

Basic Factsheet and FAQ

A. Development Concept

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

Lentor Mansion aims to create a striking architectural moment that adds to the surrounding nature and landscape. Taking a site-specific stance, the design approach takes into consideration nature from urban scale to landscape and architectural design. Situated along Lentor Gardens road and Lentor Hills road, the site is bounded by Future Green Fingers and Future Hillock Park. With the adjacent development being majority low-rise landed homes, the architectural strategy was to create a nature-centric quiet architecture that is able to connect seamlessly to the surrounding nature without isolating Future Hillock Park from the wider urban context. The staggering of heights of the residential towers from Lentor Gardens road creates porosity towards Hillock Park. As such, the surrounding environment and adjacent residential estates are enriched through the addition of Lentor Mansion.

This architectural concept is apparent upon entry into the site, where residents and visitors are greeted by black and white bungalow inspired entranceway. The mock-tudor style pays homage to Singapore's heritage colonial bungalows, iconic for its grandeur and architectural sensitivity to Singapore's climate and nature. The clubhouse exemplifies passive design with a modern take; the second floor is propped up on classical columns on plinths creating an open ground floor and stately entrance drop off. The expansive verandah on the secondary storey allows residents to enjoy spill out spaces from the function rooms and connects to the central activity space of the development which house gyms, pavilions and a grand 50m lap pool.

Away from the central pool, the ground floor is articulated through the organic design flow of gardens and water features. Inspired by the forest grounds: Creeks meander through the landscape and quiet pockets of gardens, trails interweave across groves and camping grounds, and pavilions opens towards pools and lawns. Residents and visitors are able to experience different types of landscapes at various locations within the development, and at various times of the day much like the diversity presented within natural forest grounds. The privilege to access such an immersive experience of natural landscapes reinvigorates residents bond to nature and is a modern luxury in today's cityscape.

The residential development consists of 3 low-rise towers (8-storeys) and 3 towers of high-rise towers (16 storeys) with sky terraces at 8th storey of each high-rise tower. Taking cues from tropical modern architecture and colonial bungalows, the tower swapped out curtain wall glazing design for a majority wall-window design that allows residents to open their windows for cross-ventilation and natural light whilst keeping the indoor temperature cool. Through the combination of warm brown tones accented with dark grey ledges that reference the aesthetics of the colonial bungalows, the resultant tower façade design manages to overcome the ambiguity of the glass tower, creating a striking architectural character within the new residential district.

The façade rhythm of the grid continues from the ground level to the roof and breaks only at the 9th storey of each high-rise tower via a sky terrace. Lushly planted with various seating spaces, residents can enjoy a picnic in the sky whilst overlooking Future Hillock Park or conduct work-from-home meetings amidst private and curated garden alcoves. At the top of the tower façade is a roof crown that mimics a brick brise-soleil. Constructed with concrete bricks, this architectural feature is a modern nod to the tropical modernism whilst acts as a screening of equipment at the tower roof.



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B. Development Information

1. Basic development data

Total Units	533	
Land Size	21,866.70 sqm	
Childcare (size / enrolment capacity)	600 sqm / 120 pax	
Tenure	99 Years Leasehold	
Construction Method	PPVC	
Estimated TOP	Estimated 2Q 2028	
No of Units Per Floor (for all 6 towers)	Block 52 (6) - 8 units per floor; Block 56 (5) - 6 units per floor Block 58 (4) - 8 units per floor; Block 60 (1) - 8 units per floor Block 62 (2) - 8 units per floor; Block 64 (3) - 8 units per floor	
No of Carpark lots & Location	486 carpark lots consisting of 480 carpark lots, 4 accessible carpark lots and 2 ECDC carpark lots located at Basement 1 and Basement 2	
No of EV Lots & Location	5 lots at Basement 1	
No of Bicycle Lots & Location	133 bicycle lots at Basement 1	
Consultants	Architect	ADDP Architects LLP
	Landscape Architect	Ecoplan Asia Pte Ltd
	Main Con	China Construction (South Pacific) Development Co Pte Ltd
	MEP Consultant	Belmacs Pte Ltd
	C&S Consultant	KCL Consultants Pte Ltd
	Project ID	ADDP Architects LLP
	Greenmark Consultant	DP Sustainable Design Pte Ltd
	Showflat ID – 2 Bdrm	Nathan Yong Design Pte Ltd
	Showflat ID – 3 Bdrm	Nathan Yong Design Pte Ltd
	Showflat ID – 4 Bdrm	Nathan Yong Design Pte Ltd
Showflat ID – 5 Bdrm	Peter Tay Studio	



