

IMPRESSIONS

ELEVATIONS

SITE PLAN

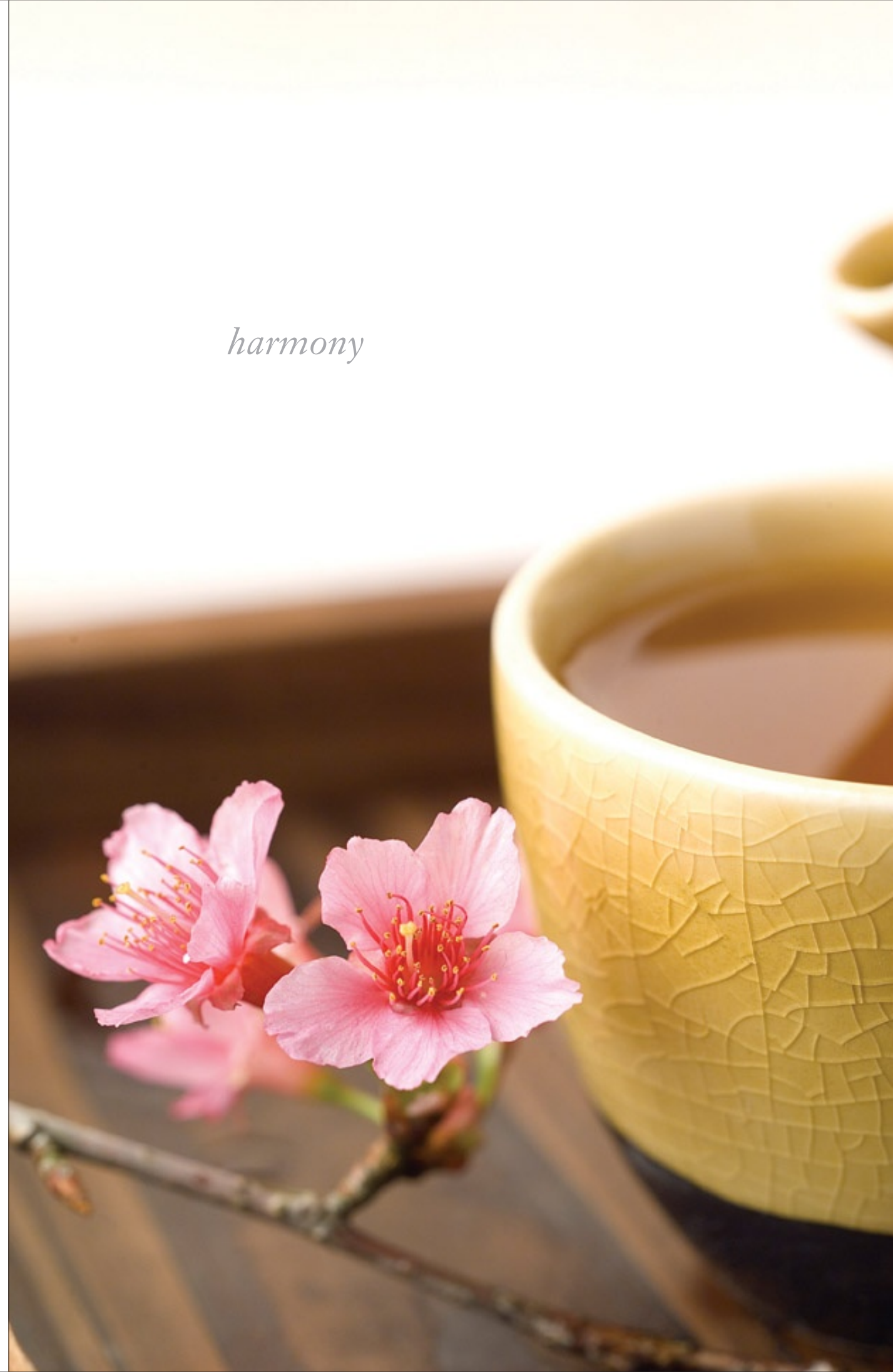
WATTEN RESIDENCES

Inspired by the allure of nature, these houses were created to exhibit design in the simplest form, a stark contrast to the elaborate convoluted forms seen around us today.

Simplicity and purity constitutes the basis of this design. The form of the building, like the drawings of a child, is simple and unpretentious. The clean architecture, set against a backdrop of lush greeneries and water features makes an endearing environment for living.



harmony





simplicity



artist impression



ATTIC



MASTER BEDROOM



LIVING ROOM



KITCHEN & DINING

CROSS SECTION



SIDE ELEVATION
– Semi Detached Unit



BACK ELEVATION
– Semi Detached Unit



FRONT ELEVATION
– Semi Detached Unit

COMMON FACILITIES

- A. Two 60m Lap Pools
- B. Gymnasium
- C. Outdoor Exercise Area
- D. Two BBQ Pits
- E. Children's Play Area
- F. Walking Track

INDIVIDUAL FACILITIES

- Two Private Parking Lots
- Private Lift (Bungalows & Semi-Ds)
- Private Poolside Access or Private Pool with Jacuzzi
- Solar Heating System
- Roof Trellis

KEY FEATURES

- Prime Bukit Timah Location
- Freehold
- Near Schools
- Near Botanic Gardens
- MRT Stations
- Security & Facilities
- Eco-friendly Design
- Eco-friendly Rainwater Recycling System
- Handicap Compliant
- Lush Landscaping



SITE PLAN - 1st Storey



SIN HENG CHAN GROUP - Projects & Awards

Award winning Bungalows – Victoria Park, Singapore

Strata Townhouses – Gilstead Brooks, Singapore

Strata Townhouses – Barker Terraces, Singapore

Modern Tropical Bungalow – Rochalie Drive, Singapore

NOMU Apartments – Singapore



2006 International Architecture award from The Chicago Athenaeum: Museum of Architecture and Design.

Finalist for World Architectural Awards 2002

SIA Architectural and Design Awards 2001 - Winner

SIA-ICI Colour Awards 2001 - Silver

8th SIA Design Awards 2006 (Category – Design Award for Cluster Housing)

Landscape Intustry Association (Singapore) Gold Award of Excellence 2005 (Category – Design & Build Projects, Residential)

Cityscape Architectural Review International Awards 2005 - Winner

(completed 2006)

RAIA International Awards 2006

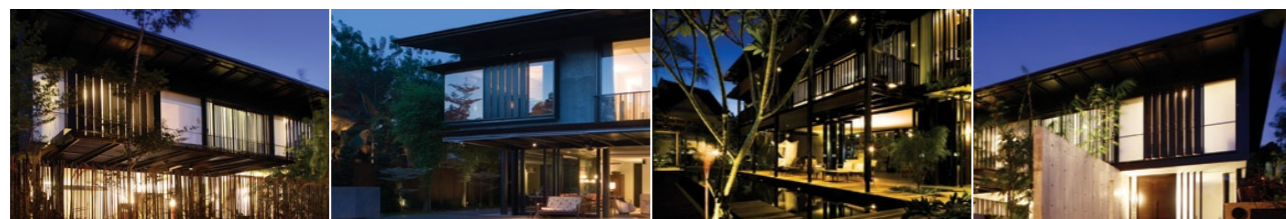
SIA-ICI Colour Awards 2004 - Silver

SIA Architectural and Design Awards 2004 - Honorable Mention

Dubai - Architecture & Cityscape Awards 2003 - Highly Commended

(under construction)

ip:li architects



At ip:li architects, each project is a “crafted piece”, undertaken as a unique expression of the design brief, site & climate opportunities, historical & contemporary influences, building control guide-lines and technology. We also aim to create a sense of place by striving to capture and retain the memory or the soul of the original environment, whilst sensitively merging it with our new vision.

In 2006, ip:li architects was awarded the 8th Singapore Institute of Architects’ Architectural Design Awards for the Individual Houses Category.

