



# PINERY RESIDENCES

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Where calm lives — and  
nature feels like home.

**Targeted Preview:  
Estimated March 14th 2026**

Last updated: Dec 23th 2025



# Development Details

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The development comprises a thoughtfully planned mix of low- and mid-rise residential blocks designed to enhance privacy, comfort, and community living. Communal facilities, landscaped decks, and shared spaces are integrated to encourage interaction while preserving personal space.



**Project Name**  
**Pinery Residences**

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**Developer**  
**Hoi Hup Sunway Tampines** (Hoi Hup Realty and Sunway Developments)

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**Address**  
**Tampines Street 94**

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**Development**  
**Integrated Development With Direct Connection To MRT,  
Commercial Podium and Community Plaza**

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**Site Area**  
**253,068 SQFT**

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**Number of Units**  
**6 Blocks Of 588 (EST.)**

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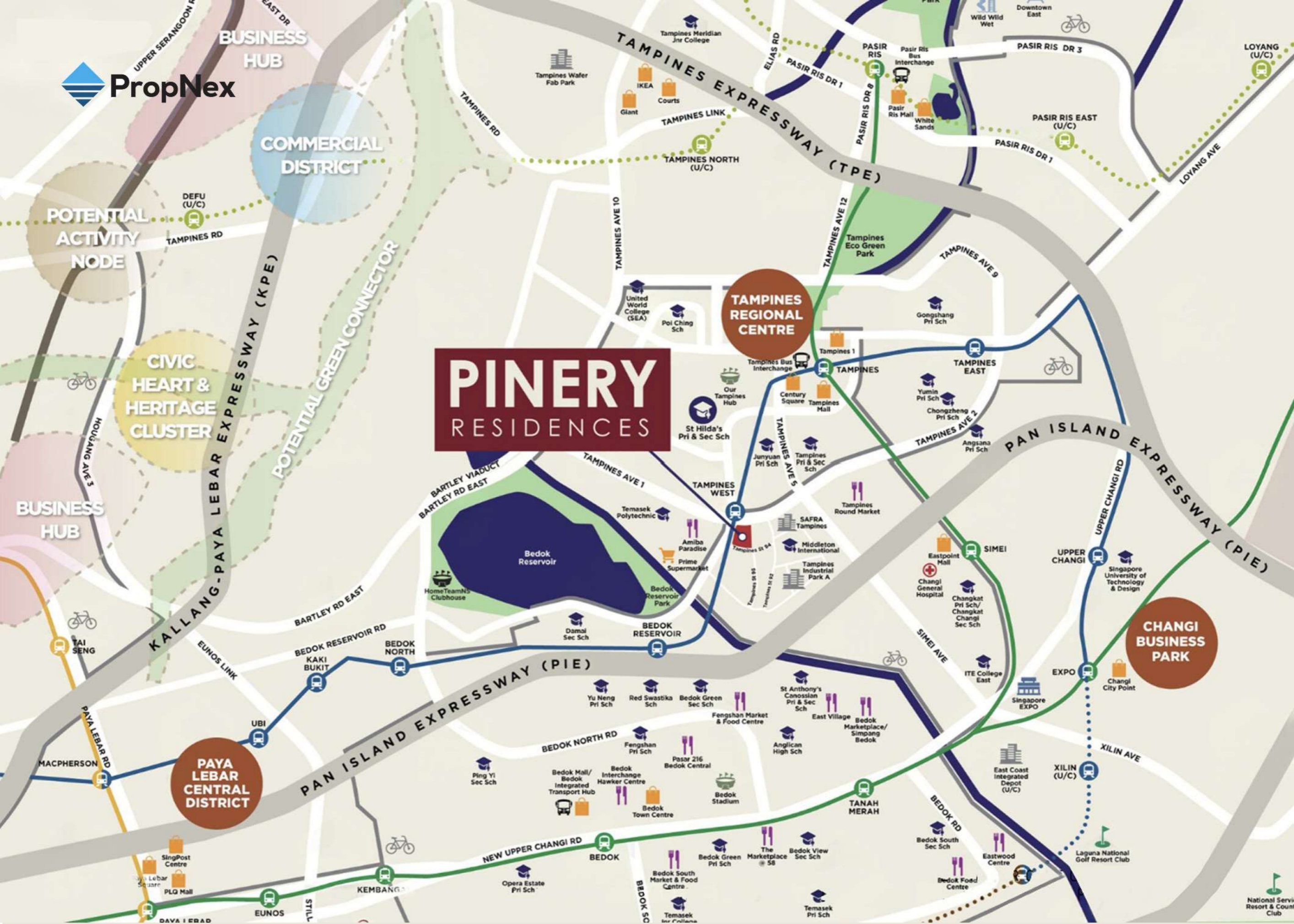
**Commercial Podium**  
**120,000 SQFT (EST)**

