

Residents' Guide

Dear Residents,



On behalf of Keppel Land Realty Pte Ltd,
we would like to extend our warmest welcome to you.

We have prepared this handbook to serve as a general guide on The Linc development. For your convenience, we have outlined the common property and recreational facilities available, the guidelines on their usage and relevant information on communal living from the Building Maintenance & Strata Management Act & Regulations.

We have, on behalf of the development, appointed a professional Managing Agent to provide on site estate management services for the benefit of all residents. Should you have any query or require any assistance, please contact the Managing Agent at Tel: 6356 9221 or 6346 3238.

Alternatively, you may contact us at Tel: 6338 8111 or Fax: 6337 7193.
We would be glad to hear from you.

Best Regards,
For and on behalf of
Keppel Land Realty Pte Ltd



Lim Tow Fok
General Manager
Property Management

January 2006



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NOTICE & DISCLAIMER

While every care has been taken in preparing this residents' guide, the developer, its officers and agents have not made any representation or warranty, express or implied, as to the accuracy and completeness of this residents' guide or its contents, and no legal commitment or obligation shall arise by reason of this residents' guide or its contents. The developer reserves the rights to add, amend or delete any part of the residents' guide from time to time.



General Description

The Linc is a freehold residential development comprising 51 units of one to three-bedroom apartments and duplex units. Located at Lincoln Road, within the exclusive and quiet Newton residential enclave, The Linc is minutes away from the CBD and Orchard Road. It is also close to the finest primary and secondary schools in the country and is just a stone's throw from the Newton MRT station, which is merely one station away from the Orchard MRT station.

Features of this development:

- 24-hours security with CCTV at strategic locations and in all lifts, audio & video intercom, a card access system and autogate system.
- Swimming pool & children's pool
- Play area.
- Barbeque area
- Gymnasium
- Basement car park.

