

# STRAITS

AT JOO CHIAT

## Basic Factsheet and FAQ

### A. Development Concept

#### 1. What is the theme and design concept of the development?

The development strives to bring forth a contemporary expression of the Peranakan through a unique blend of Chinese, Malay, and European design elements. A modern expression of the Peranakan Style creates a prime development for urban living and savvy homeowners. A beautiful and unique home with spaces that reflects the quality lifestyle and rich cultural heritage of the Peranakan.

Joo Chiat became a Peranakan enclave mainly due to the influx of Peranakan families who migrated to the area in the early 20<sup>th</sup> century. Many of them were successful businessmen, merchants, and traders who contributed significantly to the economic development of Singapore. The Peranakan families were attracted to the area because it was conveniently located near the city centre and the sea. Joo Chiat became synonymous with grand seaside villas for the wealthy.

Today, Joo Chiat is renowned for its rich Peranakan heritage, and the area is home to many Peranakan shops, restaurants, and cultural attractions. It has also gained popularity among the trendy crowd for its hip lifestyle offerings and appeals to both foreigners and locals alike who want to experience the perfect blend of tradition and modernity in a charming, unique enclave.

#### **1<sup>st</sup> Storey**

##### **Arrival Point**

In a harmonious blend of cultural richness and modern design, the Drop-off Lobby with Water Feature captivates visitors with its exquisite Peranakan concept. This welcoming space serves as an enchanting gateway to a world where tradition and living converge seamlessly, creating an environment that resonates with the grace and elegance of Peranakan patterns. Warm and ambient lighting accentuates the intricate details of the screen and grille patterns while creating a cozy and inviting atmosphere.

##### **Arrival Lobby**

Visitors enter the lobby to be greeted by a visual feast of patterns inspired by Peranakan tiles, motifs, and elements. The walls are adorned with framing patterns to reflect the living spaces of the Peranakan people. An interpretation of the traditional Peranakan and the modern design elements. The interplay of light and shadow with the grille gates adds depth to the space, emphasizing the beauty of the Peranakan design elements.

##### **Orchid Garden**

Nestled within the heart of the Orchid Garden, the seamless combination of the elegance of Peranakan floral patterns tiles with the timeless beauty of the landscape creates a sanctuary of vibrant colors, intricate patterns, and botanical wonders. Each step becomes a journey through relaxing landscape, connecting the beauty of the landscape with the rich tapestry of the Peranakan heritage.

##### **Butterfly Pea Garden**

The Peranakan concept is further brought to life with carefully selected flora and fauna that adorn the garden. Floral and Fauna, reminiscent of those found in Peranakan homes, create a lush and inviting atmosphere. The presence of Peranakan floral patterns tiles, a common theme in Peranakan art, adds a touch of whimsy and liveliness to the garden.

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### Grill and Dine Pavilion

Peranakan tiles are a key design element, adorning the flooring of the pavilion. These tiles showcase the distinctive patterns and motifs characteristic of Peranakan art, offering a sensory experience for people as they gather. The pavilion serves as a hub for community engagement. Designed with BBQ facilities, families can gather for celebrations, fostering a deeper connection for families and within the community. Thoughtful seating areas designed with the Peranakan theme in mind along with shaded zones, provide a comfortable environment for families and friends to gather and bond.

## B. Development Information

### 1. Basic development data

<b>Developer</b>	RH Katong Pte. Ltd.	
<b>Location - Address</b>	303 Joo Chiat Place Singapore 427983	
<b>Construction Method</b>	Conventional Method	
<b>No. of Storeys</b>	5 Storeys	
<b>Total no. of units</b>	16	
<b>Site Area</b>	1211.90 sqm	
<b>Tenure of Land</b>	Estate in fee simple	
<b>Estimated Date of Vacant Possession &amp; Date of Legal Completion</b>	Vacant Possession: 30 November 2027 Legal Completion: 30 November 2030	
<b>Estimated Maintenance Fee</b>	MF/SV: \$80 estimated	
<b>No. Of Parking Lots</b>	14 carpark lots at 1 <sup>st</sup> storey inclusive of 1 EV lot 1 Accessible carpark lot 3 Bicycle lots	
<b>Consultants</b>	Architect	JGP Architecture (S) Pte Ltd
	Civil & Structural Engineer	KCL Consultants Pte Ltd
	Mechanical & Electrical Engineer	HPX Consulting Engineers Pte Ltd
	Project ID	Sujonohun Pte Ltd
	Main Contractor	HLBC Pte Ltd
	Showflat ID	Sujonohun Pte Ltd