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**Estimated TOP**  
**April 2030**

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## Strong Fundamentals That Buyers Look For



Strategically located in a high-demand, established residential town



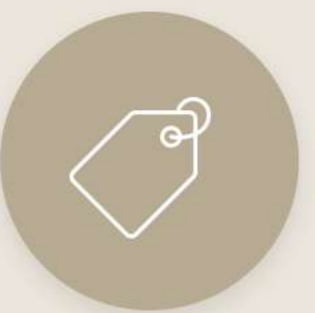
Strong school catchment, including St. Hilda's Primary within 1km



Integrated development combining transport, retail, and community amenities



Backed by Tier-1 developers with a strong history of project execution



Entry pricing aligned with long-term growth drivers and infrastructure support

# Tampines Town



# One of Singapore's Most Established Towns



Major retail and lifestyle hub in the East



Large, established residential community



New growth and amenities at Tampines North



Expanding parks and public spaces



Strong and improving transport connectivity



Self-sufficient town with jobs and services

## URA Tampines Master Plan

### Housing: Better living through a better environment

The new **Tampines Town Hub** will be Singapore's first integrated lifestyle hub in the heartlands, bringing retail, sporting and other community services together in one convenient space where residents can gather, interact and bond.

Tampines North is set to become an integral part of Tampines. When fully developed, Tampines North will provide about 21,000 new homes for Singaporeans. Transport and other facilities will accompany the building of Tampines North to ensure a highly liveable and well-connected living environment for residents.

Future developments that residents can look forward to include:

- Expansion of **Changi General Hospital**
- A **new Integrated Transport Hub (ITH)** with MRT and bus interchanges co-located with residential and commercial uses after the completion of the **Downtown Line** at Tampines Town Centre
- New amenities to complement new homes in **Tampines North**
- In the longer term, **Tampines North** will also have **two primary and two secondary schools**, and a new **community centre**

### Leisure: Green and blue spaces come alive

Parks and waterbodies are within easy reach of residents in Tampines including Sun Plaza Park, Tampines Eco Green and many neighbourhood parks. Residents also have convenient access to the nearby Bedok Reservoir Park. Park connectors running along Bedok Canal and along Sungei Tampines connect to the Eastern Coastal Loop, linking Tampines to East Coast Park and Pasir Ris Park. In the coming years, a number of initiatives will be implemented to ensure that most homes in Tampines will be within 400m of parks or park connectors. These include:

- Setting aside **substantial park land in Tampines North** for **Boulevard Park and Quarry Park** that will bring greenery to the doorstep of residents
- A **new park connector** running between Tampines Avenue 10 and Tampines Avenue 9, to link up the Bedok Reservoir Park and Pasir Ris Park
- **New neighbourhood parks** at Tampines Street 86 and off Tampines Avenue 9



- Improvements along Tampines Expressway and Pan-Island Expressway
- Extension of Tampines Street 82
- Improvement of Simei Street 3 (From Simei Avenue to Simei Street 1), Tampines Avenue 4, Tampines Avenue 5, Tampines Avenue 7, Tampines Avenue 9, Tampines Avenue 10, Tampines Street 82, Bedok Reservoir Road and Tampines 23/ 32
- Realignment and widening of Simei Road and Somapah Road

### Economy: Quality jobs closer to home

New developments in Tampines will boost the number of jobs available, giving residents the opportunity to work closer to home.

