

TAMPINES GreenOPal

HDB's Sales Launch August 2020





TAMPINES
GreenOpal

Modern Homes Amid Tranquil Surroundings

Located in Tampines town, Tampines GreenOpal will be sited along Bedok Canal and Bedok Park Connector, bounded by Tampines Street 96 and 95. The development is located near Bedok Reservoir MRT station and well-served by existing amenities in Tampines.

The name 'Tampines GreenOpal' pays homage to a former sand quarry, which has since been converted into the nearby Bedok Reservoir. The facilities in the development are also designed to reflect the shapes of gems. The development will comprise 8 residential blocks ranging from 12 to 17 storeys in height.



Artist's impression

You can wind down at the central green spine after a busy day, where you will find various amenities such as a children's playground, fitness corners, resting shelters, and pergolas. Capitalising on its view of the Bedok Canal, viewing decks and roof terraces are strategically located with serene views of the Bedok Park Connector and Bedok Canal. You may take a leisurely walk or cycle along the Bedok park connector, which links the development to Bedok Reservoir Park. Roof gardens over at the Multi-Storey Car Park also offer spaces to relax amid greenery. A Residents' Committee Centre will also be located within the development.

You can choose your home from 1,070 units of 3-, 4-, and 5-room flats. Please refer to the site plans for the facilities provided in the development. Facilities in the 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:

MRT Line & Station	Under Construction / Future Road	MOE Kindergarten
Future MRT Lines & Station (working names only)	Under Construction	

*Holding site for Temasek Junior College tentatively.

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 Elder care 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 GreenOpal 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



Smart Features

Tampines GreenOpal 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 GreenOpal offers 3-, 4-, and 5-room flats. The flats will come with the following finishes and fittings:

3-, 4-, and 5-room	
<ul style="list-style-type: none">Floor tiles in the:<ul style="list-style-type: none">household shelterbathroomskitchen/ utility (3-room)kitchen, service yard (4- and 5-room)	<ul style="list-style-type: none">Wall tiles in the:<ul style="list-style-type: none">bathroomskitchen/ utility (3-room)kitchen (4- and 5-room)

To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the 3-room flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/ utility space. The layout offers homeowners lots of flexibility in configuring the area according to their preferences. For example, you can add a partition to separate the:

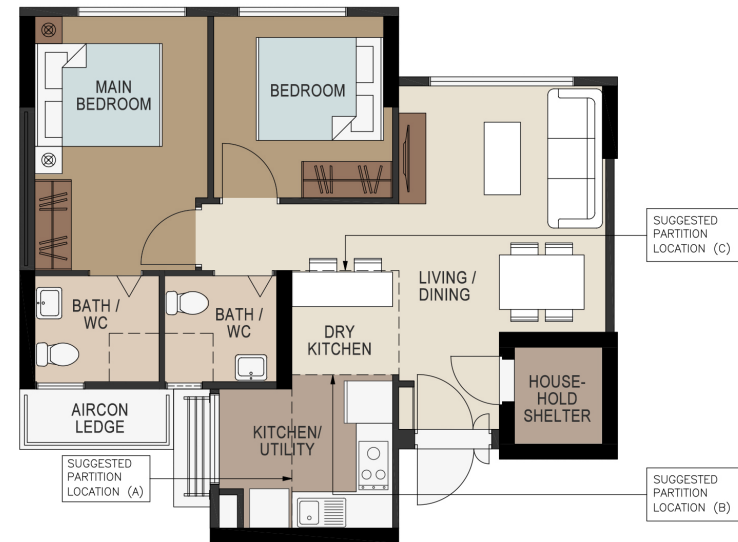
- Utility from Kitchen
- Dry and Wet Kitchens
- Kitchen from Living/ Dining area

See suggested layout ideas in page 8 and page 9.

Optional Component Scheme

The Optional Component Scheme (OCS) 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.



To cater to changing lifestyles and provide more flexibility in the use of kitchen space, HDB has designed the flats with an open kitchen concept comprising a dry kitchen and a combined kitchen/utility space.

The layout offers homeowners lots of flexibility in configuring the area according to their preferences.

For example, you can add partition to separate the:

- Utility from Kitchen (A)
- Dry and Wet Kitchens (B)
- Kitchen from Living / Dining Area (C)

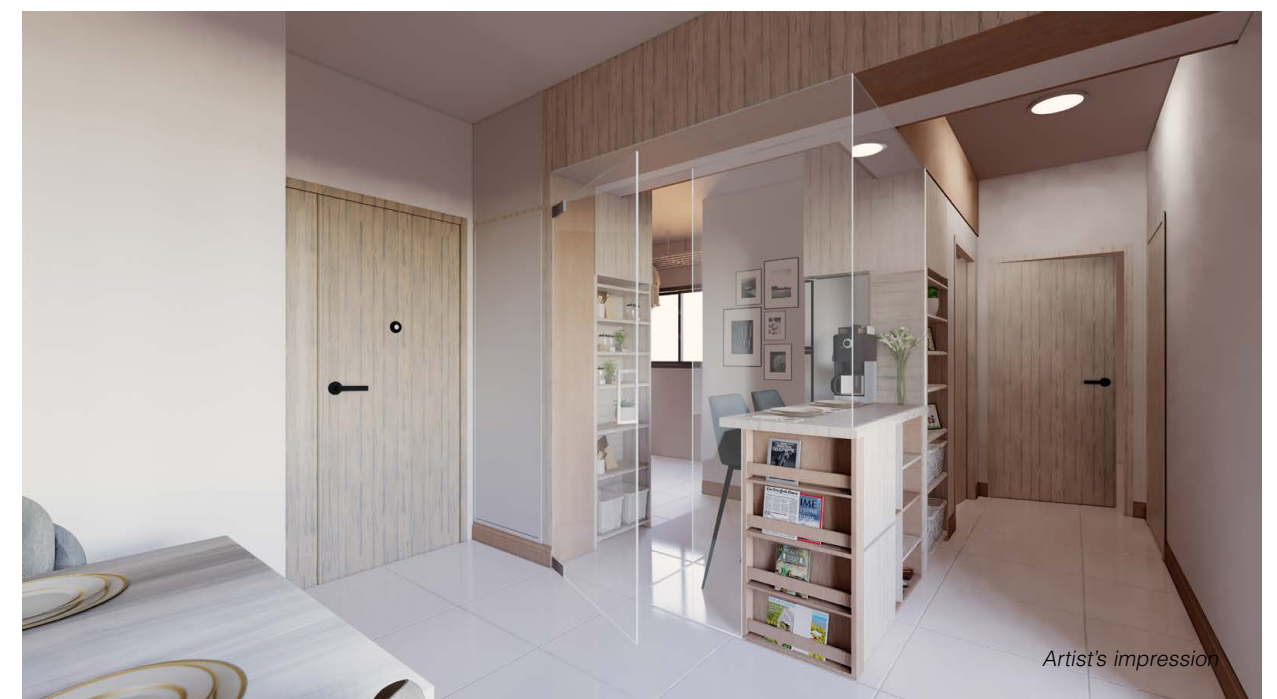
3 ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA : 69 sqm
(Inclusive of Internal Floor Area 66 sqm and Air-Con Ledge)



