

Factsheet and Frequently Asked Questions

Project Name	Pasir Ris 8
Developed by	Phoenix Residential Pte Ltd and Phoenix Commercial Pte Ltd (Allgreen Properties Limited and Kerry Properties Limited)
Project Description	Proposed mixed use development comprising 2 basements for carpark and commercial use, with underground linkway, a 4-storey podium comprising bus interchange, HDB town plaza, polyclinic and 7 blocks of 10 / 11-storey residential flats (Total 487 units) with ancillary facilities on lot 03235K MK29 AT Pasir Ris Drive 3 / Pasir Ris Drive 8 / Pasir Central (Pasir Ris Planning area)
Address	08, 10, 12, 14, 16, 18, 20 Pasir Ris Drive 8
District	18
Tenure	99 years w.e.f 05 July 2021
Land area	38,003.7sqm
Plot Ratio	2.5
Commercial GFA (Approx.)	34,900sqm
Residential GFA (Approx.)	42,000sqm
Children Centre (Approx.)	1,000sqm
Expected Date of Vacant Possession	30 June 2026
Expected Date of Legal Completion	30 June 2029
No. of residential units	487
No. of car park lots	Residents – 414 lots
Project Account	Oversea-Chinese Banking Corporation Limited for Project Account No. 717-146096-001 of Phoenix Residential Pte Ltd & Phoenix Commercial Pte Ltd
Bank Name	Oversea-Chinese Banking Corporation Limited
Bank Address	65 Chulia Street OCBC Centre Singapore 049513
Account No	717146096001
Bank Code	7339

Swift Code	OCBCSGSGXXX
Branch Code	717
Account Name	Phoenix Residential P L & Phoenix Commercial P L – Project A/C
Integrated development amenities	Pasir Ris Mall Polyclinic HDB Town Plaza with Heritage Garden Childcare centre (childcare operator to be decided) Central Greenway connecting to Pasir Ris Park
Transport nodes connectivity	Direct access to Pasir Ris MRT station (EWL) at level 1 Integrated airconditioned bus interchange and MINDEF PUDO at level 1 Underground linkway to future Cross Island Line (CRL) at basement 2

<p>Residential facilities & features</p>	<p>LEVEL 3</p> <ul style="list-style-type: none"> - Arrival Lounge - Bicycle Club <p>LEVEL 4</p> <p>WELCOME DUNE</p> <ul style="list-style-type: none"> - The Avenue - Mist Trail <p>READING DUNE</p> <ul style="list-style-type: none"> - Study Pavilion - Co-Working Pavilion - Reading Pavilion <p>RELAX DUNE</p> <ul style="list-style-type: none"> - Chillout Corner - Web Seats - Swing Pavilion <p>GARDEN DUNE</p> <ul style="list-style-type: none"> - The Lawn - Sensory Garden - Reflexology Path - Urban Farm - Greenhouse Pavilion <p>WELLNESS DUNE</p> <ul style="list-style-type: none"> - Yoga Deck - Open Gym - Zen Pavilion 	<p>CLUB 8</p> <ul style="list-style-type: none"> - Club Lounge - Co-Working Lounge - Club Gym - Party Room - Gourmet Kitchen - Song Room 1 - Song Room 2 - The Signature Tree - Changing Rooms - Poolside BBQ Pavilion - Terrace BBQ Pavilion - 50m. Lap Pool - Poolside Deck - Jacuzzi Lounge - Boardwalk - Meandering Stream - Api Api Bio Pond <p>THE KIDS' CLUB</p> <ul style="list-style-type: none"> - Party Room - Interactive Playroom - Washroom - Fountain Waterplay - Foggy Waterplay - Children's Pool - Pool Deck - Adventure Pool - Children's Play Area - Wall Climb - Toddler Playground - Grill Area
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Educational Institutions	<p>(Within 1km and 2km)</p> <p><u>Primary Schools</u> Elias Park Primary School Casuarina Primary School Gongshang Primary School Meridian Primary School Park View Primary School Pasir Ris Primary School Tampines North Primary School White Sands Primary School</p> <p><u>Secondary Schools</u> Hai Sing Catholic Pasir Ris Crest Secondary School Loyang View Secondary School Meridian Secondary Dunman Secondary East Spring Secondary Ngee Ann Secondary Pasir Ris Secondary Tampines Secondary St. Hilda's Secondary Junyuan Secondary Springfield Secondary</p> <p>(Others)</p> <p><u>Tertiary Institutions and International Schools</u> Tampines Meridian Junior College Overseas Family School UWC Southeast Asia The Japanese Primary School Changi Campus SUTD Singapore University of Technology and Design Temasek Polytechnic</p>
Architect	DCA Architects Pte Ltd
Interior Designer	1BR & 2BR (SuMisura) 3BR (Cynosure)
Landscape Consultant	SHMA Company Limited
Main Contractor	Woh Hup (Private) Limited
M&E Engineer	J Roger Preston (s) Pte Ltd
C&E Engineer	Mott Macdonald Singapore Pte Ltd
Quantity Surveyor	Threesixty Cost Management Pte Ltd
Conveyance Solicitor	Allen & Gledhill LLP

