



KEY SELLING POINTS

1. **Direct MRT Connectivity** - Direct access via underground Pedestrian Link (UPL), seamless connection to Tampines West MRT (Downtown Line).
Downtown Line connects directly to the CBD, Marina Bay, Bugis, and Tampines Central
2. **Mixed-Use Development Lifestyle Convenience** - Convenience of having supermarket, food court, F&B, Early Childhood Development Centre and community spaces, just an elevator ride away
3. **Pinery Mall** – 11,300 sqm of commercial spaces with Childcare Centre
4. **Education** - Within 1km to St Hilda's Primary School, Junyuan Primary School and close to Temasek Polytechnic, SUTD, Poi Ching School, United World College South East Asia (East Campus)
5. **Future Growth Opportunities** - Strategic location poised to benefit from Changi Airport Terminal 5, Tampines Regional Centre Redevelopment, Paya Lebar Airbase relocation, East region master plan. New BTO and EC developments in the vicinity are expected to drive sustained upgrading demand over time.
6. **Mature Estate** - Located within a well-developed Tampines town with comprehensive amenities and major malls like Tampines Mall, Century Square & Tampines One, that are just one MRT stop away.
7. **Nature** - Close proximity to Bedok Reservoir Park for sports, wellness and enjoyment of the greenery and nature
8. **Recreation** – Within 200m to SAFRA Tampines, close proximity to major malls like Tampines Mall, Century Square, Tampines One and mega retail marts like IKEA Tampines, Giant Hypermart, Courts Megastore.
9. **Expressways** – Within minutes' drive to major expressways like PIE and TPE
10. **Residential Design** - Blocks are predominantly North–South orientation, generous block distance and lush landscape
11. **Medical** – Minutes drive from Changi Hospital and upcoming Eastern Regional Centre, strong potential demand for rental

BASIC INFORMATION:

Developer	Hoi Hup Sunway Tampines Residential Pte Ltd & Hoi Hup Sunway Tampines Commercial Pte Ltd
General Description	MIXED DEVELOPMENT COMPRISING OF COMMERCIAL PODIUM WITH SUPERMARKET, FOOD COURT, EARLY CHILDHOOD DEVELOPMENT CENTER AND BASEMENT CARPARK, 6 BLOCKS OF 14-STOREY RESIDENTIAL FLATS (588 UNITS) WITH 2 ND STOREY CARPARK AND COMMUNAL FACILITIES AND UNDERGROUND PEDESTRIAN LINK
Total No. of Residential Units	588 Residential Units
Total No. of Commercial Units	Approx. 60 Units of Restaurants & Retail (Inclusive of Supermarket, food court, Childcare Centre)
Project Address	91 Tampines Street 94 (Commercial) 920 to 932 Bedok Reservoir Road (Residential)
Tenure	99 years from 7 January 2025
Land Size	23,512.00sqm
Total no. of residential carpark lots	474 car park lots (inclusive of 4 accessible lots and 5 electric vehicle lots) at 2nd Storey
Total no. of commercial carpark lots	164 (inclusive of 3 accessible lots) at basement
Plot Ratio	2.63
Est TOP (Residential)	Q4 2029
Notice of Vacant Possession	9 October 2031
Residential GFA	50,684sqm • Balcony GFA – 3,547.88sqm • Indoor Recreational Space – GFA 355sqm
Commercial GFA	Commercial Mall Approx. 11,300sqm Comprises of:- • Restaurant & Retail GFA - 9,354.45sqm • Supermarket GFA - 1,145.55sqm • Bonus ORA GFA - 150sqm • ECDC GFA - 650sqm
Construction Method	PPVC
Refuse Disposal	Centralized Pneumatic refuse disposal system (at every floor lobby) 1 each for general rubbish and recycling waste
Encumbrances on the Land	Mortgage in favour of United Overseas Bank Limited
Project Account	United Overseas Bank Limited for Project A/c No. 451-312-536-9 of Hoi Hup Sunway Tamp Resi PL & Hoi Hup Sunway Tamp Comm PL <u>TT Details</u> Beneficiary Bank: United Overseas Bank Limited UOB SWIFT Code: UOVBSGSG UOB Bank Code: 7375 Beneficiary A/c No.: 451-312-536-9