What residents can expect:

- **New industrial sites** within **Tampines North** along Tampines Avenue 10 and next to IKEA, Giant and Courts
- More employment and educational opportunities from the continued development of **Changi Business Park** and the **Singapore University of Technology and Design (SUTD)**

### Transport: Getting you there and back

Alongside the new ITH at Tampines Town Centre, residents can look forward to smoother travel with these enhancements to roads and public transport services, including:

- Enhanced transport connectivity with **5 new MRT stations (Tampines West, Tampines, Tampines East, Expo and Upper Changi)** along the **Downtown Line**, which will be completed by 2017
- **Expansion of the cycling network** in Tampines Town and **new cycling routes** in Tampines North
- Two new roads, **Tampines Street 85 and Tampines Street 86**

LEGEND		
<b>Existing Developments</b>	<b>New Developments</b>	
Park	Residential	School
MRT	Industrial	Healthcare Facility
Bus Interchange	Integrated Transport Hub	Sports & Recreation
Canal	Park	MRT
Park Connectors / Cycling Routes	Road Improvement	Road Improvement Under Study
	Park Connectors / Cycling Routes	

# A Complete Belt of Amenities Within Tampines

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## Employment & Business Nodes

Tampines Regional Centre

Changi Business Park (CBP)

Tampines Industrial & Commercial Zones



## Retail & Daily Conveniences

Tampines Mall

Century Square

Tampines 1

Neighbourhood Centres & Eateries

## Community, Recreation & Green Spaces

Our Tampines Hub (OTH)

Tampines Central Park

Tampines Eco Green

Sun Plaza Park

Bedok Reservoir Park (nearby)

Future Parks & Park Connectors (Tampines North)



# Positioned Within a Future Upgrader Catchment

Pinery Residences is located within a new Tampines enclave near expressways, Tampines West MRT, St Hilda's Primary, and Bedok Reservoir. The development is surrounded by a strong upgrader catchment, with over 4,000 nearby BTO homes reaching MOP in the coming years.



# School

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# Within 1km of St Hilda's Primary School

Pinery Residences is located within 1km of St Hilda's Primary School, a well-established and highly sought-after primary school in Tampines.

Under MOE's Primary 1 Registration framework, distance remains a key consideration across multiple registration phases, particularly in competitive schools where balloting is common in later phases.

2024

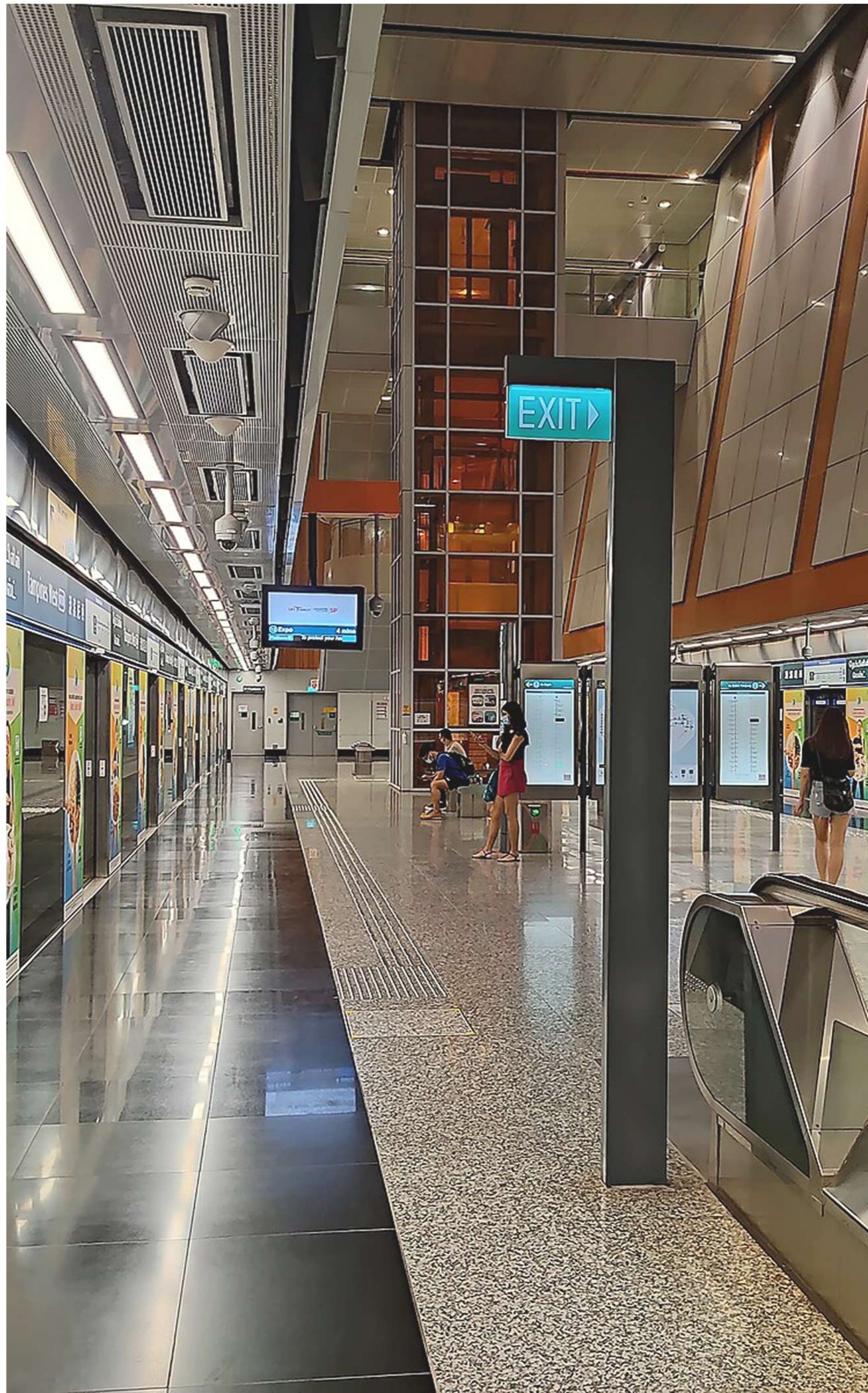
↳ Vacancy	210	76	-	20	41	0	0	270
↳ Applied	134	112	-	33	129	0	-	-
↳ Taken	134	76	-	20	41	0	-	271
		SC>2 38/2		SC<1 29/20	SC<1 110/41			