Partition B - Separating Dry and Wet Kitchen



Partition A - Separating Utility from Kitchen



Partition C - Separating Kitchen from Living/ Dining area



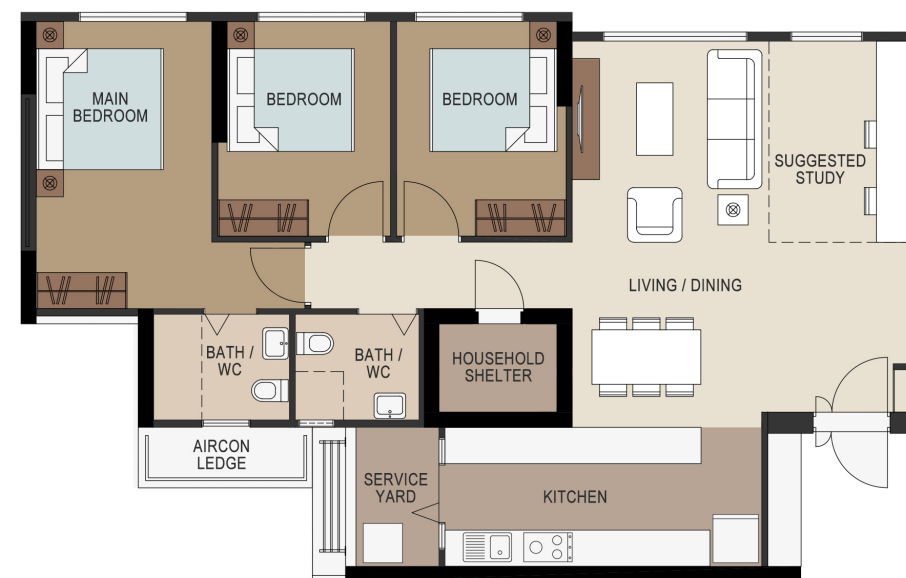
4 ROOM FLOOR PLAN
 (With Suggested Furniture Layout)
APPROX. FLOOR AREA : 93 sqm
 (Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)



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



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



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



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

TAMPINES GreenPal

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. 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.
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.
6. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.

LEGEND

	3-Room		Multi-Storey Carpark
	4-Room		Driveway
	5-Room		Staircase
	Surrounding Buildings / Structures		Drainage Reserve (Covered)
	Reserved for Development / Existing Development		Centralised Refuse Chute / Chute for Recyclable Refuse (Pneumatic Waste Conveyance System)
	Linkway / Precinct Pavilion (PP) / Shelter(S) / Drop-Off Porch (DOP) / Linkbridge (LB)		Lift
	Trellis (T)		Corridor
	Residents' Committee Centre (RCC) / Future Amenities / Facilities (FA/F) at 1st Storey		Service Bay
	Child Care Centre (CCC)	(U/C)	Under Construction
	Children Playground (PG) / Adult Fitness Station (AFS) / Elderly Fitness Station (EFS) / Hardcourt (HC)		
	Utility Centre (UC) at 1st Storey/ Bin Centre (Pneumatic Waste Conveyance System)		
	Electrical Substation (ESS) at 1st Storey		
	Open Space		

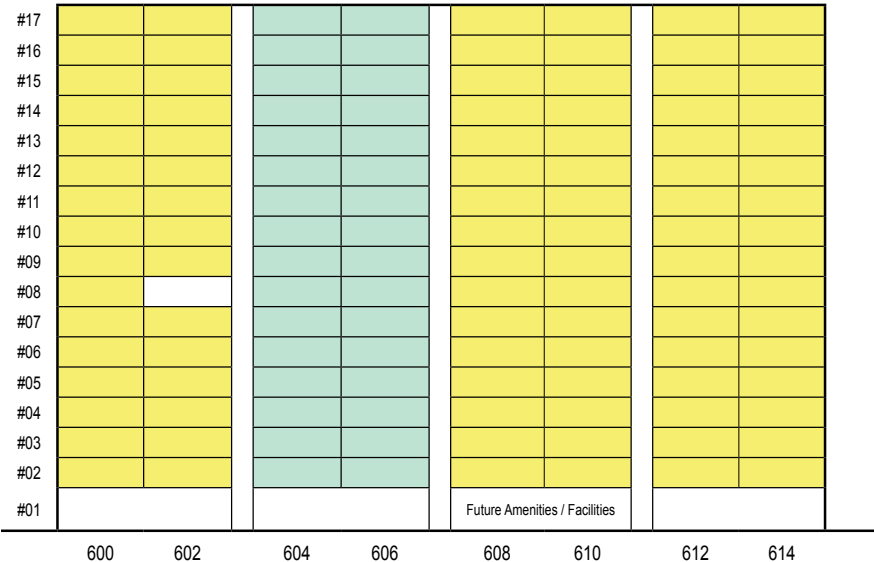
Block Number	Number of Storeys	3 Room	4 Room	5 Room	Total	Lift Opens At
963A	17	-	95	32	127	Every Storey
963B	17	32	95	64	191	Every Storey
963C	12/15	-	56	44	100	Every Storey
963D	17	30	32	32	94	Every Storey
965A	17	32	96	60	188	Every Storey
965B	17	-	32	64	96	Every Storey
965C	12/13	-	44	47	91	Every Storey
965D	15/17	-	96	87	183	Every Storey
Total		94	546	430	1070	

