



ONE
BERNAM
柏南華庭

ALL DIMENSIONS, AREAS AND DISTANCES
ARE APPROXIMATE AND FOR REFERENCE ONLY

FACTSHEET

Project Name	One Bernam 柏南华庭
Developer	HY-MCC (Bernam) Pte. Ltd.
Location	1 Bernam Street, Singapore 078852
Tenure	99 years commencing on 10 December 2019
Site Area	3,846.2 m ²
Gross Plot Ratio	7.28
Approved Plot Ratio	7.82
Developer's Licence No	C1388
Expected Vacant Possession Date	31 March 2026
No. of Units	351
No. of Storeys	35
No. of parking Lots for Residential Flat Units	178 Lots (inclusive of 6 Carpark Lots (comprised in 3 Accessory Lots) for penthouse units and 2 Accessible Lots)
Description	PROPOSED ERECTION OF 35 STOREY DEVELOPMENT COMPRISING 2 STOREY COMMERCIAL, 1 STOREY SERVICE APARTMENTS (13 UNITS), 32 STOREY RESIDENTIAL FLATS (351 UNITS) WITH SWIMMING POOL AND COMMUNAL FACILITIES, BASEMENT CAR PARK, MULTI-STOREY CAR PARK

FACTSHEET

Consultants	
Architect	DP Architects Pte. Ltd
Landscape Architect	DP Green
Main Contractor	China Jingye Construction Engineering (S) Pte. Ltd.
Civil & Structural	TW-ASIA Consultants Pte. Ltd.
M & E	United Project Consultants Pte. Ltd.
Land Surveyor	How Huai Hoon Surveyors
Acoustics	Alpha Acoustics Engineering Pte. Ltd.
ESD	DP Sustainable Design Pte. Ltd.
ID	ASDA Pte. Ltd.

Solicitor Details	
Solicitor	LEE & LEE Advocates & Solicitors
Address	50 Raffles Place #06-00 Singapore Land Tower Singapore 048623

Unit Mix

BR	Unit Type	Unit	No. of Units	% By Units		Sqm	Sqft	Share Value	Est. Monthly Maintenance Fund (Excl. GST)
1 BR	Type A1	#05-04 to #33-04	29	8.3%	24.79%	42	452	163	\$350 - \$390
	Type A2	#05-03 to #33-03	29	8.3%		41	441	163	\$350 - \$390
	Type A3	#05-05 to #33-05	29	8.3%		43	463	163	\$350 - \$390
2 BR	Type B1	#05-06 to #33-06	29	8.3%	33.05%	68	732	196	\$430 - \$480
	Type B2	#05-01 to #33-01	29	8.3%		68	732	196	\$430 - \$480
	Type B3	#05-02 to #33-02	29	8.3%		65	700	196	\$430 - \$480
	Type B4	#05-07 to #33-07	29	8.3%		65	700	196	\$430 - \$480
2BR+Study	Type BS1	#05-11 to #33-11	29	8.3%	33.05%	77	829	196	\$430 - \$480
	Type BS2	#05-10 to #33-10	29	8.3%		77	829	196	\$430 - \$480
	Type BS3	#05-09 to #33-09	29	8.3%		75	807	196	\$430 - \$480
	Type BS4	#05-08 to #33-08	29	8.3%		81	872	196	\$430 - \$480
3 BR	Type C1	#05-12 to #33-12	29	8.3%	8.26%	132	1,421	228	\$500 - \$550
Penthouse	Type E1	#35-01	1	0.3%	0.85%	400	4,306	391	\$860 - \$910
	Type E2	#35-03	1	0.3%		181	1,948	261	\$570 - \$620
	Type E3	#35-02	1	0.3%		162	1,744	261	\$570 - \$620
Total			351	100%	100%				

FACTSHEET

Project Account

Account No.

04403001037

Payee's name

MALAYAN BANKING BERHAD FOR PROJECT ACCOUNT
NO. 04403001037 OF HY-MCC (BERNAM) PTE.LTD

FACTSHEET

Recreation Facilities

L4 Sky Terrace

WELLNESS LIFESTYLE

1. Garden Walk
2. Leisure Deck
3. Chill Out Deck
4. Yoga Deck

THE BOTANIC COLLECTION

5. Fragrant Garden
6. Shaded Garden
7. Palm Garden
8. Garden Bridge
9. Path Over Reflective Water
10. Waterwall
11. Alocasia Walk

FACTSHEET

ACTIVE LIFESTYLE

- 12. Viewing Deck
- 13. Gardens Dining Pavilion
- 14. Gourmet Function Room
- 15. Club House
- 16. Swimming Pool
- 17. Spa Pool
- 18. Lounge Deck
- 19. Pool Pavilion I
- 20. Pool Pavilion II

L34 Sky Terrace

THE TATAMI GARDEN

- 21. Kokedama Garden
- 22. Tatami Deck I
- 23. Tatami Deck II
- 24. Relaxation Corner

FACTSHEET

THE SKY LOUNGE

- 25. Outdoor Terrace
- 26. Sky Dining Function Room
- 27. Roof Terrace
- 28. Sky Garden Pavilion
- 29. North Sky Garden
- 30. South Sky Garden

THE SKY HAMMOCK GARDEN

- 31. Sky Hammock I
- 32. Sky Hammock II

THE SKY FITNESS CLUB

- 33. Sky Gym
- 34. Active Deck
- 35. Fitness Deck

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Show Unit Type Represented in Sales Gallery

Unit Type	Bedroom Type	Area (sqm)	Area (sqft)
A1	1 BR	42	452
BS1	2 BR + Study	77	829
C1	3 BR	132	1,421

