

Basic Factsheet and FAQ

A. DEVELOPMENT CONCEPT

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

Lentor Modern's landscape design centre around the concept of wellness with nature, to use nature with tailored spaces for enjoyment, relaxation and wellness. The site is once seated on a secondary forest environment with a fresh water stream meandering through the site. This forest stream landscape inspired the organic design of the landscapes that are applied in Lentor Modern. Lush greenery of tree groves surrounding Lentor Modern mimicking the native forest enhancing the development on the ground level and the use of 'forest giant' trees species at the public plaza preserve the memory of the lentor forest with foresty ambience comfort.

A 200m long water body is designed along the landscape deck at level 4, like the Lentor stream that is once flowing through the site. Resting terraces, pool alcoves, garden pavilions are strategically positioned to be along this 'stream' which is also the recreation pools and landscape ponds. These tailored spaces meandering beside the 'stream' offer residents with therapeutic greenery of outdoors respites for exercising, strolling, book reading, yoga/meditation, gardening, glamping and social/entertainment interaction. This relationship between water and landscape provide tranquility is a boost to the human's senses for relaxation and restorative experience.

Amidst the steam landscape and wellness gardens at the 4th storey, there are 3 residential tower blocks, each with a sky terrace high up on the 14th storey. Given the nature of sky terraces are elevated from the ground, away from the hustle and bustle of the communal landscape deck, the sky terraces offer small alcoves and corners that residents must meander through to enjoy quiet ambience for solo working or small groups interaction as well as the enjoyment of the views of the surrounding Nature reserves.

The façade design of the ground floor and podium takes its cue from the concept of the site as an extension of the Lentor Secondary Forest which used to occupy the area where the development is located. Nature inspired prints imprinted on the facade forms a backdrop to the forest giants landscaping the Public Plaza. The entrances into the podium are accentuated by large variable volume canopies which mimic the treetop canopy, tapering down into cozy low volume spaces as users pass from the outside into the inside space.

The tower blocks which sit on the podium overlooks a lushly planted landscape deck dominated by flora native to the area and also the future Hillock Park across the development. The façade design of the towers features contrasting earth tones and linear ledges which break down the scale of the tower and provide sun shading to the units.

B. DEVELOPMENT INFORMATION
1. BASIC DEVELOPMENT DATA

Total Units	605 residential units	
Land Size	17,279.9 sq m / Approx 186,000 sq ft	
Commercial Component	Over 96,000 sq ft of Commercial Spaces, including 12,000 sq ft Supermarket and 10,000 sq ft Childcare Centre	
Tenure	99 years from 26 October 2021	
Construction Method	PPVC	
Estimated TOP	Estimated 1H 2026	
No of Units Per Floor	Tower 3 – 10 units per floor Tower 5 – 9 units per floor Tower 7 – 10 units per floor	
No of Residential Carpark lots	547 carpark lots consisting of 542 carpark lots and 5 accessible carpark lots located at 2 nd and 3 rd storey of the podium.	
No of Commercial Carpark lots	103 carpark lots consisting of 100 carpark lots and 3 accessible carpark lots located at basement storey. 1 motorcycle lots in basement storey, 8 motorcycle lots provided for residential at 2 nd storey.	
No of Bicycle Lots	50 bicycle parking lots for commercial and 152 bicycle parking for residential. Both are located in the basement storey	
Consultants	Architect Landscape Architect MEP Consultant C&S Consultant Project ID Greenmark Consultant	ADDP Architects LLP Ortus Design Pte Ltd Belmacs Pte Ltd KCL Consultants Pte Ltd ADDP Architects LLP DP Sustainable Design Pte Ltd

2. UNIT MIX

Configuration	Type	No of Units	Unit Size	Total	
			sq ft		
1-Bedroom	A1S-G	3	Approx. 500 sq ft	63	10%
	A1S	60			
2-Bedroom	B1-G	4	Approx. 700 sq ft	84	38%
	B1	72			
	B1-R	8			
	B2-G	7			
	B2	126			
	B2-R	14			
3-Bedroom	C1-G	2	Approx. 1,000 sq ft	42	41%
	C1	36			
	C1-R	4			
	C2-G	1			
	C2	18			
	C2-R	2			
	C3-G	2			
	C3	53			
	C3-R	6			
	C4-G	2			
	C4	53			
	C4-R	6			
	C5-G	1			
	C5	18			
	C5-R	2			
	C6-G	2			
	C6	36			
	C6-R	4			
4-Bedroom	D1-G	3	Approx. 1,500 sq ft	63	10%
	D1	54			
	D1-R	6			
		605		605	100%

