

TAMPINES GREENDEW



HDB's Sales Launch – February 2018





Green Living

Located in Tampines North, Tampines GreenDew is bounded by Tampines North Drive 2 and Tampines Street 62. This development is nestled within the tranquil living environment of Tampines North, next to a park.

Tampines GreenDew comprises 4 15-storey residential blocks, and offers 726 units of 3-, 4, and 5-room flats.

The name 'Tampines GreenDew' draws inspiration from the leaf concept of Tampines Town and the location of the development in Tampines North, the leaf tip.

Please refer to the site plan to find out more about the facilities in Tampines GreenDew. Facilities in this development will be opened to the public.



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
- Under Construction / Future Road
- (u/c) Under Construction

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.

Proposed Health & Medical Care include examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, 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. 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 GreenDew 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
- Pneumatic Waste Conveyance System to provide cleaner waste disposal



Eco-pedestals



Separate chutes for recyclable waste



Bicycle stands

Delightful Homes

Tampines GreenDew offers 3-, 4-, and 5-room flats. These flats will come with:

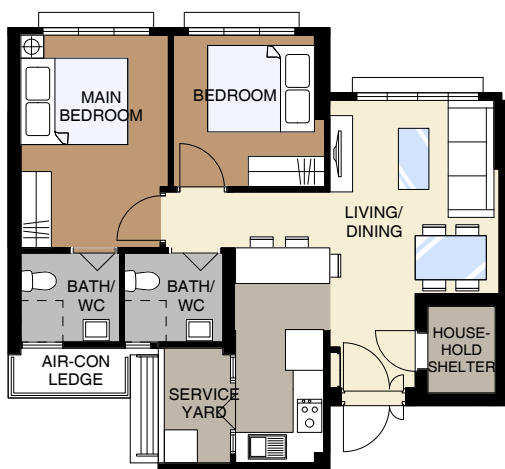
- Floor finishes in the kitchen, household shelter, service yard, and bathrooms
- Wall tiles in the kitchen and bathrooms

All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.

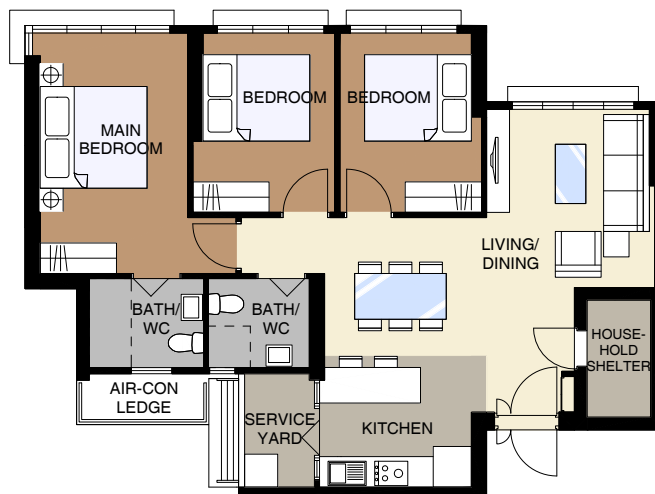
Optional Component Scheme

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

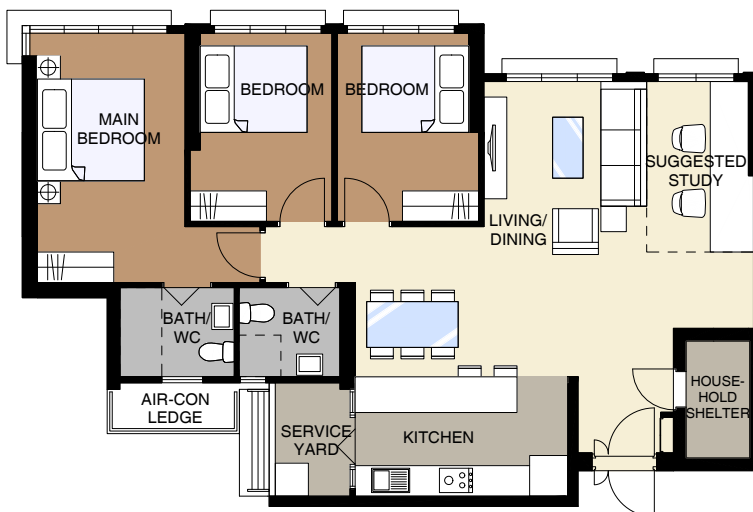
When a flat buyer opts in for the OCS, the cost of the optional components will be added to the flat price.