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2. Unit Mix

Configuration	Type	No of Units	Unit Size (Approx)		Total		Share Value	Est Maintenance Fee
			Sqm	Sqft	No.	%		
2-Bedroom (Basic)	B1-G	9			107	20.1		
	B1	98						
2-Bedroom (Standard)	B2-G	9			107	20.1		
	B2	98						
3-Bedroom (Basic)	C1-G	4			46	11.6		
	C1	42						
	C2-G	2			16			
	C2	14						
3-Bedroom (Standard)	C3-G	2			16	11.6		
	C3	14						
	C4-G	2			23			
	C4	21						
	C5-G	2			23			
	C5	21						
3-Bedroom (Plus)	C6-G	1			8	14.1		
	C6	7						
	C7-G	2			16			
	C7	14						
	C8-G	4			51			
	C8	47						
4-Bedroom (Basic)	D1-G	2			30	14.0		
	D1	28						
	D2-G	3			45			
	D2	42						
5-Bedroom (Standard)	E1-G	2			30	8.5		
	E1	28						
	E2-G	1			15			
	E2	14						



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C LANDSCAPING & GROUNDS

Question	Answer	
FACILITIES AND AMENITIES		
<p>What are the design concepts of the landscape. How different is this compared to other condominium developments?</p>	<p>The landscape concept in this development draws the essence from the architecture. Combining the black and white heritage colonial bungalow's theme with lush landscape, it is inspired by forest grounds. Natural elements of creeks, water bodies and planting flows throughout the development, creating soft pockets of spaces for all walks of life. Residents and visitors are able to immerse themselves into different types of landscape. The proximity to the future park elevates the entire experience, bringing nature one step closer to home.</p>	
<p>What is the percentage of site coverage and landscape?</p>	<p>Site coverage: 26.75%, Landscape coverage: 45.00%</p>	
<p>What is the height (in meters & storeys) of the residential blocks?</p>	<p>88.275m SHD (16th storey) 57.350m SHD (8th storey)</p>	
<p>What are the recreational facilities? (list)</p>	<p>1ST STOREY</p> <ol style="list-style-type: none"> 1. The Mansion <ol style="list-style-type: none"> a) Lentor Room b) Drawing Room c) The Verandah d) The Chamber 2. Pool Deck 3. 50m Pool 4. Changing Room With Steam room 5. Gym 6. Gym Deck 7. Leisure Pool 8. Spa Pool 9. Spa Alcove 10. Spa Deck 11. Jacuzzi 12. Rainforest Grove 13. Rain Garden 14. Serenity Pavilion 15. Lawn Pavilion 16. Grand Lawn 17. Day Bed Terrace 18. Forest Pavilion 19. Forest Swings 20. Fern Valley 21. Forest Trail 22. Wellness Deck 23. Forest Camp 24. Pet Run 25. Pet Pavilion 26. Fitness Park 27. Fitness Lawn 28. Gourmet Pavilion 	<p>9TH STOREY</p> <ol style="list-style-type: none"> 1. Cabana Terrace 2. Sky Lounge 3. Chill Out Terrace 4. Social Terrace 5. Work Terrace



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	<p>29. Tennis Court 30. Tots Club a) Play Garden b) Play Pavilion c) Play Pool d) Play Lawn e) Play Ground 31. Guardhouse (B1) 32. Boulevard (B1) 33. Boulevard Drop Off (B1) 34. Grand Drop Off (B1) 35. Early Childhood Devt Centre (B1) 36. Childcare Play Area (B1) 37. Bin Centre (B2) 38. Substation (B1 & B2)</p>	
<p>What facilities / amenities are in the main clubhouse? How many storeys? Handicapped access? Size and capacity of the function rooms / business centre / etc</p>	<p>There are Lentor Room, Drawing Room, The Chamber and The Verandah at The Mansion (main clubhouse). Single storey building at Landscape Deck level and can be accessed directly via lift from main drop off level. Approximate size and capacity: 1. Lentor Room - 49 sqm 13 pax 2. Drawing Room - 33 sqm 10 pax 3. The Chamber - 55 sqm 20 pax</p>	
<p>How many gyms are there? How big is each gym?</p>	<p>1 nos. of gym at Landscape deck level. It can house approximately 7 pax at 45 sqm.</p>	
<p>Are there any clubhouses or dining lounges? How big are these? How many people can they accommodate?</p>	<p>Lentor Room and Drawing Room are the main functioning spaces for the clubhouse.</p>	
<p>What are the dimensions and depth of the pool? How many pools are there</p>	<p>Total 4 nos. of pools</p> <p>50m Pool Depth: 1.2m Dimensions: 9x50m</p> <p>Leisure Pool Depth: 0.9m Depth Dimensions: 3.5x20m</p> <p>Spa Pool Depth: 0.3m Dimensions: 4x16m and 3x7m</p> <p>Play Pool Depth: 0.5m Dimensions: 3.5x8m</p>	
<p>How many BBQ pits and where are they located?</p>	<p>Total 6 nos. of BBQ pits.</p> <p>Located at 1st Storey - Play Pavilion, Gourmet Pavilion and Lawn Pavilion</p> <p>Located at Sky Terrace (9th Storey) - 1 each at Chill Out Terrace for Blocks 1, 2 and 3</p>	



