

TAMPINES GreenTerrace | 3- & 4-room Standard Flats

Located along Tampines Avenue 1 and opposite Temasek Polytechnic, Tampines GreenTerrace comprises two 16-storey residential blocks and one 14-storey residential block. Choose from 295 units of 3- and 4-room Standard flats.

The name Tampines GreenTerrace reflects the location of the development in Tampines town and its distinctive green terracing and cascading design of the roof garden atop the multi-storey carpark.



Facilities close to home

Situated in the centre of the development, residents can relax and enjoy in the roof garden, which offers a variety of spatial experiences like a community garden, open plaza and open lawn.

Immerse yourself in an active lifestyle with a multitude of recreational and communal facilities available in Tampines GreenTerrace. These include the precinct pavilion, children's playground, adult and elderly fitness stations and various exploratory themed gardens. You can also participate in various community activities organised by the Residents' Committee Centre. A childcare centre is also situated within the precinct for your convenience.



TAMPINES ALCOVES

| Studio Apartments & 3-room Standard Flats

Nestle amid cosy comforts

Located near Tampines Avenue 9 and Sungei Tampines, Tampines Alcoves comprises two 13-storey residential blocks of 289 units of Studio Apartments and 3-room Standard flats.

Alcoves are intimate spaces found in gardens. The name Tampines Alcoves is inspired by such alcove gardens within its landscape. Enjoy living in the cosy neighbourhood while having access to the bustling facilities beyond.



Rejuvenation starts at home

Various exploratory themed gardens are found within Tampines Alcoves, making it a great place to get up close and personal with nature. Bask in the lush tropical forest landscaping at ground level, or walk along the sensory garden embellished with textured plants. You can also rest and relax in the open plaza, lawn and pergolas in the roof garden atop the multi-storey carpark.

Enjoy a range of recreational facilities at your doorstep. Adults and elderly can exercise at the adult and elderly fitness stations while children can have fun in the children's playground. Located in the heart of the development, the precinct pavilion is an ideal place for residents to gather and interact with one another.



Vibrant amenities at your fingertips

Tampines Alcovés and Tampines GreenTerrace are served by the N4 Neighbourhood Centre and the Tampines Street 81 Centre respectively. For more shopping and dining options, residents can look forward to a wide range of commercial facilities in Tampines Regional Centre such as Century Square, Tampines One and Tampines Mall. Check out more heartland shops around you by logging on to Where2Shop@HDB.

Stay healthy by working out in the Tampines Sports Hall, Tampines Swimming Complex and Tampines Stadium. You can also enrich yourself by visiting the Tampines Regional Library.

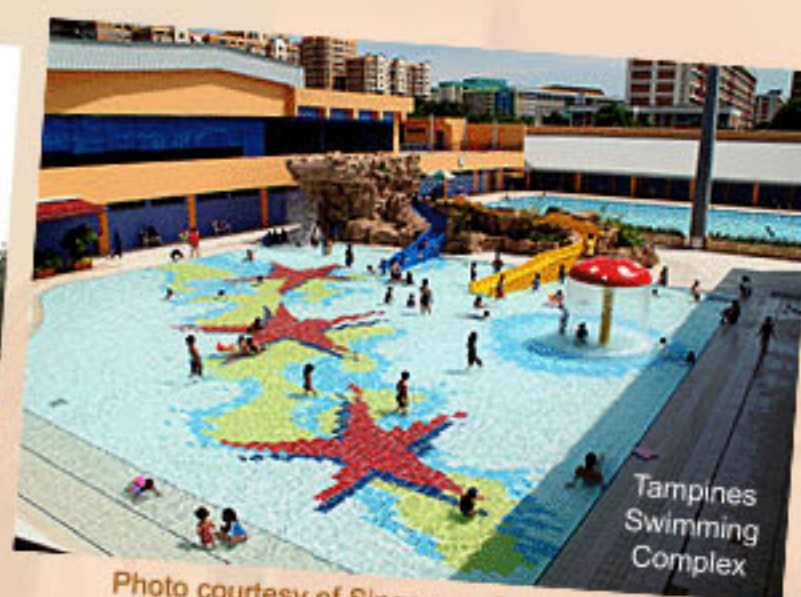


Photo courtesy of Singapore Sports Council

Commuting is made easy with Tampines MRT Station and bus interchange. Those who drive will enjoy the accessibility of the Tampines Expressway (TPE) and the Pan Island Expressway (PIE).