LAYOUT IDEAS FOR 3-ROOM
 APPROX. FLOOR AREA OF 69 sqm
 (Inclusive of Internal Floor Area of 66 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 4-ROOM
 APPROX. FLOOR AREA OF 93 sqm
 (Inclusive of Internal Floor Area of 90 sqm and Air-con Ledge)



LAYOUT IDEAS FOR 5-ROOM
 APPROX. FLOOR AREA OF 113 sqm
 (Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)



LEGEND

3-Room

4-Room

5-Room

Surrounding Buildings / Structures

Reserved for Development / Existing Development

Linkway / Link Bridge (LB) / Precinct Pavilion / Drop-Off Porch (DOP) / Shelter (S)

Trellis

Future Amenities/ Facilities (FA/F) at 1st Storey / Residents' committee centre (RCC) at 1st Storey / Childcare Centre (CCC) at 1st Storey

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

Electrical Sub-Station (ESS) at 1st storey

Utility Centre (UC) at 1st Storey

Multi-Storey Carpark

Open Space

Staircase

Driveway

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

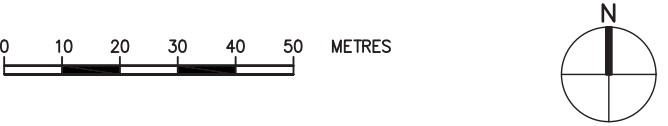
Corridor

Lift

Service Bay

(U/C) Under Construction

Block Number	Number of storeys	3 Room	4 Room	5 Room	Total	Lift opens at
647A	15	-	110	84	194	Every storey
648A	15	42	70	70	182	Every storey
648B	15	42	70	70	182	Every storey
648C	15	-	84	84	168	Every storey
Total		84	334	308	726	



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

- Notes:
1. All proposed developments are subject to change and planning approval.

2. Site Reserved for Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc., subject to change and planning approval.

3. # The proposed Nursing Home could be built up to a height that is equivalent to a 15-storey block of HDB flats.

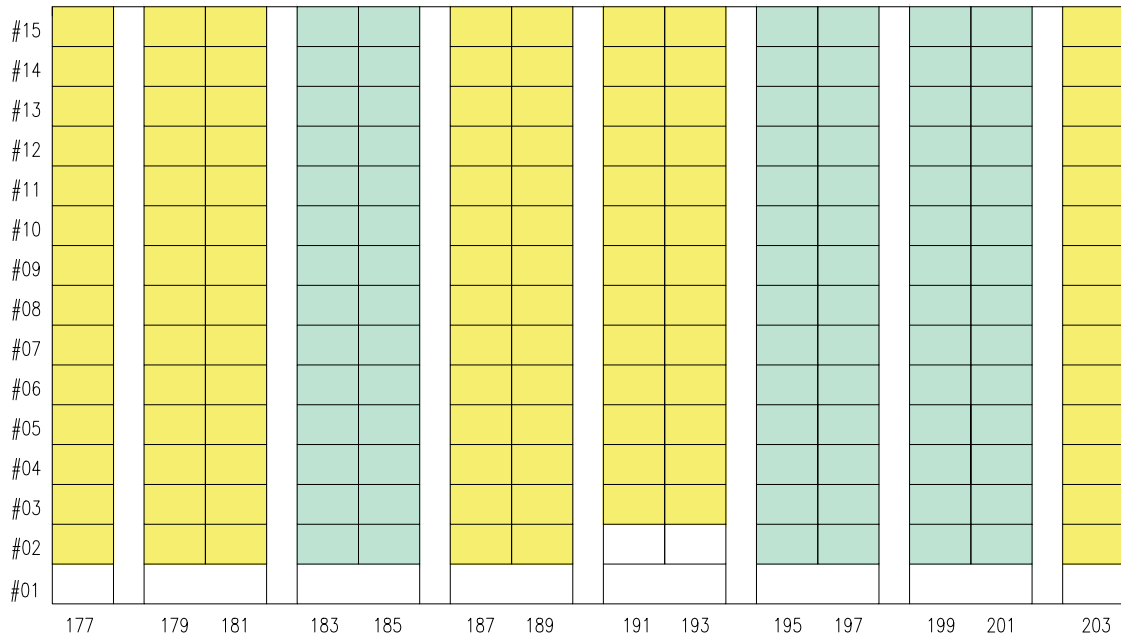
4. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres. The implementation of the facilities is subject to review from time to time by the relevant authorities.

