

## A. DEVELOPMENT CONCEPT

### 1. What is the theme and design concept of the development?

#### Architectural Design Intent

The development is conceived as a **unique mixed-use development** that seamlessly combines a commercial podium with direct mrt access and residential living above, creating a layered urban experience that transitions from public vibrancy at ground level to a tranquil, resort-like oasis at the residential deck. The overall vision is to establish a landmark development that is both socially connected and environmentally responsive, while reinforcing Tampines West's broader town identity.

At the urban scale, the project benefits from its **direct underground connection to Tampines West MRT station**, positioning it as a key node within the transport and pedestrian network. This connectivity allows the podium mall to function not only as a retail destination, but also as a daily convenience hub for commuters, residents, and the surrounding community. The first-storey commercial mall is activated by generous public spaces and clear pedestrian flows, ensuring permeability, legibility, and ease of movement through the site.

Above the podium, the residential landscape deck is deliberately designed as a **lush, elevated oasis**, offering a sharp contrast to the activity below. Once residents ascend from the mall, they are transported into a calm, resort-like environment characterised by layered planting, water-inspired forms, and carefully curated communal spaces. This vertical zoning reinforces a sense of retreat and exclusivity for residents, while maintaining the integrated nature of the development.

#### Architectural Expression and Form

The architectural language of both the podium and residential components is inspired by the broader **Tampines waterside town concept**, with particular emphasis on the rippling, layered qualities of water in motion. This is expressed through the articulation of the podium façade, where **multiple overlapping layers and fluid horizontal elements** create depth, shadow, and visual interest. The layered façade treatment, with dense softscape softens the mass of the commercial base, breaking it down into more human-scaled elements while reinforcing the dynamic identity of the mall.

This same architectural language is extended upwards into the **residential clubhouses and communal facilities**, ensuring a cohesive visual and spatial identity throughout the development. Angled and layered architectural elements, combined with lush landscaping, blur the boundaries between built form and nature, reinforcing the project's biophilic intent.

The residential towers adopt a complementary yet more refined expression. **Angled, layered ledges** are introduced to articulate the façades, creating visual rhythm and depth while providing functional shading. The **textured gable-end walls** further distinguish the towers within the precinct, giving each block a strong architectural presence when viewed from a distance, while remaining harmonious with the overall development language.

At the podium level, **extensive planting is integrated into the façade**, softening the visual impact of the commercial mass and contributing to the development's green character. These vertical and layered green elements help mitigate heat gain, improve microclimatic comfort, and reinforce the project's aspiration to be a sustainable, environmentally responsible building.

The residential towers are thoughtfully oriented **predominantly along a north-south** axis to minimise direct solar heat gain and optimise natural ventilation. Only two residential stacks adopt an east-west orientation, where appropriate façade articulation and shading strategies are incorporated to mitigate solar exposure. In addition, the southern residential blocks are oriented to face the adjoining neighbourhood park, enhancing views and living quality. This passive design approach enhances long-term energy efficiency and indoor thermal comfort. The overall colour palette adopts **earthy brown tones**, allowing the architecture to blend naturally with the surrounding greenery. This restrained, nature-inspired palette reinforces the resort-like atmosphere and supports the project's intent to sit gently within its urban and landscaped context.

#### Community Plaza at the Podium Level

At the heart of the first-storey mall is the **Community Plaza**, conceived as a key social and spatial anchor for both the development and the wider Tampines West neighbourhood. The plaza is intended to serve local residents, families, seniors,

youths, commuters, and visitors, functioning as a welcoming gathering space as well as an important pedestrian node within the precinct.

Designed to accommodate a wide range of uses, the plaza supports:

- Passive recreation such as resting, socialising, and casual seating within a landscaped environment
- Community events and small-scale activities through flexible open areas
- Active movement and informal use, while maintaining clear, safe, and intuitive circulation routes

Architecturally, the plaza is expressed as a **generous double-volume space**, creating a strong sense of openness and visual relief at the ground plane. The increased vertical clearance enhances daylight penetration and natural ventilation, contributing to a comfortable and inviting environment throughout the day.

