

Factsheet

For internal use only; not for circulation

Project Name	Dunearn 386
Developer	RH Central Pte Ltd
General Description	PROPOSED ERECTION OF ONE BLOCK OF 5-STOREY RESIDENTIAL FLATS (TOTAL 35 UNITS) WITH 1 BASEMENT CARPARK AND COMMUNAL FACILITIES ON LOT 07050X MK17 AT 386 DUNEARN ROAD
Location - Address	386 Dunearn Road, Singapore, 289599
Plot Ratio	1.4
No. of Storeys	5
Total no. of units	35
Site Area	1,784 sqm
Tenure of Land	Freehold
Developer's Licence No.	C1274
BP Approval No & Date	BP Approval No: A0506-18002-2018-BP01 BP Approval Date: 17 May 2019
Estimated TOP & Date of Legal Completion	30 March 2023 31 March 2026
Estimated Maintenance Fee	MF/SV: \$62 – \$65 Estimated
No. of Parking Lots	1 Accessible Carpark Lot 35 Carpark Lots at Basement 6 Bicycle Lots
No. of Lifts	1
<u>Consultants</u>	
Architect	RSP Architects Planners & Engineers (Pte) Ltd
Civil & Structural Engineer	JS Tan Consultants Pte Ltd
Mechanical & Electrical Engineer	Elead Associates Pte Ltd
Interior Designer (Show Flat)	Ensemble Pte Ltd / Sujonohun Pte Ltd
Main Contractor	Tat Hin Builders Pte Ltd
Developer's Solicitor	Dentons Rodyk & Davidson LLP
Show Flat Type	Type C2 – 4 Bedroom (86 sqm)

Factsheet

For internal use only; not for circulation

Architecture Concept

Overall Architecture / Lifestyle Concept	<p>Dunearn 386 nestles in a quaint corner of an established residential estate; at the junction of Dunearn and Adam Road.</p> <p>The development strives to negate the constraints of a small site and create an inviting series of spaces using changing vistas and levels. The five-storey building optimizes surrounding views and encourages effective cross-ventilation.</p> <p>Beautiful curtain walls blend seamlessly with the expressed verticality of the building, creating a contiguous connection between tall surrounding trees and the architecture. This visual effect blends together the dense surrounding landscapes, creating an impression of an oasis within the forest where one resides with nature.</p> <p>Cosy private enclosed spaces are carved out along the building's façades; providing much needed respite. Tropical greens provide shade and relaxing views as they allow residents to immerse themselves within the lush landscape whilst chilling inside their homes.</p> <p>A touch of class is achieved by the arches that manifest themselves in different forms and in different spaces. They serve as unifying vocabulary of the modern architectural language.</p> <p>The development's unit mix consists of a range of small 1-2 studios to larger 4 to 5 bedroom types, with the latter offering dual-key configurations. Many of the larger units have kitchens opening out to an adjacent balcony, offering a unique lifestyle and dining experience.</p> <p>The lushly planted roof deck is well-equipped with a lap pool and BBQ pavilion. The roof deck and roof garden cleverly maximises the green plot ratio and recreational amenities despite the constraint of a small site.</p>
Recreational Facilities / Unique Features	<ul style="list-style-type: none">• Amenities are focused on community and a lifestyle mix that complements the ambiance of a nature-filled landscape. They seek to provide additional elements of relaxation and play for the every day. A key highlight would be the rooftop lap pool overlooking low rise housing, creating a vantage view.

Recreational Facilities at Roof Level	Recreational Facilities at 1st Storey
<ul style="list-style-type: none">• Swimming Pool• Aqua Gym• Pool Lounge• BBQ Pavilion• Water Hammock• Bubble Jets• Accessible Toilet• Shower Point	<ul style="list-style-type: none">• Playground• Bicycle Lots• Tranquil Pond• Side Gate

Factsheet

For internal use only; not for circulation

Unit Mix

Unit Type	No of Bedroom	Type of Unit	Size (sm)	Size (sqft)	Total No of Units
A-G / A	1BR	1BR + 1Bath	42.00	452	5
B1-G	2BR Compact	2BR + 1Bath	52.00	560	1
B2-G	2BR	2BR + 2Bath	59.00	635	1
B3	2BR	2BR + 2Bath	60.00	646	4
B4	2BR	2BR + 2Bath	60.00	646	4
B5-G / B5	2BR	2BR + 2Bath	62.00	667	5
C1-G / C1	4BR	4BR	85.00	915	5
C2-G / C2	4BR	4BR	86.00	926	5
D-G / D	5BR	5BR	108.00	1,163	5