CONSULTANTS DETAILS:

Architect	ADDP Architects LLP
Main Contractor	Straits Construction Singapore Pte Ltd
M&E Engineer	Belmacs Pte Ltd
C&S Engineer	Mott MacDonald Singapore Pte Ltd
Landscape Consultants	Tinderbox Landscape Studio Pte Ltd
Project Interior Designer	2 nd Edition Pte Ltd
ShowUnit Interior Designer	2 nd Edition Pte Ltd
Solicitor	Rajah & Tann Singapore LLP

Luxurious Fitting and furnishing, Eg. SMEG, Samsung, Hansgrohe, Duravit Franke, Mitsubishi Electric

Facilities

Group into 3 Zones, The Vitality Sanctuary, The Play Cove, The Family Oasis

5 Pools – 50m Lap Pool, Hydrotherapy Pool, Kids' Pool, Splash Play Pool, Family Pool

UNIT MIX

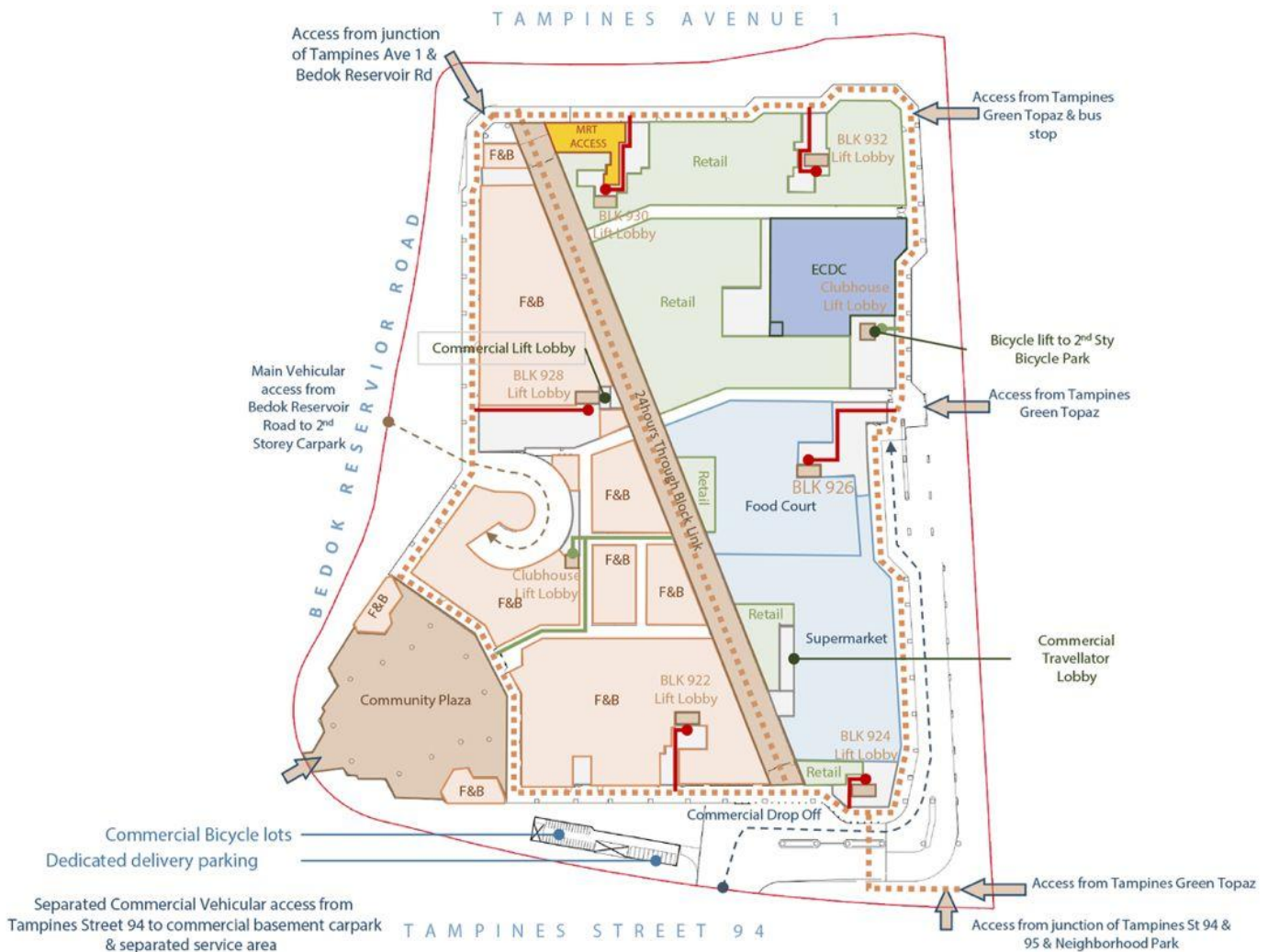
BR TYPE	UNIT TYPE	NO. OF UNITS	TOTAL NO OF UNITS	AREA (SQFT)	TOTAL %	SHARE VALUE	EST. MAINTENANCE COST
2BR	B1-G, B1	120	180	624	31%	9	\$459
	B2-G, B2	24		635			
	B3-G, B3	36		667			
2BR Premium + Study	B4-G, B4*	72	72	700	12%	9	\$459
3BR	C1-G, C1	48	144	807	25%	9	\$459
3BR Deluxe	C2-G, C2	24		861			
	C3-G, C3	24		872			
3BR Premium	C4-G, C4	24		990			
	C5-G, C5	12		1012			
	C6-G, C6	12		1023			
3BR Premium + Study	C7-G, C7*	60	60	1055	10%	9	\$459
4BR	D1-G, D1	24	24	1141	4%	10	\$510
4BR Premium + Study	D2-G, D2	36	96	1195	16%	10	\$510
	D3-G, D3	24		1227			
	D4-G, D4	24		1238			
	D5-G, D5*	12		1389			
5BR Luxury	E1-G, E1	12	12	1475	2%	10	\$510

