

## Media Release

### The Reserve Residences by Far East Organization and Sino Group Sells 83% of Units Released on First Day of Launch

- *Out of the 587 units released, 486 units (83%) sold at an average price of S\$2,450 psf*
- *1- and 2-Bedroom units are the most popular with all the 1-Bedroom units in the development sold out*
- *Prices start from \$2,225 psf*
- *Highest transacted unit is at \$2,790 psf for a 5-bedroom Sky Terrace apartment*

**SINGAPORE, 27 MAY 2023** – With the commencement of sales on 27 May 2023 for The Reserve Residences (青麓尚居), Far East Organization (远东机构), together with its joint venture partner Sino Group (信和集团), have sold 486 units out of the 587 released (83%) in the first day of launch, at an average price of S\$2,450 psf.

All the 1-bedroom homes within The Reserve Residences have been sold. 99% of buyers are Singaporeans and Permanent Resident and there are three foreigners from USA who made purchases. Nationals from USA are subject to the same ABSD rate as Singaporeans under the Free Trade Agreement. In terms of age profile, those aged between 31 to 40 years old constitutes 41% and those between 21 and 30 years old made up 22% of the total number of buyers.

Apartment units range from 41 to 46 sqm (441 to 495 sqft) for a 1-bedroom, 52 to 75 sqm (560 to 807 sqft) for 2-bedroom, 82 to 128 sqm (883 to 1,378 sqft) for 3-bedroom, 137 to 209 sqm (1,475 to 2,250 sqft) for 4-bedroom apartments and duplex units, and 164 to 279 sqm (1,765 to 3,003 sqft) for 5-bedroom apartments, duplex and penthouse units. All units come equipped with smart home features including a Smart Gateway and an e-Concierge, and are furnished with branded home appliances such as ovens, refrigerators, washers and dryers from SMEG.

SHAW Lay See (苏丽茜), Chief Operating Officer of the Sales & Leasing Group, Far East Organization, said, “We are elated that our efforts at offering a transformational integrated development in the heart of Bukit Timah have led to stellar sales on the launch day of The Reserve Residences. Selling 83% of released units on the first day attests that thoughtful design, a strategic location, and the scarcity of integrated developments with a transport hub, have made this project very attractive to homebuyers. We are confident our high floor units, sky terrace homes and penthouses with exceptional views will continue to delight homebuyers.”

Slated for completion in 2028, The Reserve Residences is part of Bukit Timah’s first integrated development that includes Bukit V, an over 20,000 sqm gross floor area retail mall with CS Fresh as an anchor tenant and provisions to accommodate a childcare centre, a bus interchange, and around 160 serviced apartments. The development features direct access to the integrated bus interchange and is linked to the Beauty World MRT Station, enabling seamless connection to the extensive Downtown (DTL) MRT network, with the upcoming Cross Island Line (CRL) just 1 stop away. The Reserve Residences is one of nine known integrated developments with a transport hub.

The Reserve Residences features 732 residential units with a wide array of layouts and unit types under four collections; The Reserve Residences collection with 502 units of 1- to 3-bedroom units, Horizon (绿野) collection with 167 units of 3- and 4-bedroom units, Creekside (映溪) collection with 48 units of 3- and 4- bedroom units, as well as 15 exclusive Treetops (蔚冠) premium units of 4- to 5-bedroom units, duplexes and penthouses. The five sizeable penthouses are located on level 32 with sizes ranging from 231 to 261 sqm.

Buyers vying for the 3-, 4-, or 5-bedroom units will also have the option of private lift access at their doorstep. *(For more information on these four distinct collections, please refer to **Annex A.**)*

It is also near several educational institutions from primary schools to tertiary schools. Methodist Girls' School and Pei Hwa Presbyterian Primary School is within a kilometre of the residence, with several other well-regarded schools such as Raffles Girls' Primary School, Nanyang Girls' High School, Hwa Chong Institution, Anglo-Chinese School (Independent), National Junior College and the National University of Singapore just a short drive away.

Nature enthusiasts will have the luxury of being located close to Bukit Timah Nature Reserve, the newly opened Rifle Range Nature Park and key recreational corridors including the Coast-to-Coast Trail, Rail Corridor and the soon-to-come Bukit Timah-Rochor Green Corridor. A short drive will bring residents to other parks and heritage trails in the area, such as Hindhede Nature Park, Former Ford Factory, Bukit Batok Nature Park, Dairy Farm Nature Park, and Singapore Botanic Gardens.

The Reserve Residences sales gallery, located at 100A Upper Bukit Timah Road, opens daily from 9am to 7pm from 28 May 2023. Interested buyers may contact Far East Organization or its marketing agents which include ERA, Huttons, OrangeTee & Tie, PropNex and Singapore Realtors Inc (SRI). For enquiries or to make a viewing appointment, please call the Far East Organization hotline: +65 6534 8000 or visit the official project website [thereserveresidences.com.sg](https://thereserveresidences.com.sg).