Project Account

Project Account :	HONG LEONG FINANCE LIMITED FOR PROJECT ACCOUNT NO. 101-3003854-4 OF RH CENTRAL PTE. LTD.	
Bank Information: (For the purpose of Bank transfer)	Beneficiary Name:	HONG LEONG FINANCE LIMITED
	Bank Account No:	001041
	Bank Name :	MUFG Bank, Ltd.
	Bank Address :	7 Straits View #23-01 Marina One East Tower Singapore 018936
	Branch :	Singapore
	Bank Code :	7126
	Branch Code :	N.A
	Swift Code :	BOTKSGSX
	Remark :	For Project Account of RH Central Pte. Ltd. (Being progress payment for unit #_____)
In compliance with the Anti-Money Laundering and Countering the Financing of Terrorism Policy, for each TT payment received, kindly request the purchasers/their solicitors to furnish us the following information on the remitter and transaction:- a) Name of the remitter. If the remitter is not one of the purchasers, please state the reason for the 3rd party payment; b) Remitter's account number or unique reference number assigned by ordering institution (where no account number exists); c) Remitter's address and unique identification number (date and place of birth of the remitter to be obtained); and d) Progress Payment Clause and the Unit No for the payment transaction.		

Factsheet

For internal use only; not for circulation

Ceiling Height (m) – 1st to 5th STOREY UNITS

	UNIT TYPES													
	A-G	A	B1-G	B2-G	B3	B4	B5-G	B5	C1-G	C1	C2-G	C2	D-G	D
Living	4.40	2.83	4.40	4.40	2.83	2.83	4.40	2.83	4.40	2.83	4.40	2.83	4.40	2.83
Dining	4.40	2.83	4.40	4.40	2.83	2.83	4.40	2.83	4.40	2.83	4.40	2.83	4.40	2.83
Kitchen	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Master Bedroom	4.40	2.83	4.40	4.40	2.83	2.83	4.35	2.78	4.40	2.83	4.40	2.83	4.35	2.78
Junior Master Bedroom	-	-	-	-	-	-	-	-	-	-	-	-	4.40	2.83
Bedroom 2	-	-	4.40	4.40	2.83	2.83	4.35	2.78	4.35	2.78	4.35	2.78	-	-
Bedroom 3	-	-	-	-	-	-	-	-	4.35	2.78	4.35	2.78	4.35	2.78
Bedroom 4	-	-	-	-	-	-	-	-	4.35	2.78	4.40	2.83	4.40	2.83
Bedroom 5	-	-	-	-	-	-	-	-	-	-	-	-	4.40	2.83
Master Bath	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30
Junior Master Bath	-	-	-	-	-	-	-	-	-	-	-	-	2.30	2.30
Bath 2	-	-	-	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	-	-
Bath 3	-	-	-	-	-	-	-	-	-	-	-	-	2.30	2.30
Balcony	-	2.88	-	-	2.88	2.88	-	2.88	-	2.88	-	2.88	-	2.88
Private Enclosed Space (PES)	4.45	-	4.45	4.45	-	-	4.45	-	4.45	-	4.45	-	4.45	-
A/C Ledge	4.45	2.88	4.45	4.45	2.88	2.88	4.45	2.88	4.37	2.78	4.45	2.88	4.45	2.88

Note:

- Ceiling height – floor finish to underside of slab / ceiling where applicable in metre.
- Localised bulkheads, beams and box-up at 2.40m to 3.97m.

Factsheet

For internal use only; not for circulation

Frequently Asked Questions

Kitchen Appliances & Fittings	<ul style="list-style-type: none">• What are the kitchen appliances and fittings provided?• What are the brands of the kitchen appliances and fittings provided?	<p><u>For each Kitchen:</u></p> <ul style="list-style-type: none">- 1 stainless steel kitchen sink complete with sink mixer- 1 induction hob, 1 cooker hood and 1 built-in conventional oven- 1 free-standing refrigerator- 1 built-in washer cum dryer- 1 robot vacuum- Magnetic chalkboard wall <p><u>Brands:</u></p> <ul style="list-style-type: none">- De Dietrich for hob, hood, refrigerator, oven and washer cum dryer- Hansgrohe for kitchen sink mixer- Franke for kitchen sink- Philips for robot vacuum
Sanitary Wares & Fittings	<ul style="list-style-type: none">• What are the sanitary fittings and sanitary wares provided?• What are the brands of the sanitary fittings and sanitary wares provided?	<p><u>For each bathroom:</u></p> <ul style="list-style-type: none">- 1 water closet- 1 shower screen complete with shower mixer, shower handset and rain shower (for Master Bath only)- 1 wash basin with mixer tap- 1 toilet roll holder <p><u>Brands:</u></p> <ul style="list-style-type: none">- Duravit for basin and water closet- Hansgrohe for shower mixer, shower handset and rain shower (for Master Bath only)- Inspirione for toilet roll holder
Air-conditioners	<ul style="list-style-type: none">• What type of air-conditioners provided?• What is the brand of the air-conditioners provided?	<ul style="list-style-type: none">• Wall-mounted fan coil split unit <p><u>Brand:</u></p> <ul style="list-style-type: none">• Daikin (subject to change)

Factsheet

For internal use only; not for circulation

Lighting Switches	<ul style="list-style-type: none">• What type of lighting switches provided?• What is the brand of the lighting switches provided?	<ul style="list-style-type: none">• Conventional Lighting Switches Brand: <ul style="list-style-type: none">• Legrand (subject to change)
Smart Home Feature Vendor: Hanman	Digital Lock	<ul style="list-style-type: none">• Installed on the unit entrance door as per showflat• Brand : Samsung• Accessible with card, pin and key
	WIFI Camera	Installed outside main door as per showflat.
	Smart Home Gateway	Given separately as loose piece.

