



DUNSFOLD RESIDENCES

MATLOCK RESIDENCES



DUNSFOLD RESIDENCES



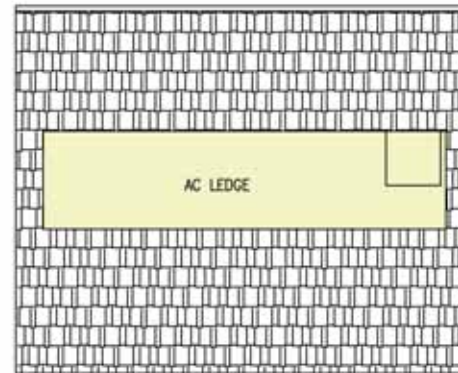
MATLOCK RESIDENCES





TYPE A	HOUSE NO	3
	STRATA AREA	588 sqm

DUNSFOLD DRIVE TYPE A - FLOOR PLANS



ROOF PLAN



ATTIC PLAN



BASEMENT PLAN



1ST STOREY PLAN



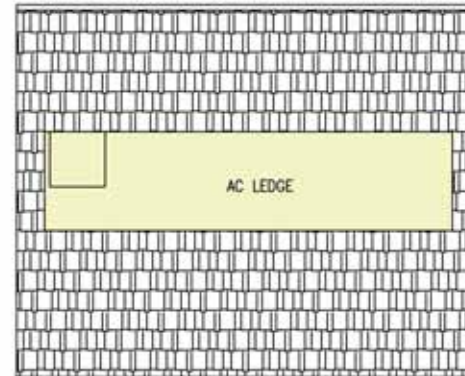
2ND STOREY PLAN

NOTE: The above plan is subject to any amendments as may be approved by the relevant authorities.
Strata areas include bay windows, private enclosed spaces, decks, terraces, private carparks, voids, jacuzzi pools, aircon ledges, planter boxes.



TYPE A1	HOUSE NO	3E
	STRATA AREA	561

DUNSFOLD DRIVE TYPE A1 - FLOOR PLANS



ROOF PLAN



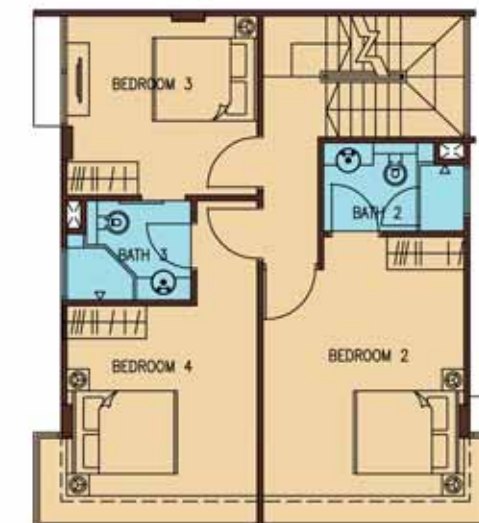
ATTIC PLAN



BASEMENT PLAN



1ST STOREY PLAN



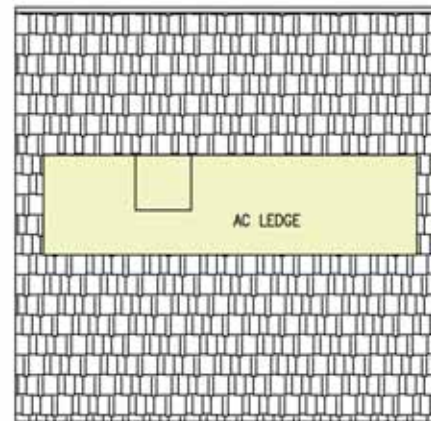
2ND STOREY PLAN

NOTE: The above plan is subject to any amendments as may be approved by the relevant authorities.
Strata areas include bay windows, private enclosed spaces, decks, terraces, private carports, voids, jacuzzi pools, aircon ledges, planter boxes.



