

TAMPINES  
Green  
Emerald

HDB's Sales Launch November 2020







### A Green Gem

Tampines GreenEmerald is bounded by Bedok Reservoir Road and Tampines Street 96. It comprises 5 residential blocks ranging from 10 to 17 storeys in height. You can choose from 750 units of 2-room Flexi, 4-, and 5-room flats.

Inspired by the area's history as a former sand quarry, the design of Tampines GreenEmerald evokes the imagery of quarries. These include panoramic roof gardens located on some blocks that terrace downwards like quarry blocks, and rock-climbing play elements at one of the children's playground.





Tampines GreenEmerald will be served by a childcare centre, playgrounds, and adult and elderly fitness stations. 3 residential blocks will have roof gardens, while the remaining 2 blocks will have skybridges linking to the roof garden of the Multi-storey Car Park. Please refer to the site plan for the facilities provided in Tampines GreenEmerald. Facilities in this development will be accessible by the public.





## Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.

## TAMPINES



### LEGEND:

- MRT Line & Station
- Under Construction/Future Road
- (u/c) Under Construction
- MOE Kindergarten

\*Holding site for Temasek Junior College tentatively.



### Notes:

1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
2. Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. 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.

## Eco-Friendly Living

To encourage a 'green' lifestyle, Tampines GreenEmerald will have several eco-friendly features to encourage green and sustainable lifestyles, such as:

- 🌿 Separate chutes for recyclable waste
- 🌿 Regenerative lifts to reduce energy consumption
- 🌿 Bicycle stands to encourage cycling as an environmentally-friendly form of transport
- 🌿 Parking spaces to facilitate car-sharing schemes
- 🌿 Use of sustainable products in the development
- 🌿 Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

## Smart Features

Contributing to a more liveable, efficient, sustainable, and safer living environment, Tampines GreenEmerald will be installed with the following Smart solutions:

- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal



## Welcoming Homes

Tampines GreenEmerald offers 2-room Flexi, 4-, and 5-room flats.

To boost construction productivity, Tampines GreenEmerald will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. These flats will come with full floor finishes, internal doors, and sanitary fittings.

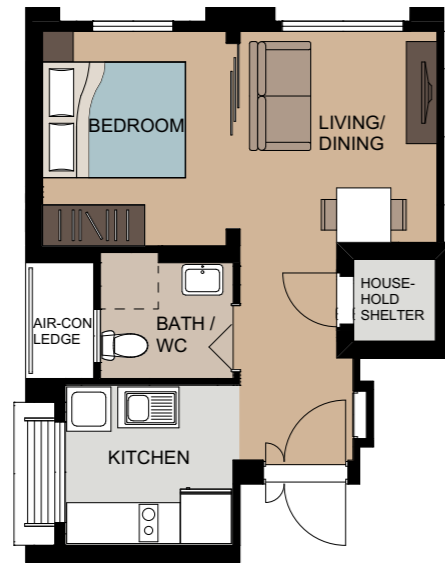
2-room Flexi Available either on a 99-year lease or short-lease	4- and 5-room
<ul style="list-style-type: none"> <li>🌿 Vinyl strip flooring in the:                             <ul style="list-style-type: none"> <li>• living/ dining room</li> <li>• bedroom</li> </ul> </li> <li>🌿 Floor tiles in the:                             <ul style="list-style-type: none"> <li>• kitchen</li> <li>• household shelter</li> <li>• bathroom</li> </ul> </li> <li>🌿 Wall tiles in the:                             <ul style="list-style-type: none"> <li>• kitchen</li> <li>• bathroom</li> </ul> </li> <li>🌿 A sliding partition/ door for the bedroom and folding bathroom door</li> <li>🌿 Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</li> <li>🌿 Grab bars (for 2-room Flexi flats on short-leases)</li> </ul>	<ul style="list-style-type: none"> <li>🌿 Vinyl strip flooring in the bedrooms</li> <li>🌿 Floor tiles in the:                             <ul style="list-style-type: none"> <li>• living/ dining room</li> <li>• household shelter</li> <li>• bathrooms</li> <li>• kitchen</li> <li>• service yard</li> </ul> </li> <li>🌿 Wall tiles in the:                             <ul style="list-style-type: none"> <li>• kitchen</li> <li>• bathrooms</li> </ul> </li> <li>🌿 Internal doors for bedrooms and folding door for bathrooms</li> <li>🌿 Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</li> </ul>

To meet different lifestyle needs, the 47sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study, or to place an extra bed. See suggested layout ideas in page 9.

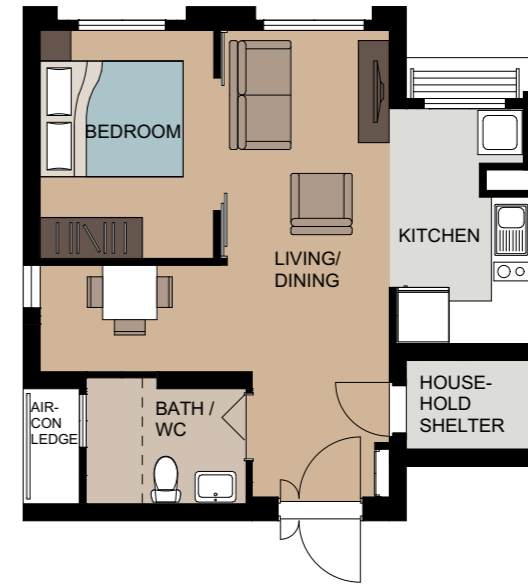
## Optional Component Scheme

Elderly buyers of short-lease 2-room Flexi flats can opt in for elderly friendly and other fittings under the Optional Component Scheme (OCS). Please refer to the attached OCS leaflet for details.

