

TAMPINES  
**GREENGLADE**

HDB's Sales Launch August 2020





Artist's impression



### Modern Homes Amid Tranquil Surroundings

Located in Tampines North, Tampines GreenGlade will be bounded by Tampines Street 64 and Tampines North Drive 1. This development will be located near Sungei Api Api and the upcoming Tampines North MRT station and will be well-served by existing amenities in Tampines.

Tampines GreenGlade will offer flats with shorter waiting time. This development comprises 3 16-storey residential blocks. You can choose from 354 units of 4- and 5-room flats.



Artist's impression

Tampines GreenGlade is inspired by a vision of homes amid nature, with many green spaces within the estate. There are various fitness stations and playgrounds for outdoor fun. Sky terraces at the residential blocks create a relaxing and welcoming environment for you to mingle and chat with your neighbours.

Please refer to the site plan for the facilities provided in this development. Facilities in this development will be accessible by 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:

QUESTION 1

○ MRT Line & Station      ::::: Under Construction / Future Road

Future MRT Lines & Station (u/c) Under Construction

(working names only)

### Notes

**Notes:**

1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
2. Proposed Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas 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

In a bid to go green for the earth, Tampines GreenGlade 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

Tampines GreenGlade will come with the following smart solutions to reduce energy usage, and contribute to a more sustainable and safer living environment:

- Smart Lighting in common areas to reduce energy usage
- Smart Pneumatic Waste Conveyance System to optimise the deployment of resources for cleaner and fuss-free waste disposal

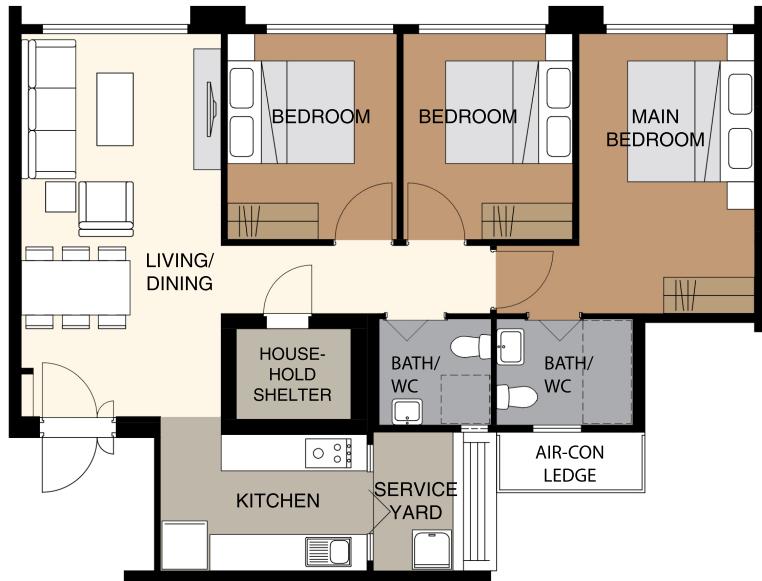


## Modern Homes

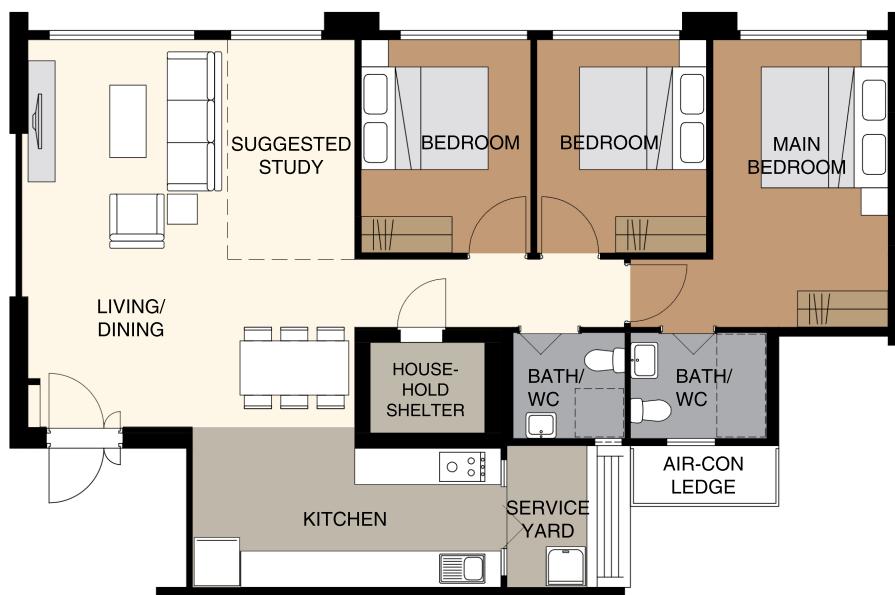
Tampines GreenGlade offers 4- and 5-room flats.