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## 2. Unit Mix

Unit Type	No. of Units	Area (Sqm)	Area (Sq ft)	No. of Units	Share Value
AS	3 Bedroom + Study	92	990	4	6
AG	3 Bedroom + Guest	97	1044	4	6
B	4 Bedroom	114	1227	4	7
C	5 Bedroom	135	1453	4	7
<b>TOTAL</b>				<b>16 units</b>	

## C. Landscaping and Grounds

QUESTION	ANSWER
<b>FACILITIES AND AMENITIES</b>	
What are the recreational facilities?	<u>Facilities at Roof Terrace</u> <ul style="list-style-type: none"><li>▪ Swimming Pool</li><li>▪ Pool Deck (Sun Deck)</li><li>▪ Exercise Corner (Multi-Fitness Station)</li><li>▪ BBQ Pavilion (Grill and Dine Pavilion)</li><li>▪ Shower Point (Rain Shower)</li></ul> <u>Facilities at 1<sup>st</sup> Storey</u> <ul style="list-style-type: none"><li>▪ Playground (Kids' Creative Play)</li><li>▪ Garden Nook</li><li>▪ Drop-Off Area (Arrival Point)</li><li>▪ Lift Lobby (Arrival Lobby)</li><li>▪ Water Feature</li><li>▪ Communal Garden (Butterfly Pea Garden)</li><li>▪ Communal Garden (Orchid Garden)</li></ul>
How many gyms are there? How big is each gym?	Multi-Fitness Station located at Roof Terrace
Are there any clubhouses or dining lounges? How big are these?	Grill and Dine Pavilion located at Roof Terrace.  This area can accommodate 15 pax.
How many pools are there? Double Slab? Waterproofing? What are the dimensions and depth of the pool?	1 pool. Double slab and waterproofing provided. Depth – 1.2m, Dimensions – 15m by 3.2m
How many BBQ pits are there? Any sink & tap provided?	1 BBQ pit located at Roof Terrace – Grill and Dine Pavilion Sink & tap provided.

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<b>Are the BBQ pits charcoal or electric?</b>	Electric BBQ
<b>Any visitor lots?</b>	No. Visitor to park at the car park. (To be managed and confirmed by MCST in the future).
<b>Where will the letterbox be located?</b>	1st storey
<b>Where will the bin centre be located?</b>	Bin point is located at 1 <sup>st</sup> storey
<b>What is the system for refuse chamber?</b>	Conventional system. Refuse chamber is located at 1 <sup>st</sup> storey and the refuse chamber door is oriented away from lift lobby.
<b>What is the height of the Boundary Wall or Fence?</b>	Approximately 1.8m, partial wall

QUESTION	ANSWER
<b>ACCESSIBILITY</b>	
<b>How do residents access the development? Is there any security entrance?</b>	Access Points for the Residents: - 1 vehicular access from Joo Chiat Place. 1 accessible side gate for pedestrian from Joo Chiat Place.  Security feature: Audio Intercom System from apartment unit to side gate Proximity card access control system at side gate Security surveillance cameras at designated common areas. Digital lock at unit's main door.
<b>Can residents have direct access to poolside from 1<sup>st</sup> storey lift?</b>	Yes, 2 lifts are serving from 1 <sup>st</sup> storey to Roof Terrace with direct access to poolside.
<b>DISTANCES</b>	
<b>What are the distances between the residential towers?</b>	Please see attached plan under Annex A.

## D. Unit Specifications & Provisions

QUESTION	ANSWER
<b>INTERIOR</b>	
<b>How many lifts in each lobby?</b>	2 lifts for each lobby
<b>Are the lift lobbies air-conditioned?</b>	Natural ventilation from 1 <sup>st</sup> storey to 5 <sup>th</sup> storey lift lobbies.
<b>Where is the rubbish chute? Inside or outside unit?</b>	Common corridor at every storey.
<b>Where are the water tanks located?</b>	Water tanks are located at the roof top