TYPE B	HOUSE NO	3A & 3D
	STRATA AREA	533 sqm

**DUNSFOLD DRIVE
TYPE B - FLOOR PLANS
(MIRROR IMAGE)**



ROOF PLAN



ATTIC PLAN



BASEMENT PLAN



1ST STOREY PLAN



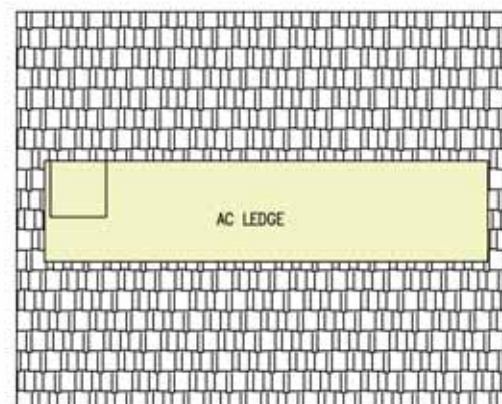
2ND STOREY PLAN

NOTE: The above plan is subject to any amendments as may be approved by the relevant authorities.
Strata areas include bay windows, private enclosed spaces, decks, terraces, private carports, voids, jacuzzi pools, aircon ledges, planter boxes.



TYPE C	HOUSE NO	3B & 3C
	STRATA AREA	579 sqm

DUNSFOLD DRIVE TYPE C - FLOOR PLANS (MIRROR IMAGE)



ROOF PLAN



ATTIC PLAN



BASEMENT PLAN



1ST STOREY PLAN



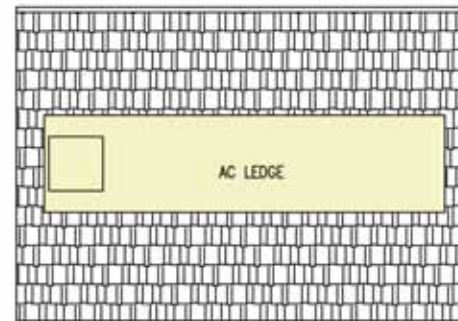
2ND STOREY PLAN

NOTE: The above plan is subject to any amendments as may be approved by the relevant authorities.
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TYPE A	HOUSE NO	11
	STRATA AREA	562 sqm

MATLOCK RISE TYPE A - FLOOR PLANS



ROOF PLAN



ATTIC PLAN



BASEMENT PLAN



1ST STOREY PLAN



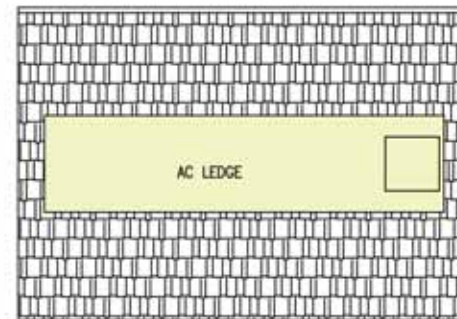
2ND STOREY PLAN

NOTE: The above plan is subject to any amendments as may be approved by the relevant authorities.
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TYPE A1	HOUSE NO	11E
	STRATA AREA	529 sqm

MATLOCK RISE TYPE A1 - FLOOR PLANS



ROOF PLAN



ATTIC PLAN



BASEMENT PLAN



1ST STOREY PLAN



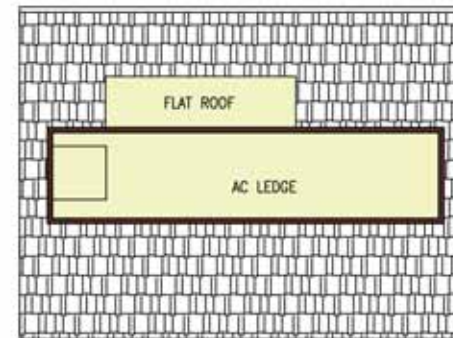
2ND STOREY PLAN

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TYPE B	HOUSE NO	11A&11D
	STRATA AREA	505 sqm

MATLOCK RISE TYPE B - FLOOR PLANS (MIRROR IMAGE)



