



DUNMAN  
REGENCY

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EXCLUSIVE FREEHOLD DEVELOPMENT | DISTRICT 15 | FOREIGNERS ELIGIBLE



## PRIVILEGED LIVING FOR THE DISCERNING FEW

Comprising 12 units freehold apartments located at the highly sought after District 15. With its city fringe location and within walking distance to MRT stations, expressways, upcoming commercial hub and Sports Hub, it has become a location of choice. With a contemporary design that is modern and inviting, residents can marvel at the surrounding serenity and enjoy wholesome living that has been thoughtfully designed.

DUNMAN  
REGENCY

ARTIST IMPRESSION







Artist impression of future Paya Lebar Central



East Coast Park



Dakota MRT



Artist impression of future developments integrated with Geylang River



Kong Hwa School



Artist impression of future civic centre beside the new Geylang Serai market



Artist impression of future Sports Hub











Artist impression of future plaza next to Paya Lebar MRT station







- 10 min  Drive to Suntec City & CBD
- 6 min  Drive to Sports Hub
- 5 min  Drive to Nicoll Highway, ECP, PIE, KPE
- 5 min  Walk to Dakota MRT
- DUNMAN REGENCY**
- 5 min  Walk to Eateries in Katong
- 6 min  Walk to Kong Hwa School
- 8 min  Drive to East Coast Park
- 10 min  Walk to Paya Lebar MRT



## EVERYTHING THAT YOU WANTED IN A HOME

A haven for modern living. With its contemporary and well thought-after design in a serene surrounding, Dunman Regency offers modern, exquisite living for the privileged few. Located at about 5 min walking distance to Dakota MRT station, Dunman Regency is surrounded by a mesmerizing array of recreation amenities, supported by a networking of established shopping and dining outlets in the Katong area. With the upcoming Paya Lebar Commercial Hub, Civic Centre and Sports Hub, it has quickly transcended into a location of choice linked by major expressways and MRT network. Meeting your child's educational needs, reputable primary school like Kong Hwa Primary School is situated within walking distance.







