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# The Line @ Tanjong Rhu

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## ----- FREQUENTLY ASKED QUESTIONS -----

### 1) What is the theme of The Line @ Tanjong Rhu?

| Theme                    | Interpretation in Development                |
|--------------------------|--|
| Sky Line                 | Twin Tower – Landmark                        |
| Green Line               | Horizontal and Vertical Green                |
| Sea/Water Lines          | Water Theme                                  |
| Road/ Connectivity Lines | Connecting the city and East Coast Lifestyle |

### 2) What are the key unique building features of the development?

- Gateway Effects – Twin Tower with Sky Bridge at 18th storey
- Vertical/ Horizontal Greens
- Water Themes
- North-South Orientation
- Sea view units with wide sea view frontage
- Grand Entrance Foyer at 1st storey
- Sky Garden Terrace on 4th storey

### 3) What are the security features for this development?

- CCTV system - Surveillance of the indoor/outdoor common areas such as building main entrance, entrance lobbies and lift lobbies at the 1<sup>st</sup> storey, main areas of the carpark, 4<sup>th</sup> storey Sky Terrace & pedestrian side gate.
- Electronic Parking System [EPS] - Recognition of residents' vehicle via their ERP In-vehicle Unit [IU] when driving into development.
- Guard Tour system - Monitoring of guard performance when patrolling common areas.
- Audio-video [AV] intercom – Controls visitors' entry by a Visitor Call Panel which enables the visitors to communicate with the residents in order to gain access to their respective floor
- Proximity Card access system - Installed in the lift car and pedestrian side gate entrance.

### 4) How do the residents access the units?

They can access the units via two lifts in each tower.

### 5) How will the residents gain access into their respective unit from the ground lift lobby?

From the ground lift lobby to the unit, access will be via the proximity card system installed within the lift car which shall bring the resident to his/her designated floor.

### 6) Audio only or Audio +Video Intercom?

Audio +Video Intercom

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**7) Is there 24hrs security for the development?**

Security system is as per described in item 3, which are operational 24hrs.

**8) Is there any side gate? If yes, access using lock or via access pass? Is it manned by guards?**

Yes. There is one pedestrian side gate to facilitate access to Fort road / existing bus stop and upcoming Katong Park MRT. It is provided with Proximity Card access system and CCTV system for security. Please refer to brochure for the location of the side gate.

**9) What is the height of the boundary wall? Wall or fencing?**

1.8 M max from platform level whichever is higher.

**10) What is the setback from the building to boundary roads etc?**

Both residential Towers are 7.5M away from the main/ side Tanjong Rhu Rd and Tower 1 will be minimum 15M away from Fort Road in accordance to Authority requirement.

**11) How many car parks lot are there for the development?**

132 lots plus additional 3 handicapped lots.

**12) Are there car parks lots for visitors?**

2 car park lots for the visitors.

**13) What is the height of the first storey lobby?**

Tower 1 – Lift Lobby – approximately 4.4 M.  
– Foyer – various heights (some area are double volume)

Tower 2 – Lift Lobby – approximately 2.8 M.

**14) What is the distance between the developments to the adjacent buildings?**

It is approximately **50 M** away from the nearest residential tower.

**15) Is the development handicap-friendly?**

Yes. It complies with BCA requirement.

**16) Where are the letterboxes located?**

1 set of letterbox located at the 1st storey of each tower's entrance lobby.

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**17) What sort of refuse system being use? Bin chute or Pneumatic system?**

Bin chute.

**18) How far is the bin centre to the nearest block?**

Bin Centre is strategically located at the remote corner of the site visually blocked by MSCP from residents' view. It is approximately **45 M** away from the nearest residential tower.

**19) Where is the location of the substation for the development?**

The substation is located on the 1st storey of Tower 2 next to MSCP, fronting the side road.

**20) Where are the locations of the water tanks?**

Water tanks are located on the roof top of each tower and transfer water tanks are located at the 2nd storey of MSCP.

**21) City gas or cylinder gas?**

The whole development will be utilizing electrical induction hobs. No city gas or cylinder gas will be provided.

**22) How many lifts are there serving each floor?**

For each tower, there are 2 lifts serving each floor.

**23) How fast do the lifts travel?**

105m/min or 1.75m/s

**24) What are the facilities provided for the development?**

Refer to sales brochure Amenities Plan at 1<sup>st</sup> storey and Sky Terrace Plan at 4<sup>th</sup> storey

**25) What is the dimension of the pools?**

30M lap pool with approximate width of 7M.

