

A. General

1. Project Title: Proposed Residential Condominium Development Comprising Of 1 Block Of 28 Storey And 1 Block Of 27 Storey Building (Total 477 Units) With 1 Childcare Centre, 2 Levels Basement Carpark With Mezzanine, Swimming Pool, Sky Terrace, Landscape Deck And Communal Facilities
2. Project Company: Lentor Central Park Pte Ltd
3. Location: 18 Lentor Central, Singapore 788839
20 Lentor Central, Singapore 788838
4. Lot Number: Lot 05444T MK20
5. Tenure: Leasehold (99 years lease commencing from **18 Dec 2023**)
6. Handing Over: Anticipated Handing Over is **01 Aug 2028** (non-commitment basis)
7. Date of Handing Over of Vacant Possession under the S&P: No later than **01 Aug 2030**
8. Legal Completion: No later than **01 Aug 2033** (or 3 years after the date of delivery of vacant possession, whichever earlier)

B. Data

1. Site Area: 14,703.20 m² (or approx. 158,263 ft²)
2. Plot Ratio: 3.02 (gross)
GFA of 44,420.93 m²
(including Balcony GFA of 2,845.23 m², Indoor Recreation Spaces GFA of 406.7 m² and Childcare Centre of 500 m²)
3. Total Number of Units: 477

**DBS BANK LTD FOR PROJECT ACCOUNT: 072-121304-4
OF LENTOR CENTRAL PARK PTE. LTD.**

4. Apartment Types: Refer to table below:

UNIT TYPE	NO OF UNIT	NO OF BATH	HS	UNIT DESCRIPTION
(1)a	25	1		1 Bedroom
(1)a1	1	1		1 Bedroom with PES
(1)b	26	1		1 Bedroom
(1)b1	1	1		1 Bedroom with PES
(1)c1	2	1		1 Bedroom + 1 Study with PES
(2)a	25	2		2 Bedroom
(2)a1	1	2		2 Bedroom with PES
(2)b	25	2		2 Bedroom
(2)b1	1	2		2 Bedroom with PES
(2)c	26	2		2 Bedroom
(2)c1	1	2		2 Bedroom with PES
(2)d	25	2		2 Bedroom + 1 Study
(2)e	51	2		2 Bedroom + 1 Study
(2)e1	2	2		2 Bedroom + 1 Study with PES
(2)f	26	2		2 Bedroom + 1 Study
(2)f1	1	2		2 Bedroom + 1 Study with PES
(2)g	26	2		2 Bedroom + 1 Study
(3)a	51	2		3 Bedroom
(3)a1	2	2		3 Bedroom with PES
(3)b	25	2	√	3 Bedroom + Yard
(3)b1	1	2	√	3 Bedroom + Yard with PES
(3)c	26	2	√	3 Bedroom + Yard
(3)c1	1	2	√	3 Bedroom + Yard with PES
(4)a	25	2	√	4 Bedroom + Yard
(4)a1	1	2	√	4 Bedroom + Yard with PES
(4)b	26	2	√	4 Bedroom + Yard
(4)b1	1	2	√	4 Bedroom + Yard with PES
(4)c	51	3	√	4 Bedroom + Yard
(4)c1	2	3	√	4 Bedroom + Yard with PES
PES – Private Enclosed Space HS – Household Shelter				

5. Total Car Park Lots: 484 lots
 477 basement parking lots (for Residential)
 4 basement accessible lots (for Residential)
 2 basement parking lots (for ECDC) (open to sky)
 1 basement accessible lots (for ECDC)
 (open to sky)
- 80 bicycle lots.
- 6 Building Height: 1 block of 27 storey and 1 block of 28 storey building with 2 basement carparks with mezzanine

7. Recreational Facilities:

COMMUNAL FACILITIESFacilities at 1st Storey

1. Clubhouse, consisting of:
 - library
 - gym with yoga room
 - games room
 - mid-level garden lounge
2. Function room (2nos.)
3. Changing rooms (male and female changing room, each with steam room)
4. 50M infinity edge pool with pool deck & sun deck (water surface area approx. 500m²)
5. Leisure pool with pool deck (water surface area approx. 220m²)
6. Reading lounge (open to sky)
7. Central lawn
8. Garden pavilion (2 nos.)
9. Fun pool with seating area (water surface area approx. 100m²)
10. Pavilion with bbq
11. 25m lap pool with pool deck (water surface area approx. 150m²)
12. Spa pavilion with massage pool (water surface area approx. 9m²) (2 nos.)
13. Ferns garden
14. Gourmet pavilion with bbq
15. Alfresco gourmet deck
16. Children's playground
17. Kids party pavilion with bbq
18. Play lawn
19. Yoga lawn
20. Meditation deck
21. Garden alcove
22. Tennis court (1 no, hard court)
23. Sport terrace
24. Garden terrace

Ancillary Facilities at Basement & 1st Storey:

25. Arrival court with arrival lounge (basement)
26. Early Childhood Development Centre (basement), consisting of:

- Early Childhood Development Centre
 - playground (open to sky)
 - drop-off
 - carparks & accessible carpark lots (open to sky)
27. Bicycle park (basement)
 28. Guard house (basement)
 29. Pedestrian side gate (basement & 1st storey) (4 nos)
 30. Generator (basement)
 31. Bin centre (basement)
 32. Substation (basement)