**Stepping-down canopies** are introduced along the plaza edges to mediate the scale between the surrounding built form and the public realm. These canopies provide graduated shelter, improve weather protection, and define the spatial hierarchy of the plaza, while maintaining visual permeability and clear wayfinding.

In line with the development's biophilic design approach, the Community Plaza is thoughtfully integrated with layered greenery, including trees, planting beds, and landscaped buffers. These natural elements soften architectural edges, enhance microclimatic comfort, and create a calm, human-scaled environment that encourages longer dwell times and everyday community use. The plaza also incorporates a through-block link that operates 24/7, providing seamless, safe, and convenient pedestrian connectivity at all times. The integration of landscape within the plaza strengthens the connection between the built environment and nature, firmly establishing the development as a welcoming, inclusive, and verdant urban destination.

**1. BASIC DEVELOPMENT DATA**

<b>Developer</b>	Hoi Hup Sunway Tampines Residential Pte. Ltd. 16 Jalan Kilang #07-01 Hoi Hup Building Singapore 159416 UEN: 202439004H
<b>General Description</b>	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)
<b>Residential Address</b>	<b>Clubhouse</b> Block 920 Bedok Reservoir Road, Singapore 479989  <b>Residential</b> Block 922 Bedok Reservoir Road, Singapore 479990 Block 924 Bedok Reservoir Road, Singapore 479991 Block 926 Bedok Reservoir Road, Singapore 479992 Block 928 Bedok Reservoir Road, Singapore 479993 Block 930 Bedok Reservoir Road, Singapore 479973 Block 932 Bedok Reservoir Road, Singapore 479972
<b>Commercial Address</b>	91 Tampines Street 94, Singapore 529887
<b>District</b>	District 18
<b>Total no. of units</b>	588 residential units
<b>Total no. of residential carpark lots</b>	474 car park lots (inclusive of 4 accessible lots and 5 electric vehicle lots) at 2 <sup>nd</sup> storey
<b>Total no. of bicycle lots</b>	148 Residential Bicycle Lots
<b>Construction Method</b>	PPVC
<b>Land Size</b>	23,512.00 sqm
<b>Plot Ratio</b>	2.63
<b>Residential GFA</b>	50,684 sqm <ul style="list-style-type: none"> <li>Bonus Balcony GFA – 3,547.88 sqm</li> <li>Indoor Recreational Space – GFA 355 sqm</li> </ul>
<b>Commercial GFA</b>	11,300 sqm comprises of : <ul style="list-style-type: none"> <li>Supermarket GFA – 1,145.55 sqm</li> <li>Restaurant &amp; Retail GFA – 9,354.45 sqm</li> <li>ECDC GFA – 650 sqm</li> <li>Bonus ORA GFA – 150 sqm</li> </ul>
<b>Tenure of Land</b>	99 years from 7 January 2025
<b>Developer's Licence no.</b>	C1543
<b>Mixed Commercial and Residential Development Lot No.</b>	MK 28 LOT 07850C
<b>Underpass connection between the Development &amp; Downtown Line (DTL) Tampines West MRT Lot No.</b>	Mk 28 LOT 80013W
<b>BP approval</b>	CG Approval Number: ES20250918-50009-CG01 CG Approval Date: 23 Jan 2026

<b>Estimated TOP (Residential)</b>	Q4 2029
<b>Estimated TOP (Commercial)</b>	Q2 2029
<b>Estimated TOP (UPL)</b>	Q3 2030
<b>Notice of Vacant Possession</b>	9 October 2031
<b>Encumbrances on the land</b>	Mortgage in favour of United Overseas Bank Limited
<b>Project Account</b>	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 <b>TT Details</b> Beneficiary Bank: United Overseas Bank Limited UOB SWIFT Code: UOVBSGSG UOB Bank Code: 7375 Beneficiary A/c No.: 451-312-536-9

