

BASIC INFORMATION:

Developer	Hoi Hup Sunway Tampines Residential Pte Ltd & Hoi Hup Sunway Tampines Commercial Pte Ltd
General Description	PROPOSED MIXED USE DEVELOPMENT COMPRISING OF COMMERCIAL PODIUM WITH SUPERMARKET, FOOD COURT, EARLY CHILDHOOD DEVELOPMENT CENTER AND BASEMENT CARPARK, 6 BLOCKS OF 14-STOREY RESIDENTIAL FLATS (588 RESIDENTIAL UNITS) WITH 2ND STOREY CARPARK AND COMMUNAL FACILITIES AND AN UNDERGROUND PEDESTRIAN LINK ON MK 28 LOT 07850C, 80013W AT TAMPINES STREET 94 (TAMPINES PLANNING AREA)
Tenure	99 years from 7 January 2025
Total no. of units	588 residential units
Total no. of residential carpark lots	474 car park lots (inclusive of 4 accessible lots and 5 electric vehicle lots) at 2 nd storey
Encumbrances on the land	Mortgage in favour of United Overseas Bank Limited
Project Account	<p>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</p> <p><u>TT Details</u></p> <p>Beneficiary Bank: United Overseas Bank Limited UOB SWIFT Code: UOVBSGSG UOB Bank Code: 7375 Beneficiary A/c No.: 451-312-536-9</p>

UNIT MIX

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

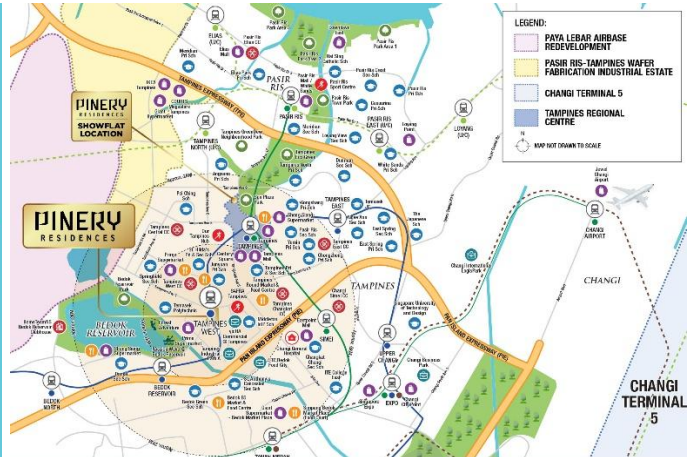
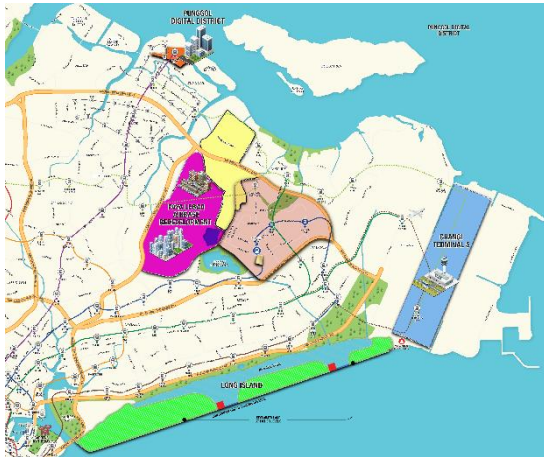
*Showflat Units:

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

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

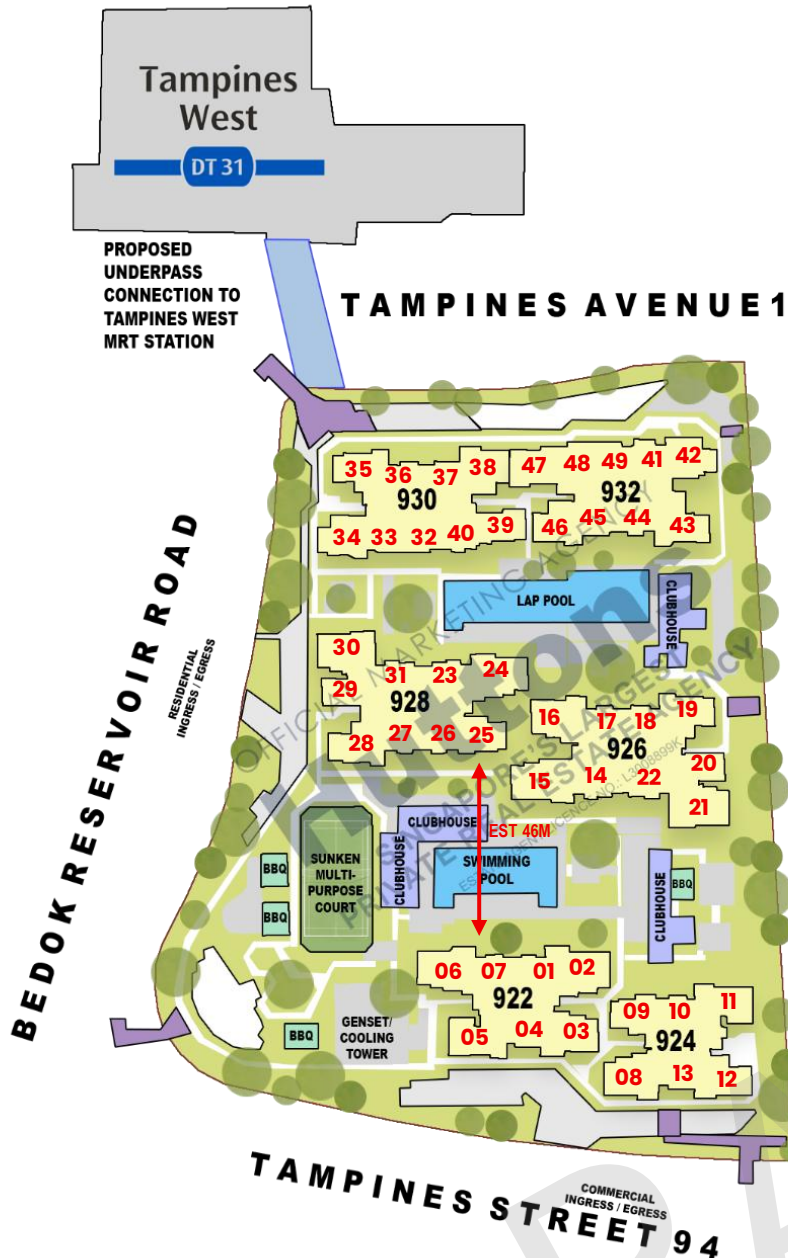
4BR + Study | Type D5 | 1389sqft: Stack 15

LOCATION



Accessibility	<p>Direct access to Tampines West MRT (<i>Downtown Line- Singapore 5th MRT Line</i>)</p> <p>Direct access to PIE / TPE / KPE</p> <p>Quick access to CBD, Marina Bay</p>
Schools & Tertiary (Within 1km)	<p>St. Hilda's Primary</p> <p>Junyuan Primary</p> <p>Tampines Primary</p> <p>Temasek Polytechnic</p> <p>Middleton International School (Tampines)</p>
Malls & Supermarkets	<p>Tampines Mall</p> <p>Tampines 1</p> <p>Century Square</p> <p>Sheng Siong @ 872C Tampines St 86</p> <p>Prime @ 954C Tampines St 96</p> <p>Tampines Round Market & Food Centre</p> <p>Bedok 85 Market & Food Centre</p> <p>Wet Market @ 824 Tampines Street 81</p>
Recreation & Lifestyle	<p>Our Tampines Hub (<i>Singapore's largest integrated community and lifestyle hub</i>)</p> <p>HomeTeamNS Bedok Reservoir</p> <p>PAssion WaVe @ Bedok Reservoir</p> <p>Tampines West Community Centre</p> <p>Tampines Changkat Community Centre</p> <p>Tampines Changkat (Butterfly Garden)</p> <p>Bedok Reservoir</p> <p>Sun Plaza Park</p> <p>Tampines Eco Green</p>
Transformation & Business Nodes	<p>Tampines Regional Centre (<i>Financial Hub in the East</i>)</p> <p>Paya Lebar Airbase (<i>Approx. 150,000 New Homes</i>)</p> <p>T5 & Changi Aviation Park (<i>>100,000 Jobs</i>)</p> <p>Changi Business Park (<i>One of the key driver of Singapore's Economy</i>)</p> <p>Punggol Digital District (<i>Approx. 28,000 Jobs</i>)</p> <p>Tampines & Pasir Ris Water Fab Park (<i>Approx. 35,000 Employees</i>)</p>

SITE PLAN



1ST Storey Commercial
(Approximately 60+ shops, including
supermarket and food court)
11,150sqm commercial space

Breakdown of Commercial Areas:

- F&B / Retail: 9,354 sqm
- Supermarket: 1,145 sqm
- Food Court: 998 sqm
- ECDC: 650 sqm
- Community Plaza: Approx. 1,300 sqm

BR TYPE	UNIT TYPE	SIZE	STACKS
2BR	B1	58sqm 624sqft	01, 07, 17, 18, 26, 27, 36, 40, 41, 44
2BR + STUDY	B4*	65sqm 700sqft	32, 33, 37, 45, 48, 49
3BR	C1	75sqm 807sqft	14, 22, 23, 31
	C2	80sqm 861sqft	09 25
3BR + STUDY	C7*	98sqm 1055sqft	12, 19, 28, 35, 43
4BR	D1	106sqm 1141sqft	05, 11
4BR + STUDY	D2	111sqm 1195sqft	03, 08, 16
	D5*	129sqm 1389sqft	15
5BR	E1	137sqm 1475sqft	02

*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