADVANTAGE?

Engineered for Performance.
Designed for Everyday Living.



ECO-FRIENDLY

Safe materials with low emissions.



SUPERIOR DURABILITY

Built with a tough wear layer to withstand everyday use.



WATER RESISTANT

Suitable for kitchens, bathrooms and living areas.



FIRE RESISTANT

Enhanced safety and protection for your home.



QUIET UNDERFOOT

Enhanced comfort and reduced noise.



COMFORTABLE LIVING

Soft and pleasant underfoot for a better living experience.



EASY INSTALLATION

Fast and efficient installation process.



HEAT CONDUCTIVITY

Efficient heat transfer for comfortable indoor living.



LIGHTWEIGHT STRUCTURE

Easy handling and transportation.



DIMENSIONAL STABILITY

Resists shrinking and expansion for long-lasting performance.

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Combining style, comfort and durability, **ADVANTAGE** vinyl flooring is designed to meet the demands of modern living while maintaining a timeless appearance.

TECHNICAL DATASHEET

TECHNICAL SPECIFICATIONS

Length	1220mm
Width	180mm
Thickness (mm)	5.0mm
Density	2.0g/cm³
Top Layer	Strong wear layer to guarantee wear-resistance function, UV coating to protect surface
Print Layer	Fashionable printing layer (the nice design offer you different choice for your flooring)
Middle Layer	100% Solid Virgin
Reinforcing Layer	Fiberglass (to ensure stable quality and to avoid the shrinkage and warpage caused by the low high temperature
Base Layer	100% Solid virgin vinyl with non-slip backing, stabilize the expansion and shrinkage of the product
Wear Layer (mm)	0.5mm
Coating	Double UV coating
Wear Warranty	10 years
Case Packing	8pcs per box
Pallet Packing	70boxes/pallet
Sqm per case	1.7568m²

TECHNICAL DATASHEET

TEST REPORT

Width/dimensions, permissible deviation from nominal measurement	EN ISO 24342	SETSCO	Pass
Tile squarenessSide length ≤400mm Side length ≥ 400mm	BS EN ISO 24342:2012+A1:2012	SETSCO	Pass
Overall thickness, permissible deviation from nominal thickness	EN ISO 23436	SETSCO	Pass
Thickness of layers		SETSCO	Pass
Total mass per unit area (g/m²), Average	EN ISO 23997	SETSCO	Pass
Color fastness to artificial light	EN ISO 105-B02	SETSCO	Pass
Stain & chemical resistance	EN ISO 26987	SETSCO	Pass
Formaldehyde emission	EN 717	SETSCO	Pass
Toxicity	BS 6853 Annex B	SETSCO	Pass
Smoke Production	EN 13501-1	SETSCO	Pass
Flame spread/ignition	EN 9239-1 EN 11925-2	SETSCO	Pass
Cigarette burn resistance	BS EN ISO 13993:1998	SETSCO	Pass
Dimensional stability after exposure to heat	BS EN ISO 23999	SETSCO	Pass
Curling after exposure to heat	BS EN ISO 24343-1	SETSCO	Pass
Flexibility mandrel dia.20mm, mandrel dia.40mm	EN ISO 24344	SETSCO	Pass
Chair castors	EN ISO 4918	SETSCO	Pass
Abrasion resistance	EN 660	SETSCO	Pass
Slip resistance	SS485	SETSCO	Pass

SINGAPORE GREEN BUILDING PRODUCT (SGBP) CERTIFICATE

AWARDED TO

**T.J.SEANG TRADING
PTE LTD**

96F Jalan Senang #02-00 Singapore
418486

FOR THE PRODUCT

Advantage

CATEGORY: **Floor Finishes - Vinyl
(Heterogeneous)**

MANUFACTURED IN: **China**

PRODUCT MODEL(S)

ADV Series



LEADER

This product has been evaluated according to the certification requirements of the Singapore Green Building Product Certification Scheme. It has been awarded the rating:

LEADER, 4 TICK

CEO
SGBC PTE LTD
200 BRADDELL RD, BLOCK H, #02-04
BCA BRADDELL CAMPUS, SINGAPORE 579700

CERTIFICATE NO.

SGBP 4326

ISSUE DATE

12 December 2025

REVISED ON

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VALID THROUGH

11 December 2027

The use and reliance on this certificate is subject to the terms and conditions of the Singapore Green Building Product Certification Scheme. Revised certificates may also be issued at the discretion of SGBC Pte Ltd. The certification status may be verified on the SGBC Product Directory (web.sgbc.online/public/product).



GOOD



VERY GOOD



EXCELLENT



LEADER

OUR PROJECT REFERENCES

Supplying Vinyl Flooring for HDB BTO Projects Across Singapore



NORTH REGION

- Woodlands – N4C7 & NC2/2/24, N5C25
- Yishun – N8C20 & 21 (BM)
- Yishun – N8C19 (8B)
- Marsiling – N1C20



NORTH-EAST REGION

- Punggol West – C41
- Punggol North – C15



EAST REGION

- Pasir Ris – N5C21 & C22
- Tampines – N4C29
- Bedok – N1C14



WEST REGION

- Jurong West – N3C31 & C32
- Jurong East – N4C19 & N2C16
- Tengah Garden – C16 & C7



CENTRAL REGION

- Queenstown – C1 & C2
- Kallang Whampoa – C23A, C78 & C69
- Tengah Halt – C1
- Holland Village – C1



ADVANTAGE Vinyl Flooring has been supplied to numerous HDB BTO developments across Singapore, supporting homeowners with durable, stylish and reliable flooring solutions.





YOUR TRUSTED FLOORING PARTNER

Supplying quality flooring solutions
with reliable service you can count on.



**QUALITY
PRODUCTS**

Carefully Selected



**RELIABLE
SERVICE**

You Can Count On



**EFFICIENT
DELIVERY**

On Time, Every Time



**BUILT ON
TRUST**

Growing Together



(65) 6745 0434



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TJ SEANG
THE FLOORING SPECIALIST