

FACT SHEET

For internal circulation only.
Does not form part of the contract



Development Details

Project Name	:	DUNEARN HOUSE	达恩·豪庭
Developer	:	Phoenix Dunearn Pte Ltd	
Address	:	760 Dunearn Road, Singapore 289920 762 Dunearn Road, Singapore 289916 764 Dunearn Road, Singapore 289634 766 Dunearn Road, Singapore 289917 768 Dunearn Road, Singapore 289918 770 Dunearn Road, Singapore 289919	
Land Tenure	:	99 years leasehold, commencing from 30 th September 2025	
District	:	District 11, Core Central Region (Bukit Timah Planning Area, Swiss Club Subzone)	
Total Number of Units	:	380	
Expected Date of NOVP	:	31 st December 2030	
Expected Date of Legal Completion	:	31 st December 2033	
Site Area	:	Approx. 13,491.90 sqm Approx. 145,225.60 sqft	
Gross Plot Ratio	:	2.4	
Permissible GFA	:	32,381sqm	
Project Description	:	Proposed Residential Flat Development Comprising 2 Blocks of 19-Storey and 3 Blocks of 10-Storey Residential Building (total: 380 units) with 1 Basement Carpark, Swimming Pool and Communal Facilities (GLS Site) on Lot MK15-03013m at Dunearn Road (Bukit Timah Planning Area)	
Carpark Lots	:	228 Carpark Lots at Basement Carpark 3 Accessible Lots at Basement Carpark	

Project Account Details	:	UOB for Project Account No. 761-357-525-5 of Phoenix Dunearn Pte. Ltd. UEN Number: 202531890H001
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Consultants

Architect	:	ONG&ONG Pte Ltd
Landscape Architect	:	Ecoplan Asia Pte Ltd
Structure Engineer	:	KCL Consultants Pte Ltd
M&E Consultant	:	United Project Consultants Pte Ltd
Project Interior Design	:	ONG&ONG Pte Ltd
Quantity Surveyor	:	Threesixty Cost Management Pte Ltd
Main Contractor	:	China Construction (South Pacific) Development Co Pte Ltd

Conveyancing Solicitors

Dentons Rodyk & Davidson LLP
80 Raffles Place #33-00 UOB Plaza 1
Singapore 048624

Unit Mix & Share Value

UNIT TYPE		NO. OF UNITS	NO. OF RESIDENTIAL UNITS	AREA (sqm)	AREA (sqft)	SHARE VALUE	ESTIMATED MF @ S\$79/SV/MTH (w/o GST)
2 BEDROOM	B1 (P)	2	40	49	527	5	\$395
	B1	18					
	B1a (P)	2					
	B1a	18					
2 BEDROOM PREMIUM	BP1 (P)	1	77	57	614	6	\$474
	BP1	9					
	BP1a (P)	1					
	BP1a	9					
	BP2 (P)	3					
	BP2	54					
2 BEDROOM + STUDY	BS1 (P)	2	59	61	657	6	\$474
	BS1	18		62	667		
	BS2 (P)	1		63	678		
	BS2	18					
	BS3 (P)	2					
	BS3	18					
3 BEDROOM	C1 (P)	2	20	81	872	6	\$474
	C1	18					
3 BEDROOM + FLEXI	C2 (P)	2	20	87	936	6	\$474
	C2	18					
3 BEDROOM + STUDY	CS1 (P)	1	20	88	947	6	\$474
	CS1	9		90	969		
	CS2 (P)	1					
	CS2	9					
3 BEDROOM PREMIUM	CP1	36	36	93	1001	6	\$474
4 BEDROOM	D1	18	36	110	1184	7	\$553
	D2	18					
4 BEDROOM PREMIUM	DP1	18	36	121	1302	7	\$553
	DP2	18		122	1313		
4 BEDROOM PREMIUM + STUDY	DPS1	36	36	128	1378	7	\$553
		TOTAL	380				

