

T A M P I N E S
GREENGEM

HDB's Sales Launch – November 2018





Green Living

Tampines GreenGem is bounded by Bedok Reservoir Road and Tampines Street 96. It is located near Tampines West MRT station and Bedok Reservoir Park, and comprises 13 residential blocks ranging from 13 to 17 storeys. You can choose from 1,086 units of 2-room Flexi, 3-, 4-, and 5-room flats.

Tampines GreenGem's name is inspired by the development's nearby surroundings, such as the tranquil Bedok Reservoir Park, park connectors, and other nature spots in the town.

Please refer to the site plan for the facilities to be provided in Tampines GreenGem. Facilities in this development will be opened to the public.



TAMPINES

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.



LEGEND:

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

Scale 0 200 400 500 Metres



Notes:

All proposed developments are 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 Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.

The proposed facilities and their locations as shown are indicative only. 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, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time 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 GreenGem is designed with 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
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development
- ABC Waters design features to clean rainwater and beautify the landscapes
- Pneumatic Waste Conveyance System to provide cleaner waste disposal



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

Delightful Homes

To boost construction productivity, Tampines GreenGem will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. Tampines GreenGem offers 2-room Flexi, 3-, 4-, and 5-room flats.

These flats will come with the following finishes and fittings:

2-room Flexi (38sqm and 46sqm) <i>Available either on a 99-year lease or short-lease</i>	3-, 4-, and 5-room
• Vinyl strip flooring in the living/ dining room, and bedroom • Floor tiles in kitchen, household shelter, and bathroom • Wall tiles in the kitchen and bathroom • A sliding partition/ door for the bedroom and folding bathroom door • Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite • Grab bars (for 2-room Flexi flats on short-leases)	• Vinyl strip flooring in the living/ dining room and bedrooms • Floor tiles in kitchen, household shelter, and bathrooms • Wall tiles in the kitchen and bathrooms • Internal doors for bedrooms and bathrooms • Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite

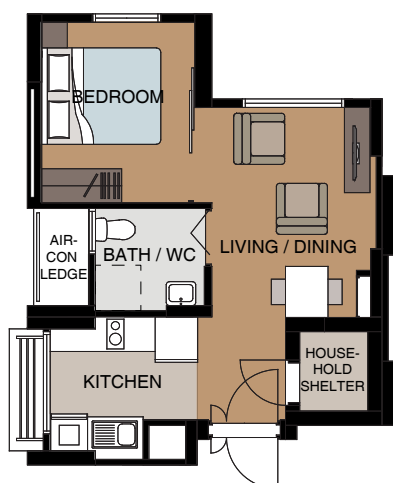
Optional Component Scheme

The flats in Tampines GreenGem come with full floor finishes, internal doors, and sanitary fittings, as they will be constructed using the Prefabricated Prefinished Volumetric Construction (PPVC) method.

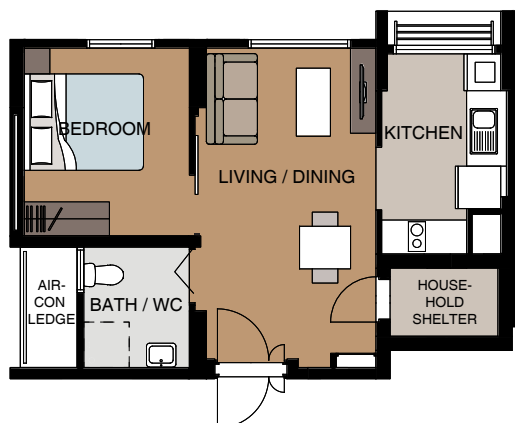
Elderly buyers of short-lease 2-room Flexi flats can opt in for elderly friendly and other fittings under the Optional Component Scheme (OCS). Please refer to the attached Optional Component Scheme leaflet for details.

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.

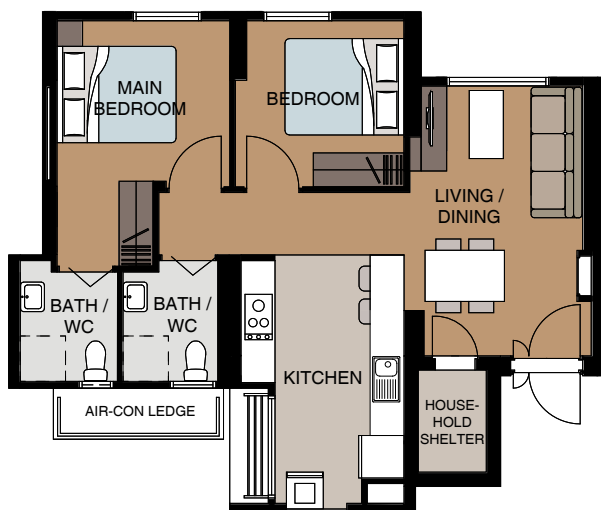




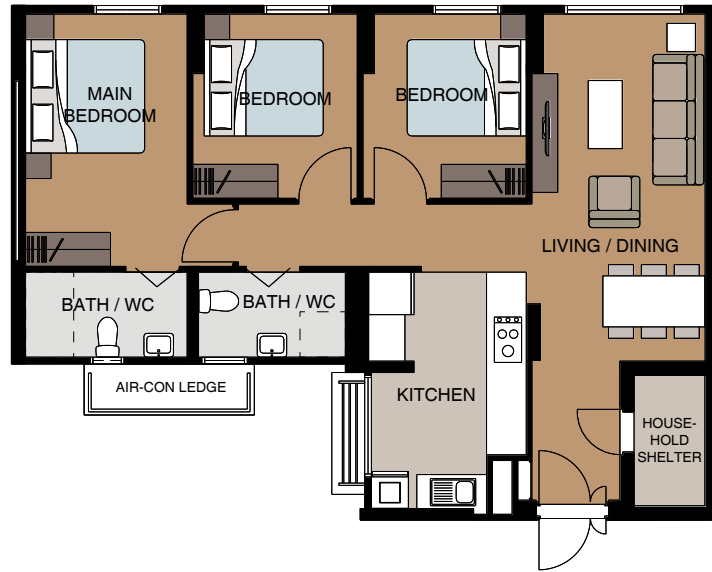
2-ROOM FLEXI (TYPE 1) FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 40 sqm
 (Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge)



2-ROOM FLEXI (TYPE 2) FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 48 sqm
 (Inclusive of Internal Floor Area of 46 sqm and Air-Con Ledge)



3-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 70 sqm
 (Inclusive of Internal Floor Area of 67 sqm and Air-Con Ledge)

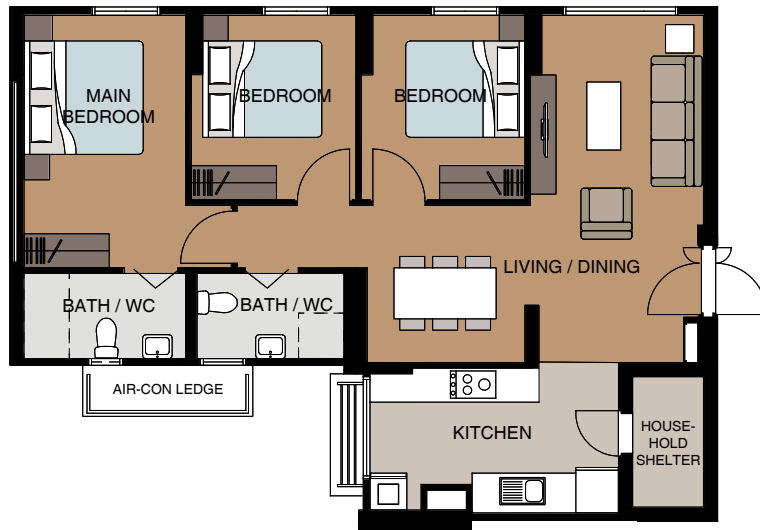


4-ROOM FLOOR PLAN

(With Suggested Furniture Layout)

APPROX. FLOOR AREA 94 sqm

(Inclusive of Internal Floor Area of 91 sqm and Air-Con Ledge)

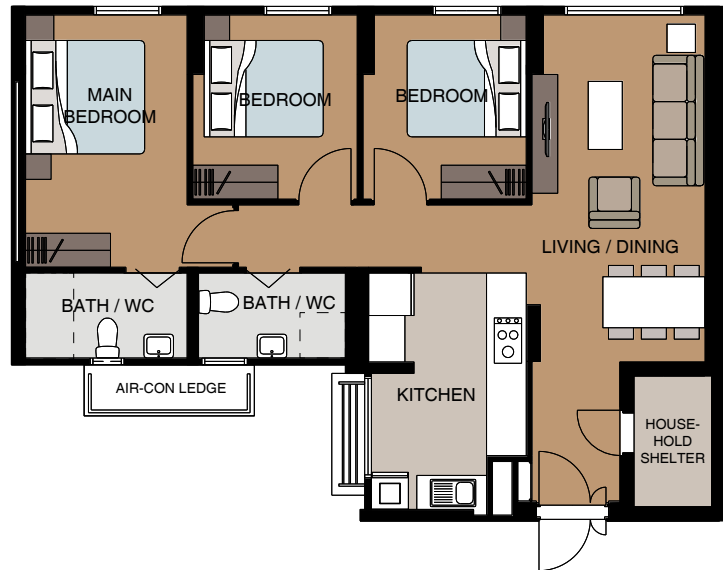


4-ROOM FLOOR PLAN

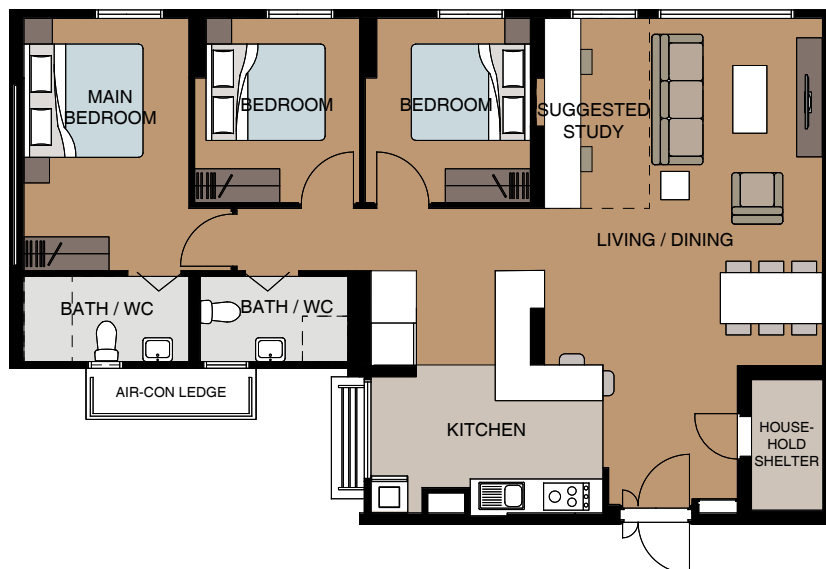
(With Suggested Furniture Layout)

APPROX. FLOOR AREA 95 sqm

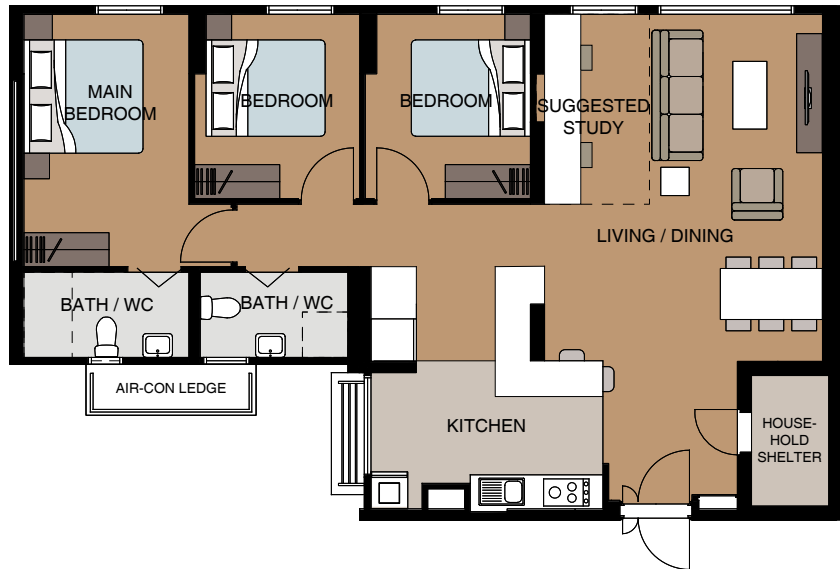
(Inclusive of Internal Floor Area of 92 sqm and Air-Con Ledge)



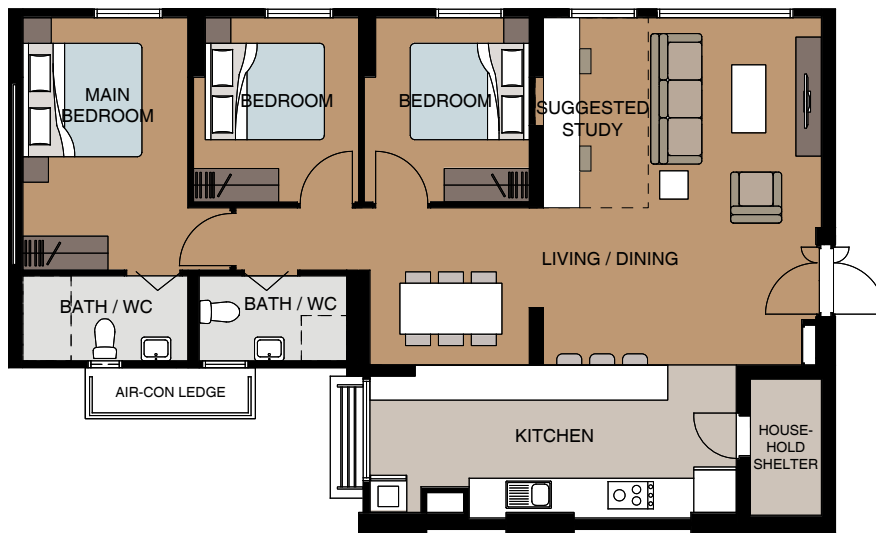
4-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
 APPROX. FLOOR AREA 96 sqm
 (Inclusive of Internal Floor Area of 93 sqm and Air-Con Ledge)



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)



5-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
APPROX. FLOOR AREA 114 sqm
 (Inclusive of Internal Floor Area of 111 sqm and Air-Con Ledge)



5-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
APPROX. FLOOR AREA 114 sqm
 (Inclusive of Internal Floor Area of 111 sqm and Air-Con Ledge)