Monthly MF per SV (For Residential Sub-MC) \$47 + Monthly MF per SV (For Main-MC) \$4 = Total Maintenance \$51 per share value

*Showflat Units:

2BR + Study | Type B4 | 700sqft: Stack 32, 33, 37, 45, 48, 49

3BR + Study | Type C7 | 1055sqft: Stack 12, 19, 28, 35, 43 4BR + Study | Type D5 | 1389sqft: Stack 15



Covered linkway



24 Hour Covered Pedestrian Access



Residence access on 1st storey
direct to lift lobbies



Residential visitor access on 1st storey
direct to clubhouse

PINERY MALL

Approx. 11,300 sqm commercial space
Approx. 60 units of Restaurants & Retail
(inclusive of supermarket, food court & ECDC)

*All F&B and retail unit layouts shown are based on the current planning concept and are subject to change without prior notice.

Comprises of:

- Restaurant & Retail
- Supermarket
- ORA
- ECDC

- 9,354.45 sqm
- 1,145.5 sqm
- 150 sqm
- 650 sqm

SITE PLAN

UNDERGROUND
PEDESTRIAN LINK
TO TAMPINES WEST
MRT STATION

Distance to HDB

TAMPINES AVENUE 1

BEDOK RESERVOIR ROAD

Distance to HDB

Distance to HDB

Distance to HDB
MSCP



REFUSE / RECYCLING CHUTES

LIFT CORES

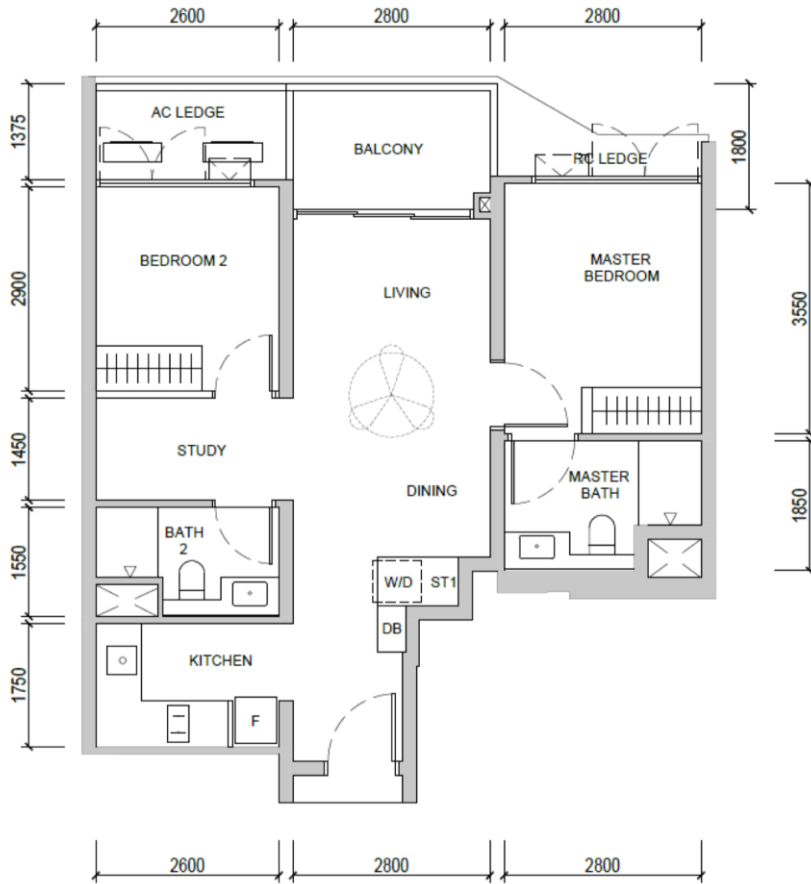
TAMPINES STREET 94

Distance to HDB

Distance to Park

Distance to HDB
~200m





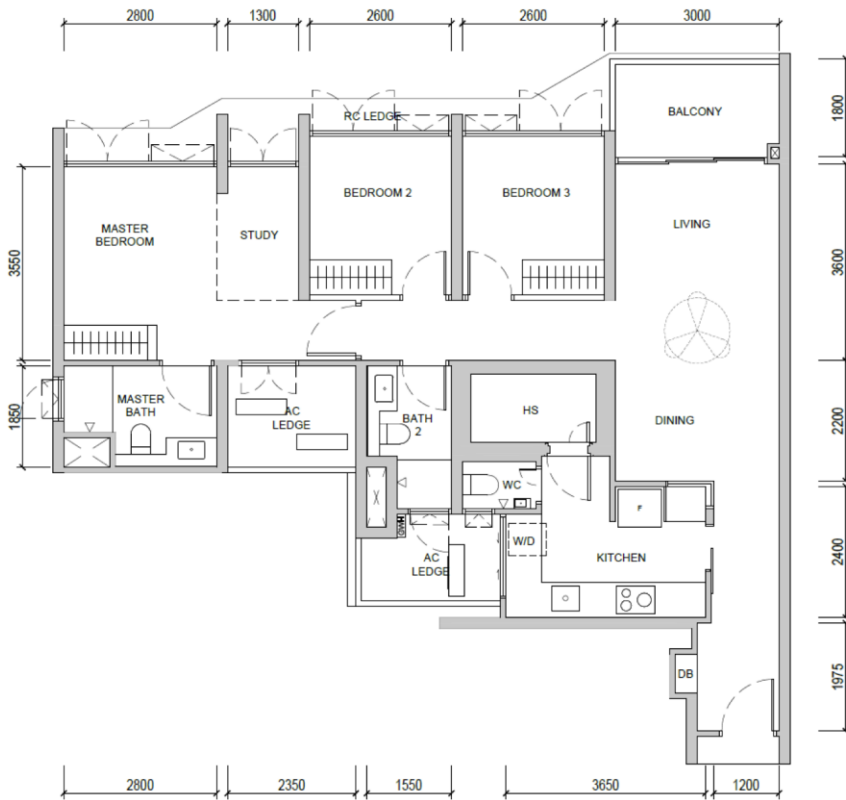
Unique Selling Point:

- Squarish Balcony for Coffee Table
- Efficient Dumbbell Layout for type with no corridor
- Store Provision
- All Master Bedroom can fit King size + 2 Side table
- Good quality wardrobe design with end panel "dresser" provision in Master Bedroom
- Practical layout and bedroom sizes
- Efficient Kitchen Layout

INTERIOR PROVISION

- ✓ Kitchen Cabinets in Laminate & melamine finish with large format tile surface countertop & Backsplash
- ✓ Kitchen Appliances – **SMEG** Induction Hob/Hood, Oven. **Samsung** Fridge and Washer Dryer
- ✓ Sanitary Fittings: **Hansgrohe, Duravit**
- ✓ **Electric** Water Storage Heater that serve 2 Bathroom and Kitchen (Type B and C1)
- ✓ Aircon – **Mitsubishi Electric**
- ✓ Living Room with Ceiling Fan (**Spin**)
- ✓ Both Bath room's Shower Screen Tinted Grey and mechanical Ventilated
- ✓ MasterBath with Rain Shower
- ✓ Balcony with Electrical Point Only
- ✓ All Windows are Tinted Grey
- ✓ Smoke Detector at Living/Dining Room

ROOM	Floor to Ceiling (m)	Floor to Under Bulkhead (m)	Estimate Area (sqm)	Finishes
Living / Dining	2.8	2.4	21.4	Porcelain Tiles 600 x 1200 mm
Kitchen	2.4	-	5.2	Porcelain Tiles
Master Bedroom	2.8	2.4	11.0	Vinyl Flooring
Master Bath	2.4	-	5.4	Porcelain Tiles
Bedroom 2	2.8	2.4	8.4	Vinyl Flooring
Study	2.8	2.4	4.3	Porcelain Tiles
Bath 2	2.4	-	4.1	Porcelain Tiles
Balcony	2.95	-	5.2	Porcelain Tiles
		Total	65	



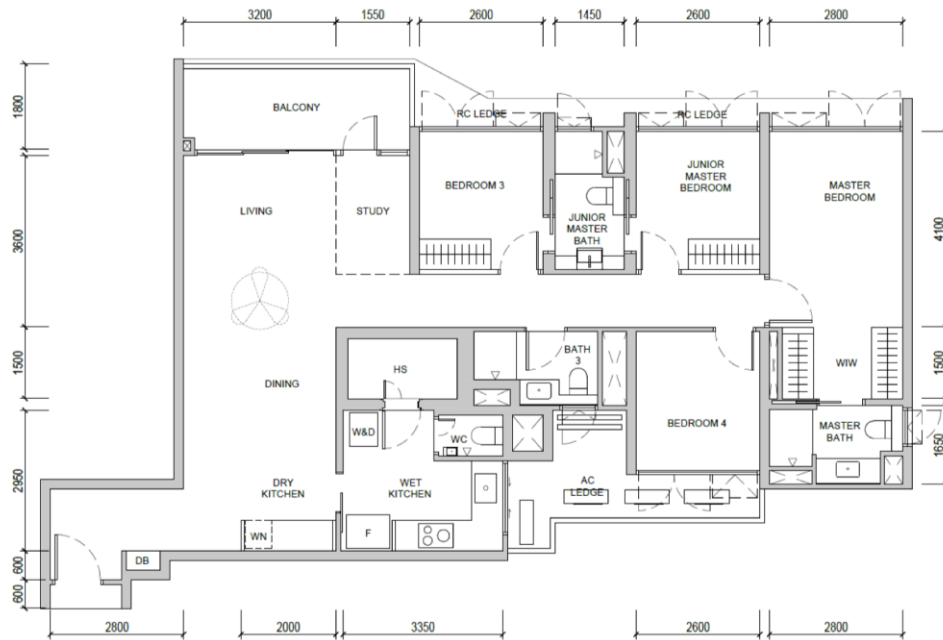
Unique Selling Point:

- Squarish Balcony for Coffee Table
- All Master Bedroom can fit King size + 2 Side table
- Good quality wardrobe design with end panel "dresser" provision in Master Bedroom
- Flexible Study Space that can be part of expanded bedroom space
- Practical layout and bedroom sizes
- HS can be used as store or helper
- Efficient Kitchen Layout

INTERIOR PROVISION

- ✓ Kitchen Cabinets in Laminate & melamine finish with large format tile surface countertop & Backsplash
- ✓ Kitchen Appliances – **SMEG** Gas Hob/Hood, Oven. **Samsung** Fridge and Washer Dryer (C2 and Above)
- ✓ Sanitary Fittings: **Hansgrohe**, **Duravit**
- ✓ **Gas** Water Heater that serve 2 Bathroom and Kitchen (C2 and Above)
- ✓ Aircon – **Mitsubishi Electric**
- ✓ Living Room with Ceiling Fan (**Spin**)
- ✓ Both Bath room's Shower Screen Tinted Grey and Natural Ventilated
- ✓ MasterBath with Rain Shower
- ✓ Balcony with Electrical Point only
- ✓ All Windows are Tinted Grey
- ✓ Smoke Detector at Living/Dining Room

ROOM	Floor to Ceiling (m)	Floor to Under Bulkhead (m)	Estimate Area (sqm)	Finishes
Living / Dining	2.8	2.4	33.9	Porcelain Tiles 600 x 1200 mm
Kitchen	2.4	-	10.1	Porcelain Tiles
Master Bedroom / Study	2.8 2.9	2.4 2.4	16.4	Vinyl Flooring Vinyl Flooring
Master Bath	2.4	-	5.2	Porcelain Tiles
Bedroom 2	2.8	2.4	8.4	Vinyl Flooring
Bedroom 3	2.8	2.4	8.4	Vinyl Flooring
Bath 2	2.4	-	4.2	Porcelain Tiles
WC	2.4	-	1.6	
HS	2.9	-	4.4	
Balcony	2.95	-	5.7	Porcelain Tiles
		Total	98	



Unique Selling Point:

- Flexible Study space that can be part of expanded living room space
- All Master Bedroom can fit King size + 2 Side table
- Walk-in Wardrobe
- Good quality wardrobe design with end panel "dresser" provision in Master Bedroom
- Master bedroom can be combined with Bedroom 4 by shifting the door outwards as a hobby/study/baby room
- Practical layout and bedroom sizes
- HS can be used as store or helper
- Efficient Kitchen Layout
- Dry Kitchen provided with and Wine Chiller

INTERIOR PROVISION
✓ Kitchen Cabinets in Laminate & melamine finish with large format tile surface countertop & Backsplash ✓ Kitchen Appliances – SMEG Gas Hob/Hood, Oven. Samsung Fridge and Washer Dryer (C2 and Above) ✓ Sanitary Fittings: Hansgrohe, Duravit ✓ Gas Water Heater that serve 2 Bathroom and Kitchen (C2 and Above) ✓ Aircon – Mitsubishi Electric ✓ Living Room with Ceiling Fan (Spin) ✓ Both Bathroom's Shower Screen Tinted Grey and Natural Ventilated ✓ MasterBath with Rain Shower ✓ Balcony with Electrical Point only ✓ All Windows are Tinted Grey ✓ Dry Kitchen provided with and Wine Chiller with Alcove light (D5 and E1 only) ✓ Bedroom 4 Wardrobe have option to opt in IF WANT upon purchase ✓ Separate Washer and Dryer (D5 and E1 Only) ✓ Smoke Detector at Living/Dining Room

ROOM	Floor to Ceiling (m)	Floor to Under Bulkhead (m)	Estimate Area (sqm)	Finishes
Living / Dining / Study	2.9	2.4	45.7	Porcelain Tiles 600 x 1200 mm
Kitchen	2.4	-	9.4	Porcelain Tiles
Master Bedroom / Walk-in wardrobe	2.8	2.4	16.8	Vinyl Flooring
Master Bath	2.4	-	4.4	Porcelain Tiles
Junior Master Bed	2.8	2.4	8.5	Vinyl Flooring
Junior MasterBath	2.4	-	4.6	Porcelain Tiles
Bedroom 3	2.8	2.4	8.5	Vinyl Flooring
Bedroom 4	2.8	2.4	8.4	Vinyl Flooring
Bath 3	2.4	-	4.2	Porcelain Tiles
WC	2.4	-	1.5	
HS	2.9	-	3.9	
Balcony	2.95	-	8.8	Porcelain Tiles
		Total	129	