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<b>Type of Flooring</b>	Living/Dining/Entrance (where applicable)	Homogenous floor tile with tile skirting (600 x 1200mm)
	Study (Type AS)	Homogenous floor tile
	Bedroom/Guest Room (Type AG)	Vinyl flooring
	Wet Kitchen/ Dry Kitchen (Type C)	Homogenous floor tile
	Bathroom	Homogenous floor tile
	Balcony/Household Shelter/Utility	Homogenous floor tile
	<b>Type of Wall Tile</b>	Wet Kitchen/ Dry Kitchen (Type C)
	Bathroom	Homogenous and/or ceramic wall tiles on exposed surface up to false ceiling
<b>Type of Kitchen countertop &amp; Backsplash</b>	Wet Kitchen/Dry Kitchen (Type C) – Engineered Stone	
<b>What are the kitchen appliances and fittings provided?</b>	<p><u>For each kitchen:</u></p> <ul style="list-style-type: none"> <li>• 1 granite composite kitchen sink complete with sink mixer.</li> <li>• 1 electric hob, 1 electric hood, and 1 built-in oven.</li> <li>• 1 fridge.</li> <li>• 1 washer dryer</li> <li>• 1 wine chiller (Type C only).</li> <li>• 1 integrated dishwasher (Type C only).</li> </ul>	
<b>What are the brands of the kitchen appliances and fittings provided?</b>	<p><u>Brands:</u></p> <ul style="list-style-type: none"> <li>• Blanco for kitchen sink and kitchen sink mixer.</li> <li>• Fisher &amp; Paykel for hob, hood, oven, and dishwasher (integrated).</li> <li>• LG for washer dryer and fridge.</li> <li>• Kadeka for wine chiller.</li> </ul>	
<b>Pipe gas or cylinder gas?</b>	No cylinder and city gas.	
<b>Can change to gas hob?</b>	No.	
<b>Is hot water provided in the Kitchen?</b>	Yes.	
<b>Are the kitchens open concept/ enclosed or enclosable?</b>	All enclosed.	

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<b>What are the sanitary wares and fittings provided?</b>	<u>For each bathroom:</u> <ul style="list-style-type: none"><li>• 1 water closet.</li><li>• 1 shower screen complete with shower mixer, shower handset and rain shower (Master Bath only).</li><li>• 1 shower screen and/or cubicle complete with shower mixer and shower handset.</li><li>• 1 wash basin with mixer tap.</li><li>• 1 toilet roll holder.</li></ul>
<b>What are the brands of the sanitary wares and sanitary fittings provided?</b>	<u>Brands:</u> (Master Bath only) <ul style="list-style-type: none"><li>• Roca for wall hung WC &amp; undercounter wash basin.</li><li>• Gessi for all basin mixer, shower mixer, shower handset, rain shower</li><li>• Gomgo or equivalent toilet roll holder.</li></ul> (Common bath & junior master bath) <ul style="list-style-type: none"><li>• Roca for wall hung WC &amp; undercounter wash basin.</li><li>• Gessi for basin mixer, shower mixer, shower handset</li><li>• Gomgo or equivalent for toilet roll holder.</li></ul>
<b>Type of Vanity Top</b>	Bathroom – Engineered Stone
<b>Are there bidet sprays supplied in the bathrooms?</b>	No
<b>Is Water Heater provided? Where is it located?</b>	Yes. Storage water heater provided above of Kitchen, bathroom, or corridor.
<b>Is it gas or electrical?</b>	Electrical water heater is provided.
<b>What type of air-conditioners are provided?</b>	<ul style="list-style-type: none"><li>• Wall-mounted fan coil split unit.</li></ul>
<b>What is the brand of the air-conditioners provided?</b>	<u>Brand:</u> Daikin, Mitsubishi or equivalent (subject to change)
<b>What type of lighting switches provided?</b>	<ul style="list-style-type: none"><li>• Conventional lighting switches.</li></ul>
<b>What is the brand of the lighting switches provided?</b>	<u>Brand:</u> Schneider Electric (subject to change)
<b>Is the interior of the wardrobes lighted?</b>	Yes.
<b>Can the wall between bedrooms be removed?</b>	In general, the walls can be removed if they are non-structural. Please confirm with the developer if there is such request.
<b>What types of windows are used? Casement/Sliding? Double glazing?</b>	Fixed, Casement, Sliding, Top Hung or Combination  Not double glazing. Laminated glass is used at 1m and below of Full Height Curtain Wall.
<b>Are the window glass panels tinted?</b>	Yes
<b>Are the windows glass Low E glass?</b>	Yes