## 2. Consultants

<b>Architect</b>	ADDP Architects LLP
<b>Main Contractor</b>	Straits Construction Singapore Pte Ltd
<b>M&amp;E Engineer</b>	Belmacs Pte Ltd
<b>C&amp;S Engineer</b>	Mott MacDonald Singapore Pte Ltd
<b>Landscape Consultant</b>	Tinderbox Landscape Studio Pte Ltd
<b>Project Interior Designer</b>	2 <sup>nd</sup> Edition Pte Ltd
<b>Showflat Interior Designer</b>	2 <sup>nd</sup> Edition Pte Ltd
<b>Appointed Marketing Agency</b>	ERA, Huttons, PropNex & SRI
<b>Solicitor</b>	Rajah & Tann Singapore LLP

## 3. Unit Mix

Unit Type	Bedroom Type	No of units	Area
B1-G, B1	2 Bedroom	120	624 sqft
B2-G, B2	2 Bedroom	24	635 sqft
B3-G, B3	2 Bedroom	36	667 sqft
B4-G, B4	2 Bedroom Premium + Study	72	700 sqft
C1-G, C1	3 Bedroom	48	807 sqft
C2-G, C2	3 Bedroom Deluxe	24	861 sqft
C3-G, C3	3 Bedroom Deluxe	24	872 sqft
C4-G, C4	3 Bedroom Premium	24	990 sqft
C5-G, C5	3 Bedroom Premium	12	1012 sqft
C6-G, C6	3 Bedroom Premium	12	1023 sqft
C7-G, C7	3 Bedroom Premium + Study	60	1055 sqft
D1-G, D1	4 Bedroom	24	1141 sqft
D2-G, D2	4 Bedroom Premium + Study	36	1195 sqft
D3-G, D3	4 Bedroom Premium + Study	24	1227 sqft
D4-G, D4	4 Bedroom Premium + Study	24	1238 sqft
D5-G, D5	4 Bedroom Luxury + Study	12	1389 sqft
E1-G, E1	5 Bedroom Luxury	12	1475 sqft

**4. Unit Specifications and Provisions**

<b>Floor Finishes</b>	
Living, Dining, Kitchen (Type B1/B2/B3/B4), Dry Kitchen (Type D5/E1) and Corridor leading to Bedroom	Porcelain Tiles with painted timber skirting (where applicable)
Kitchen, (Type C1/C2/C3/C4/C5/C6/C7/D1/D2/D3/D4), Wet Kitchen (Type D5/E1), Store 2, Yard, Household Shelter, PES and Balcony	Porcelain Tiles with matching tiles skirting (where applicable)
Bath and WC	Porcelain Tiles
Study (Type B4/ B4-G/ D2/ D2-G/ D3/ D3-G/ D4/ D4-G/ D5/ D5-G)	Porcelain Tiles with painted timber skirting (where applicable)
Study (Type C7/ C7-G)	Vinyl flooring with matching PVC skirting (where applicable)
Bedroom, Walk in Wardrobe	Vinyl flooring with matching PVC skirting (where applicable)
<b>Appliances Brands</b>	
Cooker hood, Induction/ Gas hob, Built-in oven	SMEG
Fridge	Samsung
Washer Dryer combo/ Washer/ Dryer	Samsung
Kitchen sink	Franke
Kitchen sink mixer	Hansgrohe
Air-Conditioning	Mitsubishi Electric
Wine Chiller	SMEG
Ceiling Fan	Spin
<b>Sanitary Wares and Fittings Brands</b>	
Shower mixer and Hand shower set	Hansgrohe
Overhead rain shower (For Master Bath only)	Hansgrohe
Bath water closet and basins	Duravit
<b>Smart Home Brands and Provisions</b>	
Digital lockset for main entrance door	Yale
Wireless Smart Home System	1 no. Gateway Air-conditioning control to all fan coil units 1 no. WiFi Doorbell camera & wireless door chime Digital lockset
<i>Disclaimer: Brand and model subjected to changes</i>	