The range of schools located near the developments includes St Hilda's Primary and Secondary School, Gongshang Primary School, Springfield Secondary School, Dunman Secondary School and Tampines Junior College.



Look out for an exciting lifestyle hub coming your way in Tampines town. Being planned as an integrated centre for community, sports, arts and culture, as well as commercial activities, this proposed Tampines Town Hub will make the town more bustling in time to come.



Welcoming abodes

Tampines Alcoves offers Studio Apartments and 3-room Standard flats, while Tampines GreenTerrace comes with 3- and 4-room Standard flats. You can choose flats from either development during selection.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for kitchen cabinet – default dimensions based on industry standard or lowered cabinets to suit the needs of wheelchair bound residents.

Move in hassle-free as each apartment will be in a ready-to-move-in condition, furnished with elderly-friendly fixtures, a built-in wardrobe, floor tiles in the entire flat and wall tiles for the bathroom and kitchen.

All units come with three-quarter height windows in the living/ dining area.

The indicative price range of these flats is tabulated below.

Flat Type	Floor Area (sqm)	Internal Floor Area (sqm)	No. of Units	Indicative Price Range (\$)
Studio Apartment	37	35	94	\$86,000 - \$94,000
	47	45	92	\$108,000 - \$119,000
3-Room	67 - 69	65	202	\$183,000 - \$233,000
4-Room	93	90	196	\$292,000 - \$353,000

Notes:

- Tampines Alcoves offers studio apartments and 3-room flats whereas Tampines GreenTerrace offers 3-/4-room flats.
- Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
- Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

Financing a flat (Tampines GreenTerrace)

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$215,000	\$3,600	\$15,000	\$200,000	\$715	20%
4-Room	\$320,000	\$5,800	-	\$320,000	\$1,153	20%

Financing a flat (Tampines Alcoves)

Flat Type	Typical Selling Price	Applicants' Median Household Income	Eligible Additional CPF Housing Grant	Nett Selling Price (less grants)	Monthly Instalment for 30-year Loan	Instalment to Income Ratio
3-Room	\$200,000	\$3,600	\$15,000	\$185,000	\$661	18%

Prices of Tampines GreenTerrace and Resale Comparables in the Vicinity

Flat Type	Tampines GreenTerrace (Internal floor area)	Prices of Resale Flats
3-Room	\$196,000 - \$233,000 (65 sqm)	\$360,000 - \$386,000 (74 sqm)
4-Room	\$292,000 - \$353,000 (90 sqm)	\$420,000 - \$480,000 (104 sqm)

Notes:

- (a) The 3-room and 4-room resale comparables for Tampines GreenTerrace consist of standard flats of about 24 years old. They are located near to Tampines GreenTerrace. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Prices of Tampines Alcoves and Resale Comparables in the Vicinity

Flat Type	Tampines Alcoves (Internal floor area)	Prices of Resale Flats
3-Room	\$183,000 - \$218,000 (65 sqm)	\$325,000 - \$369,000 (74 sqm)

Notes:

- (a) The 3-room resale comparables for Tampines Alcoves consist of standard flats of about 26 years old. They are located near to Tampines Alcoves. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

3- and 4-room Standard flats come with floor finishes in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes in the living/ dining room and bedrooms and/ or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs	
	3-Room	4-Room
Flooring for living / dining room and bedrooms	\$3,200	\$4,800
Internal doors*	\$2,280	\$2,830

Notes:

Studio Apartments come with internal doors and full floor finishes. Hence, OCS is not applicable

* 3-room flats : 4 internal doors (2 bedroom doors and 2 bathroom doors)

* 4-room flats : 5 internal doors (3 bedroom doors and 2 bathroom doors)

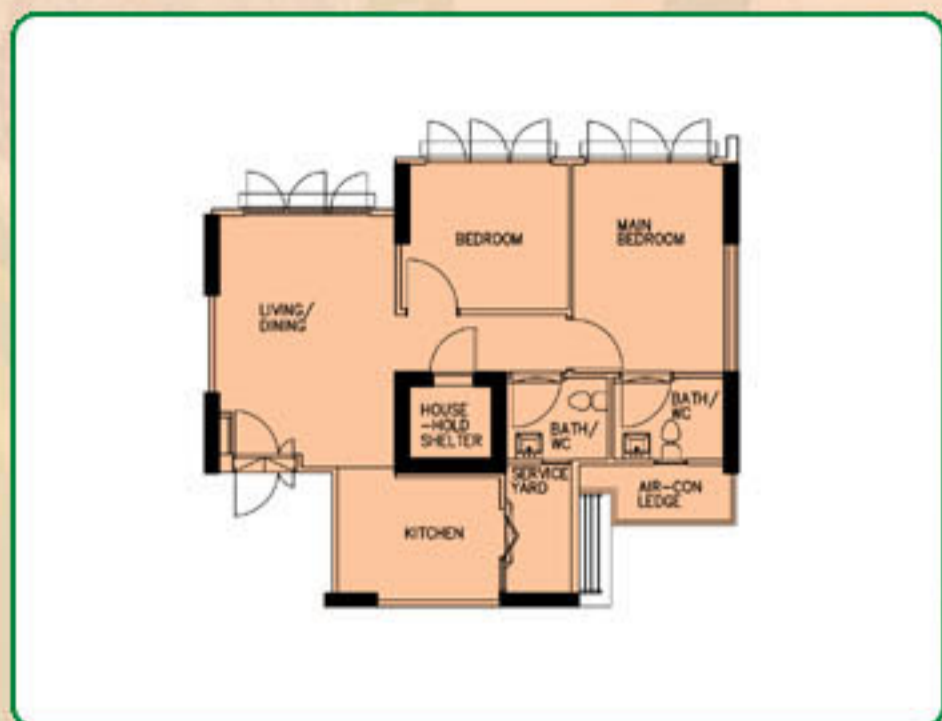
Estimated Completion Date and Waiting Time

Housing Development	Tampines GreenTerrace	Tampines Alcoves
Selection Date* (Median Month of Selection)	Feb 2012 to July 2012 (May 2012)	
Estimated Completion Date	3rd Qtr 2014	3rd Qtr 2014
Estimated Waiting Time	25 to 29 months	27 to 29 months