LEGEND

2-Room Flexi (Type 1)

2-Room Flexi (Type 2)

3-Room

4-Room

5-Room

Eating House (EH)/ Shops (SH)/ Supermarket (SM) at 1st storey

Drop-Off Patch (DOP)/ Linkway/ Shelter (S)/ Precinct Pavilion (PP)/ Link-bridge (LB)

Trellis

Children Playground (PG)/ Adult Fitness Station (AFS)/ Elderly Fitness Station (EFS)

Electrical Sub-station (ESS) at 1st storey

Bin Centre (BC) at 1st Storey (Pneumatic Waste Conveyance System)

Residents' Committee Centre (RCC)/ Child Care Centre (CCC)/ Future Amenities/Facilities (FA/F)/ Utility Centre (UC) at 1st storey

Landscape Deck

Open Space

Staircase

Reserved for Development/ Existing Development

Surrounding Building/ Structures

Multi-Storey Car Park

Driveway

Air-well

Entrance/ Exit to Carpark Deck at 1st Storey

RAMP

Centralised Refuse Chute/ Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)

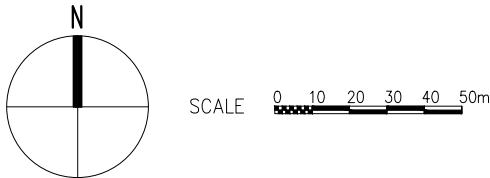
Corridor

Lift

Service Bay

(U/C) Under Construction

Block Number	Number of storeys	2 Room Flexi		3 Room	4 Room	5 Room	Total	Lift opens at
		(Type 1)	(Type 2)					
951A	17	-	-	-	45	42	87	Every storey
951B	17	-	-	-	45	42	87	Every storey
951C	16	-	-	-	29	29	58	Every storey
952A	17	-	-	-	43	41	84	Every storey
952B	17	-	-	-	43	41	84	Every storey
952C	16	-	-	-	28	27	55	Every storey
953A	17	-	-	-	31	31	62	Every storey
953B	17	-	-	-	31	31	62	Every storey
953C	17	-	-	-	47	46	93	Every storey
954A	13 / 16	14	29	30	20	-	93	Every storey
954B	13 / 16	14	28	28	20	-	90	Every storey
954C	14 / 17	15	30	30	54	-	129	Every storey
954D	14 / 17	-	30	16	56	-	102	Every storey
Total		43	117	104	492	330	1086	

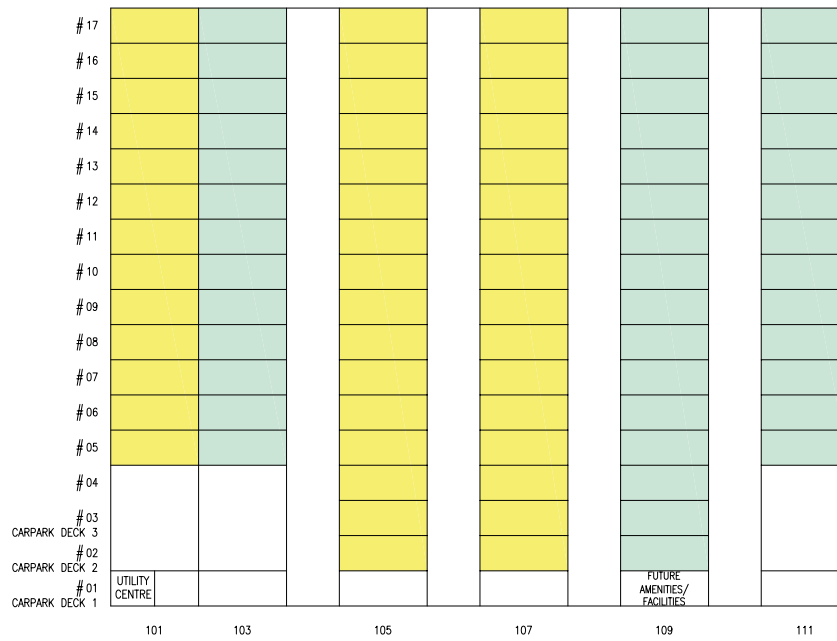


TAMPINES
GREENGEM

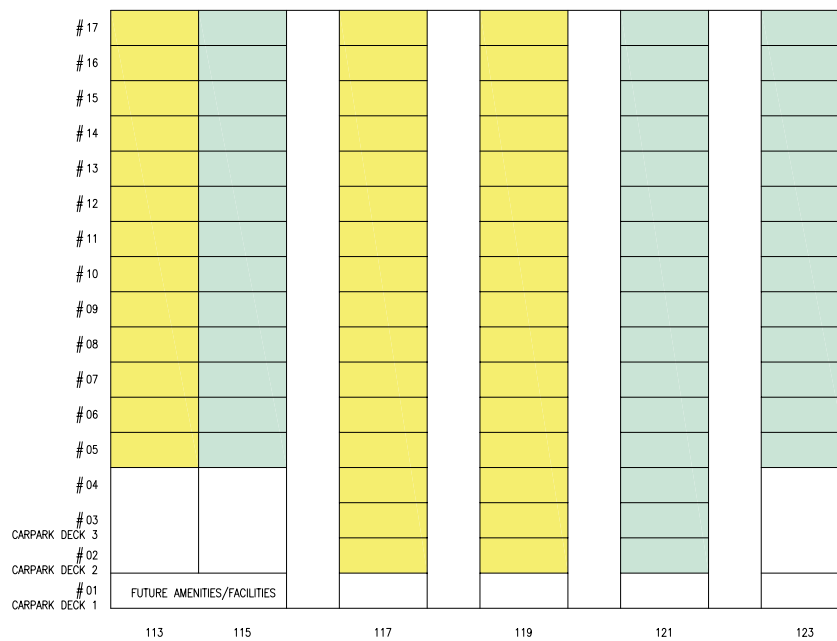
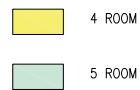
- Notes:**
1. All proposed developments are subject to change and planning approval.
 2. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.
 3. 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.
 4. 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.
 5. 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.

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.

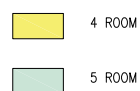
Applicants are encouraged to visit the place before booking a flat.

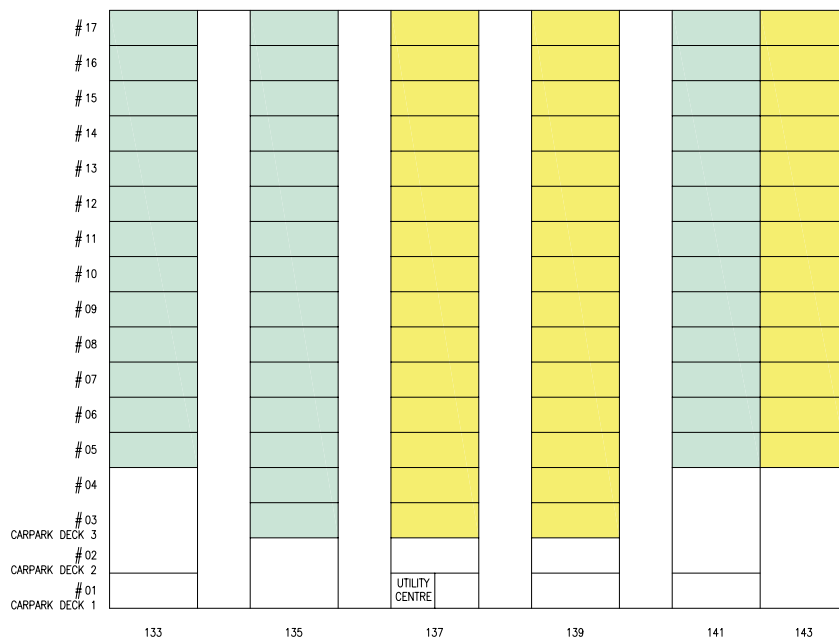
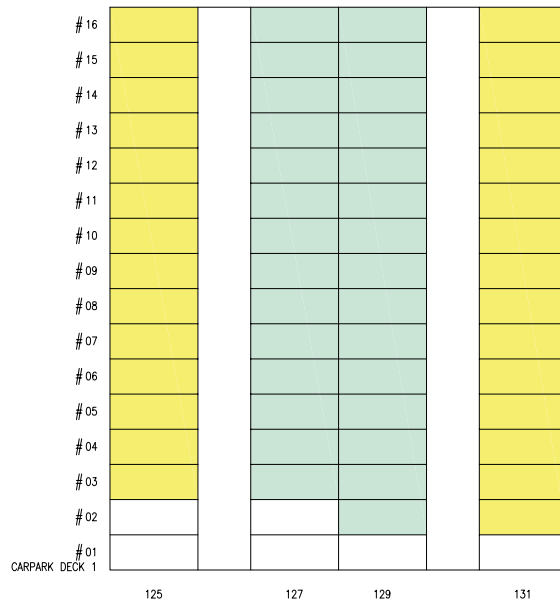


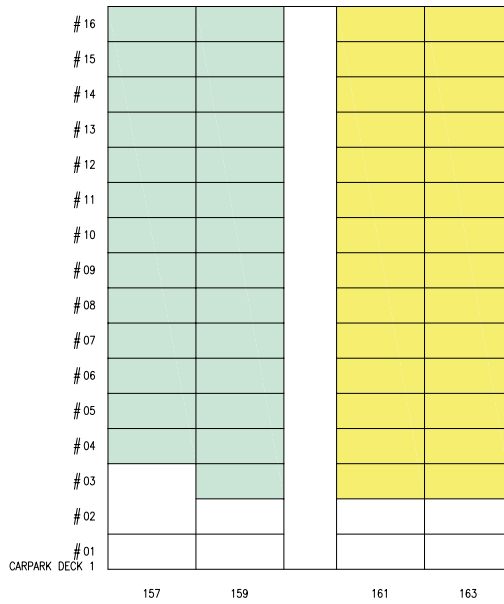
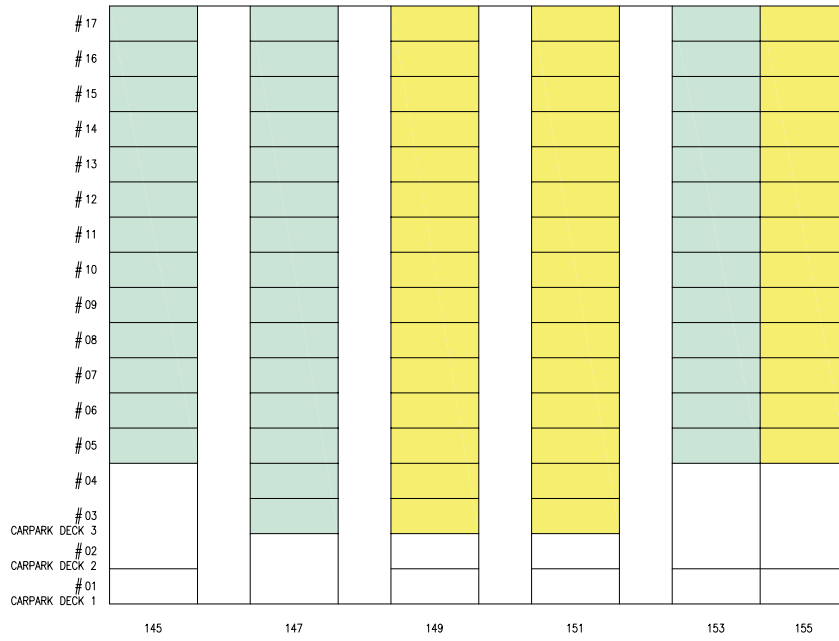
BLK 951A

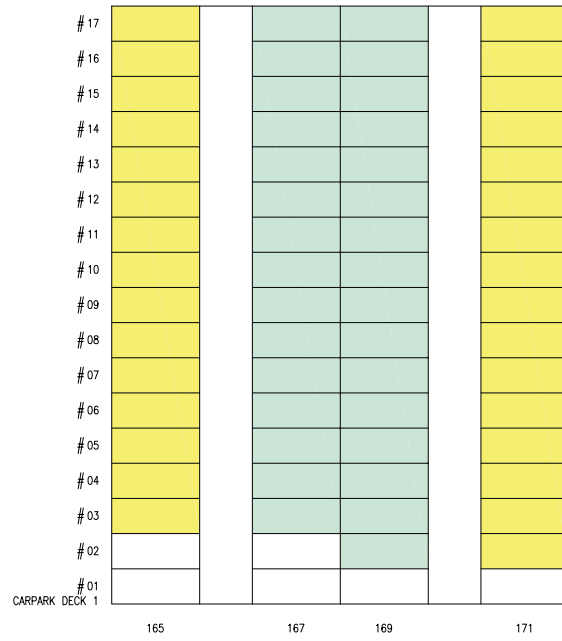


BLK 951B

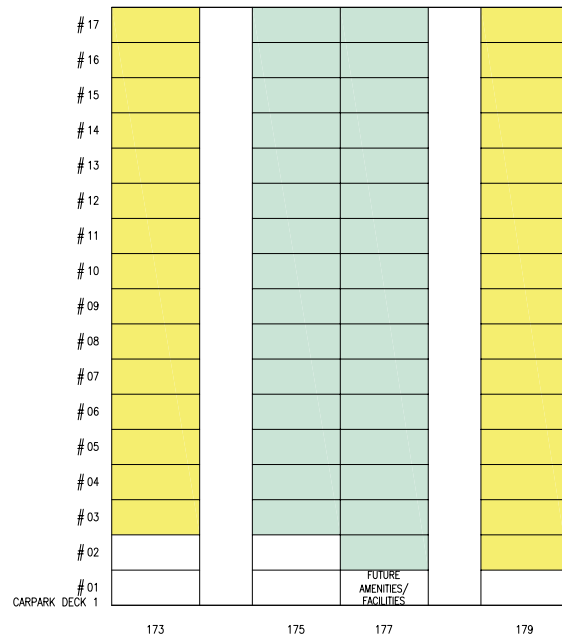
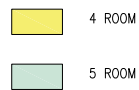