SCALE 0 10 25 50 METERS



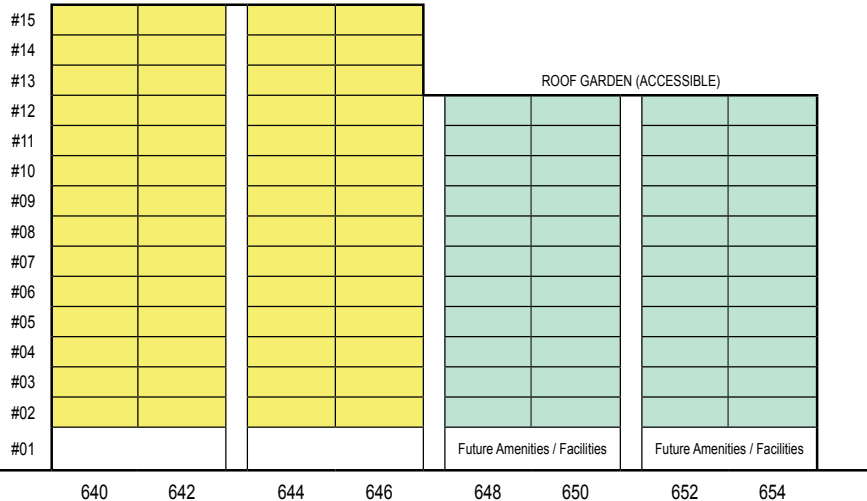
The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