DUNMAN ROAD



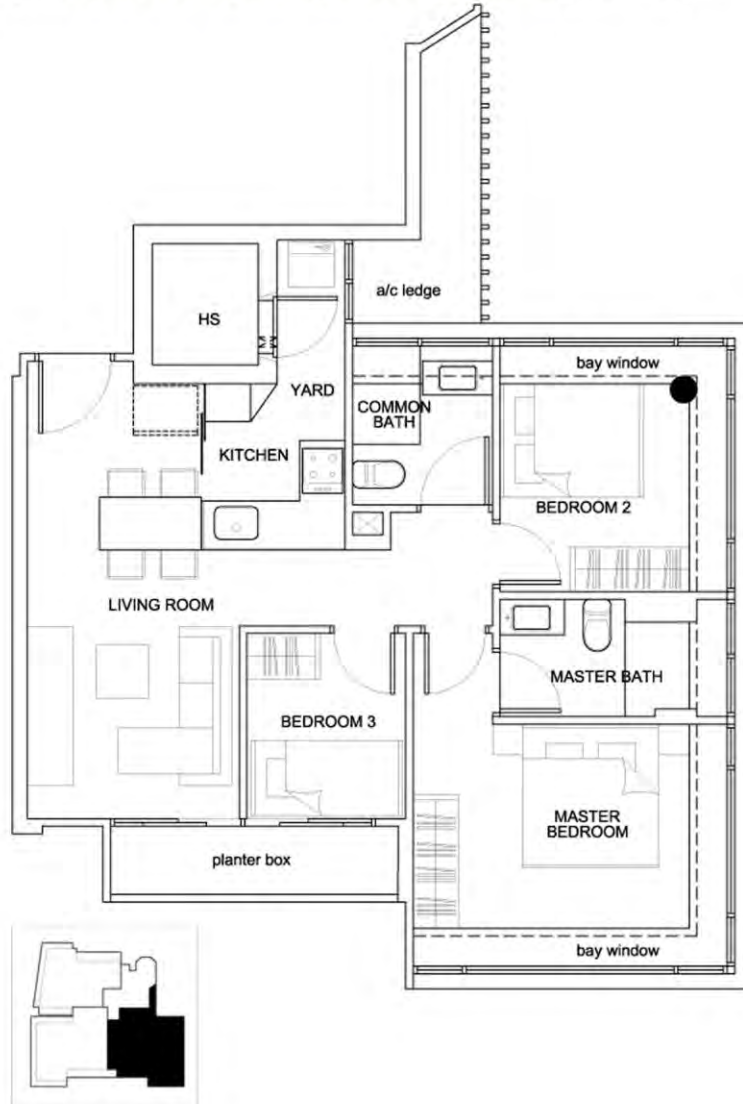
**SITE PLAN  
LEGEND**

- 1. LAP POOL
- 2. JACUZZI
- 3. FITNESS CORNER
- 4. BBQ PIT
- 5. STEAM BATH
- 6. SUNDECK



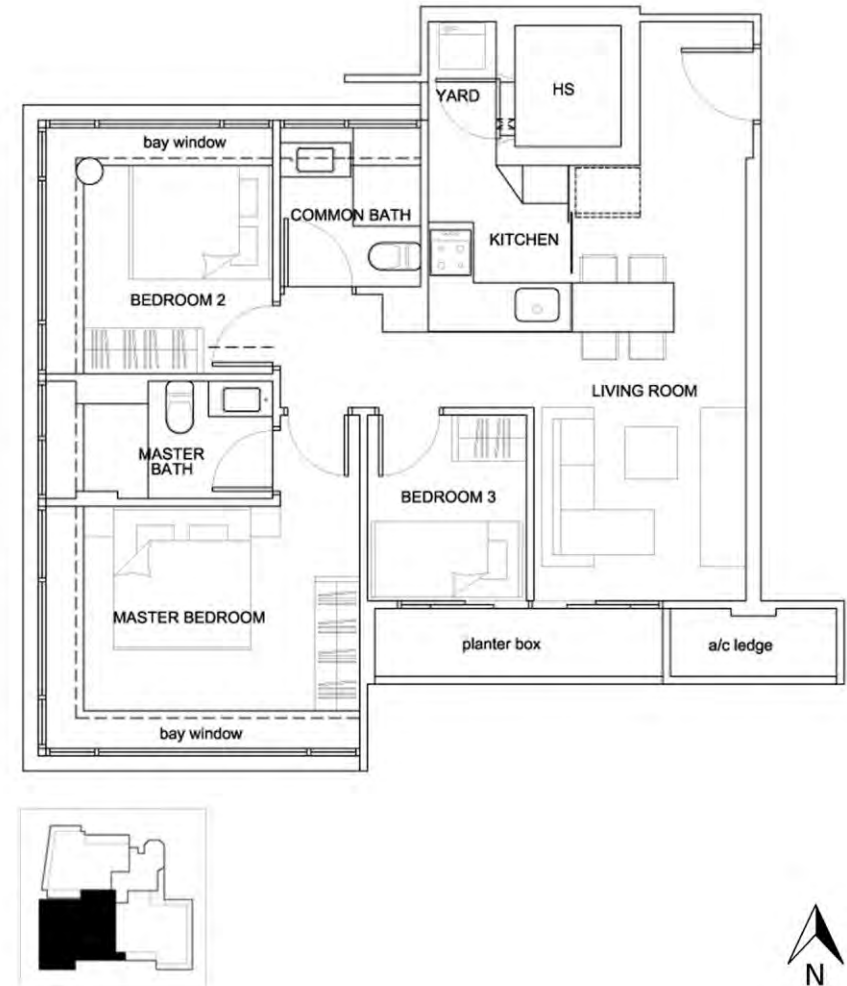
## TYPE A 3 BED ROOM

Unit #02-01, #03-01, #04-01  
Area 81 sqm / 872 sqft  
(Inclusive of B/W, a/c Ledge, and planter)