Development Company Simefield Pte Ltd www.wattenresidences.com

A joint development by



Project Management by

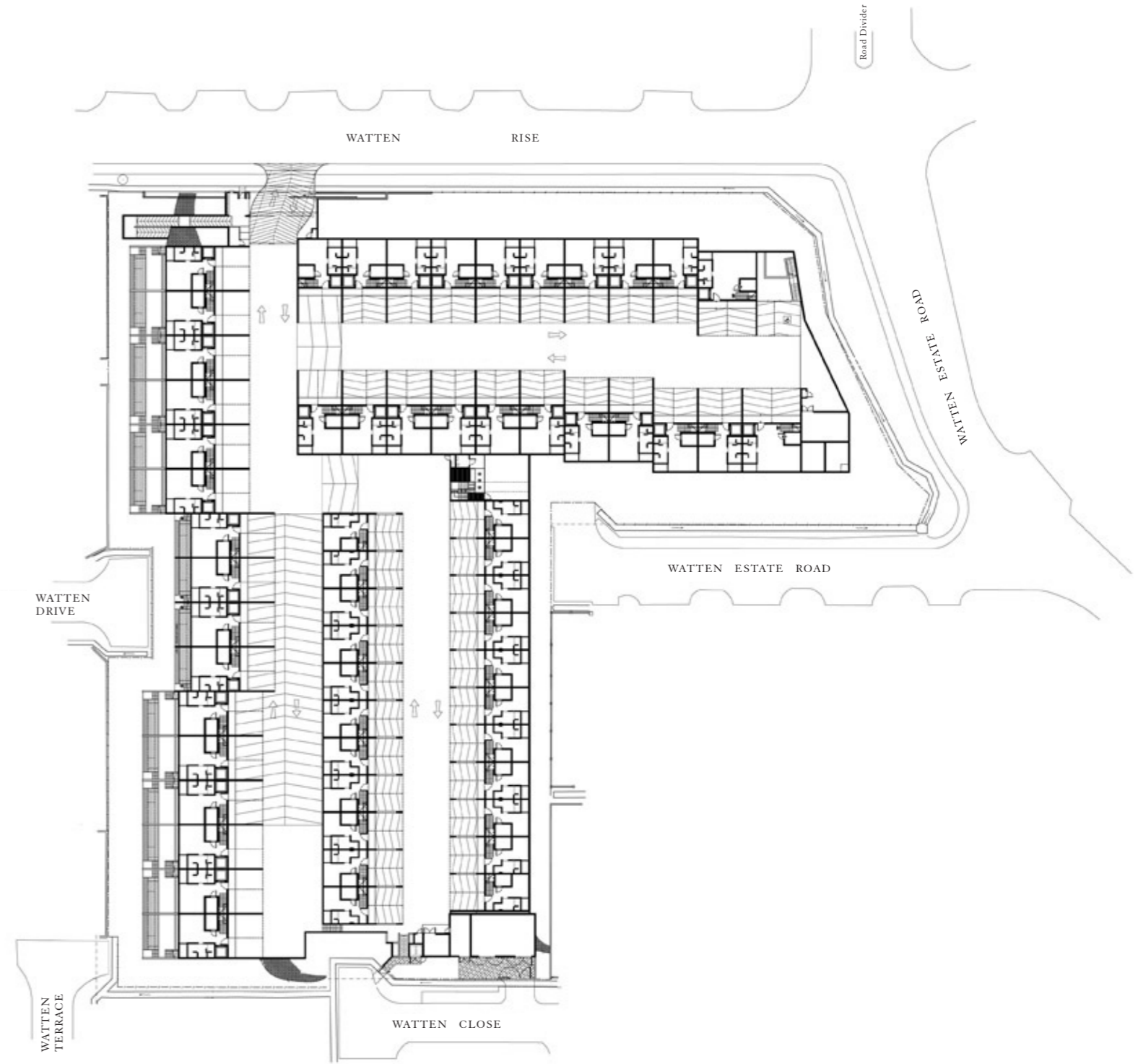
Sin Heng Chan Group

80 Tras Street, Singapore 079019 Tel : +65 62232232 Fax: +65 62262292

www.sinhengchan.com

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.

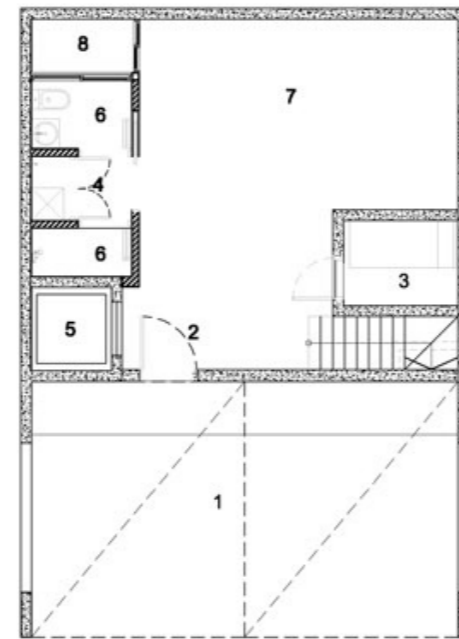
SITE PLAN - Basement



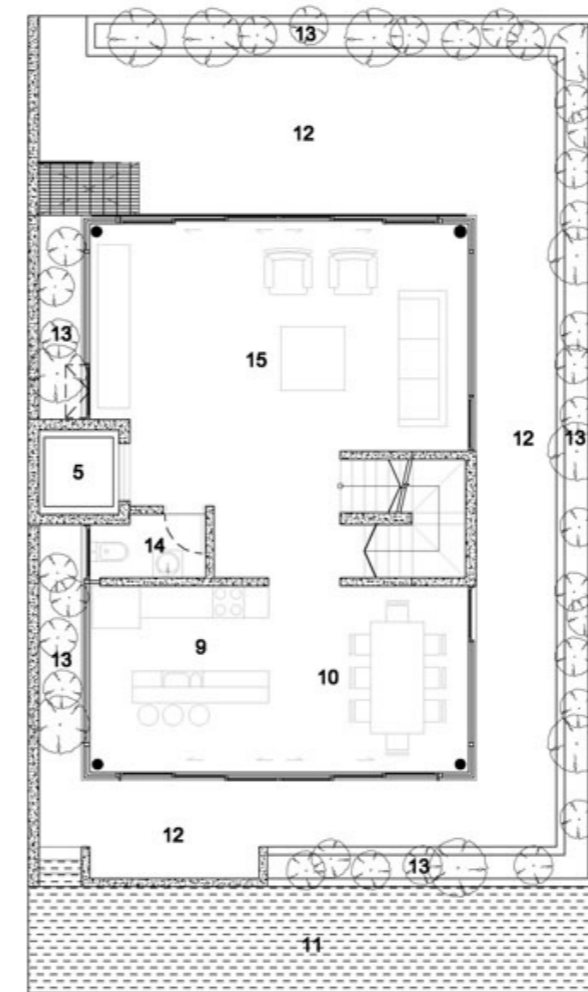
BUNGALOW - Type A

LEGEND

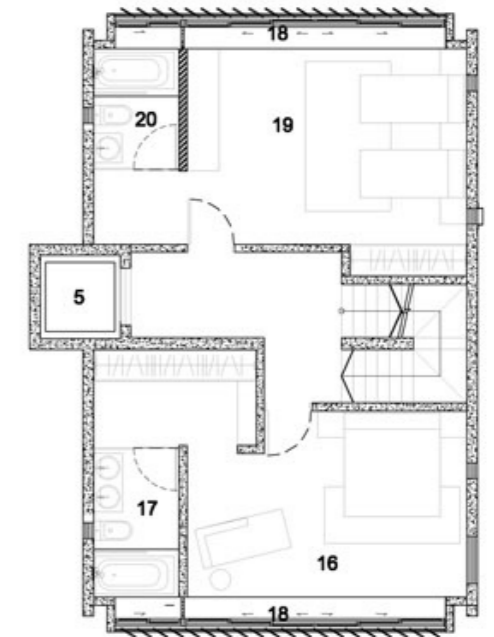
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

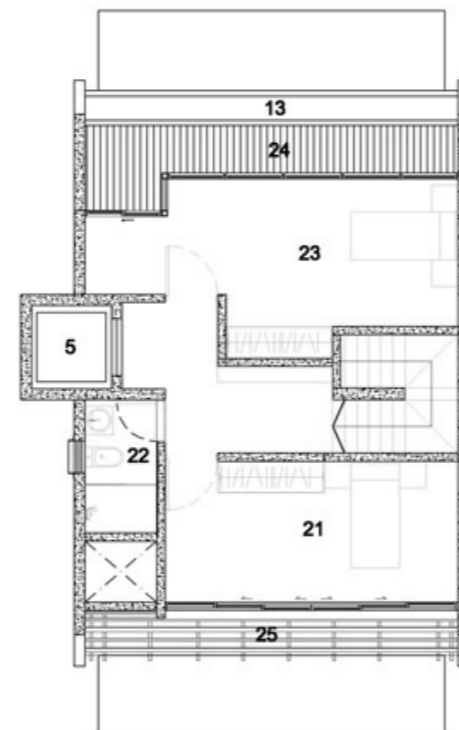
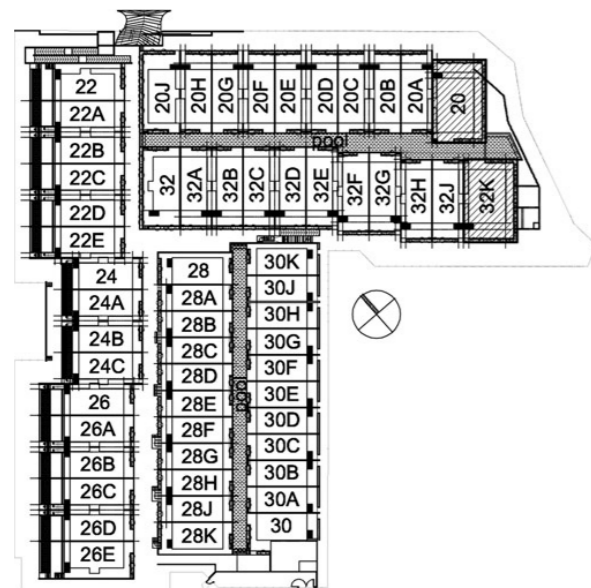


1st Storey

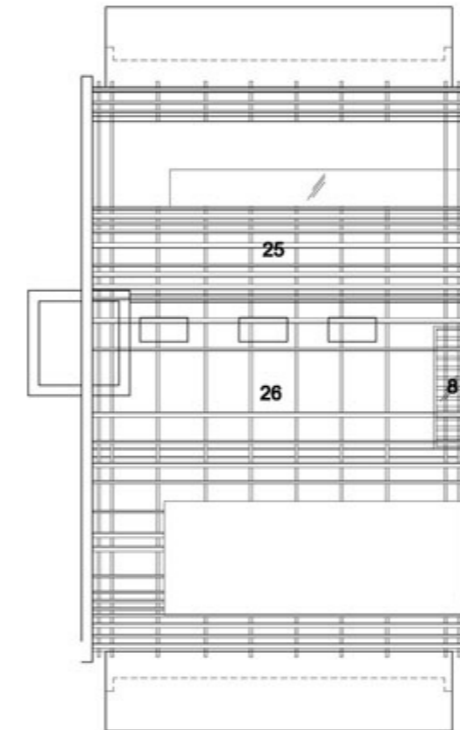


2nd Storey

LOCATION PLAN



Attic



Roof

BUNGALOW - Type A (2 nos.)

