



## Basic Factsheet and FAQ

### A. Development Concept

#### 1. What is the theme and design concept of the development?

With its understated charm and elegance, Bagnall Haus blends contemporary living with captivating heritage narratives, offering residents a sanctuary home that celebrates the vibrant spirit of the east.

##### **Heritage Living Redefined**

Bagnall Haus draws inspiration from the charming nooks and corners that once graced the traditional landscapes of this vibrant eastern region, and its presently thriving urban community.

- Historical Nook
- Cultural Nook
- Communal Nook

##### **Architectural Motif – A Nod to the Rubber Tapping Past**

Bagnall Haus' architectural identity pays homage to its storied, rubber tapping heritage and its reinforced through the chevron-like motifs present in the development, which enrich the façade and add interest against the efficiently and functionally rectilinear architectural form of the towers.

To

A play of warm, nature-inspired textures and palette resonates throughout the development. The juxtaposition of refined details layered against off-form textures weaves a charming canvas; one that truly reflects the rich tapestry of its locality

##### **Green at Heart – Haus Grounds & Courtyard**

Cocooned by the arrangement of three 5-storey tower blocks, Bagnall Haus incorporates a nature-inclusive design approach within its elevated inner courtyard by including pockets of green spaces to bring nature closer to the residents and to soften the experience of being in a densely urban environment.

Sensitive to the balance between wind thermal comfort and ample sunlight, the courtyard with its 25m lap pool invites residents to unwind and cherish moments of serenity in a tranquil environment.

##### **Rooftop Retreat – Haus Canopy**

Bagnall Haus rooftop weaves a collection of micro-parks, verdant green spaces, and upscale residential amenities into a single continuous identity.

The Bagnall Haus rooftop amenities include a series of gymnasium, function room, co-working lounge and dining pavilions scattered around the rooftop deck, connected through a continuous garden path amidst carefully curated ornamental trees, shrubs and native flora



**B. Development Information**

**1. Basic development data**

<b>Developer</b>	RL Bagnall Pte Ltd	
<b>Location - Address</b>	811 Upper East Coast Road Singapore 466608	
	813 Upper East Coast Road Singapore 466609	
	815 Upper East Coast Road Singapore 466610	
<b>Construction Method</b>	Conventional Method	
<b>No. of Storeys</b>	5 Storeys	
<b>Total no. of units</b>	113 Resi + 2 Shops	
<b>Site Area</b>	6,906.1 sqm	
<b>Tenure of Land</b>	Estate in fee simple	
<b>Estimated Date of Vacant Possession &amp; Date of Legal Completion</b>	Vacant Possession: 31 December 2028 Legal Completion: 31 December 2031	
<b>Estimated Maintenance Fee</b>	MF/SV: \$0.53-\$0.55/SV estimated	
<b>No. Of Parking Lots</b>	<ul style="list-style-type: none"> <li>90 carpark lots at 1<sup>st</sup> storey inclusive of 3 EV lots</li> <li>2 Accessible carpark lots</li> <li>28 Bicycle lots</li> </ul>	
<b>Consultants</b>	Architect	DP Architects Pte Ltd
	Civil & Structural Engineer	KCL Consultants Pte Ltd
	Mechanical & Electrical Engineer	HPX Consulting Engineers Pte Ltd
	Main Contractor	TBC
	Landscape Architect	Ecoplan Asia Pte Ltd
	Showflat ID	SuMisura (Numero Uno Creative Group)

