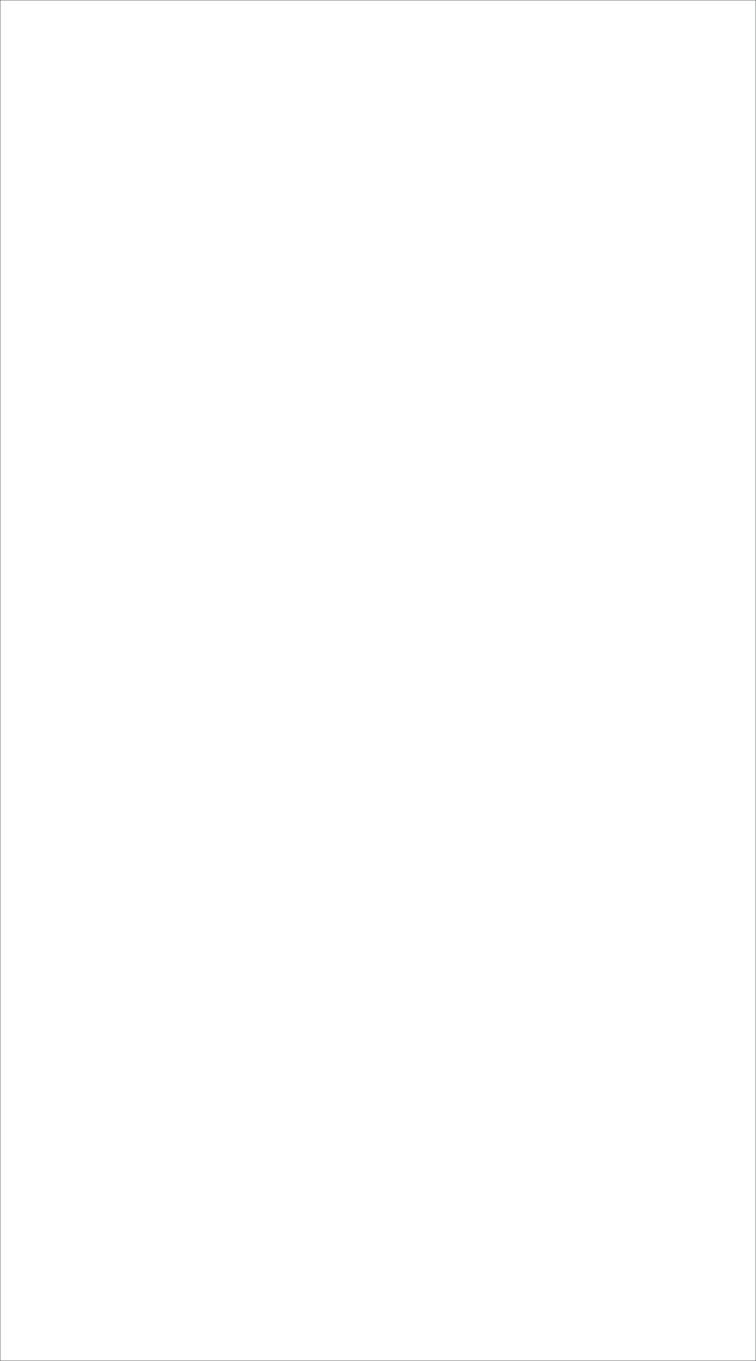




THE RECIPE TO A TRULY URBAN LIFESTYLE



Like the recipes of some of the world's best tasting cuisines, your home is a melting pot of important elements that when artistically blended, all together blossom into a pleasurable sensation.

Questa @ Dunman presents a perfect opportunity to cook up a warming treat from a winning blend of a superior location, ideal recreation and interior comforts to satiate the appetite for life.

# Ingredients for a WHOLESOME healthy lifestyle





# Start with an Artful Blend of Premium Living

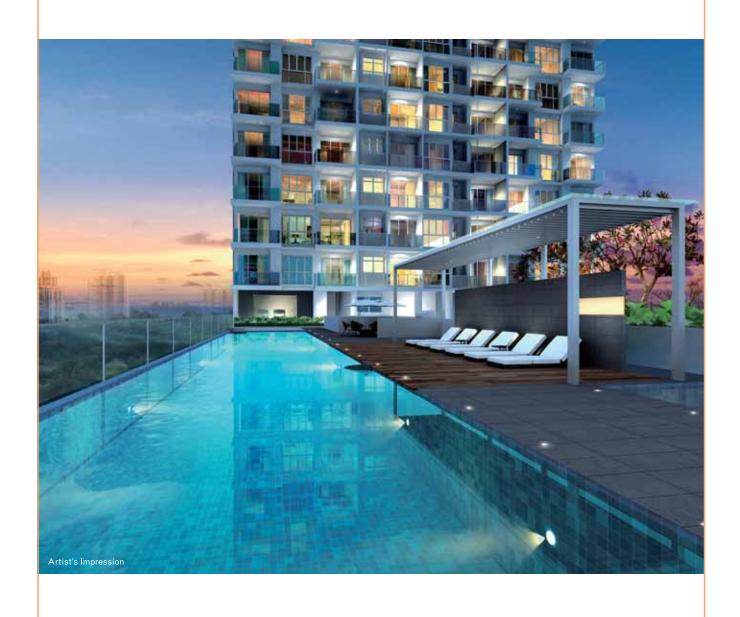
An all rounded lifestyle is easily achievable when you are presented with a fine mix of quality comforts and engaging amenities within reach. Questa @ Dunman provides all the ingredients of material ease packed in two high rise blocks nestled amongst a landscape of low surroundings, to give you a holistic urban lifestyle.