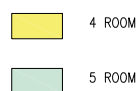


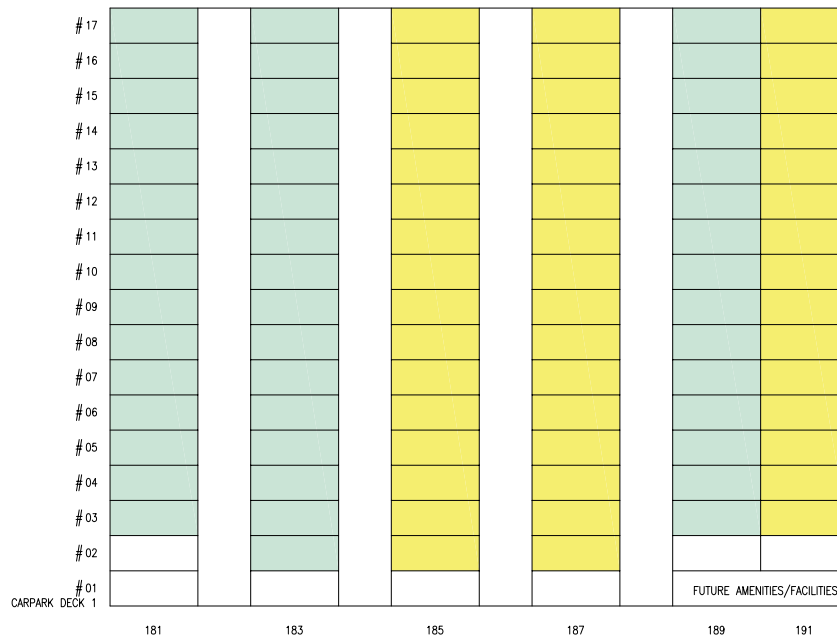


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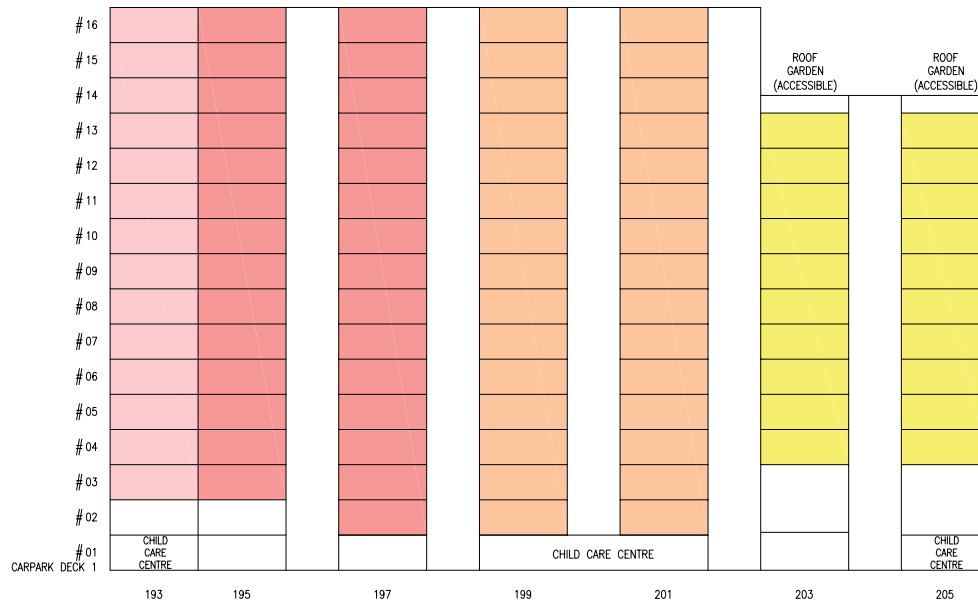
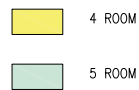


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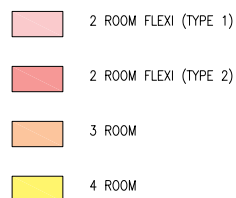


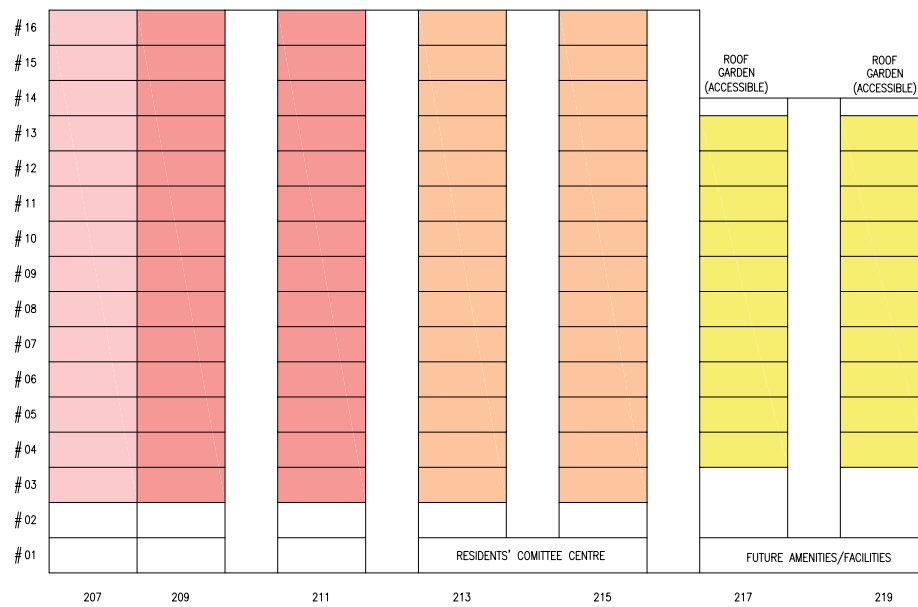


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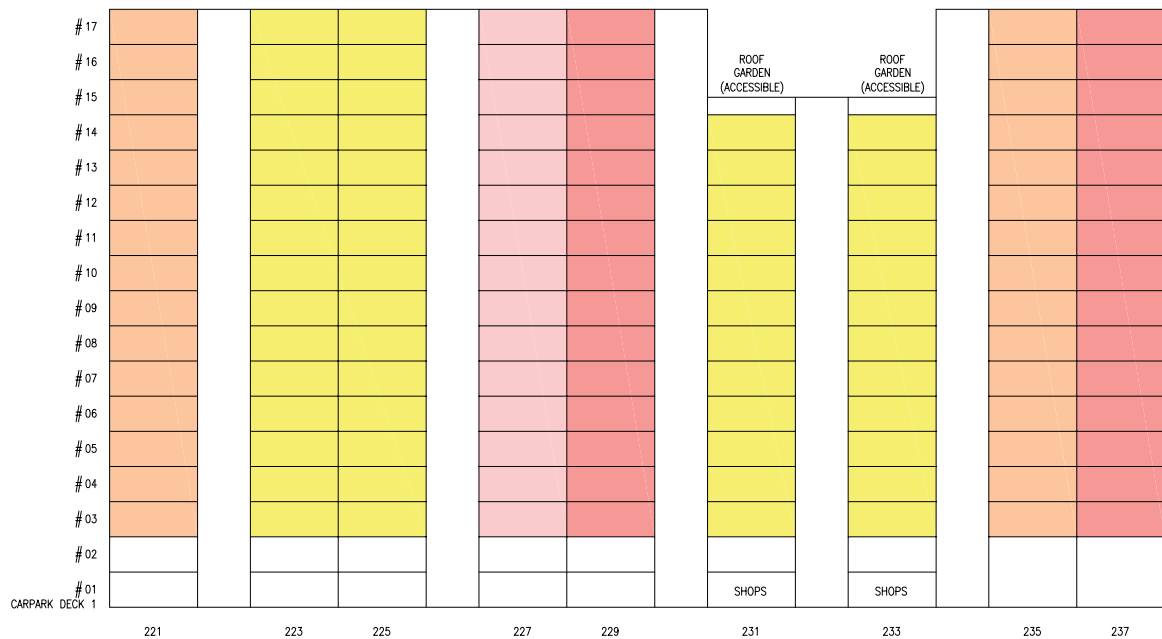
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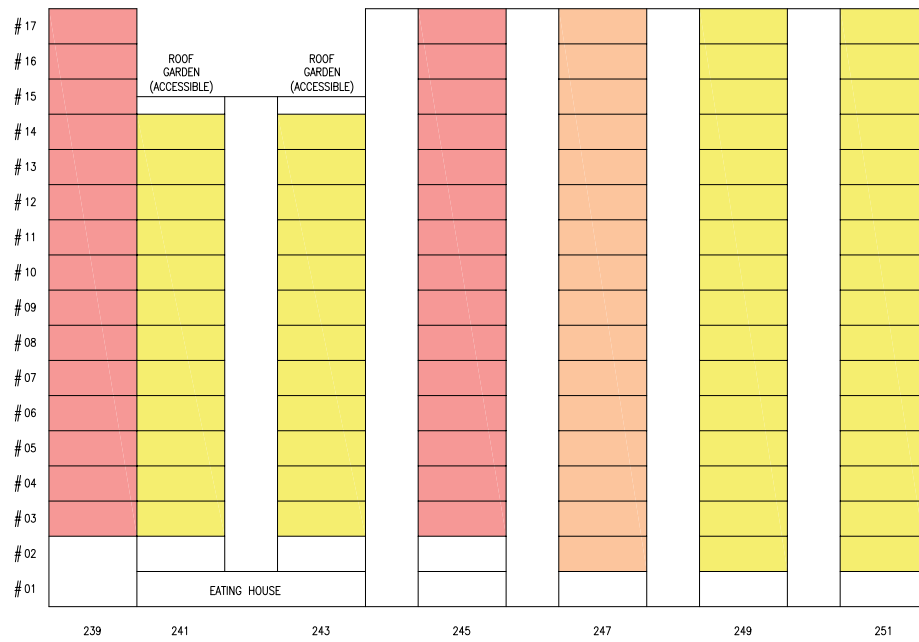
BLK 954B

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM



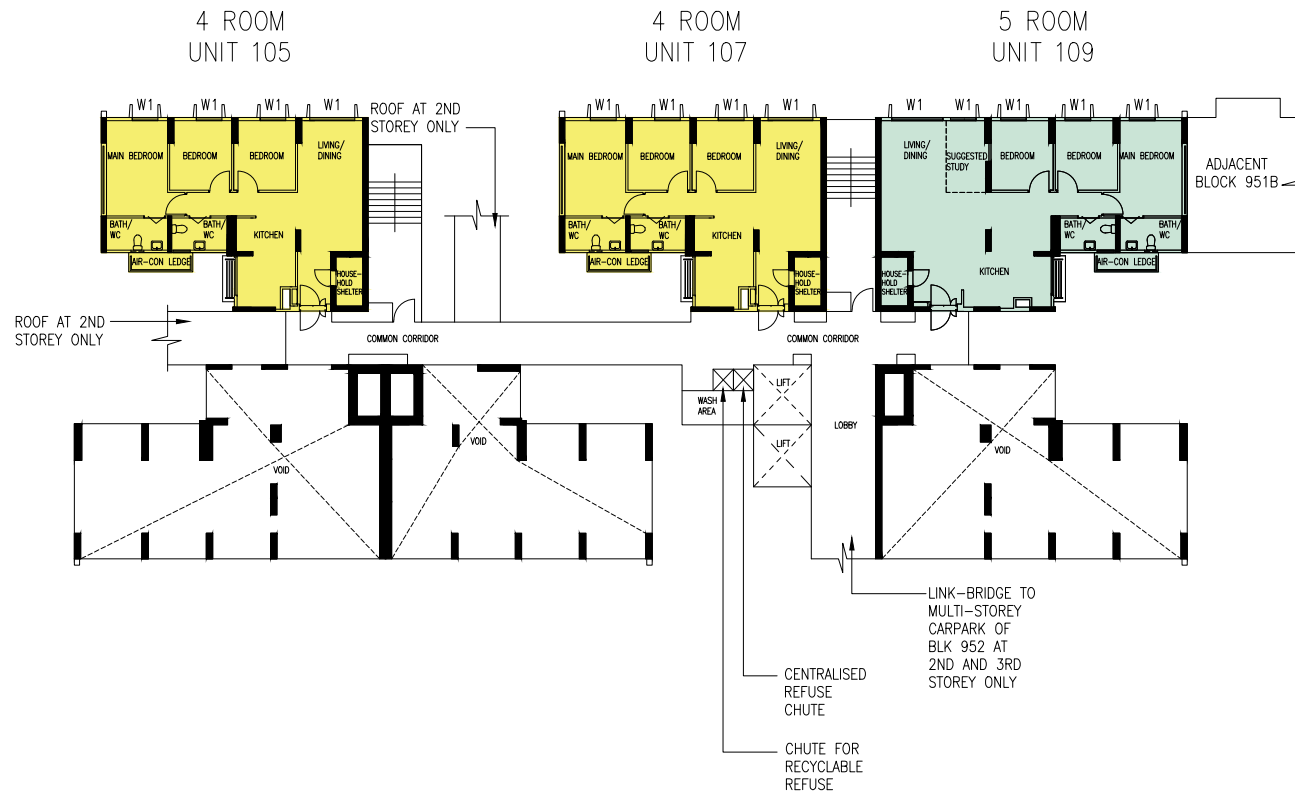
BLK 954C

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM



BLK 954D

- 2 ROOM FLEXI (TYPE 1)
- 2 ROOM FLEXI (TYPE 2)
- 3 ROOM
- 4 ROOM



BLOCK 951A
(2ND TO 3RD STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 952

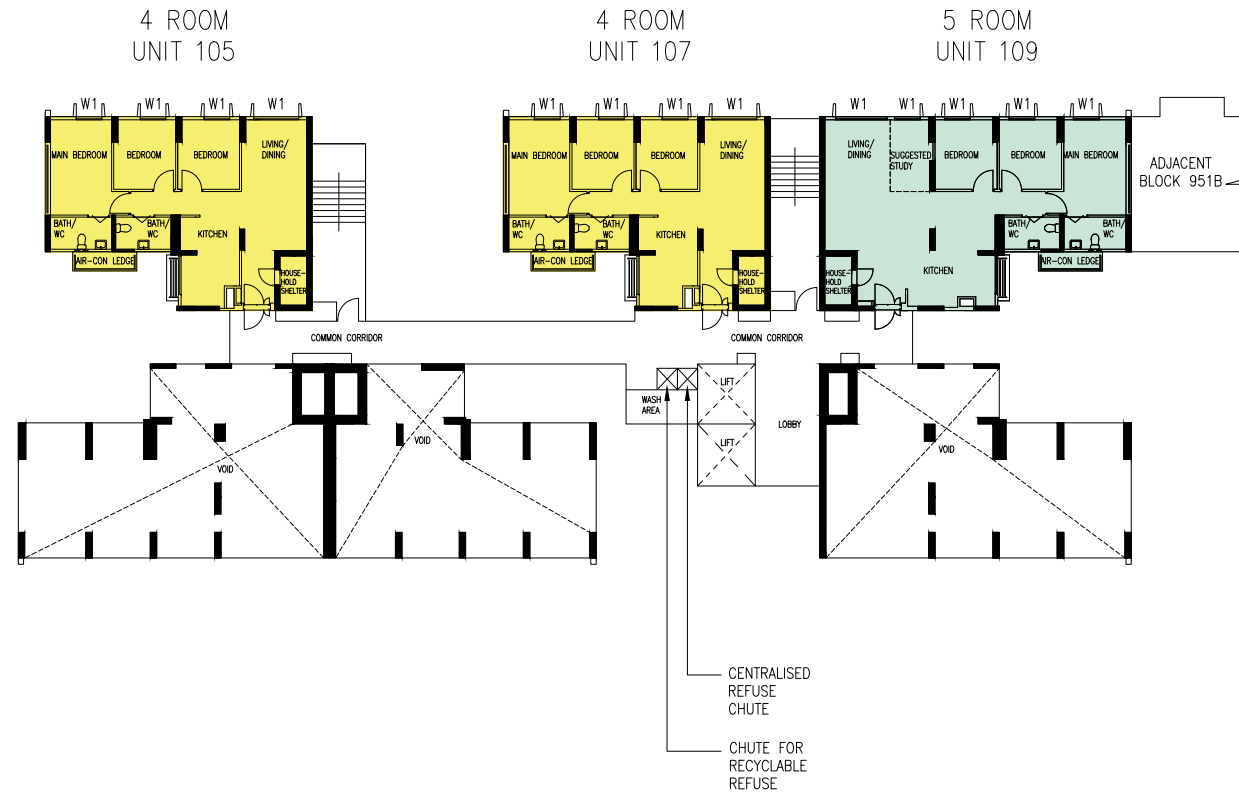
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 951A
(4TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 952