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## 2. Unit Mix

Unit Type	Type of Units	Area (Sqm)	Area (Sq ft)	No. of Units	Share Value	\$MF (est)
Shop 1	Ancillary shop	16	172	1	217	\$119.35
Shop 2	Ancillary shop	16	172	1	217	\$119.35
A1	1 Bedroom + Flexi	46	495	12	718	\$394.90
B1a-G	2 Bedroom	71	764	1	862	\$474.10
B1a				4		
B1b	2 Bedroom	72	775	3	862	\$474.10
B2a	2 Bedroom + Flexi	69	743	8	862	\$474.10
B2b	2 Bedroom + Flexi	70	753	7	862	\$474.10
B2c	2 Bedroom + Flexi	70	753	8	862	\$474.10
B2d	2 Bedroom + Flexi	70	753	7	862	\$474.10
B2e	2 Bedroom + Flexi	70	753	3	862	\$474.10
B2f	2 Bedroom + Flexi	70	753	4	862	\$474.10
C1	2 Bedroom + Flexi	75	807	4	862	\$474.10
C2-G	2 Bedroom + Flexi	77	829	1	862	\$474.10
C2				4		
D1	3 Bedroom + Flexi	91	980	4	862	\$474.10
D2	3 Bedroom + Flexi	91	980	8	862	\$474.10
D3-G	3 Bedroom + Flexi	96	1033	1	862	\$474.10
D3				4		
D4	3 Bedroom + Flexi	96	1033	3	862	\$474.10
E1a-G	4 Bedroom	116	1249	1	1006	\$553.30
E1a				4		
E1b	4 Bedroom	116	1249	4	1006	\$553.30
E2a	4 Bedroom + Flexi	116	1249	4	1006	\$553.30
E2b	4 Bedroom + Flexi	116	1249	4	1006	\$553.30
F1-G	5 Bedroom	142	1528	1	1006	\$553.30
F1				4		
F2-G	5 Bedroom	142	1528	1	1006	\$553.30
F2				4		
TOTAL				115		

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## C. Landscaping and Grounds

QUESTION	ANSWER
<b>FACILITIES AND AMENITIES</b>	
What are the recreational facilities?	<p><b><u>First Storey (Haus Ground)</u></b></p> <ul style="list-style-type: none"> <li>• Main Drop-Off (Haus Arrival)</li> <li>• Guard House</li> <li>• Parcel Lockers</li> <li>• Foot Reflexology Walk</li> <li>• Bicycle Lot</li> </ul> <p><b><u>Second Storey (Haus Courtyard)</u></b></p> <ul style="list-style-type: none"> <li>• 25m Lap Pool</li> <li>• Suntan Loungers</li> <li>• Pool Lounge (Courtyard Cabana)</li> <li>• Pool Shower (Rain Shower)</li> <li>• Courtyard Lounge</li> <li>• Accessible Toilet</li> <li>• Link Bridge (Courtyard Crossing)</li> </ul> <p><b><u>Lower Roof (Haus Canopy)</u></b></p> <ul style="list-style-type: none"> <li>• Function Room (Canopy Clubhouse) (IRA)</li> <li>• Gymnasium (Canopy Gym) (IRA)</li> <li>• Accessible Toilet</li> <li>• Sky Lawn</li> <li>• Canopy Lounge</li> <li>• Seating Area (Sky Nook)</li> <li>• Playground (Sky Playground)</li> <li>• Outdoor Dining (Alfresco Haus)</li> <li>• BBQ Pavilion 1 (Teppanyaki Haus)</li> <li>• BBQ Pavilion 2 (Grill Haus)</li> <li>• Sky Swings</li> <li>• Cloud Garden</li> <li>• Link Bridge (Sky Crossing)</li> <li>• Pavilion 1 (Canopy Lookout)</li> <li>• Pavilion 2 (Games Haus)</li> <li>• Yoga Yard</li> <li>• Wellness Yard</li> </ul>
How many gyms are there? How big is each gym?	Indoor Gym is located at Lower Roof (Roof terrace). Approximately 32 sqm
Are there any clubhouses or dining lounges? How big are these?	Clubhouse is located at Lower Roof (Roof Terrace). Approximately 58 sqm
How many pools are there? Double Slab? Waterproofing? What are the dimensions and depth of the pool?	1 pool at 2 <sup>nd</sup> floor No double slab above the carpark Depth – 1.2m, Dimensions – 25m lap pool
How many BBQ pits are there? Any sink & tap provided?	2 BBQ Pavilions located at Lower Roof – Teppanyaki Haus and Grill Haus. Sink & Tap provided.