## TYPE A1 3 BED ROOM

Unit #02-02, #03-02, #04-02  
Area 81 sqm / 872 sqft  
(Inclusive of B/W, a/c Ledge, and planter)



The plans are subject to change as may be required or approved by the relevant authorities. Plans are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

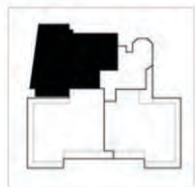
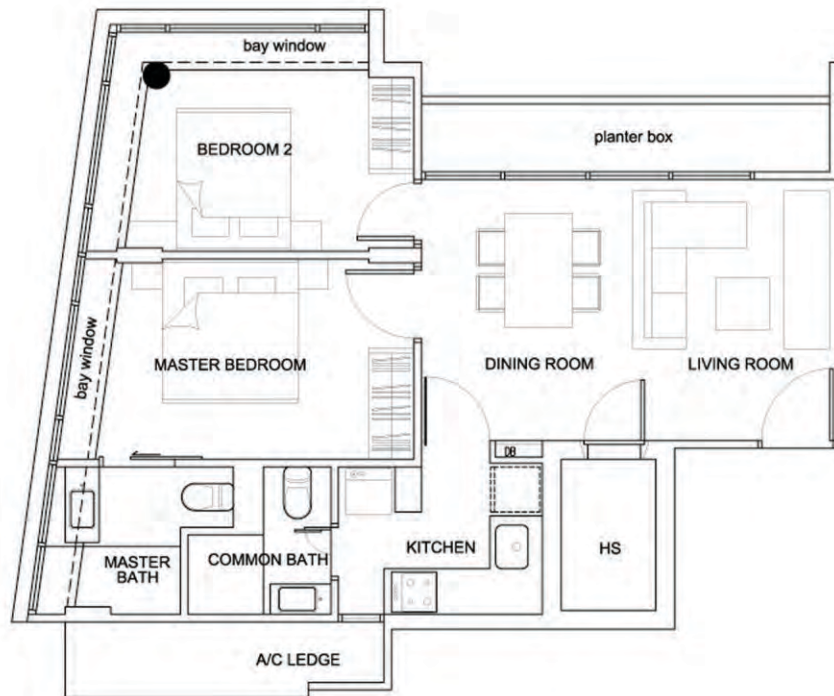


## **TYPE B** 2 BED ROOM

Unit #02-03, #03-03, #04-03

Area 74 sqm / 797 sqft

(Inclusive of B/W, a/c Ledge and planter)



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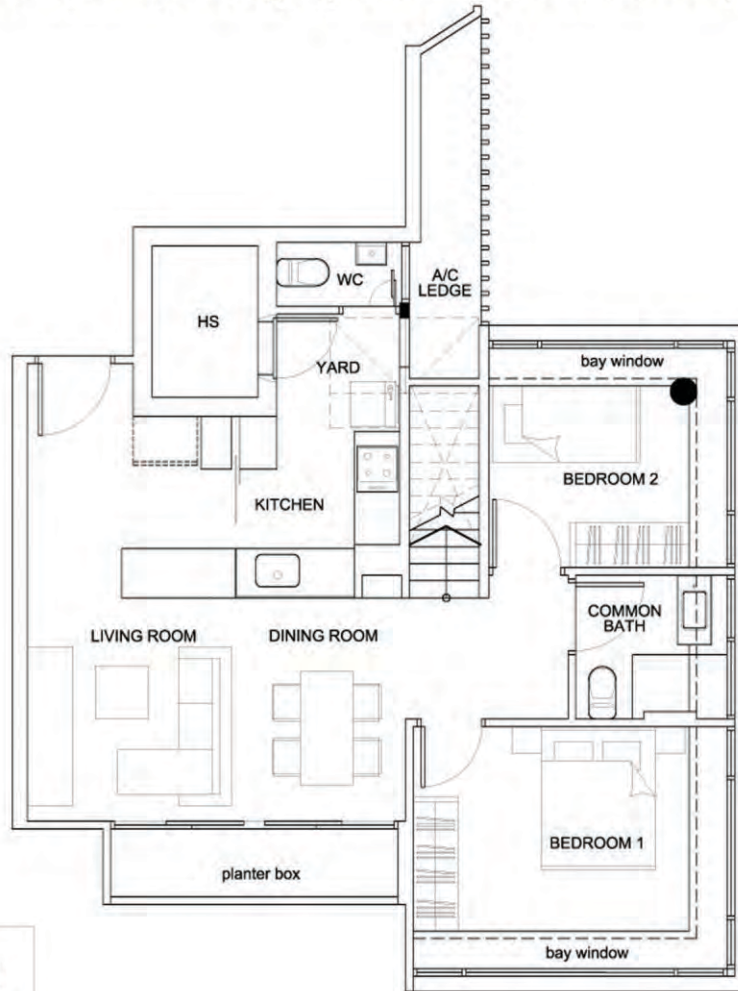