<b>Bathrooms</b>	
Master Bath (B1, B1-G, B2, B2-G, B3, B3-G, B4, B4-G, C1, C1-G, C2, C2-G, C3, C3-G, C4, C4-G, C5, C5-G, C6, C6-G, C7, C7-G, D1, D1-G, D2, D2-G, D3, D3-G, D4, D4-G, D5, D5-G)	- 1 shower cubicle with shower mixer, hand shower set and overhead rain shower - 1 vanity cabinet with basin and mixer - 1 water closet - 1 mirror with cabinet and open shelf - 1 bib tap - 1 towel rail - 1 toilet paper holder
Master Bath (E1, E1-G)	- 1 shower cubicle with shower mixer, hand shower set and overhead rain shower - 1 vanity cabinet with 2 basin and 2 mixer - 1 water closet - 1 mirror with cabinet and open shelf - 1 bib tap - 1 towel rail - 1 toilet paper holder
Common Bath	- 1 shower cubicle with shower mixer and hand shower set - 1 vanity cabinet with basin and mixer - 1 water closet - 1 mirror with cabinet and open shelf - 1 bib tap - 1 towel rail - 1 toilet paper holder
WC	- 1 two-way tap with hand shower set - 1 basin with tap - 1 water closet - 1 mirror - 1 toilet paper holder
Washing Machine Area	- 1 bib tap

Ceiling Height Schedule

<b>Room</b>	<b>Ceiling Height (m)</b>
Living, Dining (Type B1/B1-G/B2/B2-G/B3/B3-G/B4/B4-G/C1/C1-G/C2/C2-G/C3/C3-G/C4/C4-G/C5/C5-G/C6/C6-G/C7/C7-G)	2.8 m
Living, Dining (Type D1/D1-G/D2/D2-G/D3/D3-G/D4/D4-G/D5/D5-G/E1/E1-G)	2.9 m
Foyer	2.4 m
Bedrooms	2.8 m
Study (Type B4/B4-G)	2.8 m
Study (Type C7/C7-G/D2/D2-G/D3/D3-G/D4/D4-G/D5/D5-G)	2.9 m
Kitchen (Type B1/B1-G/B3/B3-G/B4/B4-G/C1/C1-G/C2/C2-G/C3/C3-G/C4/C4-G/C5/C5-G/C6/C6-G/C7/C7-G/D1/D1-G/D2/D2-G/D3/D3-G/D4/D4-G/D5/D5-G/E1/E1-G)	2.4 m
Kitchen (Type B2/B2-G)	2.8 m
Bath	2.4 m
WC	2.4 m
Balcony and PES	2.95 m
Corridor leading to bedrooms	2.4 m
Household Shelter	2.9 m

Note:

- 1) Floor to Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in m)
- 2) Bulkheads at 2.4m (or higher) at Living, Dining, Bedrooms, Study, Balcony and PES
- 3) The dimensions shown are approximate dimensions and subject to construction tolerance and site adjustment due to coordination