Smart Home Feature

Smart Home gateway

Digital lockset

Air-conditioning with smart home interfacing at Living/Dining

Smart doorbell

Smart Mirror (Penthouses E1, E2, E3)

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Additional Items	
Kitchen Cabinets and Appliances	Engineered Stone countertop complete with high- and low-level kitchen cabinet and composite quartz resin sink with kitchen tap, induction hob, hood and built-in oven.
Bedroom Wardrobe	Built-in wardrobes with laminate and/or glass finish are provided to bedrooms
Ceiling Fan	Ceiling mounted fan shall be provided to all Living
Water Heater	Hot water supply shall be provided to all Bathrooms (Except WC and Kitchen).
Security System	Audio/Video Intercom System Card Access System
pneumatic waste conveyance system	

FACTSHEET

Location & Amenities

MRT Stations

- Tanjong Pagar
- Prince Edward Road (U/C)
- Maxwell (U/C)

5 mins walk

Highways

- AYE
- West Coast Highway
- CTE and MCE

3 mins drive
3 mins drive
4 mins drive

Leisure & Entertainment

- Gardens By the Bay
- Singapore Flyer
- Marina Golf Course
- Mount Faber Park

6 mins drive
6 mins drive
7 mins drive
7 mins drive

FACTSHEET

Dining

- Tanjong Pagar Plaza
- Icon Village
- Shake Shack Tanjong Pagar
- Maxwell Food Centre
- Lau Pat Sat
- Chinatown Point
- Satay by the Bay
- Amoy Street Food Centre

1 min walk
1 min walk
5 mins walk
8 mins walk
2 mins drive
3 mins drive
6 mins drive
6 mins drive

Shopping

- 100AM / Arama Hotel
- Suntec Convention Centre / Mall
- Vivo City / Sentosa
- Marina Bay Sands
- Millenia Walk
- Great World City
- Plaza Singapura
- Orchard Road

1 min walk
5 mins drive
6 mins drive
6 mins drive
6 mins drive
6 mins drive
6 mins drive
8 mins drive

FACTSHEET

Arts & Culture

- | | |
|--------------------------------------|--------------|
| • Buddha Tooth Relic Temple & Museum | 3 mins drive |
| • Victoria Theatre & Concert Hall | 3 mins drive |
| • National Gallery Singapore | 5 mins drive |
| • National Library | 6 mins drive |
| • Peranakan Museum | 6 mins drive |
| • Singapore Art Museum | 6 mins drive |

Education

- | | |
|---|--------------|
| • Cantonment Primary School | 7 mins walk |
| • Singapore Management University (SMU) | 6 mins drive |
| • LASALLE College of the Arts | 7 mins drive |
| • National Academy of Fine Arts (NAFA) | 8 mins drive |

FACTSHEET

Easy Access

- | | |
|--|--------------|
| • Chinatown | 3 mins drive |
| • Singapore General Hospital Medical Campus | 4 mins drive |
| • Marina Bay Sands | 6 mins drive |
| • Gardens By the Bay | 6 mins drive |
| • Singapore Management University | 6 mins drive |
| • Suntec City Convention & Exhibition Centre | 7 mins drive |
| • Esplanade - Theatres on the Bay | 7 mins drive |
| • National Museum of Singapore | 7 mins drive |
| • Orchard Road | 8 mins drive |

FACTSHEET

Floor Finishes		
Living / Dining / Study / Kitchen	600 x 600 mm	Hermes Grey Marble
Bedrooms	-	Engineered timber flooring with skirting
Bathrooms, WC	600 x 600 mm	Porcelain Tile
Separate WC & bathroom	600 x 300 mm	Porcelain Tile
Balcony	600 x 600 mm	Porcelain Tile
Household Shelter	600 x 600 mm	Porcelain tile
A/C Ledge	-	Cement/Sand screed
Note: All floor finishes are to exposed surface only		

FACTSHEET

Location Unit Type	Approximate Ceiling Height (mm)						
	A1, A2, A3	B1, B2, B3, B4	BS1, BS2, BS3, BS4	C1	E1	E2	E3
Living/Dining	2765	2765	2765	2875	3500	3500	3500
Kitchen	2765	2765	2765	2400	2600	2600	2600
Balcony	-	2925	2925	2925	3800	3800	3800
Bedrooms	2765	2765	2765	2765	3500	3500	3500
Bathrooms	2400	2400	2400	2400	2600	2400	2400
Shower Cubicle	2300	2300	2300	2300	2600	2400	2400
Foyer	-	-	-	2600	3500	3500	3500
Study	-	-	2765	-	-	-	-
Family	-	-	-	-	3500	-	-
Powder Room	-	-	-	-	2400	-	2400
Walk-in Wardrobe	-	-	-	-	3500	3500	-
WC	-	-	-	2400	2400	2400	2400
Yard	-	-	-	-	2600	2600	-
HS	-	-	-	2925	-	-	-
Store	-	-	-	-	2600	2600	2600

Notes:

-Ceiling height refers to floor finish level to underside of slab or false ceiling, where applicable

-Localised bulkhead approx. 2400mm at designated area, where applicable

FACTSHEET

Balcony Screen Option Cost

Unit Type	Final Installation Fee (Without GST)	
	S\$	
B1		7,100.00
B2		7,200.00
B3		7,100.00
B4		7,100.00
BS1		6,000.00
BS2		5,500.00
BS3		7,300.00
BS4		7,500.00
C1		17,800.00
E1		33,000.00
E2		12,300.00
E3		10,800.00