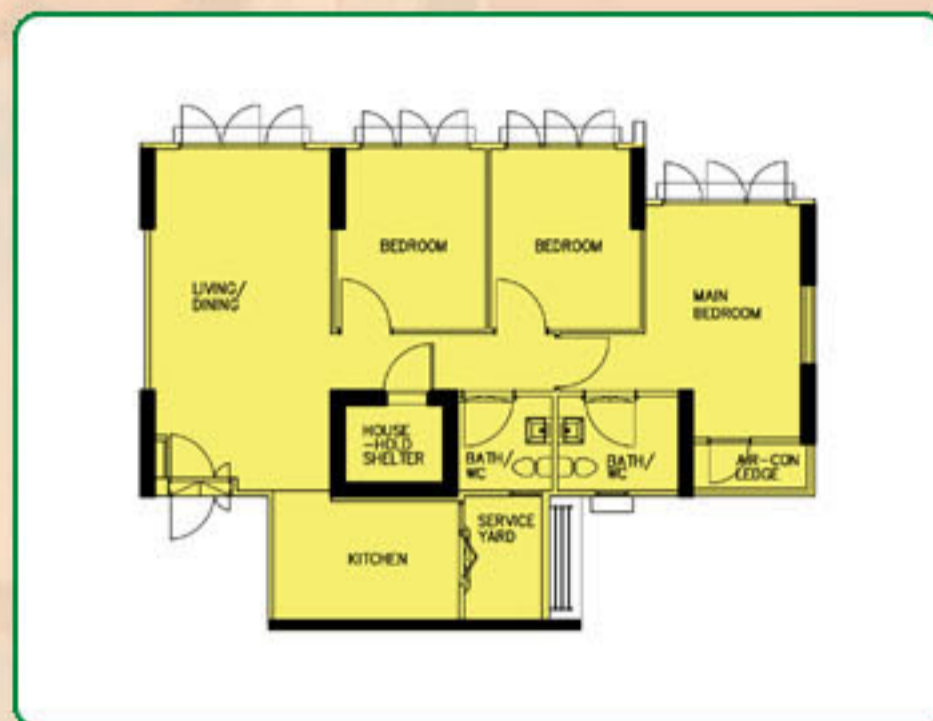
Notes:

- a) *The waiting time is computed based on the median month of selection exercise.
 b) The actual completion date will depend on the progress of the construction.
 c) The Estimated Delivery Possession Date (EDPD) is 31 Aug 2015 for Tampines GreenTerrace and 30 Sep 2015 for Tampines Alcoves. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.

Typical Floor Plans (Tampines GreenTerrace)