FAQs	Answers
<b>What are the special features in the development or layouts?</b>	<ul style="list-style-type: none"> <li>• Efficient dumbbell layout for type B1, B2 &amp; B4 with no corridor</li> <li>• Wet/ Dry kitchen for Type D5 &amp; E1</li> <li>• C7 - Unique layout for selected unit types with study space integrated with Master Bedroom for flexibility of space to be converted into baby room/ walk in wardrobe.</li> <li>• Flexible layout arrangement – D2, D3, D4, D5 designed with open study space at Living Room for more openness</li> <li>• Functional and efficient unit layout focusing on families and liveable space – All master bedroom can fit a king-sized bed with 2 side tables</li> <li>• Walk-in wardrobe available for selected unit types</li> <li>• Good quality wardrobe design with end panel "dresser" provision for all Master Bedrooms</li> <li>• His/ hers double basin for Type E1 Master Bedroom</li> <li>• Flexi store room with removable wall at D1/ D2 can be converted in hobby room/ open space.</li> <li>• Luxurious fittings and furnishes E.g. SMEG, Samsung, Yale, Hansgrohe, Duravit, Franke</li> <li>• Dry kitchen provided with counter and wine chiller at D5, E1</li> <li>• Ceiling Fan at Living Room</li> </ul>
<b>Are there bay windows and/or planter boxes in each unit?</b>	No
<b>Will there be any household shelter / utility room?</b>	Only unit types C4, C5, C6, C7, D3, D4, D5, E1
<b>Are there any provisions / areas for occupants to wash / dry their laundry?</b>	No.
<b>Where will the rubbish chute be located in each tower?</b>	Along the common corridor at every floor.
<b>Will there be sunken baths or bathtubs?</b>	No
<b>Are there bidet sprays supplied in the common bathroom?</b>	No
<b>What unit types have pipe gas to hob?</b>	Unit Type C2, C3, C4, C5, C6, C7, D1, D2, D3, D4, D5 & E1
<b>What unit types have enclosed kitchens?</b>	Unit Type C2, C3, C4, C5, C6, C7, D1, D2, D3, D4, D5 & E1
<b>Can the walls between bedrooms be removed?</b>	Please refer to unit layout. Selected walls in Unit D1, D2, D3, D4, D5 & E1
<b>Is the interior of the wardrobes lighted?</b>	No
<b>Are there screens provided in the balcony?</b>	No, you may opt in for approved balcony screen.
<b>Are there blinds provided?</b>	No
<b>Is the zip track pre-approved for the balcony?</b>	URA's approval is not required if the screens are retractable and allow the screened space to be naturally ventilated at all times. Please ensure that necessary approval from the MCST is obtained.
<b>Are there power &amp; water points on the balcony?</b>	No water point but there is power point.
<b>Are there light points provided at the balcony / PES?</b>	Light points are provided
<b>What is the provision for water heaters? Tank or Gas?</b>	Electrical water storage heaters for Type B units & C1. Gas water heaters for Type C2, C3, C4, C5, C6, C7,D and E units.
<b>Will there be space for shoes?</b>	Store at entrance is provided. The location is indicated as 'ST' in brochure plans.
<b>BBQ pits Electric, Charcoal Grill or Gas?</b>	3 charcoal (at The Play Cove zone) and 1 electric
<b>Is there any Shower Room or Toilet in Changing Room?</b>	Yes, 1 shower for each gender.
<b>How Many Residential Lifts Per Block? Are the lift lobbies airconditioned? How about the Card Access?</b>	2 lifts per block. Level 1 and 2 lift lobbies are air conditioned. Level 3 onwards is natural ventilated.