TAP N9C15



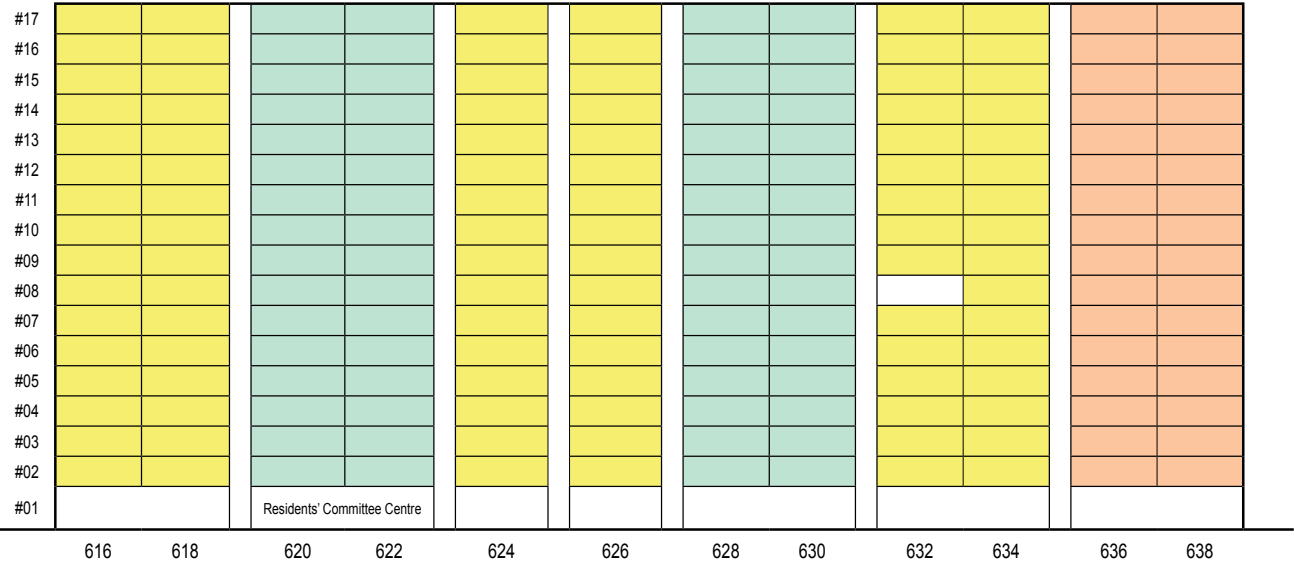
BLOCK 963A

4 Room
5 Room



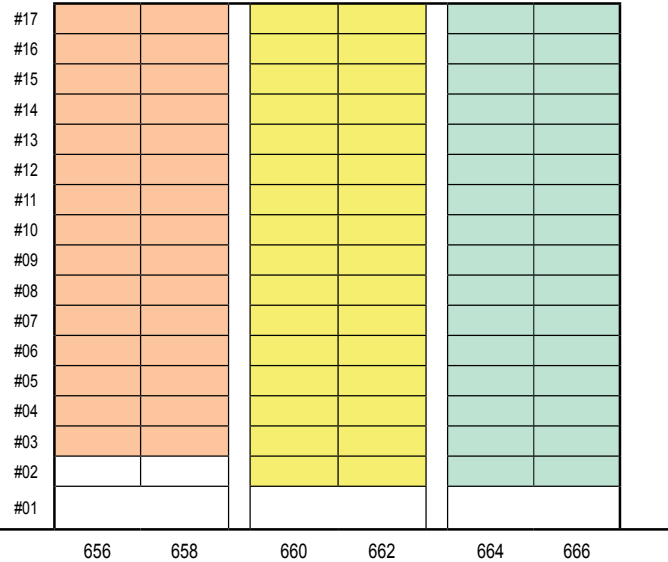
BLOCK 963C

4 Room
5 Room



BLOCK 963B

3 Room
4 Room
5 Room



BLOCK 963D

3 Room
4 Room
5 Room

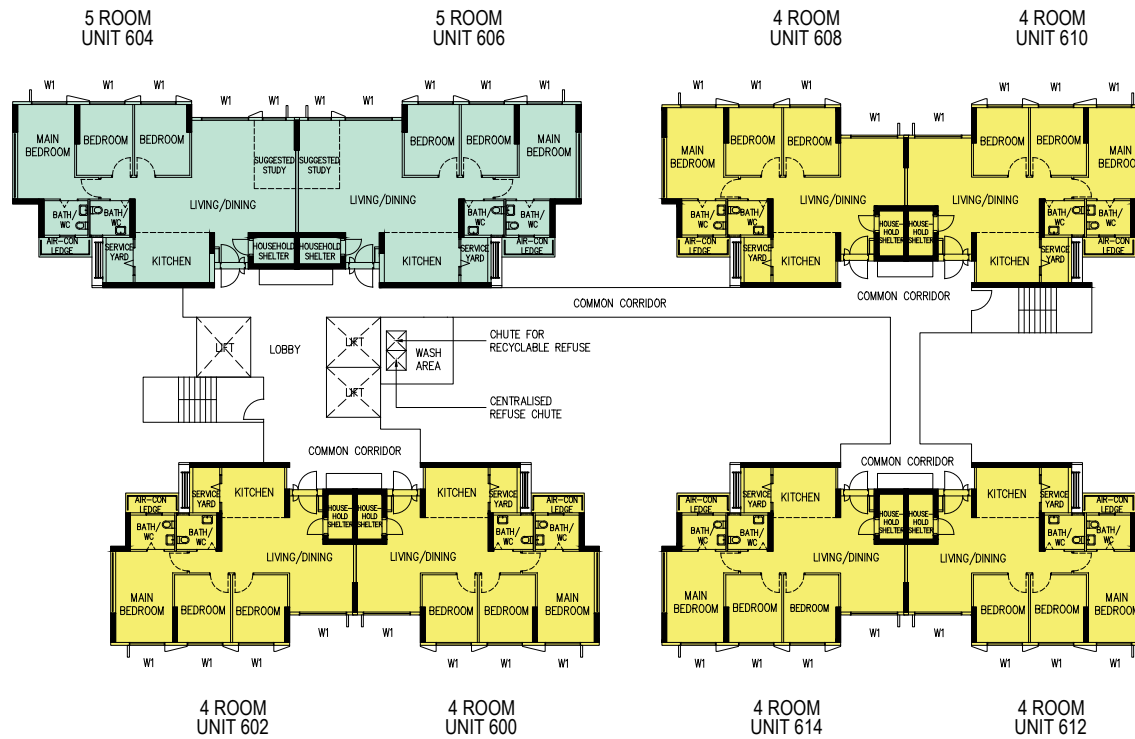


BLOCK 963A

(2nd, 4th, 6th, 10th, 12th, 14th, & 16th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

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



BLOCK 963A

(3rd, 5th, 7th, 9th, 11th, 13th, 15th & 17th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

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



BLOCK 963A

(8th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

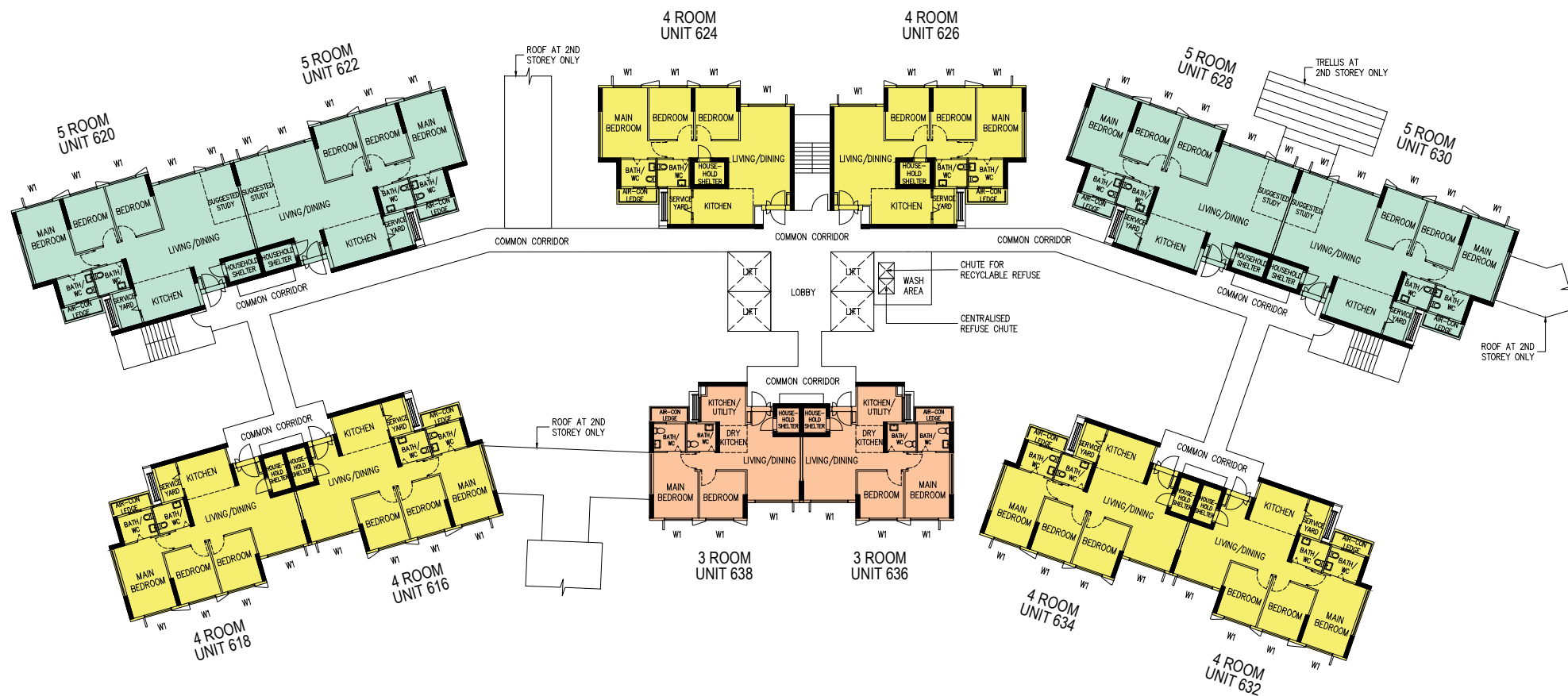
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE THE BOUNDARY OF THE FLAT