If an elderly buyer opts in for the OCS, the cost of the optional components will be added to the price of the 2-room Flexi flat.

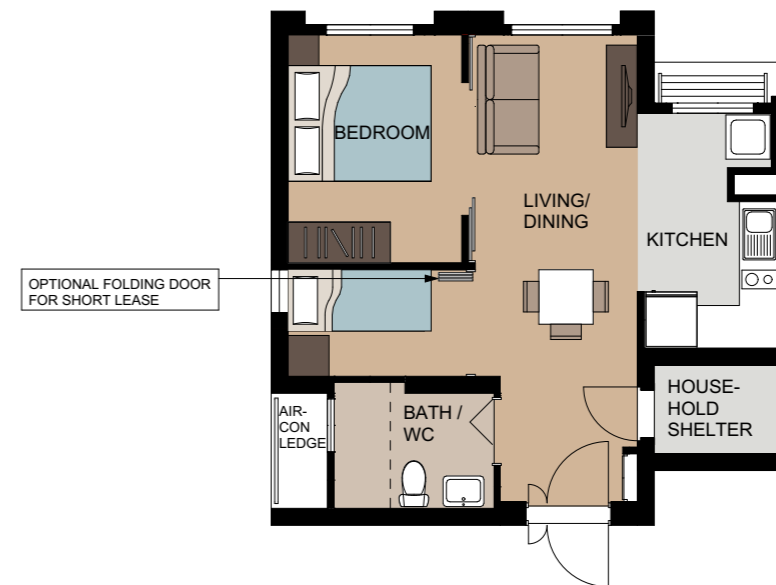


**2-ROOM FLEXI (TYPE 1) FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 40 sqm**  
 (Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge)

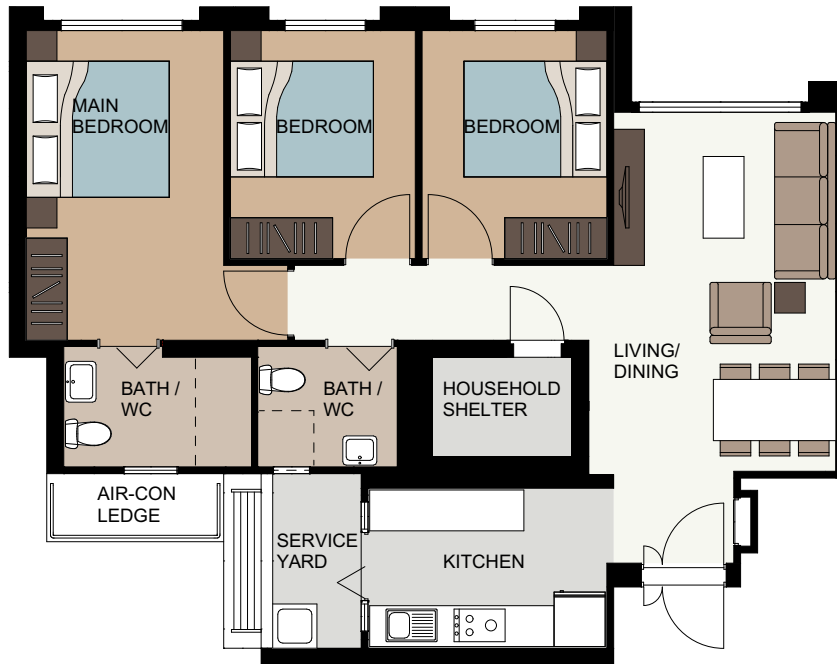


**2-ROOM FLEXI (TYPE 2) FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 49 sqm**  
 (Inclusive of Internal Floor Area of 47 sqm and Air-Con Ledge)

To meet different lifestyle needs, the 47sqm 2-room Flexi flats come with a flexible space which flat buyers can use according to their preference. This flexible space can be used for dining, a study or to place an extra bed.



**2-ROOM FLEXI (TYPE 2) FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 49 sqm**  
 (Inclusive of Internal Floor Area of 47 sqm and Air-Con Ledge)



**4-ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 94 sqm**  
 (Inclusive of Internal Floor Area of 91 sqm and Air-Con Ledge)

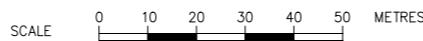


**5-ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 113 sqm**  
 (Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)





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



LEGEND

- 2-Room Flexi (Type 1)
- 2-Room Flexi (Type 2)
- 4-Room
- 5-Room
- Surrounding Buildings / Structures
- Reserved for Development / Existing Development
- Linkway / Link-Bridge (LB) / Precinct Pavilion (PP) / Drop-Off Porch (DOP) / Shelter (S)
- Trellis (T)
- Future Amenities/ Facilities (FA/F) at 1st Storey
- Childcare Centre (CCC) at 1st Storey
- Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Station (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Carpark
- Open Space
- Staircase
- Driveway
- Centralised Refuse Chute / Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)
- Corridor
- Lift
- Service Bay
- (U/C) Under Construction

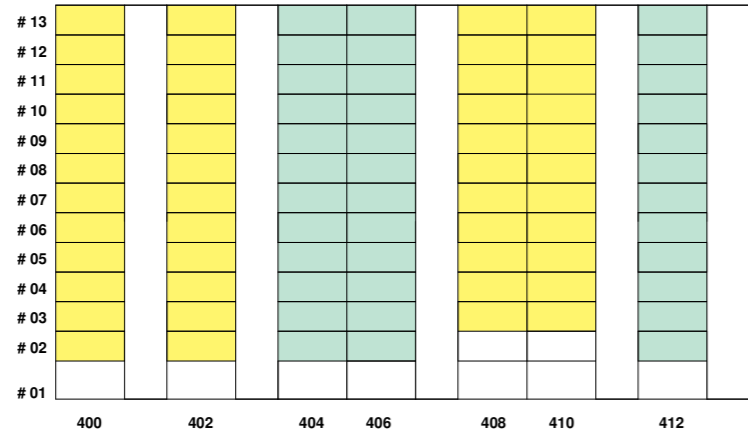
Block Number	Number of storeys	2 Room Flexi		4 Room	5 Room	Total	Lift opens at
		Type 1	Type 2				
960A	13	-	-	46	36	82	Every Storey
961A	10/14	39	13	44	48	144	Every Storey
961B	12/17	-	-	113	59	172	Every Storey
961C	12/17	-	-	96	69	165	Every Storey
962A	17	-	94	61	32	187	Every Storey
<b>Total</b>		<b>39</b>	<b>107</b>	<b>360</b>	<b>244</b>	<b>750</b>	