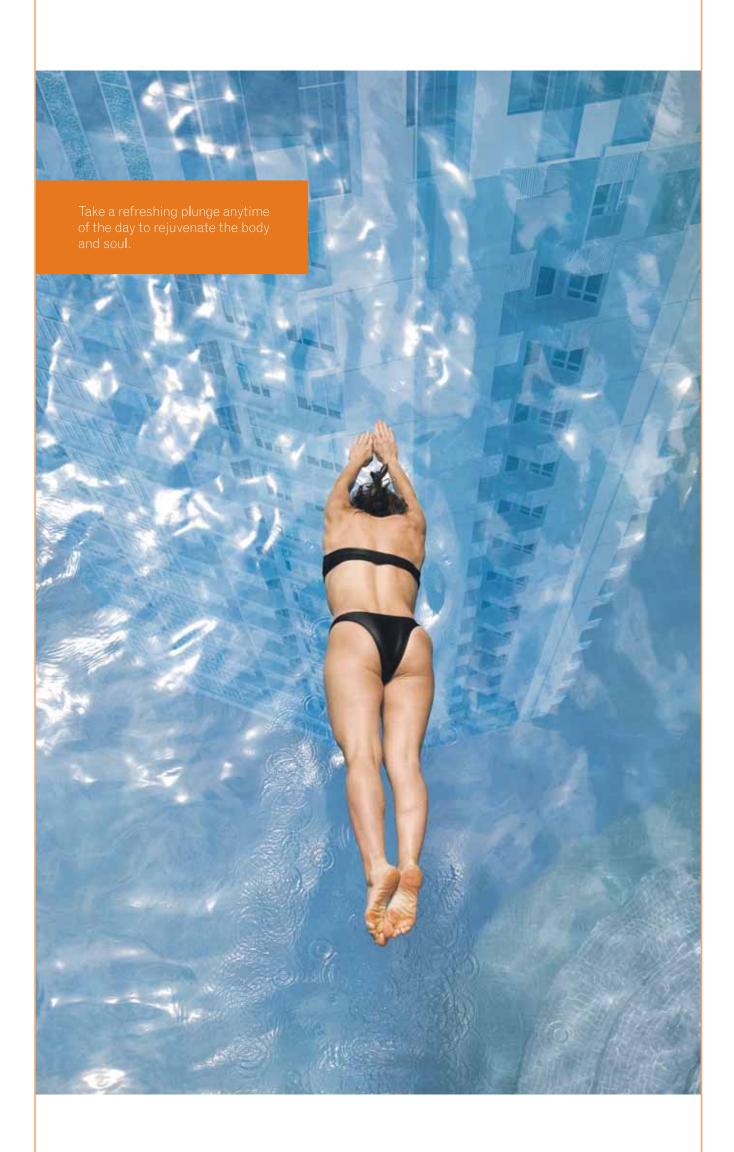
The 2 blocks of 14 and 19 storeys house 122 units comprising spacious studios, 1+Guest Room, 2-bedroom apartments and penthouses that are angled towards the desired north-south orientation. This gives each unit the best facing to benefit from well ventilated natural light.



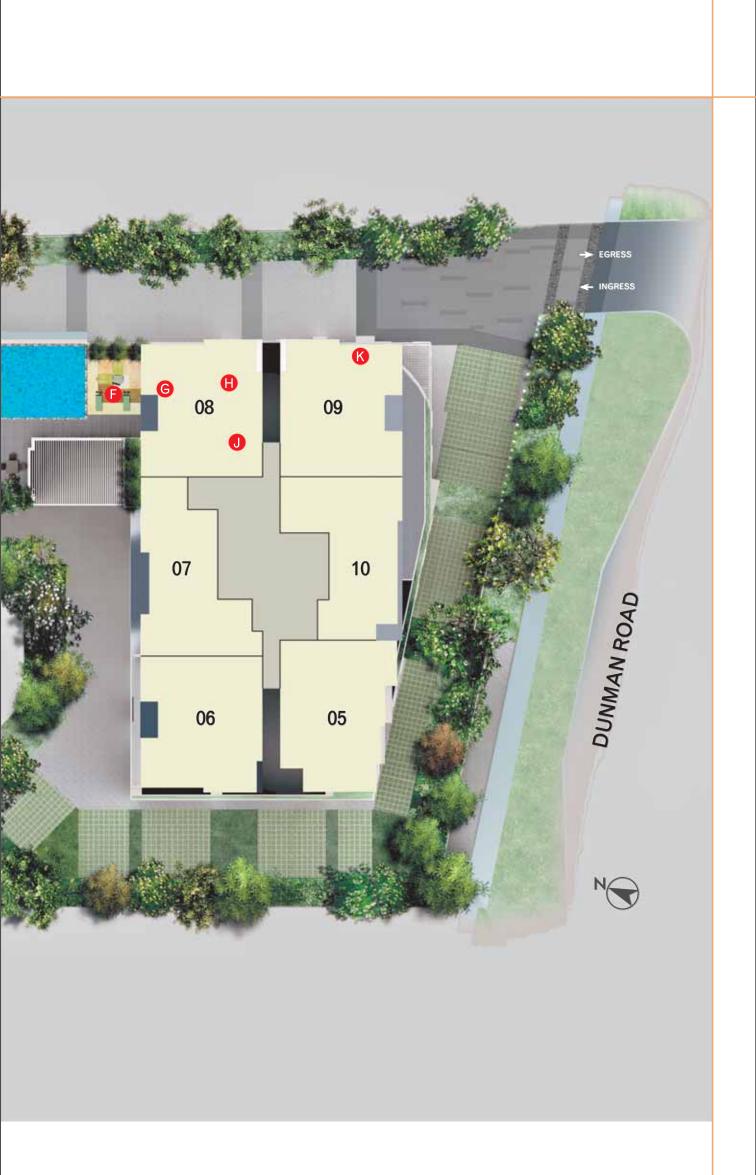
## A Personal Sanctuary Created with Passion

A true urban experience, Questa @ Dunman is a pristine sanctuary within which to abandon the pressures of a fast-paced lifestyle and regain a sense of tranquility in the comforts of home. A balanced activity base from gym workouts to swimming recreation ensure that you are empowered to make lifestyle choices that suit your every desire. One of the joys of a fulfilled lifestyle is when it is shared. There is also ample space and picturesque niche corners for bonding with family and friends. One can lounge on the pool deck chairs for a spot of quiet reading or warmly entertain friends at the BBQ area.









# Concoct an electric mix of REFRESHING urban amenities

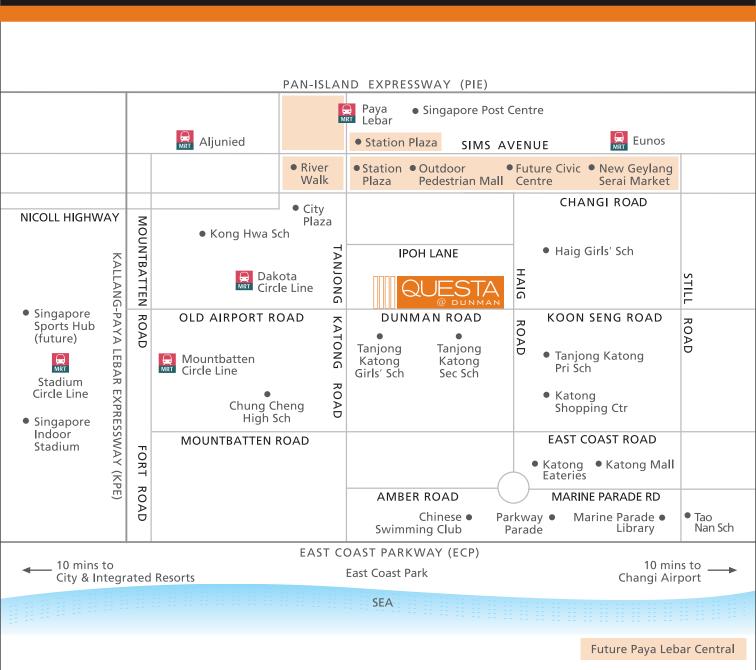




# A Fusion of familiar Favourites & Fresh Experiences

Like a staple in a dish, the location of a development is a principle attribute to which gives it fundamental appeal. Nestled in a popular enclave, Questa @ Dunman is in the heart of a bustling residential district that is renowned for its characteristic charm. From quaint heritage shophouses bursting with delectable local treats, to sophisticated dining choices in well-known establishments, feed your palate with diversity beyond the imagination.

