

delightfulhomes

HDB'S SALES LAUNCH • NOV 2014





Connect with Nature

Tampines GreenEdge is located along Tampines Street 45, and offers 451 units of 3-, 4-, and 5-room Standard Flats housed in four 12-storey high residential blocks. In addition, two other residential blocks within Tampines GreenEdge will be set aside for rental housing, making a total of six residential blocks in this development.

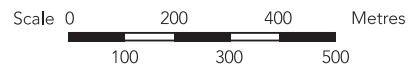
Located right next to a neighbourhood park that links to the Tampines Park Connector, residents at Tampines GreenEdge can embark on a walking or cycling trail to Tampines Eco Green.





LEGEND:

- MRT Line & Station
- MRT Line & Station (Under Construction)
- Under Construction / Future Road
- Under Construction



Notes:

All proposed developments are subject to change and planning approval.
 Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.
 Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.
 Proposed Health & Medical Care (eg. Nursing Home), subject to change and planning approval.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. The proposed facilities and their locations as shown are only estimates. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review by the Government or competent authorities. 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.



Conveniences for Everyone

Tampines GreenEdge features a central green with a meandering pedestrian thoroughfare alongside lush green planting. At various points along this thoroughfare, you will be able to enjoy a range of recreational facilities such as children's playgrounds and fitness corners for adults and the elderly. In addition, open plazas and precinct pavilions are provided for group interactions while small pockets of seating areas and pergolas are provided for rest.



For added convenience, Tampines GreenEdge will have shops, an eating house, a minimart, a childcare centre and an education centre. There will also be a Residents' Committee Centre where you can meet new people and take part in community events.

Eco-Friendly Living

To encourage a 'green' lifestyle, Tampines GreenEdge will have several eco-friendly features:

- Separate chutes for recyclable waste.
- Motion sensor controlled energy efficient lighting at staircases to reduce energy consumption.
- Regenerative lifts to reduce energy consumption.
- Eco-pedestals in bathrooms to encourage water conservation.
- Bicycle stands to encourage cycling as an environmentally friendly form of transport.
- Use of sustainable and recycled products in the development.



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands

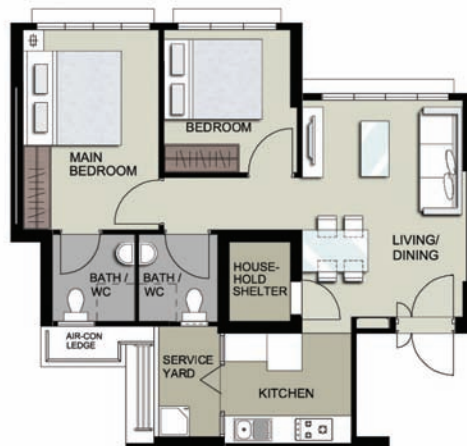
Homes for Everyone

Tampines GreenEdge offers 3-, 4- and 5-room Standard Flats. These flats will come with three-quarter height windows in the living/ dining area and half-height windows in other rooms.

The flats at Tampines GreenEdge will come with floor finishes in the kitchen, household shelter, service yard and bathrooms. Wall tiles will also be provided in the bathroom and kitchen. For added convenience, you may opt in to have floor finishes installed in the living/ dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings installed in the bathrooms – wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package. The cost of installing these optional components will be added to the selling price of the flat.



To provide a sense of spaciousness and greater flexibility in furniture layout and design, all the 4- and 5-room flats will come with an open kitchen concept. You can carry out the necessary extensions to the electrical, water and gas points provided in the kitchen as part of your renovation plans. Alternatively, you may opt in to have a partition wall installed between the living/ dining area and kitchen. The cost of this optional wall will be added to the selling price of the flat.



