

Tampines GreenSpring

HDB's Sales Launch November 2019





Artist's impression

Tampines GreenSpring

Modern Living

Bounded by Tampines Avenue 5 and Tampines Walk, Tampines GreenSpring will offer 657 units of 2-room Flexi, 3-, 4-, and 5-room flats across 6 residential blocks, ranging from 12 to 15 storeys in height.

The name 'Tampines GreenSpring' connotes a fresh start and renewal, the development will inject renewed vibrancy and life in the existing precinct.

Residents can enjoy a relaxing walk amongst lush landscaped spaces such as the central precinct spine, roof garden above the Multi-Storey Car Park, and smaller pockets of garden spaces. Children will also enjoy playing at the thematic playground, which is designed to reflect Tampines' heritage as a sand quarry in the 1990s. Residents at Tampines GreenSpring will be served by two Multi-Storey Car Parks – one within the development, and another just across Tampines Walk at Block 859B.

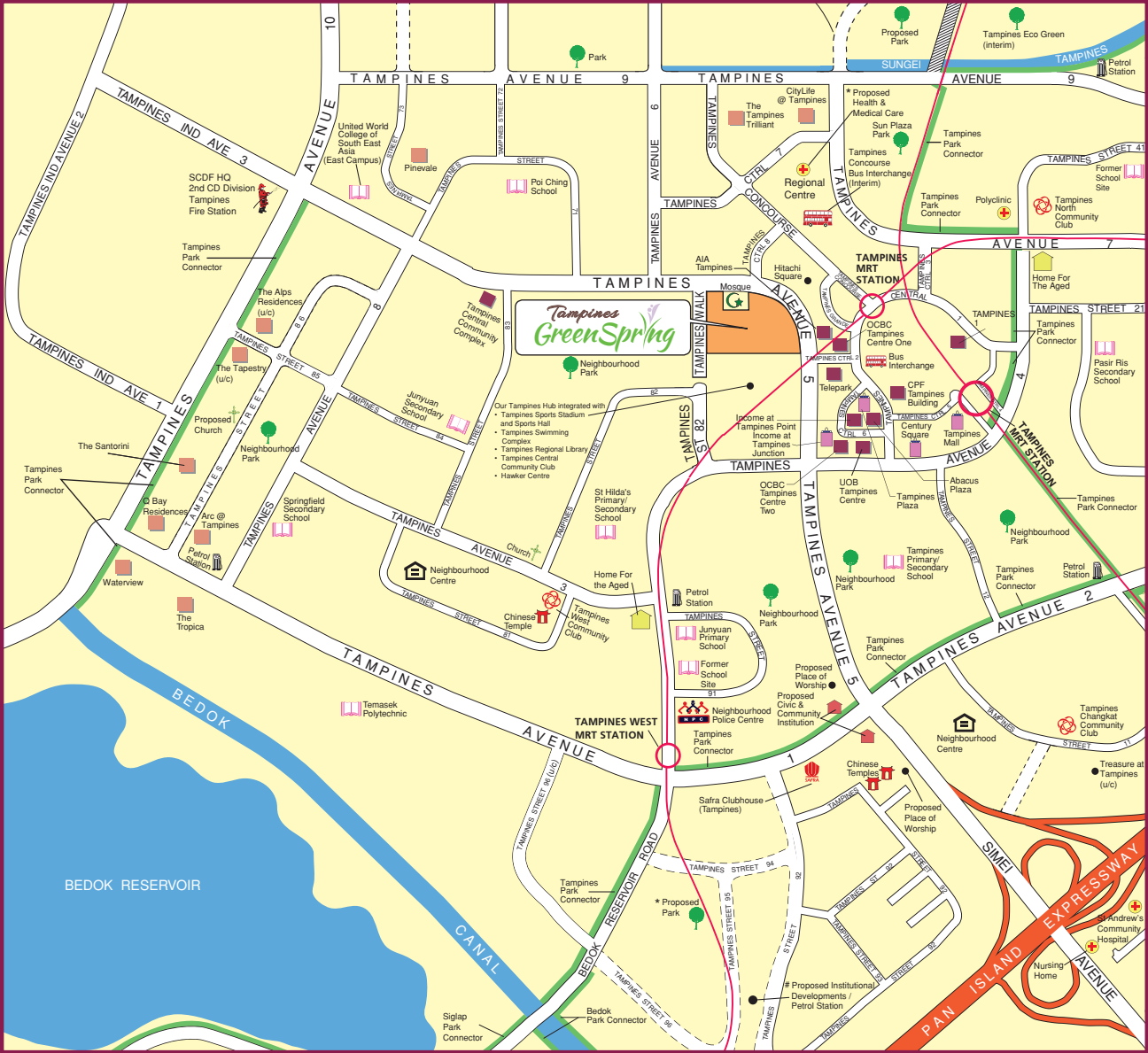


Important Notes

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.

TAMPINES



LEGEND:

MRT Line & Station

(u/c) Under Construction

Under Construction / Future Road

Future MRT Station

Scale 0 200 400 500 Metres

N

Notes:

All proposed developments are subject to change and planning approval. The proposed facilities and their locations as shown are indicative only. 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. Proposed Health & Medical Care include examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.

The facilities as shown may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours 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 future land use for former school sites are subject to review or changes by relevant authorities.