Facilities at sky terraces, at 14th storey of Block 18

33. Reading niches
34. Cozy niches
35. Park view lounge
36. Exercise deck
37. Lentor Central lounge
38. Dining lounge
39. Accessible toilet

Facilities at sky terraces, at 14th storey of Block 20

40. Reading alcoves
41. Cozy alcoves
42. Hillock Park lounge
43. Exercise terrace
44. Sunrise lounge
45. Gourmet deck
46. Accessible toilet

Facilities at Roof of Block 18:

47. Rooftop pavilion with bbq
48. Sky pavilion with bbq
49. Accessible toilet

8. Ceiling Height:

Floor to Ceiling Height

Location	Unit Types (Estimated Ceiling Height in mm)						
	(1)a, (1)a1, (1)b, (1)b1, (1)c1	(2)a, (2)a1, (2)b, (2)b1, (2)c, (2)c1	(2)d, (2)e, (2)e1, (2)f, (2)f1, (2)g	(3)a, (3)a1	(3)b, (3)b1, (3)c, (3)c1	(4)a, (4)a1, (4)b, (4)b1	(4)c, (4)c1
Living / Dining	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2900 & 2400*
Kitchen	2400	2400	2400	2400	2400	2400	2400
Yard	-	-	-	-	2400	2400	2400
Balcony / PES	2900	2900	2900	2900	2900	2900	2900
Bedroom	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*
Bath	2425	2425	2425	2425	2425	2425	2425
Passageway	-	2400 (2)b & (2)b1 only)	-	2400	2400	2400	2400
Study	2800 & 2400* (1)c1 only)	-	2800 & 2400*	-	-	-	-
WC	-	-	-	-	2425	2425	2425
Store	-	-	-	-	-	-	2400
Household Shelter	-	-	-	-	2900	2900	2900
AC Ledge	2950	2950	2950	2950	2950	2950	2950

* refer to ceiling bulkhead

9. Estimated Maintenance Fee: See attached Annex B

10. BCA Green Mark Award TBA

C Finishes

1.

Description	Standard Material Provision
Living / Dining	Porcelain tile flooring with matching skirting
Kitchen	Porcelain floor & wall tiling
Bedrooms	Engineered timber floor with matching skirting
Baths	Porcelain floor & wall tiling
WC	Porcelain floor & wall tiling
Balcony / PES	Porcelain tile flooring with matching skirting
Store	Porcelain tile flooring with matching skirting
Household Shelter	Porcelain tile flooring with matching skirting

For further details, refer to attached Building Specifications.

D Wardrobe Length

Room	Approx. Dimension (mm)	Remarks
Master Bedroom	1450 (for All Unit Type (1))	Wardrobe cabinet with sliding doors in laminated finishes
	1550 (for All Unit Types (2) & (3))	Wardrobe cabinet with sliding doors in laminated finishes
	2750-2900 (for All Unit Type (4))	Wardrobe cabinet with swing doors in laminated finishes
Other Bedrooms	1450 (for All Unit Types, where applicable)	Wardrobe cabinet with sliding doors in laminated finishes

E Kitchen Appliances & Accessories**1 All unit types (1)**

Kitchen Cabinet Length: 3100mm

Built-in high and low level cabinets in laminated finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above and washer cum dryer.

2 All unit types (2)

Kitchen Cabinet Length: 3300 - 4600mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above and washer cum dryer.

3 Unit type (3)a & (3)a1

Kitchen Cabinet Length: 5200mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, induction hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer cum dryer.

4 Unit types (3)b, (3)b1, (3)c & (3)c1

Kitchen Cabinet Length: 6300mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, gas hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer and dryer

Full height Storage Cabinet: 800mm L x 1000mm D

5 All unit types (4)

Kitchen Cabinet Length: 6200 - 6700mm

Built-in high and low level cabinets in laminate finish with solid surface counter top and porcelain tile backsplash, stainless steel sink, mixer, gas hob, cooker hood, built-in oven, free standing refrigerator with storage cabinet above, washer and dryer.

Full height Storage Cabinet: 800mm L x 1000mm D

F SECURITY SYSTEM & AUDIO TELEPHONY SYSTEM**1 General**

All residential units are provided with Audio telephony system comprises the Visitor Call Panels (VCP) installed outside the common lift lobbies at the basements and 1st storey. The VCP, which allows communication between:

- (i) the Purchaser and a party at the VCP; and
- (ii) a party at the VCP and Guard House.

All residential units are provided with access cards to access the following operations:-

- (i) Lift Lobby Entrances
- (ii) Pedestrian Side Gates
- (iii) Communal Facilities such as Gym Room, Function Rooms, etc

2. Car park

Automatic car barrier with Car plate recognition system for the residents.

G REFUSE COLLECTION

- 1 All units are provided with common general waste and recyclables refuse hopper located within common corridors at all residential levels.
- 2 The conveyance and collection of the refuse shall be carried out by automated pneumatic waste conveyance system located at the bin centre.

H CONSULTANTS

Architect	P&T Consultants Pte Ltd
Interior Designer	Chalked Pte Ltd
Landscape Designer	Tinderbox Pte Ltd
C&S Consultant	P&T Consultants Pte Ltd
M&E Consultant	Bescon Consulting Engineers Pte Ltd
Quantity Surveyor	Turner & Townsend Pte Ltd
Main Contractor	Lian Beng Construction (1988) Pte Ltd