Facilities

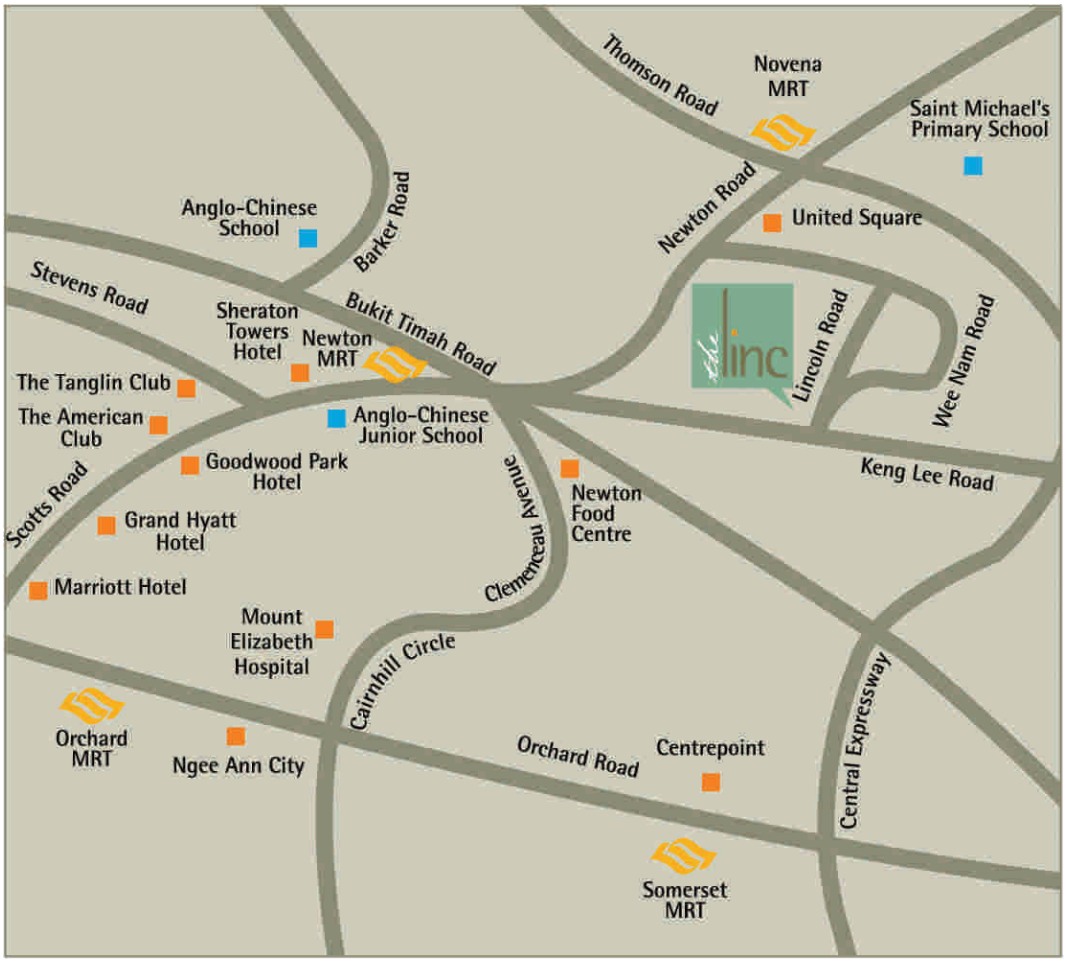


Not to scale

- a main pool
- b pool deck
- c children's pool
- d play area
- e bbq area
- f pavilion
- g gymnasium
- h basement carpark
- i auto-gate



Location



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Useful Contact Numbers



• DEVELOPER

The Linc Office

Customer Focus Manager
Keppel Land Realty Pte Ltd
Customer Focus Unit
Telephone : 6356 4001
Facsimile : 6356 4003
Email : lincfu@kepland.com.sg

Please contact this office on matters pertaining to your apartment unit (if any).

Head Office

The General Manager - Property Management
Keppel Land Realty Pte Ltd
230 Victoria Street
#06-02 Bugis Junction Towers
Singapore 188024
Telephone : 6338 8111
Facsimile : 6337 7193

• MANAGING AGENT

The Linc Management Office

The Linc Management Office
7 Lincoln Road, #01-02
Singapore 308346
Telephone : 6356 9221

Please contact this office on matters relating to estate management such as cleaning, security, landscaping, pest control, and booking of common facilities.

Head Office

Chan Kok Hong Property Consultants Pte Ltd
46 East Coast Road #03-01 EastGate
Singapore 428766
Telephone : 6346 3238
Facsimile : 6346 7709
Website : www.chankokhong.com.sg
Email : roywoo@chankokhong.com.sg

• CONSULTANTS

Architect

ADDP Architects
59-A Tanjong Pagar Road
Singapore 088480
Telephone : 6220 2153
Facsimile : 6325 4918

Mechanical and Electrical Engineer

United Project Consultants Pte Ltd
432 Balestier Road
#02-444 Public Mansion
Singapore 329813
Telephone : 6255 3900
Facsimile : 6253 4106

Structural Engineer

Engineers Partnership
10 Anson Road #28-14
Singapore 079903
Telephone : 6220 0752
Facsimile : 6224 2073

Landscaping Consultant

Site Concept International
333C Jalan Besar Level 3
RTW House
Singapore 209018
Telephone : 6221 8826
Facsimile : 6221 8937

Quantity Surveyor

Rider Hunt Levett & Bailey
150 Beach Road
#09-01 Gateway West
Singapore 189675
Telephone : 6339 1500
Facsimile : 6339 1521



Useful Contact Numbers

• CONTRACTORS

Main Contractor

Keong Hong Construction Pte Ltd
Block 157, Bukit Batok Street 11
#03-250 Singapore 650157
Telephone : 6564 1479
Facsimile : 6566 2784

Electrical

Sennet Electrical Engineering Pte Ltd
18 Jln Selaseh
Singapore 808441
Telephone : 6483 2866
Facsimile : 6483 0788

Sanitary and Plumbing

Industrial Plumbing Pte Ltd
8 New Industrial Rd
#03-03 LHK 3 Building
Singapore 536200
Telephone : 6382 1322
Facsimile : 6382 1300

Air Conditioning

Leong Hum Engineering Pte Ltd
144/146 Owen Road
Singapore 218943
Telephone : 6296 8473
Facsimile : 6296 0213

Kitchen Applicances Suppliers

Cooker Hob & Hood & Built in Oven

Mayer Marketing Pte Ltd
11 Changi Nth Way, JEL Centre
Singapore 498796
Telephone : 6543 5166
Facsimile : 6543 5152

