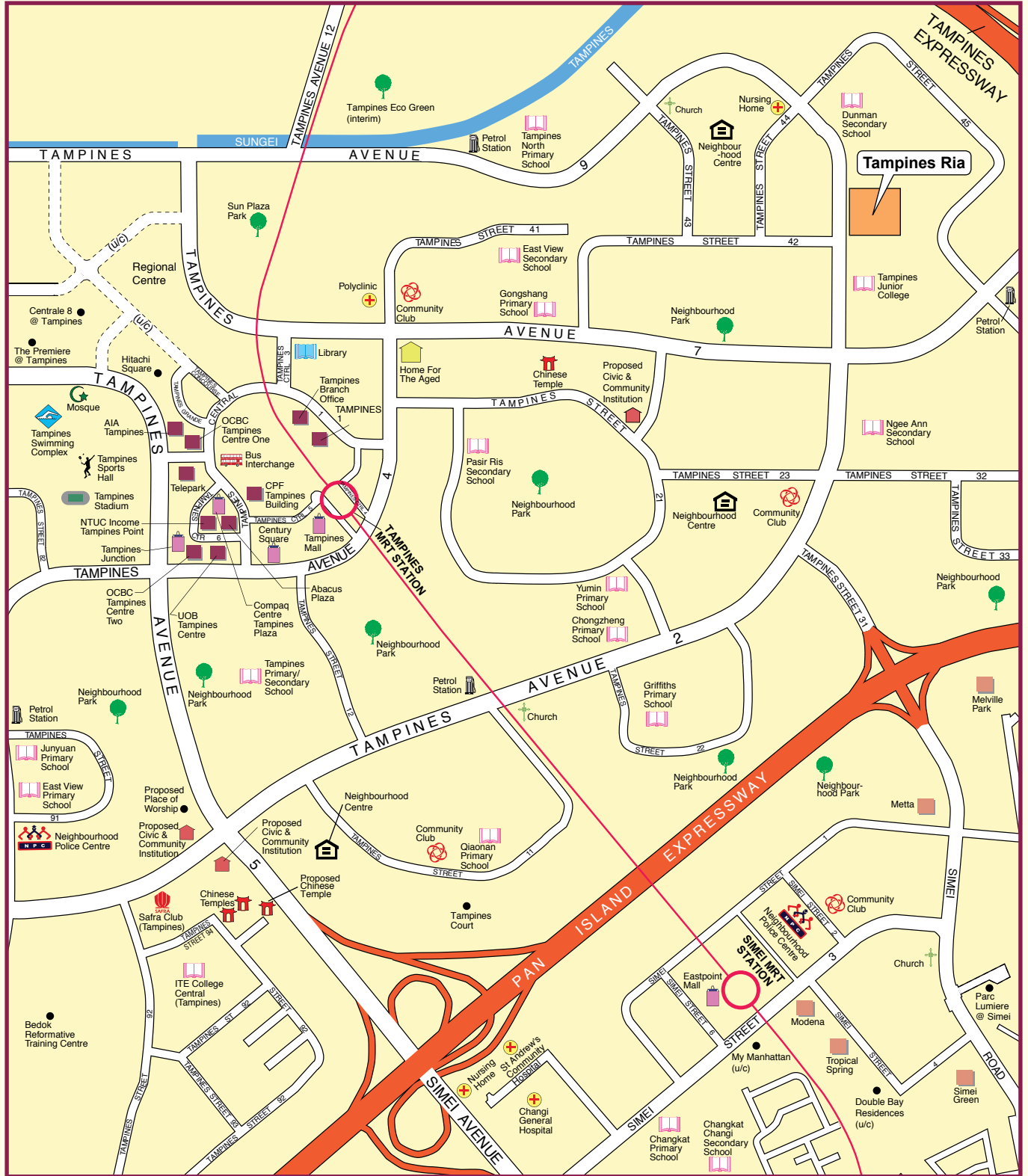


TAMPINES Town Map



LEGEND:

- Contract with Standard Flats
- MRT Line & Station
- Future Road
- (u/c) Under Construction