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Are the BBQ pits charcoal or electric?	Electric Griddle/ Grill Plates
Any visitor lots?	No visitor lots allocated. (To be managed and confirmed by MCST in the future).
Where will the letterbox be located?	1 <sup>st</sup> storey
Where will the bin centre be located?	1 <sup>st</sup> storey
What is the system for refuse chamber?	Conventional system. Refuse chamber is located at 1 <sup>st</sup> storey and the refuse chamber door is oriented away from lift lobby.
What is the height of the Boundary Wall or Fence?	Approximately 1.8m, wall and/or BRC fence

QUESTION	ANSWER
<b>ACCESSIBILITY</b>	
How do residents access the development? Is there any security entrance?	Access Points for the Residents: - 1 vehicular access from Upper East Coast Road. 1 accessible side gate for pedestrian from Upper East Coast Road  Security feature: Audio Intercom System from apartment unit to side gate and 1 <sup>st</sup> storey lift lobby entrances Proximity card access control system at side gate and 1 <sup>st</sup> storey lift lobby entrances Security surveillance cameras at designated common areas. Digital lock at unit's main door.
Can residents have direct access to poolside from 1 <sup>st</sup> storey lift?	Yes, 2 lifts at each block are serving from 1 <sup>st</sup> storey to 2 <sup>nd</sup> storey where swimming pool is located.
<b>DISTANCES</b>	
What are the distances between the residential towers?	Please see attached plan under Annex A.

## D. Unit Specifications & Provisions

QUESTION	ANSWER
<b>INTERIOR</b>	
How many lifts in each lobby?	2 lifts for each lobby.
Are the lift lobbies air-conditioned?	Natural ventilation from 1 <sup>st</sup> storey to 5 <sup>th</sup> storey lift lobbies.
Where is the rubbish chute? Inside or outside unit?	Rubbish chute is located at common corridor at every storey for each block.
Where are the water tanks located?	No water tank

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Type of Flooring	Living/Dining/Flexi (where applicable)	Porcelain tile with matching tile skirting
	Bedroom/Guest Room (where applicable)	Vinyl flooring
	Kitchen/ Dry Kitchen (where applicable)	Porcelain tile
	Bathroom	Porcelain tile
	Balcony/Household Shelter/Utility	Porcelain tile
Type of Wall Tile	Kitchen/ Dry Kitchen	Porcelain tiles on exposed surface up to false ceiling
	Bathroom	Porcelain tiles on exposed surface up to false ceiling
Type of Kitchen countertop & Backsplash	Sintered stone	
What are the kitchen appliances and fittings provided?	<u>For each kitchen:</u> <ul style="list-style-type: none"> <li>1 stainless steel kitchen sink complete with sink mixer.</li> <li>1 induction hob, 1 telescopic hood, and 1 built-in oven.</li> <li>1 fridge.</li> <li>1 washer dryer</li> <li>1 wine chiller (dry kitchen only).</li> </ul>	
What are the brands of the kitchen appliances and fittings provided?	<u>Brands:</u> <ul style="list-style-type: none"> <li>Franke for kitchen sink and kitchen sink mixer.</li> <li>Electrolux for hob, hood and oven</li> <li>Electrolux for washer dryer and fridge.</li> <li>Kadeka for wine chiller.</li> </ul>	
Pipe gas or cylinder gas?	No cylinder and city gas. Electric Hob is provided.	
Can change to gas hob?	No.	
Is hot water provided in the Kitchen?	Yes.	
Are the kitchens open concept/ enclosed or enclosable?	Enclosed kitchen for unit types B2d, B2e, D1, D2, D3, D4, E1a, E1b, E2a, E2b, F1, and F2 only. All others not enclosable.	