These flats will come with full floor finishes, internal doors, and sanitary fittings, as follows:

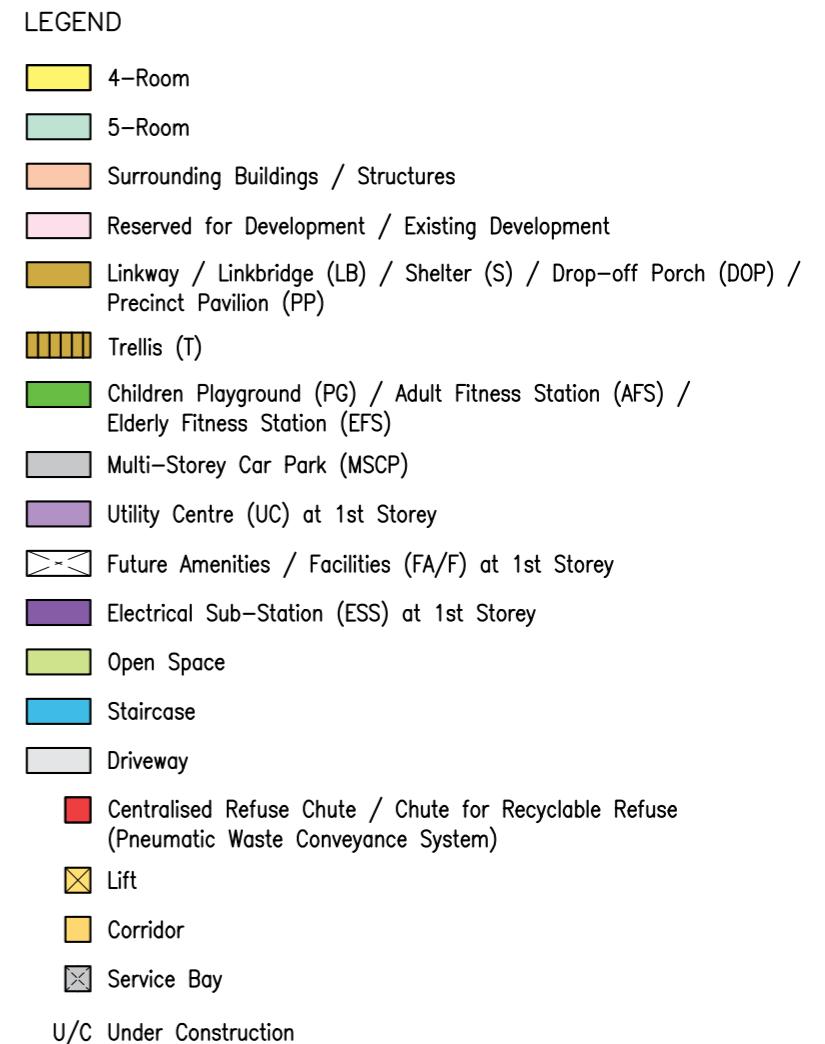
4- and 5-room
<ul style="list-style-type: none"><li>Vinyl strip flooring in bedrooms</li><li>Floor tiles in the:<ul style="list-style-type: none"><li>Living/ dining room</li><li>household shelter</li><li>bathrooms</li><li>kitchen, service yard (4- and 5-room)</li></ul></li><li>Wall tiles in the:<ul style="list-style-type: none"><li>bathrooms</li><li>kitchen (4- and 5-room)</li></ul></li><li>Internal doors for bedrooms and folding doors for bathrooms</li><li>Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</li></ul>