Notes:

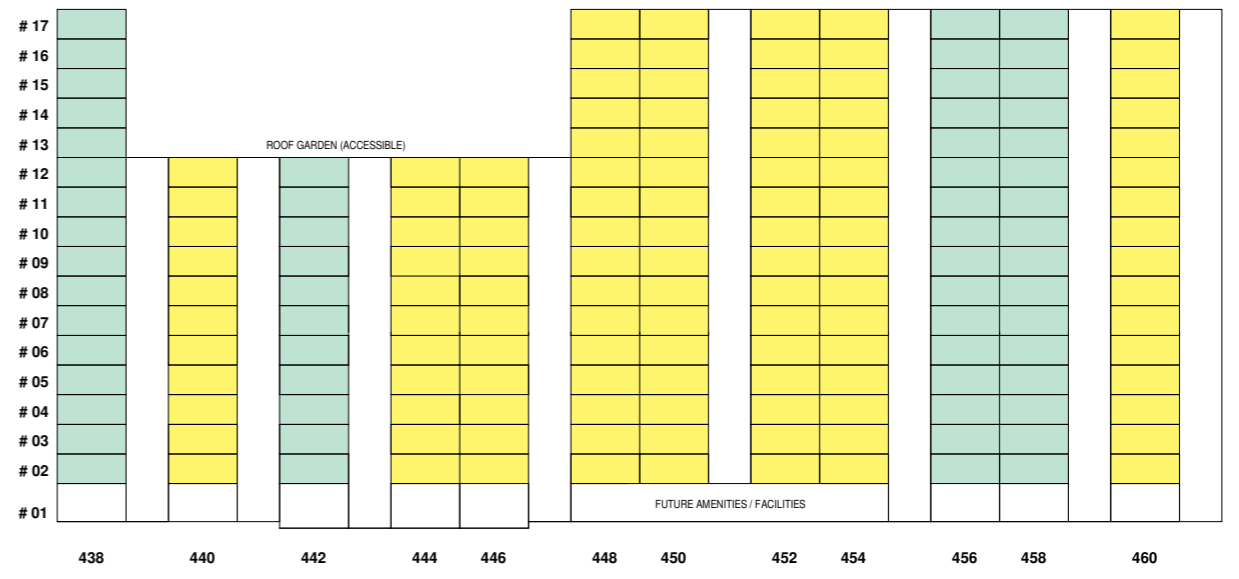
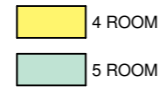
- All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
- Site Reserved for Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.
- The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
- The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents' committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities, is subject to review from time to time.
- The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
- Unless otherwise indicated in the sales brochure, all facilities within the project, including but not limited to roof gardens and sky terraces (if any), will be open to the public.
- In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

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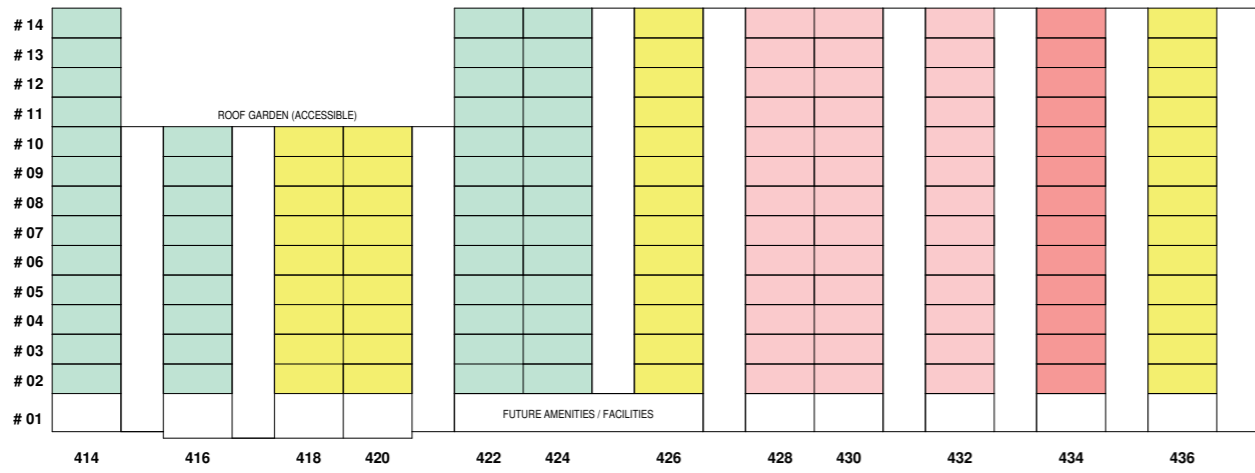
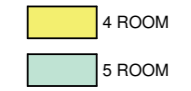