Unit Mix Breakdown

Bedroom	Type	No. of units	Size Range	
			Sqm	Sqft
1BR FLEXI	AF1, AF1(P)	53	48	517
1BR+S	AS1, AS1(P)	39	50	538
2BR	B1, B1(P), B2, B2(P), B3, B3(P)	89	66 - 67	710 - 721
2BR Premium	BP1, BP1(P)	115	72	775
2BR Premium + Study	BPS1, BPS1(p)	15	77	829
3BR	C1, C1(P), C1-A, C1-A(P), C2, C3, C3(P)	72	95 - 99	1,023 – 1,066
3BR Premium + Guest	CPG1, CPG1(P), CPG2, CPG2(P), CPG3, CPG3(P)	74	117 - 121	1,259 – 1,302
4BR Premium FLEXI	DPF1, DPF1(P), DPF1-A, DPF1-A(P)	16	136	1,464
4BR Suite + Guest	DSG1, DSG1(P), DSG2, DSG2(P)	14	143 - 144	1,539 – 1,550
Total		487		

Ceiling Heights

Area	Floor to ceiling height (m)
Living	2.85m (Localised bulkheads at 2.4m where applicable)
Dining (Type AF1, AF1(p))	2.4m
Dining (Type AS1, AS1(p), B1, B1(p), B2, B2(p), B3, B3(p), BP1, BP1(p), BPS1, BPS1(p), C1, C1(p), C1A, C1A(p), C2, C3, C3(p), CPG1, CPG1(p), CPG2, CPG2(p), CPG3, CPG3(p), DPF1, DPF1(p), DPF1A, DPF1A(p), DSG1, DSG1(p), DSG2, DSG2(p))	2.85m (Localised bulkheads at 2.4m where applicable)
Bedrooms	2.85m (Localised bulkheads at 2.4m where applicable)
Guest Room, Study	2.4m
Bathrooms, WC, Wet Kitchen, Yard	2.4m
Open/Dry Kitchen	2.4m
Walk-in Closet	2.7m (Localised bulkheads at 2.4m where applicable)
Private Lift Lobby	2.4m
Balcony/PES	2.85m (Localised bulkheads at 2.4m where applicable)
Note: Floor to Ceiling Height – unit floor finish level to underside of slab/false ceiling where applicable (in m).	

Total Share Value / Estimated Maintenance Fees (pending approval)

Bedroom	Share Value	Estimated Charges (per month)
1BR FLEXI AF1, AF1(P)	5	TBC
1BR+S AS1, AS1(P)	5	TBC
2BR B1, B1(P), B2, B2(P), B3, B3(P)	6	TBC
2BR Premium BP1, BP1(P)	6	TBC
2BR Premium + Study BPS1, BPS1(p)	6	TBC
3BR C1, C1(P), C1-A, C1-A (P), C1-A(P), C2, C3, C3(P)	6	TBC
3BR Premium + Guest CPG1, CPG1(P), CPG1, CPG2, CPG1, CPG2(P), CPG1, CPG3, CPG1, CPG3(P)	7	TBC
4BR Premium FLEXI DPF1, DPF1(P), DPF1, DPF1-A, DPF1, DPF1-A(P)	7	TBC
4BR Suite + Guest DSG1, DSG1(P), DSG1, DSG2, DSG1, DSG2(P)	7	TBC