3. ACCESSIBILITY/ COMMON AREAS

Question	Answer
ACCESSIBILITY	
Do the mall and residents share the same car park?	No. Mall and Residential car park are separated. Public carpark is situated at the basement. Residential carpark is on 2 nd and 3 rd storey
How to access from the residential tower to the Lentor MRT station? Which MRT entrance is the nearest?	Residents can take the lifts from their tower lift lobby down to upper 1 st storey and walk to Lentor MRT Exit 1.
How to access from the residential tower to the Childcare Centre?	Residents can take the lifts from their tower lift lobby down to 2 nd storey to the childcare centre.
How to access from the residential tower to the Supermarket?	Residents can take the lifts from their tower lift lobby down to upper 1 st storey to the supermarket. See Annex 1 for Lift Schematic Diagram
How to access to the nearest expressway?	They can take Yio Chu Kang Road to access SLE/TPE and CTE.
Where will the ingress and egress be located?	Ingress/ egress is located along Lentor Central (eastbound lane) See Annex 2 for Ingress/ Egress Site Plan
How wide is the ingress and egress?	Approx 5m wide for both ingress and egress lanes
Do the mall and residents share the same pick-up and drop-off point?	Residential and Childcare Centre share the same drop-off at 2 nd storey. Public drop-off is located at upper 1 st storey and basement storey.
Is the level 1 pedestrian network fully accessible 24 hours?	The through block link, the connection to MRT from the plaza and the perimeter covered walkway are accessible 24 hours.
How will the visitors access the residential tower?	They can access the tower by taking the clubhouse lift to 4 th storey and walking to the tower lobbies. See Annex 3 for Lift Lobbies Diagram
COMMERCIAL & COMMON AREAS	
Where are the exhausts of the F&B?	Along the podium façade at 2 nd and 3 rd storey.
Is wi-fi provided for common areas?	No
Are the shops for sale or managed by the developer?	Managed by GuocoLand
How big is the public plaza?	Approx 1,200 sq m

4. LANDSCAPING & GROUNDS

Question	Answer
GENERAL	
<p>What are the design concepts of the landscape decks?</p> <p>How different is this compared to other condominium developments?</p>	<p>Lentor Modern’s landscape design centers around the concept of wellness with nature, to use nature with tailored spaces for enjoyment, relaxation and wellness. The site is once seated on a secondary forest environment with a fresh water stream meandering through the site. This forest stream landscape inspired the organic design of the landscapes that are applied in Lentor Modern. Lush greenery of tree groves surrounding Lentor Modern mimicking the native forest enhancing the development on the ground level and the use of ‘forest giant’ trees species at the public plaza preserve the memory of the lentor forest with foresty ambience comfort.</p> <p>Inspired by 曲水流觞, Lentor Modern comprises a 200m long water body is designed along the landscape deck at level 4, like the Lentor stream that is once flowing through the site. Resting terraces, pool alcoves, garden pavilions are strategically positioned to be along this ‘stream’ which is also the recreation pools and landscape ponds. These tailored spaces meandering beside the ‘stream’ offer residents with therapeutic greenery of outdoors respites for exercising, strolling, book reading, yoga/meditation, gardening, glamping and social/entertainment interaction. This relationship between water and landscape provide tranquility is a boost to the human's senses for relaxation and restorative experience.</p> <p>Residential Towers are segregated from the commercial activities below, giving home owners condominium facilities with lush greenery but with the convenience of transport and retail.</p>
<p>What is the percentage of site coverage and landscape?</p>	<p>Site Coverage ~ 66%</p> <p>Landscape Replacement Area is (Approximately 1.5Ha) 91.6% of the site area.</p>
<p>What is the height (in meters & storeys) of the residence?</p>	<p>The development is approx. 88m tall with 25 storeys</p>