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 951A
(5TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 952

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 951A
(6TH TO 17TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 952

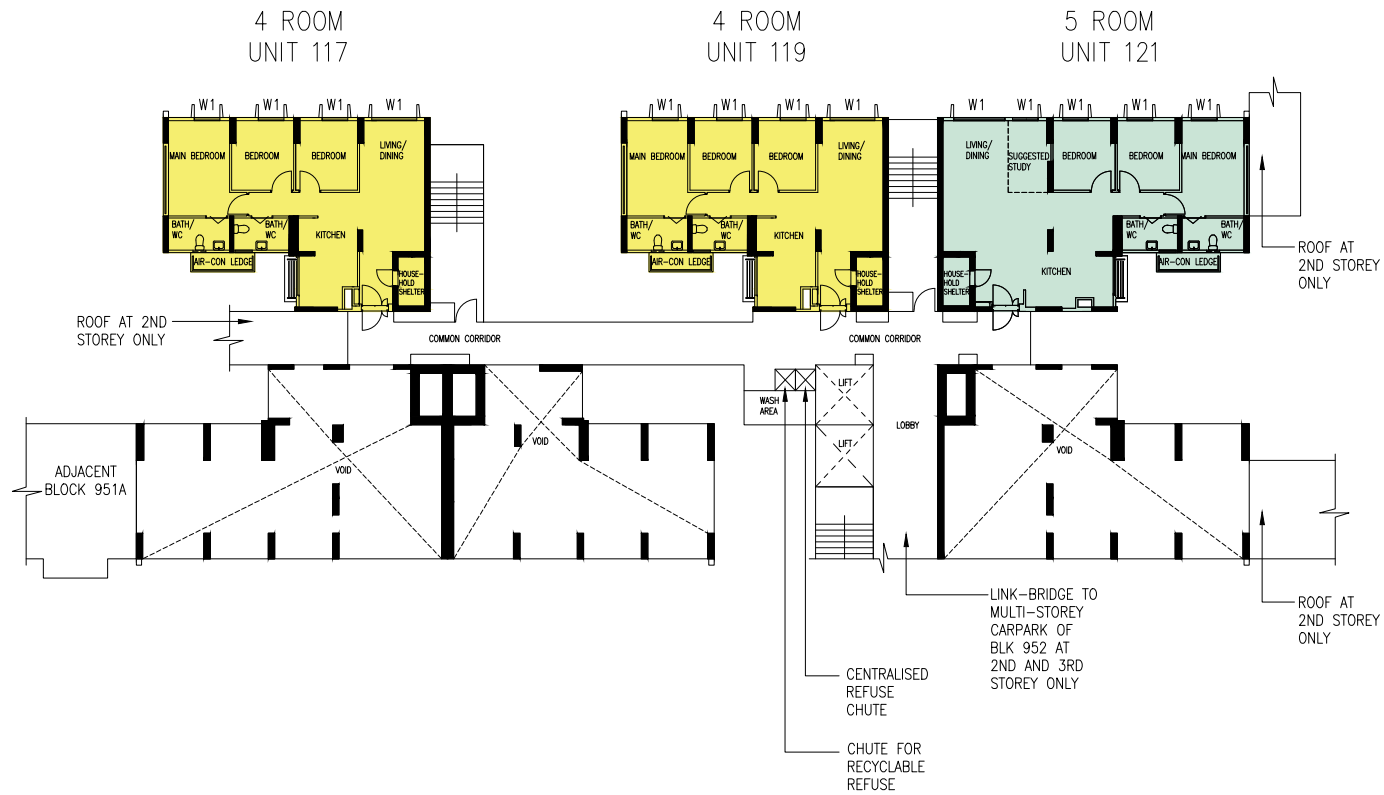
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 951B
(2ND TO 3RD STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 952

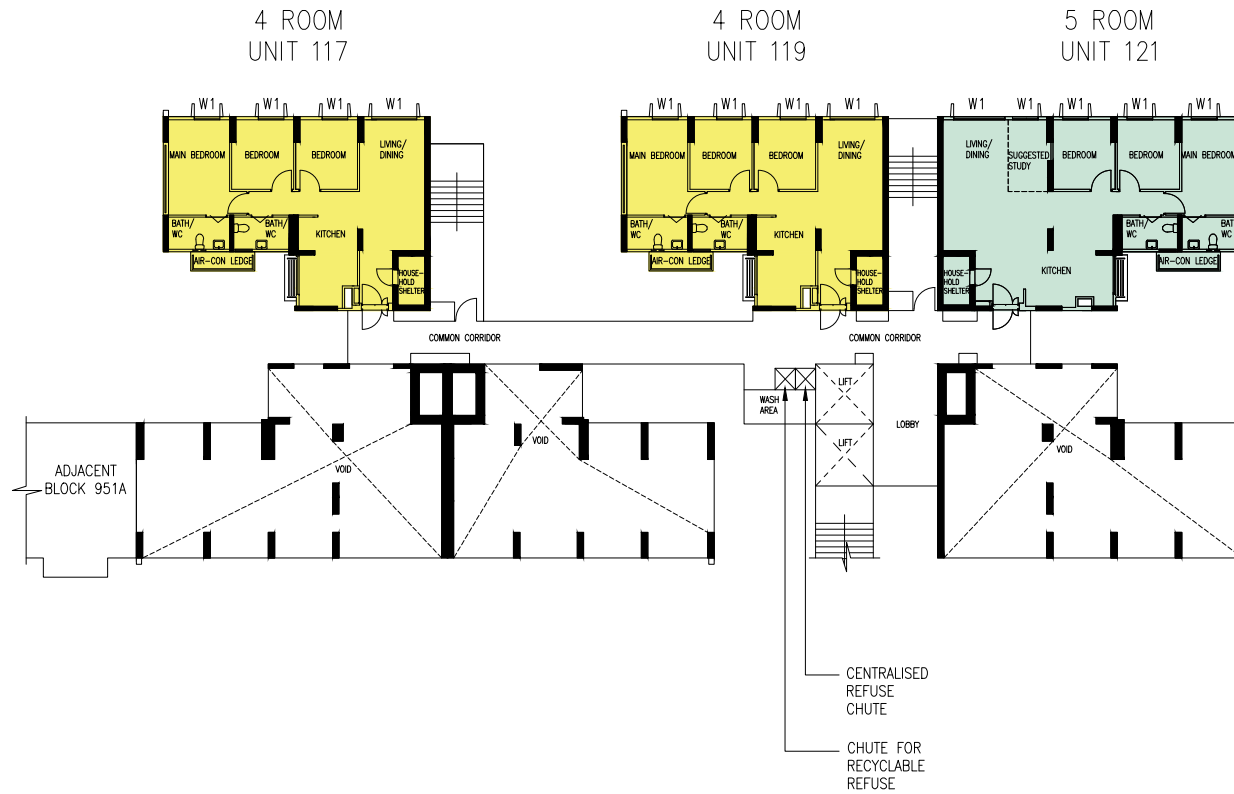
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 951B
(4TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 952

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 951B
(5TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 952

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METRES

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BLOCK 951B
(6TH TO 17TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 952

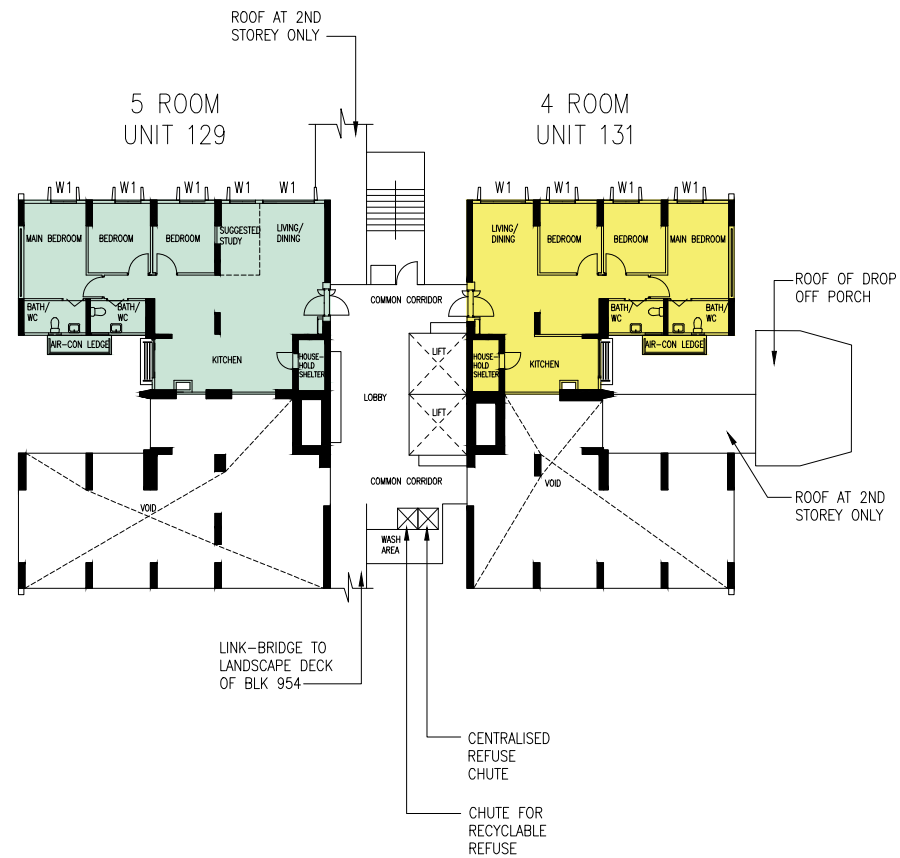
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 951C
(2ND STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 951C
(3RD TO 16TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

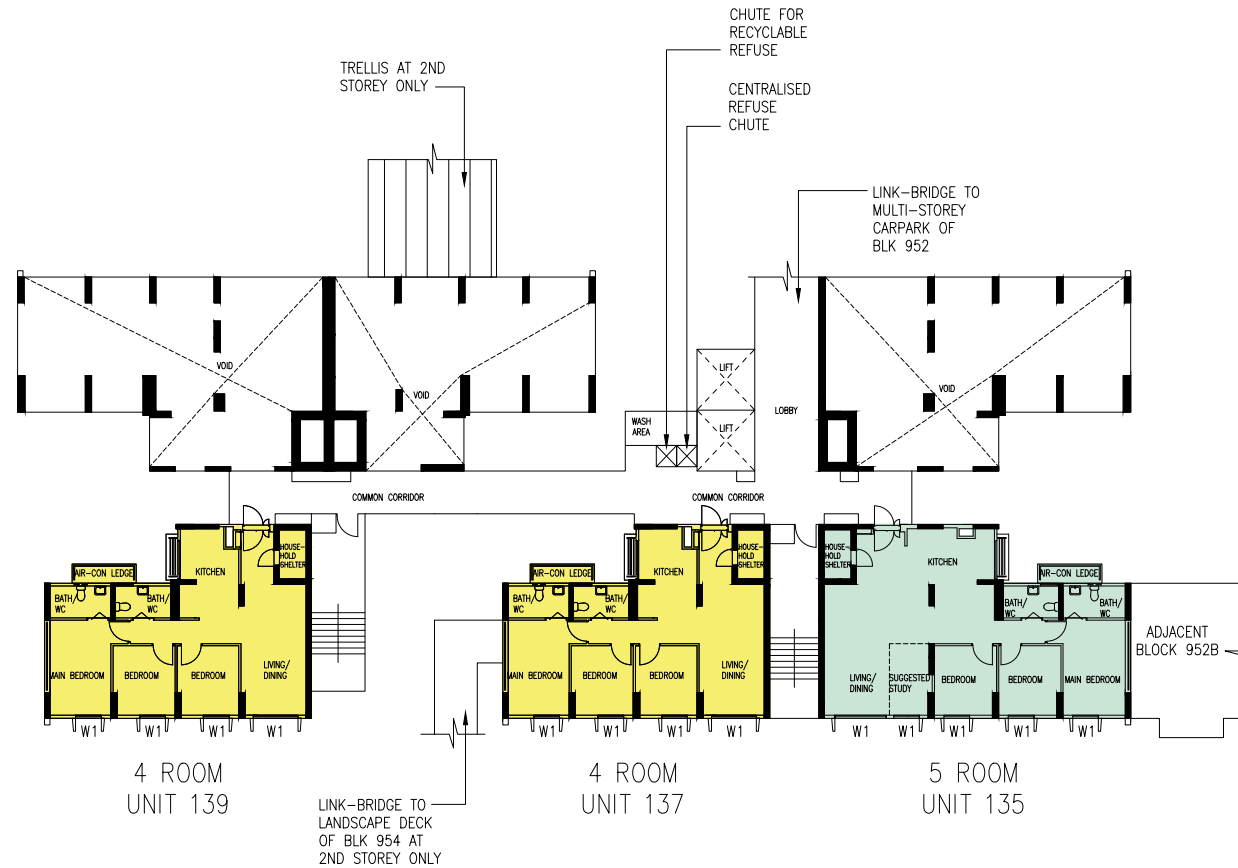
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 952A (3RD STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 952 AND UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