No. of Units Per Floor

Block	Units Per Floor (Typical Units)	No. of Lift
760 762	4	2
766 768 770	8	2

Finishes Schedule

Bedroom Type	Location	Finishing
LUXURY COLLECTION: B1, B1(P), B1a, B1a(P), BP1, BP1(P), BP1a, BP1a(P), BP2, BP2(P), BS1, BS1(P), BS2, BS2(P), BS3, BS3(P), C1, C1(P), C2, C2(P), CS1, CS1(P), CS2, CS2(P)	Living, Dining, Study, Flexi	Floor: Tile, 1200mm x 600mm
	Kitchen	Floor: Tile, 1200mm x 600mm Countertop, Backsplash: Quartz
	Household Shelter	Floor: Tile, 600mm x 300mm
	Bedroom	Floor: Engineered Wood
	Master Bath, Common Bath	Wall: Tile, 1200mm x 600mm Floor: Tile, 600mm x 600mm Vanity Countertop, Backsplash: Quartz
	Balcony	Floor: Tile, 600 x 600mm
	WC	Wall: Tile, 600mm x 300mm Floor: Tile, 600mm x 300mm
PINNACLE COLLECTION: CP1, D1, D2, DP1, DP2, DPS1	Living, Dining, Study	Floor: Tile, 1200mm x 1200mm
	Kitchen, Dry Kitchen, Wet Kitchen	Dry Kitchen Floor: Tile, 1200mm x 1200mm Wet Kitchen Floor: Tile, 1200mm x 600mm Kitchen Floor: Tile, 1200mm x 600mm Countertop, Backsplash: Quartz
	Household Shelter	Floor: Tile, 600mm x 300mm
	Bedroom	Floor: Engineered Wood
	Master Bath, Common Bath	Wall: Tile, 1200mm x 600mm Floor: Tile, 600mm x 600mm Vanity Countertop, Backsplash: Quartz
	Balcony	Floor: Tile 600mm x 600mm
	WC	Wall: Tile, 600mm x 300mm Floor: Tile, 600mm x 300mm
Yard	Floor: Tile, 1200mm x 600mm	

Doors

Main Entrance	Fire rated solid timber swing door
Kitchen	Type C1, C1(P), C2, C2(P), CS1, CS1(P), CS2, CS2(P) – Hollow Core Timber Sliding Door Type DP1, DP2, DPS1 – Timber Framed Glass Sliding Door
Wet Kitchen	Type CP1, D1, D2 – Hollow Core Timber Sliding Door
Bedroom	Hollow Core Timber Swing Door
Bath	Hollow Core Timber Sliding Door and/or Timber Swing Door
WC	PVC Slide-and-Swing Door
Household Shelter	Approved Swing Blast Door
Living/ Dining Leading to Balcony/ PES	Aluminum Framed Sliding Glass Door
PES	Aluminum Framed Swing Gate

Table 1: Floor & Skirting Finishes

Area	UNIT TYPE																	
	LUXURY UNITS												PINNACLE UNITS					
	B1 B1 (P)	B1a B1a (P)	BP1 BP1 (P)	BP1a BP1a (P)	BP2 BP2 (P)	BS1 BS1 (P)	BS2 BS2 (P)	BS3 BS3 (P)	C1 C1 (P)	C2 C2 (P)	CS1 CS1 (P)	CS2 CS2 (P)	CP1	D1	D2	DP1	DP2	DPS1
Living	Tile with timber skirting																	
Dining	Tile with timber skirting																	
Dry Kitchen	NA												Tile with timber skirting			NA		
Wet Kitchen / Kitchen	Tile with tile skirting																	
Balcony/PES	Tile with tile skirting																	
Master Bedroom	Engineered wood with timber skirting																	
Bedrooms	Engineered wood with timber skirting																	
Flexi / Study	NA				Tile with timber skirting				NA		Tile with timber skirting				NA			Tile with timber skirting
Master Bath	Tile																	
Baths	NA		Tile															
Yard	NA												Tile with tile skirting					
WC	NA												Tile					
Household Shelter	NA							Tile with tile skirting		NA		Tile with tile skirting						