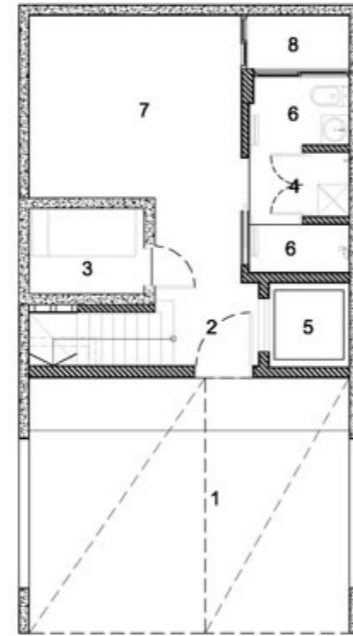
- 20
- 32K (mirrored)



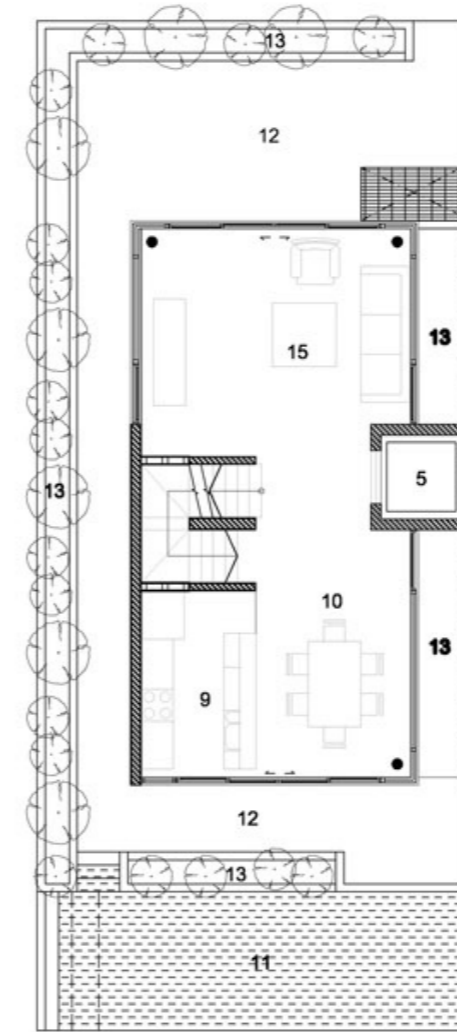
BUNGALOW - Type B

LEGEND

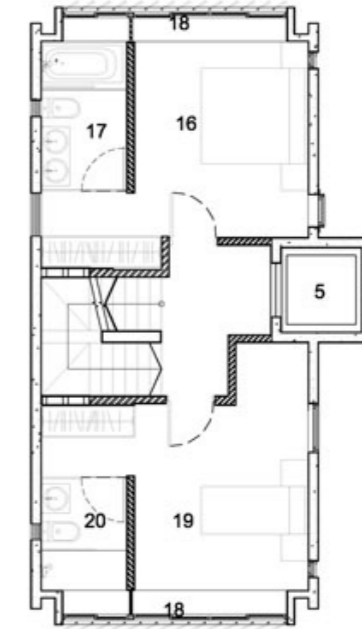
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

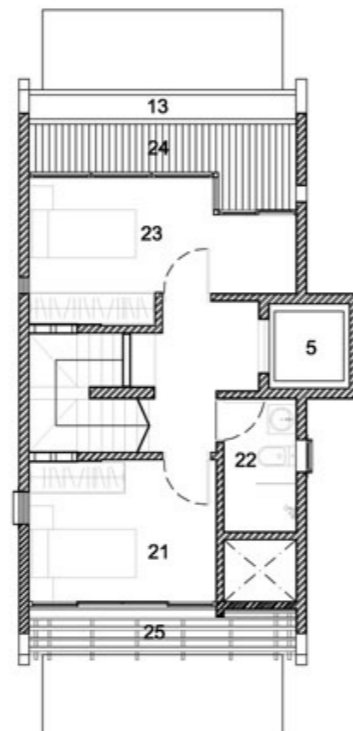


1st Storey

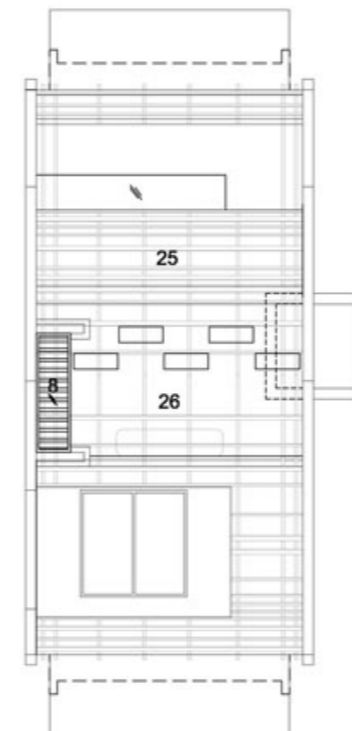


2nd Storey

LOCATION PLAN



Attic



Roof

BUNGALOW - Type B (1 no.)

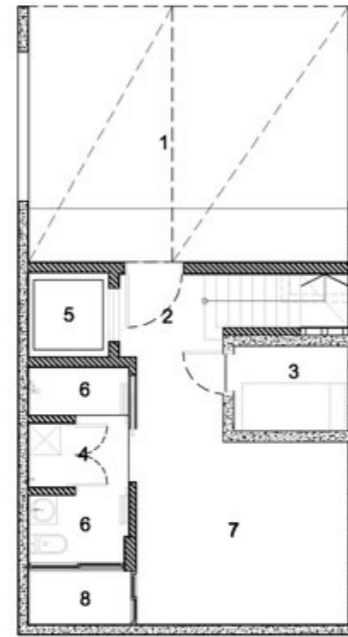
- 20J



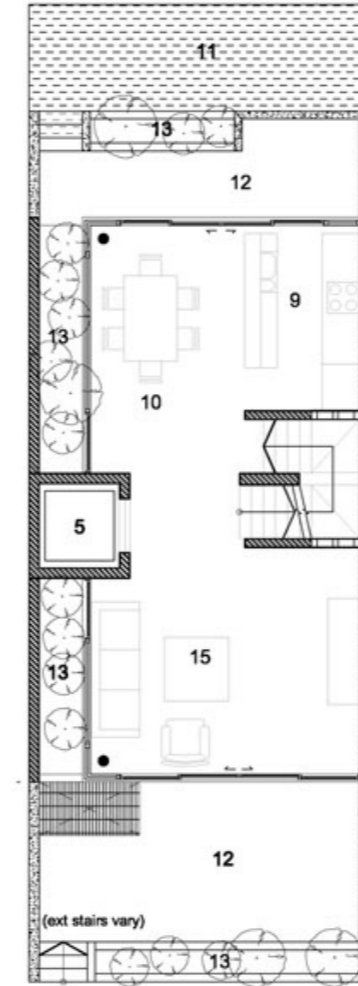
SEMI-DETACHED - Type A

LEGEND

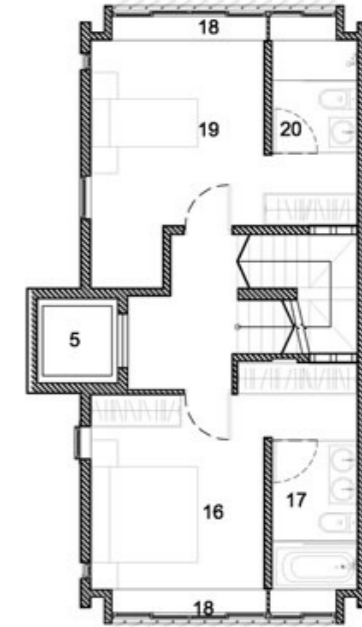
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

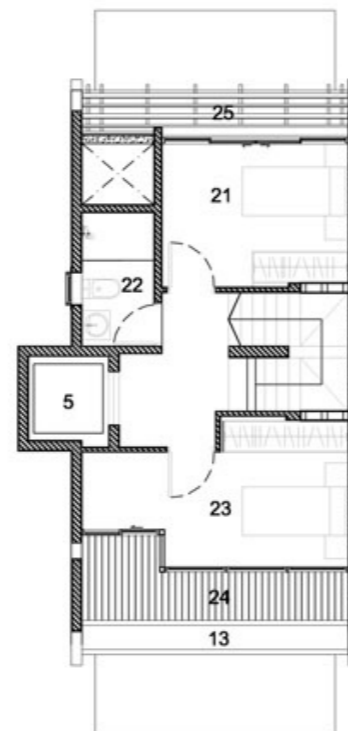
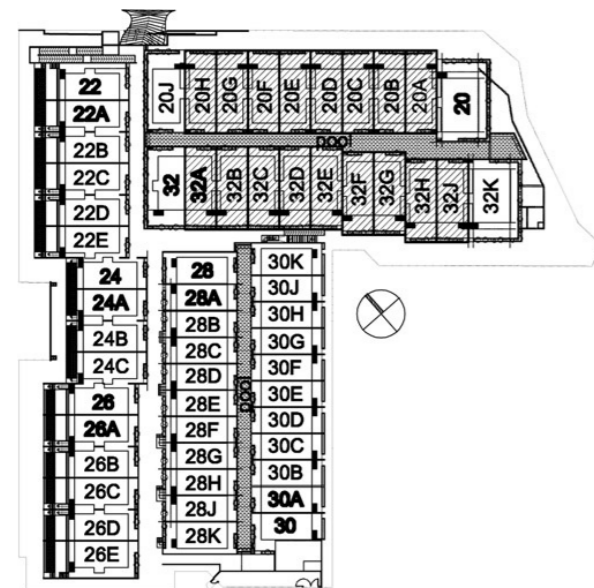


1st Storey

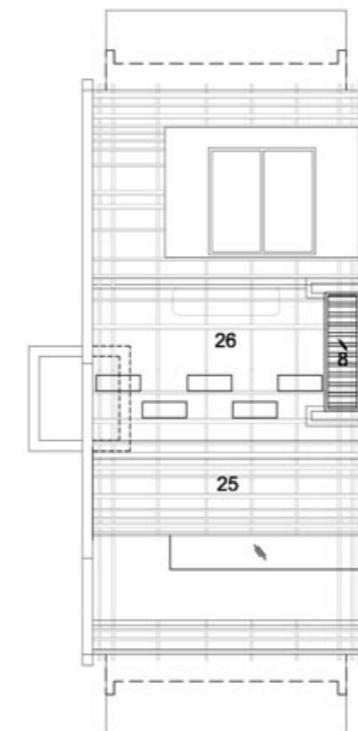


2nd Storey

LOCATION PLAN



Attic



Roof

SEMI-DETACHED - Type A (17 nos.)