# TYPE AP 3 BED ROOM + STUDY

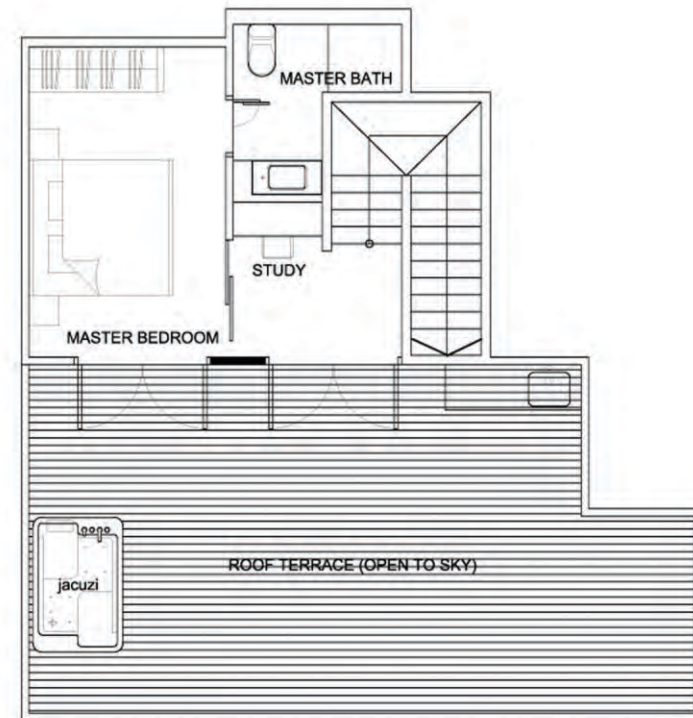
Unit #05-01

Area 145 sqm / 1561 sqft

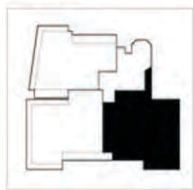
(Inclusive of B/W, a/c Ledge ,planter and roof terrace)