Scale 0 200 400 Metres

100 300 500

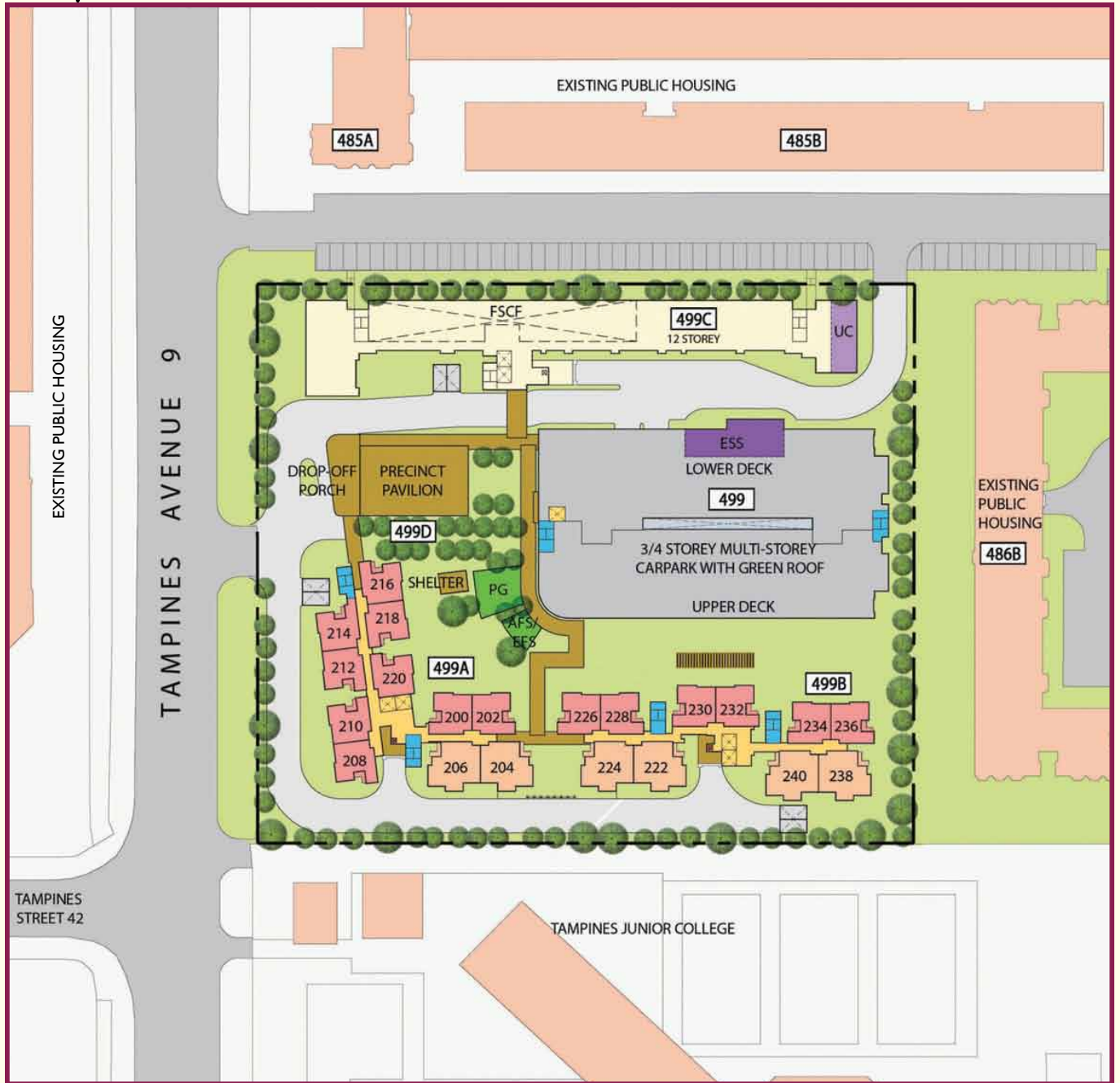


Notes:

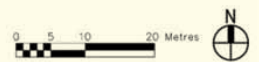
All proposed developments are subject to change and planning approval.
 Proposed Civic & Community Institution includes examples like Association, Home for the Aged, etc., subject to change and planning approval.
 Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.

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 URAs 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.

Tampines Ria



Tampines N4 C26 Standard Flats



LEGEND:

2 - Room	Open space	Lift
3 - Room	Future Social Community Facilities(FSCF) at 1st storey	Airwell
Rental Flats	Utility Centre(UC) at 1st storey	
Surrounding Building	Electrical Substation(ESS) at 1st storey	
Precinct Pavilion/ Shelter/ Linkway/ Drop-off porch	Staircase	
Trellis	Corridor	
Multi-Storey Carpark	Centralised Refuse Chute	
Children Playground(PG)/ Adult Fitness Station(AFS)/ Elderly Fitness Station(EFS)	Service Bay	

Artist's Impression



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.