FACILITIES AND AMENITIES	
What are the recreational facilities?	Refer to below
Level 4: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p>① GRAND CLUBHOUSE</p> <p>①a Arrival Lounge</p> <p>①b Dining Lounge</p> <p>①c Business Lounge</p> <p>①d Dance Studio</p> <p>①e Games Room</p> </div> <div style="width: 50%;"> <p>⑬ JACUZZI ALCOVE</p> <p>⑭ MEADOW GARDEN</p> <p>⑮ PLAY LAWN</p> <p>⑯ TEA PAVILION</p> <p>⑰ SPICE GARDEN</p> <p>⑱ ORCHARD GARDEN</p> </div> </div> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p>② SUN DECK</p> <p>③ 50M LAP POOL</p> <p>④ GLAMPING TERRACE</p> <p>⑤ POOLSIDE LOUNGE</p> <p>⑥ STREAM PAVILION</p> <p>⑦ POOLSIDE TERRACE</p> <p>⑧ LEISURE POOL</p> <p>⑨ WATER CASCADES</p> <p>⑩ POOLSIDE PROMENADE</p> <p>⑪ 25M LAP POOL</p> <p>⑫ SPA POOL</p> </div> <div style="width: 50%;"> <p>⑲ ALLOTMENT GARDEN</p> <p>⑳ HARVEST PAVILION</p> <p>㉑ GRAND LAWN</p> <p>㉒ HERB GARDEN</p> <p>㉓ SPRING GROVE</p> <p>㉔ MINI GOLF</p> <p>㉕ OUTDOOR GYM</p> <p>㉖ INDOOR GYM</p> <p>㉗ PLAY GARDEN</p> <p>㉘ TENNIS COURT</p> </div> </div>	Tower 3 (Level 14): <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p>⑳ CLUB LOUNGE</p> <p>㉑ GOURMET LOUNGE</p> <p>㉒ LOOK-OUT TERRACE</p> <p>㉓ EDIBLE PLANT GARDEN</p> <p>㉔ SWING GARDEN</p> </div> <div style="width: 50%;"> <p>㉕ RETREAT LOUNGE</p> <p>㉖ WELLNESS TERRACE</p> <p>㉗ WORK CORNER</p> <p>㉘ CHILL OUT TERRACE</p> <p>㉙ SERENE GARDEN</p> </div> </div> Tower 5 (Level 14): <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p>㉚ CLUB LOUNGE</p> <p>㉛ GOURMET LOUNGE</p> <p>㉜ LOOK-OUT TERRACE</p> <p>㉝ EDIBLE PLANT GARDEN</p> <p>㉞ SWING GARDEN</p> </div> <div style="width: 50%;"> <p>㉟ RETREAT LOUNGE</p> <p>㊱ WELLNESS TERRACE</p> <p>㊲ WORK CORNER</p> <p>㊳ CHILL OUT TERRACE</p> <p>㊴ SERENE GARDEN</p> </div> </div> Tower 7 (Level 14): <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p>㊵ CLUB LOUNGE</p> <p>㊶ GOURMET LOUNGE</p> <p>㊷ LOOK-OUT TERRACE</p> <p>㊸ EDIBLE PLANT GARDEN</p> <p>㊹ SWING GARDEN</p> </div> <div style="width: 50%;"> <p>㊺ RETREAT LOUNGE</p> <p>㊻ WELLNESS TERRACE</p> <p>㊼ WORK CORNER</p> <p>㊽ CHILL OUT TERRACE</p> <p>㊾ SERENE GARDEN</p> </div> </div>
Where are the recreational facilities located?	The landscape deck is located at the 4 th storey. The remaining facilities are located at 14 th storey of the tower blocks.
Are there any clubhouses or dining lounges?	<p>Grand Clubhouse includes:-</p> <ul style="list-style-type: none"> ○ Dining Lounge comprises 2 function rooms which can be amalgamated as 1: - <ul style="list-style-type: none"> ● Function room 1 – with pantry, hob, sink and fridge (approx 16 pax capacity) ● Function room 2 – with seating and console (approx 16 pax capacity) ○ Games Room (can be amalgamated with Dance Studio) ○ Dance Studio (can be amalgamated with Games Room) <p>There is a Sky Club with 2 dining pavilions in each of the 3 towers.</p>
What are the dimensions and depth of the pool?	<ul style="list-style-type: none"> ● 50m Lap Pool (50m length x 10m width x 1.2m deep) ● Leisure Pool (free form pool) ● 25m Lap Pool (25m length x 5m width) ● Jacuzzi Alcove (free form pool) ● Spa Pool (free form pool)
Is there a gym in the development?	There is an indoor and outdoor gym
How many BBQ pits and where are they located?	There are 7 nos of BBQ Facilities provided. 1 nos is located at Stream pavilion at 4 th storey and 2 nos provided for each Tower on 14 th storey.
Are the BBQ pits charcoal or electric?	All the BBQ provisions are electric hot plates.
Is there a steam room in common facilities?	Yes. Within the male and female changing room.
Are there concierge services? What is the operation time for the concierge services?	<p>Yes. 8am to 8pm Mondays to Sundays. Timing may be subjected to changes in future.</p> <p>Security guards will take over the concierge after operation hours to allow for visitors' access.</p>