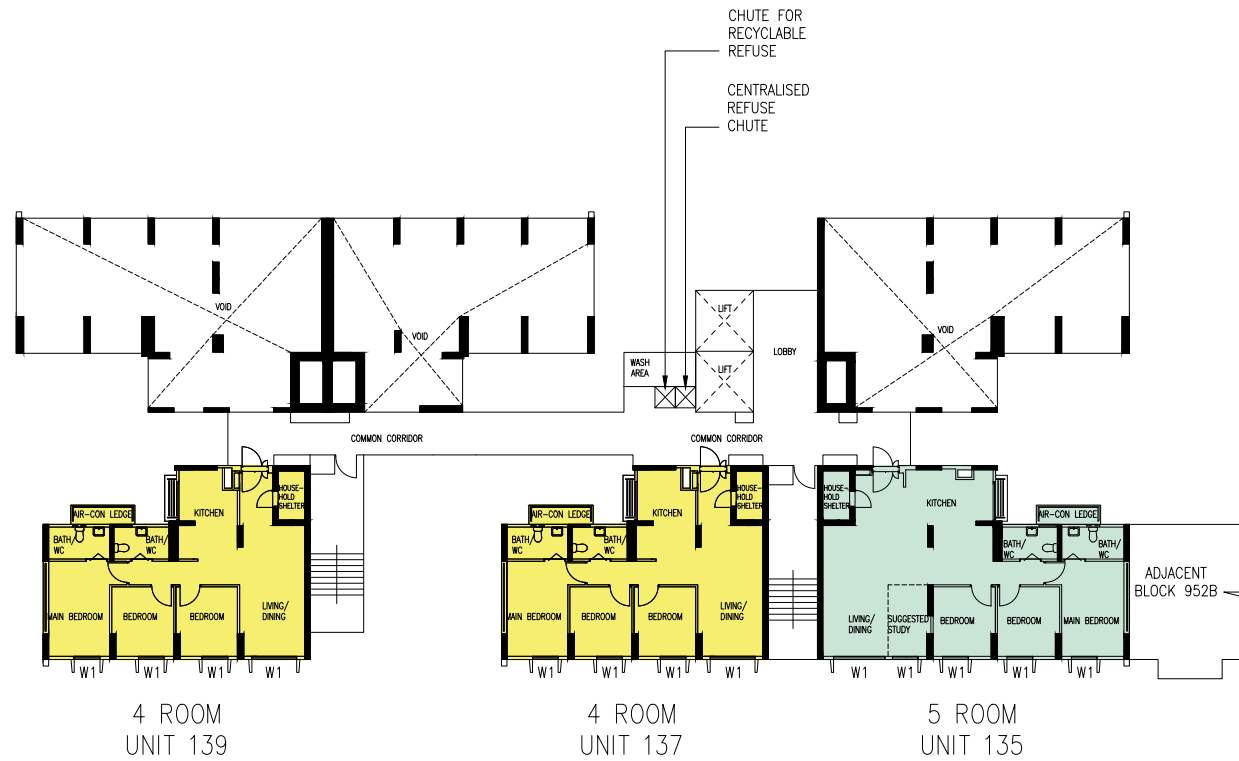
WINDOW LEGEND:

W1—FULL HEIGHT WINDOW (APPROX. 300mm 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 952A

(4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 952 AND UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

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SCALE 0 2 4 6 8 10 METRES

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



BLOCK 952A

(5TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 952 AND UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 952A (6TH TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 952 AND UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

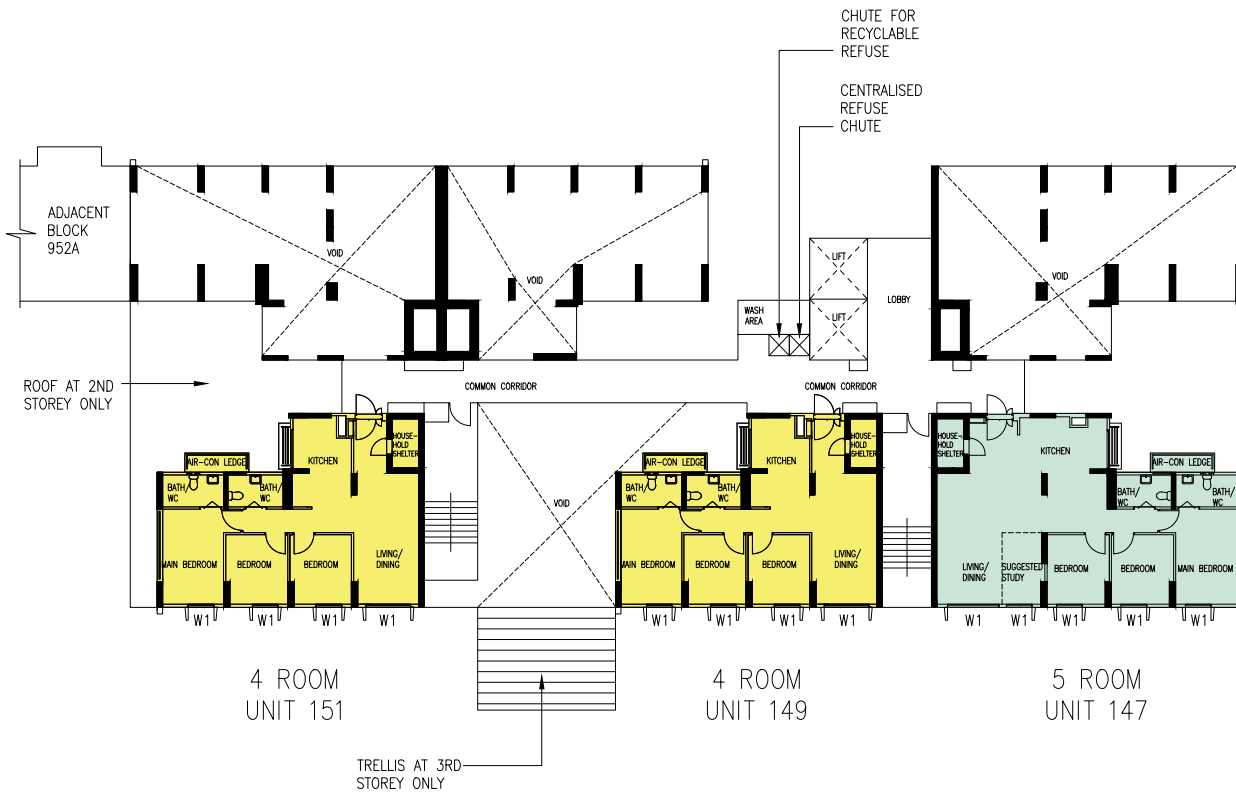
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 952B
(3RD TO 4TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 952 AND UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 952B
(5TH TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 5TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 952 AND UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

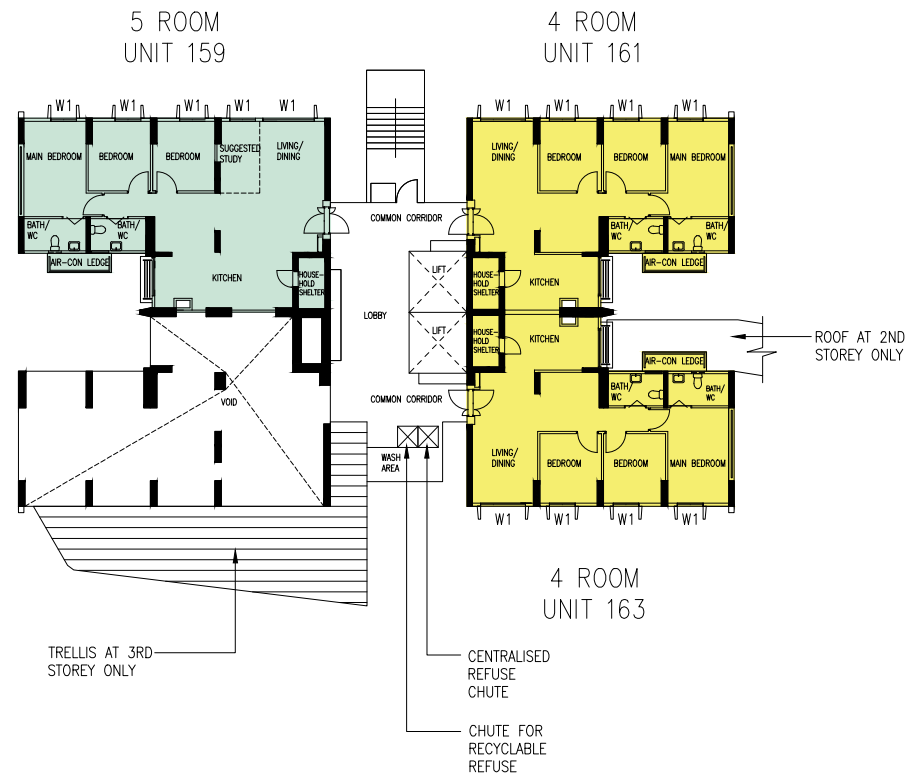
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 952C
(3RD STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 952C
(4TH TO 16TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 953A
(2ND STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 953A
(3RD TO 17TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

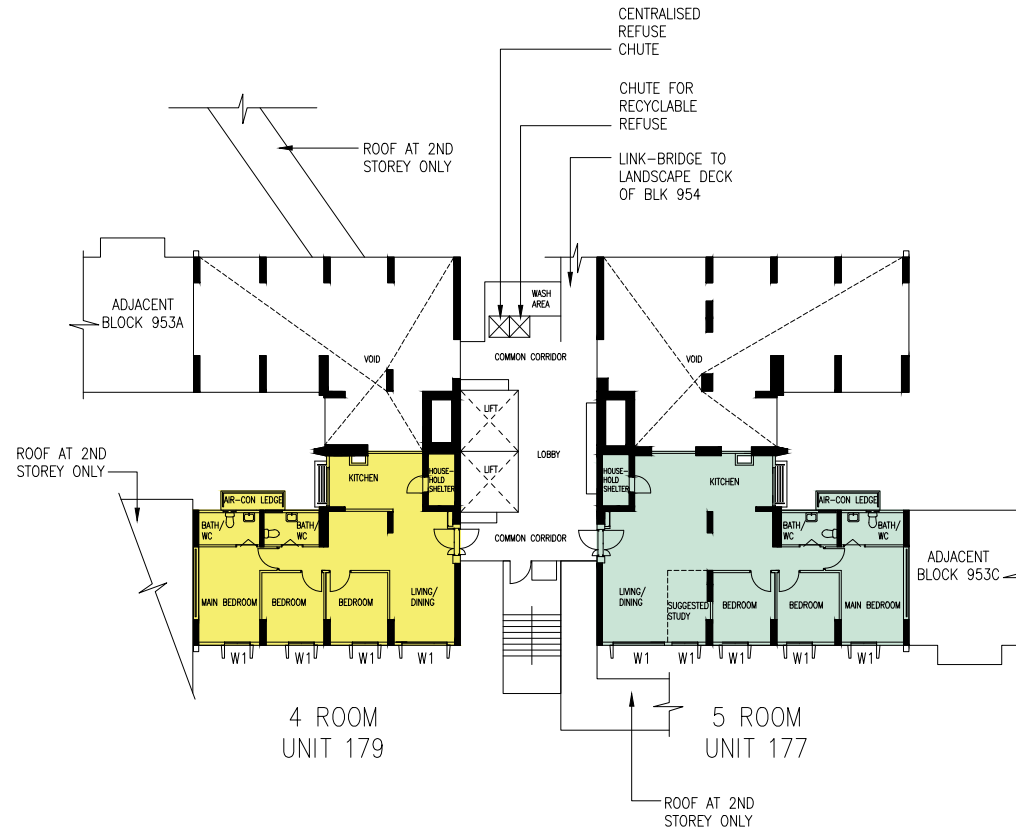
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 953B
(2ND STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:
W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 953B
(3RD TO 17TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

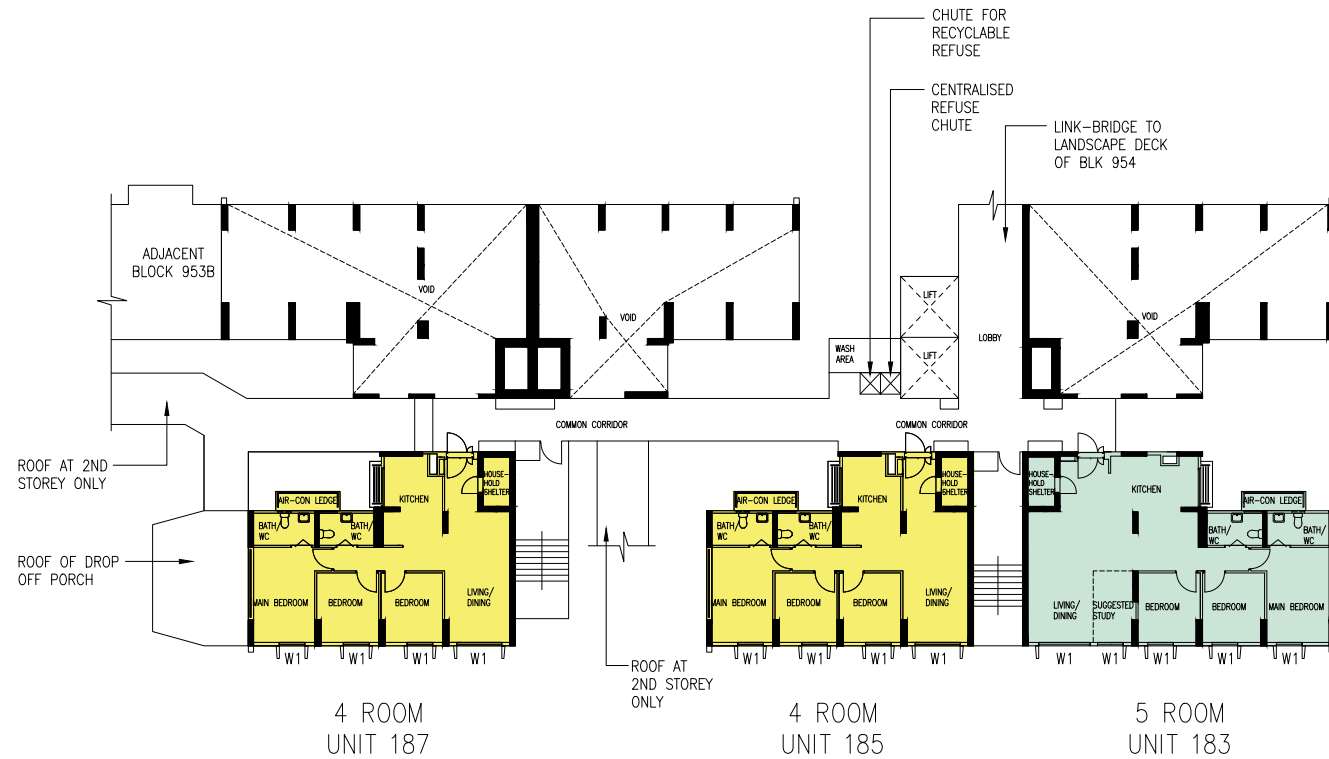
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 953C