	Card access is only to all residential lobby on 1st, 2nd and 3rd storey.
<b>What is the elevation height from ground to E-Deck Level? What is the parapet height?</b>	Approx. 11m and minimum 1m high parapet wall
<b>Fibre optic ready?</b>	Yes, to the unit DB closet.
<b>What is the Carpark Entrance height (for car Clearance)?</b>	Maximum car height of 2.0m.
<b>Location of letterbox?</b>	At L2 carpark
<b>For D5 and E1 does dry kitchen come with Alcove LED Lights?</b>	Yes
<b>Is there any Alcove lights in Kitchen and Bathroom cabinets?</b>	Only for kitchen cabinets.
<b>Able to opt in for developer to do study Wall?</b>	No
<b>Where is the Smoke Detector located in the unit?</b>	Dining/Living Room
<b>Where is the refuse collection? Basement or Ground level?</b>	Basement
<b>50m Lap Pool</b>	Sizes? Approx. 50m x 10m
	Depth? 1.2m
<b>Hydrotherapy Pool</b>	Sizes? Approx. 15m x 5m
	Depth? 0.95m
<b>Family Pool</b>	Sizes? Approx. 30m x 11m
	Depth? 1.2m
<b>Kids Pool</b>	Sizes? Approx. 5.5m x 6m
	Depth? 0.5m
<b>Kids Splash Pool</b>	Sizes? Approx. 17m x 6m
	Depth? 0.3m
<b>Function Room 1</b>	Estimated size? Ceiling Height? Approx. 35 sqm. Min 2.4m clear.
	What are the appliances provided? Fridge and Oven
<b>Function Room 2</b>	Estimated size? Ceiling Height? Approx. 35 sqm. Min 2.4m clear.
	What are the appliances provided? Fridge and Microwave.
<b>Private Dining Lounge</b>	Estimated size? Ceiling Height? Approx. 32 sqm. Min 2.4m clear.
	What are the appliances provided? Fridge, induction hob, hood and oven.
<b>Reading Lounge</b>	Estimated size? Ceiling Height? Approx. 25 sqm. Min 2.4m clear.
<b>Kids Party Room</b>	Estimated size? Ceiling Height? Approx. 20 sqm. Min 2.4m clear.
	What are the appliances provided? TV
<b>Game Lounge</b>	Estimated size? Ceiling Height? Approx. 26 sqm. Min 2.4m clear
	What are the appliances provided? TV
<b>Media Lounge</b>	Estimated size? Ceiling Height? Approx. 20 sqm. Min 2.4m clear.
	What are the appliances provided? TV & Karaoke

**5. Facilities**

<b>A.</b>	<b>THE FAMILY OASIS</b>
A1	The Pinery House
A1a.	Function Room 1
A1b.	Function Room 2
A1c.	Media Lounge
A1d.	Games Lounge
A1e.	Reading Lounge
A1f.	Private Dining Lounge
A1g.	Changing Room
A2	Family Pool
A3	Jacuzzi Cove
A4	Pool Deck
A5	Cabana Garden
A6	Outdoor Shower
A7	Lantern Pavilion
A8	Splash Play Pool
A9	Kids' Pool
A10	Kids Party Room
A11	BBQ pavilion 1
A12	Outdoor Fitness
A13	Sensory Garden
A14	Swing Garden
A15	Monstera Garden
A16	Reading Corner
A17	Ginger Garden
<b>B.</b>	<b>THE PLAY COVE</b>
B1	Multi-Purpose Court
B2	Kids' Playground
B3	Play Lawn
B4	BBQ Pavilion 2
B5	BBQ Pavilion 3
B6	BBQ Pavilion 4
B7	Discovery Garden
B8	Herb Garden
B9	Rest Deck Cove
<b>C.</b>	<b>THE VITALITY SANCTUARY</b>
C1	Gymnasium
C2	Spa Shower
C3	Changing Room
C4	50m Lap Pool
C5	Pool Deck
C6	Hydrotherapy Pool
C7	Outdoor Shower
C8	Tower Pavilion
C9	Fragrant Garden
C10	Tranquil Garden
C11	Heliconia Gardens
C12	Garden Walk
C13	Yoga Corner
C14	Alocasia Garden
C15	Canna Garden
C16	Pandanus Garden
<b>D.</b>	<b>THE ARRIVAL (2<sup>ND</sup> STOREY)</b>
D1	Arrival Plaza Drop Off
D2	Guard House
D3	Management Office
D4	Bicycle Parking
<b>E.</b>	<b>OTHERS</b>
E1	Genset

E2	Cooling Tower
E3	Electrical Substation (Basement 1)
E4	Bin Center (Basement 1)