**26) What are some special features in the developments?**

Refer to sales brochure Amenities Plan at 1<sup>st</sup> storey and Sky Terrace Plan at 4<sup>th</sup> storey

**27) Do the units have any sunscreen?**

All units are North-South orientated thus no sunshade/ sunscreen are provided.

**28) Are there full height windows in the units?**

Yes.

**29) Can the windows be fully opened? Top hung or casement?**

Refer to approved BP set. Window openings are in compliance with BCA minimum requirement. Designed with casement/ sliding windows at appropriate location.

**30) Are the windows tinted/ reflective or clear glass?**

Windows are tinted or clear at appropriate locations.

**31) Where will the refuse chute be located?**

It will be located at the common area and away from the lift lobby on each floor. (Refer to **Appendix E** – Tower 2 as mirrored image.)

**32) What are the flooring material for the following areas:**

- a. Living and Dining?
- b. Kitchen?
- c. Bedrooms?
- d. Bathrooms?

**Refer to Appendix F.**

**33) What are the appliances provided and brand?**

- 1. Bosch Slimline hood
- 2. Bosch Ceramic cookhob
- 3. Bosch Built-in oven
- 4. Bosch freestanding washer/ dryer
- 5. Fisher & Paykel Fridge only provided for 3BR units, Pent House units and Sky Apartments units

**34) Are there any choices for the cabinet / work top finishes?**

No option/ choice are provided.

**35) Washing machines/ Dryer and fridge provided?**

Washer/Dryer with concealed cabinet door will be provided for all units. Fridge will only be provided for 3BR units, Pent House units and Sky Apartments units.

**36) What are the ceiling heights?**

Refer to **Ceiling Height Schedule**

**37) Are the internal dry walls removable?**

All internal dry wall partitions within each apartment unit except for wet areas are generally based on dry partitioning system and are removable subjected to Developer/Managing Agent/relevant authority's approval before CSC. After CSC, internal removal of drywall partition required Developer/Managing Agent's approval only.

**38) Is wardrobe provided for each bedroom?**

Each bedroom will be provided with 1 wardrobe except Maid's room at Unit Type SA.

**39) What is the air-con system that will be used? Split or Ducted? Brand?**

Mitsubishi A/C shall be multi-split inverter system c/w wall mounted fan coil units.

**40) Water heater gas or electric?**

The water heater shall be electric storage water heater.

**41) Is Bathtub provided for the Master Bath? Is it sunken or raised?**

Bathtub will only be provided in Master Bath of Pent House units and Sky Apartments. It will be raised/ standalone Bathtub.

**42) Penthouse any special features? Jacuzzi or trellis provided?**

Each Pent House units will have private pool, pool deck and BBQ area located on open to air roof terrace.

**43) Roof terrace / Balcony and PES**

- a. Water point provided?  
Refer to **Appendix F**.
- b. Power point provided?  
Power points are provided for Roof Terrace and PES. For Balcony, it will be depending on the size. Refer to **Appendix F**.
- c. Height of the railing?  
Minimum 1M
- d. Clear glass or grided?  
Clear and/or Tinted Glass with top metal handrail except unit type C2-a.
- e. Can cover balcony with grille?  
No.
- f. What is the flooring material?  
Ceramic tiles

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## **44) What unit type is the Show flat?**

Unit Type C1 (3 bedrooms)

## **45) Where is the nearest bus stop and services?**

Fort Gardens Bus Stop – 146 M away (on Fort Rd.)  
Refer to sales brochure for information.

## **46) Where is the nearest MRT?**

Mountbatten MRT and upcoming Katong Park MRT

## **47) What are the surrounding amenities?**

1. Dunman High School
2. Katong Park
3. Marina Bay Golf Course
4. East Coast Parkway
5. Leisure Park Kallang
6. Sports Hub
7. Indoor Stadium
8. Parkway Parade Shopping Mall
9. Central Business District
10. Marina Bay Entertainment Centre
11. Changi Airport

## **48) What are the maintenance fees for 1 bedroom unit, 2 bedroom unit, 3 bedroom unit & penthouses?**

The approved maintenance fees for The Line @ Tanjong Rhu is \$89 per share value.

## **49) When is the T.O.P?**

Date of T.O.P obtained – 3<sup>rd</sup> November 2016  
Expected Date of Legal Completion – 12<sup>th</sup> December 2019

**Disclaimer Clause:**

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(Last updated: 19<sup>th</sup> June 2017)