# BAGNALL HAUS

<p><b>What are the sanitary wares and fittings provided?</b></p> <p><b>What are the brands of the sanitary wares and sanitary fittings provided?</b></p>	<p><u>For each bathroom:</u></p> <ul style="list-style-type: none"> <li>• 1 water closet.</li> <li>• 1 shower screen complete with shower mixer, shower handset and rain shower (Master Bath only).</li> <li>• 1 wash basin with mixer tap.</li> <li>• 1 toilet roll holder.</li> </ul> <p><u>Brands:</u></p> <ul style="list-style-type: none"> <li>• Geberit for wall hung WC &amp; undercounter wash basin.</li> <li>• Bravat for all basin mixer, shower mixer, shower handset, rain shower</li> <li>• Bravat or equivalent toilet roll holder.</li> </ul>
<b>Type of Vanity Top</b>	Sintered stone
<b>Are there bidet sprays supplied in the bathrooms?</b>	No
<p><b>Is Water Heater provided? Where is it located?</b></p> <p><b>Is it gas or electrical?</b></p>	<p>Yes. Storage water heater provided above kitchen or bathroom</p> <p>Electrical water heater is provided.</p>
<p><b>What type of air-conditioners are provided?</b></p> <p><b>What is the brand of the air-conditioners provided?</b></p>	<ul style="list-style-type: none"> <li>• Wall-mounted fan coil split unit.</li> </ul> <p><u>Brand:</u> Daikin, Mitsubishi or equivalent (subject to change)</p>
<p><b>What type of lighting switches provided?</b></p> <p><b>What is the brand of the lighting switches provided?</b></p>	<ul style="list-style-type: none"> <li>• Conventional lighting switches.</li> </ul> <p><u>Brand:</u> Schneider Electric (subject to change)</p>
<b>Is the interior of the wardrobes lighted?</b>	Yes.
<b>Can the wall between bedrooms be removed?</b>	In general, the walls can be removed if they are non-structural. Please confirm with the developer if there is such request.
<p><b>What types of windows are used?</b></p> <p><b>Casement/Sliding?</b></p> <p><b>Double glazing?</b></p>	<p>Fixed, Casement, Top Hung or Combination</p> <p>Not double glazing. Laminated glass is used at 1m and below of Full Height Curtain Wall.</p>
<b>Are the window glass panels tinted?</b>	Yes.
<b>Are the windows glass Low E glass?</b>	Yes.

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<b>What are the special features in the various layouts?</b>	<ul style="list-style-type: none"> <li>• Flexi space for unit types A1, B2a, B2b, B2c, B2d, B2e, B2f, D1, D2, D3, D4, E2a, E2b</li> <li>• Balcony access from kitchen/yard for unit E1a and F2</li> <li>• Balcony door to pool area (#02-01 and #02-08 only (Type B2a))</li> <li>• PES door to common area (#01-18 (Type F1-G), #01-19 (Type E1a-G), #01-23 (Type F2-G) only)</li> <li>• Dumbbell layout for Types B1a, B1b, B2a, C2, D1, D2, D4</li> <li>• Balcony at Junior Master Bed for Types F1 and F2</li> <li>• Dual-key convertible layout for F1</li> </ul>
<b>Are there any option schemes for finishes?</b>	No.
<b>What is the floor-to-floor and floor-to-ceiling heights for the units?</b>	Refer to attached Ceiling Height Table under Annex B.
<b>Any Smart Home features? What are they?</b>	<p>Digital Lock:</p> <ul style="list-style-type: none"> <li>• Installed on the unit entrance door as per show flat,</li> <li>• Accessible with Fingerprint, PIN Code, RFID Card, mobile access.</li> </ul> <p>Wi-Fi/ IP Camera:</p> <ul style="list-style-type: none"> <li>• Given separately as loose piece.</li> </ul> <p>Smart Home Gateway/ Smart Hub:</p> <ul style="list-style-type: none"> <li>• Given separately as loose piece.</li> </ul>
<b>What is the height of the Balcony railing?</b>	<p>Approximately 1.1m high from the balcony floor level.</p> <p>Approximately 1.0m high from the PES floor level.</p>
<b>Are all the balcony doors sliding?</b>	Yes
<b>Are there power and water point in the Balcony?</b>	<p>No provision of water point</p> <p>1 weatherproof 13A power point</p>
<b>Do all the units have balcony screen?</b> <b>Which units are provided and not provided with balcony screen?</b>  <b>Unit without balcony screen: optional to install and costs to be borne by purchasers?</b>	<p>No balcony screen is provided.</p>   <p>Installation at the option of the purchasers, costs to be borne by the purchasers.</p>
<b>Are there blinds provided?</b>	No.
<b>Is the zip track pre-approved for the balcony?</b>	URA's approval is not required if the screens are retractable and allow the screened space to be naturally ventilated at all times. Please ensure that necessary approval from the MCST is obtained.