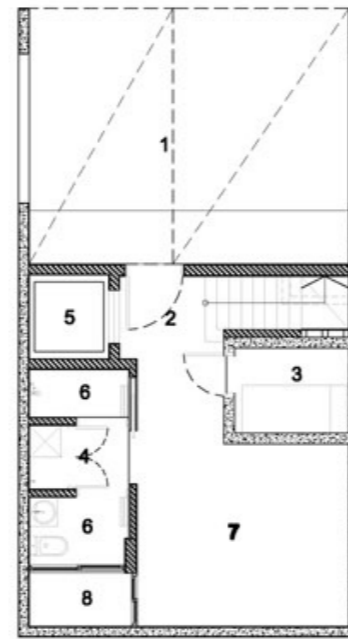
- 20A, 20C, 20E, 20G & 20B, 20D, 20F, 20H (mirrored)
- 32A, 32C, 32E, 32G, 32J & 32B, 32D, 32F, 32H (mirrored)



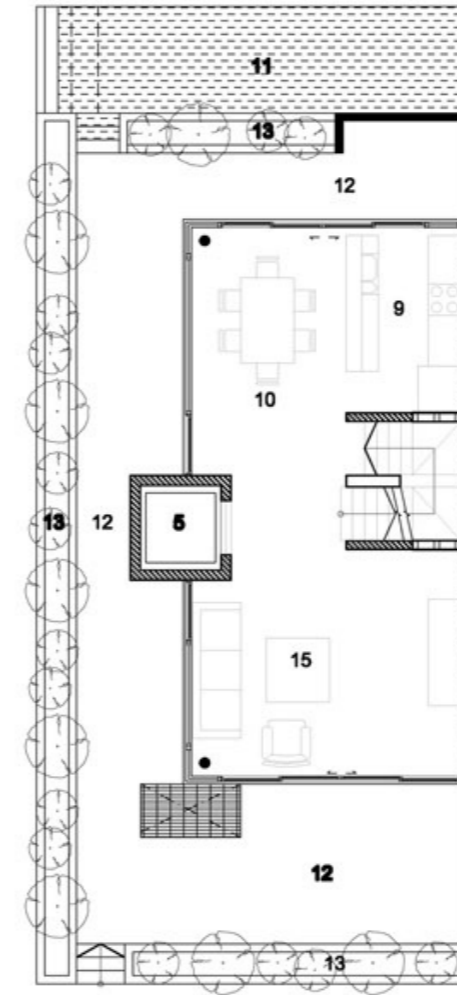
SEMI-DETACHED - Type B

LEGEND

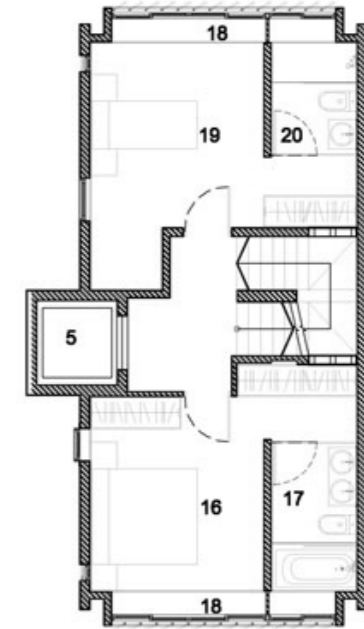
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

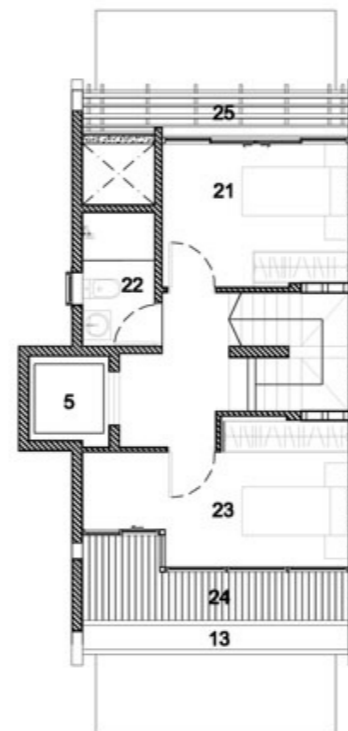


1st Storey

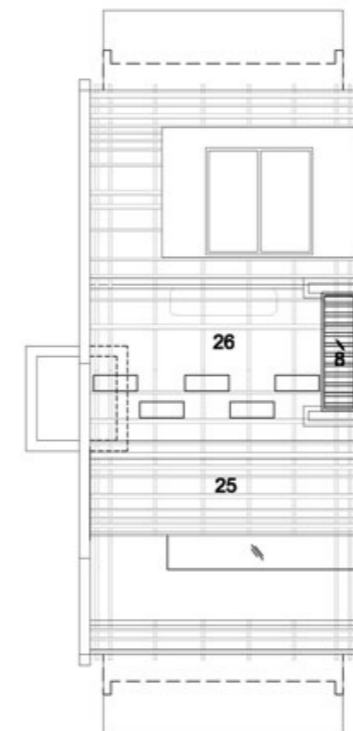


2nd Storey

LOCATION PLAN



Attic



Roof

SEMI-DETACHED - Type B (1 no.)

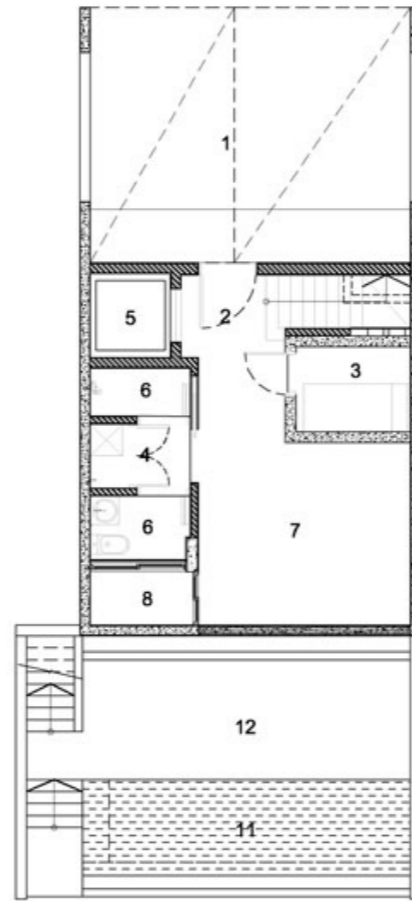
- 32



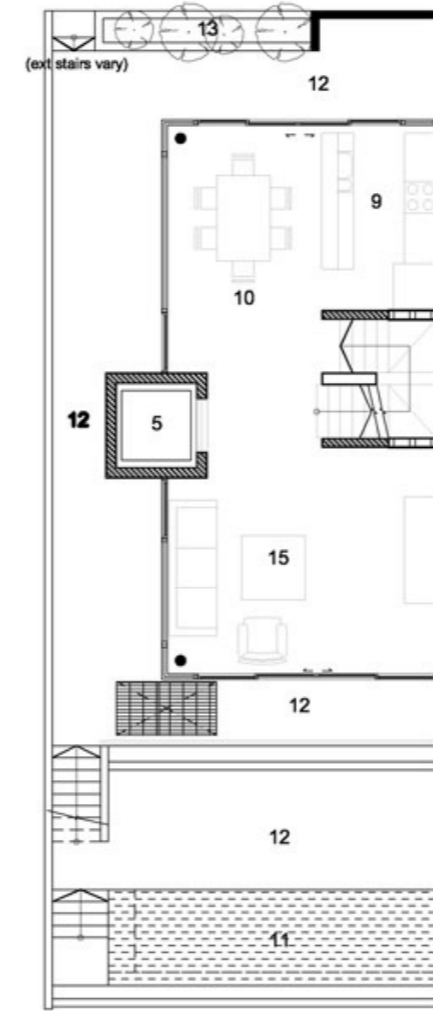
SEMI-DETACHED - Type C

LEGEND

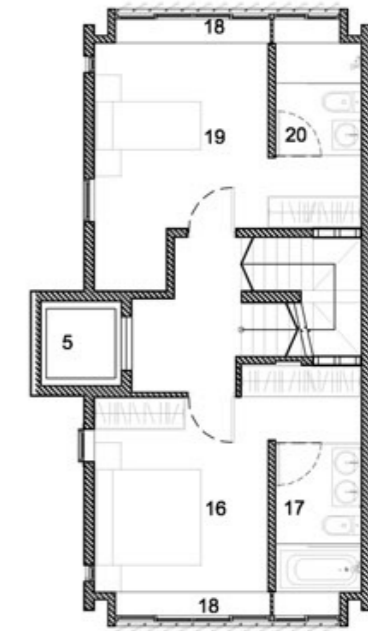
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Private Pool with Jacuzzi
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

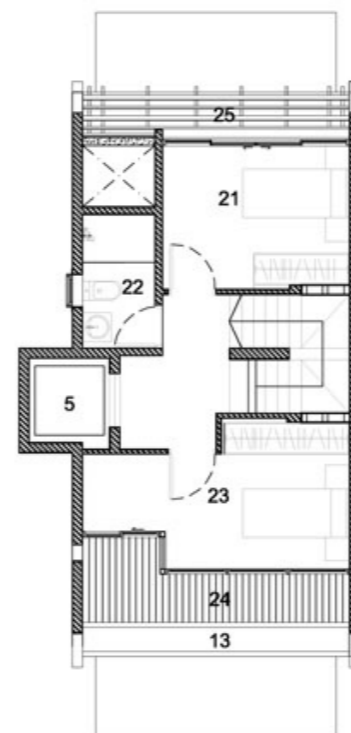
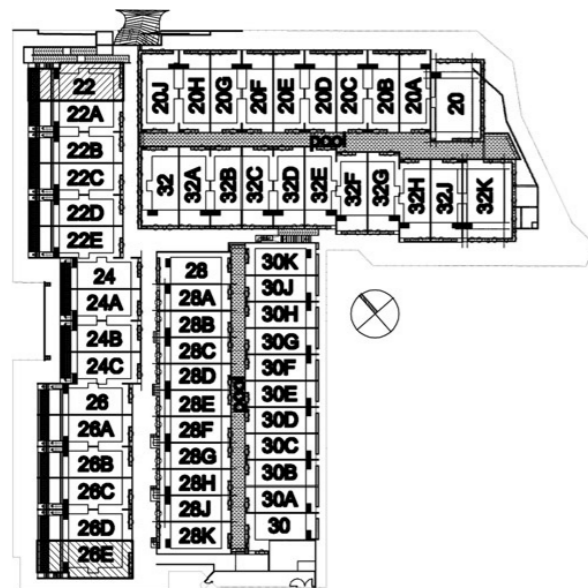


1st Storey

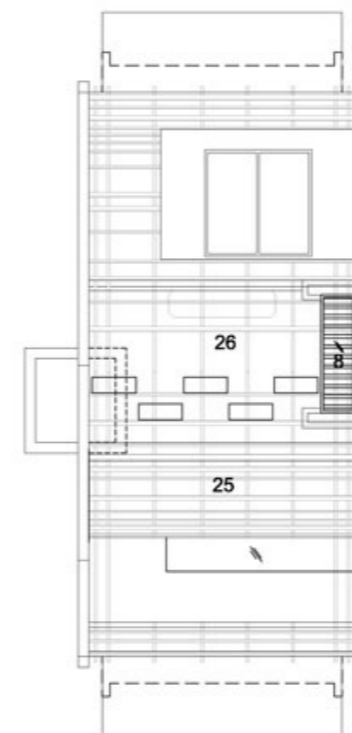


2nd Storey

LOCATION PLAN



Attic



Roof

SEMI-DETACHED - Type C (2 nos.)

