

TAMPINES GreenLace



Therapeutic settings

Nestled amid landscaped spaces, Tampines GreenLace boasts modern architecture with its clean geometric lines. With its residential blocks flanking a tropical enclave dressed with trees and plants, Tampines GreenLace is a lovely place to call home.

Take leisurely walks with your loved ones amid the green spaces, secure in the knowledge that these vehicle-free zones are designed with your safety in mind. Get a good workout at the adult and elderly fitness corners at your doorstep. Have fun playing with the children at the playground. Relax at the precinct pavilion and various shelters. Enjoy community gardening and quiet moments at the roof garden above the multi-storey carpark.



A green habitat to call home

4- and 5-room Standard Flats

Located at the junction of Tampines Avenue 5 and Avenue 8, Tampines GreenLace comprises three 16-storey residential blocks. Choose from 380 units of 4-room and 5-room Standard flats.

Tampines GreenLace was named to reflect the interlacing geometric patterns on the gable ends of the residential blocks, as well as the interweaving pedestrian circulation amid the greenery.



All you need, within your reach

Stroll over to the nearby Tampines Central Community Complex. Here, you can participate in the various activities and courses at the community club, as well as pick up groceries conveniently at the supermarket. For more shopping and recreational options, head over to Century Square, Tampines Mall and Tampines 1. Alternatively, you can choose to shop and dine at the various heartland shops in the town. Click on Where2Shop@HDB to find out more.



Photo courtesy of Singapore Sports Council



Stay healthy by working out at the Tampines Sports Hall, Tampines Swimming Complex and Tampines Stadium. For outdoor fun with the family, visit the nearby neighbourhood park, Sunplaza Park and Tampines Eco Green.

For reading materials and audio-visual resources, visit the Tampines Regional Library.

Commute with ease with the comprehensive transportation network serving the town. This consists of Tampines MRT station and bus interchange located at the town centre. For those who drive, Tampines Expressway (TPE) and Pan Island Expressway (PIE) are just minutes' drive away.

Nearby schools include Poi Ching School, St Hilda's Primary/ Secondary School, Junyuan Primary and Secondary School and Temasek Polytechnic.



Look out for an exciting lifestyle hub coming your way in Tampines town. 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.

Alluring homes

Tampines GreenLace offers 4- and 5-room Standard Flats. All units come with three-quarter height windows in the living/dining area and half-height windows in the bedrooms.

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 (\$)
4-Room	93 - 94	90	215	\$305,000 - \$357,000
5-Room	113 - 114	110	165	\$384,000 - \$441,000

Notes:

- 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.
- 4-/5-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
4-Room	\$330,000	\$5,400	-	\$330,000	\$1,190	22%
5-Room	\$415,000	\$6,900	-	\$415,000	\$1,496	22%

Prices of Tampines GreenLace and Resale Comparables in the Vicinity

Flat Type	Tampines GreenLace (Internal floor area)	Prices of Resale Flats
4-Room	\$305,000 - \$357,000 (90 sqm)	\$438,000 - \$504,000 (99 – 104 sqm)
5-Room	\$384,000 - \$441,000 (110 sqm)	\$514,000 - \$578,000 (119 – 125 sqm)

Note:

The 4-room and 5-room resale comparables for Tampines GreenLace consist of standard flats of about 17 years old. They are located near to Tampines GreenLace. The differences in the attributes between the resale comparables and the subject contract should be taken into account when making comparison.

Optional Component Scheme

All 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 installed in the living/dining room and bedrooms of your selected flat. You may also opt in to have sanitary fittings in the bathrooms - wash basin, water tap and shower mixer. These sanitary fittings, together with internal doors, will be offered as a package.

The cost of installing these optional components will be added to the selling price of the flat.

Optional Component	Indicative Costs	
	4-Room	5-Room
Flooring for living / dining room and bedrooms	\$5,000	\$6,100
Internal doors and sanitary fittings*	\$3,790	\$4,330

Notes:

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

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

Estimated Completion Date and Waiting Time

Housing Development	Tampines GreenLace
Selection Date* (Median Month of Selection)	End Oct 2012 to Mar 2013 (Jan 2013)
Estimated Completion Date	1Q 2016
Estimated Waiting Time	36 to 39 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 Jan 2017 for Tampines GreenLace. 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