Injecting even further vibrancy in the pipeline are concrete development plans to create new commercial hubs in the nearby Kallang and Paya Lebar fringe districts which will open up more exciting avenues for office, hotel and retail spaces as well as a lifestyle precinct which will see enhanced vivacity via new parks and waterfront walkways and recreation spaces.



The choice residential district is supported by a matured network of commercial amenities from shopping malls such as Parkway Parade and the revamped Katong Mall, which will be relaunched with new vibrancy in 2011, to leisure hot spots like the East Coast Park, to reputable educational institutions. Whether you aim for a quiet leisurely respite, bustling shopping and entertainment centres, or to be in the vicinity of quality schools, connectivity to the rest of the island is firmly established.







With Paya Lebar and Dakota MRT within walking distances as well as easy commutes via the ECP and PIE, the ease of reach to a comprehensive assortment of external amenities is a breeze. It is also easily connected to Singapore's latest entertainment circuit with Marina Bay Sands, the city and coastal amenities well within a 10 minutes reach.





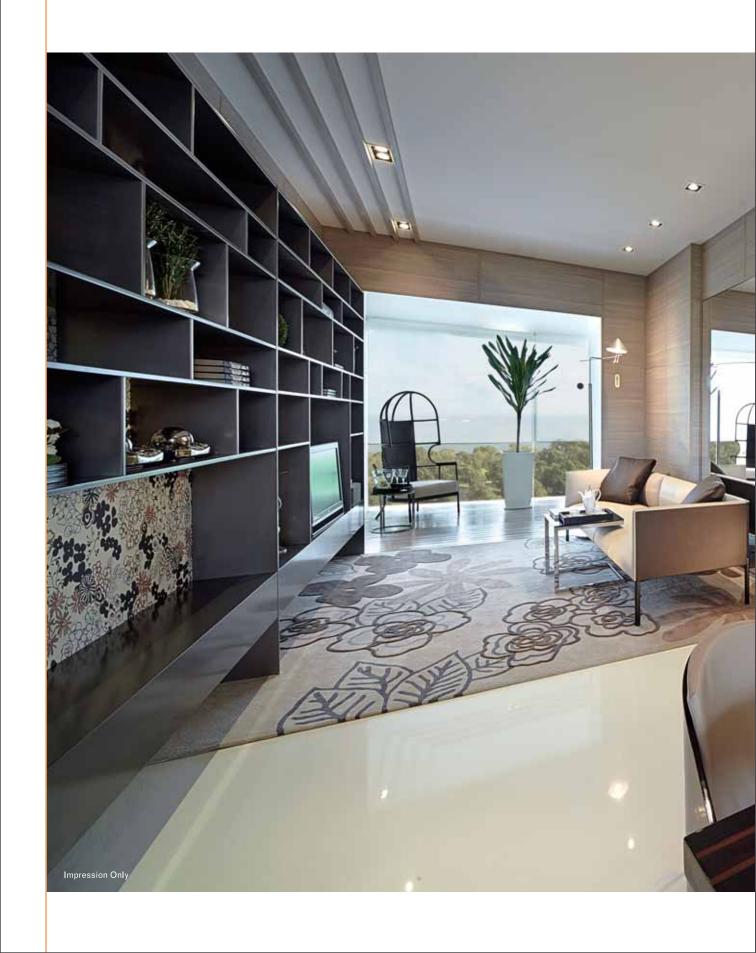


## Served with ZESTY details that matter





## The Artistic freedom of Creation

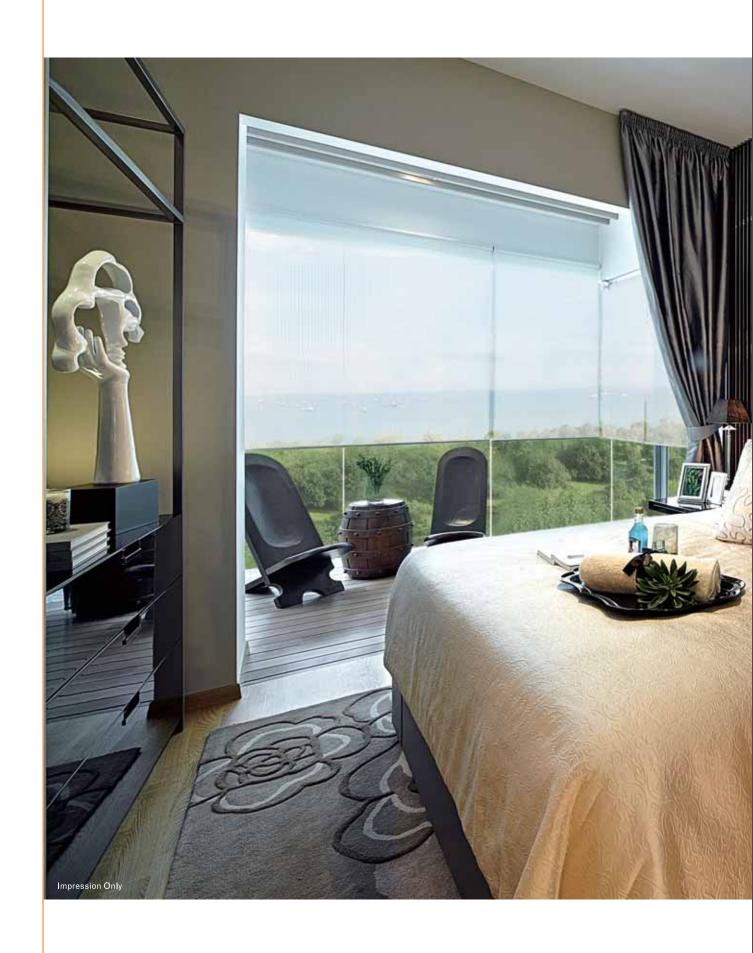


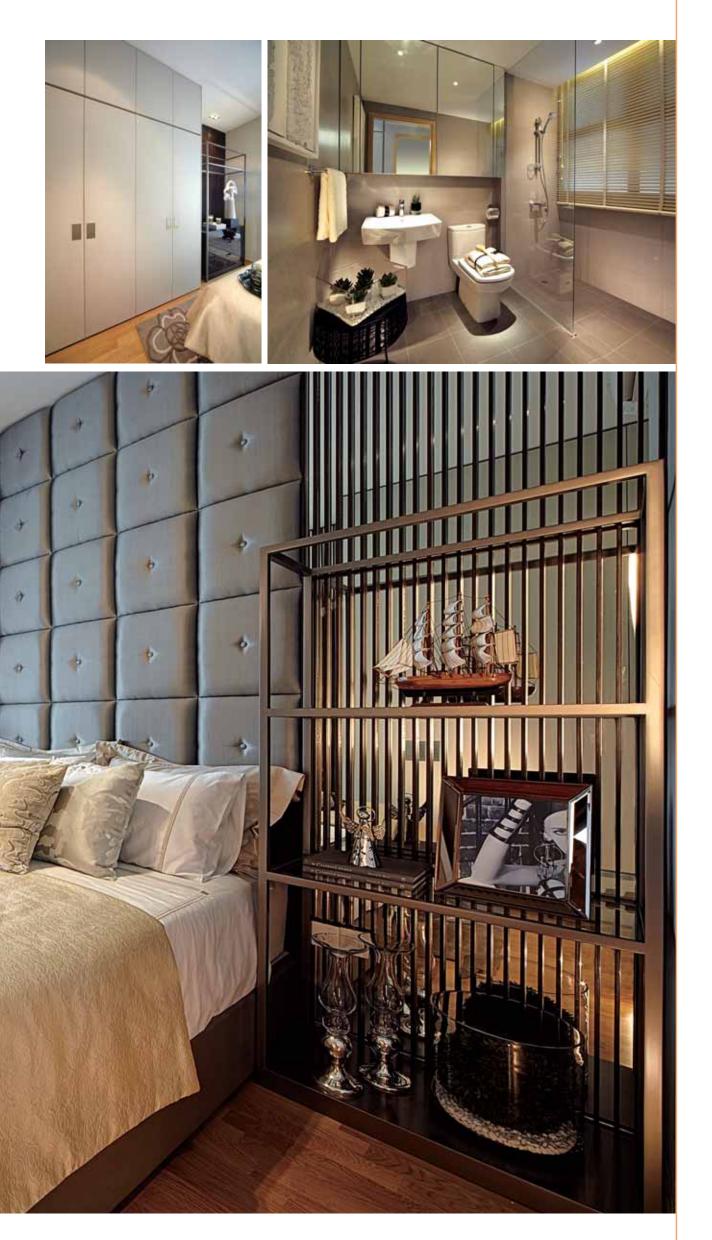


