

When a new condominium gets approved with an Early Childhood Development Centre (ECDC) on the same site, it changes the way you should think about day-to-day living, not just long-term investment. For the Dunearn Green New Launch at Dunearn Road, that point is not marketing fluff. The approval details for the prime site include up to 1,400 square metres of commercial space, with a minimum 600 square metres allocated for an Early Childhood Development Centre.

That combination, residential living next to childcare provision in the same precinct, is the kind of practical feature that tends to matter to families well before it matters to anyone else. It also connects to a broader story around the Bukit Timah Turf City area, where the plan is evolving towards a denser, more connected neighbourhood with green networks, an adjacent park, and future amenity clusters linked to the Turf City MRT precinct.

Below is what the approval context suggests for residents, and what you should still verify carefully as the project moves from site development and approvals into showflat viewings, e-brochures, and the eventual Dunearn Green Floor Plan release.

A prime-site approval that comes with real childcare space

The Dunearn Green at Bukit Timah narrative starts with how the site was awarded and what the approval package allows. URA awarded the land as a 99-year leasehold prime site at Dunearn Road under the government land sales framework, with a tender price of S\$532,999,999. The site area is about 19,045.9 square metres, and the approval includes up to 1,400 square metres of commercial space.

The key operational detail for families is the minimum 600 square metres requirement for an Early Childhood Development Centre. This is not a vague “plans are in progress” statement. It is part of the approval configuration, which generally has more weight than a purely speculative tenant lineup.

In practical terms, childcare provision on-site can reduce the friction that parents usually plan around: short drop-off windows, after-school timing, and the constant question of how far you will need to travel when routines get disrupted by weather or simple delays. You do not need to overstate it to feel the difference. Even if you do not enrol your child immediately, an on-site childcare option reshapes the “what if” scenarios that families usually worry about during a relocation.

Who is developing Dunearn Green?

For buyers, the developer profile matters because it influences execution discipline, project cadence, and how likely the timeline and commercial component are to progress without drama.

Dunearn Green is reported to be developed by a Wing Tai Holdings and Metro Holdings joint venture. Wing Tai says its wholly owned subsidiary and Metrobilt Construction Pte Ltd won the site. That joint venture structure matters less to day-to-day residents, but it does show up in how projects are staffed and managed, especially when a development includes commercial components that have to be planned for fit-out readiness, compliance, and operational handover.

This is also one reason why the Dunearn Green Developer name should be on your mental checklist when you compare it against other “new launch” candidates in District 10 and around the Bukit Timah edge.

Dunearn Green Location: Bukit Timah Turf City precinct benefits, but with nuance

The Dunearn Green Location is described as being within the upcoming Bukit Timah Turf City precinct in District 10, near the former Turf City and Dunearn Road area. This matters because new developments typically rise and fall with how the surrounding precinct develops. In this case, the verified context points to two specific drivers:

First, Wing Tai describes the development as benefiting from an upcoming park adjacent to the project and an extensive green network in the precinct. Second, independent property-research sources describe the precinct as being linked to a future civic heart or amenity cluster around the Grandstand buildings, with the upcoming Turf City MRT station forming a major access and footfall anchor.

The trade-off to understand is that “upcoming” can mean different timelines for different parts of the precinct. A park and green network may be planned for earlier delivery than larger civic components, or vice versa. When you buy a unit, you are committing to your home today, while the surrounding neighbourhood comes in phases.

The best way to approach it is not to assume everything lands at once. Instead, consider whether the parts you will use frequently, parks for walking, streets for daily errands, and any community facilities near home, are likely to arrive within your intended holding period.

Access roads and how they shape everyday convenience

Even without memorising every interchange, access roads give you a practical sense of how easily you can move around from Dunearn Green.

Verified context highlights nearby access/roads including Dunearn Road, Bukit Timah Road, Eng Neo Avenue, and the Pan-Island Expressway. That means the address is not isolated. It sits in a network that can support short trips to key areas and longer routes when you need to cross town.

In day-to-day planning, the more relevant question is not “can I drive there,” it is whether you will repeatedly need routes that become slow during peak periods. With any precinct near major roads and expressway links, traffic patterns can shift as new phases open. The only responsible stance is to treat access as a strength, but still stress-test your preferred commuting times based on your exact destination.