Any electric car charging docks / parking?	Yes. Commercial electric car charging carpark are located at basement and residential electric car charging are located at 3 rd storey. Commercial: 2 Residential: 5
Is the carpark 1 to 1 or based on first come first serve allocation? For residents, is the carpark free or need to purchase season parking. If additional lots are required, what is the fee?	Approx 90% carpark provision on first come first serve basis. Carpark is free for residents. Arrangements for additional lots will be managed by MCST in future.
Any visitor lots for residential towers?	No. Visitors to park in public carpark in basement. (To be managed by MCST in future)
Is there any storage area at the concierge for parcel collection?	Yes
Where will the letterbox be located?	Near lift lobbies of each tower at 2 nd storey carpark.
Where will the bin centre be located?	Basement
What is the system for refuse collection	Residential – Pneumatic waste refuse system Commercial – Manual refuse collection system
DISTANCES	
What is the distance between the residential towers?	Tower 3 and 5 – Approx 26m (side to side) Tower 5 and 7 – Approx 26m (side to side)
What is the height of the E-Deck from ground level?	Varies from 13m to 19m from the ground level
What is the height of the 14th storey sky terrace from ground level?	Approx 45m from ground level (Refer to Elevations)
What is the floor to ceiling height of the 14th storey sky terrace?	4.7m
How wide is the corridor of the common lift lobby?	1.5m

4. UNIT SPECIFICATIONS & PROVISIONS

Question	Answer	
DEVELOPMENT		
What is the façade material?	Wall with textured paint.	
How does the view look like?	See google link for the respective tower views from approx. 5 th , 10 th and 15 th storey	
How many lifts are there in each residential tower?	3 lifts per tower	
Are the lift lobbies air-conditioned?	Only for basement to 3 rd storey	
What is the security system to access the units?	Secured tower lifts. Lift lobby card access control at designated areas. See Annex 1 for Lift Lobbies Diagram	
What type of window is used? Casement?	For bedrooms – casement.	
Can the windows be fully opened?	There is casement window and fixed glass panel provided. Please refer to showflat units.	
Is it a full height window in the units?	Yes except for bedrooms/ Flex Room facing the AC ledge which is solid panel below 1m.	
Are there any units or rooms facing each other?	No units facing each other. There will be flex and bedrooms facing each other only at the rear and flex room facing each other in the middle (Unit Type B2)	
Where are the water tanks located?	They are located at 3 rd storey carpark and roof top of each tower blocks.	
INTERIOR		
What are the special features in the development or layouts?	<ul style="list-style-type: none"> • Flex rooms for all Type B, C & D units. • Efficient dumbbell layout for type B with no corridor • Large master bedroom with space for dresser for Type A, C4, C5, C6 and D1 • Yard space for Types C4, C5, C6 and D1 • Wet/ Dry kitchen for Type D1 • Side by side living/dining space 	
What are the floor-to-floor and floor-to-ceiling heights for the units?	Floor to floor - 3.15m	
	Floor to Ceiling for 4 th to 25 th storey units:	
	Living & Dining / Bedrooms / Flexi / Dry Kitchen	Estimated 2.845m up to soffit of slab
	Balcony / Private Enclosed Space (PES) (Applicable to Unit Type A, B and C)	Estimated 2.9m up to soffit of slab
	Balcony / Private Enclosed Space (PES) (Applicable to Unit Type D)	Estimated 2.85m up to soffit of slab
	Kitchen, Wet Kitchen, Yard	Estimated 2.4m up to ceiling board
	Baths / WC	Estimated 2.425m up to ceiling board
	Household Shelter	Estimated 2.8m up to soffit of slab
Corridor to Bedrooms	Estimated 2.4m up to ceiling board	
Are there bay windows and/or planter boxes in each unit?	No	
Will there be any household shelter / unity room?	Only unit types C4 onwards will have household shelter provided.	
Are there any provisions / areas for occupants to wash / dry their laundry?	Unit type C4 onwards will have an area set aside as yard space.	