Table 2: Kitchen Appliances

	Luxury Collection		Pinnacle Collection		
	2 Bedroom / 2 Bedroom Premium / 2 Bedroom + Study (B1, B1a, BP1, BP1a, BP2, BS1, BS2, BS3)	3 Bedroom/ 3 Bedroom + Flexi/ 3 Bedroom + Study (C1, C2, CS1, CS2)	3 Bedroom Premium (CP1)	4 Bedroom / 4 Bedroom Premium (D1, D2)	4 Bedroom Premium + Study (DP1, DP2, DPS1)
Induction Hob	✓				
Gas Hob		✓	✓	✓	✓
Cooker Hood	✓	✓	✓	✓	✓
Convection Oven	✓	✓			
Combi Steam Oven			✓	✓	✓
Refrigerator	✓	✓	✓	✓	✓
Washer cum Dryer	✓	✓	✓	✓	✓
Laundry Rack				✓	✓
Wine Chiller					✓

Additional Items

a) Wardrobes

- Master Bedroom (For Unit Type CP1, D1, D2, DP1, DP2 and DPS1)
Built-in wardrobe with swing tinted glass doors complete with internal drawers in laminate and/or melamine finish.
- All Other Master Bedroom (Except Unit Type CP1, D1, D2, DP1, DP2 and DPS1)
Built-in wardrobe with sliding doors completes with internal drawers in laminate and/or melamine finish.
- All Other Bedrooms
Built-in wardrobe with sliding doors completes with internal drawers in laminate and/or melamine finish.

b) Air-Conditioning

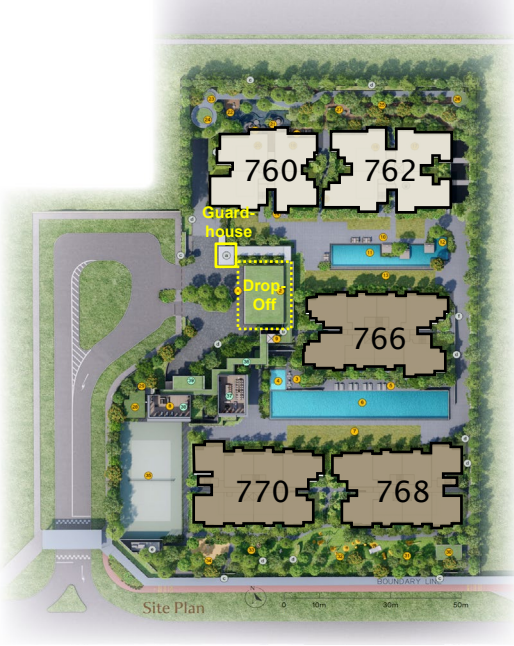
- Exposed wall-mounted split-unit air-conditioning system to Living/ Dining, Bedrooms, Study and Flexi.

Unit Ceiling Height Schedule

Area	UNIT TYPE																		
	LUXURY UNITS												PINNACLE UNITS						
	B1 B1 (P)	B1a B1a (P)	BP1 BP1 (P)	BP1a BP1a (P)	BP2 BP2 (P)	BS1 BS1 (P)	BS2 BS2 (P)	BS3 BS 3 (P)	C1 C1 (P)	C2 C2 (P)	CS1 CS1 (P)	CS2 CS2 (P)	CP1	D1	D2	DP1	DP2	DPS1	
Living	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875
Dining	2.875	2.875	2.4	2.4	2.4	2.4	2.4	2.4	2.875	2.875	2.4	2.4	2.875	2.875	2.875	2.875	2.875	2.875	2.875
Master Bedroom	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875
Bedrooms	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875
Flexi / Study	NA					2.875	2.875	2.875	NA	2.875	2.875	2.875	NA					2.875	
Wet / Dry Kitchen	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Corridor	NA					2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Household Shelter	NA								2.85	NA	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85
Master Bath	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Baths	N/A		2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Yard	NA												2.4	2.4	2.4	2.4	2.4	2.4	
WC	NA									2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	
Balcony / PES	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875	2.875

- Note:
- The above clear ceiling height(s) are in metres (m) and measured from finished floor level to underside of reinforced concrete slab or plaster board ceiling (where applicable)
 - Ceiling height subject to further coordination, FCU location is indicative
 - Ceiling height for localized bulkheads (where applicable) shall be at minimum 2.4m.