LAYOUT IDEAS FOR 3-ROOM

APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-con Ledge)

Open Kitchen Concept (Default)



LAYOUT IDEAS FOR 4-ROOM

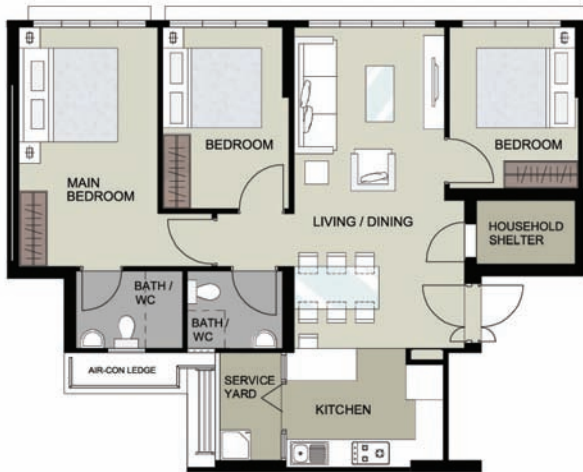
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)

With Kitchen Partition Wall



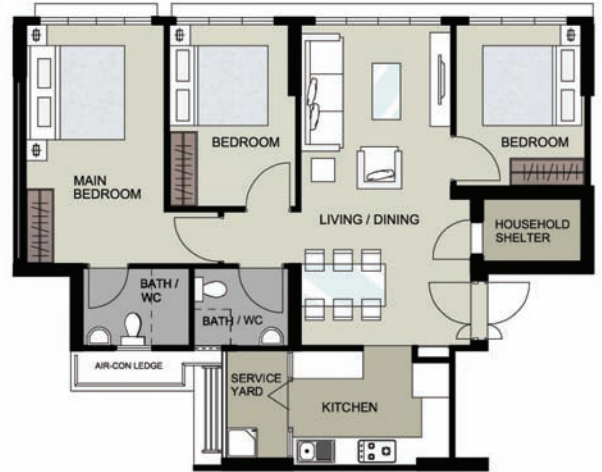
LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



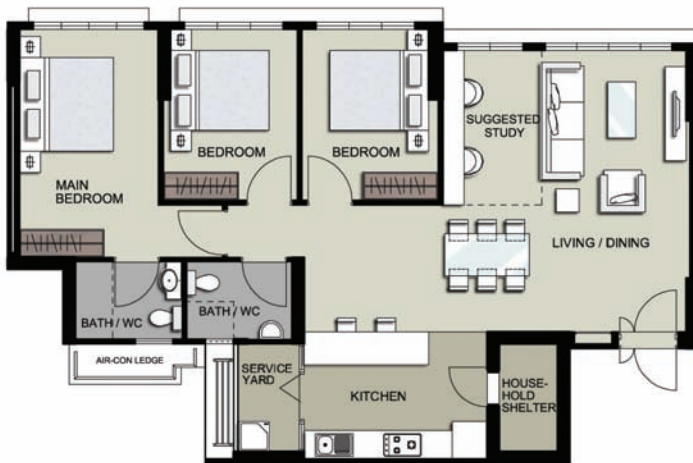
LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



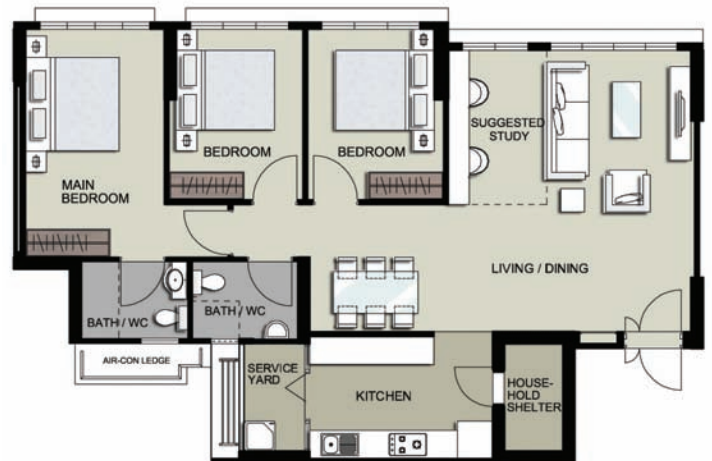
LAYOUT IDEAS FOR 4-ROOM

APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM

APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-con Ledge)