Where will the rubbish chute be located in each tower?	Along the common corridor at every floor. See Annex 4 for Rubbish Chute Locations
What type of flooring finishes will there be in the living and dining area? What is the size of the stone?	600mm x 600mm porcelain tiles.
What type of flooring will there be in the bedroom?	Engineered timber flooring
What type of flooring will there be in the balcony?	Porcelain tiles
What type of wall finishes will there be?	Porcelain tiles for bath/wc and paint finish for all other areas in the units.
What are the appliances provided? Which brands?	Hood, Hob, Oven, Fridge and Washer/dryer from SMEG
What are the brands of sanitary wares and fittings?	Kitchen sink – Franke Kitchen mixer – Hansgrohe <u>All Bathrooms</u> Shower mixer, basin mixer – Hansgrohe Wall hung WC – Roca Under counter basin – Roca
What is the air-con system that will be used? What brand?	Wall mounted FCU. Brand is Mitsubishi.
Any smart home features? What are they?	Smart home features - lighting points to designated areas, air-conditioning.
Will there be sunken baths or bathtubs?	No
Are there bidet sprays supplied in the bathroom?	Yes except for WC
What unit types have pipe gas to hob?	Unit Type C and D
What unit types have enclosed kitchens?	Unit Type C1, C2, C4, C5, C6, D1
Can the walls between bedrooms be removed?	No
Is the interior of the wardrobes lighted?	Yes
Are there screens provided in the balcony?	No
Are there blinds provided?	No
What are the estimated maintenance fees for the respective unit types?	TBA
Can the balcony be enclosed with louvers or screens? Are there any pre-approved sunshade louvers for the balcony?	Yes. Purchaser will have the option to opt in the pre-approved balcony screen at a cost to be decided by the developer. (Sample of screen as seen in Type D1 showflat)
Is the zip track pre-approved for the balcony?	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.
Are there power & water points on the balcony?	Yes
Are there light points provided at the balcony / PES?	Light points are provided
What is the provision for water heaters? Tank or Gas?	Electrical water storage heaters for Type A and B units. Gas water heaters for Type C and D unit
Will there be space for shoes?	Store at entrance is provided. The location is indicated as 'ST' in brochure plans.

AMENITIES

Expressway

Amenities	Estimated Time*
North-South Corridor (U/C)	2-min drive
Central Expressway (CTE)	7-min drive
Seletar Expressway (SLE)	7-min drive

MRT

Amenities	Estimated Time*
Lentor MRT station (Thomson-East Coast Line)	Directly Connected

MRT Line that TEL is connected to:	Interchange MRT station
Circle Line	Caldecott
North-South Line	Woodlands; Orchard [^]
Downtown Line	Stevens [^]
East-West Line and North-East Line	Outram Park [^]
Cross Island Line	Bright Hill [^]

[^]Estimated to open in end 2022

Nature/ Leisure

Amenities	Estimated Time*
Thomson Nature Park	4-min drive
Bishan-Ang Mo Kio Park	5-min drive
Lower Seletar Reservoir Park	8-min drive
Lower Peirce Reservoir Park	8-min drive
Windsor Nature Park	9-min drive
Upper Peirce Reservoir Park	13-min drive
Mandai Wildlife Reserve	18-min drive
Singapore Botanic Gardens	22-min drive/ 7 MRT stops
Gardens By The Bay	27-min drive/ 17 MRT stops