ROOF PLAN



ATTIC PLAN



BASEMENT PLAN



1ST STOREY PLAN



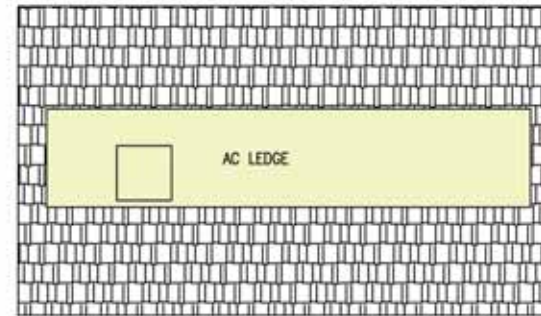
2ND STOREY PLAN

NOTE: The above plan is subject to any amendments as may be approved by the relevant authorities.
Strata areas include bay windows, private enclosed spaces, decks, terraces, private carparks, voids, jacuzzi pools, aircon ledges, planter boxes.

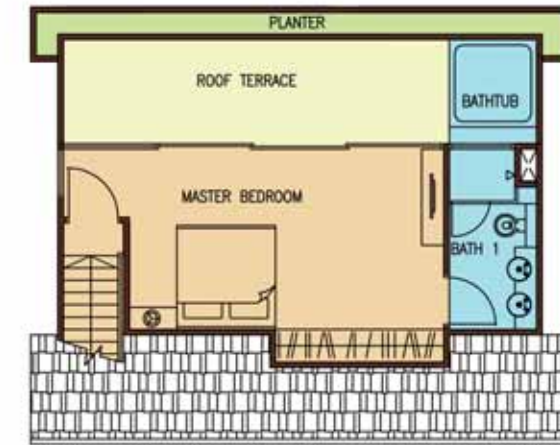


TYPE C	HOUSE NO	11B	11C
	STRATA AREA	497sqm	492 sqm

MATLOCK RISE TYPE C - FLOOR PLANS (MIRROR IMAGE)



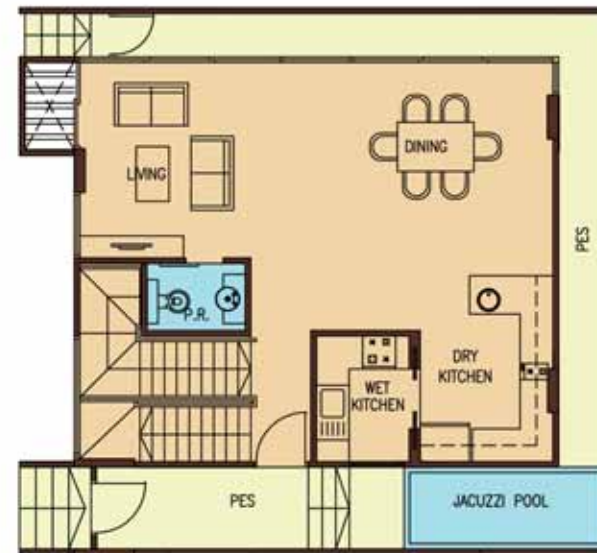
ROOF PLAN



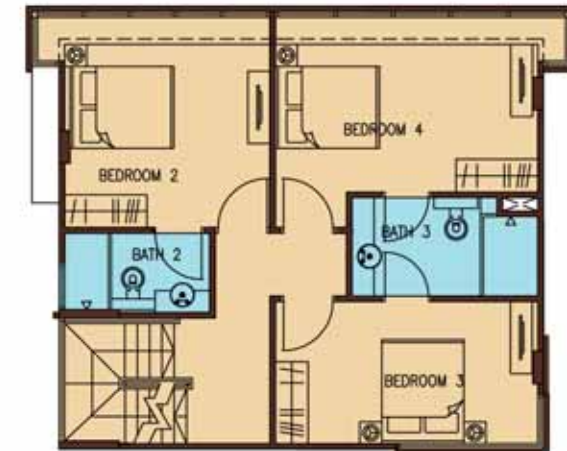
ATTIC PLAN



BASEMENT PLAN



1ST STOREY PLAN



2ND STOREY PLAN

NOTE: The above plan is subject to any amendments as may be approved by the relevant authorities.
Strata areas include bay windows, private enclosed spaces, decks, terraces, private carparks, voids, jacuzzi pools, aircon ledges, planter boxes.