Water Heater

Joven Electric (S) Pte Ltd
10 Ubi Crescent
#02-18 Ubi TechPark
Singapore 408564
Telephone : 6749 6421
Facsimile : 6749 3575

Lift

Ryoden (S) Pte Ltd
11 Kaki Bukit Cres #05-00
Kaki Bukit Techpark1
Singapore 416241
Telephone : 6842 5678
Facsimile : 6748 2292

Security & Access System

Solid Resources Pte. Ltd.
3 Bukit Batok Street 22
Singapore 659582
Telephone : 6569 6200
Facsimile : 6569 6255

Ironmongery

Titanco International Pte Ltd
48 Kaki Bukit Cres
Kaki Bukit Techpark 1
Singapore 416270
Telephone : 6748 7448
Facsimile : 6743 6288

Aluminium Window

Le Jen Aluminum Pte Ltd
8 Kian Teck Way
Singapore 628750
Telephone : 6268 1661
Facsimile : 6261 4319

Softscape Works

Blooms & Greens Pte Ltd
19 Bah Soon Pah Road
Singapore 769965
Telephone : 6754 6227
Facsimile : 6754 7789

Signage Works

Crimsign Graphics Pte Ltd
80 Genting Lane #06-04
Ruby Ind. Complex-Genting Blk
Singapore 349565
Telephone : 6745 5012
Facsimile : 6745 5012

Useful Contact Numbers



• CONTRACTORS

Shower Screen (Supply only)

Gama Resources Associates Pte Ltd
10 Admiralty St #05-16
North Link Building
Singapore 757695
Telephone : 6583 7727
Facsimile : 6752 4321

Sanitary Wares, Fittings & Accessories (Supply only)

Ideal Building Products Pte Ltd
545 Balestier Road
Singapore 329866
Telephone : 6255 5303
Facsimile : 6251 8777

Keppel Sea Scan Pte Ltd
31 Shipyard Road
Singapore 628130
Telephone : 6262 6100
Facsimile : 6262 1231 / 6262 1193

Ferrara Asiapac Pte Ltd
83 Clemenceau Ave
#01-35/36 UE Square
Singapore 239920
Telephone : 6235 0020
Facsimile : 6235 8344

Kitchen Wall Tiles (Supply only)

Nam Huat Tiling & Panelling Co. Pte Ltd
No. 3 Tuas Ave 8
Singapore 639217
Telephone : 6861 2626
Facsimile : 6861 4023

Kitchen Floor Tiles (Supply only)

Choo Building Materials Co. Pte Ltd
27 Changi South Ave 2
Singapore 486595
Telephone : 6543 1611
Facsimile : 6545 7767

Marble Tiles & Tiles for internal units except Kitchen (Supply only)

Sinbor Company (Private) Ltd
65 Senoko Drive
Singapore 758239
Telephone : 6257 3384
Facsimile : 6257 2534

Tiles for Common/External Areas

Sinbor Company (Private) Ltd
65 Senoko Drive
Singapore 758239
Telephone : 6257 3384
Facsimile : 6257 2534

Interlocking Tiles for Driveway (Supply only)

Building Associates (S) Pte Ltd
10 Admiralty St #06-30
Singapore 757695
Telephone : 6853 3918
Facsimile : 6853 3919

Tiles for Swimming Pool (Supply only)

Ceramica 28
Block 106 Henderson Crescent #01-41
Singapore 150106
Telephone : 6472 5788
Facsimile : 6472 5088



Definition

Common Property	:	Consists of all the areas of the land and buildings which are not comprised in any lot or proposed lot shown in a strata title plan and is used or capable of being used or enjoyed by occupiers of 2 or more lots or proposed lots.
Subsidiary Proprietor	:	Any person or company who has purchased an apartment unit in the development.
Occupier / Resident	:	Any person in lawful occupation of an apartment unit in the development. This would include the Subsidiary Proprietor, family members of the Subsidiary Proprietor, any person authorised to occupy a housing unit as a lessee or tenant and shall include their family members.
Guest	:	Any non-resident who is in the estate at the invitation of a resident.
Management	:	The Developer, Keppel Land Realty Pte Ltd, in the interim and the Management Corporation (when it is formed) and includes any person or agent appointed to manage the estate.
Managing Agent	:	An agent appointed to see to the administrative and management functions of the estate.