(2ND STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

WINDOW LEGEND:

W1—FULL HEIGHT WINDOW (APPROX. 300mm 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 953C

(3RD TO 17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

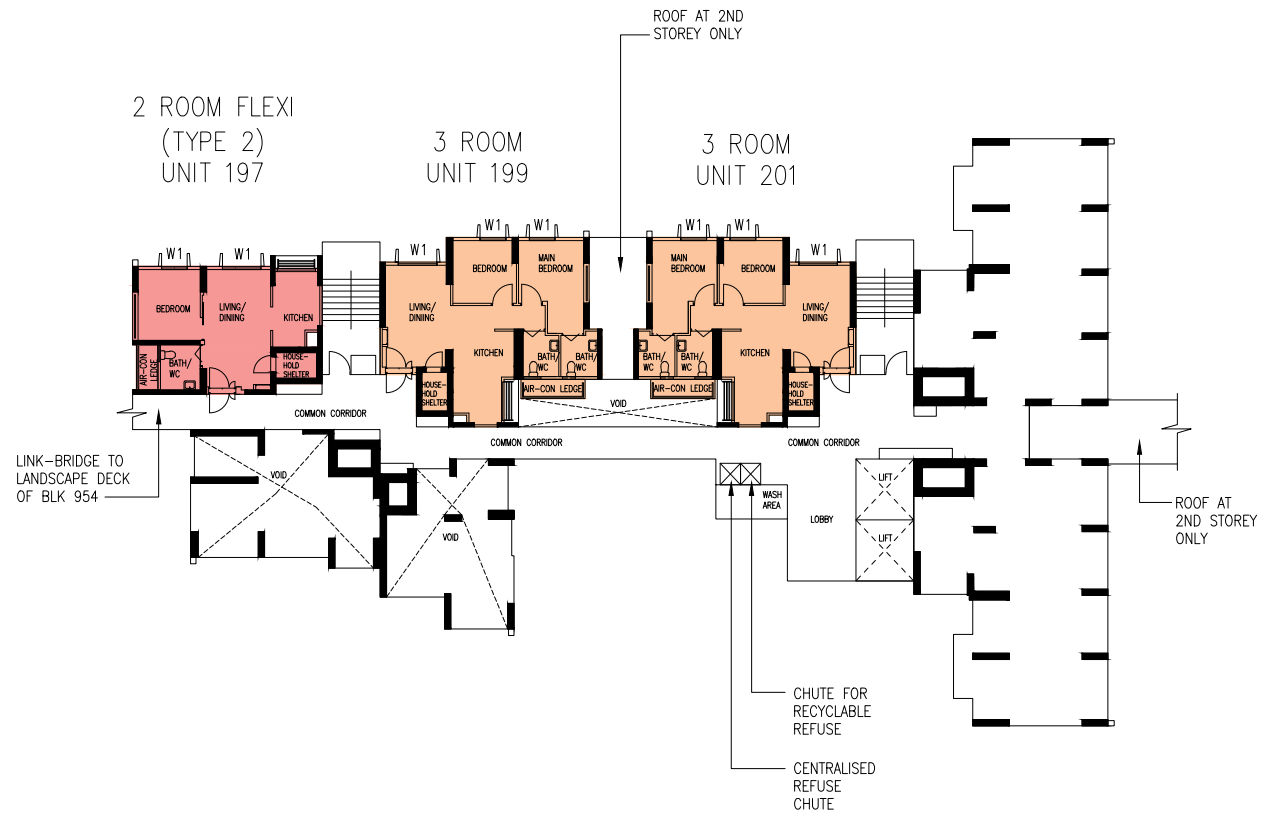
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 954A
(2ND STOREY FLOOR PLAN)

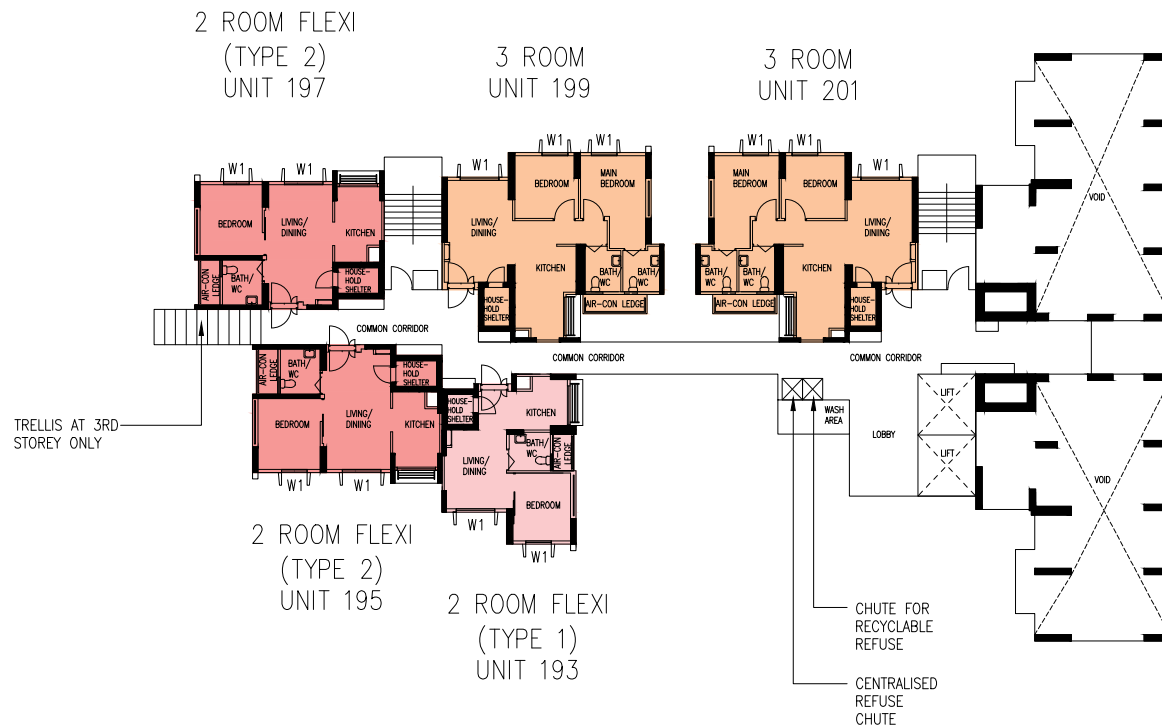
WINDOW LEGEND:

W1—FULL HEIGHT WINDOW (APPROX. 300mm 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 954A
(3RD STOREY FLOOR PLAN)

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 954A
(4TH TO 13TH STOREY FLOOR PLAN)

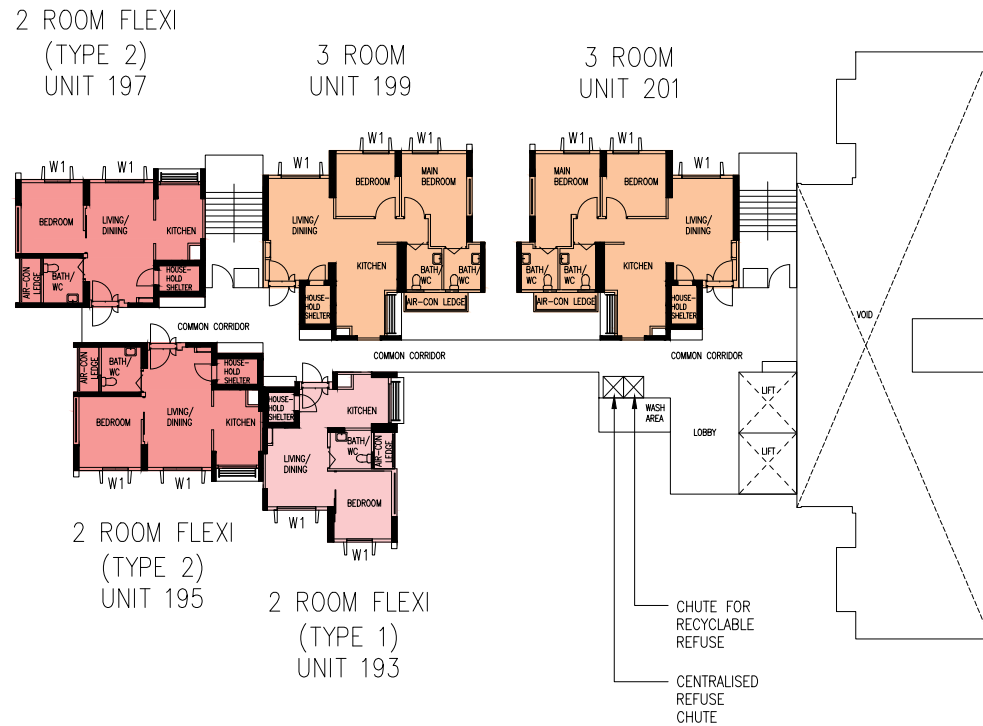
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 954A
(14TH STOREY FLOOR PLAN)

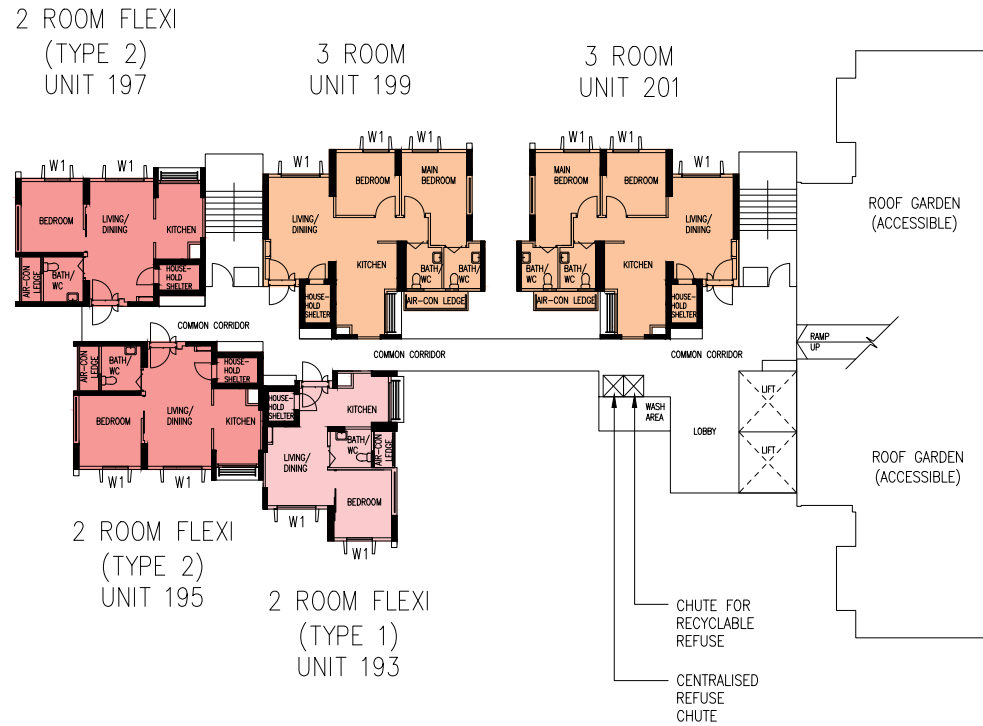
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 954A
(15TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 954A
(16TH STOREY FLOOR PLAN)

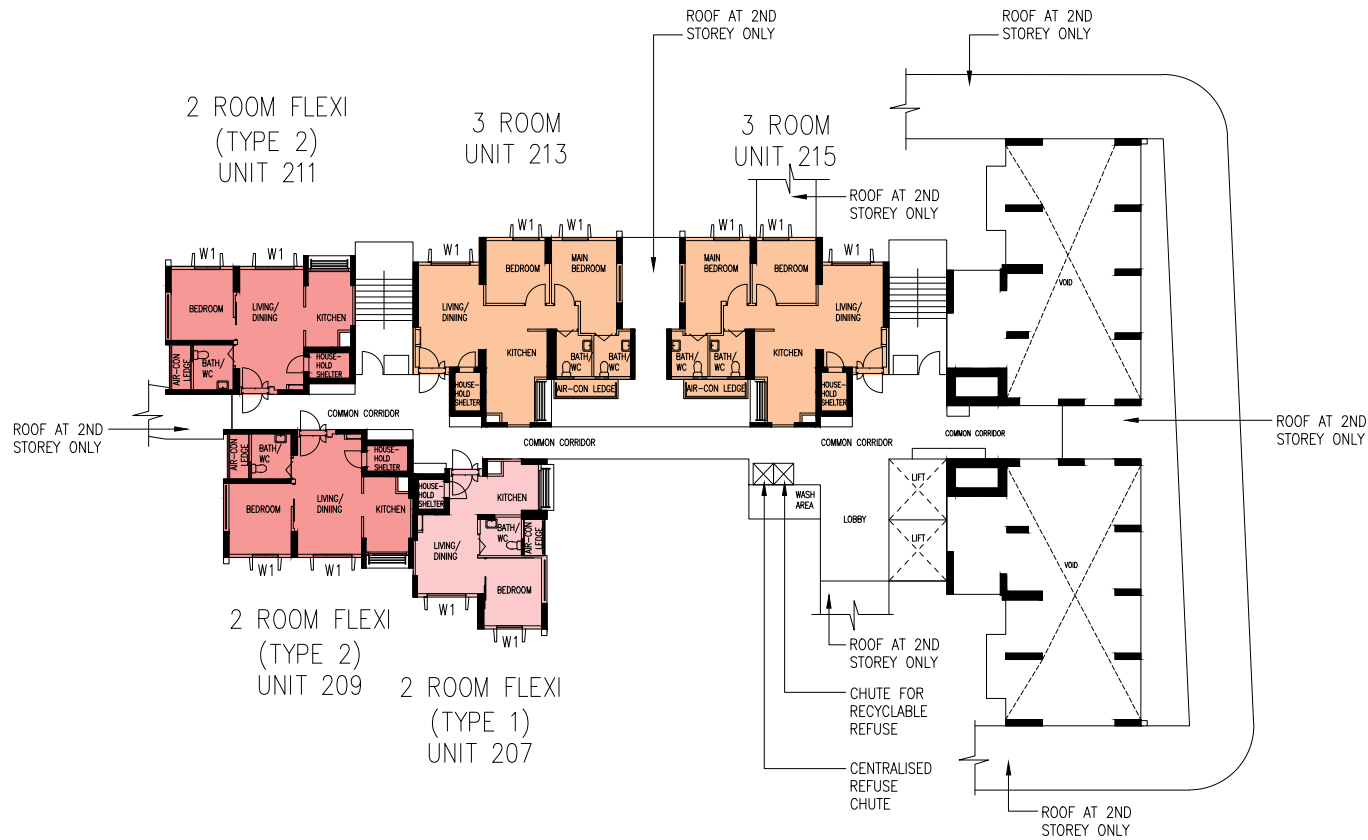
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 954B
(3RD STOREY FLOOR PLAN)