The commercial component: more than storefronts

Commercial space approvals often get reduced to “there will be shops below.” For families, that is not the full story.

In the Dunearn Green New Launch context, the approval allows up to 1,400 square metres of commercial space with at least 600 square metres designated for an Early Childhood Development Centre. That implies that a significant portion of ground-floor and commercial programming is meant to be activity-serving and daily-use oriented, rather than purely consumption-oriented.

You can think of it as a built-in routine. If an ECDC is operating, you tend to see more parent movements at consistent times, which changes the “feel” of the precinct at those hours. Some residents appreciate the vibrancy and convenience. Others prefer quieter mornings and might worry about noise, drop-off congestion, or pedestrian flow.

These are not issues you can resolve from a brochure. They are things to manage through building layout details, drop-off arrangement, pedestrian separation, and operational rules that are typically established closer to the

opening of the facility. That is why it is worth seeking clarity during showflat or brochure discussions, even if you are not shopping for a childcare plan right now.

What it means for families weighing Dunearn Green Condo

If you are comparing a unit in Dunearn Green at Dunearn Road or Dunearn Green at Bukit Timah against other District 10 options, the childcare inclusion can influence your calculation in three ways.

First, it reduces the cost of time. The value of time is easiest to underestimate when your child is still small, then becomes painfully obvious when you have to juggle work schedules, waiting times, and backup plans. On-site childcare provision helps create a default plan, and in parenting life, defaults matter.

Second, it adds a layer of certainty to your “stay or move” decision. Many households hesitate to relocate because childcare arrangements are hard to transplant quickly. If the ECDC is planned and operational as part of the approved commercial allocation, it can make the move feel less like a leap.

Third, it affects your expectations around community density. A precinct with childcare and shops below is naturally more integrated into daily life, which can be a plus for belonging and convenience. It can also be a consideration for those who prefer minimal pedestrian footfall.

When you evaluate Dunearn Green Floor Plan options once you have access to unit layouts, pay attention to how the unit’s orientation and internal space planning would work in the realities of family life. If you can work from home, a unit with better internal zoning might allow quieter zones for rest. If you commute early, you might be more sensitive to whether drop-off patterns concentrate near your side of the building.

A realistic checklist before you commit

A good showflat experience can be informative, but it is not a substitute for asking the right questions. Since the verified context does not provide a confirmed, detailed childcare operating plan or a full set of floor plan PDFs, you should focus your questions on items that affect your lived routine.

Here is a short, practical checklist that I would use in this situation:

- Ask how the approved ECDC space translates into the final ground-floor layout, including how drop-off access and pedestrian movement are arranged.
- Check what the launch collateral currently provides for unit layouts, and clarify when the official Dunearn Green Floor Plan documents will be available.
- Confirm what the current e-brochure package includes, and whether it reflects the latest specifications.
- Ask about expected timelines in relation to the ECDC completion and whether handover planning is separate from residential completion.
- If you commute, compare your likely routes from Dunearn Road and Bukit Timah Road during typical peak windows, not just off-peak.

This is the kind of due diligence that prevents you from relying on hope. “Approved” is a strong start, but operations and frontage layouts still need to land properly.

Showflat and brochure expectations, without guessing

Publicly available launch pages currently indicate that e-brochures and floor plans are being offered or will be released. However, in the reliable sources reviewed, there was no official floor-plan PDF located at the time of

verification. That means you should treat any “floor plan images” you see as potentially preliminary, and not the final official documents you would want for renovation planning, furniture positioning, or assessing exact room dimensions.

If you are planning an early viewing at the Dunearn Green Showflat, go in with the mindset that you are collecting verifiable details rather than relying on persuasive visuals. Ask for the latest documents, and if something is not available yet, note what is missing and when you will receive it.

The Brochure question is similar. The presence of a “Dunearn Green Brochure” suggests that <https://dunearn-green.sg> marketing material exists, but you still want the exact unit configuration data, the latest specifications, and anything that relates to sound insulation, service yards, and how commercial activity interfaces with residential spaces.

How the Turf City precinct story may affect lifestyle

The precinct link to the future civic heart or amenity cluster around the Grandstand buildings, plus the upcoming Turf City MRT station, is a reason many buyers look at this area at all. The MRT is often the magnet that determines how neighbourhoods feel after a few years.