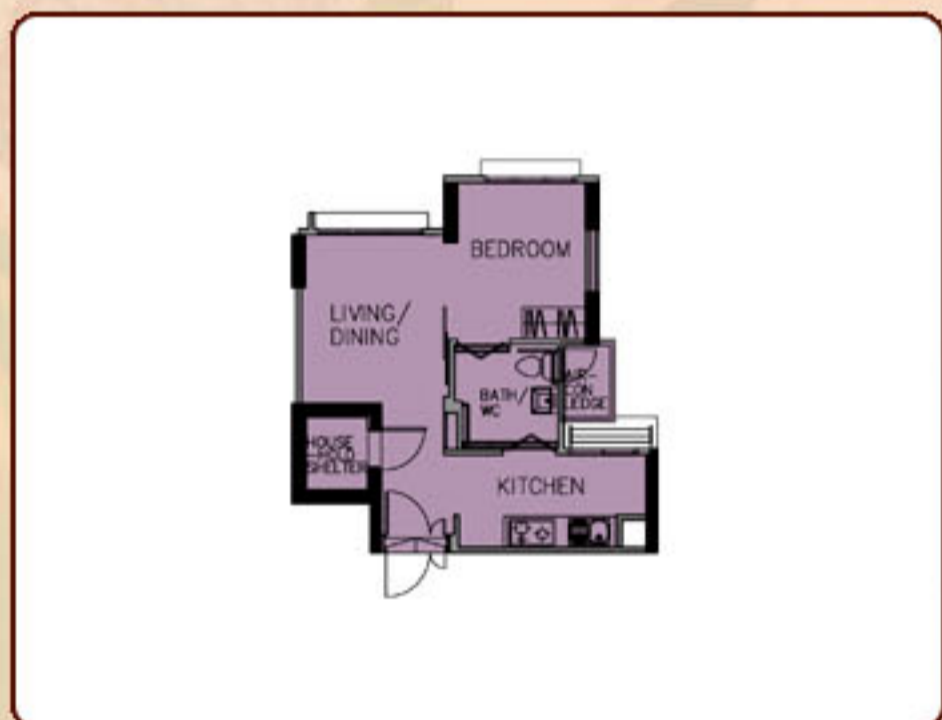


TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

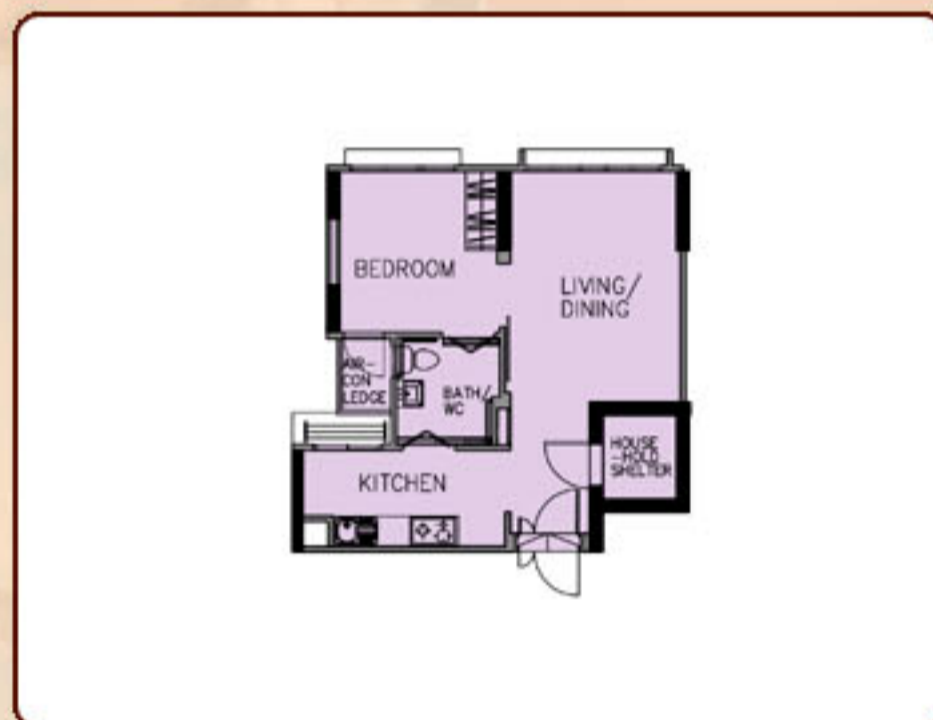


TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

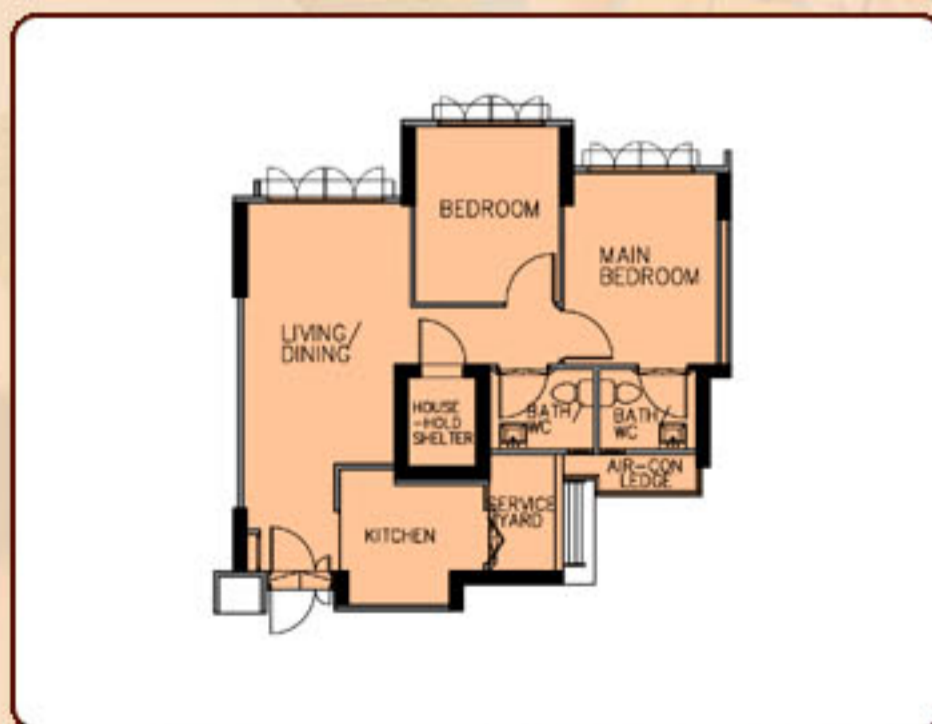
Typical Floor Plans (Tampines Alcoves)