FAQ

Residential Entrance, Drop-off Point, Access, Lift		
#	Question	Answer
1	Where are the residential drop-off point and guard house located?	<p>1. Guard House Location 2. Residential Drop-Off Point ("Grand Arrival")</p>  <p style="text-align: center;">Site Plan</p>
2	Lift lobby naturally ventilated or air-conditioned?	<p>Basement lift lobbies are air-conditioned. All other levels are naturally ventilated.</p>
3	Can residents access other levels? Is there card control inside the lift?	<p>Secured lift lobby and lift car.</p> <p>Residents can only access their designated residential block and floor, the basement carpark, and the shared facilities.</p>
4	Is it possible to access the lift lobbies of other blocks? (E.g. Can residents from Blk 1 access Blk3?)	<p>See answer to Q3.</p>

5	<p>What is the dimension of the lift? How many people can it fit? What is the length and width of the lift door opening? Are we able to fit a grand piano?</p>	<p><u>Passenger & Fire Lift</u> Internal Car Dimension: approx. 1500 (W) x 1750 (D) x 2400 (H) Capacity: 15 Pax / 1150 KG</p> <p><u>Clubhouse/Bicycle Lift</u> Internal Car Dimension: approx. 2000 (W) x 2250 (D) x 2400 (H) Capacity: 30 Pax / 2275 KG</p> <p>Buyers are responsible to verify the size of their piano with our lift car dimensions above.</p>
6	<p>Any fire lift or service lift in the development?</p>	<p>Only fire lift is provided in the development.</p>
7	<p>Any CCTV camera inside the lifts, common corridors and carpark?</p>	<p>Security Surveillance Cameras will be provided to designated common areas.</p>
8	<p>How can residents grant access to their visitors?</p>	<p>Residents could grant the access via mobile app, registration through security guard house or via common area Visitor Call Panel.</p>
9	<p>Do visitors need to obtain permission via Video Call Panel before entering L2 facilities deck from the visitor lift? Or is it free access?</p>	<p>Dunearn Club (2nd Sty), Gym (2nd Sty), Waterfall Club (1st Sty) and Tennis Court (1st Sty) are secured facilities which require necessary access permission.</p>
10	<p>Are parking charges included in the maintenance fees or charged separately?</p>	<p>Refer to response in Carpark item 6.</p>

Carpark		
	Question	Answer
1	How many washing bays are there in the residential carpark?	No washing bay is provided
2	What is the size of the lot?	2.4m x 4.8m
3	Carpark ceiling height clearance?	Min. 2.2m
4	Any visitors lots?	No dedicated visitor lots provided
5	AC or DC charger for EV lots? How many? Any Passive charging provided?	7nos. of AC Electric Vehicle charging points will be provided
6	How will car park lots be allocated?	<p>(a) The carparks in the Housing Project comprise 228 carpark lots (inclusive of 7 EV charging lots) and 3 accessible lots</p> <p>(b) in the event the demand for Car Park Lots is less than the number of units in the Housing Project, subject always to the provisions of the BSMA, a Car Park Lot may be allotted to the Purchaser subject to availability and subject to the Purchaser complying with such procedures or requirements that the Vendor and/or the management corporation (when formed) may impose in respect of allocation of a Car Park Lot including but not limited to the following:-</p> <ul style="list-style-type: none"> i. priority shall be given to the first car of each Unit; ii. the allotment of Car Park Lots shall not be in respect of any specific Car Park Lot; iii. imposition of per-use or season parking charges; and <p>(c) If the demand for the Car Park Lots exceeds the number of Car Park Lots, subject always to the provisions of the BSMA, the allocation to the Purchaser of any of the Car Park Lots will be by way of periodic balloting at the absolute discretion of the Vendor and/or the management corporation.</p> <p>Please refer to PDI or Sales and Purchase Agreement for more details regarding the car park lot allocation.</p>