BLOCK 499A
 (2ND, 4TH, 5TH, 7TH, 8TH, 10TH
 & 11TH STOREY FLOOR PLAN)

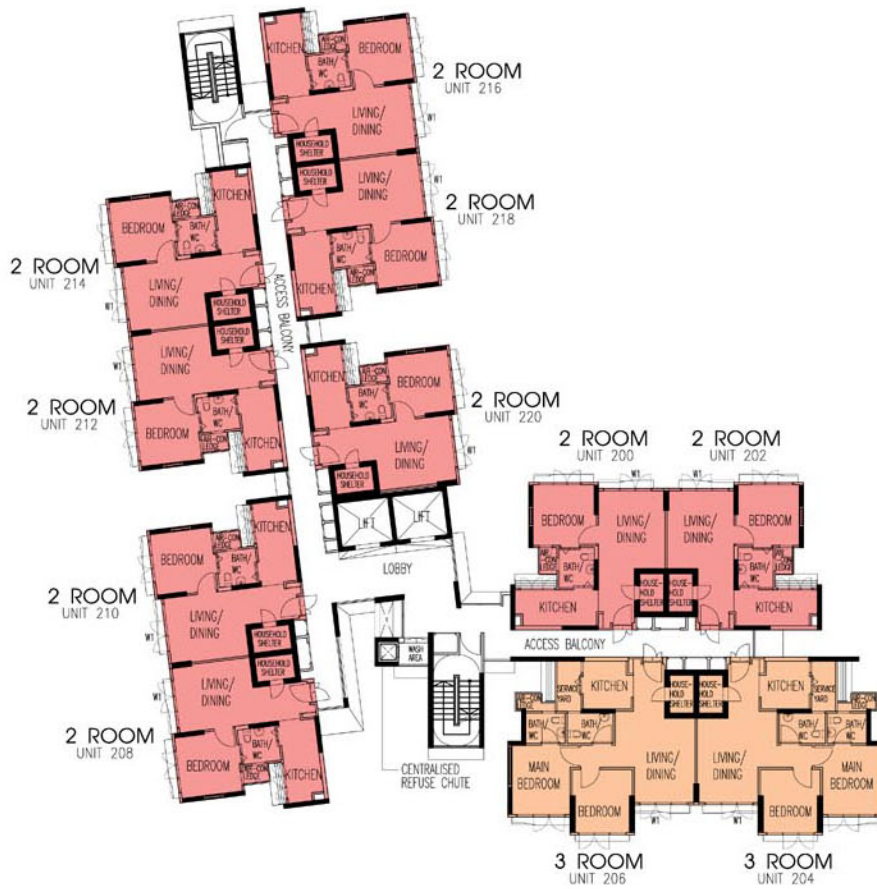
LEGEND:

- 2 ROOM
- 3 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm 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 499A
(3RD, 6TH & 9TH STOREY FLOOR PLAN)**

LEGEND:

- 2 ROOM
- 3 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm 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 499A
(12TH STOREY FLOOR PLAN)**

LEGEND:

- 2 ROOM
- 3 ROOM

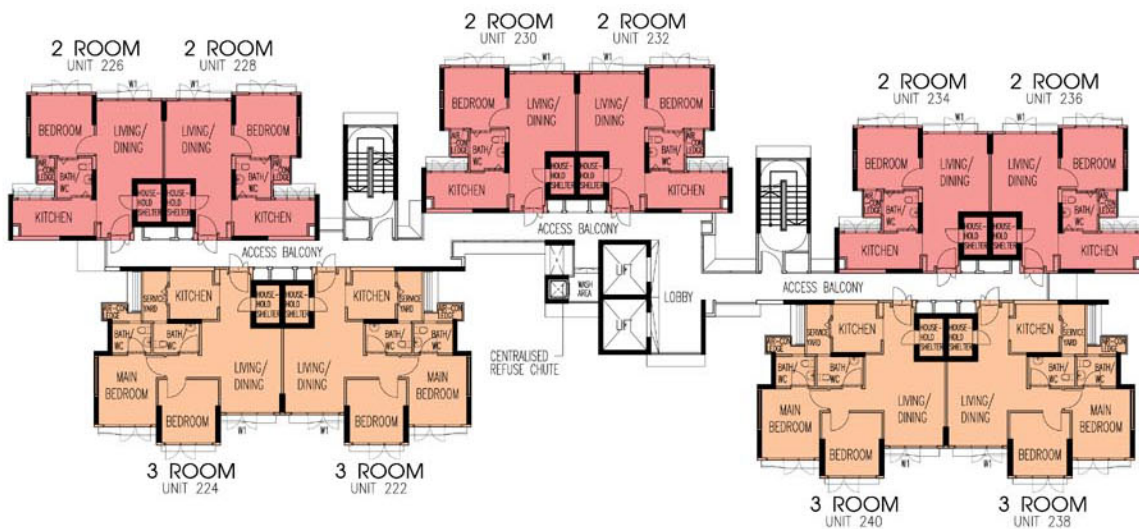
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm high parapet wall)
UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE
STANDARD HEIGHT WINDOWS