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



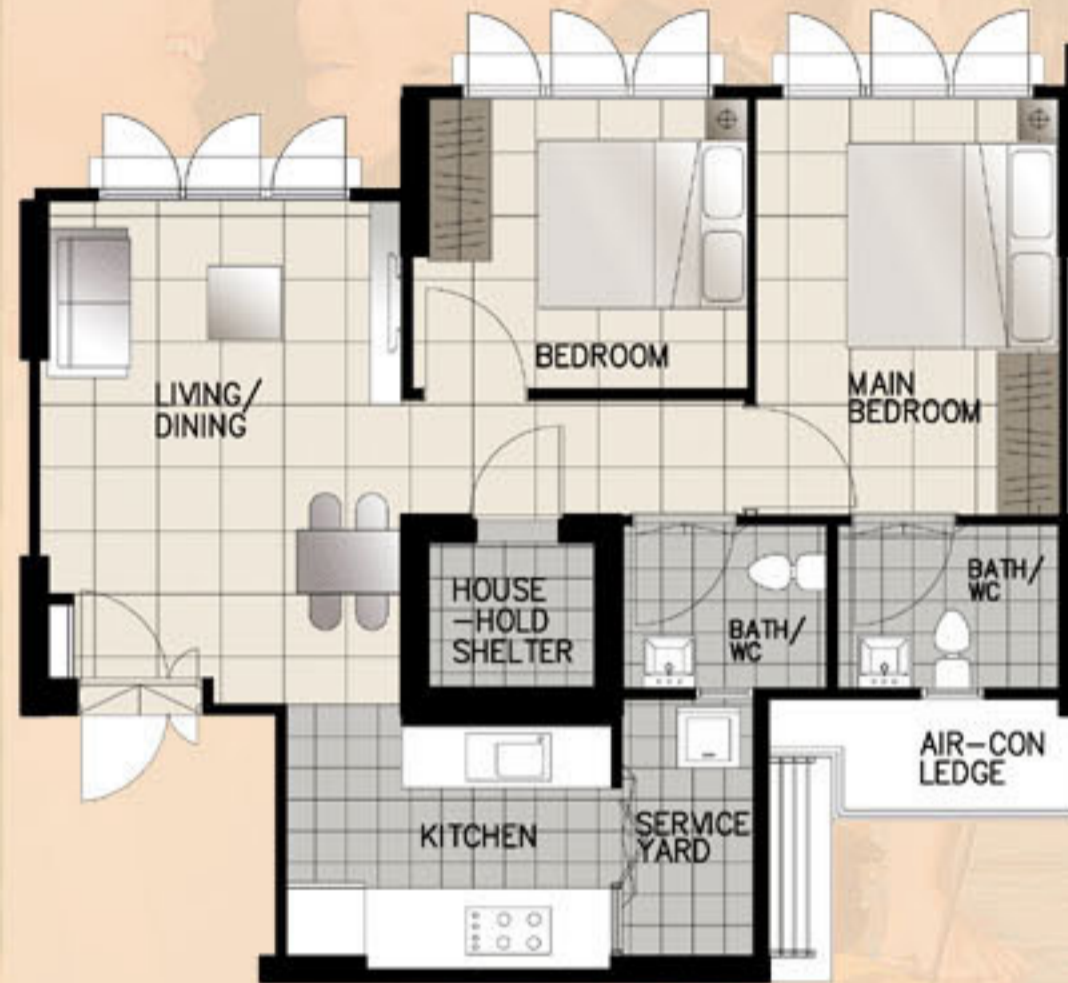
TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