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### **About Sino Group**

Established in 1971, Sino Group has grown with the communities it serves into one of Hong Kong's leading property developers. With the mission of Creating Better Lifescapes, Sino Group seeks to build a better community together.

Its core business of developing properties for sale and investment is complemented by a full range of property services. It is also a major player in hotel investment and management to ensure a holistic Sino Experience. In addition to a diversified portfolio of residential, office, industrial, retail and hospitality properties in Hong Kong, the Group has footprint in mainland China, Singapore and Australia. It has been involved in 250 projects spanning 130 million sq ft as well as a team that counts more than 11,000 across the Asia Pacific.

[www.sino.com](http://www.sino.com)

### **About Far East Organization**

Far East Organization is a Christian Enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong-based sister company Sino Group, they are one of Asia's largest real estate groups, with operations in Singapore, Malaysia, Australia, Japan, China (Mainland and Hong Kong) and USA. Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. Far East Organization includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited. Far East Organization is the winner of 13 FIABCI World Prix d'Excellence awards, the highest honour in international real estate.

Follow Far East Organization on social media:

Instagram: <https://www.instagram.com/fareastorganization/>

LinkedIn: <https://www.linkedin.com/company/fareastorganization/>

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## FACT SHEET: THE RESERVE RESIDENCES

Development Details											
Developer	Sino Group & Far East Organization										
District	District 21										
Address	9, 11, 13, 15, 17, 19, 21, 23 Jalan Anak Bukit										
Total Units	Residential – 732 units Serviced Residences – Approx. 160 units										
Site Area	Plot 1 - 32,185 sqm / 346,439 sqft (Plot ratio 3.0) Plot 2 - Underground pedestrian link to Beauty World MRT Station										
No. of Storeys	Low-Rise block (4 towers): 6 to 11 Storeys with roof terrace on Level 12 Mid-Rise block (2 towers): 4 to 16 Storeys with sky terrace on Level 17 High-Rise block (2 towers): 4 to 32 Storeys with roof terrace on Level 33										
Unit Types	<table border="1"> <tr> <td>1-Bedroom (100 units)</td> <td>41 to 46 sqm (441 to 495 sqft)</td> </tr> <tr> <td>2-Bedroom (304 units)</td> <td>52 to 75 sqm (560 to 807 sqft)</td> </tr> <tr> <td>3-Bedroom (216 units)</td> <td>82 to 128 sqm (883 to 1,378 sqft)</td> </tr> <tr> <td>4-Bedroom + Duplex (100 units)</td> <td>137 to 209 sqm (1,475 to 2,250 sqft)</td> </tr> <tr> <td>5-Bedroom + Duplex (12 units)</td> <td>164 to 279 sqm (1,765 to 3,003 sqft)</td> </tr> </table>	1-Bedroom (100 units)	41 to 46 sqm (441 to 495 sqft)	2-Bedroom (304 units)	52 to 75 sqm (560 to 807 sqft)	3-Bedroom (216 units)	82 to 128 sqm (883 to 1,378 sqft)	4-Bedroom + Duplex (100 units)	137 to 209 sqm (1,475 to 2,250 sqft)	5-Bedroom + Duplex (12 units)	164 to 279 sqm (1,765 to 3,003 sqft)
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Carpark Facility	L1 Carpark – Mall and Serviced Residences L3, L4, L5 Carpark – Residential (No dedicated carpark lots)										
Tenure	99 years leasehold wef 29 November 2021										
Estimated TOP Date	Q1 2028										
Expected Legal Completion	31 Dec 2031										
Consultants											
Architect	WOHA Architects										
Landscape Architect	ICN Design International										
M&E Engineer	Bescon Consulting Engineers										
C&S Engineer	KTP Consultants										
Facilities											
<p><b>Level 4</b></p> <ol style="list-style-type: none"> <li>Foliage Garden</li> <li>Palm Grove</li> <li>Hammock Garden</li> <li>600m Jogging Trail</li> <li>Outdoor Fitness 1</li> <li>The Perch Living Room</li> <li>Petunia Pavilion</li> <li>Paloma Pavilion</li> <li>Angelica Dining Pavilion with BBQ</li> <li>Anise Dining Pavilion with BBQ</li> </ol> <p><b>Level 5</b></p> <ol style="list-style-type: none"> <li>Grand Lawn</li> <li>Dog Run</li> </ol>	<p><b>Level 6</b></p> <ol style="list-style-type: none"> <li>Zen Decks 1</li> <li>Garden Deck 2</li> <li>Tennis Court</li> <li>Recreational Court</li> <li>Outdoor Fitness 3</li> <li>Kids' Play Corner</li> <li>Swing Garden</li> <li>Retreat Cabanas</li> </ol> <p><b>Level 12</b></p> <ol style="list-style-type: none"> <li>Community Garden 1</li> <li>Succulent Garden</li> <li>Creekside Cabanas</li> <li>Tarragon Dining Pavilion</li> </ol>										