<b>Project Account</b>	
Project Account	HONG LEONG FINANCE LIMITED FOR PROJECT ACCOUNT NO. 101-3003940-1 OF RL BAGNALL PTE. LTD.

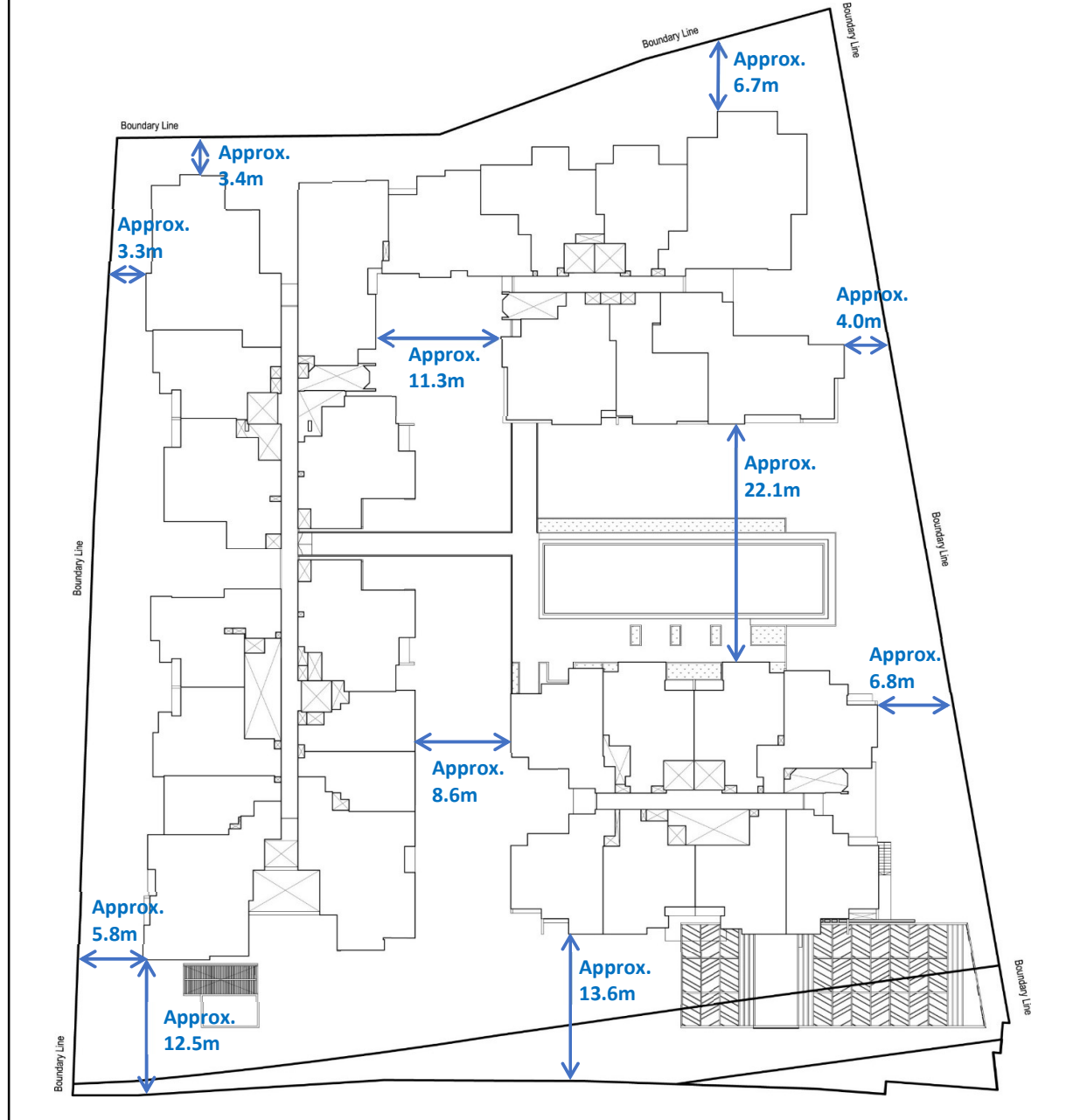
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## Estimated Distance to Neighbouring Blocks