Presentation is the peak of culinary art. In the same way, Questa @ Dunman prepares you to luxuriate in your own personal space, with a formula that is crafted to suit your own tastebuds and appeal as the functional spaciousness give you a free hand to create an ultimate abode that bespeaks of your lifestyle preferences. With ample sized balconies and kitchens fitted with quality finishes and fittings, time at home becomes an immense pleasure.



Peppered throughout is a sophisticated and elegant design work crafted to complete the clean and contemporary visual of each apartment.





Flr Unit	01	02	03	04
Attic		^ D		
14	BP	AP		
13	B4	A2	А	A1
12	B4	A2	А	A1
11	B4	A2	А	A1
10	B4	A2	Α	A1
09	B4	A2	А	A1
08	B4	A2	А	A1
07	B4	A2	А	A1
06	B4	A2	А	A1
05	B4G	A2G	А	Α1
04			А	A1

Flr Unit	05	06	07	08	09	10
19		DoD		DOD	DOD	
18	B3P	B2P	В	B2P	B2P	B1
17	ВЗ	B2	В	B2	B2	B1
16	ВЗ	B2	В	B2	B2	B1
15	ВЗ	B2	В	B2	B2	B1
14	ВЗ	B2	В	B2	B2	B1
13	ВЗ	B2	В	B2	B2	B1
12	ВЗ	B2	В	B2	B2	B1
11	ВЗ	B2	В	B2	B2	B1
10	ВЗ	B2	В	B2	B2	B1
09	ВЗ	B2	В	B2	B2	B1
08	ВЗ	B2	В	B2	B2	B1
07	ВЗ	B2	В	B2	B2	B1
06	ВЗ	B2	В	B2	B2	B1
05	B3G	B2G			B2aG	B1G
04						

## 543 Dunman Road

Legend

1-Bedroom + Guest Room

2-Bedroom

3-Bedroom Penthouse





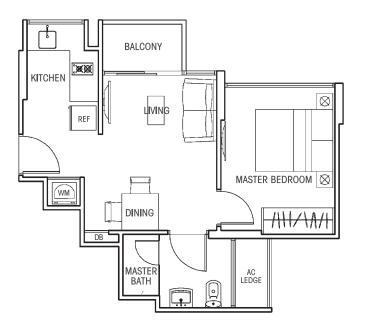
## Type A (1-Bedroom)

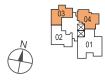
Unit #04-03 to #13-03 Area 40 sq m / 431 sq ft (Inclusive of ac ledge & balcony)



## Type A1 (1-Bedroom)

Unit #04-04 to #13-04 Area 40 sq m / 431 sq ft (Inclusive of ac ledge & balcony)





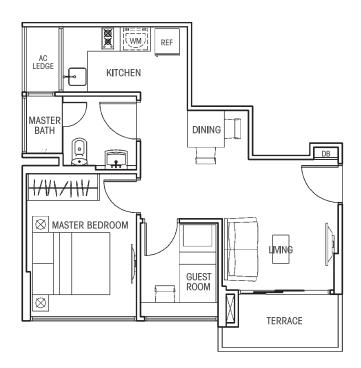


## Type A2G (1-Bedroom + Guest Room)

Unit #05-02

Area 49 sq m / 527 sq ft

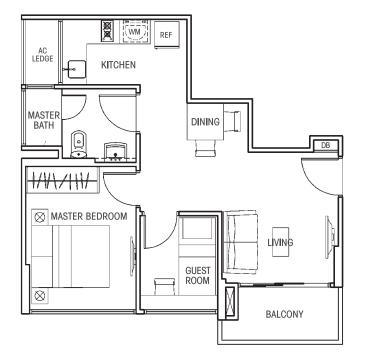
(Inclusive of ac ledge & terrace)