5. 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.

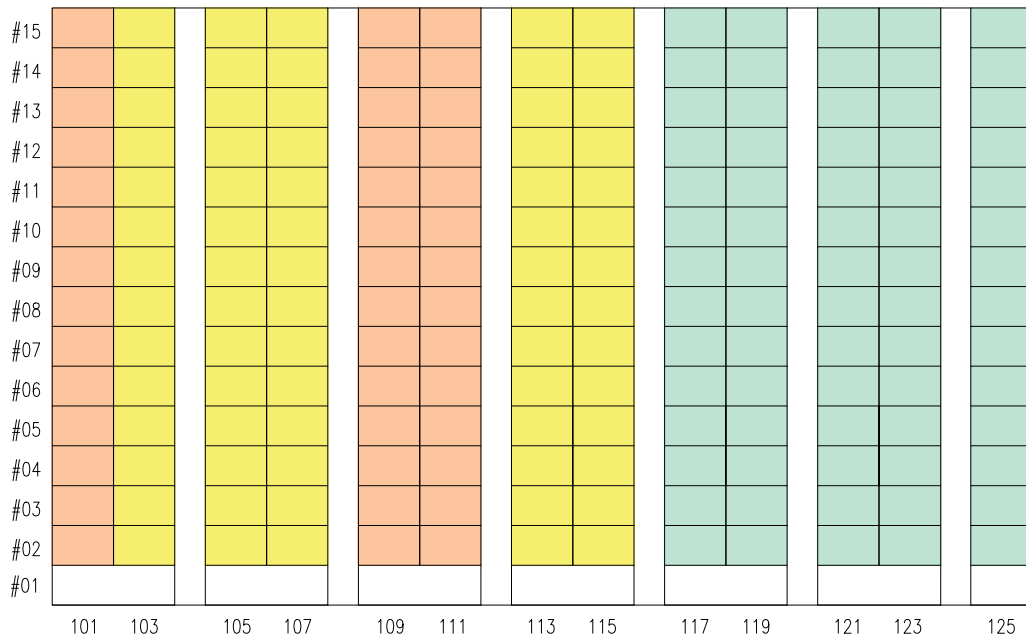
6. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.

7. 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.

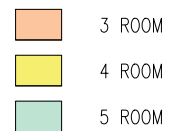
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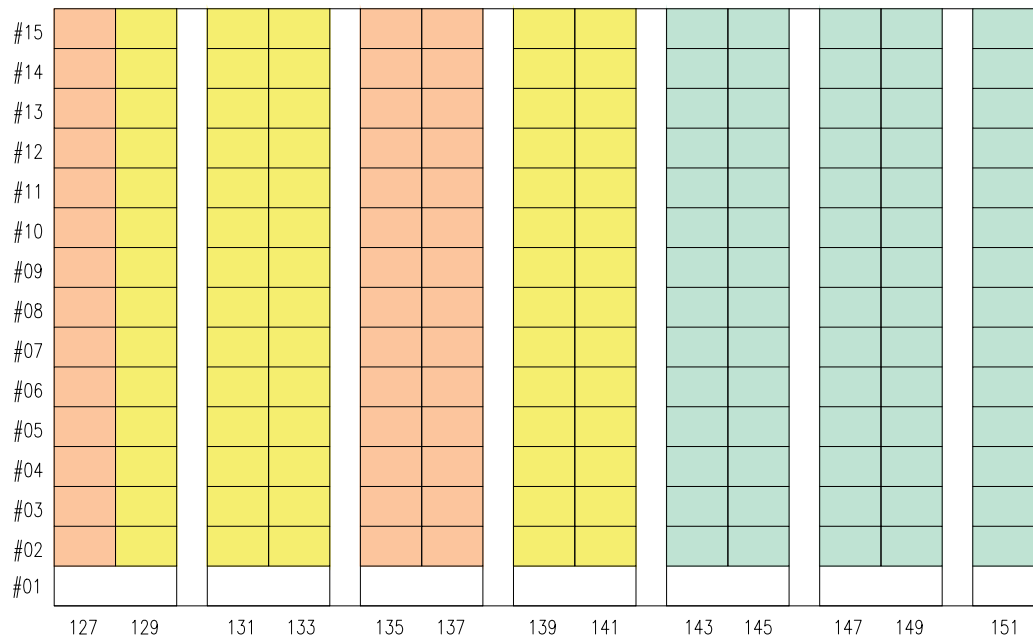