However, it is also a reminder that there is a timeline curve. Early on, you may feel like you live near a construction zone, then slowly shift into a more settled neighbourhood. The quality of that shift depends on how well the precinct’s green networks and adjacency developments are delivered alongside transport milestones.

Wing Tai’s statement about benefiting from an upcoming park and extensive green network suggests the developer is not only focused on built density. Still, the experience on the ground can vary by delivery phase. The green network could be partly accessible earlier through interim landscaping or phased opening, or it might come later.

For families, greenery matters because it changes after-school options. A nearby park can reduce dependence on malls and complicated logistics for weekend routines. So while it is tempting to focus only on school and childcare, the “in-between” time and spaces around home often decide how satisfying the everyday becomes.



Dunearn Green Developer and execution signals you can watch

With a Wing Tai and Metro joint venture, and a reported construction win through Metrobilt Construction Pte Ltd for the site, there are execution signals baked into the profile. Still, the lived experience of a buyer depends on

more than the developer name in announcements.

During the early launch and showflat stages, I would focus on observable cues, such as whether the project communications are consistent, whether the documentation is updated promptly, and whether the unit layout information you receive matches the details you later confirm. If there is a discrepancy between early marketing and later official docs, it usually shows up in the fine print on dimensions, finishes, or inclusion items.

You do not need to assume problems. You just need to verify. In projects with commercial components like an ECDC, the coordination between residential completion and commercial readiness can also affect when certain amenities truly become usable.

A compare-and-decide mindset for buyers

If you are weighing Dunearn Green against other new launches, the temptation is to compare only purchase price and size. For families, the better question is what makes your weekly schedule easier.

Here is a compact way to compare, without turning it into a spreadsheet exercise:

1. **Daily logistics:** does the development include practical facilities that reduce travel, especially childcare?
2. **Precinct timing:** how likely is the nearby amenities and park to be usable within your target holding period?
3. **Access reliability:** do the nearby roads and expressway links match your routine destinations without constant rerouting?

Dunearn Green's approved ECDC allocation is a differentiator under the first point. Its Bukit Timah Turf City positioning is a differentiator under the second and third points, but those still require you to hold expectations responsibly.



Where the keywords fit, and why they matter to different buyers

Because this area is being talked about in a few different ways, buyers often search using different terms. You might see references to Dunearn Green Condo, Dunearn Green New Launch, Dunearn Green at Dunearn Road, Dunearn Green at Bukit Timah, and Dunearn Green Location. Each phrase is really pointing to the same decision context, but the buyer mindset differs:

- "Dunearn Green Condo" is usually about the unit living experience and building details.

- “Dunearn Green New Launch” is usually about launch timing, documentation, and early-stage pricing windows.
- “Dunearn Green at Dunearn Road” and “Dunearn Green at Bukit Timah” are usually about the precinct identity and connectivity.
- “Dunearn Green Showflat” and “Dunearn Green Brochure” are usually about how much concrete information you can access during the sales process.
- “Dunearn Green Floor Plan” is where you should land for renovation decisions, layout checks, and your furniture plan.

If you are serious about buying, you can use these search intents as a checklist for what you need from the sales team. You are essentially mapping what you expect to learn at showflat or in the brochure to the operational realities of living there.

The decision still comes down to what you can verify

The approval includes up to 1,400 square metres of commercial space, and a minimum 600 square metres for an Early Childhood Development Centre. It sits in a prime-site framework with a 99-year leasehold, and it is being developed by a Wing Tai Holdings and Metro Holdings joint venture.

That is solid footing. Yet the final satisfaction of a purchase hinges on whether the ECDC and commercial frontage are delivered and integrated in a way that suits your lifestyle preferences. It also hinges on how the broader Bukit Timah Turf City precinct materializes around it, especially the adjacent park, the green network, and the future civic or amenity cluster near the Grandstand buildings.

If you treat the childcare inclusion as a meaningful factor, but you still validate the fine print through the latest e-brochure, official floor plan documents when available, and direct showflat clarifications, you will be making a more informed decision than someone who relies only on the headline.

And that is the real advantage of buying with your eyes open: you get the convenience of a thoughtfully planned precinct feature like an on-site ECDC, without surrendering the discipline required to confirm how it will actually feel on normal mornings, ordinary weekends, and the days when everything is moving on schedule, or not.