Subject	Questions	Answers
Fibre Optic	Fibre optic ready?	Yes, to the unit DB Closet
Letter Box	Location?	2 nd Floor Carpark
Water Tank	Where?	Roof
Electrical sub-station	Where?	Basement 1
Genset	Where?	Near Multi Purpose Court
Refuse collection	Where? Basement or Ground level?	Basement 1
	How far is it from the nearest unit?	Near to Stack 42
Common refuse chute	Where?	Refer Site Plan (1 waste, 1 Recycle)
	Is it using Pneumatic refuse system?	Pneumatic
Boundary Fence / Security	What is the height? Wall or fence?	TBA
	What are the setback distances	TBA
BBQ pits	Electric or Charcoal grill or Gas?	3 Charcoal and 1 Electric
	How many and where?	4 (3 Charcoal Near Multi Purpose Court (B4, B5,B6), 1 Electric beside Kids Party Room (A11))
	Sink and tap point provided?	TBA
Changing Room	Is there any Shower Room? Toilet?	Yes
	How many Cubicles?	1 Shower for each gender
Spa Shower Room	How many Cubicles?	2
Gym Room	Size? Ceiling Height	TBA
Common Lift	How many? Where?	2
	Which Level Servicing?	Level B1 to 3 (Next to Gym) Level 1 to 3 (Function Room area)
Residents Lifts	How Many Per Block? Direct Access to mall level?	2 per block, To Level 1
	Are the lift lobbies airconditioned?	Level 1 and 2 airconditioned. Level 3 onwards is natural ventilated
	Card Access?	All Residential lobby on 1 st , 2 nd and 3 rd Storey only
Pinery Level 3 (E-deck)	What is the elevation height from ground to E-deck? Parapet height?	Approx 11m and minimum 1m high parapet wall
Bicycle Bay	Is the bicycle bay shared? How many lots are provided?	Yes, 148 lots at level 2 (Between Blk 924 and 926)
Residential Carpark	What is the Car clearance Height?	Max car height 2.0m

Subject	Questions	Answers
50m Lap Pool	Sizes?	Approx 50m x 10m
	Depth?	1.2m
Hydrotheraypy Pool	Sizes?	Approx 15m x 5m
	Depth?	0.95m
Family Pool	Sizes?	Approx 30m x 11m
	Depth?	1.2m
Kids Pool	Sizes?	Approx 5.5m x 6m
	Depth?	0.5m
Kids Splash Pool	Sizes?	Approx 17m x 6m
	Depth?	0.3m
Function Room 1	Estimated size? Ceiling Height?	Approx 35sqm. Min 2.4m clear
	What are the appliances provided?	Fridge and Oven
Function Room 2	Estimated size? Ceiling Height?	Approx 35sqm. Min 2.4m clear
	What are the appliances provided?	Fridge and Microwave
Private Dining Lounge	Estimated size? Ceiling Height?	Approx 32sqm. Min 2.4m clear 12 seater with round table
	What are the appliances provided?	Fridge, Induction Hob, Hood and Oven
Reading Lounge	Estimated size? Ceiling Height?	Approx 25sqm. Min 2.4m clear
	What are the appliances provided?	No
Kids Party Room	Estimated size? Ceiling Height?	Approx 20sqm. Min 2.4m clear
	What are the appliances provided?	TV
Game Lounge	Estimated size? Ceiling Height?	Approx 26sqm. Min 2.4m clear
	What are the appliances provided?	TV
Media Lounge	Estimated size? Ceiling Height?	Approx 20sqm. Min 2.4m clear
	What are the appliances provided?	TV and Karaoke
Multi Purpose Court	What activity?	½ Basket Ball Court and Tennis Court
Arrival Hall	Where?	Level 2