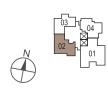


## Type A2 (1-Bedroom + Guest Room)

Unit #06-02 to #13-02 Area 49 sq m / 527 sq ft

(Inclusive of ac ledge & balcony)

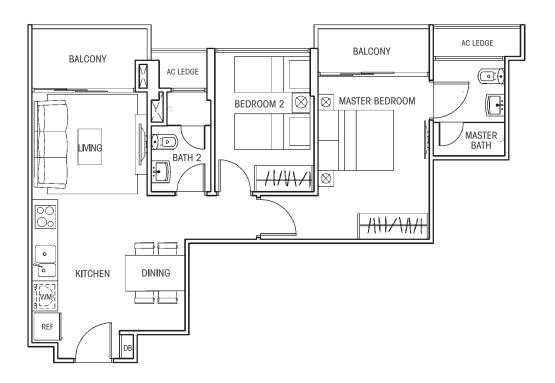






#### Type B (2-Bedroom)

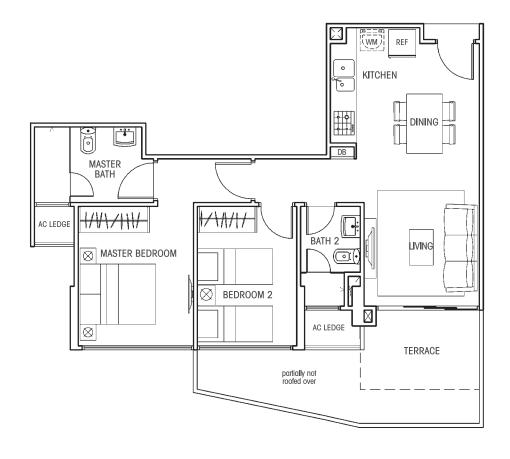
Unit #06-07 to #18-07 Area 70 sq m / 753 sq ft (Inclusive of ac ledge & balcony)

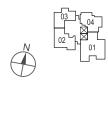


## Type B1G (2-Bedroom)

Unit #05-10

Area 80 sq m / 861 sq ft (Inclusive of ac ledge & terrace)

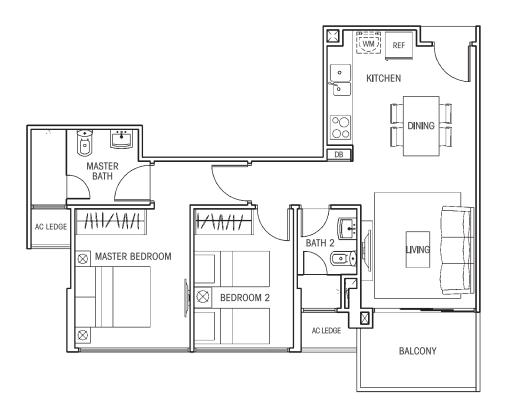






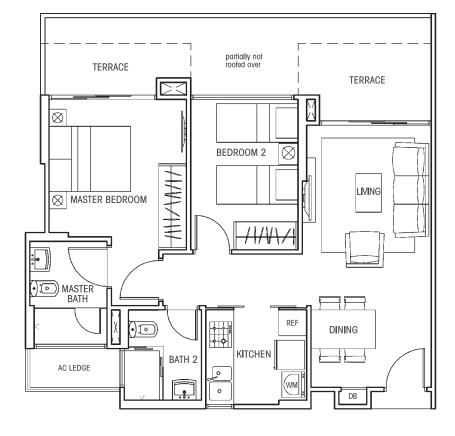
#### Type B1 (2-Bedroom)

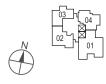
Unit #06-10 to #18-10 Area 70 sq m / 753 sq ft (Inclusive of ac ledge & balcony)



#### Type B2G (2-Bedroom)

Unit #05-06 Area 83 sq m / 893 sq ft (Inclusive of ac ledge & terrace)







#### Type B2 (2-Bedroom)

#06-06 to #17-06, #06-08 to #17-08 & #06-09 to #17-09

73 sq m / 786 sq ft Area

(Inclusive of ac ledge & balcony)

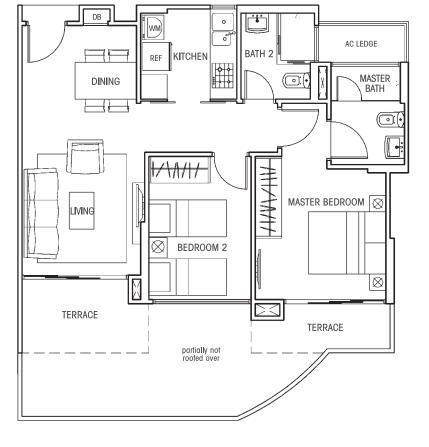


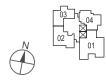
## Type B2aG (2-Bedroom)

Unit #05-09

Area 87 sq m / 936 sq ft

(Inclusive of ac ledge & terrace)



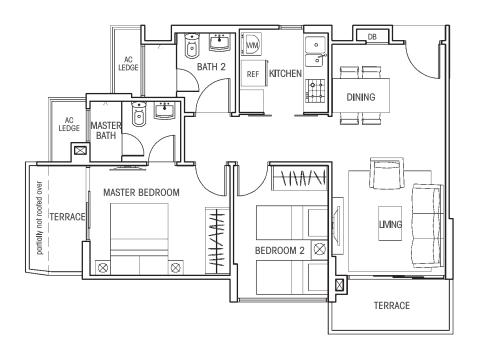




## Type B3G (2-Bedroom)

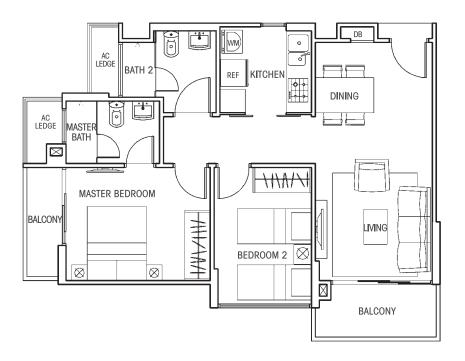
Unit #05-05 Area 74 sq m / 797 sq ft

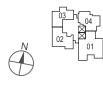
(Inclusive of ac ledge & terrace)



#### Type B3 (2-Bedroom)

Unit #06-05 to #17-05 Area 72 sq m / 775 sq ft (Inclusive of ac ledge & balcony)