LOWER FLOOR



UPPER FLOOR

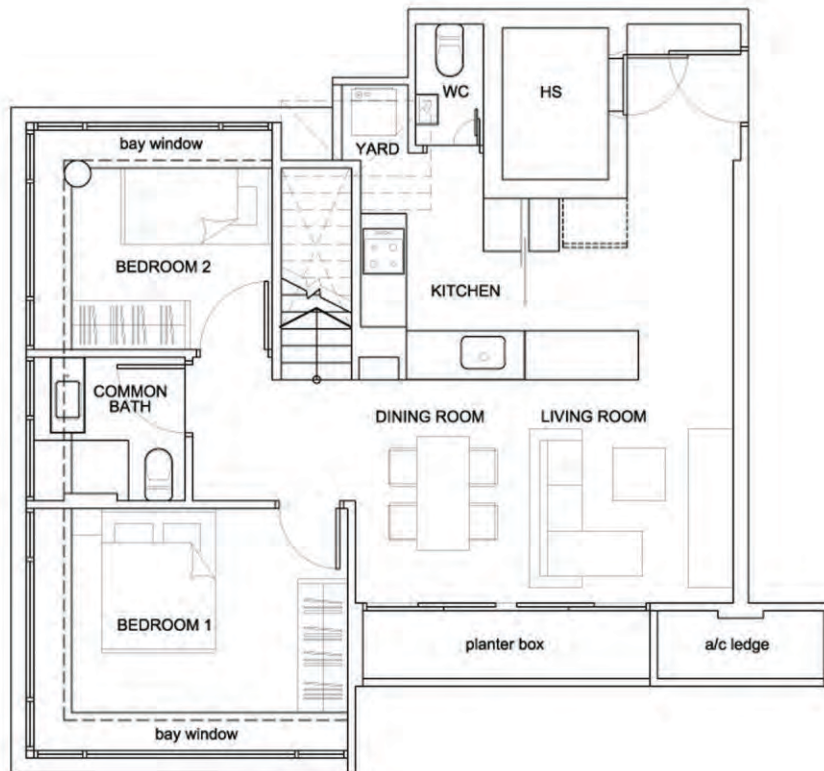


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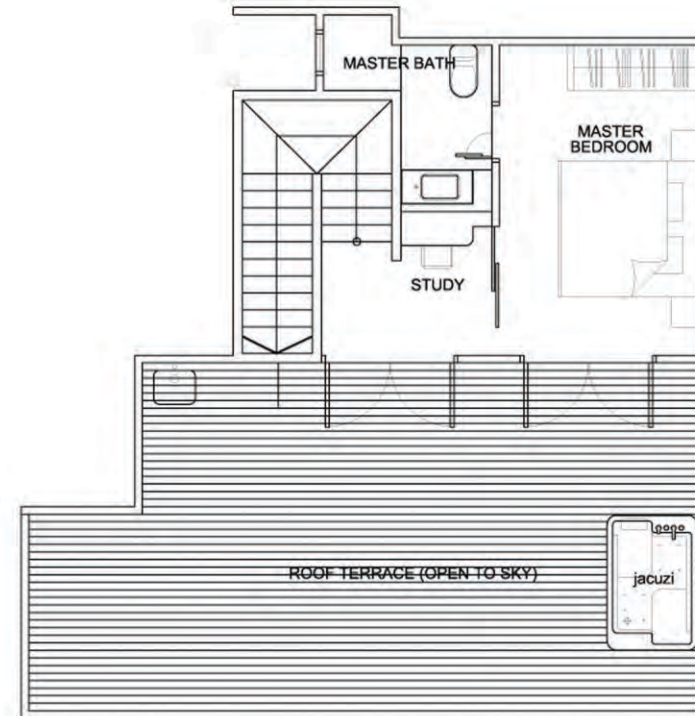


# TYPE A1P 3 BED ROOM + STUDY

Unit #05-02  
Area 146 sqm / 1572 sqft  
(Inclusive of B/W, a/c Ledge, planter and roof terrace)