* The land use has been revised from URA's gazetted Master Plan 2014 and is proposed to be rezoned under URA's Draft Master Plan 2019.

Proposed Institutional Developments includes C&CI, Health & Medical Care and Place of Worship.

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Residents can also look forward to the convenience of a childcare centre within the development. Please refer to the site plan for the facilities provided in the development. Facilities in this development will be open to public.

Eco-Friendly Living

To encourage a 'green' lifestyle, Tampines GreenSpring will have several eco-friendly features to encourage green and sustainable lifestyles, such as:

- ✿ Separate chutes for recyclable waste
- ✿ Regenerative lifts to reduce energy consumption
- ✿ 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
- ✿ Active, Beautiful, Clean Waters design features to clean rainwater and beautify the landscapes



Separate chutes for recyclable waste



Bicycle stands



ABC Waters design features

Smart Features

The common areas within Tampines GreenSpring will be installed with Smart Lighting to reduce energy usage, and contribute to a sustainable and safer living environment.

Chic Homes

Tampines GreenSpring offers 2-room Flexi, 3-, 4-, and 5-room flats.

More than just a well-designed and functional interior, the flats in Tampines GreenSpring will also come with the following finishes and fittings:

2-room Flexi Available either on a 99-year lease or short-lease	3-, 4-, and 5-room
<ul style="list-style-type: none">✿ 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✿ Grab bars (for 2-room Flexi flats on short-leases)	<ul style="list-style-type: none">✿ Floor tiles in the kitchen, household shelter, service yard, and bathrooms✿ Wall tiles in the kitchen and bathrooms

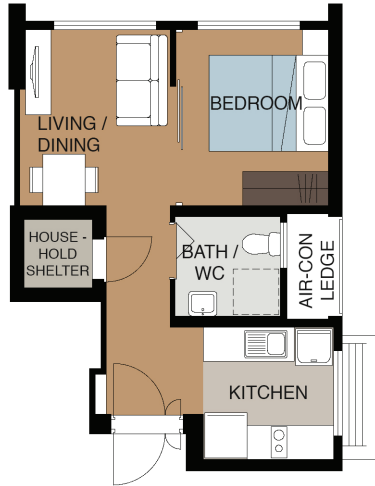
Optional Component Scheme

The Optional Component Scheme provides convenience for our buyers, and is offered on an opt-in basis. Please refer to the attached OCS leaflets for details.

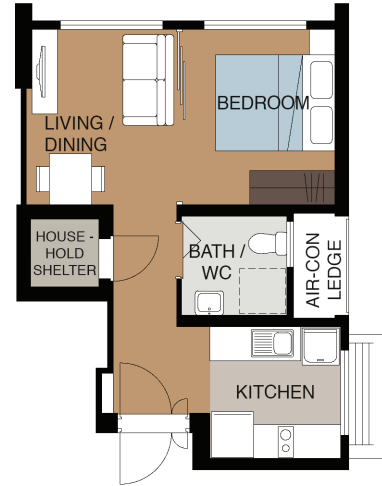
When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.



Without Living/ Dining/ Bedroom
Floor Finishes (Default)

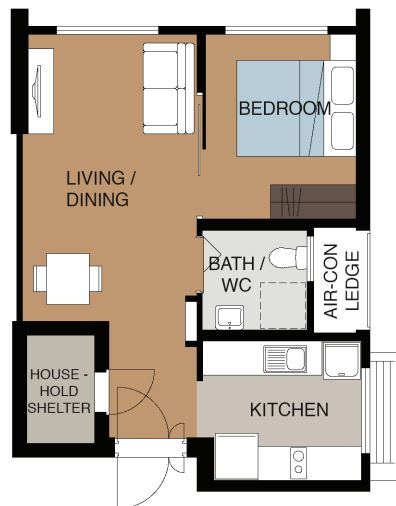


With Living/ Dining/ Bedroom
Floor Finishes

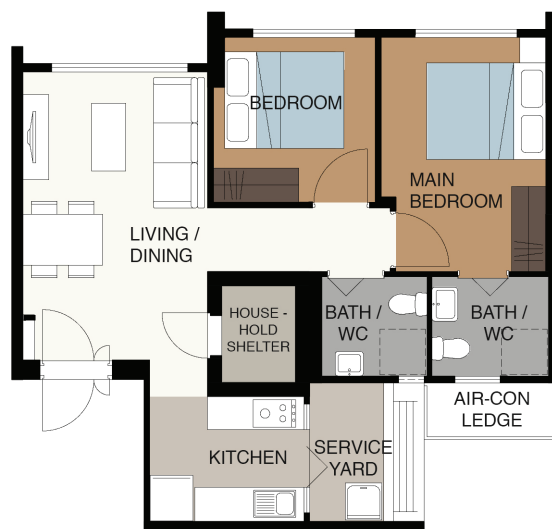


2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)

2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 38 sqm
(Inclusive of Internal Floor Area of 36 sqm and Air-Con Ledge)