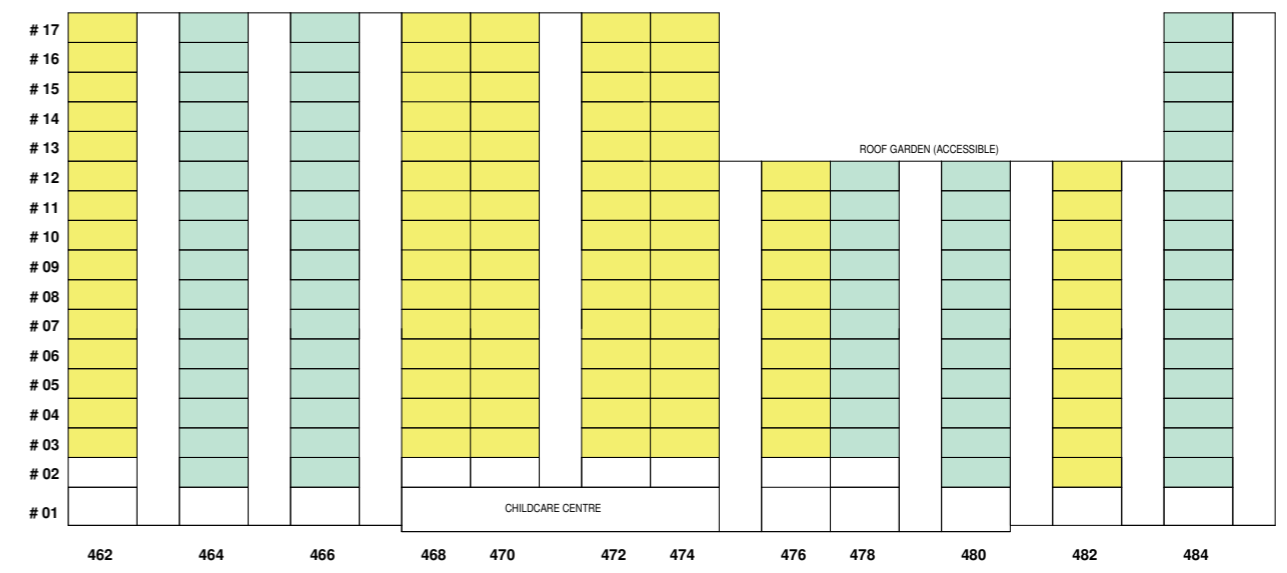
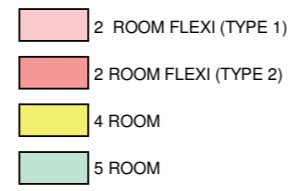
**BLOCK 960A**



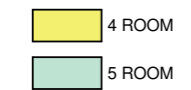
**BLOCK 961B**



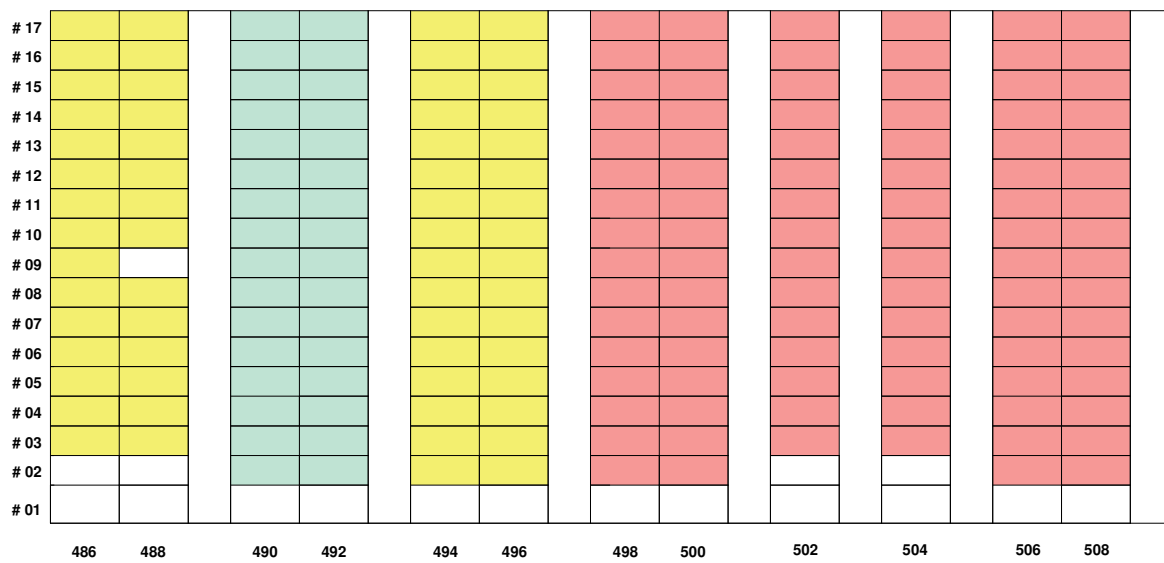
**BLOCK 961A**



**BLOCK 961C**







### BLOCK 962A

2 ROOM FLEXI (TYPE 2)

4 ROOM

5 ROOM





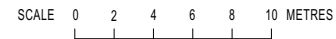
**BLOCK 960A  
2ND STOREY FLOOR PLAN**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER AND ABOVE MAIN ROOF GARDEN OF BLOCK 960

**WINDOW LEGEND:**

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 DEMARCATATE THE BOUNDARY OF THE FLAT