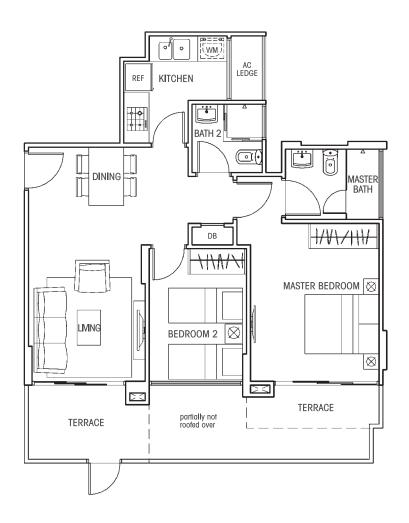


#### Type B4G (2-Bedroom)

Unit #05-01

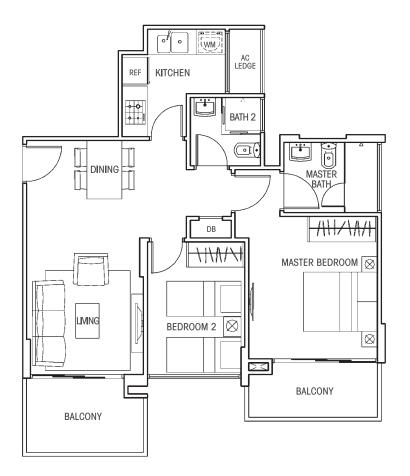
Area 83 sq m / 893 sq ft

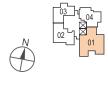
(Inclusive of ac ledge & terrace)



#### Type B4 (2-Bedroom)

Unit #06-01 to #13-01 Area 75 sq m / 807 sq ft (Inclusive of ac ledge & balcony)





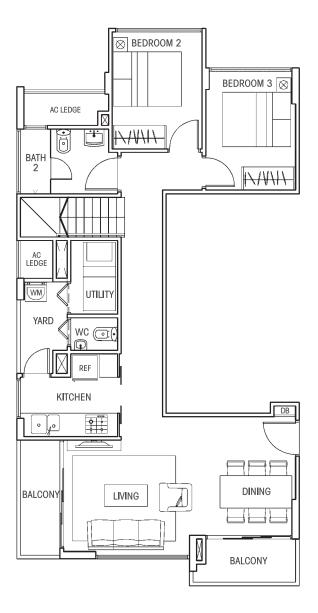


## Type AP (3-Bedroom Penthouse + Utility)

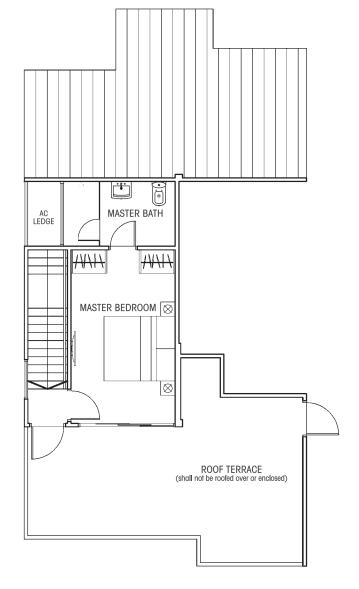
Unit #14-02

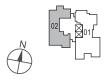
Area 146 sq m / 1,572 sq ft

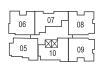
(Inclusive of ac ledge, balcony & roof terrace)



LOWER STOREY





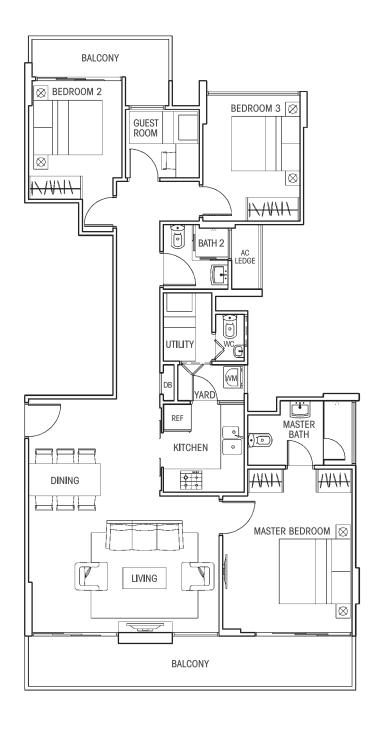


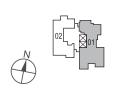
UPPER STOREY

## Type BP (3-Bedroom Penthouse + Guest Room + Utility)

Unit #14-01

Area 125 sq m / 1,346 sq ft (Inclusive of ac ledge & balcony)



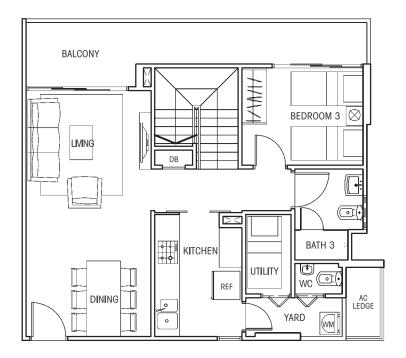




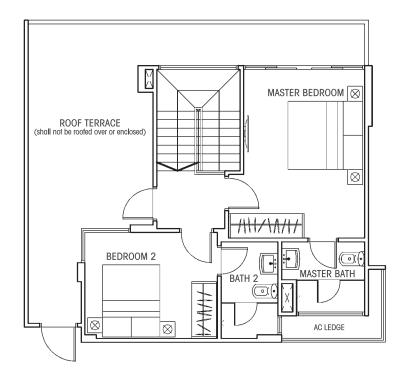
## Type B2P (3-Bedroom Penthouse + Utility)

Unit #18-06, #18-08 & #18-09 Area 153 sq m / 1,647 sq ft

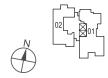
(Inclusive of ac ledge, balcony & roof terrace)

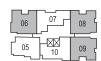


LOWER STOREY



UPPER STOREY



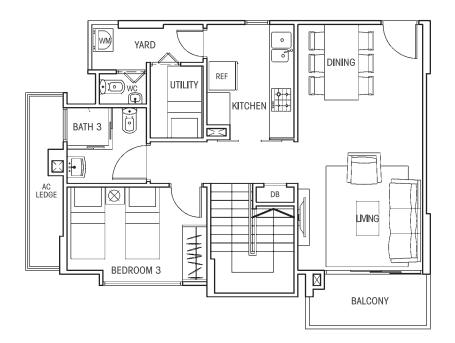


## Type B3P (3-Bedroom Penthouse + Utility)

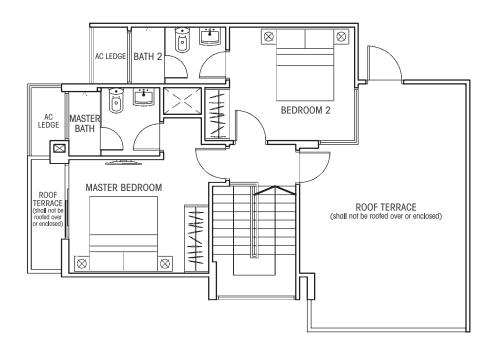
Unit #18-05

Area 148 sq m / 1,593 sq ft

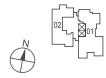
(Inclusive of ac ledge, balcony & roof terrace)