2-ROOM FLEXI (TYPE 2) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

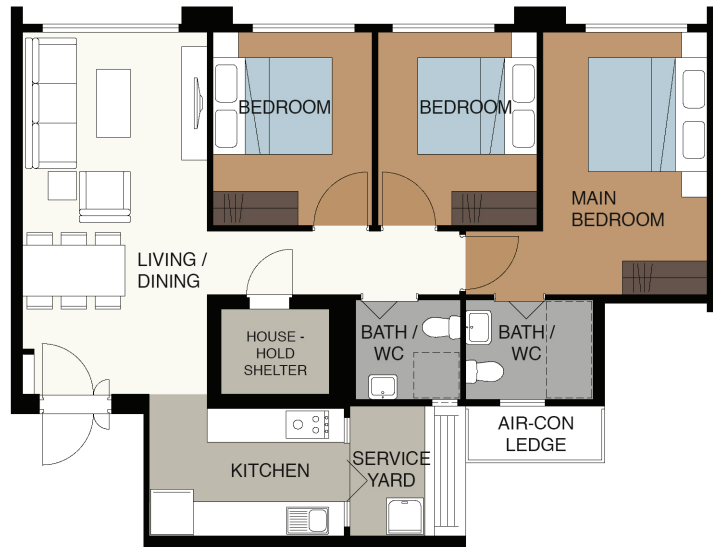


3-ROOM FLOOR PLAN

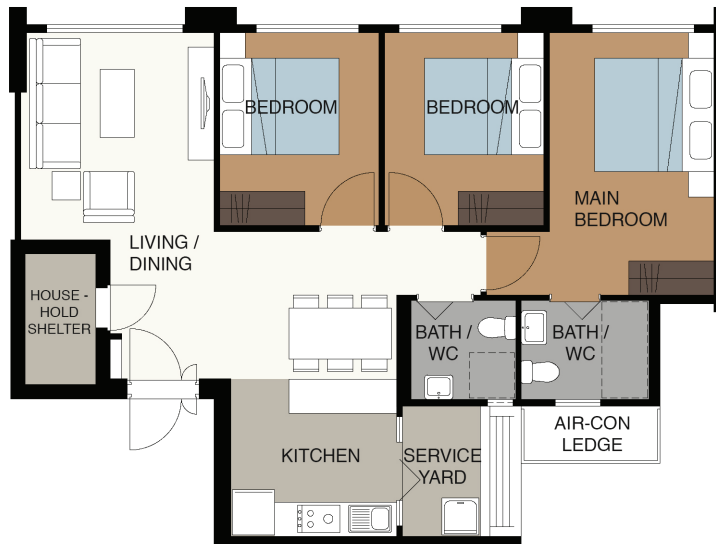
(With Suggested Furniture Layout)

APPROX. FLOOR AREA 69 sqm

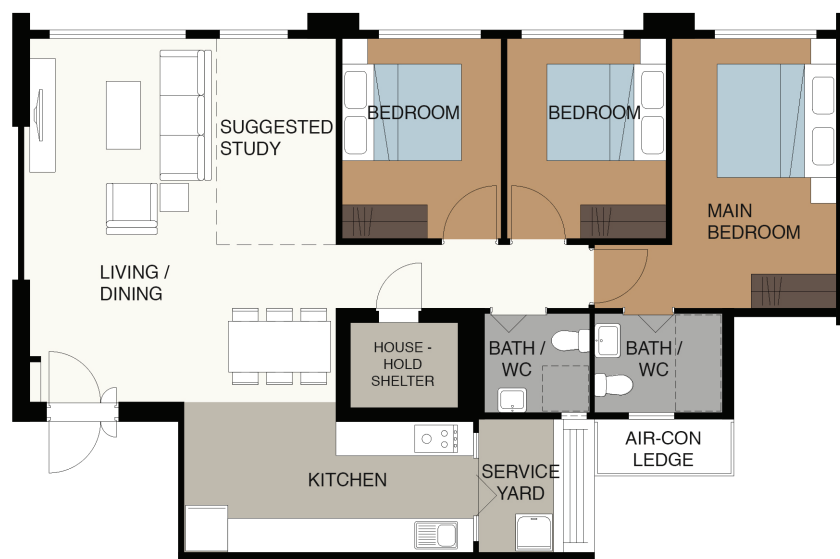
(Inclusive of Internal Floor Area of 66 sqm and Air-Con Ledge)



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



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



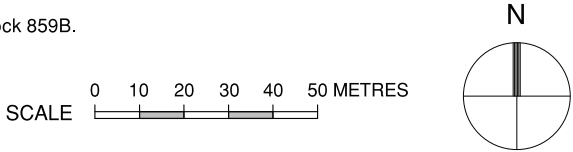
5-ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
APPROX. FLOOR AREA 113 sqm
 (Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)



LEGEND

- 2 - Room Flexi (Type 1)
- 2 - Room Flexi (Type 2)
- 3 - Room
- 4 - Room
- 5 - Room
- Reserved for Development / Existing Development
- Surrounding Buildings/ Structures
- Linkway / Linkbridge / Precinct Pavillion (PP) / Drop - off Porch (DOP) / Shelter (S)
- Trellis
- Future Amenities / Facilities (FA/F) / Child Care Centre (CCC) at 1st Storey
- Children Playground (PG) / Adult Fitness Stations (AFS) / Elderly Fitness Station (EFS)
- Electrical Sub-Stations (ESS) at 1st Storey
- Utility Centre (UC) at 1st Storey
- Multi-Storey Car Park
- Open Space
- Staircase
- Driveway
- Centralised Refuse Chute/ Chute for Recyclable Refuse
- Lift
- Corridor
- Service Bay

Applicants are encouraged to visit the place before booking a flat.
Residents at Tampines GreenSpring will be served by two Multi-Storey Car Parks – one within the development, and another just across Tampines Walk at Block 859B.