2025

↳ Vacancy	220	91	-	20	43	0	0	280
↳ Applied	129	91	-	29	136	0	-	-
↳ Taken	129	91	-	20	43	0	-	283
				SC<1	SC<1			

# Connectivity

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Our Tampines Hub

Century Square

Tampines Mall

Tampines MRT Station

Tampines 1

St Hilda's Secondary School

St Hilda's Primary School

Temasek Polytechnic

Tampines West MRT Station

TAMPINES ST 94 RESIDENCES

SAFRA

Bedok Reservoir

Bedok Reservoir MRT Station

TAMPINES ST 94 (U/C)

1 KM

BEDOK RESERVOIR RD

TAMPINES AVE 1

TAMPINES AVE 4

PIE

\*Map is not drawn to scale.



**PIE access -**

Direct towards ECP & city

ards

**Tamp Ave 10 -**

Quick link to TPE

**Tamp Ave 10 -**

Connects to Bartley Road East - Lornie Road

to ad  
ie

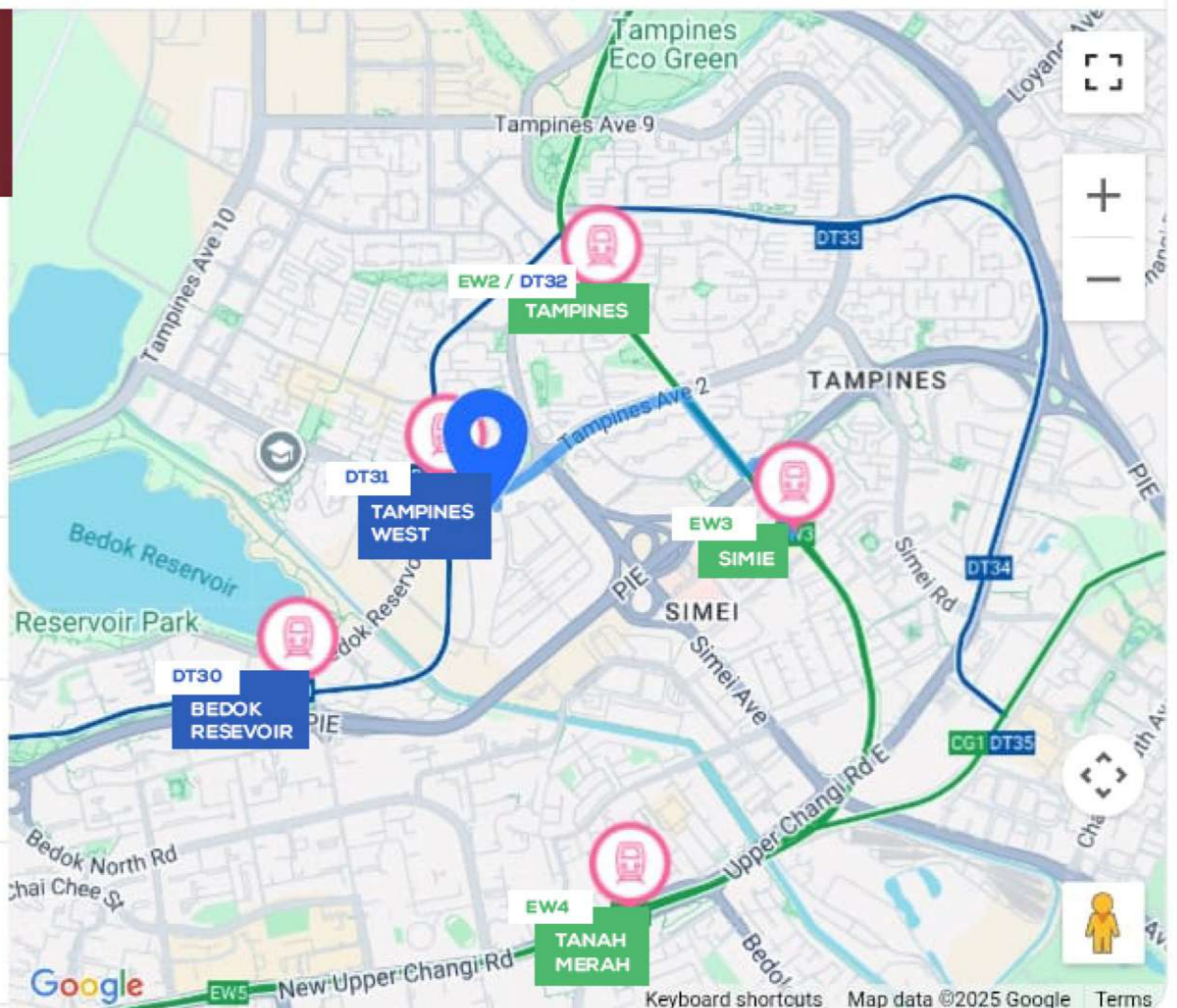


**MRT Stations**

5 Mrt Stations Within

5 Km

DT31	Tampines West	224 m 4 mins (224 m)
EW2 DT32	Tampines	1.6 km
DT30	Bedok Reservoir	1.4 km
EW3	Simei	3.2 km
EW4	Tanah Merah	5.7 km