Floor Finishes




Living / Dining / Private Lift Lobby	<p>(1BR to 3BR Premium + Guest) Porcelain floor tiles with timber skirting</p> <p>(4BR Premium Flexi and 4BR Suite + Guest) Marble with timber skirting</p>
Kitchen	Porcelain floor tiles with skirting
Dry Kitchen (where applicable)	<p>(4BR Suite + Guest) Marble with timber skirting</p>
Master Bedroom / Junior Master Bedroom / Bedrooms	Vinyl flooring with timber skirting
Guest Room / Study	Porcelain floor tiles with skirting
Master Bath / Junior Master Bath / Baths	Porcelain floor and wall tiles
Foyer / Yard	Porcelain floor tiles with skirting
WC	Porcelain floor and wall tiles
Balcony / PES	Porcelain floor tiles with skirting

Kitchen Appliances

Kitchen appliances	<p><u>1BR & 2BR UNIT TYPE (Bosch)</u> 60CM TELESCOPIC HOOD (OPEN KITCHEN) INDUCTION HOB (OPEN KITCHEN) 90CM TELESCOPIC HOOD (ENCLOSED KITCHEN - TYPE BP) GAS HOB (ENCLOSED KITCHEN - TYPE BP) BUILT-IN OVEN STANDING FRIDGE WASHER DRYER</p> <p><u>3BR UNIT TYPE (Bosch)</u> 90CM TELESCOPIC HOOD GAS HOB BUILT-IN OVEN STANDING FRIDGE WASHER DRYER HAIKU FAN</p>
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	<p><u>4BR UNIT TYPE (Bosch & Kadeka)</u></p> <p>90CM TELESCOPIC HOOD GAS HOB BUILT-IN OVEN STANDING FRIDGE WASHER DRYER KADEKA WINE/BEER CHILLER HAIKU FAN</p>
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Sanitary Wares & Fittings

Sanitary Wares & Fittings	<p> </p> <ul style="list-style-type: none">• Master & junior master bath - Duravit undercounter basin• Common bath - Duravit undercounter basin• Master & junior master bath - Duravit rimless wall hung WC• *Duravit me by stark designer series• Master & junior master bath - Geberit WC flush plate• Common bath - Duravit rimless pedestal WC *Duravit me by stark designer series• (4BR Premium Flexi and 4BR Suites only) Master bath - Duravit rimless Sensowash slim bidet washlet <p></p> <ul style="list-style-type: none">• All basin mixer (except WC basin mixer)• All bath shower mixer• All bath shower set (except WC shower set)• Rain shower (master & junior master bath only)
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Frequently Asked Questions (FAQ)

Balcony	Types of finishes	Porcelain floor tiles with skirting
	Lighting point	Yes
	Power point	Yes
	Water point	No
	Height of railing	1m (minimum)
	Trellis provided	no
	Can cover balcony with grille?	The balcony shall not be enclosed unless with the approved balcony screen
Window	Do the units have sunscreen?	No
	Can sunscreen be installed?	Yes, to be installed in selected colours only.
	Double glazing?	No
	Casement / Sliding?	Casement
	Is the window glass panels tinted?	Yes
	Will there be acoustic ceiling or blinds provided for stacks/units facing towards the cooling towers & MRT Track?	Subject to authority compliance
Dishwasher Provision	Provided?	No
Water Heater	Gas or Electric?	Electric storage water heater
Hot Water Supply	Provision to where?	Bathrooms and kitchen
	Capacity?	30L
Hair Dryer & Shaver Point	Provided?	No
Gas Supply	City gas or Cylinder	City Gas
Data/Tel point	Location?	Kitchen, Living/Dining, Bedroom, Master bedroom and DB Closet.
TV point	Location?	Living/Dining and Master bedroom.