BLOCK 647A

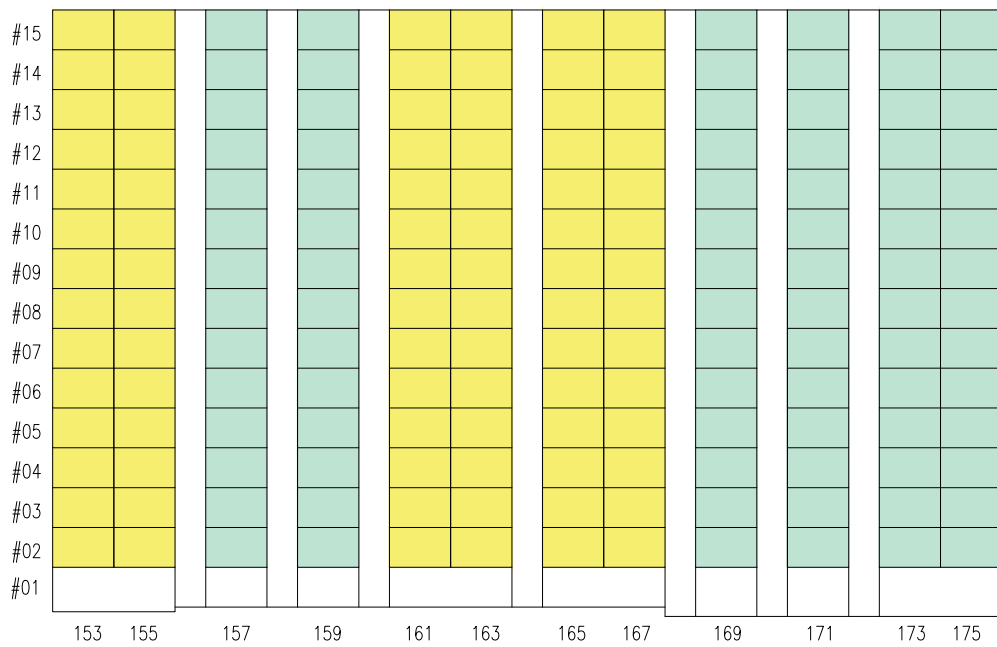
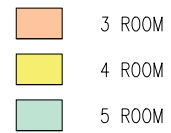


BLOCK 648A

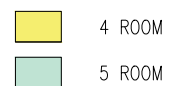





BLOCK 648B



BLOCK 648C



<p>LEGEND :</p> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></div> 4 ROOM </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></div> 5 ROOM </div>	<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</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 648A
(2ND, 4TH, 5TH, 7TH, 8TH, 10TH, 11TH, 13TH AND 14TH STOREY FLOOR PLAN)

<p>LEGEND :</p> <ul style="list-style-type: none"> 3 ROOM 4 ROOM 5 ROOM 	<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 0m 5m 10m 15m</p>	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATATE THE BOUNDARY OF THE FLAT.</p>
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BLOCK 648A
(3RD, 6TH, 9TH, 12TH AND 15TH STOREY FLOOR PLAN)





BLOCK 648B
(3RD, 6TH, 9TH, 12TH AND 15TH STOREY FLOOR PLAN)

<p>LEGEND :</p> <p> 3 ROOM</p> <p> 4 ROOM</p> <p> 5 ROOM</p>	<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</p> 	<p>THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCAT THE BOUNDARY OF THE FLAT.</p>
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General Specifications For Tampines GreenDew

For 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/ solid blocks/ bricks with cement plastering/ precast panels/ precast lightweight concrete partitions/ drywall partition system.

Windows

Aluminium framed windows with tinted glass.

Doors

Entrance	: decorative timber door and metal gate
Bedroom	: laminated UPVC door (optional)
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Ceilings	: skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls	: ceramic tiles
Other Walls	: skim coated or plastered and painted
Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen Floor	: glazed porcelain tiles
Bathroom/ WC Floor	: ceramic tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Household Shelter Floor	: glazed porcelain tiles

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) Air-con panel in the main bedroom will not be provided.
- 3) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
- 4) 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.
- 5) 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 (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

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

November 2017