LOWER STOREY



UPPER STOREY





#### **SPECIFICATIONS**

1.	FOUNDATION     Cast-in-situ concrete bored piles generally and/or other approved foundation system							
2.	SUPERSTRUCTURE Reinforced concrete/pre-stressed concrete/precast reinforced concrete to Engineer's specifications							
3.		ALLS External Wall	: Reinforced concrete wall and/or masonry wall					
	3.2	Internal Wall	: Masonry wall and/or cast-in-situ reinforced concrete wall and/or dry wall partition system					
4.	<b>RO</b> 4.1	<b>OF</b> Flat Roof	: Reinforced concrete roof with appropriate roofing system					
	4.2	Pitched Roof	: Metal deck roof with appropriate insulation					
5.		LING For Apartment i) Living, Dining, Bedrooms, Guest Room, Kitchen, Bathrooms, WC, DB, Yard, Utility, Balcony and Terrace	: Skim coat and/or ceiling board and/or box-up to designated areas with paint finish					
	5.2	For Common Area i) Lift Lobbies, Gymnasium, Sentry Post and Management Office	: Skim coat and/or ceiling board with paint finish					
		ii) Multi-Storey Car Park, Staircase and Any Other Areas	: Skim coat with paint finish					
6.	<b>FIN</b> 6.1	ISHES Wall: For Apartment i) Living, Dining, Bedrooms, Guest Room, DB, Yard, Utility, Balcony, Terrace and Roof Terrace	: Cement and sand plaster and/or skim coat with paint finish					
		ii) Kitchen, Bathrooms and WC	: Tiles					
	6.2	Wall: For Common Area i) Internal (a) Lift Lobbies	: Tiles and/or cement and sand plaster and/or skim coat with paint finish					
		(b) Gymnasium, Management Office, Sentry Post, Corridors and Staircases	: Cement and sand plaster and/or skim coat with paint finish					
		(c) Steam Room, Handicap Toilet	: Tiles					
	6.3	Floor: For Apartment (i) Living, Dining and Kitchen	: Compressed Marble with skirting					
		(ii) Bedrooms and Guest Room	: Engineered Timber flooring with skirting					
		(iii) Bathrooms, WC, DB, Yard Utility, Balcony, Terrace and Roof Terrace	: Tiles					
	6.4	Floor: For Common Area i) Internal (a) Lift Lobbies, Corridors and Staircases from 1st to 2nd Storey landing	: Tiles					
		(b) Staircases from 2nd Storey upwards	: Cement and sand screed with nosing tiles					
		(c) Gymnasium	: Carpet Tiles					
		(d) Steam Room, Handicap Toilet, Management Office and Sentry Post	:Tiles					
		ii) External (a) Pool Deck and Communal Area	: Tiles and/or pebble wash and/or stone and/or composite timber finish					
		(b) Lap Pool, Water Jet Corner, Wading Pool	: Mosaic Tiles					
		(c) Children's Playground	: EPDM granulated rubber flooring					
		(d) BBQ Area	: Tiles and/or pebble wash and/or stone					
7.		NDOWS wder coated aluminium framed windov	vs with glazing					
8.	DO 8.1	ORS Main Entrance	: Approved fire-rated timber door					
	8.2	Bedrooms, Guest Room, Bathrooms	: Hollow core timber door					

10.4 AC Ledge SANITARY WARES AND FITTINGS All Bathrooms

- 1 shower cubicle with shower mixer and hand shower set
- 1 basin with mixer tap 1 water closet 1 mirror with cabinet 1 toilet paper holde 1 towel rail 11.2 WC
- 2 way tap with hand shower set
- 1 basin with tap
- 1 water closet 1 toilet paper holder 11.3 Kitchen (for Type A2G, B1G, B2G, B2aG, B3G, B4G, A, A1, A2, B, B1, B2, B3, B4 only), Yard, Terrace (for Type B1G, B2G, B2aG, B4G only) and Roof Terrace

- 1 bib tap ELECTRICAL INSTALLATION All electrical wiring is concealed except electrical wirings in conduits exposed above false ceiling and DB. Refer to Electrical Schedule for details. LIGHTNING PROTECTION Lightning protection system shall be provided in accordance with Singapore Standard CP 33: 1996 PAINTING 14, External Wall : Textured coating and/or weather shield paint finish to designated areas 14.2 Internal Wall : Paint finish Waterproofing to floors of Kitchen, Bathrooms, WC, Yard, Balcony, Terrace and Roof Terrace 15. DRIVEWAY AND CARPARK 16. : Concrete pavers and/or tarmac and/or 16.2 Multi-Storey Car Park/Driveway : Reinforced concrete floor **FACILITIES** a) Lap Poolb) Water Jet Corner c) Wading Pool
d) Pool Deck
e) Children's Playground g) BBQ Area
h) Steam Rooms (Male and Female) Handicap Toilet OTHER FACILITES b) Management Office SOIL TREATMENT Anti-termite soil treatment by Specialist, where applicable. ADDITIONAL ITEMS 20. Kitchen Cabinets / Appliances
For Type A2G, A, A1, A2
Kitchen cabinets with solid surface counter top complete with kitchen sink with mixer, cooker hood, gas hob, built-in microwave oven with grill function, free-standing fridge and 6kg washing machine For Type B2G, B2aG, B3G, B4G, B2, B3, B4, AP, BP, B2P, B3P Kitchen cabinets with solid surface counter top complete with kitchen sink with mixer, cooker hood, gas hob, built-in oven, free-standing fridge and 6kg washing machine Kitchen cabinets with solid surface counter top complete with kitchen sink with mixer, cooker hood, vitro ceramic (electric) hob, built-in oven, free-standing fridge and 6kg washing machine 20.2 Wardrobes : To all Bedrooms