Fibre Optic	Is it fibre optic ready?	All apartments equipped with wiring and cable ready for internet connection.
Access to units	Main door access by card or key?	Digital Door Lock provision at unit; access by Pin code, RFID key tag, fingerprint, mechanical key override and smart home phone app.
Access to common facilities	Is there direct access to pool area from 4 th storey? etc.	Yes
Letter Box	Location?	Level 3
Parcel Station	Location?	Level 3
Bomb Shelter	Location?	Staircase Storey Shelter
Waste Disposal System	Pneumatic chute system OR Normal chute system?	Pneumatic chute system
Water Tank	Location? Roof or basement?	Roof – domestic water tank
Electrical sub-station	Location?	Level 2 facing Pasir Ris Drive 3
Refuse collection	Location?	Basement 1 Bin Centre
Car Park	Car park location & entrance	Level 3 through Pasir Ris Drive 8
	Is it shared with retail?	No. Retail carpark is located at the basement 1 & 2
Bicycle Bay (Basement ??)	Is the bicycle bay shared with retail?	No
	Accessible from?	Level 1 lift lobbies
Pool	Depth?	1.2m
	Size?	50m Lap Pool
	No of lanes?	4
Children's water play pool	Depth?	0.6m
	Size?	Approx. 20-30sqm
Entry to Residences	How many and where?	9 nos. of Lift lobbies on L1. <ul style="list-style-type: none"> - 1 no. for Each block (total 7nos) - 1 no. facing Pasir Ris Drive 8 - 1 no. adjacent to EWL MRT station
Lifts	How many lifts per lobby?	Blk 18-2 Nos Blk 8,10,12,14,16 & 20)- 2 + 1 Nos Blk 10 & 20-Additional 1 No Private lift (applicable units only)

How are the lift lobbies ventilated?	<p><u>Resi lobby facing Pasir Ris Dr 8</u> -Level 1 (air-conditioned) -Level 3&4 (naturally ventilated)</p> <p><u>Resi E deck lobby (facing EWL mrt station)</u> -Level B1, B2, 1 to 4 (air-conditioned)</p> <p><u>Resi Block Lobbies (each block)</u> -Level 1 & 3(air-conditioned) -Level 4-10/11 (naturally ventilated)</p>
Which lift lobbies are accessible by residents only?	All
Which lift lobbies are accessible by visitors only?	Resi drop off lobby (Level 1 and 3) Resi E deck lobby (Level 1 and 3) Resi block lobby (Level 3 only)
Can residents access Level 4 (E-deck) from all the lift lobbies?	Yes
Can residents access every level or only their own residential level?	Every level

Please describe the various access /linkway from the development to all the integrated amenities, e.g. to MRT, bus-interchange, childcare centre, polyclinic, etc.	<p>Direct access to retail floors at Resi lobby (near MRT station), serving B2 to L4</p> <p>Access to MRT stations, Bus Interchange, HDB town plaza, poly clinic at level 1.</p>
How many retail shops are there in the shopping mall?	Est 170 shops.
Who are the anchor tenants?	Tenants yet to be confirmed
Are there Sky Gardens?	Sky Gardens are only on L8 of Blocks 8,10,16,18 & 20.
<p>Are there any blocks that are facing the MRT Track?</p> <p>If yes, what's the distance from block to MRT Track?</p> <p>Which level can clear the MRT track?</p>	<p>No. All blocks are orientated to have the gable ends facing the MRT track.</p> <p>Block 20- approx. 26m</p> <p>Block 8 to Block 18- ranging from 56m to 83m.</p> <p>Units at L4 (lowest resi floor) can clear the MRT track.</p>

What is the distance from blocks to cooling towers?	Approx. 20m for blocks 8 & 10
What the distance from block to block?	Ranging from 18m to 36m
Is there any car wash bay at car park? Which level?	Yes, 2 nos. at L3 carpark
What's the residential carpark clearance height?	2.2m
Is there a service lift? e.g. for furniture delivery	No
Is there any CCTV camera inside the lifts and corridors? Are there audio or video intercom?	CCTV cameras to lift lobbies and designated common areas. VCP at 2 main lobbies at Level 1 and lobbies at level 3.
How many entrances to the development? Is the entrance for shoppers & residents the same?	9 on L1 for Residential development. No
Is the development handicapped friendly?	Yes, complying to BCA Accessibility Code