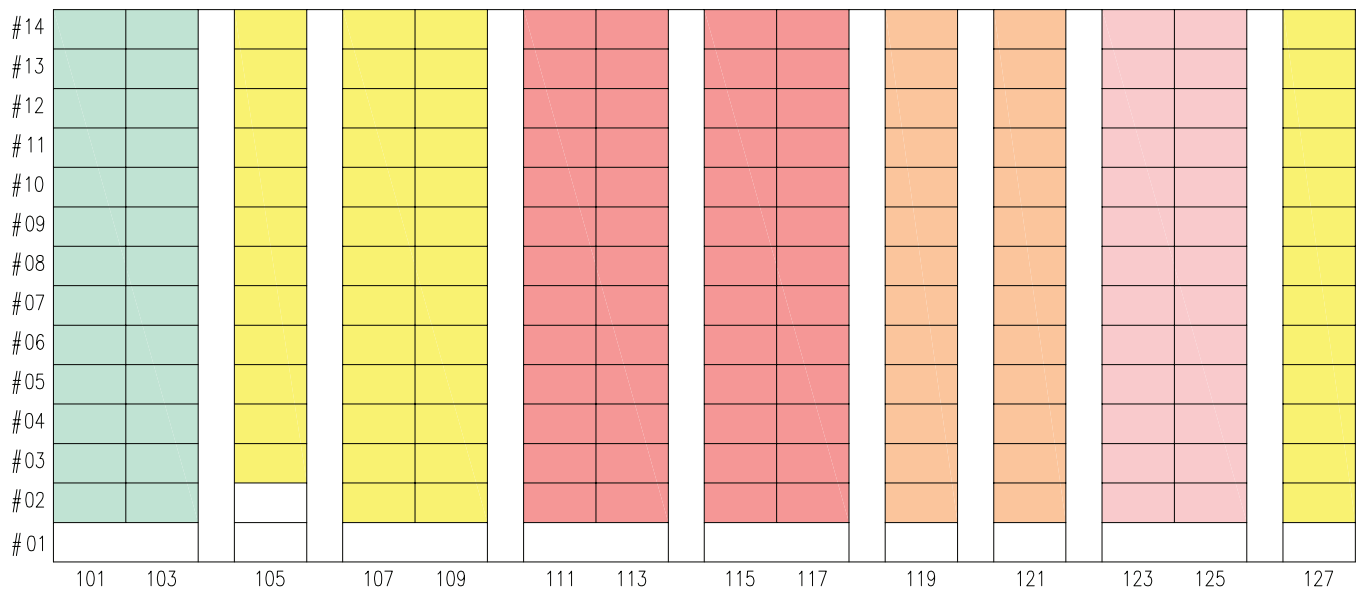


- Notes:**
- All proposed developments are subject to change and planning approval. The proposed facilities and their locations as shown are indicative only.
 - The facilities as shown may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours 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 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.
 - 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.
 - 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.

Block Number	Number of Storeys	2 Room Flexi		3 Room	4 Room	5 Room	Total	Lift opens at
		Type 1	Type 2					
858C	14	26	52	26	51	26	181	Every Storey
858D	13	-	-	-	23	24	47	Every Storey
859C	14	26	52	26	52	25	181	Every Storey
859D	12	-	-	-	54	66	120	Every Storey
860C	15	-	-	14	14	28	56	Every Storey
860D	13	-	-	24	24	24	72	Every Storey
Total		52	104	90	218	193	657	