BLOCK 963B

(2nd, 4th, 6th, 10th, 12th, 14th & 16th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

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



BLOCK 963B

(3rd, 5th, 7th, 9th, 11th, 13th, 15th & 17th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 963B

(8th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATHE THE BOUNDARY OF THE FLAT



BLOCK 963C

(2nd, 4th, 6th, 8th, 10th & 12th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

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



BLOCK 963C

(3rd, 5th, 7th, 9th & 11TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

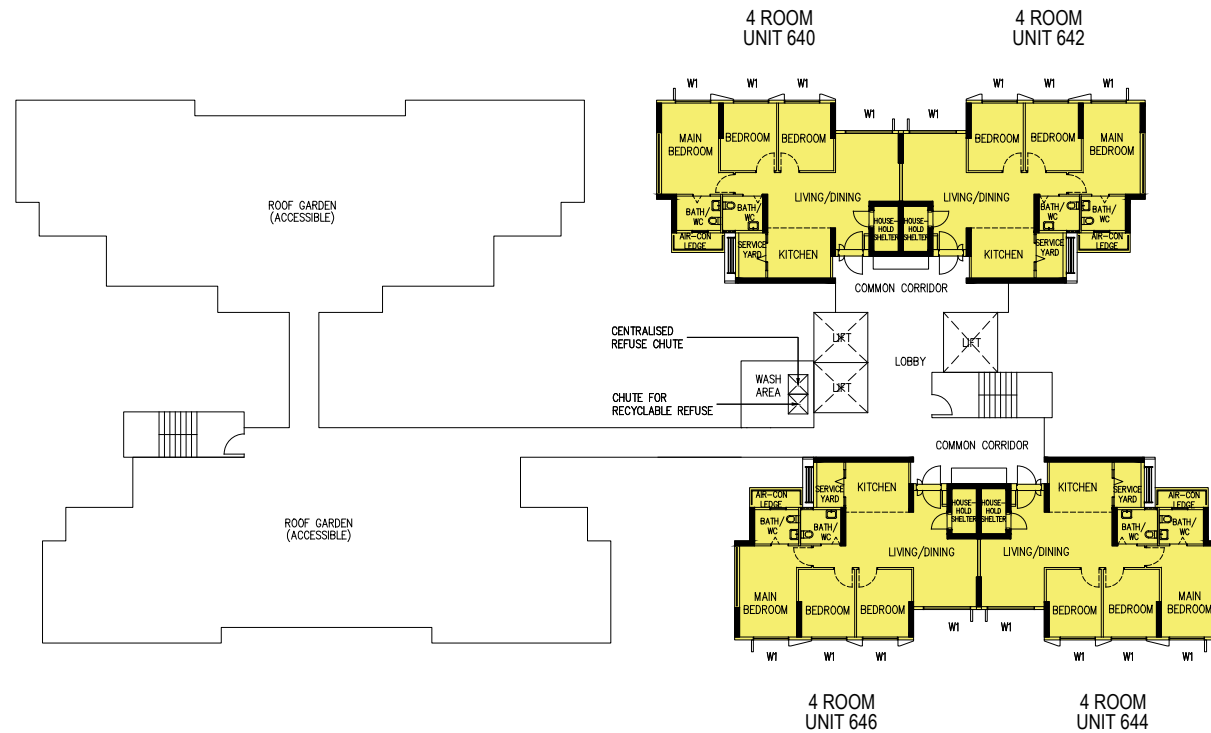
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 963C

(13th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

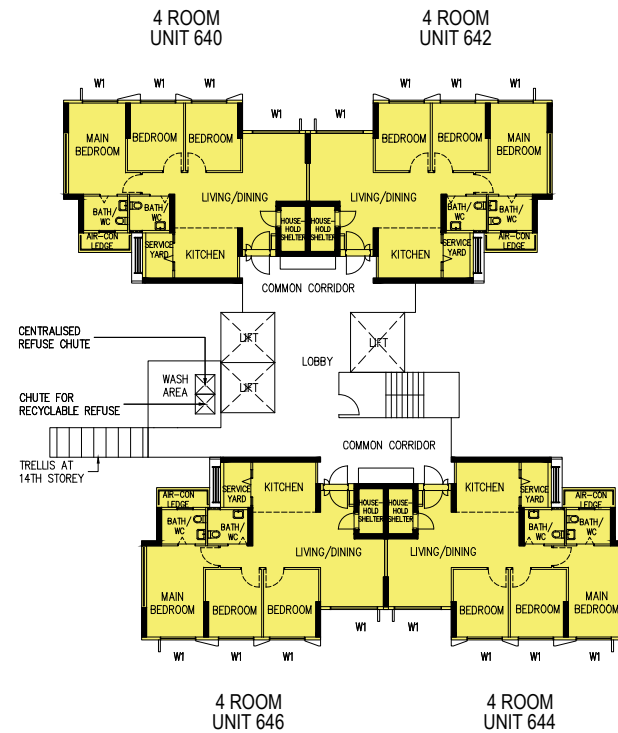
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 963C