SPECIFICATIONS

- 1

FOUNDATION
Reinforced Concrete Footing and/or Raft Foundation
- 2

SUPERSTRUCTURE
Reinforced concrete structural elements.
- 3

WALL
(a) External walls: Concrete/Brickwalls.
(b) Internal walls: Concrete/ or Bricks/ or Concrete blocks/ or Pre-cast wall panels/ or Dry walls.
- 4

ROOF
Flat roof - Reinforced concrete roof with appropriate waterproofing and insulation system.
Pitched roof – clay roof tiles with insulation on treated wooden and/or steel purlins.
- 5

CEILING
(a) Living/ Dining, Hall, Bedrooms, Guest Room, Entrance Hall, Household Shelter (HS), Store, Yard and other areas: Plastering and/or skim coating with painting and plaster boards and/or box-ups to designated areas.
(b) Kitchen and Bathrooms: Moisture resistant ceiling board.
- 6

FINISHES
(a) (1) *Wall - Internal*
(i) Living/Dining, Hall, Bed Rooms, Guest Room, Foyer, Family Area, Household Shelter (HS), Maid's Room and Other Areas:- Plastering and/or skim coating with emulsion paint.
(ii) *Master Bath And Powder Room* : Marble and/or granite and/or compressed marble and/or homogenous/ceramic tiles laid up to false ceiling height & on exposed surfaces only.
(iii) Bath 2, Bath 3, Bath 4 and W.C.: Homogeneous/ceramic tiles laid up to ceiling height & on exposed surfaces only.
(iv) Dry/Wet Kitchen : Homogeneous/ceramic tiles or glass panels laid up to false ceiling heights and/or underside of RC soffit. Other surfaces cement & sand plaster with emulsion paint to designated areas.

(2) Wall – External : Cement & sand plaster and/or skim coating and/or textured coating finish with emulsion paint.

(b) (1) *Floor - Internal*
(i) Basement Foyer, Family Area, Basement Staircase leading to 1st Storey, Living & Dining And Dry Kitchen: Marble.
(ii) Master Bath 1, : Marble and/or granite and/or compressed marble.
(iii) Powder Room, Bath 2, Bath 3 & Bath 4 : Marble and/or granite and/or compressed marble and/or homogenous/ceramic tiles.
(iv) Bedroom, Guest Room, Hall, 1st Storey staircase leading to Attic (Landing & Step) : Timber flooring.
(v) Wet Kitchen, HS,W/C And Drying Area: Homogeneous/ceramic tiles.
(vi) PES: Pebble wash and/or Homogenous/ceramic Tiles and/or Timber Deck.
(vii) Jacuzzi Pool: Mosaic tiles
(viii) Open Roof Terrace : Homogeneous/ceramic Tiles and/or Timber Deck.

(2) Floor - External
(i) Footpath : Homogeneous Tiles and/or Pebble Wash.
- 7

WINDOWS
Aluminium framed windows with or without fixed glass panel.
Note:
(a) All aluminium frames shall be powder coated finish.
(b) All glazing shall be approximately 6mm thick and shall be clear and/or tinted and/or frosted.
(c) All windows can either be side hung, bottom hung, top hung, sliding, lourved or any combination of the mentioned.
- 8

DOORS
(a) (i) Basement Entrance Hall: Solid timber door.
(ii) Living and Dining, Attic's Bedroom.: Powder coated aluminum frames glass sliding door to external.
(iii) Bedrooms, Bathrooms, Powder Room And Maid's : Hollow core timber swing or sliding door.
(iv) Dry /Wet Kitchen : Timber door with glass panel infill.
(v) Household Shelter (HS) : Proprietary blast proof doors as approved by authorities.
(w) WC : UPVC bi-fold door.
(b) Ironmongery – Imported lockset to the main entrance door and other timber doors.
- 9