- 22
- 26E (mirrored)

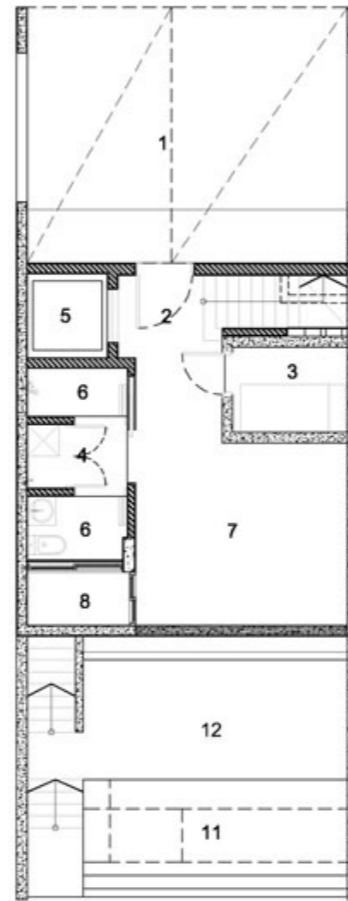
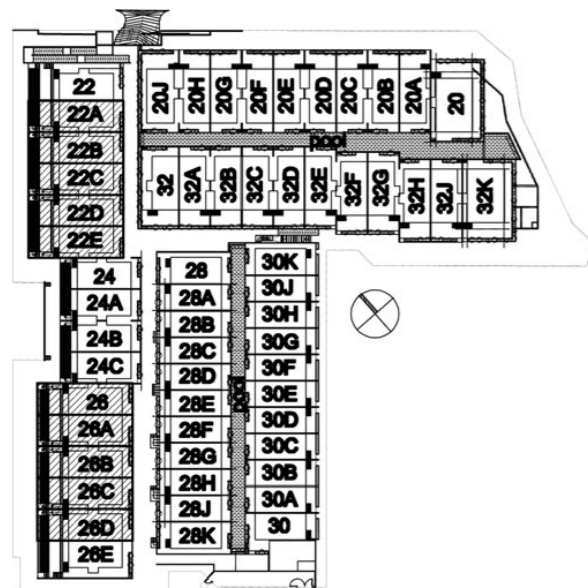


SEMI-DETACHED - Type D

LEGEND

1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Private Pool with Jacuzzi
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge

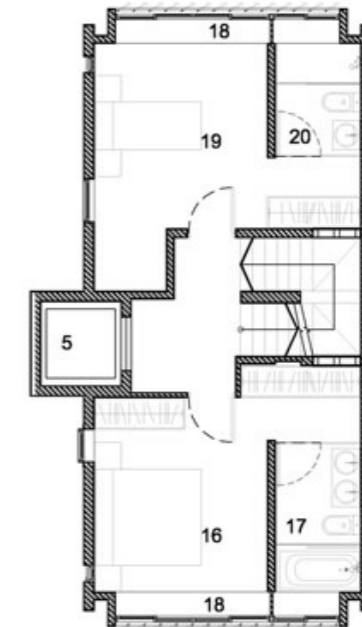
LOCATION PLAN



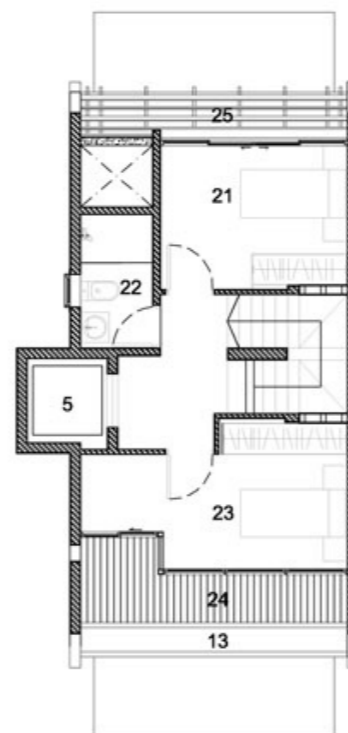
Basement



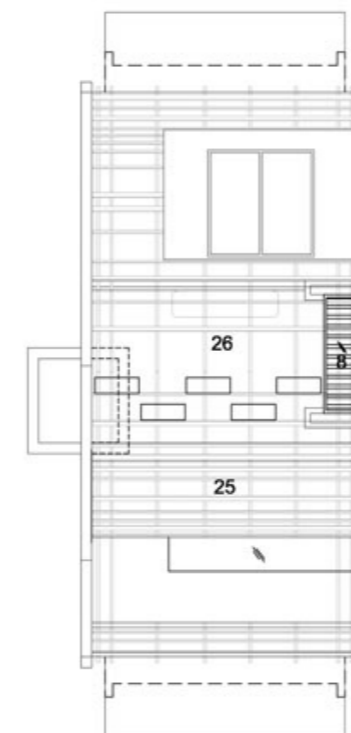
1st Storey



2nd Storey



Attic



Roof

SEMI-DETACHED - Type D (10 nos.)

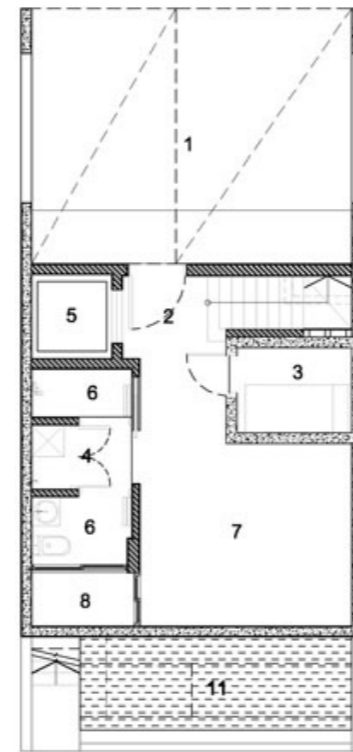
- 22B, 22D, 26, 26B, 26D
- 22A, 22C, 22E, 26A, 26C (mirrored)



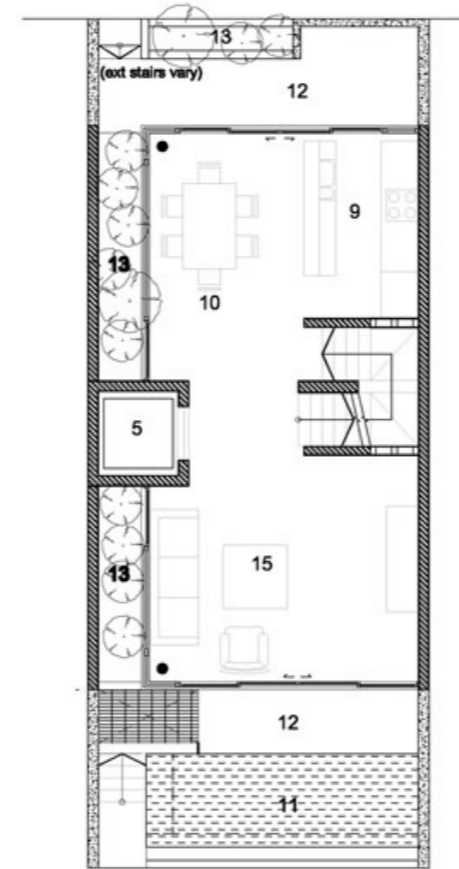
SEMI-DETACHED - Type E

LEGEND

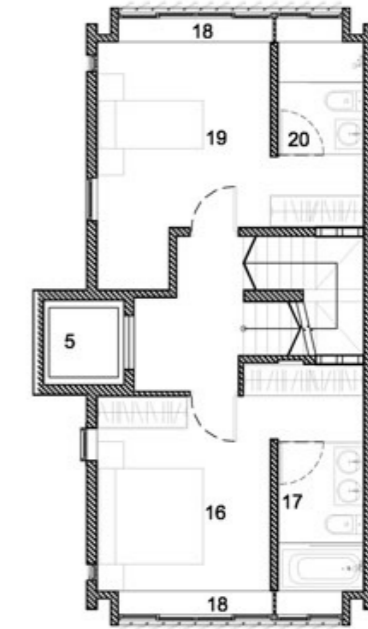
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Private Pool with Jacuzzi
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