# Integrated Living vs Conventional Developments

## Pinery Residence

### Direct MRT Connectivity

Direct MRT access within the development

### Everyday Amenities On-Site

Retail mall with daily essentials on-site

### Lower Transport Dependency

Reduced reliance on buses or driving

### Designed for Daily Convenience

Greater convenience for families, seniors, and tenants

### Time Efficiency

Time savings for daily commutes and errands

### Rarity Factor

Limited supply of integrated residential developments

### Broad Buyer Appeal

Strong appeal to both own-stay buyers and tenants



## Conventional Developments

### MRT Access by Commute

Walk or commute required to reach MRT

### Separated Amenities

Separate trips needed for groceries and dining

### Higher Transport Dependence

Greater reliance on transport for daily needs

### Inconsistent Convenience

Convenience varies by unit and location

### Higher Supply Availability

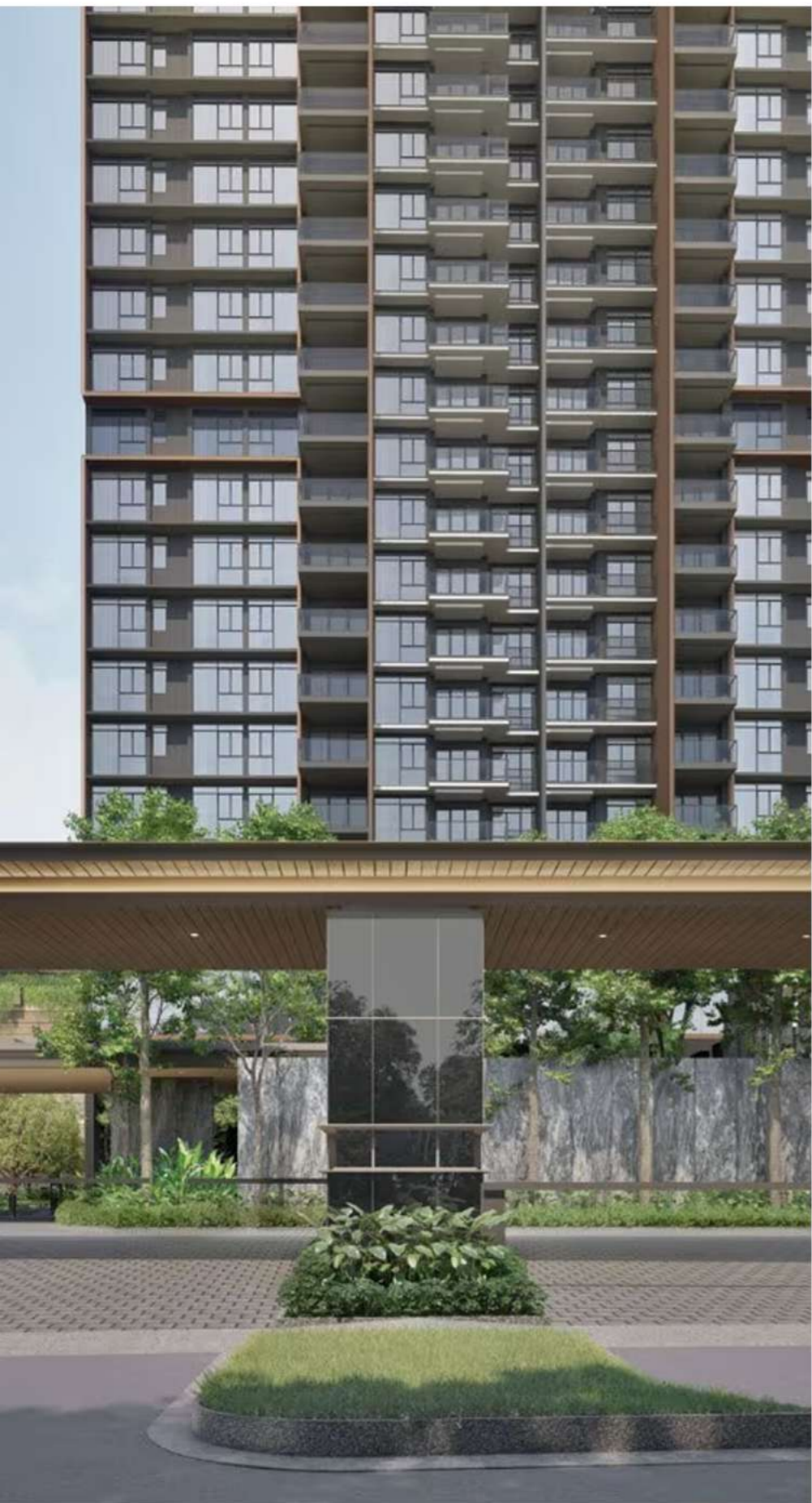
Larger supply of similar standalone developments

### Location-Dependent Lifestyle

Lifestyle and accessibility depend heavily on surroundings

# Join Venture Developer

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# Hoi Hup Realty

Established Singapore developer with over 40 years of experience

Strong track record in residential, commercial, and hospitality developments

Known for quality execution and award-winning projects

**HOIHUP**  
REALTY  
海峽實業私人有限公司



## Sophia Hills

Large-scale residential development in the Orchard / Dhoby Ghaut area



## Hundred Palms Residences (EC)

Highly popular Executive Condominium, fully sold on launch day



## The Whitley Residences

Low-density landed enclave redevelopment in a prime residential area



# Sunway Property (via MCL Land / Sunway Group)

Property arm of Sunway Group, founded in 1974

Regional developer with extensive experience in integrated townships and mixed-use developments

Expanded presence in Singapore through the acquisition of MCL Land, signalling a long-term commitment to the local market



Elta

Elta information is provided for reference purposes only.



Nava Grove

A residential project with amenities.



The Tembusu

The Tembusu is a modern condominium near Kovan MRT.