Business

Amenities	Estimated Time*
Bishan Sub-Regional Centre	8-min drive
Seletar Aerospace Park	14-min drive
Woodlands Regional Centre	18-min drive/ 3 MRT stops
Central Business Centre	24-min drive/ 15 MRT stops

Retail/ Dining

Amenities	Estimated Time*
Lentor Modern	Directly Connected
AMK Hub	5-min drive
Springleaf Eateries	7-min drive/ 1 MRT stop
Upper Thomson Eateries	9-min drive/ 3 MRT stops
Thomson Plaza	10-min drive/ 3 MRT stops
Junction 8	11-min drive
Northpoint City	14-min drive
Orchard Road	19-min drive/ 9 MRT stops
Marina Bay Sands	25-min drive/ 17 MRT stops

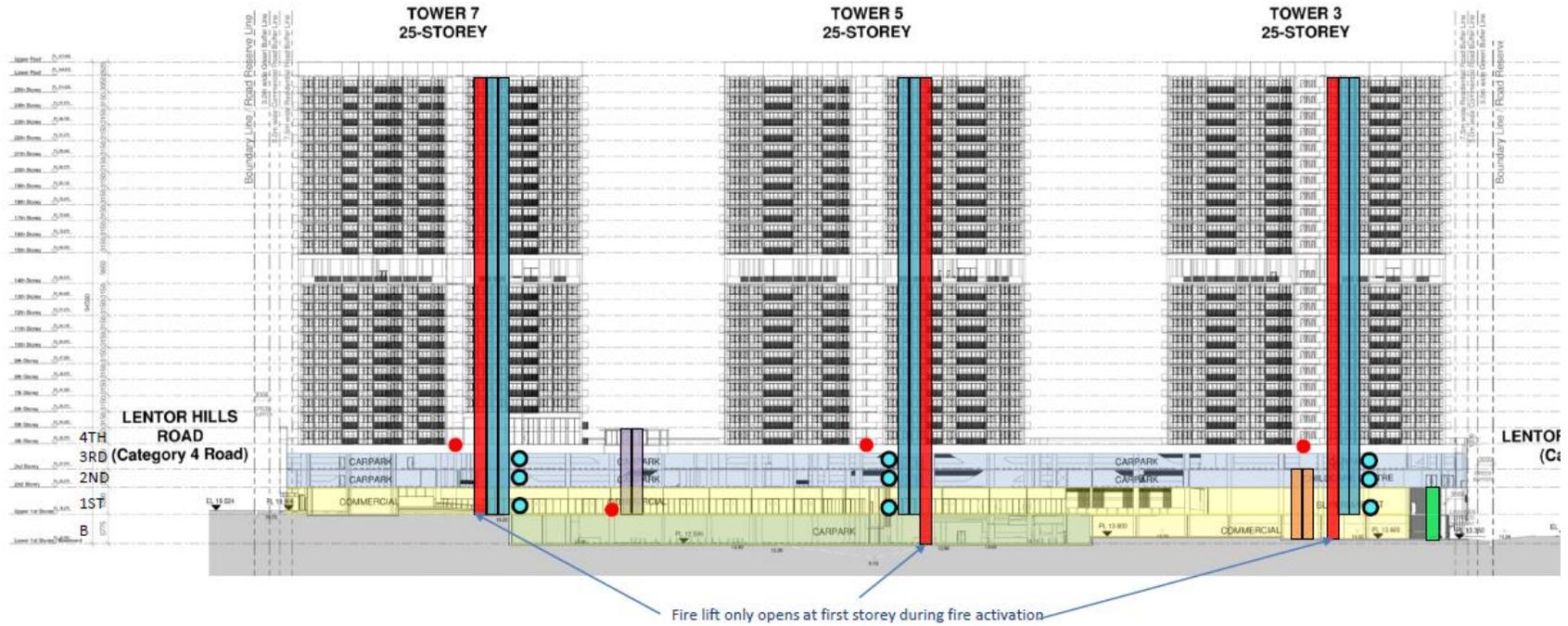
Education

Amenities	Estimated Time*
Lentor Modern Childcare Centre	Directly Connected
Anderson Primary School	15-min walk
Mayflower Primary School	4-min drive
Presbyterian High School	4-min drive
CHIJ St Nicholas Girls' School	5-min drive
Anderson Secondary School	6-min drive
Anderson Junior College	5-min drive
Nanyang Polytechnic	6-min drive
ITE College Central	7-min drive