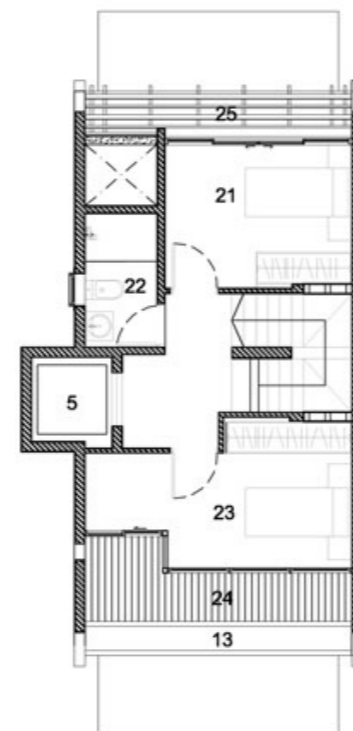
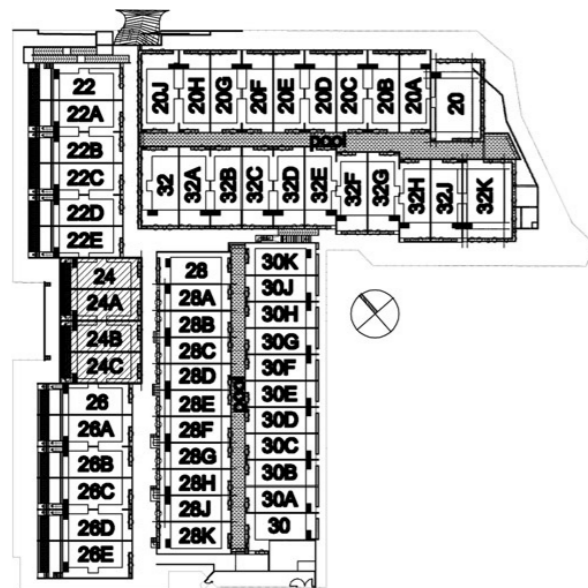


1st Storey

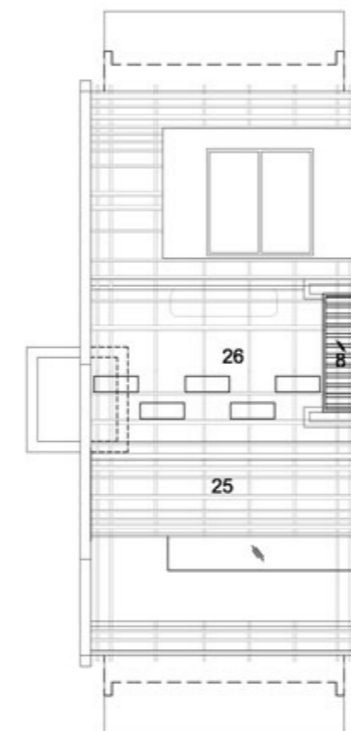


2nd Storey

LOCATION PLAN



Attic



Roof

SEMI-DETACHED - Type E (4 nos.)

- 24, 24B
- 24A, 24C (mirrored)



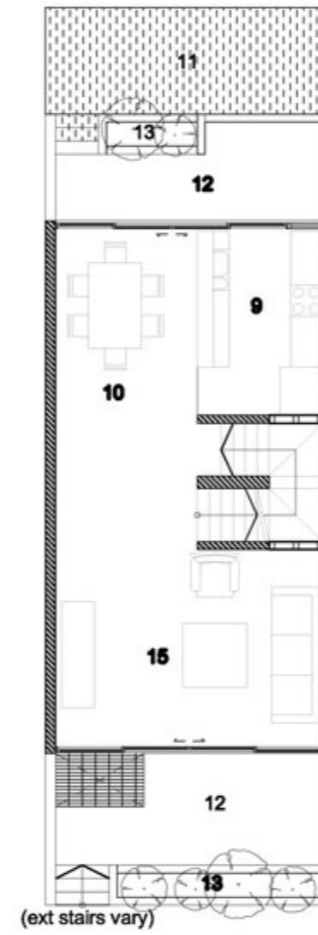
TERRACE - Type A

LEGEND

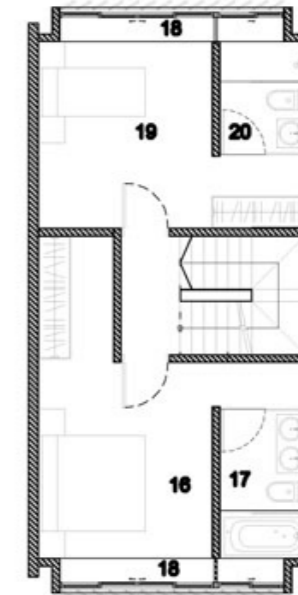
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

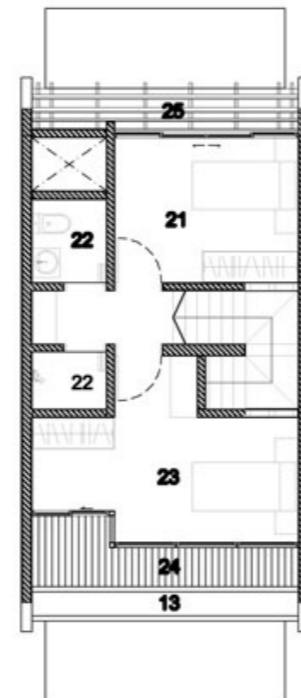
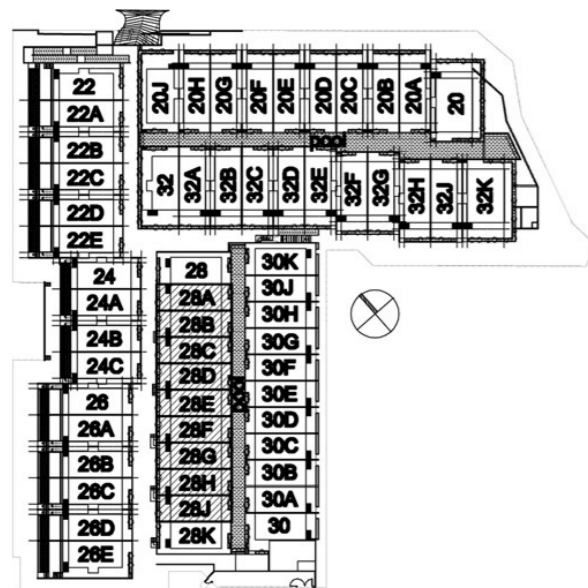


1st Storey

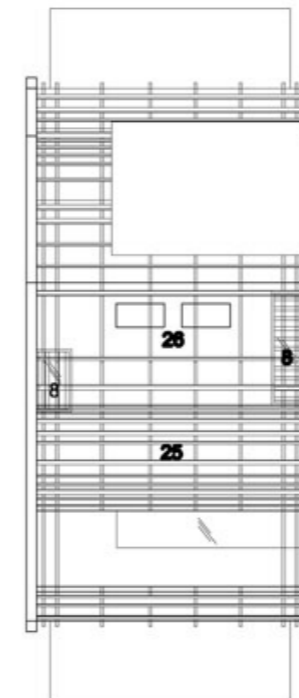


2nd Storey

LOCATION PLAN



Attic



Roof

TERRACE - Type A (9 nos.)

- 28A, 28C, 28E, 28G, 28J
- 28B, 28D, 28F, 28H (mirrored)



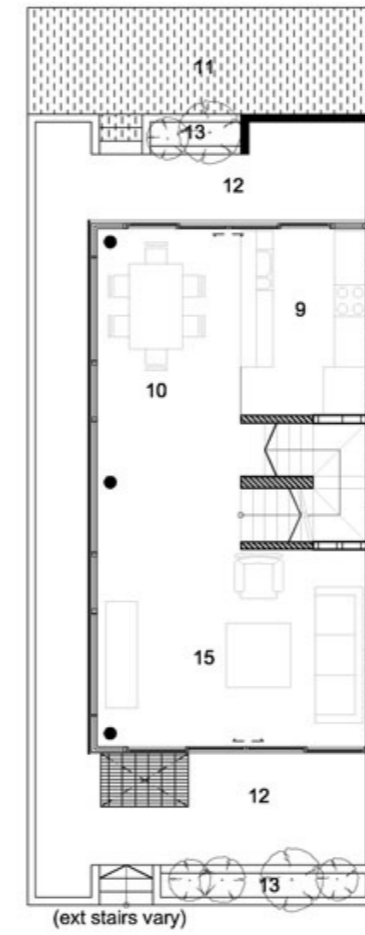
TERRACE - Type B

LEGEND

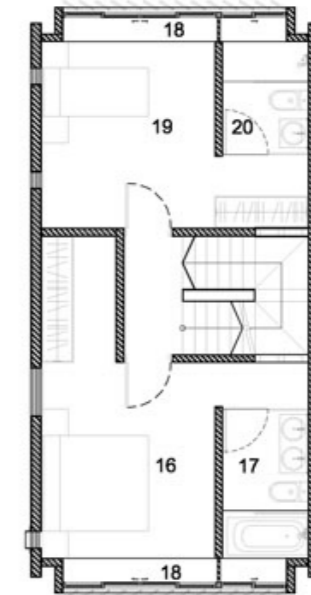
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

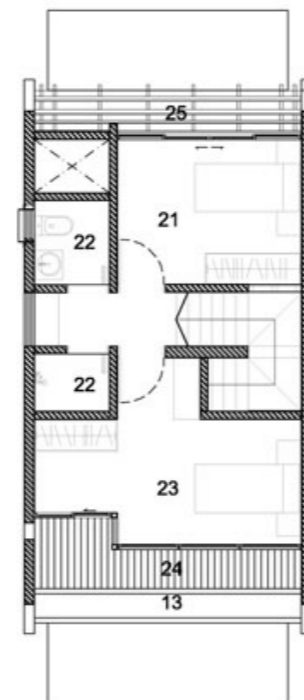
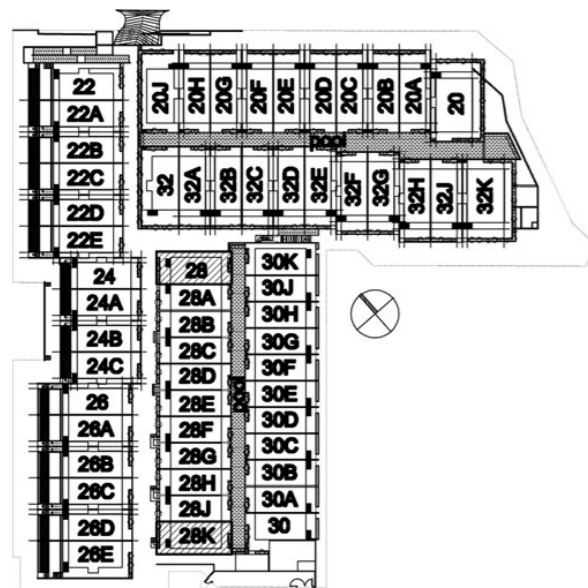


1st Storey

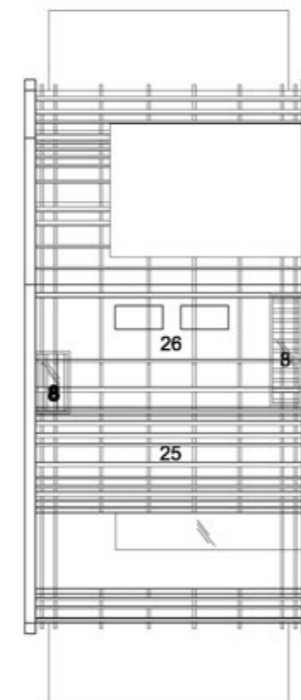


2nd Storey

LOCATION PLAN



Attic



Roof

TERRACE - Type B (2 nos.)