20.3 Air-Conditioning

20.5 Telephone / Cable Vision

20.7 Town Gas Supply

20.8 Card Access System

20.9 Car Access System

20.6 Gas-Powered Water Heater

20.4 Intercom

10.2 Balcony and Roof Terrace

10.3 Internal Unit Staircase

: Laminated glass with metal railing and/or reinforced concrete parapet v

Engineered Timber flooring with tempered glass, metal railing and timber handrail

: Wall mounted split unit air-conditioning

system to Living/Dining, all Bedrooms and Guest Room

: Refer to Electrical Schedule for details

: Hot water provision to Bathrooms and

Town gas supplied to Kitchen (applicable to units with gas hob provision) and gas water heater

: To Gymnasium and Lift Lobbies and common staircase at 1st Storey

: Automatic car barrier access system

20.10 Closed Circuit Television System : Surveillance cameras to Lift Lobbies, Sentry Post, Pool Deck Area and other strategic locations at Common Areas

: Audio/Visual intercom system to individual units (for communications between Sentry Post and visitor's call panel)

8.2 Bedrooms, Guest Room, Bathrooms : Hollow core timber door and DB
8.3 Kitchen (for Type B2G, B2aG, B3G, B4G, : Hollow core timber door with glass B2, B3, B4, AP, BP, B2P and B3P only) panel
8.4 WC and Utility : Slide and fold aluminium framed door with acrylic panel
8.5 Yard, Balcony, Terrace and Roof Terrace
8.6 Powder coated aluminium framed glass door

: Powder coated aluminium door

9. IRONMONGERY
Selected quality locksets

Roof Terrace (for Type AP, B2P and B3P only)

Selected quality locks

10. OTHERS

8.6

OTHERS

10.1 Terrace : Laminated glass with metal railing and/or metal gate

#### Electrical Schedule

Туре	А	A1	A2G A2	В	B1G B1	B2G B2aG B2	B3G B3	B4G B4	AP	ВР	B2P	ВЗР
Lighting Point	5	5	6	12	10	9	10	11	20	20	20	18
13A S/S/O	7	7	8	10	9	9	9	9	16	16	11	14
Telephone Point	2	2	3	3	3	3	3	3	3	3	4	4
TV point	2	2	3	3	3	3	3	3	3	3	4	4
Bell point	1	1	1	1	1	1	1	1	1	1	1	1
Cooker hood	1	1	1	1	1	1	1	1	1	1	1	1
Gas hob	1	1	1	-	-	1	1	1	1	1	1	1
Electrical hob	-	-	-	1	1	-	-	-	-	-	-	-
Oven	-	-	-	1	1	1	1	1	1	1	1	1
Microwave Oven with Grill Function	1	1	1	-	-	-	-	-	-	-	-	-
AC Isolator	1	1	1	1	1	1	1	1	2	2	2	2

Note: Roof Terrace - Provision of 1 no. of isolator and tap point

No tile behind/below kitchen cabinets, bathroom cabinets, mirrors and above false ceiling. Wall surface above the false ceiling level will be

Marble, Limestone and 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 marble, limestone or granite as well as non-conformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. Tonality and pattern of marble limestone or granite selected and installed shall be subject to availability.

Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fee to the Cable Providers 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.

#### Ч

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 position and plaster ceiling boards are subject to Layout/Location of wardrobes, kitchen cabi Architect's sole discretion and final design.

#### 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.

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

Brand, colour and model of all materials, fittings, equipment, finishes, insta Architect's selection, market availability and the sole discretion of the Vendor. s, installation and appliances supplied shall be provided subjected to

#### Air-Conditioning system g.

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 of condensate pipes and charging of gas.

#### h.

Timber is a natural material containing grains/veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the

#### i.

elected tile size and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

Position and provision of power points, switches, TV and SCV outlets and other items
The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showflat(s) are indicative and for illustration purposes only and subject to our Consultant's design.

#### k. 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 all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

#### Recreation Facilities I.

All recreation facilities are subject to approval by relevant authorities and/or technical requirement/compliance.

#### Balcony, Terrace and Roof Terrace m.

Balcony, Terrace and Roof Terrace which are open or partially open should not be covered by roof or enclosed or converted to any other uses. Covering of the Balcony, Open Balcony, Open Terrace and Roof Terrace constitute additional gross floor area (GFA) which requires the necessary planning permission from the relevant authority and consensus of the Management Corporation.

#### Gondola supports/brackets and/or metal platforms (collectively "gondolas")

"Gondolas" (if any and if applicable) may be provided at the external wall, air-con ledge, roof terrace, balcony of some of the Units for the installation of gondolas.

The Purchaser acknowledges that in respect of the Unit he shall allow access to and facilitate space for the Vendor or the management corporation (when formed) in relation to the matters mentioned above for the purposes of carrying out cyclical maintenance repair upkeep and cleaning work to the building façade of the Housing Project.

Whilst reasonable care has been taken in the preparation of this brochure and the construction of the scale model and showflat, 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 the contract for the sale of the housing units. Visual representations, models, showflat, 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 materials, fittings, equipments, finishes, installations and appliances supplied/provided are subject to the Developer's/its architect's selection, market availability and the sole discretion of the Developer

All information, including equipment, materials, fittings, finishes, installations and appliances, description, plans and specifications, are current at the time of printing, and are subject to such changes as may be required by the Developer or the relevant authorities, and cannot form part of an offer or contract. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The Developer reserves the right to modify any unit, plans, layouts, the building, the development or any part thereof prior to completion in its absolute discretion or as directed or approved by the architect or relevant authorities.

## Hoi Hup Realty Pte Ltd







WATERFORD RESIDENCE

RESIDENCES @ KILLINEY





SUITES @ CAIRNHILL

CHARLTON VILLAS

SHELFORD 23

Established since 1983, Hoi Hup Realty Pte Ltd is a well-established property developer based in Singapore.

Under Hoi Hup Group of companies, our portfolio sports numerous locales both prominent and notable developments like Residences @ Killiney, Shelford 23, Suites @ Cairnhill, Charlton Villas, De Royale and more.

Through the philosophy of creating living spaces of the highest level of style, comfort and functionality, we established ourselves locally as an exceptionally esteemed property developer, forging into the fray, high quality living spaces for today's diverse market.

With unflinching, dedicated and steadfast commitment, Hoi Hup Realty Pte Ltd has clinched numerous accolades, most notably, the BCA Best Buildable Design Award Merit 2007 and Construction Excellence Award 2008 for the De Royale Condominium and the coveted SME 500 Award for its exceptionally promising SME. With year of industry experience and a proven track record for excellence, Hoi Hup Realty Pte Ltd is poised to take its position as a premier niche developer, adding that personal touch to all project served, because at Hoi Hup, we craft homes for you.