**Estimated traveling time based on OneMap*

Annex 1

Lift Schematic Diagram



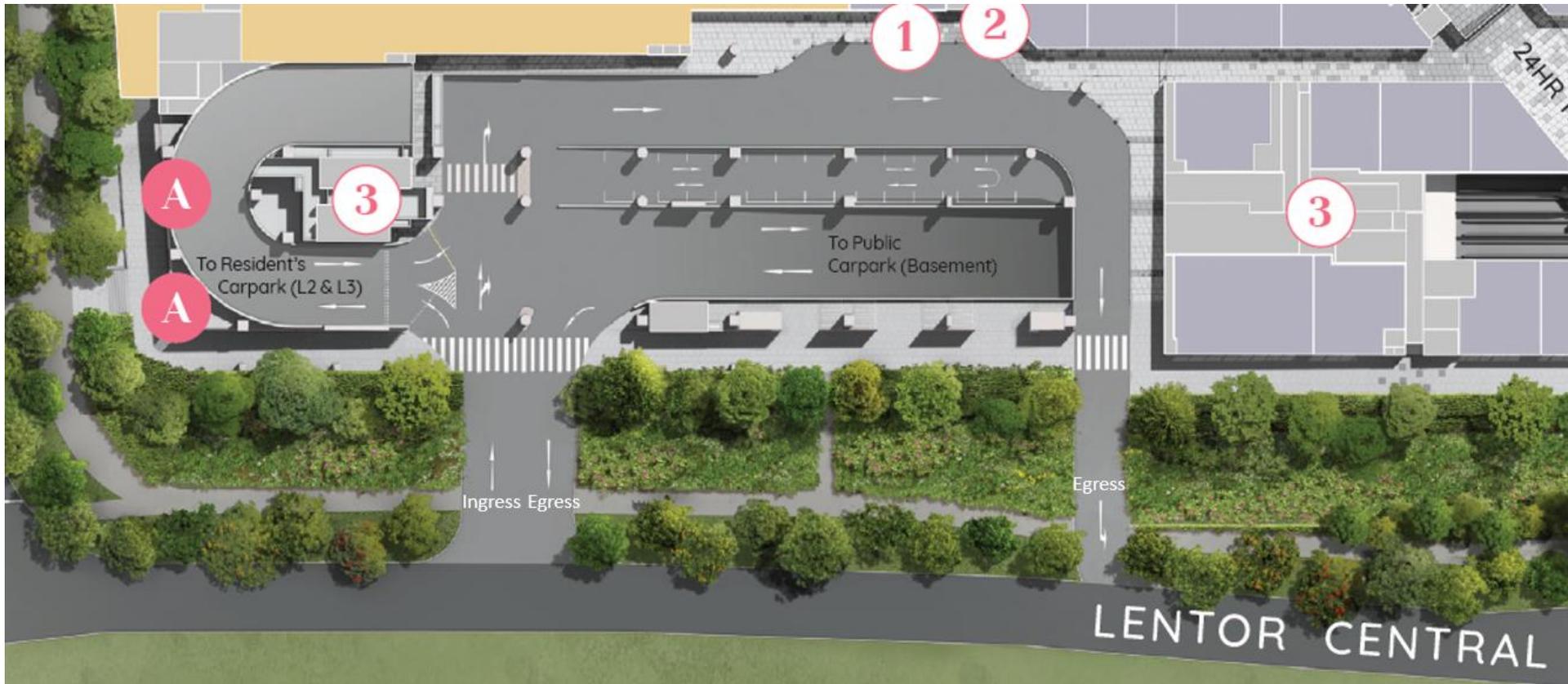
LIFT ACCESS DIAGRAM

Rev 1 17 Aug 2022

- | | |
|--|--|
| 1 st STOREY COMMERCIAL & SUPERMARKET | TOWER FIRE LIFTS |
| RESIDENTS CARPARK | TOWER COMMON LIFTS |
| COMMERCIAL CARPARK | CLUBHOUSE LIFT |
| VISITOR CONTROL PANEL inclusive of card reader | COMMERCIAL/ CCC LIFT |
| RESIDENT CARD READER ONLY | SERVICE LIFT (SUPERMARKET) |