LOWER FLOOR



UPPER FLOOR



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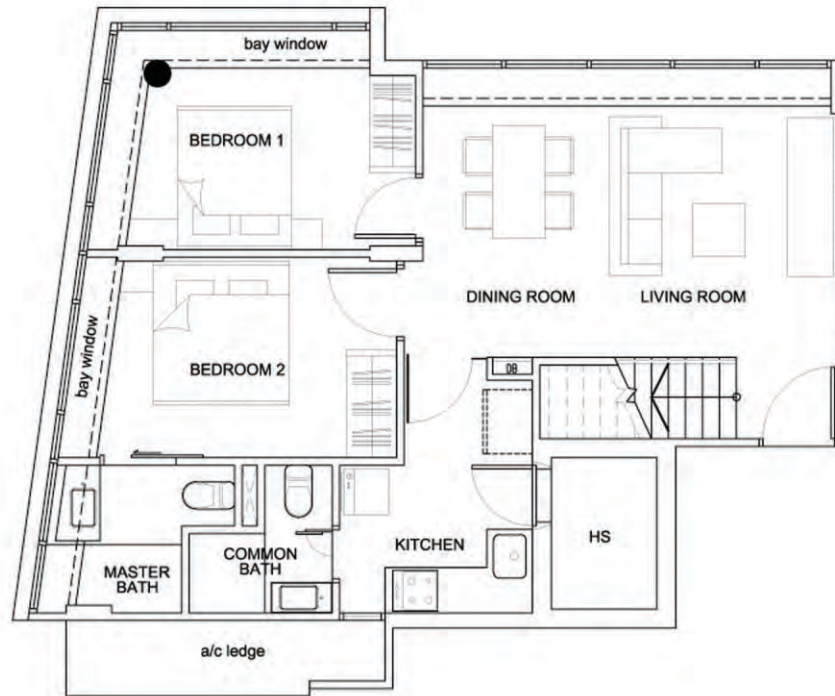


# TYPE B1P 3 BED ROOM

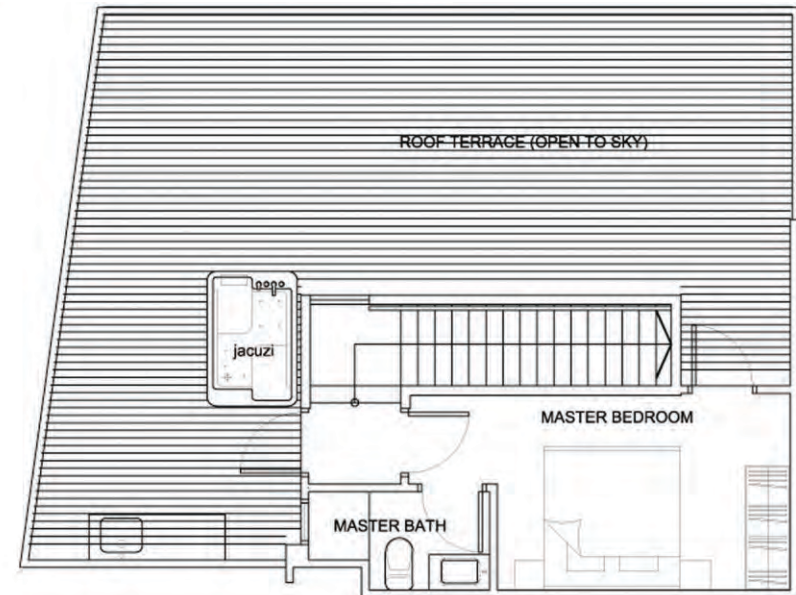
Unit #05-03

Area 149 sqm / 1604 sqft

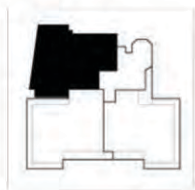
(Inclusive of B/W, a/c Ledge, planter and roof terrace)



LOWER FLOOR



UPPER FLOOR



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# SPECIFICATIONS

## 1. Foundation

Piling system according to Structural Engineer's detail and/ or design.

## 2. Superstructure

Reinforced concrete structure according to Structural Engineer's detail and / or design.

## 3. Walls

a) External Walls: Reinforced concrete and /or common clay brick walls.  
b) Internal Walls: Reinforced concrete and/or common clay brick wall and/or partition wall/ dry wall panels.

## 4. Roof

a) Flat Roof: Reinforced concrete flat roof with appropriate insulation and waterproofing system.  
b) Pitched Roof: Metal roof with appropriate insulation system.

