

PROJECT NAME	PHOENIX RESIDENCES
Developer	USB (PHOENIX) PTE LTD
General Description	Proposed new erection of 3 blocks of 5 storeys residential apartment (74 units) with basement carpark, swimming pool and communal facilities on lot 1493C MK10 at Phoenix Avenue (Bukit Batok Planning Area)
Address	81, 83, 85 Phoenix Avenue
Status	Apartment
Location	District 23
Total no. of units	74
Site Area	3971.90 m ²
Plot Ratio	1.4
Gross Floor Area (GFA)	5560.66 m ²
Tenure of land	99 years from 05 November 2019
Developer License No.	C1361
Lot no.	LOT 01493C MK10
Building Plan Approval	A1698-00643-2018-BP02 dated 29 September 2020
Vacant Possession	19 February 2024
Legal completion	19 February 2027
Encumbrances on the Land	Mortgage in favour of Oversea-Chinese Banking Corporation Limited
Project Account	Oversea-Chinese Banking Corporation Limited for Project Account No. 713-208429-001 of USB (Phoenix) Pte. Ltd.
Telegraphic Transfer Details	Beneficiary Bank: OCBC OCBC SWIFT Code: OCBCSGSG OCBC Bank Code: 7339 Beneficiary A/c Name: USB (Phoenix) Pte Ltd – Project Account Beneficiary A/c No.: 713-208429-001
Architect	AGA Architects Pte Ltd
Main Contractor	TBC
Structural Engineer	JYC Consultancy Pte Ltd
M & E Consultants	United Project Consultants Pte Ltd
Landscape Architect	Surbana Jurong Consultants Pte Ltd
Project Interior Designer	NA
Showflat Interior Designer	One Pit Stop Enterprise Pte Ltd
Solicitor	Dentons Rodyk & Davidson LLP

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DEVELOPMENT FEATURES

No. of Car Park Lots	74 (+2 accessible lots)
No. of Bicycle Lots	14
Refuse Disposal System	Common refuse chute provided at common area at every residential lift lobby level
Ceiling Heights	<p>Approximate Floor to Ceiling Height</p> <p>a) Living, Dining, Kitchen (for unit type A1, A1-P, A1a, A1a-P, A1a-1, A1a-2, A1a-3, B1, B1-P, B1-1, & B1-2) Study, Bedrooms, AC ledges, Balcony and Private enclosed space : Approx. 3.15m</p> <p>b) Entry to Living, Hallway to Bedrooms, Kitchen, Bathrooms, Utility and WC : Approx. 2.65m</p> <p>Note: All the bulkhead ceiling height at designated area is approx. 2.65m</p>

SELLING POINT

- Tranquil & Exclusive Hill Top Living in Landed Enclave
- Rarely can find a development beside a park and facing landed properties
- Approximately 10 Mins walk to Integrated Transport Hub & 3 Shopping Malls (Hillion Mall, Bukit Panjang Plaza and Junction 10)
- Nearby Groceries Shopping:
 - Hillion Mall (24 Hrs NTUC)
 - Bukit Panjang Plaza (Finest NTUC 8am – 11pm)
 - Junction 10 (Sheng Shiong 7am – 11pm)
- High Ceiling of 3.15m
- Spacious bedroom sizes not commonly designed in New Launches today
- First Mover Advantage ahead of Tengah Forest City Transformation (the next Bishan in the West) & Jurong Innovation District. (Last Launch at CCK was about 8 years ago)

Tengah Forest Town (Ready in 2022)

(The Bishan of the West)

- Car-lite Society
- The town sits on a key eco-corridor linking in an East-western part of Singapore to nature reserves in the Central Catchment area (100m- wide, 5km-long Forest Corridor)
- Community Farmways
- Large Central Park (Size of Amk Garden West)
- 5 Housing Districts that are one with Nature
- Forest Town
- New MRT Line to pass through (New Jurong Region Line)

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Jurong Innovation District will be the industrial park of the future, set aside for advanced manufacturing, to support an ecosystem of manufacturers, technology providers, researchers and education institutions.

The key themes of JID are:

- A vibrant ecosystem for advanced manufacturing
- Liveable and sustainable industrial district of the future
- Home to thriving industry-academia collaborations
- The first phase of the district is expected to be completed by around 2022, creating over 95,000 new jobs
- (NTU) will helm research initiatives as well as conduct training programmes to enable executives to keep pace with the digital revolution.
- JID will be served by the Jurong Region Line (JRL), which is Singapore's seventh MRT line. The 24km-long line will have 24 stations above ground, and will connect with the North-South Line and East-West Line with interchange stations at Boon Lay, Choa Chu Kang and Jurong East MRT stations. JRL is scheduled to be opened in three stages starting from 2026 up to 2028

New Safra Choa Chu Kang (Ready in 2022)

Facilities within CCK Safra

- Sky Running Track
- Steps of Life
- Sports Climbing
- Integrated Fitness and Wellness Hub
- Spa
- Futsal Court
- Pre-School
- Sheltered Swimming Pool
- KTV/ Darts hub
- Function Rooms for Wedding

Two Park Connectors:

- Pang Sua Pond > Zheng Hua Nature Park
- Chestnut Nature Park > Diary Farm Nature Park
- Phoenix Alley > Rail Corridor Test Track > Diary Farm Nature Park
- Railway Mall > Bukit Timah Nature Reserve

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CONNECTIVITY (Travelling time and distance are estimated only)

MRT / LRT Stations	Bus Interchange
<ul style="list-style-type: none"> ● Bukit Panjang MRT Station (10 mins walk) ● Phoenix LRT (4 mins walk) 	<ul style="list-style-type: none"> ● Bukit Panjang Bus Interchange (12 mins walk)

EDUCATION (Travelling time and distance are estimated only)

Within 1 Km	Schools In The Vicinity	Preschools
<ul style="list-style-type: none"> ● West View Pri School 	<ul style="list-style-type: none"> ● South View Pri School ● Bukit Panjang Pri School ● Teck Whye Pri School ● Teck Whye Sec School ● Choa Chu Kang Sec School ● Jurong Pioneer Junior College 	<ul style="list-style-type: none"> ● MindChamps PreSchool @ Junction 10 ● Modern Montessori Choa Chu Kang – MMI ● The Orange Tree Preschool (CCK) ● Raffles Kidz @ Bukit Panjang ● Heartyland Preschool ● PCF Sparkletots Preschool Teck Whye Avenue

FLOOR FINISHES

Living/Dining, Entry to Living, Kitchen Hallway to bedrooms, Balcony, and Utility	Tiles with skirting
Bedrooms, Wardrobe & Study	Timber Flooring with skirting
Bathrooms and WC	Tiles

UNIT PROVISIONS (Disclaimer: Brand and Model subjected to changes)

Cooker Hood, Induction Hob, Built-in Oven & Fridge	Bosch
Air-Con	Mitsubishi
Shower Head and Mixer	Hansgrohe (Master Bath and Common Bath)
Kitchen Sink	Hansgrohe
Kitchen Top	Quartz
Water Closet	Duravit (Master Bath and Common Bath)
Washer Dryer	Electrolux
Wash basin & Single lever basin mixer	Duravit (Master Bath and Common Bath)
Overhead Rain Shower	Hansgrohe (Master Bath)

Master Bath, Bath 2, & Junior Bath* (*where Applicable)	WC (where applicable)
<ul style="list-style-type: none"> - Shower Cubicle with Shower Mixer and Hand Shower Set - 1 Basin with Mixer Tap and Cabinet - 1 Water Closet - 1 Mirror with Cabinet - 1 Toilet Paper Holder - 1 Bib Tap - 1 Towel Rail - 1 Overhead Rain Shower (Only for Master Bathroom) 	<ul style="list-style-type: none"> - 2 Way Tap with Hand Shower Set - 1 Basin with Tap - 1 Water Closet - 1 Toilet Paper Holder

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UNIT MIX BREAKDOWN

Bedroom Type	Unit Type	No. of Units	Total No. of Unit	% of Unit	Size Sqm / Sqft	Share Value	Maintn Fee (est.)
1+Study	A1 & A1-P	5	10	14%	52 Sqm/ 560 Sqft	6	\$360
	A1a, A1a-P, A1a-1, A1a-2 & A1a-3	5			54 Sqm/ 581 Sqft	6	\$360
2 BR 1 Bath	B1, B1-P, B1-1 & B1-2	5	5	7%	56 Sqm/ 603 Sqft	6	\$360
2BR 2 Bath	B2 & B2-P	5	30	40%	68 Sqm/ 732 Sqft	6	\$360
	B3, B3-1, B3-2 & B3-3	8			69 Sqm/ 743 Sqft	6	\$360
	B3a	2			70 Sqm/ 753 Sqft	6	\$360
	B4, B4-P, B4-1, B4-2 & B4-3	10			67 Sqm/ 721 Sqft	6	\$360
	B4a, B4a-P, B4a-1 & B4a-2	5			67 Sqm/ 721 Sqft	6	\$360
2 + Study	B5, B5-P, B5-1	5	5	7%	80 Sqm/ 861 Sqft	6	\$360
3 BR + Utility	C1a, C1a-P, C1a-1 & C1a-2	5	20	27%	95 Sqm/ 1023 Sqft	6	\$360
	C1, C1-P & C1-Pa, C1-1 & C1-2	10			96 Sqm/ 1033 Sqft	6	\$360
	C2, C2-P, C2-1 & C2-2	5			102 Sqm/ 1098 Sqft	7	\$420
3 BR + Study	D, D-1 & D-2	4	4	5%	127 Sqm/ 1367 Sqft	7	\$420
	TOTAL	74	74	100%			
Show flat Type	2BR + STUDY (Type B5)			3BR + Utility (Type C1A)			
	80 sqm / 861sqft			95 Sqm / 1023 Sqft			

Facilities

Level 1	Roof Top
<ol style="list-style-type: none"> Grand Lobby Sensory Walk Active Gym Clubhouse Leisure Deck Sun Deck Aqua Pool Garden Trail Splash Cove Skylight Pavilion 	<ol style="list-style-type: none"> Kid's Fun Land BBQ Pavilion Dining Lounge Grill Canopy Garden Trail Yoga Corner

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