Tampines GreenLeaf

Bounded by Tampines Avenue 6 and Tampines Avenue 9, Tampines GreenLeaf comprises nine 17-storey residential blocks. Choose from 960 units of 2-, 3-, 4- and 5-room Standard Flats.

The development is named Tampines GreenLeaf as its design is inspired by the Tempinis tree which used to grow abundantly in Tampines town. The residential blocks feature green slanting walls reminiscent of new shoots bending outwards from each other upon first growth. Designs of the Tempinis leaves, flowers and seeds are also applied throughout the development.

Facilities for rejuvenation

The residential blocks of Tampines GreenLeaf are distributed throughout the site to create intimate courtyards linked together by a long scenic pathway. This gives residents easy access to the recreational facilities and lush landscaping found within and along these spaces.

The courtyards are well-equipped with facilities that cater to everyone, providing venues where a multitude of activities can take place. Children can enjoy themselves at the children's playgrounds, while adults and the elderly may choose to work out at fitness stations or try out the reflexology area. The precinct pavilion, pergolas and trellises found here offer ideal spots for large gatherings or smaller group interactions.

An extensive green roof adorns the multi-storey carpark to provide residents with visual relief.
Tampines GreenWood | Studio Apartments and 3-, 4-room Standard flats

Bounded by Tampines Avenue 5 and Tampines Avenue 8, Tampines GreenWood comprises five residential blocks ranging from 15 to 16 storeys in height. Choose from 522 units of Studio Apartments as well as 3- and 4-room Standard flats.

Tampines GreenWood is designed with verdant landscape to evoke the tranquil experience of walking within the woods. This is the inspiration behind its name. Shade trees will be grown along footpaths and near facilities to create lush and conducive environments for rest and play. Green courtyards will also be planted with abundant local and exotic trees, including the famous Tampines tree which Tampines town is named after.

Flourish amid facilities

In the heart of Tampines GreenWood lies a garden sanctuary housing various recreational facilities amidst verdant landscaping and shade trees. It is a place where residents can escape from the hustle and bustle of urban life. Here, an elderly fitness station and an adult fitness station are excellent spots for one to work out. The young can also take to the children’s playground for their games and play. Nearby, resting shelters and a precinct pavilion not only offer spaces for interactions, but also act as resting spots for the adults to keep a watchful eye over their children at play.

A multi-storey carpark is provided with an extensive green roof to give visual relief to residents. Parents will also enjoy the added convenience of having an education centre within the development.
A thriving hub of amenities

Residents will be spoilt for choice with the wide variety of recreational facilities found in Tampines town. Sun Plaza Park houses an amphitheatre, beach ball court and woodball course. The recently opened Tampines Eco Green is designed with eco-friendly toilets and park furniture, as well as natural habitats to create a thriving biodiversity. For those seeking more active pursuits, Tampines Sports Hall, Tampines Stadium and Tampines Swimming Complex, are available venues for sports.

Right next to Tampines GreenWood is Tampines Central Community Complex. Here, residents can shop for groceries after visiting the community club. Near the town centre, book lovers can take to the Tampines Regional Library. Thriving shopping centres are aplenty within town with Century Square, Tampines Mall, Tampines Junction and Compass Centre Tampines Plaza. Alternatively, one can choose to shop and dine at the neighbourhood centres. To find out more about these heartland shops, click on Where2Shop@IDR.

Look out for an exciting lifestyle hub coming your way in Tampines town. Being planned as an integrated centre for community, sports, arts and culture, as well as commercial activities, this proposed Tampines Town Hub will make the town more bustling in time to come.

Both developments are well-served by a comprehensive transportation network. This consists of Tampines MRT station and bus interchange located at the town centre. Tampines Expressway (TPE) and Pan Island Expressway (PIE) are just minutes’ drive away, facilitating easy commuting to other parts of the island.

For parents with school-going children, a range of schools including Juyuan Primary and Secondary School, St Hilda’s Primary/Secondary School, Temasek Polytechnic and an upcoming United World College of South East Asia (Tampines) are found in the vicinity.
Variety of homes

Tampines GreenLeaf offers a selection of 2-, 3-, 4- and 5-room Standard flats, while Tampines GreenWood comes with a range of Studio Apartments as well as 3- and 4-room Standard flats. You can choose from flats in either development during selection.

The Studio Apartments are designed specially to meet the needs of those 55 years old and above. At a size of 30 sqm or 45 sqm, each apartment will be in ready-to-move-in condition and is furnished with essentials such as elderly-friendly fixtures, ceramic floor tiles, a built-in wardrobe, kitchen cabinets and more. These units come with three-quarter height windows in the living/dining area, as well as in the bedrooms.

All the units come with three-quarter height windows in the living/dining area.

The indicative price range of these Standard flats is tabulated below.