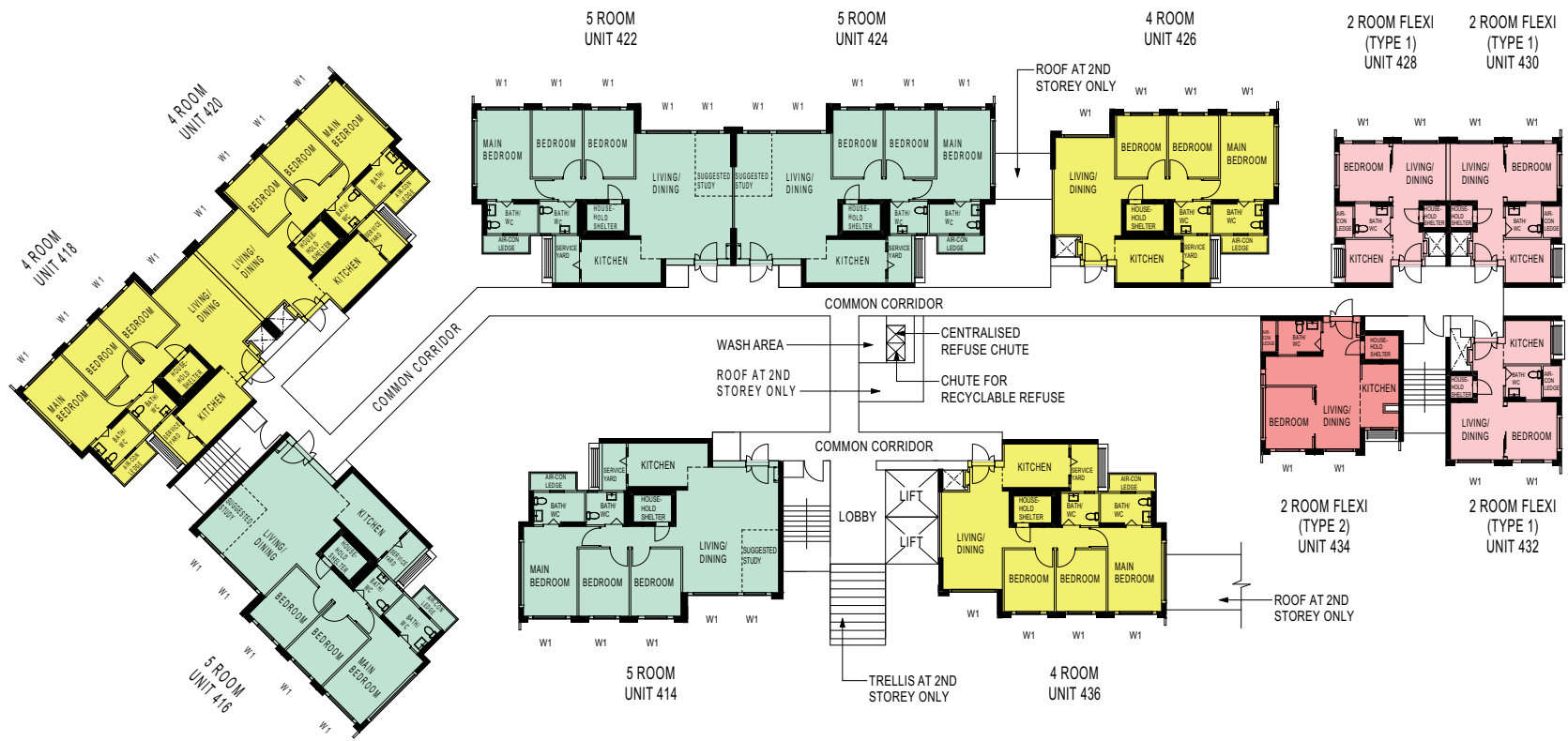




**BLOCK 960A**  
**3RD TO 13TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER AND ABOVE MAIN ROOF GARDEN OF BLOCK 960

<p><b>WINDOW LEGEND:</b></p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>			



**BLOCK 961A**  
**2ND TO 10TH STOREY FLOOR PLAN**

<p><b>WINDOW LEGEND:</b></p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>			