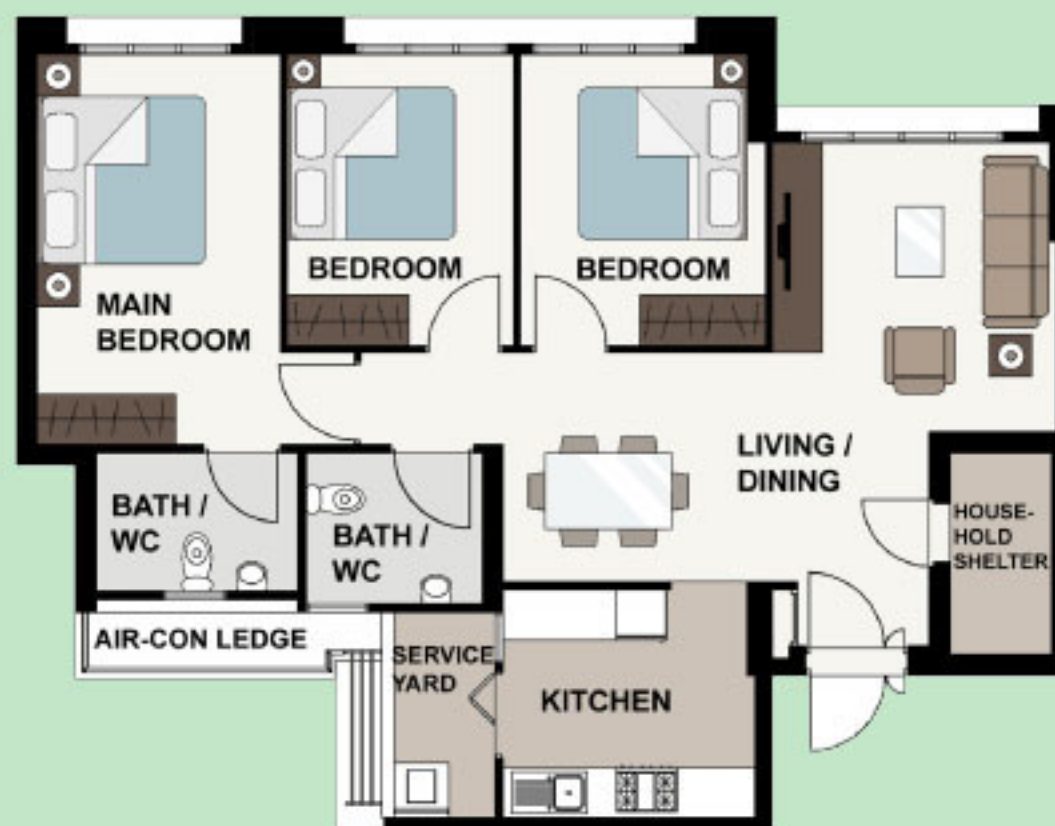
TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 94 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



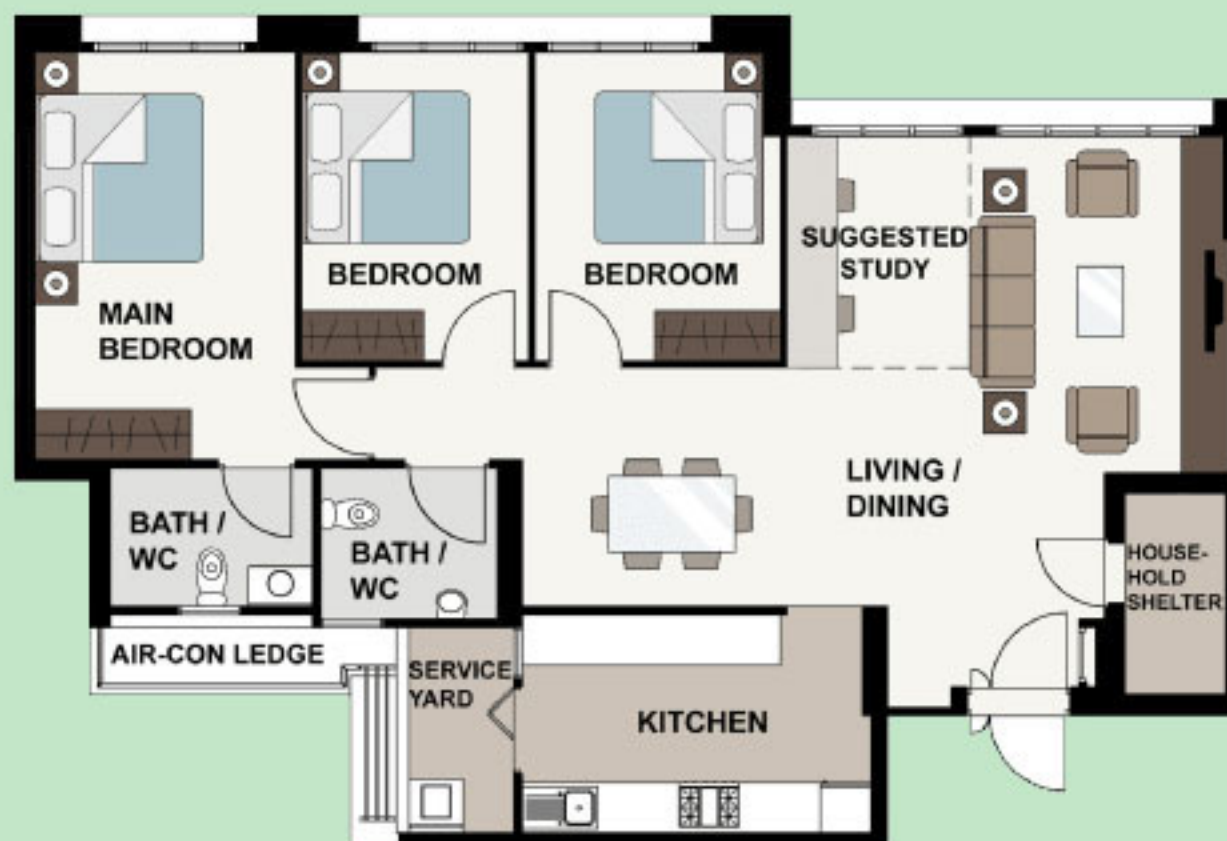
TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)

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

Layout Ideas for Your Home



LAYOUT IDEAS FOR 4-ROOM
APPROX. FLOOR AREA 94 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



LAYOUT IDEAS FOR 5-ROOM
APPROX. FLOOR AREA 114 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)