- 28
- 28K (mirrored)



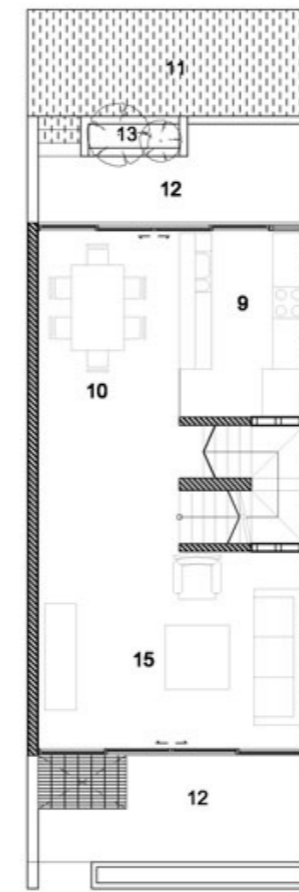
TERRACE - Type C

LEGEND

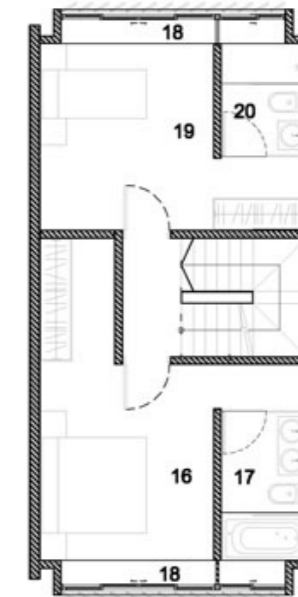
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

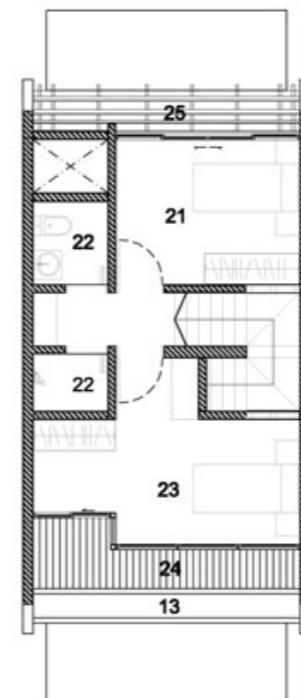
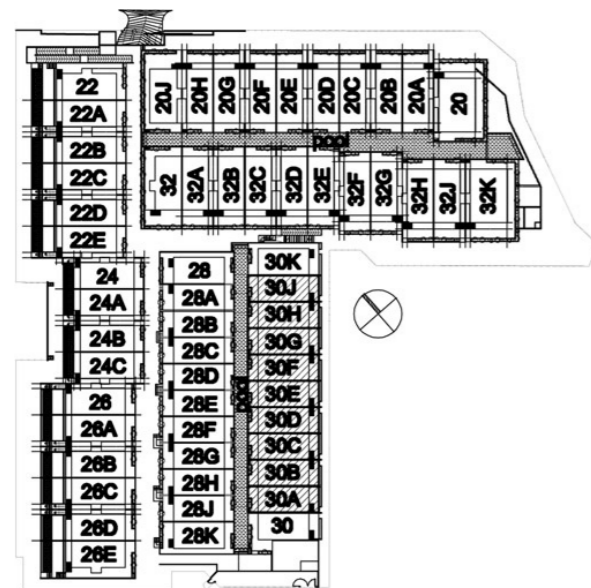


1st Storey

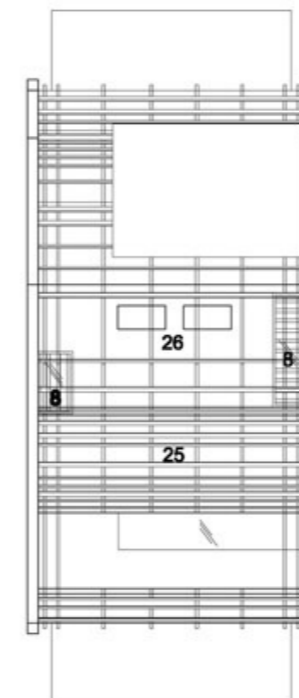


2nd Storey

LOCATION PLAN



Attic



Roof

TERRACE - Type C (9 nos.)

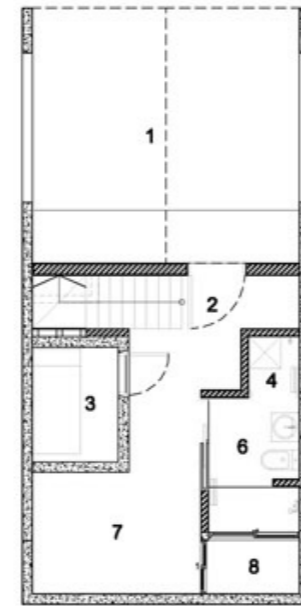
- 30A, 30C, 30E, 30G, 30J
- 30B, 30D, 30F, 30H (mirrored)



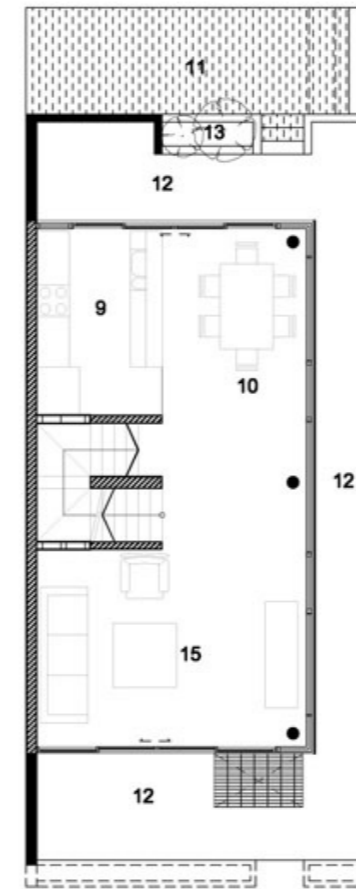
TERRACE - Type D

LEGEND

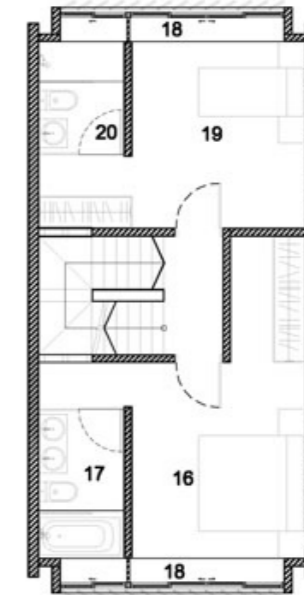
1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge



Basement

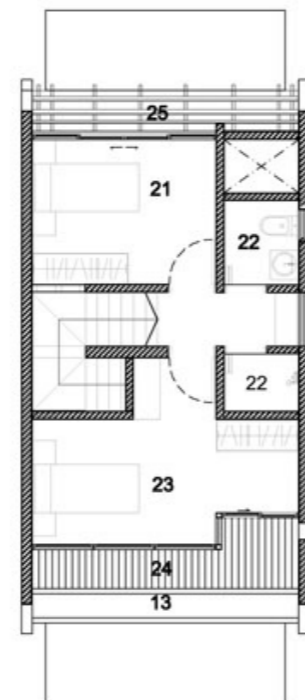


1st Storey

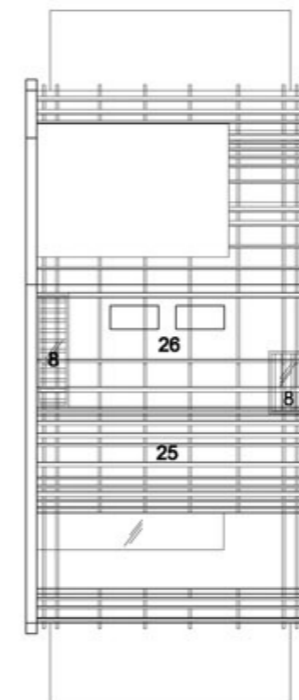


2nd Storey

LOCATION PLAN



Attic



Roof

TERRACE - Type D (1 no.)