## 6. Estimated Maintenance Charge

Unit Type	Share Value	Estimated Maintenance Charge
B1/ B1-G	9	\$459
B2/ B2-G	9	\$459
B3/ B3-G	9	\$459
B4/ B4-G	9	\$459
C1/ C1-G	9	\$459
C2/ C2-G	9	\$459
C2-G/ C2	9	\$459
C3-G/ C3	9	\$459
C4-G/ C4	9	\$459
C5-G/ C5	9	\$459
C6-G/ C6	9	\$459
C7-G/ C7	9	\$459
D1-G/ D1	10	\$510
D2-G/ D2	10	\$510
D3-G/ D3	10	\$510
D4-G/ D4	10	\$510
D5-G/ D5	10	\$510
E1-G/ E1	10	\$510
Monthly MF per SV (For Residential Sub-MC)		\$47
Monthly MF per SV (For Main-MC)		\$4
<b>Total MF</b>		<b>\$51</b>

## 7. Amenities

### Expressways

Amenities	Estimated Time*
Pan Island Expressway (PIE)	3-mins drive
Tampines Expressway (TPE)	9-mins drive
East Coast Parkway Expressway (ECP)	10-mins drive

### MRT

Amenities	Estimated Time*
Tampines West MRT Station (Downtown Line)	Directly connected
Tampines MRT Station (Downtown Line & East-West Line)	1-MRT stop away
Bedok Reservoir MRT Station (Downtown Line)	1-MRT stop away
Tampines East MRT Station (Downtown Line)	2-MRT stops away
Simei MRT Station (East-West Line)	2-MRT stops away
Expo MRT Station (Downtown Line)	4-MRT stops away
Changi Airport MRT Station (Downtown Line)	5-MRT stops away

MRT Line that DTL is connected to:	Interchange MRT Station
East-West Line	Tampines MRT Station
Circle Line	Macpherson MRT Station
Thomson East Coast Line (U/C)	Sungei Bedok MRT Station (U/C)
North-East Line	Chinatown MRT Station
North-South Line	Newton MRT Station

#### Nature / Leisure

Amenities	Estimated Time*
Bedok Reservoir Park	9-mins walk
East Coast Park	9-mins drive
Pasir Ris Town Park	10-mins drive

#### Business

Amenities	Estimated Time*
Tampines Regional Centre	3-mins drive
Changi Business Park	9-mins drive
Central Business District (Downtown MRT Station)	14-MRT stops away

#### Retail / Dining

Amenities	Estimated Time*
Pinery Mall	Directly connected
Tampines Mall	3-mins drive / 1 MRT stop away
Tampines 1	3-mins drive / 1 MRT stop away
Century Square	3-mins drive / 1 MRT stop away
Our Tampines Hub	2-mins drive
Courts Megastore	8-mins drive
Ikea	8-mins drive
Giant Hypermart	8-mins drive
Changi City Point	7-mins drive
Jewel Changi Airport	14-mins drive / 5 MRT stops away
Eastpoint Mall	5-mins drive / 2 MRT stops away
Pasir Ris Mall	9-mins drive / 2 MRT stops away
White Sands Mall	9-mins drive / 2 MRT stops away

#### Education

Amenities	Estimated Time*
St Hilda's Primary School (within 1km)	9-mins walk
Junyuan Primary School (within 1km)	5-mins walk
Tampines Primary School (within 1km)	3-mins drive
Angsana Primary School	5-mins drive
Chongzheng Primary School	4-mins drive
Gongshang Primary School	4-mins drive
Poi Ching School	5-mins drive
Red Swastika School	2-mins drive
Damai Primary School	5-mins drive
St Hilda's Secondary School	9-mins walk
Tampines Secondary School	3-mins drive
Junyuan Secondary School	5-mins walk
Damai Secondary School	4-mins drive
United World College South East Asia (East Campus)	5-mins drive
Temasek Polytechnic	7-mins walk

\*Estimated travelling time based on OneMap