LEGEND

- 3-Room
- 4-Room
- 5-Room
- Rental Flats - Not Available For Sale To Public
- Surrounding Buildings / Structures
- Reserved For Development / Existing Development
- Eating House (EH) / Shops (S) and Minimart (MM)
- Residents' Committee Centre (RCC) at 1st Storey
- Child Care Centre (CCC) at 1st Storey
- Education Centre (EC) at 1st Storey
- Future Social Community Facilities (FSCF) at 1st Storey
- Linkway / Precinct Pavilion / Drop-Off Porch / Shelters (S)
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Street Soccer (SS) / Basketball Court (BC) / Kids Basketball Half Court (KBHC)
- Trellis
- Electrical Sub-Station (ESS)
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Driveway / Service Road
- Open Space
- Staircase
- Drainage Reserve
- Lift
- Corridor
- Centralised Refuse Chute / Chute for Recyclable Refuse

Home Ownership Flats

Block Number	Number of Storeys	3 Room	4 Room	5 Room	Total	Lift opens at
492G	12	77	44	-	121	Every storey
494G	12	55	55	-	110	Every storey
494H	12	-	55	55	110	Every storey
494J	12	22	44	44	110	Every storey
TOTAL		154	198	99	451	

Standard Flats

Rental Flats - 2 Blocks Comprising 286 units of 1 Room and 165 units of 2 Room Rental Flats

Applicants are encouraged to visit the place before booking a flat.

SCALE 0 10 20 30 40 50 100 m



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LEGEND :

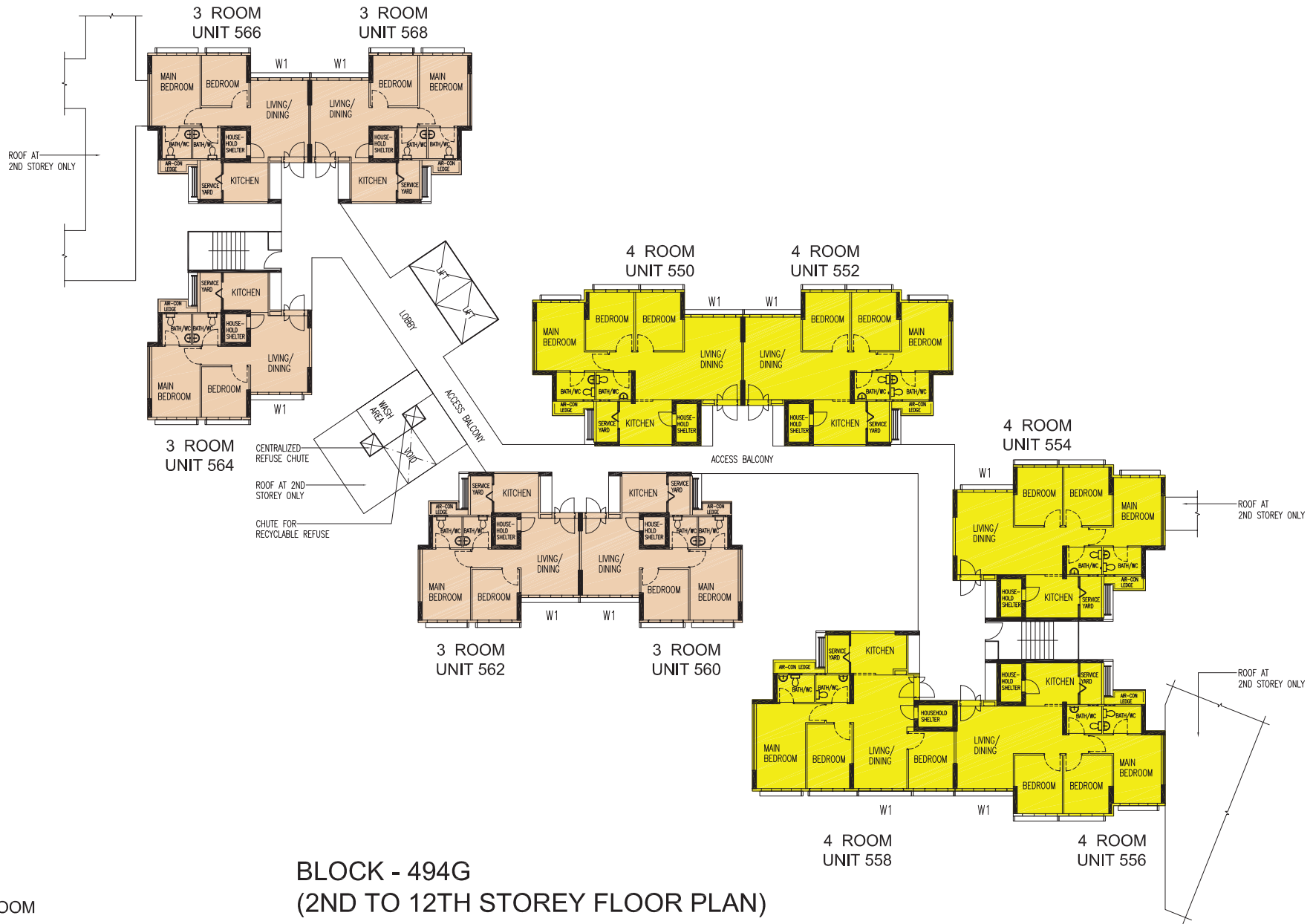
- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
 UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.