## 5. Ceiling

a) Living / Dining: Skim coat and /or ceiling board with emulsion paint finish.  
b) Bedrooms: Skim coat and /or ceiling board with emulsion paint finish.  
c) Bath Rooms /Kitchen /Yard /WC: Skim coat and / or ceiling board with emulsion paint finish.  
d) Household shelter: Skim coat with emulsion paint finish.

## 6. Finishes

### Wall (for Apartments)

a) Living /Dining: Plaster and/or skim coat with emulsion paint finish.  
b) Bedrooms and passage to bed rooms: Plaster and/or skim coat with emulsion paint finish.  
c) Bath Rooms: Tiles (to exposed area only)  
d) Kitchen: Tiles (to exposed area only)  
e) Yard: Tiles / Cement and sand plaster and/or skim coat with emulsion paint finish.  
f) WC: Tiles (to exposed area only)  
g) Household Shelter: Skim coat with emulsion paint finish.  
h) Roof garden: Plaster and/or skim coat with paint finish.

Note: No tiles / Stones behind mirrors and above false ceiling.

### Floor (for Apartments)

a) Living /Dining: Compressed Marble with skirting.  
b) Bedrooms: Timber flooring with skirting.  
c) Bath Rooms: Tiles  
d) Kitchen: Tiles  
e) Yard: Tiles  
f) WC: Tiles  
g) Household Shelter: Tiles  
h) Roof garden: Tiles  
i) A/C Ledges / Planters: Cement and sand screed.  
j) Internal staircase (Penthouse): Timber flooring and / or compressed marble.

### Wall (For Common area)

a) Typical Lift lobbies and landings: Tiles to designated areas with cement and sand plaster and/or skim coat to other areas.  
b) Internal walls, corridors and staircases: Cement and sand plaster and/or skim coat with paint finish.  
c) External walls: Cement and sand plaster and/or skim coat with paint finish.

### Floor (For Common area)

a) Lift lobbies and corridor: Tiles  
b) Staircases and Landing: Cement and sand screed.

## 7. Windows

Powder coated aluminum framed windows with tinted glazing.

## 8. Doors

a) Main Entrance: Approved Fire -rated timber door.  
b) Bed Room: Hollow core timber door.  
c) Bath Room: Hollow core timber door and /or PVC door and/or Aluminum bi-fold door.  
d) Kitchen (if any door): Timber framed Glass door and/or frameless glass door.  
e) Household shelter: Metal blast door as approved by relevant Authorities.

## 9. Ironmongery: Selected quality lock sets.

## 10. Sanitary fittings

a) Master bath rooms:  
1 Shower bath with shower mixer , shower head and shower set.  
1 Basin with Mixer tap  
1 Pedestal water closet  
1 Mirror  
1 Toilet paper holder  
b) Common Bath Rooms:  
1 Shower bath with shower mixer , shower head and shower set.  
1 Basin with Mixer tap  
1 Pedestal water closet  
1 Mirror  
1 Toilet paper holder  
c) WC (penthouse)  
1- 2way tap with hand shower  
1 Basin with tap  
1 Pedestal water closet  
1 Mirror  
1 Toilet paper holder

## 11. Electrical Installation

All the electrical wiring to be in concealed conduits wherever possible except electrical wiring in conduits exposed in above false ceiling and DB .Refer to electrical schedule for details.



# SPECIFICATIONS

- 12. TV /Telephone**  
TV / Telephone points shall be provided in accordance with electrical schedule
- 13. Lighting Protection**  
Lightning protection system shall be provided in accordance with Singapore Code of Practice
- 14. Painting**  
External Wall: Emulsion paint finish  
Internal Wall: Emulsion paint finish (Where applicable)
- 15. Water proofing**  
Waterproofing to floor of Bathroom, Kitchen, Yard, WC, Roof Garden/terrace, PL
- 16. Driveway and car park**  
Concrete floor finish and /or stone finish  
Open car park- Perforated slab
- 17. Recreational Facilities**  
Swimming Pool with Jacuzzi, Sun Deck, Steam Booth, BBQ Area ,Fitness Corner
- 18. Additional Items**  
Kitchen cabinet /Appliance: Kitchen cabinet with counter top and sink, Gas hob and Hood  
Wardrobe: To bedrooms.  
Air-Conditioning: Wall mounted split unit air-conditioning to Living, Dining and all Bedrooms.  
Hot water supply: Hot water provision to all bath rooms and kitchen sinks  
Security System: Intercom system  
Cable Vision: Television outlet for cable vision services.  
Auto Gate Device with Remote: To vehicular main entrance Control