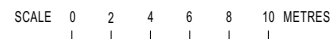


**BLOCK 961A**  
**11TH STOREY FLOOR PLAN**

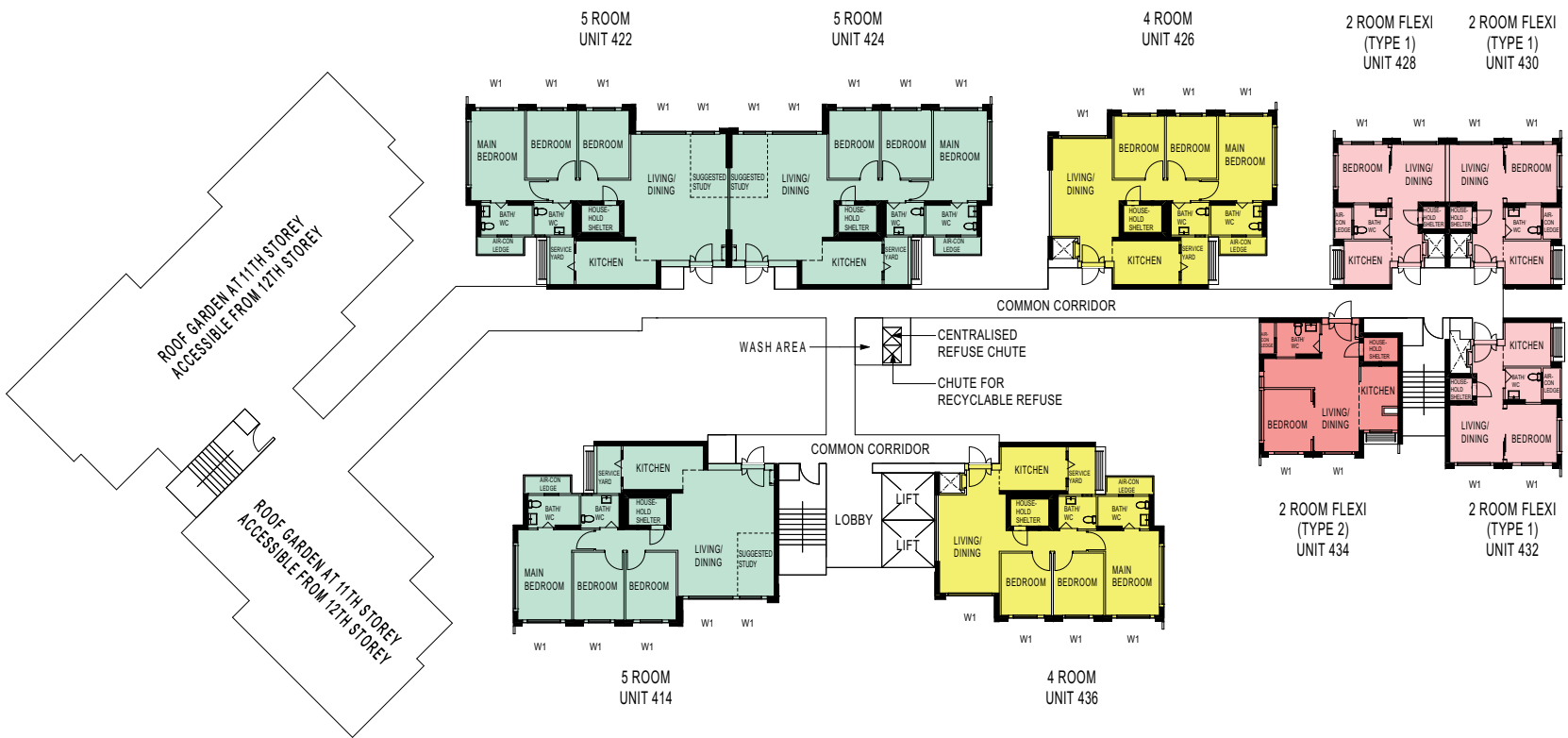
**WINDOW LEGEND:**

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS



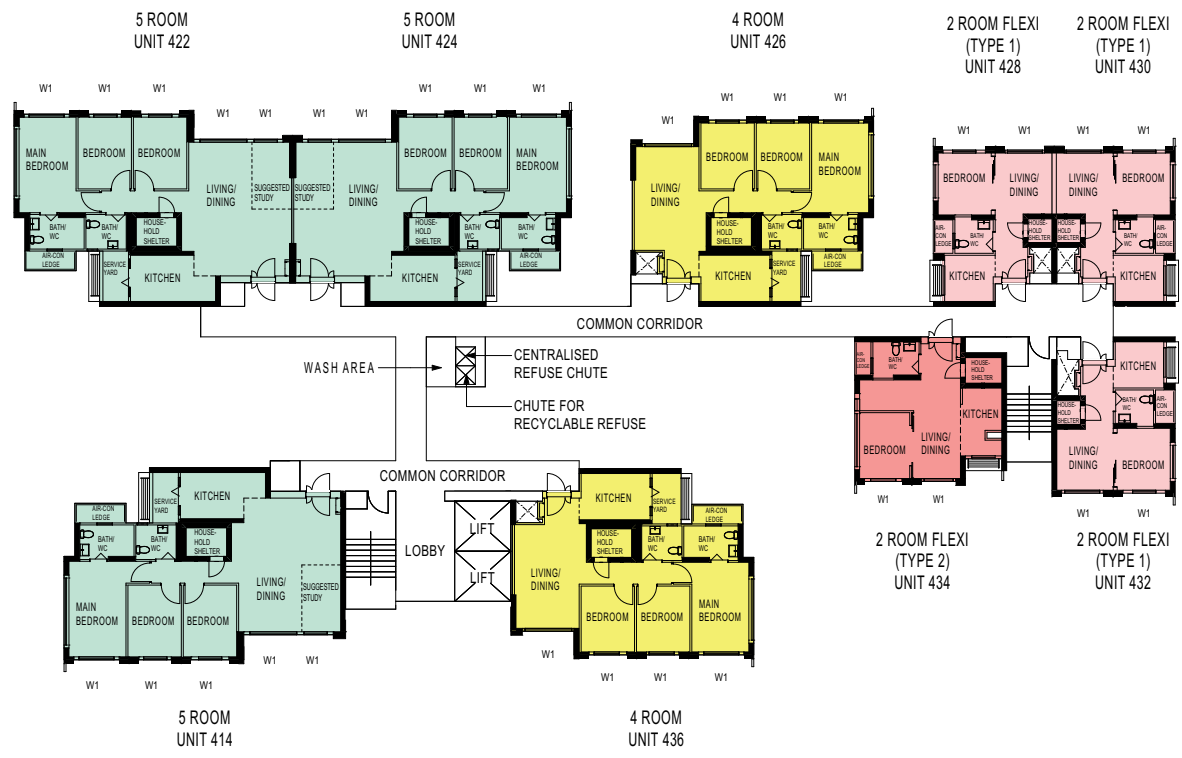
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT



**BLOCK 961A  
12TH STOREY FLOOR PLAN**

<p><b>WINDOW LEGEND:</b></p>	<p>UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METRES</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT</p>
<p>W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)</p>			



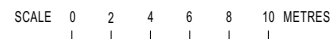


**BLOCK 961A**  
**13TH TO 14TH STOREY FLOOR PLAN**

**WINDOW LEGEND:**

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 DEMARCATATE THE BOUNDARY OF THE FLAT

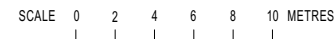


**BLOCK 961B**  
**2ND TO 12TH STOREY FLOOR PLAN**

**WINDOW LEGEND:**

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 DEMARCATATE THE BOUNDARY OF THE FLAT