BLOCK - 492G
(2ND TO 12TH STOREY FLOOR PLAN)





**BLOCK - 494G
(2ND TO 12TH STOREY FLOOR PLAN)**

LEGEND :

- 3 ROOM
- 4 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.





LEGEND :

- 3 ROOM
- 4 ROOM
- 5 ROOM

**BLOCK - 494J
(2ND TO 12TH STOREY FLOOR PLAN)**

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

The coloured floor plan is not intended to demarcate the boundary of the flat.



General Specifications For Tampines GreenEdge

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/solid blocks/bricks with cement plastering/precast panels/precast lightweight concrete partitions/ drywall partitions systems.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative solid timber door and metal gate
Bedroom	: laminated semi-solid timber door (Type D9a) (optional)
Bathroom/WC	: laminated semi-solid timber door (Type D9a) (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/Bathroom/WC walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/Dining/Bedroom floor	: polished porcelain tiles with timber skirting (optional)
Kitchen floor	: glazed porcelain tiles
Bathroom/WC floor	: ceramic tiles
Service Yard floor	: glazed porcelain tiles with tile skirting
Household Shelter floor	: glazed porcelain tiles

Fittings

Quality locksets
Water Closet suite
Vanity top wash basin at attached Bathroom/WC (for 5-room only), wash basin for other Bathroom/WC (optional)
Bath/Shower mixer with shower set, tap mixer (optional)
Clothes Drying Rack

Services

Gas services and concealed water supply pipes
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Telephone 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) Air-con panel in the main bedroom will not be provided.
- 3) Any unused or unoccupied open spaces in front of or nearby / adjacent to the flat units are not available for purchase and that the HDB will not entertain any requests from the flat owners to purchase and / or enclose the unused or unoccupied open spaces.

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

Disclaimer

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- (viii) The floor areas shown are scaled strata areas and subject to final survey.
- (ix) 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 URA's prevailing Development Control guidelines.
- (x) HDB reserves the right to use or allow the use of the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres, mechanical and electrical rooms and such other facilities as HDB shall deem fit.
- (xi) This brochure does not and is not intended to provide the full and complete information of the guidelines or requirements of the relevant competent authorities. You are advised to enquire with the relevant competent authorities directly for full information and details of these guidelines and requirements.



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