## NOTE:

AC: Air-Con Ledge  
BW: Bay Window  
HS: Household Shelter  
PL: Planter

## Notes

### Marble, Limestone, Granite

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their in-

stallation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

### Wardrobes, Kitchen cabinets, Fan coil units, Electrical points, Door swing positions and plaster ceiling boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

### Air-Conditioning system

To ensure good working condition of the air- conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

### Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

### Tiles

Tiles sizes and tile surface flatness cannot be perfect, and are subject to acceptable ranged described in Singapore Standards (SS 483: 2000). No tiles behind/below kitchen cabinet, long bath and mirror. Wall surface above the false ceiling level will be left in its original bare condition.

### Terrace /Roof garden

Where the Unit is provided with Terrace/Roof Garden, the Purchaser shall not cover up or erect any roof or structure over or enclosing the Terrace/Roof Garden, nor shall the Purchaser allow the Terrace/Roof Garden to be covered up or roofed over.

### Glass

Glass is a manufactured material that is not 100% pure .Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by manufacturers. The purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

### Cable Television and /or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the cable provider and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and / or internet access.

If the Purchaser requires internet access, the Purchaser will have to make direct



# SPECIFICATIONS

arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make.

## Household Shelter

The household shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the household shelter shall not be hacked, drilled, altered or removed.

## Materials, Fittings, Equipment, Finishes, Installations and Appliances .

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

## Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Whilst reasonable care has been taken in the preparation of this brochure and the construction of the scale model and show flat, the developer does not warrant their accuracy and cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions may not be regarded or relied upon as statements or representations of fact, and they are not intended to form any part of contract for the sale of housing units visual representations, models show flat, illustrations, photographs, pictures, drawings, displays and art renderings are artist's impressions of the development only, and are not to be relied upon as representations of fact. The brand, colour and model of all material, fittings, equipment's finishes, installations and appliances supplied /provided are subject to the developer's /its architects selection, market availability and sole discretion of the developer.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, show flat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey. The developer reserves the right to modify any unit plans, layouts, the building development or any part thereof prior to completion in its absolute discretion or as directed or approved by the architect or relevant authorities.

The Sale and Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sale and Purchase Agreement and shall in no way modified by any statements, representations or promise made by the Developer or the Marketing Agents.

## Project Details:

**Name of Project** : Dunman Regency  
**Lot (s) No** : 02786P and , 06871V MK 25 at 485  
 Dunman Road , S(439190)

**Developer** : GHC Land Pte Ltd  
 : UEN 201205928R

**Developer's License No** : C0980

**Tenure of Land** : Estate in fee simple

**Building Plan No** : A1753-00098-2008-BP01

**Expected date of TOP** : 31/3/2016

**Expected date of legal completion** : 31/3/2019

## Electrical Schedule

ELECTRICAL PROVISION /UNIT TYPE	Type A #02-01 #03-01 #04-01	Type A1 #02-02 #03-02 #04-02	Type B #02-03 #03-03 #04-03	Type AP #05-01	Type A1P #05-02	Type BP #05-03
LIGHTING POINT	12	12	10	19	19	17
13A SWITCH SOCKET OUTLET	13	13	12	16	16	16
TELEPHONE POINT	4	4	4	4	4	4
SCV TV POINT	3	3	3	4	4	4
SCV TV POINT i- FM POINT	1	1	1	1	1	1

Electrical wiring will be in concealed conduits where possible





**GHC LAND PTE LTD**