Waste Management		
	Question	Answer
1	What waste disposal system are we using?	Conventional refuse disposal system. Refuse hopper is located at the common corridor of every residential floor.
2	Where is the location of the bin centre?	Bin centre is located at basement
3	How many general waste and recyclable refuse hopper per floor?	1 Refuse hopper and 1 Recyclable hopper at every residential floor.
Facilities		
	Question	Answer
1	What is the Wellness Pool size?	Estimated Area: 150sqm
2	What is the main pool size? Equivalent to how many lanes?	50m Lap Pool Estimated Area: 400sqm Estimated 3 Lanes
3	Any equipment at Wellness Pool?	No
4	Is there jacuzzi pool?	It is not a jacuzzi pool. Spa Seat with jets are provided.
5	What is the size of Kids Pool?	Estimated Area: 24sqm
6	Is there hot water available in any of the pools?	No
7	What is the size of BBQ pit and Teppanyaki Pavilion?	Teppanyaki Pavilion – Estimated Area: 50sqm
8	Is electric or charcoal BBQ pit provided?	Electric
9	What is the estimated size and ceiling height of the function rooms?	Waterfall Club – Estimated Area: 78sqm Dunearn Club – Estimated Area: 89sqm Gym – Estimated Area: 80sqm Estimated Ceiling Height – 3.5m
10	Are there any appliances provided in the function room?	<u>Dunearn Club:</u> Induction hob, Cooker hood, Oven, Refrigerator

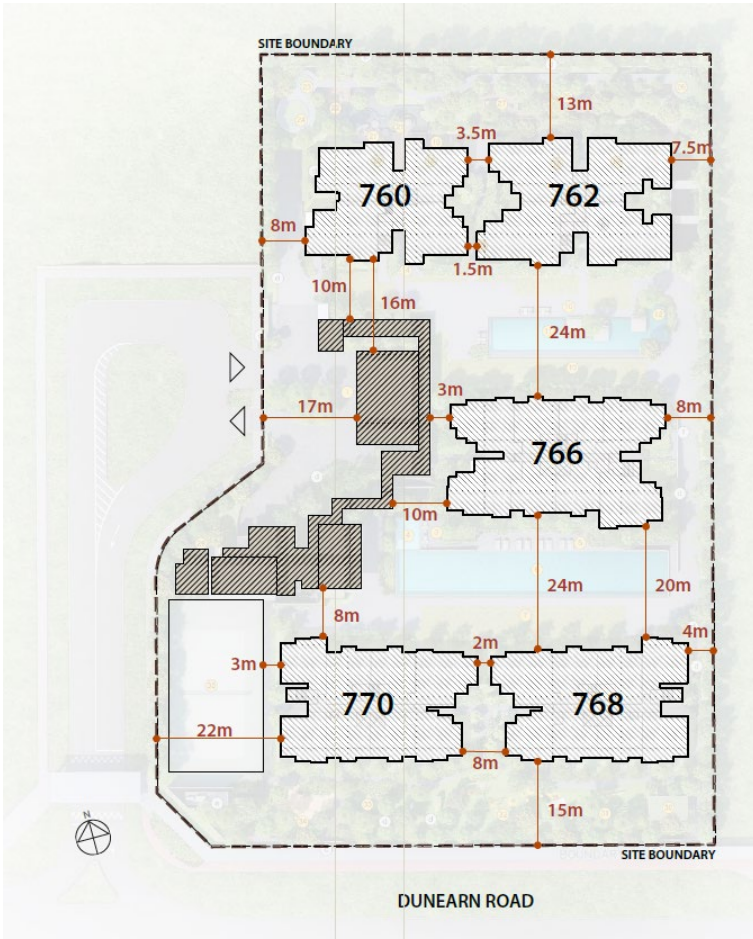
11	What is the estimated size of Gym?	Refer to Q9
12	What is the estimated size of Dunearn Club? How many pax can it fit?	Refer to Q9 Approximately 20pax.
13	What is the size of Waterfall Club?	Refer to Q9
14	How many bicycle lots are provided in the entire development?	64 bicycle lots
15	Is parcel box provided?	TBC
16	Will WiFi be available in the facilities area?	TBC