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<b>What are the special features in the various layouts?</b>	Special features in the various layouts: <ul style="list-style-type: none"><li>• Kitchen accessible through balcony which can feature as an alfresco dining.</li><li>• All common bedrooms can fit in queen size bed.</li><li>• Guest room comes with air-con, wardrobe and is able to fit in a single size bed; able to function as another bedroom.</li><li>• Separate basin from shower area for more efficient usage of bathroom.</li><li>• All units come with utility to serve as storage.</li><li>• Highly efficient layout with no wasted space.</li></ul>
<b>Are there any option schemes for finishes?</b>	No.
<b>What is the floor-to-floor and floor-to-ceiling heights for the units?</b>	Refer to attached Ceiling Height Table under Annex B.
<b>Any Smart Home features? What are they?</b>	Yale Digital Lock: <ul style="list-style-type: none"><li>• Installed on the unit entrance door as per show flat,</li><li>• Accessible with Fingerprint, PIN Code, RFID Card, mobile access.</li></ul> WIFI Camera: <ul style="list-style-type: none"><li>• Given separately as loose piece.</li></ul> Smart IOT Gateway: <ul style="list-style-type: none"><li>• Given separately as loose piece.</li></ul>
<b>What is the height of the Balcony railing?</b>	Approximately 1.1m high from the balcony floor level.
<b>Are all the balcony doors sliding?</b>	Yes
<b>Are there power and water point in the Balcony?</b>	1 weatherproof 13A power point & 1 bib tap
<b>Do all the units have balcony screen? Which units are provided and not provided with balcony screen?</b>  <b>Unit without balcony screen: optional to install and costs to be borne by purchasers?</b>	Units AG and AS are provided with balcony screens.  Installation at the option of the purchasers, costs to be borne by the purchasers. Refer to balcony cost attached under Annex C.
<b>Are there blinds provided?</b>	No.
<b>Is the zip track pre-approved for the balcony?</b>	URA's approval is not required if the screens are retractable and allow the screened space to be naturally ventilated at all times. Please ensure that necessary approval from the MCST is obtained.

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<b><u>Project Account</u></b>		
Project Account	Project A/C No. 101-3003935-4 for RH Katong Pte. Ltd.	
TT Information	Name of Account:	Hong Leong Finance Limited
	Bank Account No.:	001041
	Bank Name:	Hong Leong Finance Limited
	Branch Code:	
	Bank Code:	
	Swift Code:	
	Address:	

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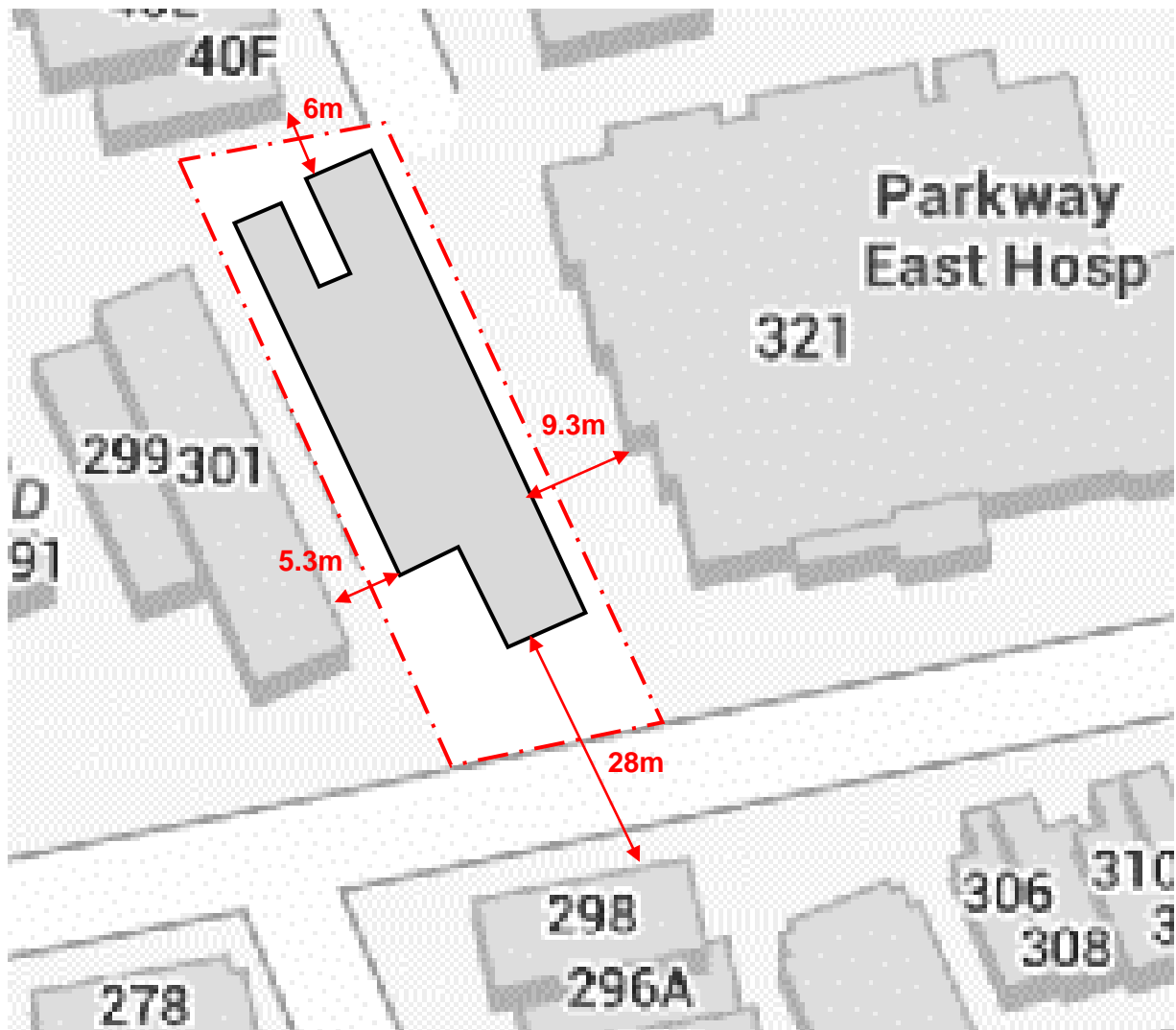
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## ANNEX A