(14th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

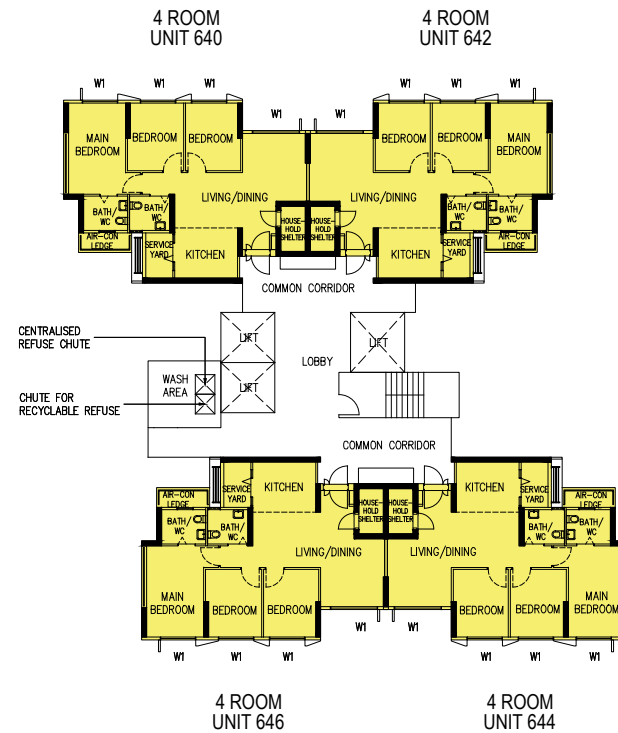
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 963C

(15th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

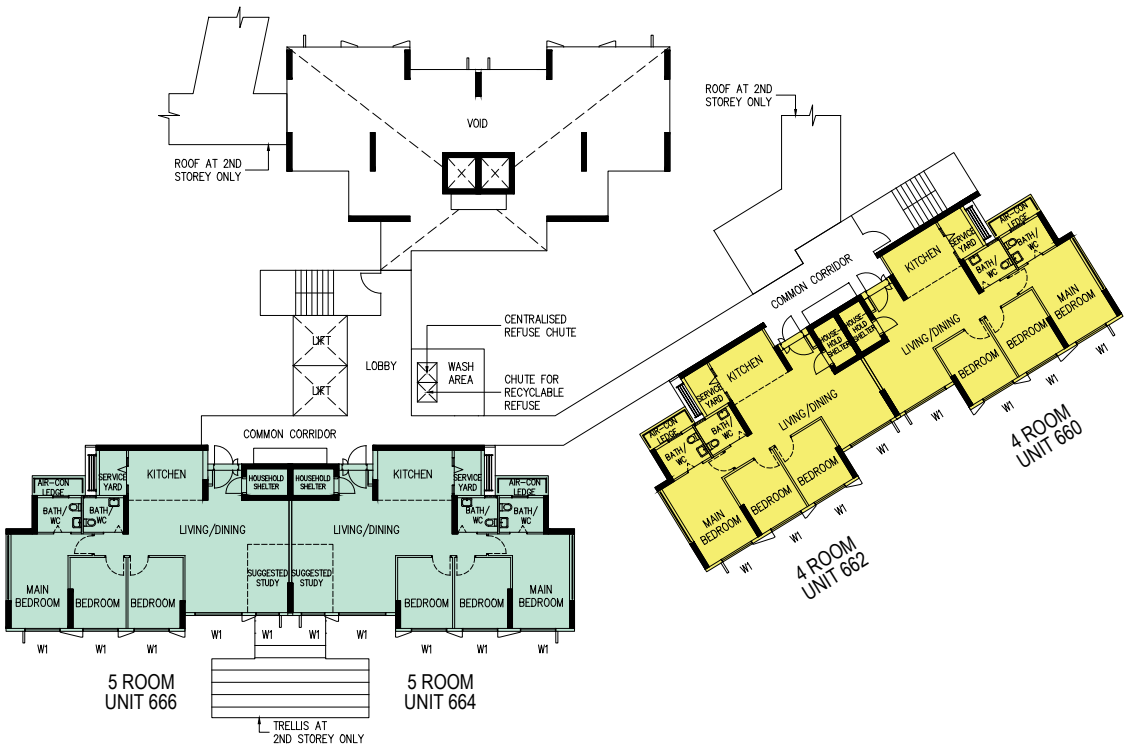
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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

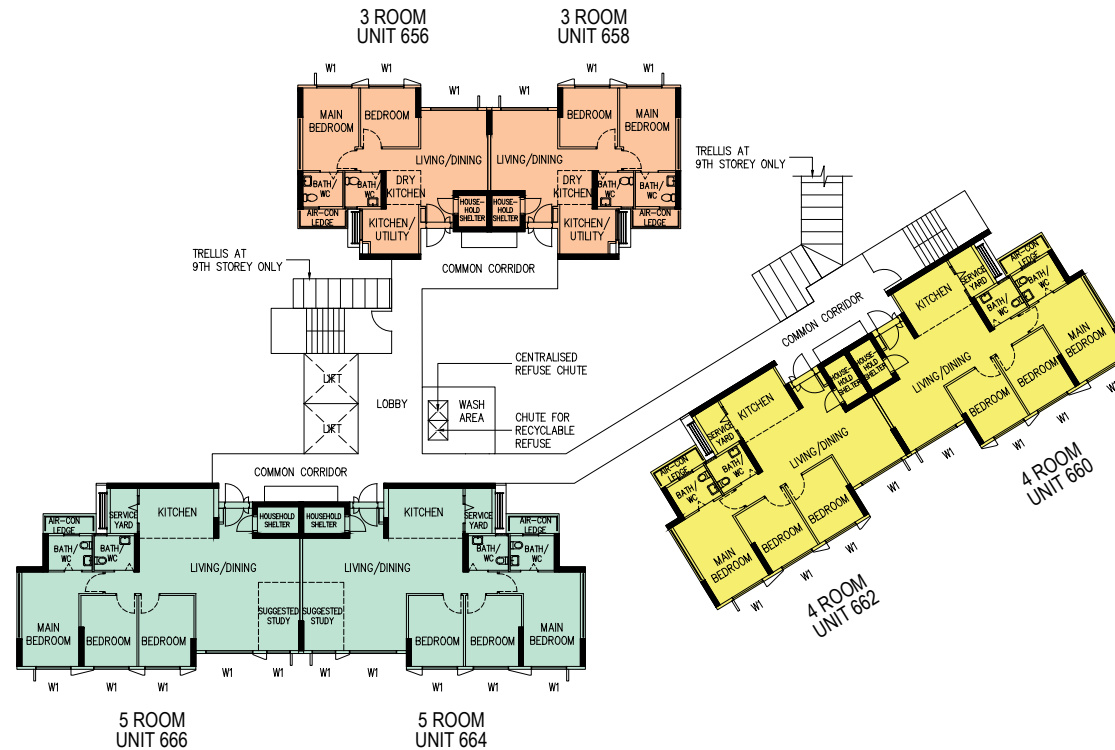


BLOCK 963D

(2nd STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

<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 WINDOW</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>
---	--	----------------------------------	---