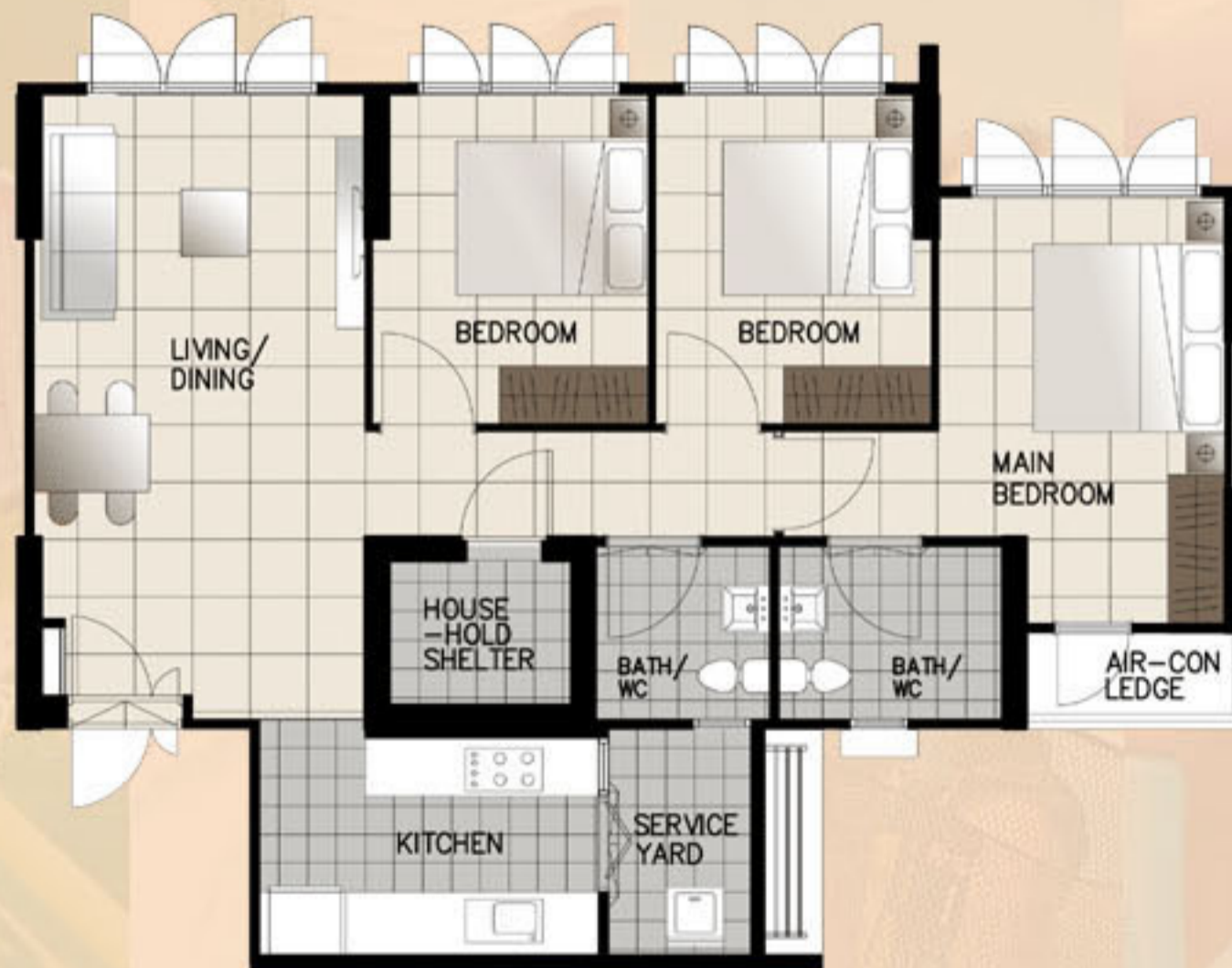
TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

The coloured floor plans are not intended to demarcate the boundary of the flat.