### Estimated Distance to Neighbouring Blocks

ALL DIMENSIONS STATED ARE BASED ON ESTIMATION ONLY



*\*\*Please note that the distance is estimated from Onemap.sg*

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## ANNEX B

Ceiling Height Estimated

	UNIT TYPES (2 <sup>ND</sup> TO 4 <sup>TH</sup> STOREY & 5 <sup>TH</sup> STOREY)							
	AS	AS (5 <sup>th</sup> Storey)	AG	AG (5 <sup>th</sup> Storey)	B	B (5 <sup>th</sup> Storey)	C	C (5 <sup>th</sup> Storey)
<b>Living &amp; Dining</b>	2.83	3.10	2.83	4.00	2.83	4.00	2.83	4.00/3.10
<b>Kitchen/ Wet Kitchen/ Dry Kitchen</b>	2.40	2.40	2.40	2.40	2.40	2.40	2.40/2.83	2.40/3.10
<b>Master Bedroom</b>	2.83	4.00	2.83	4.00	2.83	4.00	2.83	4.00
<b>Junior Master Bedroom</b>	N.A	N.A	N.A	N.A	2.83	4.00	2.83	3.10
<b>Bedroom 2</b>	2.83	3.10	2.83	4.00	N.A	N.A	N.A	N.A
<b>Bedroom 3</b>	2.83	3.10	2.83	4.00	2.83	4.00	2.83	4.00
<b>Bedroom 4</b>	N.A	N.A	N.A	N.A	2.83	4.00	2.83	4.00
<b>Bedroom 5</b>	N.A	N.A	N.A	N.A	N.A	N.A	2.83	4.00
<b>Guest Room</b>	N.A	N.A	2.83	4.00	N.A	N.A	N.A	N.A
<b>Master Bath</b>	2.425	2.425	2.425	2.425	2.425	2.425	2.425	2.425
<b>Junior Master Bath</b>	N.A	N.A	N.A	N.A	2.425	2.425	2.425	2.425
<b>Bath 2</b>	2.425	2.425	2.425	2.425	N.A	N.A	N.A	N.A
<b>Bath 3</b>	N.A	N.A	N.A	N.A	2.425	2.425	2.425	2.425
<b>Balcony</b>	2.93	4.10	2.93	4.10	2.93	4.10	2.93	4.10
<b>A/C Ledge</b>	2.93	4.10	2.93	4.10	2.93	4.10	2.93	4.10
<b>Store</b>	N.A	N.A	N.A	N.A	N.A	N.A	2.83	4.00
<b>Study</b>	2.40	2.40	N.A	N.A	N.A	N.A	N.A	N.A
<b>Household Shelter / Utility</b>	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79

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## ANNEX C

### Balcony Screen Cost

Unit Type	No. of Bedrooms	Level	Price per unit per balcony (\$)
B	4	#02-01 #03-01 #04-01	\$20,000
B	4	#05-01	\$27,000
C	5	#02-03 #03-03 #04-03	\$17,000
C	5	#05-03	\$23,000

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