**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)

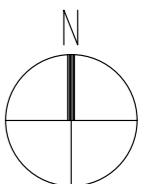


**5-ROOM FLOOR PLAN**  
 (With Suggested Furniture Layout)  
**APPROX. FLOOR AREA 113 sqm**  
 (Inclusive of Internal Floor Area of 110 sqm and Air-con Ledge)



Block Number	Number of Storeys	4 Room	5 Room	Total	Lift opens at
660A	16	60	58	118	Every Storey
660B	16	59	59	118	Every Storey
660C	16	60	58	118	Every Storey
Total		179	175	354	

SCALE 0 10 20 30 40 50 METRES

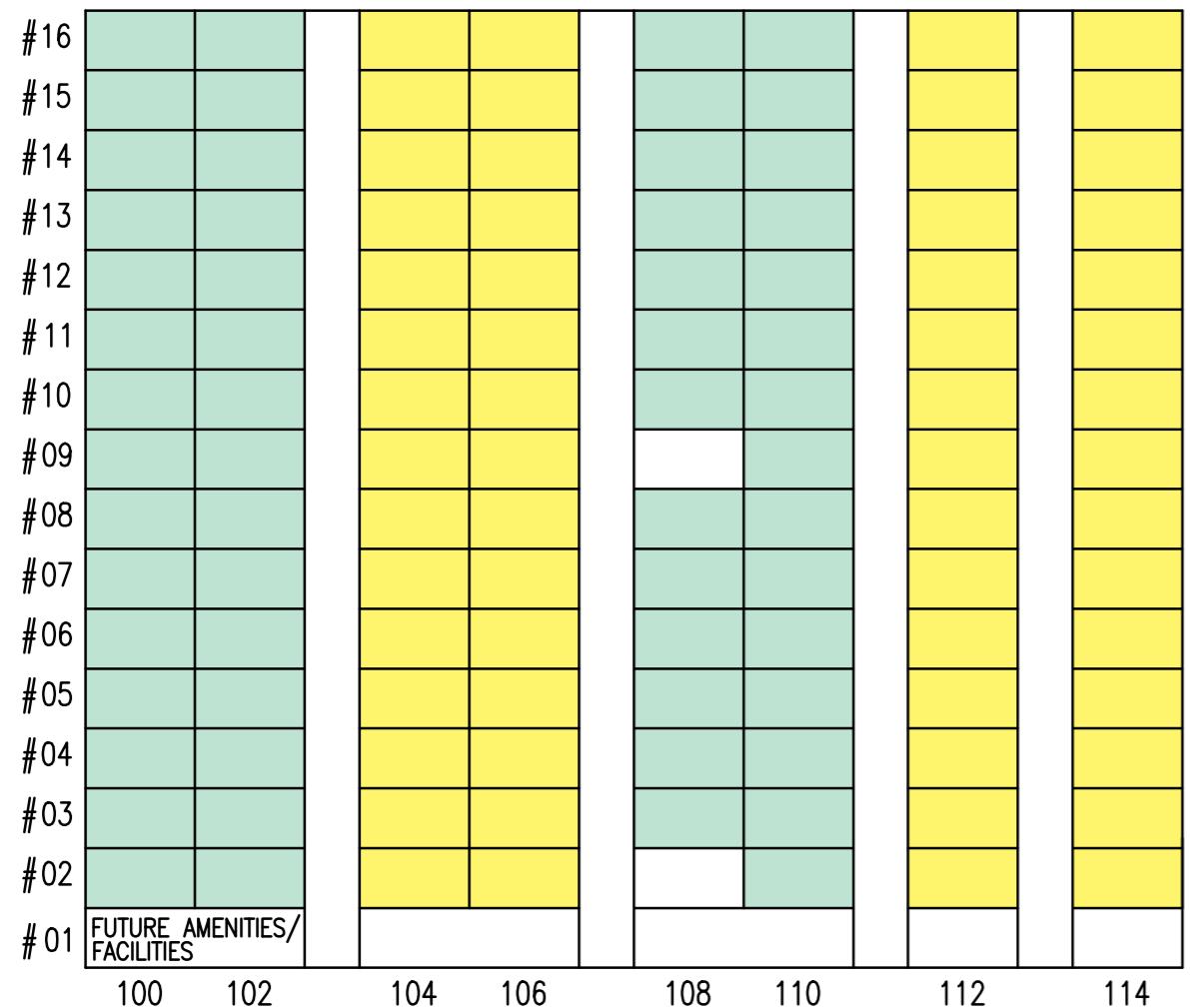


TAMPINES  
GREENGLADE

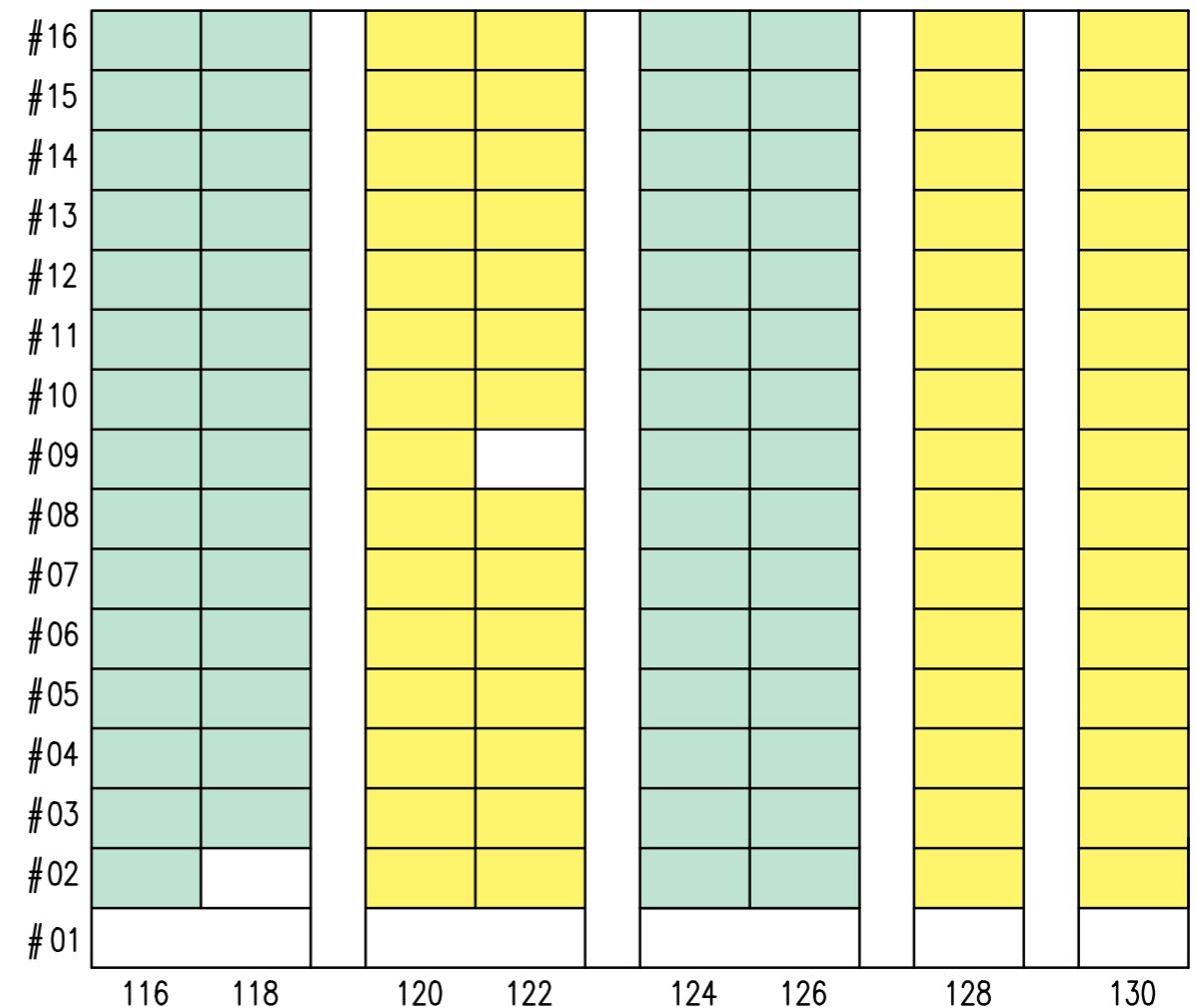
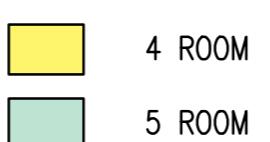
Notes:

1. All proposed developments are subject to change and planning approval. The implementation is subject to review from time to time by the relevant authorities. The proposed facilities and their locations shown are indicative only.
2. Site Reserved for Place of Worship includes examples like Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. The facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
4. 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.
5. 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.
6. 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.
7. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

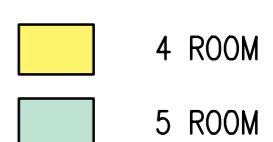
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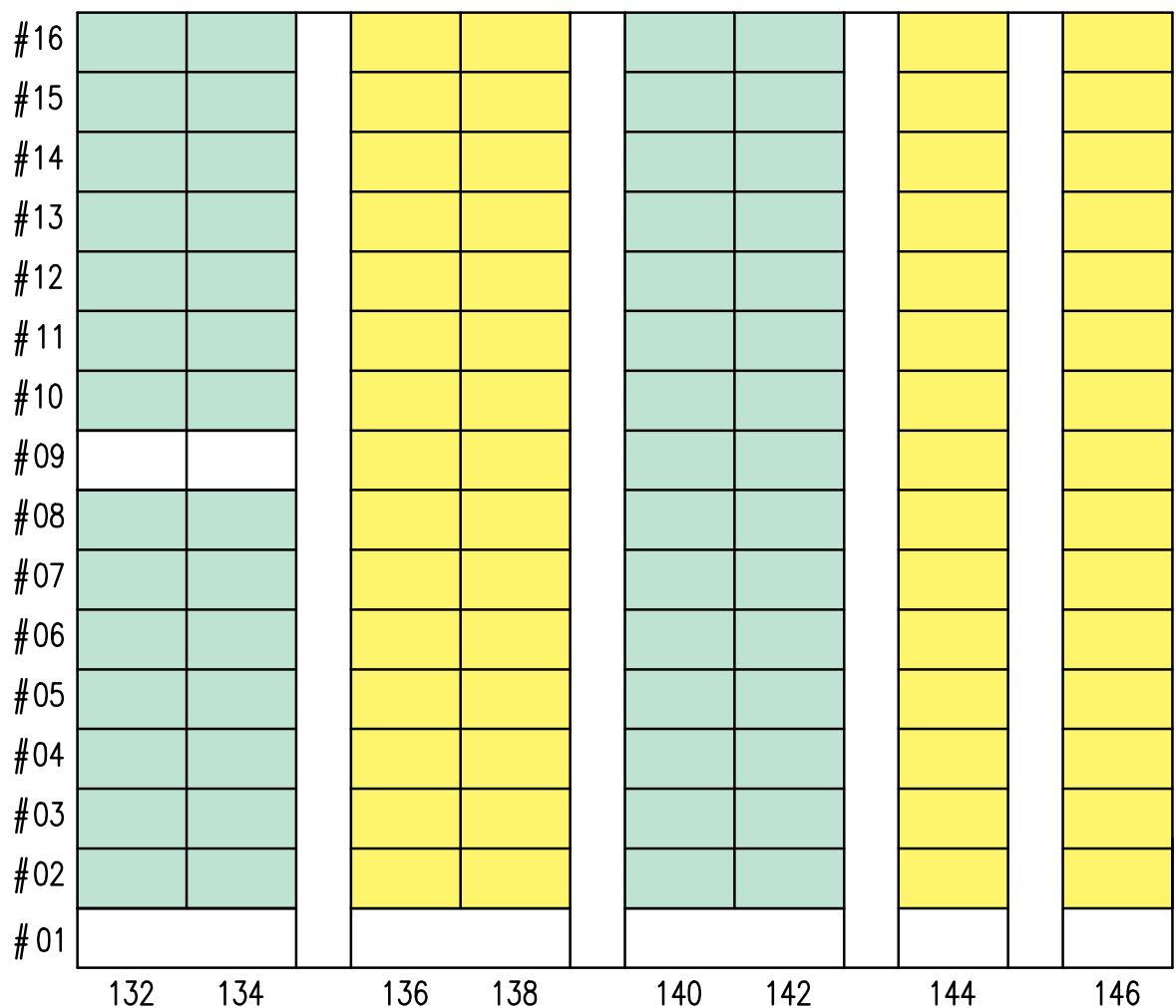