SANITARY FITTINGS
(a) Master Bath
 - 1 marble or granite vanity top complete with 2 no. basins and mixer taps.
 - 1 bath tub complete with mixer.
 - 1 frameless tempered glass shower cubicle complete with shower mixer & soap holder.
 - 1 wall hung water closet.
 - 1 toilet paper holder.
 - 1 towel rail.
 - 1 mirror.
(b) Bath 2, 3 & 4
 - 1 marble or granite vanity top complete with 1 no. basin and mixer tap.
 - 1 tempered glass shower cubicle complete with shower mixer & soap holder.
 - 1 water closet.
 - 1 toilet paper holder.
 - 1 towel rail.
 - 1 mirror.
(c) Powder Room
 - 1 marble or granite vanity top complete with 1 no basin and mixer tap.
 - 1 water closet.
 - 1 paper holder.
 - 1 towel holder.
(d) W.C.
 - 1 water closet.
 - 1 basin with cold water tap.
 - 1 paper holder.
 - 1 shower set.
(e) PES, Open Roof Terrace,
 - 1 bib tap
(f) Basement Carpark
 - 1 bib tap per unit
- 10

ELECTRICAL INSTALLATION
Concealed electrical wiring in conduits below false ceiling level and in Household Shelter (HS). Electrical wiring behind ceiling/wall boards shall be in exposed conduits or trunking.
- 11

TV/ TELEPHONE
All concealed wiring:
(a) SCV TV point is provided.
(b) Refer to Electrical Schedule for details.
- 12

LIGHTNING PROTECTION
In compliance with Singapore Standard CP33:1996
- 13

WATERPROOFING
Waterproofing to floors of Basement, Kitchens, Bathrooms, W.C, Open Roof Terrace,A/c ledge, Planter Box, PES, Jacuzzi Pool and R.C. Flat Roof.
- 14

PAINTING
External Wall – Emulsion Paint and/or textured coating finish to designated area.
- 15

DRIVEWAY AND CARPARK
Homogeneous tiles to car park lots and cement screeding with floor hardener to driveway
- 16

MAIN GATE/ SIDE GATE
Automatic metal gate as per Architect's design.
- 17

FENCING/ RC RETAINING WALL
1.5m or 1.8m high metal weld mesh and/ or plastered brick and/or glass panel and/or reinforced concrete retaining wall with or without decorative grilles and / or timber clad walls. Final height & design of RC retaining wall, boundary wall / fencing shall depend on site conditions & constraints.
- 18

TURFING
Landscaping provided to main areas, grass to perimeter areas.
- 19

ADDITIONAL ITEMS:
(a) Kitchen cabinets/ appliances:
i) Dry Kitchen: High and low level kitchen cabinets provided complete with granite or solid top worktop with single bowl sink or solid surface integrated sink with single lever sink mixer tap, cooker hob, cooker hood and oven.
ii) Wet Kitchen: High and low level kitchen cabinets provided complete with worktop with single bowl sink or solid surface integrated sink with single lever sink mixer tap, cooker hob and cooker hood.

(b) Air-conditioning System:
Split unit air-conditioning system shall be provided to Living/ Dining, Guest Room, Family Area, Games Room and all Bedrooms.
(Air-conditioning system has to be maintained on a regular basis by the Purchaser. This includes cleaning of filters and clearing of condensate pipes to ensure good working condition of the system).

(c) Wardrobes to all Bedrooms
(d) Water heater: Electric storage water heater to serve all Bathrooms except W.C.
(e) Audio/Video intercom (From Units to Main Gate).

- Note:
- 1)

Cablevision
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant authorities. The Vendor is not responsible to make arrangements with SCV for the service connection for subscription for SCV subscription channels.
- 2)

Layout/ Location of kitchen cabinets and fan coil units are subjected to Architect's sole discretion and final design.

Developer: Dunsfold Residences Pte. Ltd.
Tenure Of Land : Freehold
Expected Date of TOP: 31 Dec 2011
Expected Date of Legal Completion: 31 Dec 2014

For Dunsfold Residences only:
Lot No.: Lot 96508W MK 17 at Dunsfold Drive
Developer's Licence No.: C0423
Building Plan No.: A1400-00727-2008-BP01
Planning Approved No.: ES20071212R0182

For Matlock Residences only:
Lot No.: Lot 97171L MK 17 at Matlock Rise
Developer's Licence No.: C0422
Building Plan No.: A1400-00726-2008-BP01
Planning Approved No.: ES20071211R0158

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