RECREATIONAL FACILITIES

- Swimming Pool and Children's Pool
- Play Area
- Gymnasium
- Barbecue Area



Recreational Facilities

A range of facilities is provided for the exclusive use of the Residents and their Guests. Care must be taken to ensure that they are not damaged or subject to undue wear and tear. Non-resident owners are deemed to have assigned their rights to use the recreational facilities to their tenants.

The general rules and regulations on the use of facilities are as follows:-

1. Residents and Guests must be properly attired when using the facilities.
2. All Guests must be accompanied by a Resident host when using the facilities and all rules must be observed by both parties.
3. Children under the age of twelve (12) years must be accompanied by an adult who shall be responsible for their safety and behaviour.
4. Noise levels should be kept to the minimum while using or in the vicinity of the recreational facilities.
5. Football, roller-skating, roller-blading and skateboarding are not allowed on the landscaped deck and common corridors.
6. All recreational facilities should be kept clean and tidy during and after usage.
7. The Management reserves the right to close the recreational facilities for maintenance or other reasons it deems necessary.
8. The Management will not be responsible for any loss or damage to any personal property, injury, or death arising from the use of these facilities.
9. Pets are not allowed in the recreational facilities.
10. Only Residents with a valid Resident pass may use or book the recreational facilities.
11. Residents are required to produce their Resident pass without demand when making reservation, as well as before claiming keys to the facilities.
12. Residents shall be responsible for any damages caused by themselves or their guests when using the facilities. Any damages found prior to the usage of the facilities should be reported immediately to the security personnel at the guardhouse.
13. The Management reserves the right to refuse admittance to the recreational facilities, should any person fail to comply with any of the rules and regulations.
14. The Management reserves the right to change any rules or regulations as it deems necessary.

The above rules and regulations for the use of the recreational facilities are intended to ensure the general benefits and enjoyment of the Residents in The Linc.

Swimming Pool & Children's Pool



Swimming Pool & Children's Pool

The swimming pool and children's pool are just located in front of Block 7.

- Open from 7 a.m. to 10 p.m. daily.
- All users must be properly attired.
- All users are advised to shower before entering the pool.
- Persons with infectious diseases or open wounds are not permitted to use the pools.
- Glass receptacles and/or other breakables or sharp objects are not allowed in the pools and the surrounding areas.
- Eating and drinking are not permitted in the pools and within one metre from the pools' edge.
- Smoking is not permitted in the pools and the surrounding areas.
- Ball sports, frisbee playing, roller-skating, bicycle riding, skate boarding, horse playing, rowdy behaviour, diving, boat pedalling or any other activities which are likely to cause disturbance to other users shall not be permitted in the pool area. No objects such as pedals metals, water balloons or any other items that may cause danger to other swimmers shall be allowed in the pools.
- Life buoys are strictly for life saving use only.
- Swimmers are advised to leave the pools during thunderstorms.
- Professional coaches may only use the pool for lessons with the Management's written approval. No coaching lesson will be allowed on Saturday afternoons, Sundays and Public Holidays. Coaching lesson is allowed only for residents.
- The pools are not supervised by any lifeguard. All swimmers should exercise caution when using the pools.
- Children under the age of 12 must be accompanied and supervised by their parent or an adult when using the pools.
- Residents are allowed to bring not more than 2 guests to use the swimming pool & children pool.



Play Area & Gymnasium

Play Area

The play area is located at the corner on the southern side of the estate.

- The play area and its equipment are recommended for children under the age of 12.
- Noise level should be kept low to avoid causing annoyance to others.
- Children using these equipment must be supervised by the parent / guardian who shall be responsible for their safety.

Gymnasium

The gymnasium is located at the first storey of Block 7 and is equipped with a range of fitness equipment.

- Open from 7 a.m. to 10 p.m. daily.
- The gymnasium is exclusively for Residents' use.
- Appropriate footwear, attire, as well as towel are necessary in the gymnasium.
- Eating and smoking are strictly prohibited.
- Children under the age of twelve (12) years are not allowed in the gymnasium.
- Care must be exercised on the proper handling and use of the equipment. All equipment is to be returned to their respective positions after use. No equipment is to be removed from the gymnasium.
- Coaching is not permitted in the gymnasium.

Barbecue Area



Barbecue Area

The BBQ area is located near the play area.