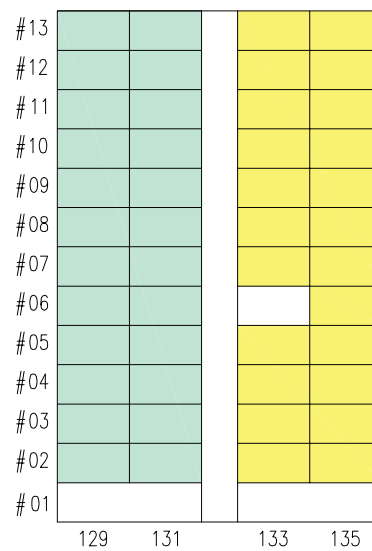
TAP N8C31

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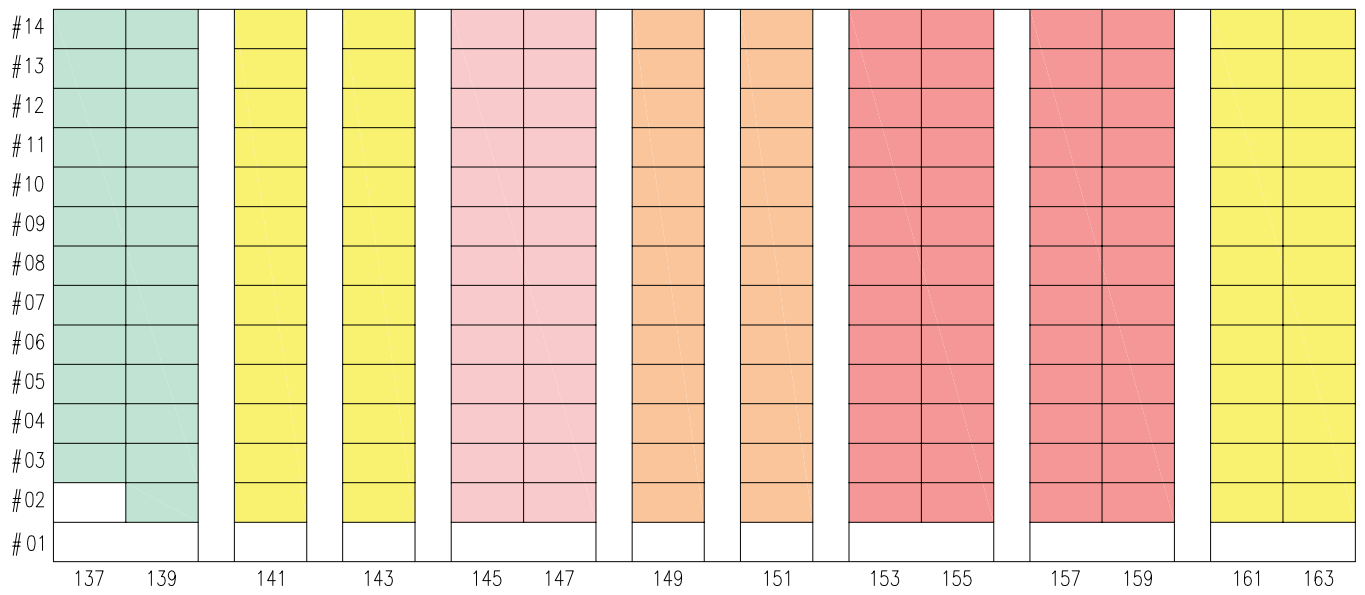
BLOCK 858C

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



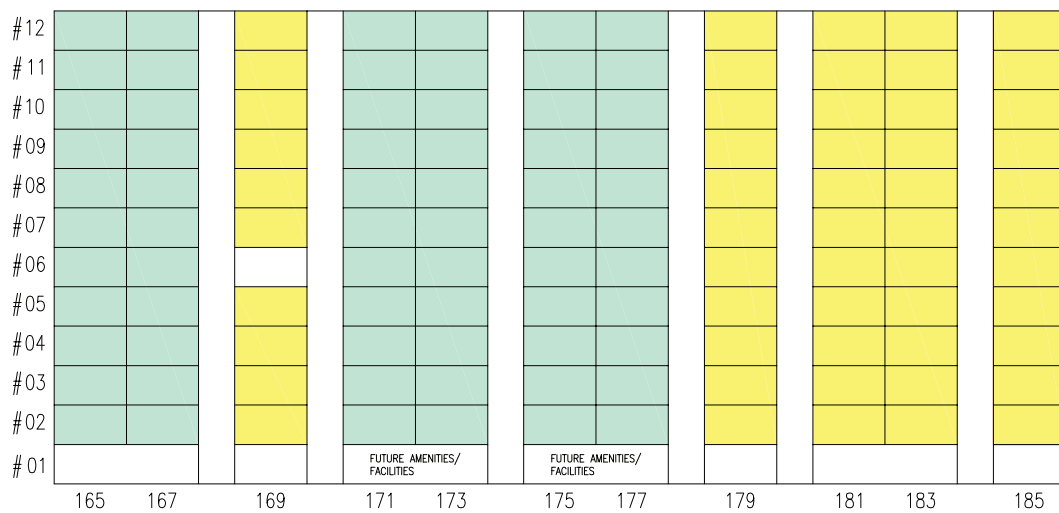
BLOCK 858D

- 4 ROOM
- 5 ROOM



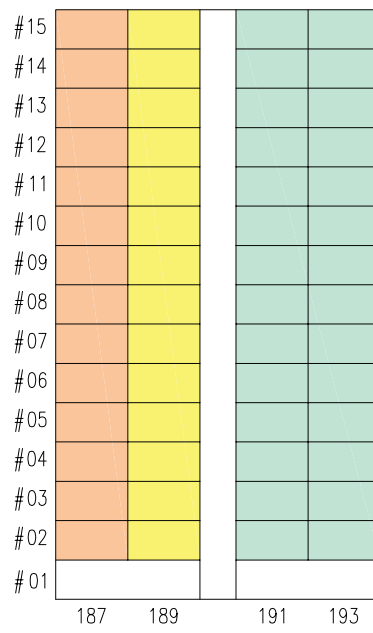
BLOCK 859C

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

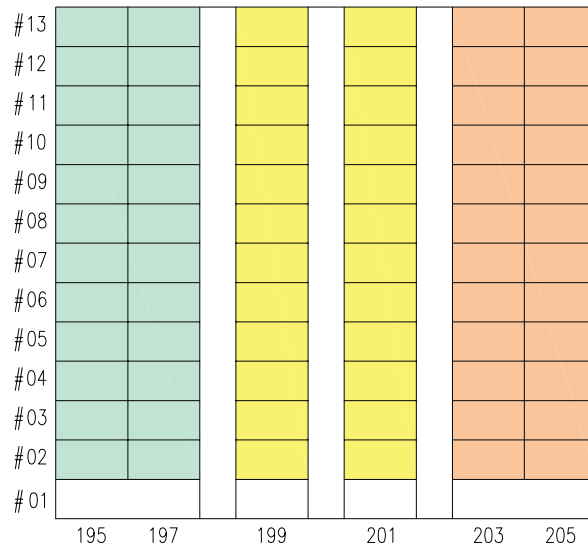
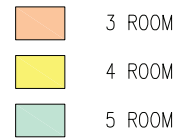