# The Entry Price Advantage

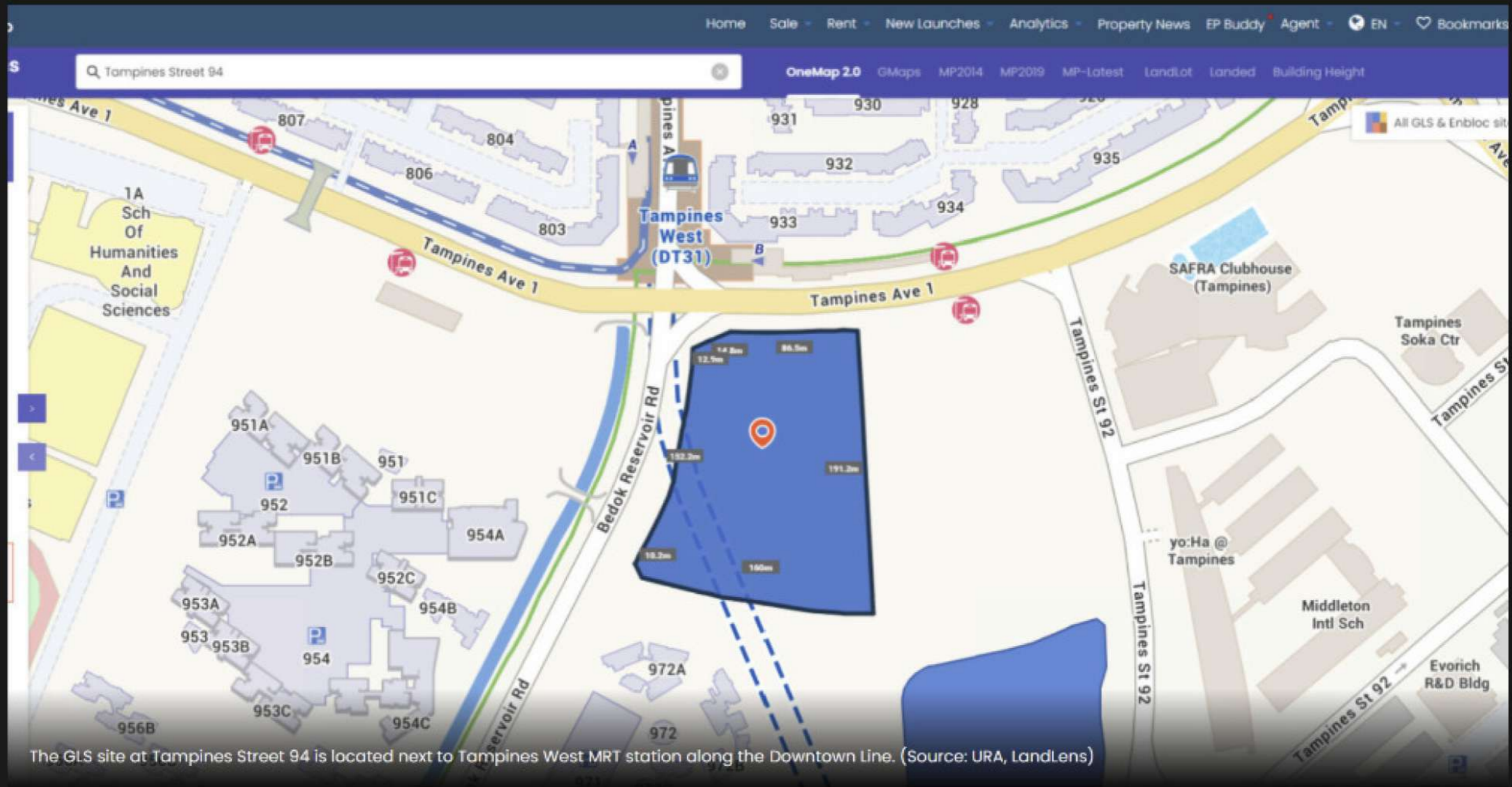
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# Hoi Hup–Sunway JV submits top bid of \$1,004 psf ppr for Tampines St 94 GLS site

By Nicholas Lam/ EdgeProp Singapore  
September 19, 2024 6:20 PM SGT

Share Light Dark



## Bids received for GLS site at Tampines Street 94

No.	Tenderer	Bid price
1	Hoi Hup Realty and Sunway Developments	\$668.28 million
2	Sing Holdings	\$655.6 million
3	Sim Lian Group	\$560.0 million
4	GuocoLand, Hong Leong Holdings and Hong Realty	\$550.44 million
5	Soilbuild Group Holdings and United Engineers	\$542.89 million
6	Santarli Realty, Apex Asia Development, BHCC Development, Heeton Holdings and Soon Li Heng Group	\$541.89 million

Sources: URA, developers

## Why The Land Entry Matters

### Integrated Site Was Acquired At \$1,004 Psf Ppr

This reflects a controlled land cost for a prime, MRT-integrated location rather than an aggressively priced bid.

### A Narrow Gap Between The Top Bids

The small difference between bids suggests developers shared similar market expectations, pointing to realistic pricing assumptions.