Annex 2

Ingress/ Egress & Carpark Entrances



Annex 3

Lift Lobbies

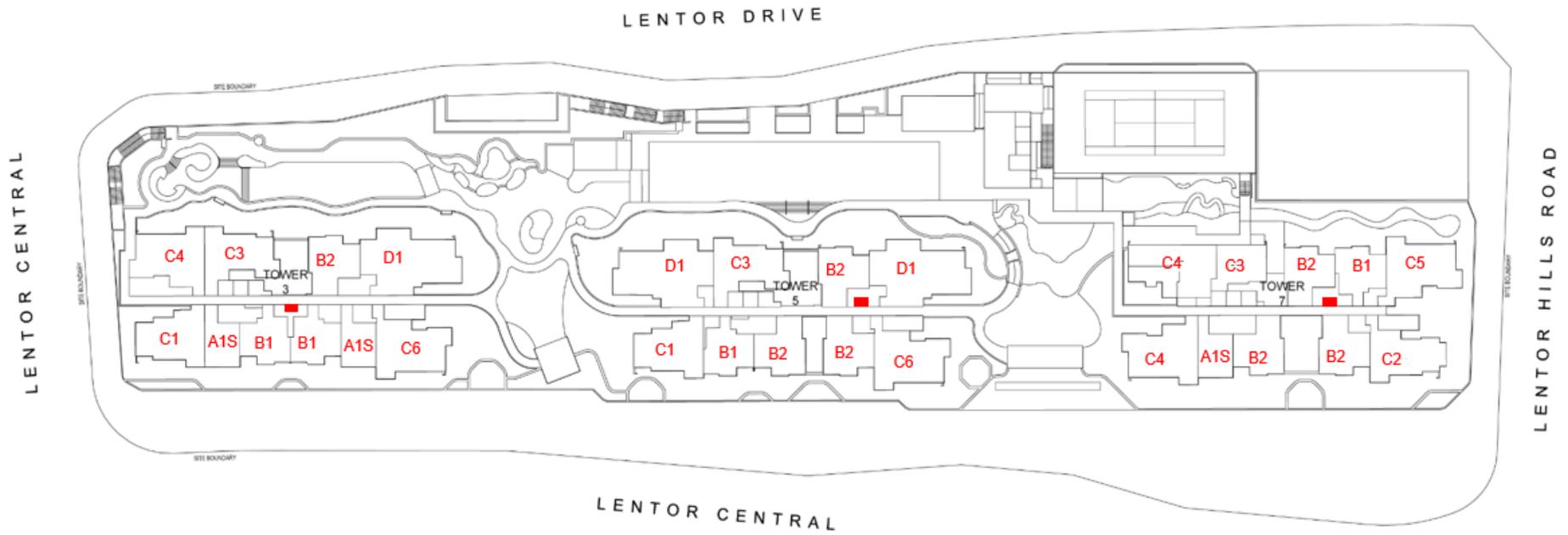


LEGEND:

- ① COMMERCIAL DROP OFF
 - ② COMMERCIAL LIFT LOBBY
 - ③ RESIDENTIAL LIFT LOBBY
 - ④ CLUBHOUSE LIFT LOBBY
 - ⑤ TAXI STAND
 - ⑥ FUTURE BUS SHELTER (BY LTA)
 - A GENSET (BASEMENT)
 - B SUBSTATION (BASEMENT)
 - C BIN CENTRE (BASEMENT)
-
- SUPERMARKET
 - SHOPS
 - CHILDCARE (L2)

Annex 4

Rubbish Chutes Locations



- ■ 2 nos. of pneumatic refuse chute
 - 1 x refuse chute
 - 1 x recycle chute