Opening hours	
Mondays – Saturdays:	1 p.m. – 5 p.m. (day session)
	6 p.m. – 10 p.m. (evening session)
Sundays & Public Holidays:	11 a.m. – 5 p.m. (day session)
	6 p.m. – 10 p.m. (evening session)

- Bookings can be made up to one (1) month in advance and are limited to a maximum of one (1) session per unit per calendar month.
- All bookings must be made during office hours at the Management Office by way of telephone calls on a first-come-first serve basis. Booking is subject to availability and will only be confirmed upon submission of the prescribed form with a refundable deposit of $20.00. Such form and deposit may also be dropped into a designated mailbox for the Management. The deposit will be refunded, free of interest, after the event if the BBQ area used is handed over in a clean and satisfactory condition as determined by the Management. Cost of repairs and additional charges, if any, would be deducted from the deposit and the balance would be refunded free of interest to the Resident. However, if the cost of repairs and additional charges exceed the amount deposited, the resident will have to pay the difference.
- To discourage frivolous bookings, residents who fail to turn up after booking, without making proper cancellation, will be barred from booking the facility for one (1) month. Cancellation of bookings must be made at least seven (7) days before the date booked otherwise the deposit will be forfeited.
- Bookings are non-transferable and are limited to a maximum of one session per month.
- No rowdy behaviour is allowed and noise level should be kept to a minimum.
- Live bands or mobile discos are not permitted.
- The number of guests is limited to not more than fifteen (15).
- Residents should ensure that charcoal is extinguished and left over food disposed off properly.
- The area must be kept in a clean and tidy condition during and after use.
- Permission must be obtained from the Management prior to hiring of additional tables and chairs to be used at the barbeque area.
- Highly flammable equipment and portable barbeque burners are not permitted at the barbeque area.



SECURITY AND ACCESS SYSTEMS

- Card Access System
- Auto Gate System
- Audio & Video Intercom System
- Home (Contents) Insurance
- Home Security

Card Access System



Card Access System

Resident Passes are required for the access to the lifts and side pedestrian gate.

Resident Pass

As part of the security system in the development, lift access to apartment units and access through the side pedestrian gate are granted through the use of a Resident Pass, which comes in the form of a proximity card.

- Two (2) to Five (5) Resident Passes will be issued to each apartment unit, depending on the unit type.
- When the apartment is sold, it is the responsibility of the Subsidiary Proprietor of the apartment unit to hand over all Resident Passes to the new Subsidiary Proprietor.
- To replace a lost Resident Pass, a letter declaring the loss of the Resident Pass is required.
- Replacement as well as additional Resident Passes (for family members) will be issued on a case-by-case basis at the discretion of the Management, and is subject to a charge of $20.00 per pass.
- For entry at side pedestrian entrance, residents need to flash their Resident Pass near the card reader located at the gate pillar. The gate will unlock. Push gate to enter. For exit through the gate, simply press the exit button located near the gate. The gate will unlock. Pull open the gate to exit.
- For lift access, residents need to flash their Resident Pass near the reader inside the lift car and then press the floor button corresponding to the floor where his/her apartment is located. The lift will then bring the Resident to his/her specific floor.



Auto Gate System

Handheld remote control transmitter

- Each apartment will be issued one (1) handheld remote control transmitter upon application. The remote control transmitter can be used to open the auto sliding gate at the main entrance for vehicular entry. This remote control transmitter operates up to 8 metres distance from the remote receiver.
- Care must be taken by the user not to damage the remote control transmitter as this may affect its operation.
- Where an apartment is tenanted, the remote control transmitter should be passed onto the tenant if the tenant has a car.
- Where the apartment is sold, it is the responsibility of the Subsidiary Proprietor of the apartment unit to hand over the remote control transmitter to the new Subsidiary Proprietor.
- Replacement of remote controller is charged at $70.00 per remote control transmitter.

Entrance

When a resident's car approaches the entrance, the remote control transmitter can be used to open the gate. The gate will close automatically after a prescribed interval.

For cars of visitors or guests, the guard will verify their identity and check the unit they are visiting. Upon verification, the guard will open the sliding gate.

Exit

The sliding gate will open automatically when the Residents' or visitors' cars approach the exit. The gate will close automatically after a prescribed interval.