BLOCK 963D

(3rd, 5th, 7th, 9th, 11th, 13th, 15th & 17th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

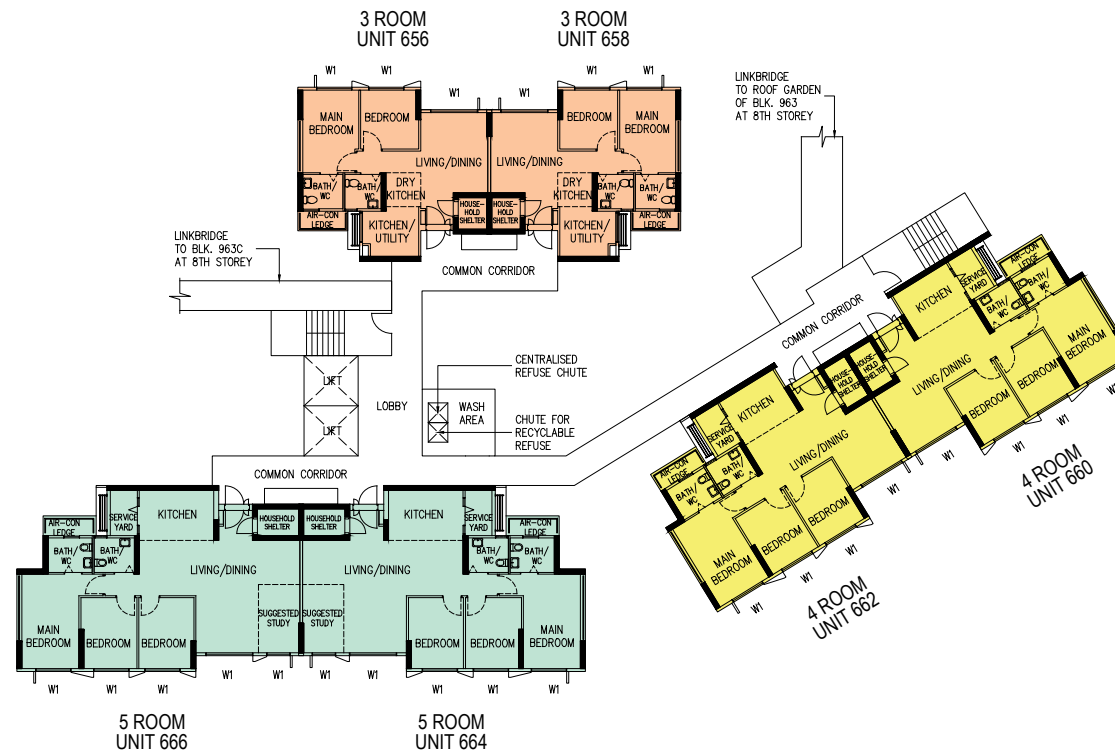
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 963D

(4th, 6th, 8th, 10th, 12th, 14th & 16th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 963

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



BLOCK 965A

(3rd, 5th, 7th, 9th, 11th, 13th, 15th & 17th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 965A

(4th, 6th, 8th, 10th, 12th, 14th & 16th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 965B

(2nd, 4th, 6th, 8th, 10th, 12th, 14th & 16th STOREY FLOOR PLAN)

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



BLOCK 965C

(2nd, 4th, 6th, 10th & 12th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

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



BLOCK 965C

(3rd, 5th, 7th, 9th & 11th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

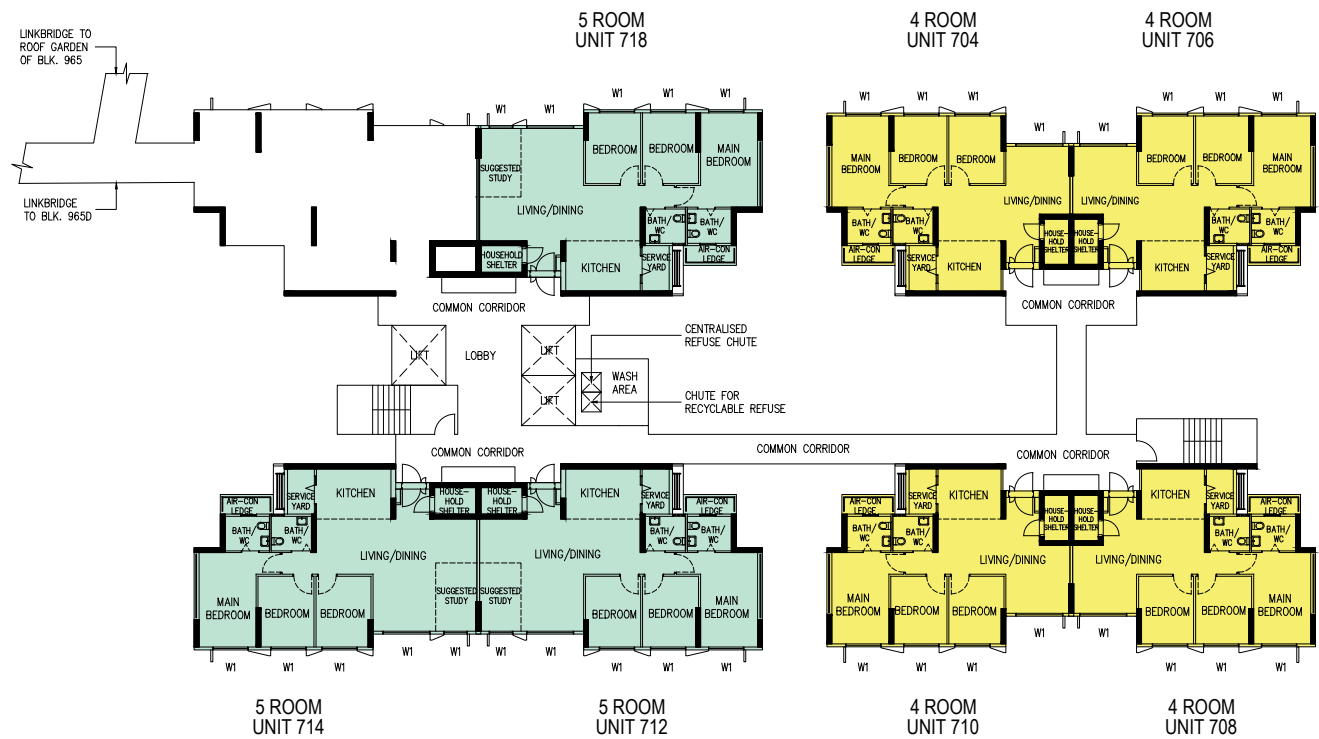
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 965C