BLOCK 859D

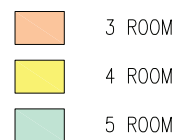
- 4 ROOM
- 5 ROOM



BLOCK 860C



BLOCK 860D

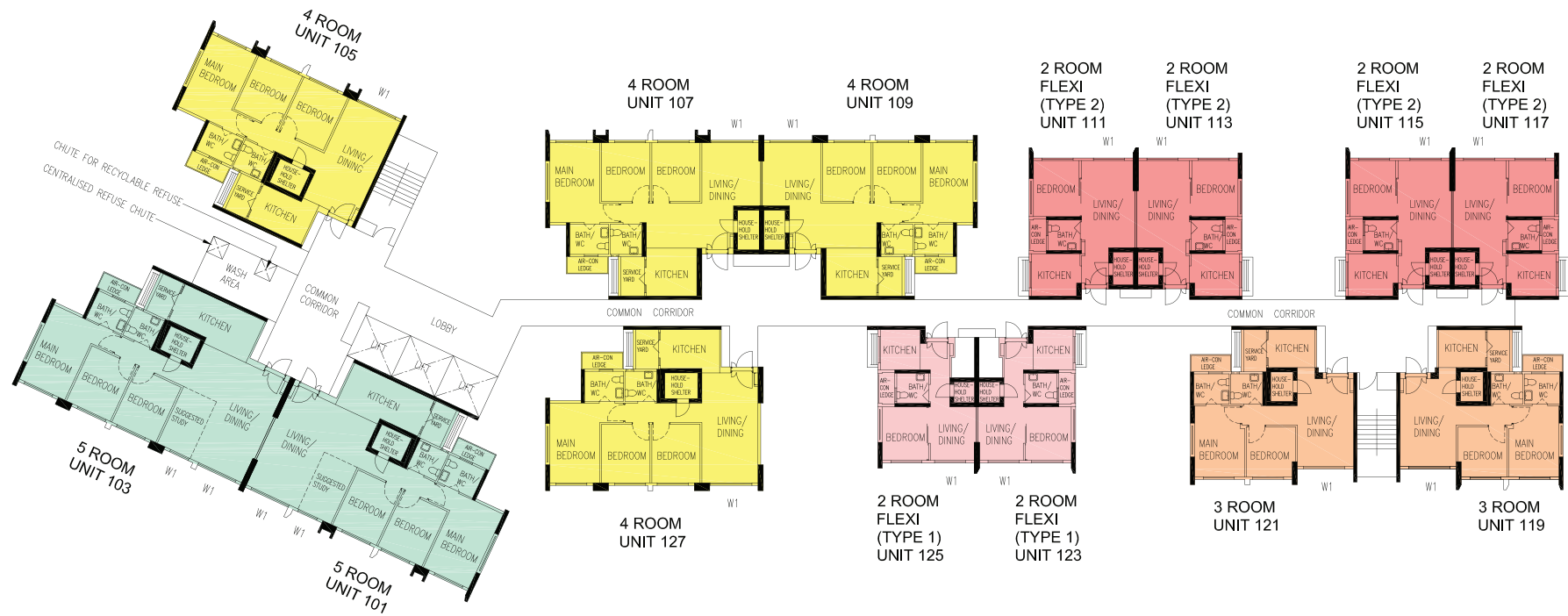




BLOCK 858C **(2ND STOREY FLOOR PLAN)**

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

<p>WINDOW LEGEND</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 858C **(3RD TO 4TH AND 8TH TO 10TH STOREY FLOOR PLAN)**

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

<p>WINDOW LEGEND</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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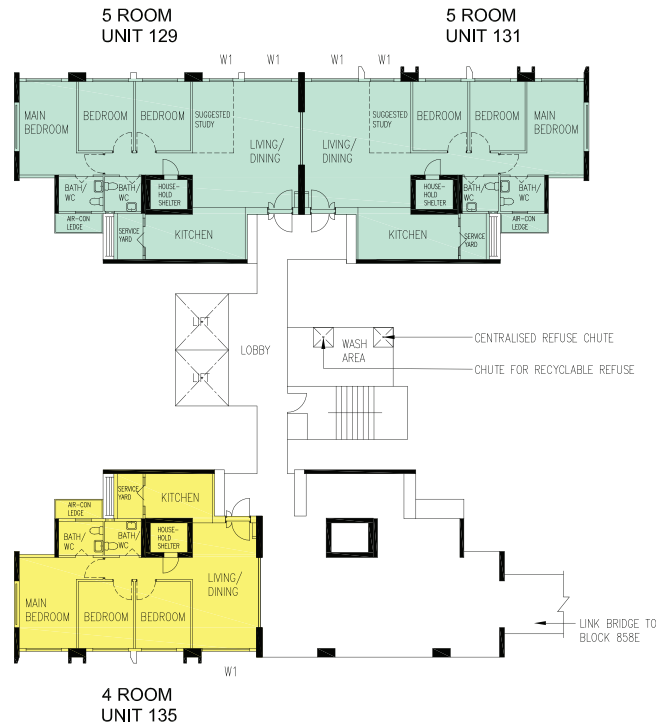
BLOCK 858D **(2ND TO 4TH AND 8TH TO 10TH STOREY FLOOR PLAN)**