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





BLOCK 499B
 (2ND, 4TH, 5TH, 7TH, 8TH, 10TH
 & 11TH STOREY FLOOR PLAN)



BLOCK 499B
 (3RD, 6TH & 9TH STOREY FLOOR PLAN)

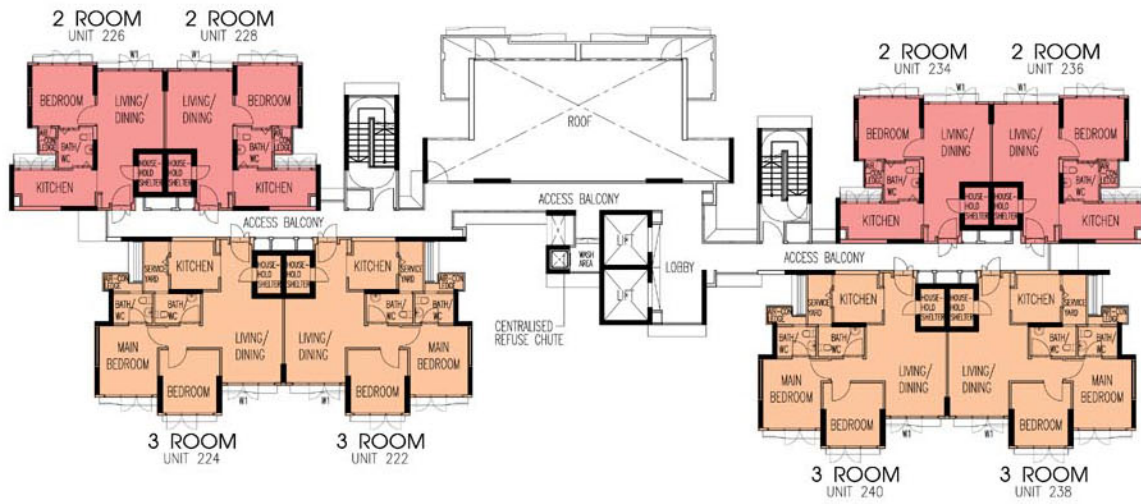
LEGEND:

- 2 ROOM
- 3 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm 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 499B
(12TH STOREY FLOOR PLAN)**

LEGEND:

- 2 ROOM
- 3 ROOM

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 500mm 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 Ria

General Specifications for 2 & 3 Room

Foundation

Piled foundation

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.

Windows

Aluminium framed windows with tinted glass

Doors

Entrance	:	decorative solid timber door and metal gate
Bedrooms	:	laminated semi-solid timber door (Type D9a)
Bathrooms/WC	:	acrylic panel folding door for 2-Room ; laminated semi-solid timber door for 3-Room (Type D9a)
Household Shelter	:	metal door
Service Yard	:	aluminium framed door with glass

Finishes

Ceilings	:	skim coated or plastered and painted
Bathrooms / WC / Kitchen Walls	:	glazed ceramic tiles
Other Walls	:	skim-coated or plastered and painted
Living / Dining / Bedroom Floor	:	ceramic tiles with timber skirting
Kitchen / Bathroom / WC Floor	:	ceramic tiles
Service Yard Floor	:	ceramic tiles with tile skirting
Household Shelter Floor	:	ceramic tiles

Fittings

Quality Locksets
Quality Sanitary Fittings
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. Air-con panel in the Main Bedroom will not be provided. You are advised to visit HDB's website at www.hdb.gov.sg for information on renovation rules.

2) The common areas and spaces fronting or surrounding the flats are not available for purchase, and HDB will not accede to any requests from purchasers to purchase and enclose the common areas.

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The floor areas are scaled Strata Areas.