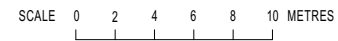


**BLOCK 961B**  
**15TH TO 17TH STOREY FLOOR PLAN**

**WINDOW LEGEND:**

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 DEMARCATATE THE BOUNDARY OF THE FLAT







**BLOCK 961C**  
**3RD TO 12TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER AND ABOVE MAIN ROOF GARDEN OF BLOCK 960

**WINDOW LEGEND:**

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT



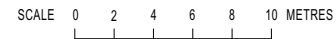
**BLOCK 961C  
13TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER AND ABOVE MAIN ROOF GARDEN OF BLOCK 960

**WINDOW LEGEND:**

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 DEMARCATÉ THE BOUNDARY OF THE FLAT





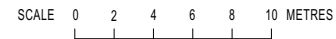
**BLOCK 961C  
14TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER AND ABOVE MAIN ROOF GARDEN OF BLOCK 960

**WINDOW LEGEND:**

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 DEMARCATÉ THE BOUNDARY OF THE FLAT



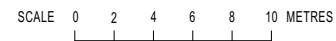
**BLOCK 961C**  
**15TH TO 17TH STOREY FLOOR PLAN**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER AND ABOVE MAIN ROOF GARDEN OF BLOCK 960

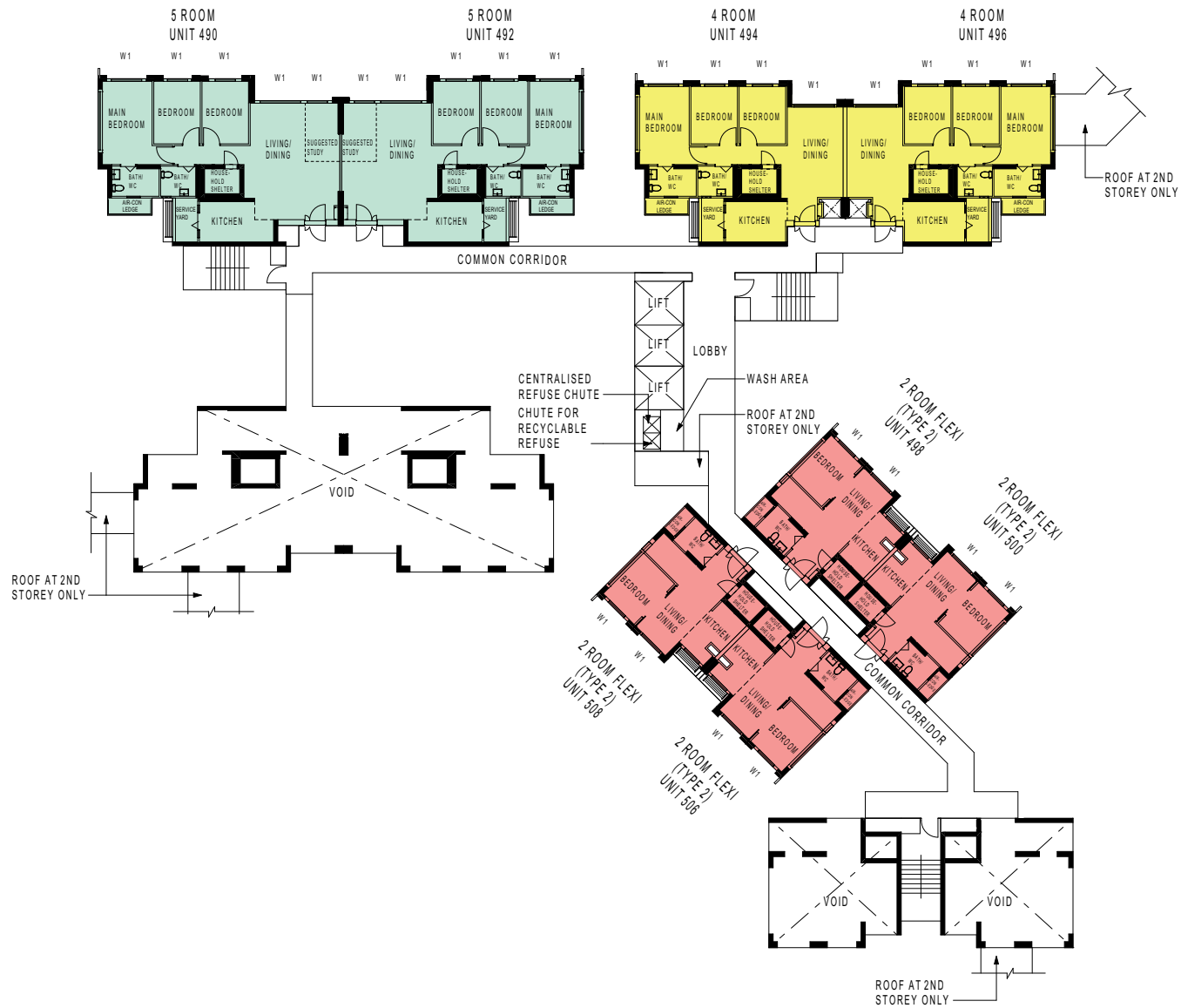
**WINDOW LEGEND:**

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 DEMARCATÉ THE BOUNDARY OF THE FLAT



**BLOCK 962A**  
**2ND STOREY FLOOR PLAN**

**WINDOW LEGEND:**

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE THE BOUNDARY OF THE FLAT





**BLOCK 962A**  
**3RD TO 8TH AND 10TH TO 17TH STOREY FLOOR PLAN**

**WINDOW LEGEND:**

W1 - THREE QUARTER HEIGHT WINDOW (APPROX. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT

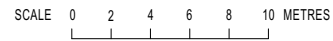


**BLOCK 962A  
9TH STOREY FLOOR PLAN**

**WINDOW LEGEND:**

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 DEMARCATATE THE BOUNDARY OF THE FLAT

## General Specifications For Tampines GreenEmerald For 2-room Flexi (short lease)

### 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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

### Windows

Aluminium framed windows with tinted glass.

### Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
Living/ Dining	: laminated UPVC folding door (optional)
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door

### Finishes

Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

### Fittings

Quality Locksets  
Water Closet Suite  
Clothes Drying Rack  
Grab Bars  
Wash basin with tap mixer, bath/ shower mixer with shower set  
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)  
Built-in Wardrobe (optional)  
Window Grilles (optional)  
Water Heater (optional)  
Lighting (optional)

### Services

Gas services and concealed water supply pipes  
Exposed sanitary stacks at Air-con ledge  
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)  
Television points  
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.



## General Specifications For Tampines GreenEmerald For 2-room Flexi, 4-room and 5-room

### 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/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

### Windows

Aluminium framed windows with tinted glass.

### Doors

Entrance	: laminated timber door and metal gate
Bedroom	: laminated UPVC door
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

### Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi
Kitchen/ Bathroom/ WC	: glazed porcelain tiles
Household Shelter Floor	
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Bathroom/ WC Walls	: glazed porcelain tiles
Ceilings/ Other Walls	: skim coated or plastered and painted

### Fittings

Quality Locksets  
Water Closet Suite  
Clothes Drying Rack  
Wash basin with tap mixer, bath/ shower mixer with shower set

### Services

Gas services and concealed water supply pipes  
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)  
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)  
Television points  
Data 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) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
- 4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB's website at [www.hdb.gov.sg](http://www.hdb.gov.sg) for information on renovation rules.

# Disclaimer

- 1) HDB owns the copyright in all information, maps, and plans of this brochure.
- 2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of the flats. They are provided for your general information only, and are not statements or representations of fact.
- 3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.
- 4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.
- 5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.
- 6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.
- 7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We 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.
- 8) The floor areas shown are scaled strata areas and subject to final survey.
- 9) 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 the Urban Redevelopment Authority's prevailing Development Control guidelines.
- 10) We reserve the right to use or allow the use of:
  - the void deck in any Apartment block,
  - Car park;
  - Common property (such as precinct pavilion); or
  - Standalone community building,for:
  - Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents' committee centres, and day activity centres);
  - Commercial facilities (such as shops and eating houses);
  - Mechanical and electrical rooms; and
  - Such other facilities as we deem fit.
- 11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.

# OPTIONAL COMPONENT SCHEME

## (2-ROOM FLEXI FLATS – TAMPINES GREENEMERALD)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

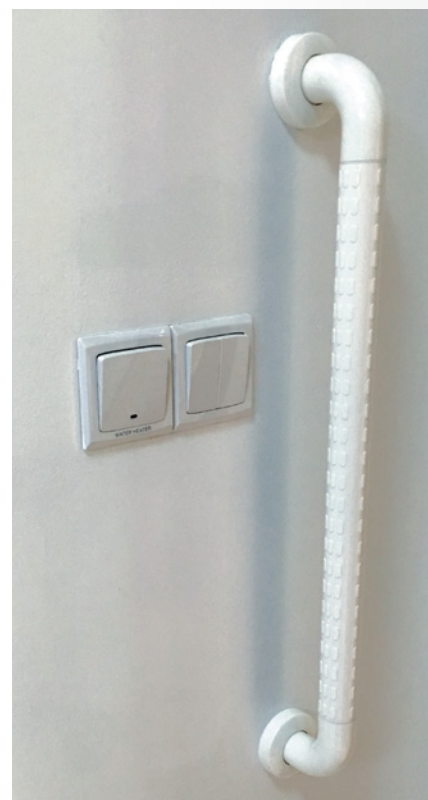
### FOR ALL 2-ROOM FLEXI FLATS

The 2-room Flexi flats are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the living/ dining room, bedroom, kitchen, household shelter and bathroom
- wall tiles in the kitchen and bathroom
- sliding partition/ door for bedroom; folding bathroom door
- sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/ shower mixer, and water closet suite

- Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats



**Details on the Optional Component Scheme (OCS) package for short-lease 2-room Flexi flats are in the next page.**

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November 2020

# OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS – TAMPINES GREENEMERALD)

(FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY)

Elderly buyers of short-lease 2-room Flexi flats who wish to enjoy the convenience of having a flat in move-in condition can opt in for the following:

## ELDERLY FRIENDLY FITTINGS



- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.



Here are some features of an induction hob:

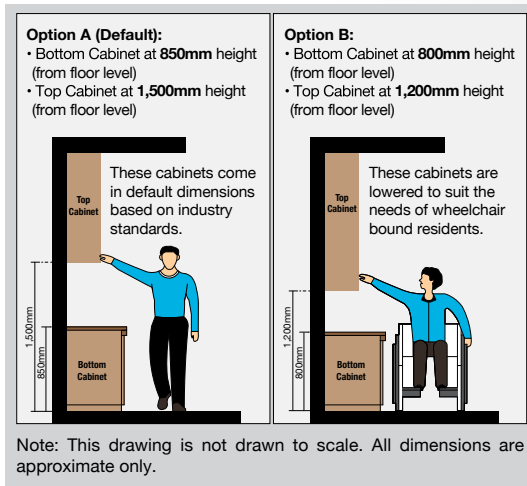
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.



- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height



- Folding door at the flexible space next to bedroom



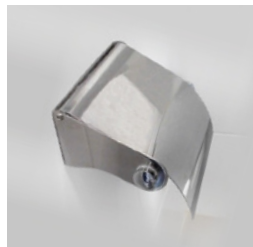
## OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

**The cost of this OCS package will be added to the selling price of the selected flat.**

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