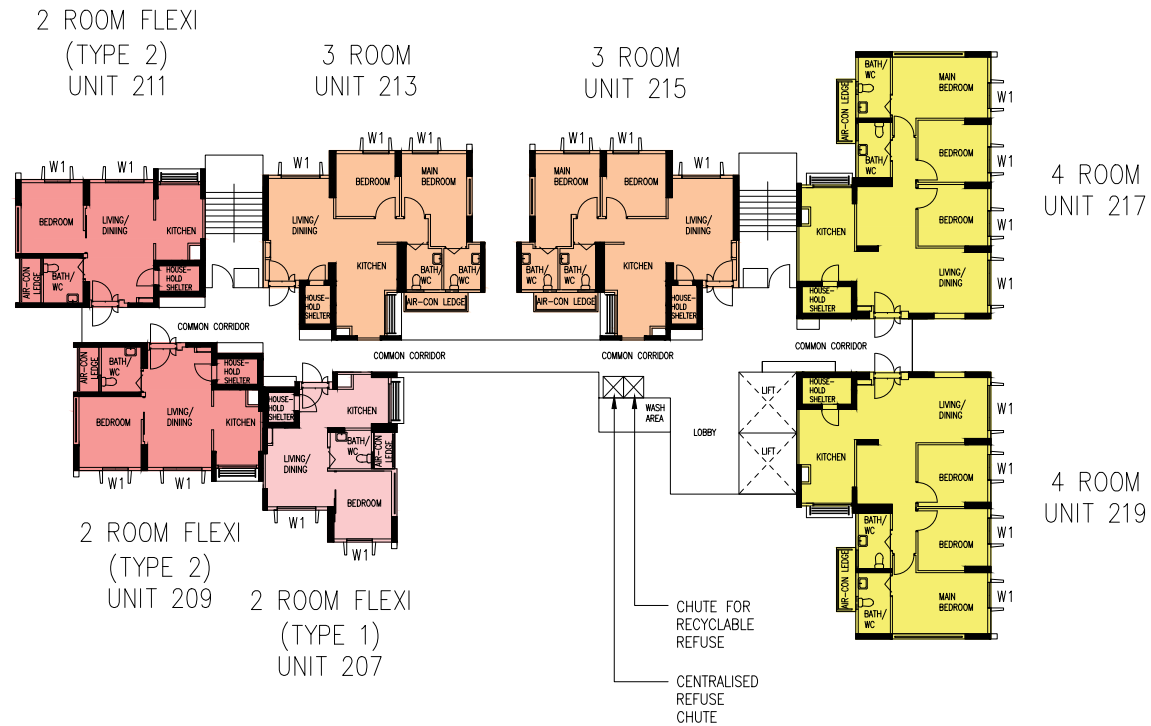
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 954B
(4TH TO 13TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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.

2 ROOM FLEXI
(TYPE 2)
UNIT 211

3 ROOM
UNIT 213

3 ROOM
UNIT 215



BLOCK 954B
(14TH STOREY FLOOR PLAN)

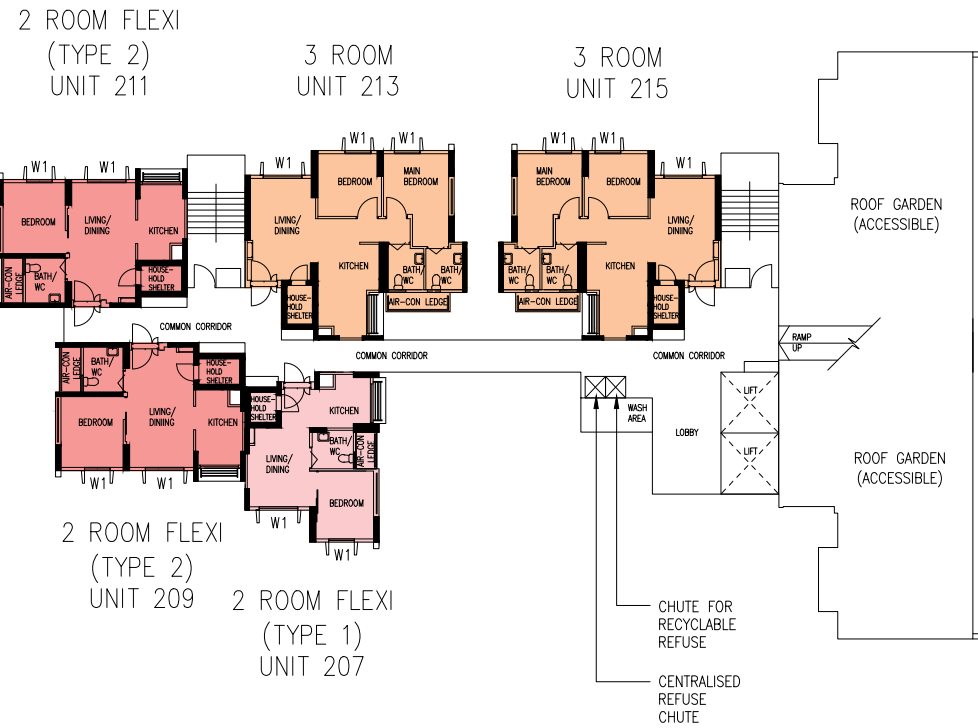
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 954B
(15TH STOREY FLOOR PLAN)

WINDOW LEGEND:
W1-FULL HEIGHT WINDOW (APPROX. 300mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

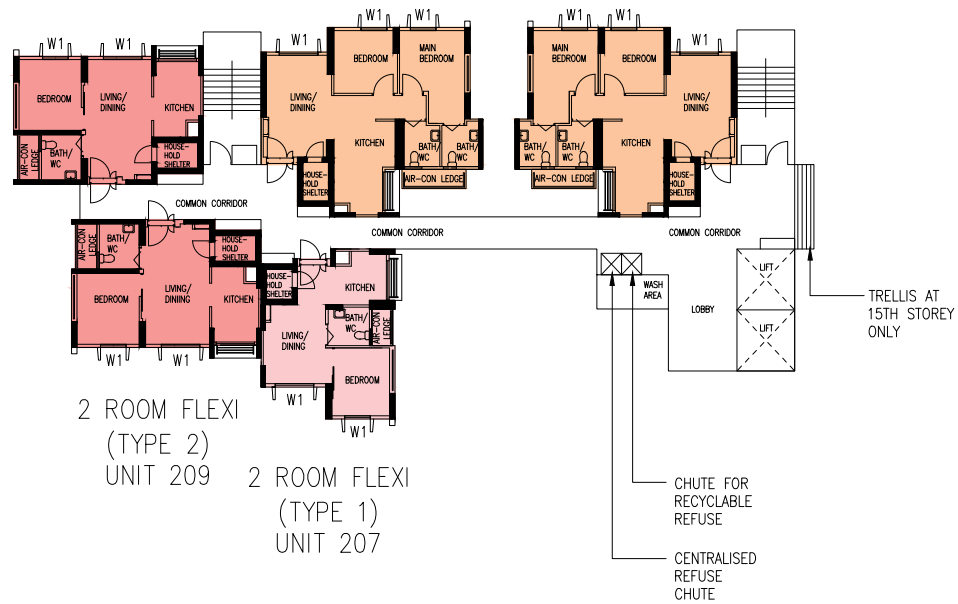
SCALE 0 2 4 6 8 10 METRES

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

2 ROOM FLEXI
(TYPE 2)
UNIT 211

3 ROOM
UNIT 213

3 ROOM
UNIT 215



BLOCK 954B
(16TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 954C

(3RD TO 14TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

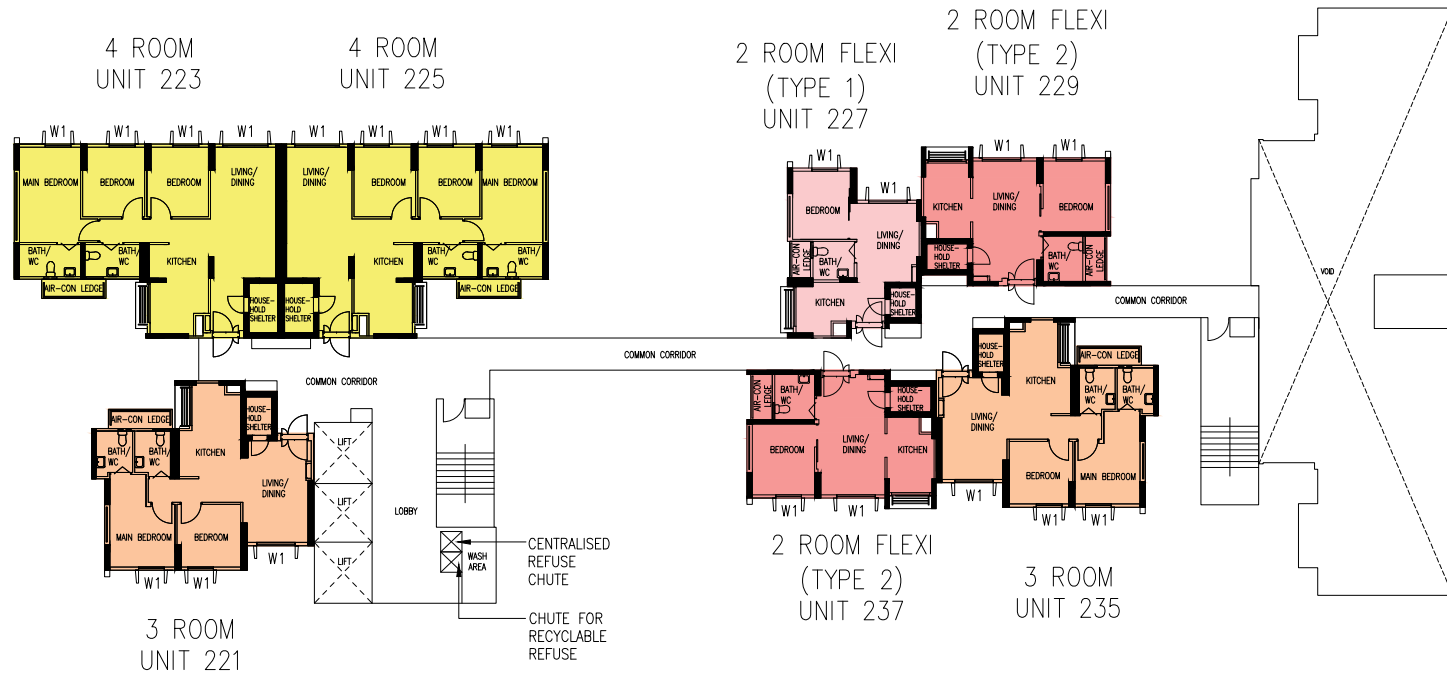
WINDOW LEGEND:

W1—FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATÉ THE BOUNDARY OF THE FLAT.



BLOCK 954C

(15TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

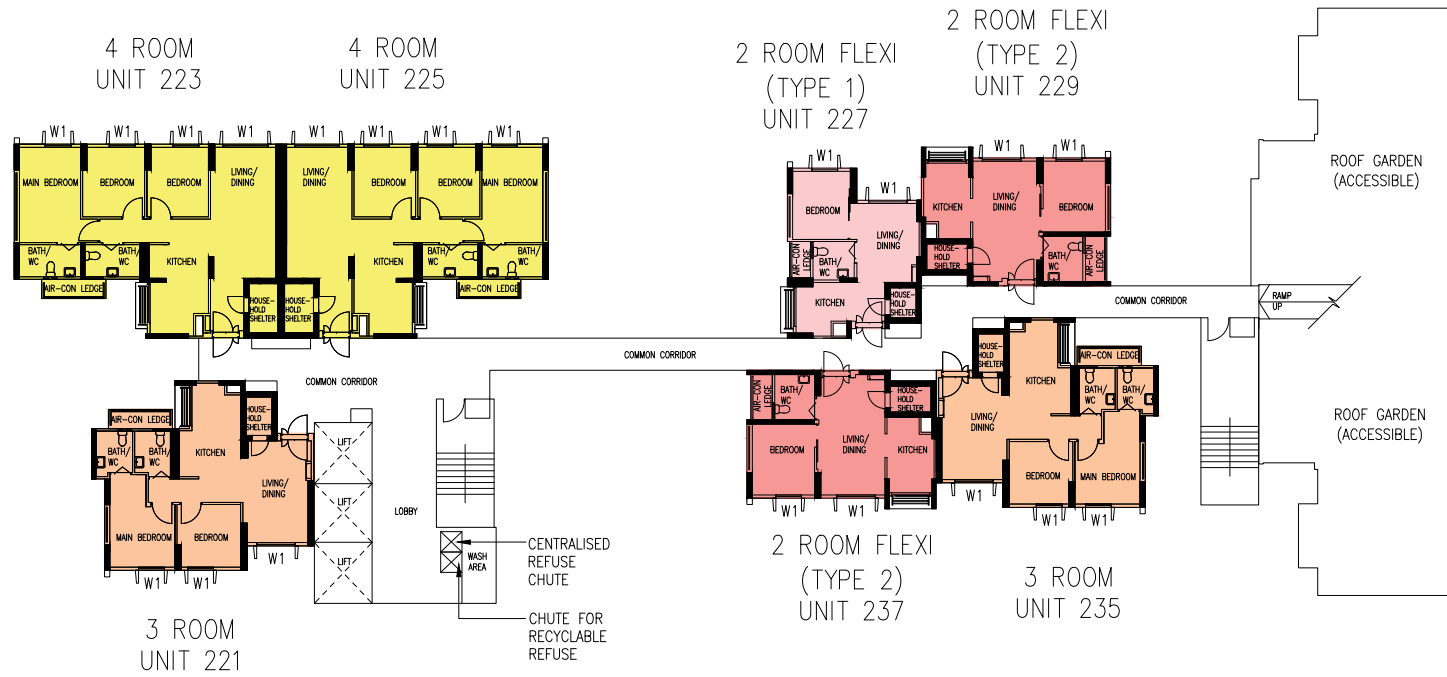
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 954C