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Floor Area (sqm)</th>
<th>Internal Floor Area (sqm)</th>
<th>No. of Units</th>
<th>Indicative Price Range ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Apt</td>
<td>37</td>
<td>35</td>
<td>75</td>
<td>$60,000 - $80,000</td>
</tr>
<tr>
<td>2-Room</td>
<td>47</td>
<td>45</td>
<td>75</td>
<td>$104,000 - $114,000</td>
</tr>
<tr>
<td>3-Room</td>
<td>67 - 88</td>
<td>65</td>
<td>55</td>
<td>$100,000 - $120,000</td>
</tr>
<tr>
<td>4-Room</td>
<td>92 - 98</td>
<td>90</td>
<td>30</td>
<td>$260,000 - $300,000</td>
</tr>
<tr>
<td>5-Room</td>
<td>113</td>
<td>110</td>
<td>30</td>
<td>$371,000 - $444,000</td>
</tr>
</tbody>
</table>

Notes:
(a) Tampines GreenLeaf offers 2/3/4/5-room flats whereas Tampines GreenWood offers studio apartments, 3/4-room flats.
(b) Floor area refers to the estimated area of the whole apartment, inclusive of the area of air-conditioner ledge.
(c) Internal floor area refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
(d) The indicative prices do not include the cost of optional components. Actual selling prices will vary according to the attributes of the individual units at the time of selection.
(e) Studio apartments are sold on 30-year lease. Prices are inclusive of the elderly-friendly fittings/finishes.

Financing a flat

<table>
<thead>
<tr>
<th>Flat Type</th>
<th>Typical Selling Price</th>
<th>Applicants’ Median Household Income</th>
<th>Eligible Additional CPI Housing Grant</th>
<th>Monthly Instalment for 30-year Loan</th>
<th>Instalment to Income Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-Room</td>
<td>$210,000</td>
<td>$2,700</td>
<td>$25,000</td>
<td>$741</td>
<td>27%</td>
</tr>
<tr>
<td>4-Room</td>
<td>$325,000</td>
<td>$4,400</td>
<td>$10,000</td>
<td>$1,171</td>
<td>27%</td>
</tr>
<tr>
<td>5-Room</td>
<td>$405,000</td>
<td>$5,800</td>
<td>0</td>
<td>$1,459</td>
<td>25%</td>
</tr>
</tbody>
</table>

Optional Component Scheme

For the 2-, 3-, 4- and 5-room flats, floor finishes are provided in the kitchen, household shelter, service yard and bathrooms. For added convenience, you may opt in to have floor finishes in the living/dining room and bedrooms and/or internal doors installed in your selected flat. The cost of installing these optional components will be added to the selling price of the flat.

<table>
<thead>
<tr>
<th>Optional Component</th>
<th>Indicative Costs 2-Room</th>
<th>Indicative Costs 3-Room</th>
<th>Indicative Costs 4-Room</th>
<th>Indicative Costs 5-Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring for living/dining room and bedrooms</td>
<td>$1,300</td>
<td>$2,000</td>
<td>$4,300</td>
<td>$5,400</td>
</tr>
<tr>
<td>Internal doors</td>
<td>$600</td>
<td>$2,200</td>
<td>$2,900</td>
<td>$3,500</td>
</tr>
</tbody>
</table>

Notes:
* Studio Apartments come with internal doors and full floor finishes. Hence OCS is not applicable.
* 2-room flats: 1 internal door (1 bedroom door)
* 3-room flats: 2 internal doors (2 bedroom doors and 1 bathroom door)
* 4-room flats: 3 internal doors (3 bedroom doors and 2 bathroom doors)
* 5-room flats: 5 internal doors (3 bedroom doors and 2 bathroom doors)
* Studio Apartments come with internal doors and full floor finishes. Hence OCS is not applicable.

Estimated Completion Date and Waiting Time

<table>
<thead>
<tr>
<th>Project</th>
<th>Tampines GreenLeaf</th>
<th>Tampines GreenWood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Selection Date</td>
<td>Jun to Dec 2011 (Sep 2011)</td>
<td></td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>3rd Qtr 2014</td>
<td>2nd Qtr 2014</td>
</tr>
<tr>
<td>Estimated Waiting Time</td>
<td>33 to 37 months</td>
<td>31 to 34 months</td>
</tr>
</tbody>
</table>

Notes:
(a) The waiting time is computed based on the median month of selection exercise.
(b) The actual completion date will depend on the progress of the construction.
(c) The Estimated Delivery Possession Date (EDPD) is 31st July 2015 for Tampines GreenLeaf and 31st May 2015 for Tampines GreenWood. The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the Actual Delivery Possession Date during the signing of the Agreement for Lease.
Typical Floor Plans

TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

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

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

The coloured floor plans are not intended to demarcate the boundary of the flat.
Samples of Furnished Layout Plans

TYPICAL 2-ROOM FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)
Samples of Furnished Layout Plans

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

TYPICAL 5-ROOM FLOOR PLAN
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area 110 sqm and Air-Con Ledge)
Typical Floor Plans

TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

TYPICAL STUDIO APARTMENT (TYPE B) FLOOR PLAN
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area 45 sqm and Air-Con Ledge)

TYPICAL 3-ROOM FLOOR PLAN
APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

TYPICAL 4-ROOM FLOOR PLAN
APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)

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Samples of Furnished Layout Plans

TYPICAL STUDIO APARTMENT (TYPE A) FLOOR PLAN
APPROX. FLOOR AREA 37 sqm
(Inclusive of Internal Floor Area 35 sqm and Air-Con Ledge)

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APPROX. FLOOR AREA 67 sqm
(Inclusive of Internal Floor Area 65 sqm and Air-Con Ledge)

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APPROX. FLOOR AREA 92 sqm
(Inclusive of Internal Floor Area 90 sqm and Air-Con Ledge)