### Lower Land Cost Provides Pricing Flexibility

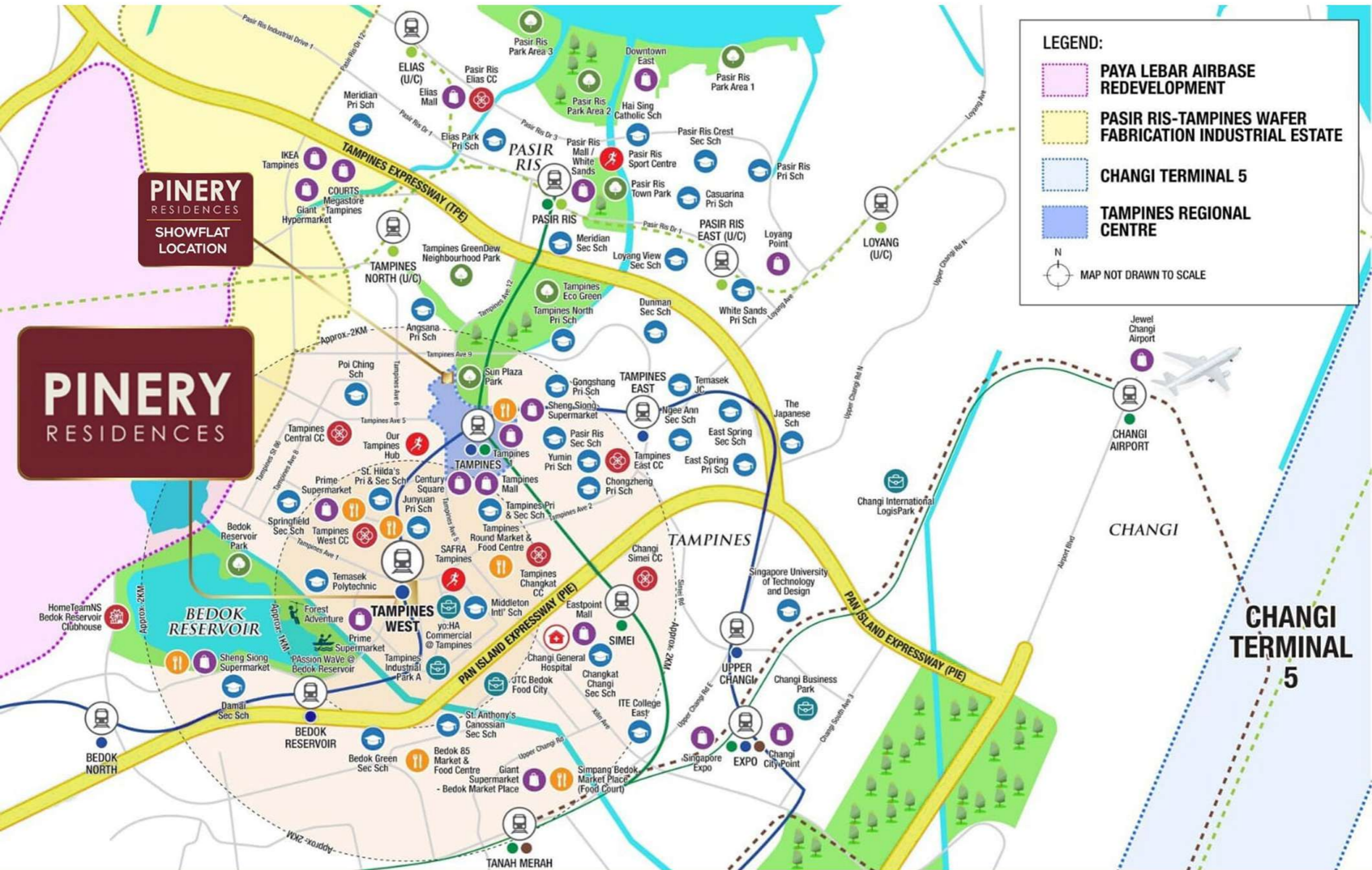
With less cost pressure from land acquisition, developers have greater room to structure launch prices more sustainably.

### Stronger Positioning Versus Future Non-Integrated Sites

Projects without direct MRT or integrated features may face higher land costs in the future, affecting their pricing competitiveness.

# Visit the Pinery Residences Showflat

## Location: Tampines Street 94, Ave 9



### Register For Priority Updates

Targeted March 14th 2026



Register to Stay Updated on Launch Pricing and Preview Details



Access indicative launch pricing when available



Priority notification for VVIP preview dates



Be among the first to view the showflat

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