(16TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

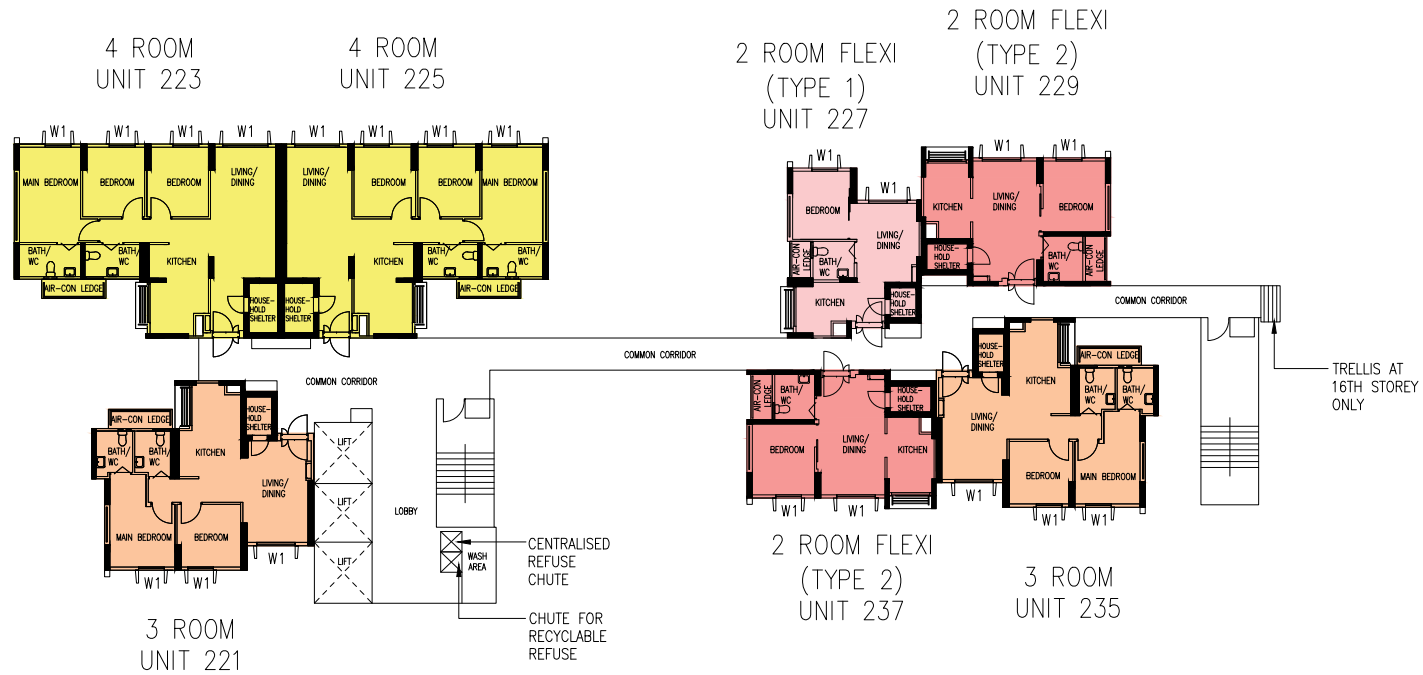
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 954C

(17TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 3RD STOREY ARE HIGHER THAN
THE MAIN ROOF GARDEN LEVEL OF BLOCK 954

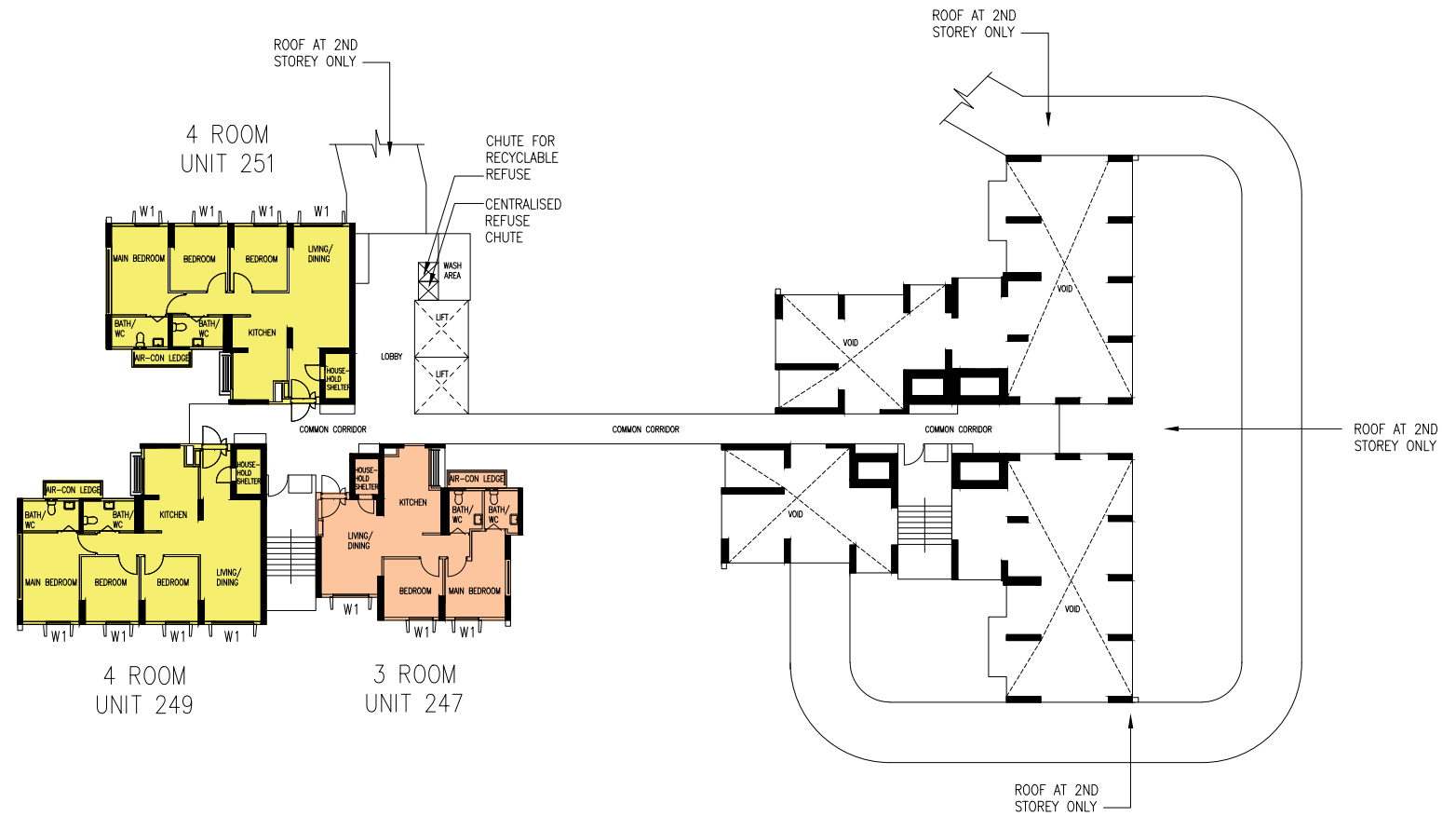
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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
DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 954D
(2ND STOREY FLOOR PLAN)

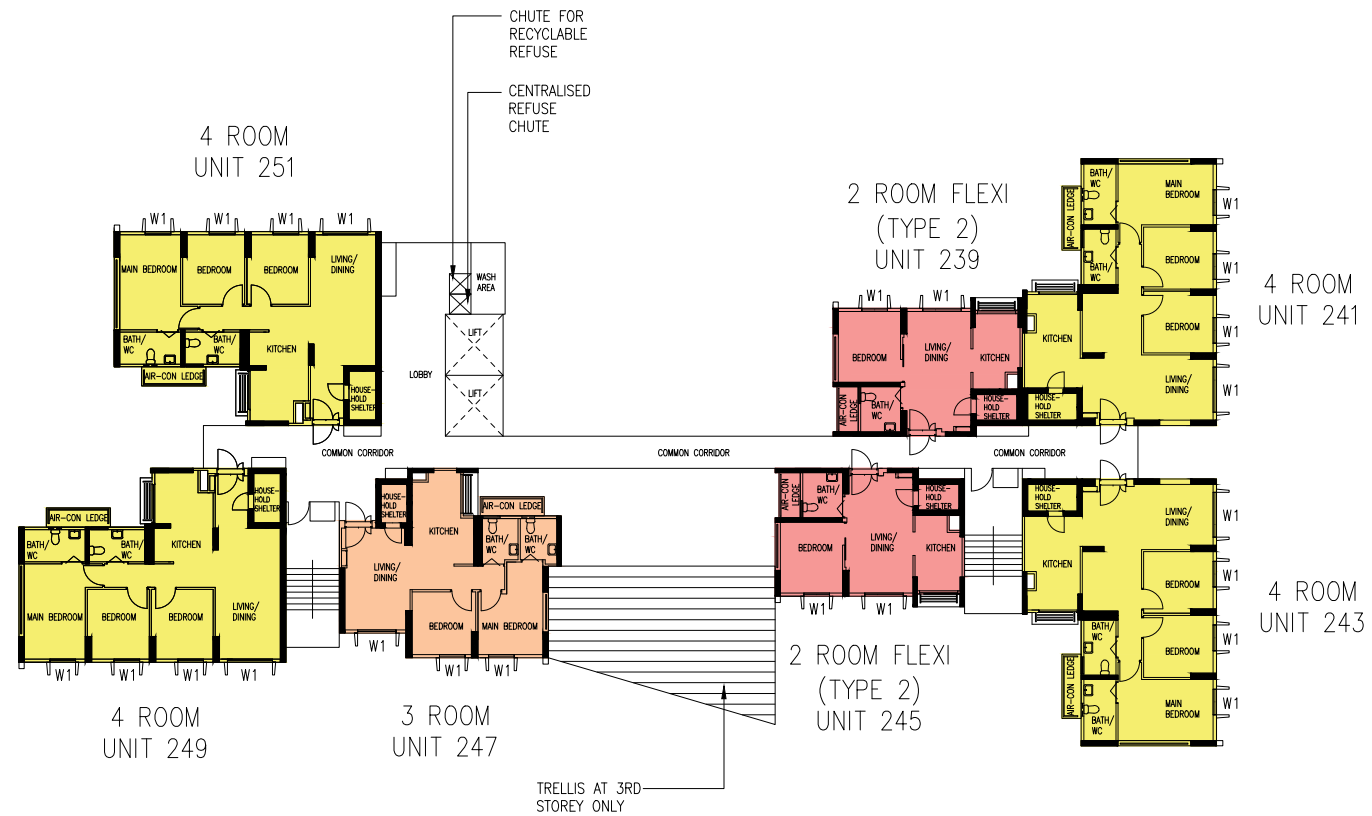
WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 954D
(3RD TO 14TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1—FULL HEIGHT WINDOW (APPROX. 300mm 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 DEMARCATTE THE BOUNDARY OF THE FLAT.



BLOCK 954D
(15TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1—FULL HEIGHT WINDOW (APPROX. 300mm 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 954D
(16TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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 954D
(17TH STOREY FLOOR PLAN)

WINDOW LEGEND:

W1-FULL HEIGHT WINDOW (APPROX. 300mm 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.

General Specifications For Tampines GreenGem

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	: decorative timber door and metal gate
Bedroom	: laminated UPVC sliding partition/ door, where applicable
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 for information on renovation rules.

General Specifications For Tampines GreenGem

For 2-room Flexi, 3-room, 4-room & 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	: decorative 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

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
Wash basin with tap mixer, bath/ shower mixer with shower set

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 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 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.



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OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

FOR ALL 2-ROOM FLEXI FLATS

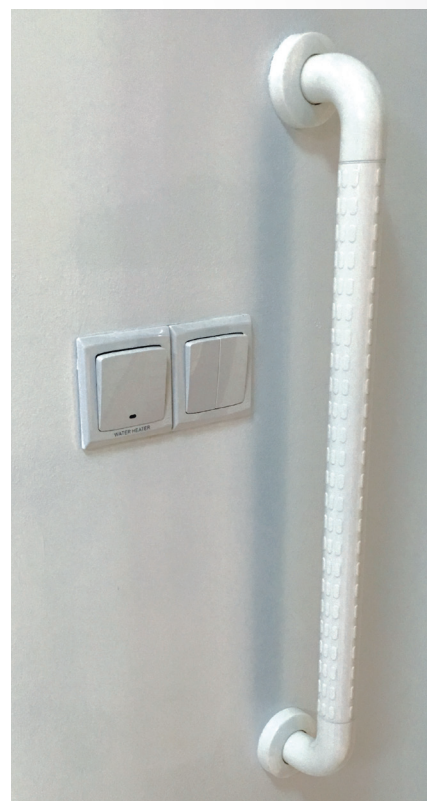
The 2-room Flexi flats are available either on a 99-year lease or short-lease.

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 2018

OPTIONAL COMPONENT SCHEME

(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

OCS PACKAGE (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.

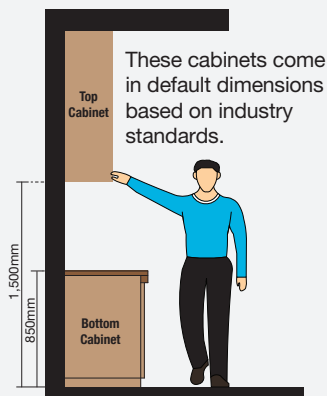


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

- An option to have a lower counter top height

Option A (Default):

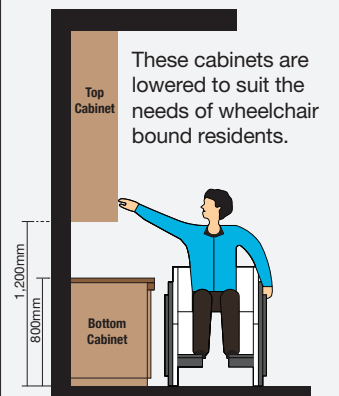
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)



These cabinets come in default dimensions based on industry standards.

Option B:

- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)



These cabinets are lowered to suit the needs of wheelchair bound residents.

Note: This drawing is not drawn to scale. All dimensions are approximate only.

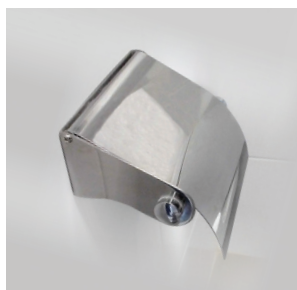
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting (whole unit)



- Water heater

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

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