Unit Details

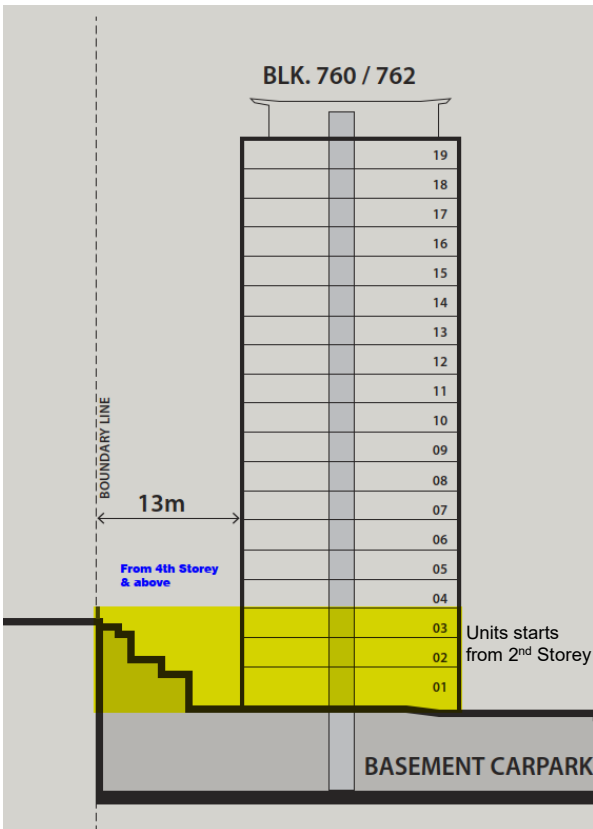
	Question	Answer
1	What is the height of the balcony railing?	Approx. 1050mm height
2	Are acoustic provisions installed at balcony?	Window restrictors, balcony sliding door restrictors, PES sliding door restrictors and/or balcony/PES acoustic blind will be provided at units in stack 17, 18, 23, 24, 25, 26, 31, 32. Please refer to PDI or S&PA for more details regarding the acoustic measures.
3	Any PowerPoint or tap provided at balcony?	1 weatherproof power point will be provided at balcony
4	What is the cost of installing balcony screen?	Refer to Annex below.
5	What is the colour of the balcony sliding door and railing?	Brown
6	What type of glass is provided at the balcony?	Laminated Glass
7	What type of glass is provided for the window? (Tinted? Low-E?)	Green Tinted Glass
8	Any light fitting provided in the wardrobe?	Yes
9	Will dehumidifier be provided in the wardrobe?	No
10	What type of heater is installed in the bathroom?	Electric Storage Water Heater (except WC)
11	Any light fitting provided in the bathroom cabinets?	Yes
12	Any light fitting provided in the Kitchen cabinets?	Yes
13	Town gas or cylinder gas?	Town Gas (to applicable units for C1, C1(P), C2, C2(P), CS1, CS1(P), CS2, CS2(P), CP1, D1, D2, DP1, DP2, DPS1)

14	Kitchen hood extracted or recirculated?	Recirculated
15	Is the Mechanical Ventilation (MV) for the bathroom extracted or recirculated?	Extracted
16	Are there any floor finish beneath the wardrobe?	Yes
17	What is the size of the main door?	Luxury Collection – Approx. 1m wide (structural opening for single leaf door) Pinnacle Collection – Approx. 1.25m wide (structural opening for double leaf door)
18	What smart home features are provided?	<ul style="list-style-type: none"> • 1 no. of smart home gateway (hub) • 1 no. of smart digital lockset at unit Main Entrance Door • 1 no. of wifi doorbell at Unit Main Entrance Door • Smart air conditioner control for all fan coil units
19	Distance between blocks & facilities	Refer to ANNEX-A
20	What is the height from units BS2 & BP2 at BLK 770 to clear Dunearn club?	Approx. 8m Refer to ANNEX-C
21	What is the height to clear North-facing retaining wall	Refer to ANNEX-B
22	Are the windows laminated with double-glazing, especially for units near the tennis court?	BLK 770 Gable end wall is facing the Tennis Court.
23	Are there any approved louvers?	No
24	How many side gates are there?	4 side gates
25	What is the size of study room?	Approx. 3m ² and unable to accommodate standard single bed.
26	Bathroom windows for ground floors unit is top hung or casement? privacy issue.	Casement windows

ANNEX-A (Distance between Blocks, Facilities and Boundaries)



ANNEX-B (Height to clear North-facing retaining wall)



ANNEX-C (Height to clear Clubhouse)