ALL DIMENSIONS STATED ARE BASED ON ESTIMATION ONLY



**\*\*Please note that the distance is estimated from Onemap.sg**

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# ANNEX B

## CEILING HEIGHT SCHEDULE

	UNIT TYPES (1 <sup>ST</sup> STOREY UNITS)					
	B1a-G	C2-G	D3-G	E1a-G	F1-G	F2-G
Living	4.580	4.580	4.580	4.580	4.580	4.580
Dining	4.580	4.580	4.580	4.580	4.580	4.580
Kitchen	2.400	2.400	2.400	2.400	2.400	2.400
Dry Kitchen	-	-	-	2.400	2.400	2.400
Master Bedroom	4.580	4.580	4.580	4.580	4.580	4.580
Junior Master Bedroom	-	-	-	-	4.580	4.580
Bedroom	4.580	4.580	4.580	4.580	4.580	4.580
Guest Room	-	4.580	-	-	-	-
Flexi	-	-	4.580	-	-	-
Master Bath	2.400	2.400	2.400	2.400	2.400	2.400
Junior Master Bath	-	-	-	-	2.400	2.400
Bath	2.400	2.400	2.400	2.400	2.400	2.400
WC	-	-	-	2.400	2.400	2.400
Household Shelter	2.730	2.730	2.730	2.730	2.730	2.730
Yard	-	-	-	-	2.400	2.400
Private Enclosed Space (PES)	4.680	4.680	4.680	4.680	4.680	4.680
A/C Ledge	4.680	4.680	4.680	4.680	4.680	4.680

Note:

- Ceiling height – floor finish to underside of slab / ceiling where applicable (in metres).
- Localised bulkheads, beams and box-up at 2.4m to 4.17m high.

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**ANNEX B**  
**CEILING HEIGHT SCHEDULE**

	UNIT TYPES (2ND TO 5TH STOREY UNITS)																				
	A1	B1a	B1b	B2a	B2b	B2c	B2d	B2e	B2f	C1	C2	D1	D2	D3	D4	E1a	E1b	E2a	E2b	F1	F2
Living	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830
Dining	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830
Kitchen	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400
Dry Kitchen	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.400	2.400	2.400	2.400	2.400	2.400
Master Bedroom	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830
Junior Master Bedroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.830	2.830
Bedroom	-	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830
Guest Room	-	-	-	-	-	-	-	-	-	2.830	2.830	-	-	-	-	-	-	-	-	-	-
Flexi	2.830	-	-	2.830	2.830	2.830	2.830	2.830	2.830	-	-	2.830	2.830	2.830	2.830	-	-	2.830	2.830	-	-
Master Bath	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400
Junior Master Bath	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.400	2.400
Bath	-	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400	2.400
WC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.400	2.400	2.400	2.400	2.400	2.400
Household Shelter	-	2.730	2.730	-	-	-	-	-	-	-	2.730	-	-	2.730	2.730	2.730	2.730	-	-	2.730	2.730
Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.400	2.400	2.400	2.400	2.400
Balcony	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830	2.830
A/C Ledge	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850	2.850

Note:

- a) Ceiling height – floor finish to underside of slab / ceiling where applicable (in metres).
- b) Localised bulkheads, beams and box-up at 2.4m to 2.5m high

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