



Live amid lush greenery

| Studio Apartments and 3-room Standard flats

Located along Sims Place, GreenTops @ Sims Place is a 19-storey residential block comprising 338 units of Studio Apartments and 3-room Standard flats.

Majestic mature rain trees found near the development inspired the name 'GreenTops @ Sims Place'. To carry the imagery of rain trees, green and brown ascent colours are used extensively in the development.



Artist's Impression



A green oasis at your doorstep

GreenTops @ Sims Place is conceptualised as a green oasis amid urban fabric. Lush tropical spaces can be found within the development.

Enjoy a quiet respite at the landscape deck which comprises a stone garden, pebble walk, a community garden and an activity area which is an ideal space for interaction and bonding with family and friends. Larger gatherings and group activities can be held at the precinct pavilion.



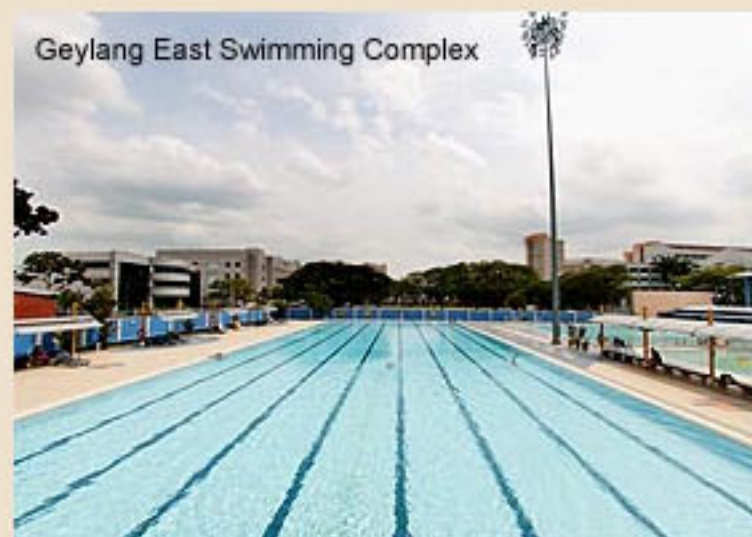
Artist's Impression

Stay well-connected to many conveniences

Enjoy the many conveniences that GreenTops @ Sims Place brings. Head over to the nearby Sims Vista neighbourhood centre which encompasses the Sims Vista Market and Food Centre and various shops for your shopping and dining needs. Alternatively, you can visit the Geylang East neighbourhood centre for more retail choices. Log on to Where2Shop@HDB to check out more heartland shops around you.



Sims Vista Market and Food Centre



Geylang East Swimming Complex

Photo courtesy of Singapore Sports Council



Geylang East Public Library

Get active at the Geylang East Park or the Geylang East Swimming Complex. Book lovers can look forward to visiting the Geylang East Public Library located in the vicinity.

Commute with ease via the Aljunied MRT station. The Pan Island Expressway (PIE) and the Kallang Paya Lebar Expressway (KPE) are just minutes away.

Schools in the area include Geylang Methodist Primary and Secondary School, MacPherson Primary and Secondary School and Canossa Convent Primary School.



Aljunied MRT station



Homes that charm and refresh

Choose from Studio Apartments and 3-room Standard flats.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. Each Studio Apartment comes with a built-in kitchen cabinet with cooker hood and stove. Buyers can choose from two height options for the kitchen cabinet – default dimensions based on industry standards or lowered cabinets to suit the needs of wheelchair bound residents. For the convenience of residents, elderly-friendly fixtures are also provided within the units. These include grab bars to provide support, a ramp at the unit entrance to assist movement, bigger switches and an alert alarm system.

Move in hassle-free as each apartment will be in a ready-to-move-in condition, furnished with a built-in wardrobe, floor tiles in the entire flat and wall tiles for the bathroom and kitchen. All Studio Apartments come with three-quarter height windows in the living/dining area and bedroom.

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

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	36	35	108	\$114,000 - \$125,000
	46	45	88	\$145,000 - \$157,000
3-Room	68	65	142	\$284,000 - \$333,000

Notes:

- (a) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
- (b) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- (c) 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.
- (d) Studio Apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.
- (e) 3-room flats are sold on 99-year lease.



Financing a flat

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	\$310,000	\$3,200	\$20,000	\$290,000	\$1,037	32%

Prices of GreenTops @ Sims Place and Resale Comparables in the Vicinity

Flat Type	GreenTops @ Sims Place (Internal floor area)	Prices of Resale Flats
3-Room	\$284,000 - \$333,000 (65 sqm)	\$313,000 - \$378,000 (65 - 66 sqm)

Note:

The 3-room resale comparables for GreenTops @ Sims Place consist of standard flats of about 36 years old. They are located near to GreenTops @ Sims Place. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

The 3-room 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
Flooring for living / dining room and bedrooms	\$3,300
Internal doors*	\$2,480

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)

Estimated Completion Date and Waiting Time

Housing Development	GreenTops @ Sims Place
Selection Date* (Median Month of Selection)	End Aug/Sep 2012 to Jan 2013 (Nov 2012)
Estimated Completion Date	4th Qtr 2015
Estimated Waiting Time	36 to 38 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 30 Nov 2016 for GreenTops @ Sims Place. The EDPD is 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



TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 36 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)



TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 46 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.

Layout Ideas for Your Home



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