(8th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

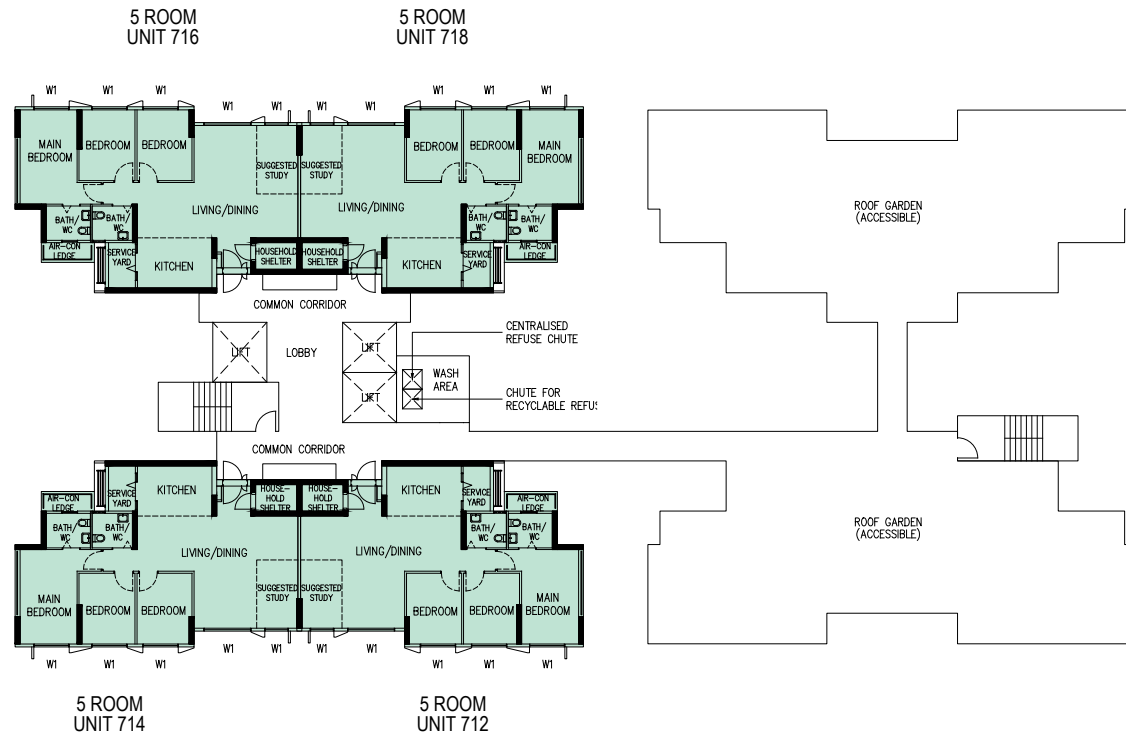
WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATÉ THE BOUNDARY OF THE FLAT



BLOCK 965C

(13th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

WINDOW LEGEND :

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

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOW

SCALE 0 2 4 6 8 10 METERS

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



BLOCK 965D

(2nd, 4th, 6th, 10th, 12th & 14th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

<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 WINDOW</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>
---	--	----------------------------------	---



BLOCK 965D

(3rd, 5th, 7th, 9th, 11th, 13th & 15th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

<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 WINDOW</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>
---	--	----------------------------------	--



BLOCK 965D

(8th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

<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 WINDOW</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>
---	--	----------------------------------	--



BLOCK 965D

(16th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

<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 WINDOW</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>
---	--	----------------------------------	---



BLOCK 965D

(17th STOREY FLOOR PLAN)

UNITS AT AND ABOVE 11TH STOREY ARE HIGHER THAN THE MAIN ROOF GARDEN LEVEL OF BLOCK 965

<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 WINDOW</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>
---	--	----------------------------------	---

General Specifications For Tampines GreenOpal

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/ 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)
Bathroom/ WC	: laminated UPVC folding door (optional)
Household Shelter	: metal door
Service Yard	: aluminium framed door with glass

Finishes

Living/ Dining/ Dry Kitchen Floor	: polished porcelain tiles with laminated UPVC skirting (optional)
Bedroom Floor	: vinyl strip flooring with laminated UPVC skirting (optional)
Kitchen/ Utility/ Bathroom/ WC/ Household Shelter Floor	: glazed porcelain tiles
Service Yard Floor	: glazed porcelain tiles with tile skirting
Kitchen/ Utility/ 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.



OPTIONAL COMPONENT SCHEME

(3-, 4-, AND 5-ROOM FLATS – TAMPINES GREENOPAL)

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.

These 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.

August 2020