- 30K

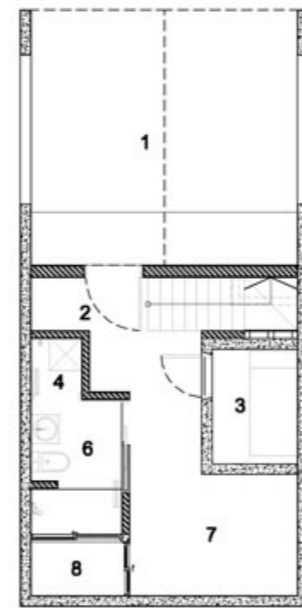
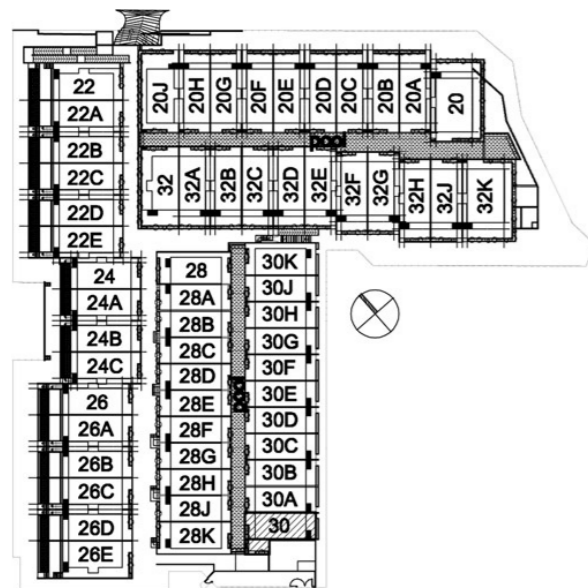


TERRACE - Type E

LEGEND

1. Carpark Lots
2. Foyer
3. Household Shelter
4. Utility
5. Lift (Semi-D & Bungalow only)
6. Bath 1
7. Basement Room 1
8. Airwell/Skylight
9. Kitchen
10. Dining
11. Pool
12. Outdoor Yard/Private Enclosed Space
13. Planter
14. Powder Room (Bungalow Type A only)
15. Living Room
16. Master Bedroom
17. Master Bath
18. Bay Window
19. Bedroom 2
20. Bath 2
21. Bedroom 3
22. Bath 3
23. Bedroom 4
24. Roof Terrace
25. RC Pitch Roof with Trellis
26. RC Aircon Ledge

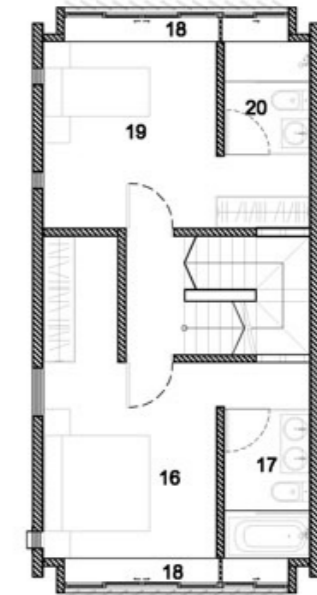
LOCATION PLAN



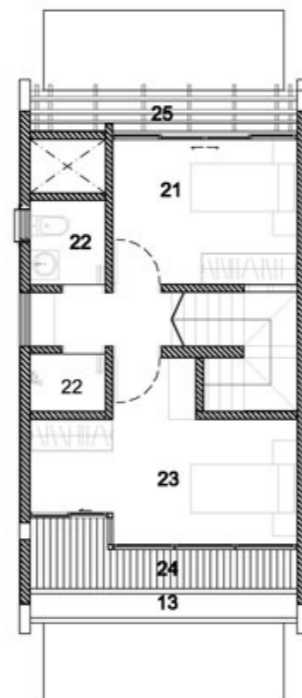
Basement



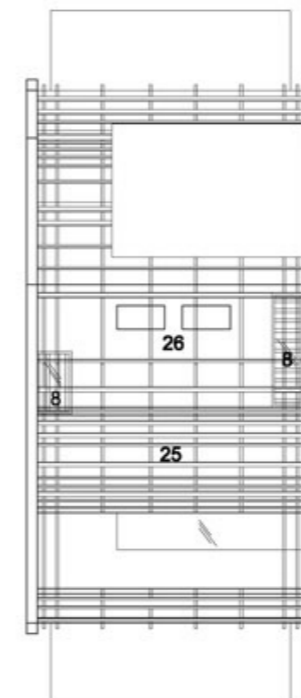
1st Storey



2nd Storey



Attic



Roof

TERRACE - Type E (1 no.)

- 30



WATTEN RESIDENCES - Specifications

FOUNDATION

Reinforced Concrete Raft.

SUPERSTRUCTURE

Reinforced concrete structural framework to Engineer's design and specifications.

WALL

External walls: Concrete / Brickwalls.
Internal walls: Concrete and / or Bricks and / or Concrete blocks and / or Lightweight panels and / or Gypsum panels. Reinforced concrete for Household Shelter (HS).

ROOF

Reinforced concrete roof with appropriate waterproofing and insulation system.

CEILING

Living/ Dining, Hall, Bedrooms, Family Area, Household Shelter (HS) and other areas: Skim coating and plaster ceiling boards and / or box-ups to designated areas. Kitchen and Bathrooms: Skim coating and / or Moisture resistant ceiling board.

FINISHES

- (a) Wall - Internal:
Living / Dining, Hall, Bedrooms, Family Area, Household Shelter (HS) and other areas: Cement & sand plaster and / or skim coating with emulsion paint. Bathrooms: Homogenous tiles and / or mosaic tiles and / or Marble and/or Stone and / or Plaster and waterproof paint combination. Kitchen: Marble and / or stainless steel backsplash, other surfaces cement & sand plaster with emulsion paint on exposed surfaces.
- (b) Wall - External:
Cement & sand plaster and skim coating or rough render with emulsion paint and / or textured paint. Off-form concrete with impregnator for selected areas.
- (c) Floor - Internal:
Living/ Dining: Marble and/or Stone finish. Bathrooms: Homogeneous tiles and / or mosaic tiles. Kitchen, Basement Hall & Room and Household Shelter (HS): Homogeneous tiles and / or ceramic tiles. Bedrooms, Bedroom landing and Staircase: Engineered timber flooring. Attic balcony: Timber deck
- (d) Floor - External:
Basement entrance: Homogeneous tiles and pebble- wash to designated areas. Swimming Pool/ Jacuzzi pool: Stone and / or tile finish. Terrace: Timber Deck and / or homogeneous tiles and/or pebble-wash. Common Stairs: Pebble-wash.

WINDOWS

Powder coated aluminium frame windows with clear glass.

DOORS

- i. Basement Entrance: Approved fire-rated timber veneer door.
ii. Living, Dining & Kitchen: Powder coated aluminum frames glass door to external area.
iii. Bedrooms, Bathrooms, Powder Room and Utility: Hollow core timber veneer doors and/ or powder coated aluminum sliding and / or folding door and/or swing glass door.
iv. Household Shelter (HS): Proprietary blast proof doors as approved by authorities.

Ironmongery – Stainless steel lockset to all timber doors.

SANITARY FITTINGS

Master Bath:
1 nos. basin and mixer tap
1 bath complete with bath/ shower mixer
1 frameless glass at shower area
1 pedestal water closet
1 toilet paper holder
1 towel rail
1 mirror

Bathroom 1, 2 and 3:
1 nos. basin and mixer tap
1 shower cubicle complete with shower mixer
1 pedestal water closet
1 toilet paper holder
1 towel rail cum handle
1 mirror

Powder Room (for Bungalows Only):
1 nos. basin and mixer tap
1 pedestal water closet
1 toilet paper holder
1 mirror

Utility:
2 bib taps

Attic Balcony:
1 bib tap

ELECTRICAL INSTALLATION (M&E)

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.

Lighting points - 33
13A power points - 18
Solar Heater Point - 1
Cooker point - 1
Washing machine point - 1
Audio intercom - 1

TV / TELEPHONE (M&E)

All concealed wiring:
Cable TV outlet in living, hall and bedrooms - 7
Telephone points for living, hall and bedrooms - 7

LIGHTNING PROTECTION

In compliance with Singapore Standard CP33:1996

WATERPROOFING

Waterproofing to floors of Kitchen, Bathrooms, Utility, Balcony, Open Terrace / PES, Reinforced Concrete Flat Roof and Swimming / Jacuzzi Pool.

DRIVEWAY AND CARPARK

Hardened concrete and pebble-wash.

GATE

Car: Common Metal swing auto-gate with radio remote control (2 per unit).
Pedestrian: Common Gate with proximity card operated access (4 per unit)

TURFING

Landscaping provided to main areas, grass to perimeter areas.

FACILITIES

Guardhouse
Gymnasium
BBQ Area
Playground
Lap Pools (Private plunge pool for selected units)
Outdoor exercise equipment

ADDITIONAL ITEMS

Kitchen cabinets / appliances:
Kitchen - High and low level kitchen cabinets provided complete with acrylic based solid surface preformed worktop, double bowl sink with mixer tap, De Dietrich or equivalent cooker hob, cooker hood , oven and microwave.

Air-conditioning System:
Split unit air-conditioning system shall be provided to Living/ Dining, Bedrooms, Family Area and Hall (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)

Water heater:
Solar storage water heater to serve all Bathrooms and Kitchen.
Louvre screen: Timber louvre screen outside Master Bedroom.
Private Lifts (For Bungalows and Semi-detached Only)
Audio intercom system and common security video surveillance system.

NOTE:

Cablevision

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Singapore Cable Vision Pte 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.

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.

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

Marble & limestone

Marble and limestone are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. Limestone tiles are pre-finished before laying and care has been taken for their installation. Hence cannot be re-polished after installation. Some differences may be felt at the joints.

Timber

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

Private Enclosed Space and Roof Terraces (PES)

Where the Units are provided with PES, the Purchaser shall not cover up or erect any roof or structure over or enclosing the PES, nor shall he allow the PES to be covered up or roofed over.

Planter

No soil material and / or planting will be provided for the planters at the roof terraces.

DESCRIPTION:

PROPOSED STRATA LANDED HOUSING DEVELOPMENT (TOTAL 59 UNITS) COMPRISING 22 UNITS OF 2-STOREY STRATA TERRACE, 34 UNITS OF 2-STOREY SEMI-DETACHED AND 3 UNITS OF 2-STOREY STRATA DETACHED HOUSES EACH WITH AN ATTIC, A BASEMENT WITH CARPARKS AND SWIMMING POOL.

Land Tenure: Freehold

Expected Date of TOP: 31 December 2013

Expected Date of Legal Completion: 31 December 2016

Developer: Simefield Pte Ltd

Developer's License No.: C0463

Building Plan No.: A1840-00709-2007-BP01 dated 29 July 2008