WINDOW LEGEND
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 858D (6TH STOREY FLOOR PLAN)

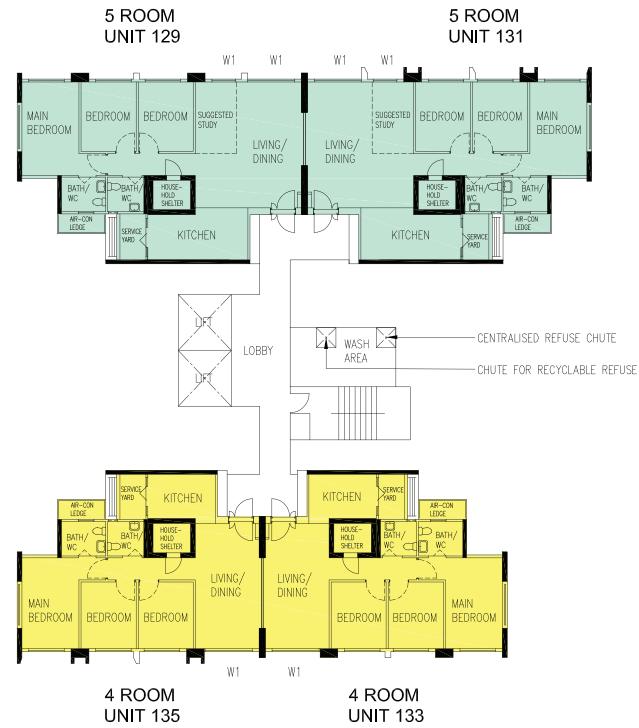
WINDOW LEGEND

W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 858D **(5TH, 7TH AND 11TH TO 13TH STOREY FLOOR PLAN)**

<p>WINDOW LEGEND</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 859C (2ND STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

<p>WINDOW LEGEND</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 859C **(3RD TO 4TH AND 8TH TO 10TH STOREY FLOOR PLAN)**

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

<p>WINDOW LEGEND</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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BLOCK 859C (5TH TO 7TH AND 11TH TO 14TH STOREY FLOOR PLAN)

FOR 2-ROOM FLEXI (TYPE 1) FLATS, THE NUMBER OF PANELS FOR THE SLIDING PARTITION BETWEEN THE BEDROOM AND LIVING ROOM WILL DIFFER DEPENDING ON THE SELECTION OF THE OPTIONAL COMPONENT SCHEME (OCS), WHERE APPLICABLE

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 859D (2ND TO 4TH AND 8TH TO 10TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 858E

WINDOW LEGEND

W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 859D (6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 858E

WINDOW LEGEND

W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 859D (5TH, 7TH AND 11TH TO 12TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 7TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 858E

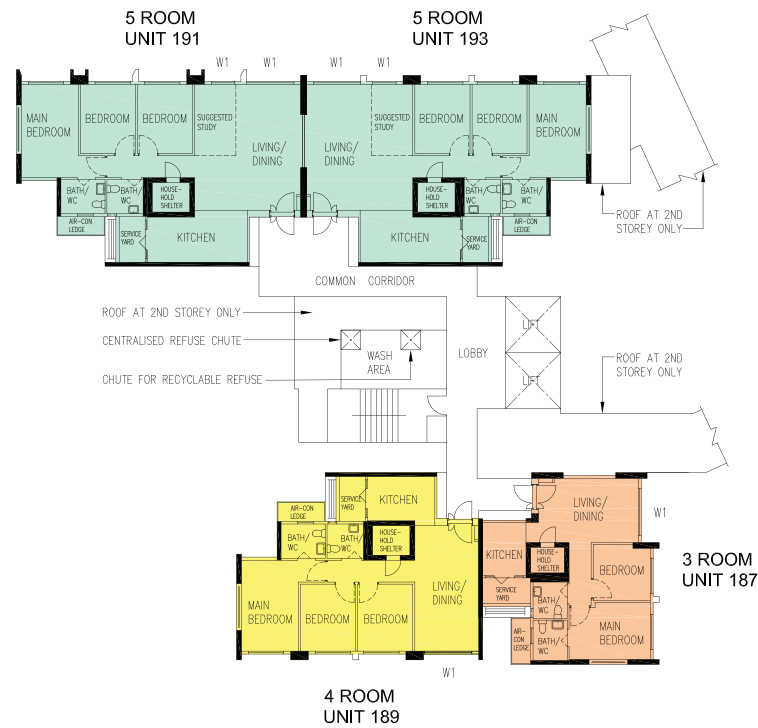
WINDOW LEGEND

W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 860C **(2ND TO 4TH AND 8TH TO 10TH STOREY FLOOR PLAN)**

<p>WINDOW LEGEND</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 860C **(5TH TO 7TH AND 11TH TO 15TH STOREY FLOOR PLAN)**

<p>WINDOW LEGEND</p> <p>W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)</p>	<p>UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS</p>	<p>SCALE 0 2 4 6 8 10 METERS</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 860D **(2ND TO 4TH AND 8TH TO 10TH STOREY FLOOR PLAN)**

WINDOW LEGEND
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS
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SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO
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BLOCK 860D
(5TH TO 7TH AND 11TH TO 13TH STOREY FLOOR PLAN)

WINDOW LEGEND
W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS
WILL BE STANDARD HEIGHT WINDOWS

SCALE 0 2 4 6 8 10 METERS

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DEMARCATTE THE BOUNDARY OF THE FLAT.