Floor Finishes

Living / Dining	Marble (Polished) tiles with timber skirting
Kitchen	Marble (Polished) tiles
Bedroom	Timber flooring with timber skirting
Bathroom	Marble (Polished) tiles
Balcony / PES	Porcelain tiles with skirting

Factsheet

For internal use only; not for circulation

Subject	Questions	Answer
Balcony	Height of railing in Balcony?	Approx 1.1m high from the balcony's finish floor level.
	Are all the balcony doors sliding?	No, some of the balcony doors are swing doors.
	Any Power Point in Balcony?	Yes, 1 no of weatherproof 13A power point is provided in each balcony.
Windows	Double glazing?	No.
	Casement / sliding?	Fixed, casement, top hung or combination of the above mentioned.
	Are window glass panels tinted?	Yes.
	Low E glass?	Yes.
Electrical Sub-Station	Location?	NA
Water Tank	Location?	Roof Terrace.
Location of Bin Centre	Location?	NA. Bin Point is provided at 1 st storey.
Location of Rubbish Chute	Location?	Common corridor at every storey.
Refuse System	What system used?	Conventional system. Refuse chamber is located at Basement 1 and the refuse chamber door is oriented away from lift lobby.
Side gate	Location?	<ul style="list-style-type: none">1 accessible side gate from Dunearn Road
Boundary Wall / Fence	What is the height/ Wall or fence?	Approximately 1.8m (Partial wall and/or partial fencing)

Factsheet

For internal use only; not for circulation

Subject	Questions	Answer
Hot Water in Kitchen	Provided?	Yes.
Water Heater	Provided? Location?	Yes. Hot water to kitchen and bathrooms.
	Gas or electrical?	Electrical water heater is provided.
Gas Supply	Cylinder gas or city gas?	<ul style="list-style-type: none"> No cylinder gas or city gas Induction hob is provided
Lifts	How many lifts per lobby ?	1.
	Height of 1 st storey lift lobby?	Approximately 4.1m.
	Are the lift lobbies air-conditioned?	No. Lift lobby at Basement is mechanical ventilated Lift lobby from 1 st storey to Roof is natural ventilated
Access to Common Facilities	Can residents have direct access to poolside from 1 st storey lift?	Yes. Lift serves Basement 1 to Roof Terrace.
BBQ pits	How many & where?	<ul style="list-style-type: none"> 1 BBQ pit at Roof Terrace
	Sink & tap point?	<ul style="list-style-type: none"> Provided
Handicapped friendly features	Is the development handicapped friendly?	Yes.
Security Features	How do residents access the unit? Is there any security entrance?	<p>There are a total of 2 access points for residents as follows:</p> <ul style="list-style-type: none"> -1 main gate for vehicular access from Dunearn Road -1 accessible side gate for pedestrian from Dunearn Road <p>Security feature</p> <ul style="list-style-type: none"> - Audio Intercom System from apartment unit to side gate - Proximity card access control system at side gate - Security surveillance cameras at designated common areas
Carpark	Carpark Lot Size	<ul style="list-style-type: none"> Size approximately 2.4m (W) x 4.8m (L) Accessible lot size approximately 3.6m (W) x 4.8m (L)
Bomb Shelter	Location?	Staircase Storey Shelter located at every storey's fire escape staircase.

Factsheet

For internal use only; not for circulation

Subject	Questions	Answer
Can electric hob be changed to gas hob?		No.
Fibre Optic	Is fibre optic ready?	Yes, complying to prevailing COPIF.
Others	Electrical Car Charging?	Not provided.
	Toilets without windows mechanically ventilated?	Yes.
	Any bicycle bay? How many lots?	1 st storey – 6 nos. of bicycle lots provided
Letterbox	Where is it located?	Basement 1
Any shuttle bus services	Provided?	No

Subject	Questions	Answer
Swimming Pool	What are the dimensions?	Approximately 25m (L) x 4m (W) x 1.2m (depth)
	What are some special features?	<ul style="list-style-type: none"> • Open to sky rooftop swimming pool • Water Hammock (approx. 2.5m x 1.5m) • Bubble Jets • Aqua Gym
Facilities	Where is the function room? If not which other facilities are alternatives to be used as function room?	<ul style="list-style-type: none"> • No function room • Multi-use Pool Lounge is provided at roof terrace • Multi-use BBQ Pavilion is provided at roof terrace
Side Entrance	Any? Location?	Yes. <ul style="list-style-type: none"> • 1 accessible side gate from Dunearn Road

Factsheet

For internal use only; not for circulation

Estimated Distance to Neighbouring Blocks

(ALL DIMENSIONS STATED ARE ESTIMATION ONLY)