Possible Furnishing Layouts



TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 69 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)



TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 93 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

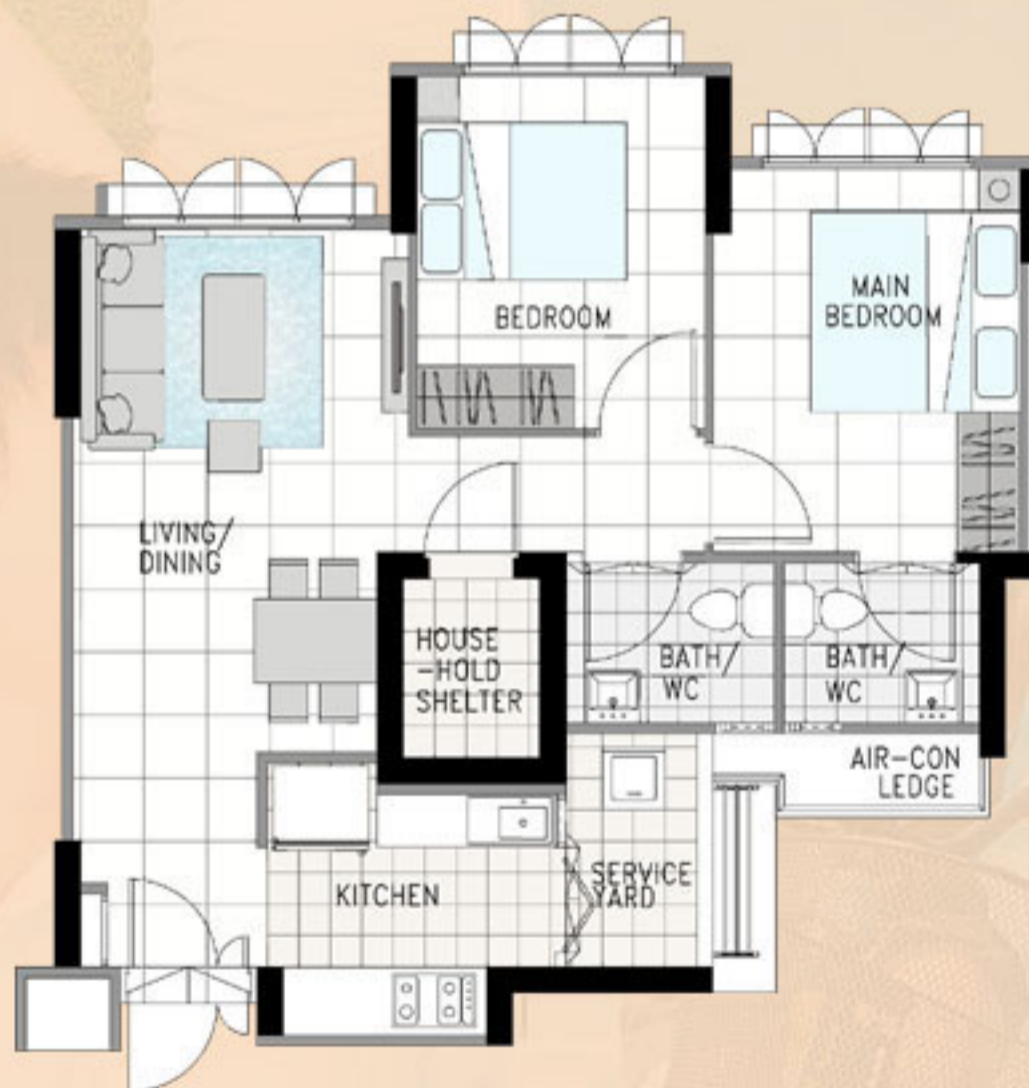
Possible Furnishing Layouts



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)



TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 68 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)