General Specifications For Tampines GreenSpring 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	: laminated 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 (optional)
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 (optional)
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 GreenSpring

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	: laminated timber door and metal gate
Bedroom	: laminated UPVC door (optional)
	: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
Bathroom/ WC	: laminated UPVC folding door (optional)
	: laminated UPVC folding door for 2-room Flexi
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Living/ Dining/ Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi (optional)
Kitchen/ Bathroom/ WC/	: glazed porcelain tiles
Household Shelter Floor	
Service Yard Floor	: glazed porcelain tiles with tile skirting
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 (optional)

Services

Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or 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 the 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)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 2-room Flexi flats come in 2 sizes: 36sqm and 45sqm, and are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the kitchen, household shelter and bathroom
- wall tiles in bathroom and kitchen
- sliding partition/ door for bedroom; folding bathroom door
- water closet suite in the bathroom



Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats

FOR ALL 2-ROOM FLEXI FLATS

PACKAGE 1

- Flooring in the living/ dining room and bedroom
- 3-panel sliding partition, separating the living room and bedroom (for 36sqm 2-room Flexi flat only)

Note:

Those who opted out of Package 1 will be provided with a 2-panel sliding partition and short wall separating living room and bedroom.



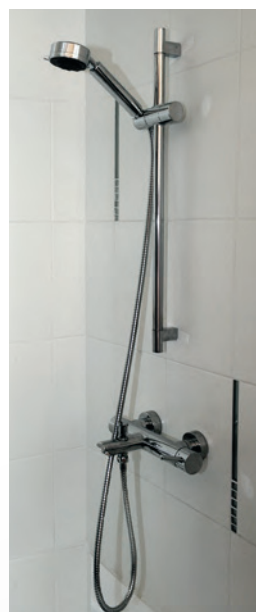
3-panel sliding partition



2-panel sliding partition

PACKAGE 2

- Sanitary fittings, i.e. washbasin with tap mixer and shower set with bath/ shower mixer



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September 2019



**HOUSING &
DEVELOPMENT
BOARD**

OPTIONAL COMPONENT SCHEME (2-ROOM FLEXI FLATS)

FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY

PACKAGE 3 offers elderly buyers the convenience of having a flat in move-in condition. It comprises:

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.

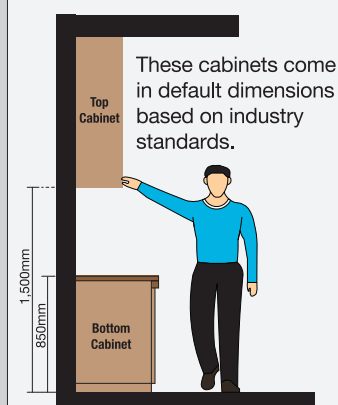


- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)

- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

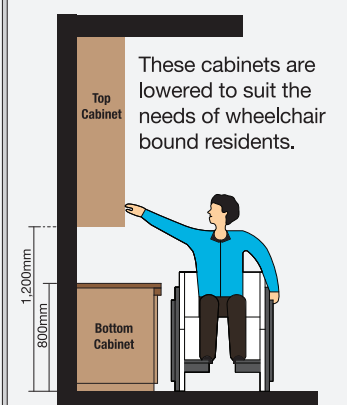
Option A (Default):

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



Option B:

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



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

- An option to have a lower counter top height

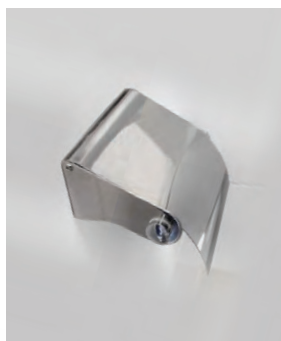
OTHER FITTINGS



- Window grilles for safety and security



- Mirror



- Toilet roll holder



- Lighting



- Water heater

Buyers who opt for Package 3 must select Package 1.

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OPTIONAL COMPONENT SCHEME (3-, 4-, 5-ROOM, AND 3GEN FLATS)

The Optional Component Scheme (OCS) provides convenience for flat buyers, and is offered on an opt-in basis. Choose the OCS items you want before your flat selection appointment. The cost of the OCS items will be added to the selling price of the selected flat.

The 3-, 4-, 5-room, and 3Gen flats come with:

- floor finishes in the kitchen, household shelter, service yard and bathrooms
- wall tiles in the bathrooms and kitchen
- water closet suite in each bathroom

YOU CAN CHOOSE TO HAVE THE FOLLOWING ITEMS INSTALLED IN YOUR SELECTED FLAT:

- Floor finishes for living/ dining room and bedrooms
- Internal doors + sanitary fittings
 - wash basin with tap mixer
 - shower set with bath/ shower mixer



Wash basin with tap mixer in attached bathroom



Wash basin with tap mixer



Handheld shower set with bath/ shower mixer

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