BLOCK 660A



BLOCK 660B





BLOCK 660C

- 4 ROOM
- 5 ROOM



**BLOCK 660A  
(2ND STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

WINDOW LEGEND

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

UNLESS OTHERWISE INDICATED ALL WINDOWS  
WILL BE STANDARD HEIGHT WINDOWS

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

SCALE 0 2 4 6 8 10 METERS



## BLOCK 660A (3RD TO 6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

### 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 DEMARCAE THE BOUNDARY OF THE FLAT.



## BLOCK 660A (7TH AND 8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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 DEMARCATE THE BOUNDARY OF THE FLAT.
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## BLOCK 660A (9TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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  
DEMARCATE THE BOUNDARY OF THE FLAT.



**BLOCK 660A  
(10TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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  
DEMARCATE THE BOUNDARY OF THE FLAT.



## BLOCK 660A (11TH TO 16TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

### 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 DEMARCAE THE BOUNDARY OF THE FLAT.



**BLOCK 660B  
(2ND STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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  
DEMARCATE THE BOUNDARY OF THE FLAT.



## BLOCK 660B (3RD TO 6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

<p>WINDOW LEGEND 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 DEMARCATE THE BOUNDARY OF THE FLAT.</p>
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**BLOCK 660B**  
**(7TH AND 8TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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  
 DEMARCATHE THE BOUNDARY OF THE FLAT.



### BLOCK 660B (9TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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 DEMARCADE THE BOUNDARY OF THE FLAT.
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**BLOCK 660B**  
**(10TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

WINDOW LEGEND W1 – THREE QUARTER HEIGHT WINDOW (Approx. 550mm HIGH PARAPET WALL)	UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS	THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCADE THE BOUNDARY OF THE FLAT.
SCALE 0 2 4 6 8 10 METERS		



## BLOCK 660B (11TH TO 16TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

**WINDOW LEGEND**

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

UNLESS OTHERWISE INDICATED ALL WINDOWS  
WILL BE STANDARD HEIGHT WINDOWS

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

SCALE 0 2 4 6 8 10 METERS



## BLOCK 660C (2ND TO 6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

<p>WINDOW LEGEND 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 DEMARCADE THE BOUNDARY OF THE FLAT.</p>
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## BLOCK 660C (7TH AND 8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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 DEMARCATE THE BOUNDARY OF THE FLAT.
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**BLOCK 660C  
(9TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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 DEMARCACTE THE BOUNDARY OF THE FLAT.



**BLOCK 660C**  
**(10TH STOREY FLOOR PLAN)**

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

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  
DEMARCATE THE BOUNDARY OF THE FLAT.



## BLOCK 660C (11TH TO 16TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF MSCP BLOCK 660

<p>WINDOW LEGEND 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 DEMARQUE THE BOUNDARY OF THE FLAT.</p>
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## General Specifications For Tampines GreenGlade

### For 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
Bathroom/ WC	: laminated UPVC folding door
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

#### Finishes

Living/ Dining Floor	: polished porcelain tiles with laminated UPVC skirting
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting
Kitchen/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
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

#### 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](http://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.



**HOUSING &  
DEVELOPMENT  
BOARD**

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