13. Play Lawn
14. Water Cascade
15. Garden Decks 1
16. Terrace Deck
17. Terrace Steps
18. Commune Deck
19. 50m Lap Pool
20. Aqua Gym with Spa
21. Changing Room with Sauna
22. Outdoor Fitness 2
23. Aqua Cove
24. Family Pool
25. Kids' Pool
26. Play Pool
27. Spa Pool
28. Adventure Playground
29. The Perch Reading Room
30. The Raintree Function Room
31. The Alstonia Function Room
32. Casuarina Entertainment Rooms
33. The Willow Function Room
34. Pool Cabanas
35. Shorea Cabanas
36. Lovage Dining Pavilion
37. Lemongrass Dining Pavilion
38. Linden Dining Pavilion

51. Thyme Dining Pavilion
52. Tansy Dining Pavilion

**Level 17**

53. Community Garden 2
54. Meadow Garden
55. Vista Glades
56. Zen Decks 2
57. Vista Gym
58. The Tembusu Living Room
59. The Nest Work Pods
60. Cinnamon Dining Pavilion
61. Cayenne Dining Pavilion
62. Cumin Dining Pavilion
63. Chicory Dining Pavilion
64. Cassia Dining Pavilion

**Level 32**

65. Canopy Deck

**Level 33**

66. Sky Lawns
67. Sky Decks
68. Sage Dining Pavilion
69. Saffron Dining Pavilion
70. Savory Dining Pavilion
71. Sorrel Dining Pavilion
72. Safflower Dining Pavilion



The Reserve Residences Perspectives – Hi-res images can be downloaded from [this link](#).



The only mixed-use integrated development with a transport hub situated in the heart of Bukit Timah and the foothills of the Bukit Timah Nature Reserve. The Reserve Residences is inspired by the verdant landscape of the neighbouring nature parks.



The Reserve Residences features 732 residences with a variety of layouts under four unique collections. Its excellent locale offers residents easy access to food, retail and community spaces, as well as outdoor activities and nature exploration.



The mixed-use integrated development combines residential living with lifestyle and public spaces. It features a sizeable retail mall Bukit V with over 20,000 sqm in gross floor area, a bus interchange, and direct access to Beauty World MRT Station.

## Annex A

Collections	Description
<p><b>The Reserve Residences</b></p> <p><b>502 units</b></p> <p><b>1- to 3-Bedrooms</b> <b>[41 sqm to 113 sqm]</b></p>	<p>The residential towers of The Reserve Residences collection soar above its lush landscaping and calming pools. Choose from a range of comfortably-sized 1-bedroom to 3-bedroom homes that best suit your lifestyle needs.</p> <p>Each home embodies the essence of a tropical residence, with an open flow of natural light and where space is optimised for contemporary living and designed with thoughtful storage solutions.</p>
<p><b>Horizon</b></p> <p><b>167 units</b></p> <p><b>3- to 4-Bedrooms</b> <b>[122 sqm to 151 sqm]</b></p>	<p>Selected Horizon units offer exceptional, tranquil views of the neighbouring Bukit Timah Nature Reserve and Rifle Range Nature Park. This collection comprises 3- and 4-bedroom homes ideal for families and multi-generation living.</p> <p>Designed with full-height windows, stunning vistas of the sky and nature frame your home. Living and dining areas are generously sized to create the perfect place for social gatherings.</p>
<p><b>Creekside</b></p> <p><b>48 units</b></p> <p><b>3- to 4-Bedrooms</b> <b>[104 sqm to 203 sqm]</b></p>	<p>The limited edition 3- to 4-bedroom Creekside homes come complete with balconies overlooking rejuvenating views of the pool or verdant greens. These exclusive homes are situated within a low-rise block, away from the main residential towers.</p> <p>For added privacy, selected homes in this collection have a private lift.</p>
<p><b>Treetops</b></p> <p><b>15 units</b></p> <p><b>4- to 5-Bedroom Apartments, Duplexes and Penthouses</b> <b>[145 sqm to 261 sqm]</b></p>	<p>At Treetops, scenic views are perfectly complemented by the elegant interiors, accented with choice marble finishings. Enjoy the grandeur of the space with a generous ceiling height of up to 3.2m.</p> <p>Each unit in this collection has either a private lift or direct car park access.</p>