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Are the BBQ pits charcoal or electric?	Electric BBQ
Is there a steam room in common facilities?	Yes, located at The Mansion, within the male and female changing room.
Are there concierge services? What is the operation time for the concierge services?	No concierge but there will be a security customer service personnel.
Any electric car charging docks /parking?	Yes, located at Basement 1 near Block 6.
Any visitor lots?	No. Visitor to park at the public basement car park. (To be managed and confirmed by MCST in the future)
Is there any storage area at the concierge for parcel collection?	No
Where will the letterbox be located?	Near all the lift lobbies at all blocks.
Where will the bin centre be located?	Basement
What is the system for refuse collection	Pneumatic waste refuse system (PWCS)

Question	Answer
ACCESSIBILITY	
How do visitors access the residential towers?	Visitor can take lifts from basement car park level to the designated floors.
What type of security systems adopted - Main lobbies (Basement / L1) - Inside lift	Secured tower lifts. No access control at B2, B1 & L1 main lobbies.
Are sky gardens accessible by all residents and visitors?	Yes.
Is there a shorter route for Block 58 residents to their lift lobby from the guardhouse?	Yes, refer to part plan attached.
DISTANCES	
What are the distances between the residential towers? (to attach plan view)	Please see attached plan.
Distance from side gate to MRT station / Mall	Approximately 400m from Side Gate 1 with covered linkway



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D UNIT SPECIFICATIONS & PROVISIONS

Question	Answer
INTERIOR	
Any stacks with views towards Reservoir? From which floor?	Suggest to have drone to check on the height and visibility.
How many lifts are there in each residential tower?	2 nos. of lifts at each residential tower.
Are the lift lobbies air-conditioned?	Only for Basement lift lobbies.
What is the finishing for lift landings?	Tiles finished.
What is the security system to access the units?	Secured tower lifts. Lift lobby car access control at designated areas.
What type of window is used? Casement?	For bedrooms – casement.
Can the windows be fully opened?	There are casement window and fixed glass panel provided. Please refer to show units.
Is it a full height window in the units?	No. Please refer to show units and sales model.
Are there any units or rooms facing each other?	No units facing each other
Where are the water tanks located?	Water tanks are located at the roof top of each tower blocks.
Any special treatment for units on the highest floors / below sky gardens?	No changes to internal unit finishes and height.
Any special treatment for units affected by the West sun?	No units facing directly to west.
What are the special features in the various layouts?	<ul style="list-style-type: none">• Flex rooms for Type C3 to C8.• Efficient dumbbell layout for type B with no corridor• Large master bedroom with space for dresser and walk-in-wardrobe for Type D1, D2, E1, E2• Yard space for Type E1, E2• Wet/ Dry kitchen for Type C3 to D2• Side by side living/dining space• Additional bath for Type C6 to E2
For the Flex rooms, is there an option of not erecting the walls and cabinets so that buyers need not tear down at their own expense after TOP?	No.
Are there any option schemes for finishes?	No.



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What are the floor-to-floor and floor-to-ceiling heights for the units? <i>(may attach table if there is any variation)</i>	Floor to floor height - 3.15m															
	<table border="1"> <thead> <tr> <th data-bbox="776 359 1127 401">Location</th> <th data-bbox="1127 359 1479 401">Units</th> </tr> </thead> <tbody> <tr> <td data-bbox="776 401 1127 443">Living & Dining / Bedrooms / Flex</td> <td data-bbox="1127 401 1479 443">Estimated 2.8m up to soffit of slab</td> </tr> <tr> <td data-bbox="776 443 1127 516">Balcony / Private Enclosed Space (PES)</td> <td data-bbox="1127 443 1479 516">Estimated 2.95m up to soffit of slab</td> </tr> <tr> <td data-bbox="776 516 1127 590">Kitchen, Dry Kitchen, Wet Kitchen, Yard</td> <td data-bbox="1127 516 1479 590">Estimated 2.4m up to ceiling board</td> </tr> <tr> <td data-bbox="776 590 1127 632">Baths</td> <td data-bbox="1127 590 1479 632">Estimated 2.4m up to ceiling board</td> </tr> <tr> <td data-bbox="776 632 1127 674">Household Shelter</td> <td data-bbox="1127 632 1479 674">Estimated 2.8m up to soffit of slab</td> </tr> <tr> <td data-bbox="776 674 1127 716">Corridor to Bedrooms</td> <td data-bbox="1127 674 1479 716">Estimated 2.4m up to ceiling board</td> </tr> </tbody> </table>	Location	Units	Living & Dining / Bedrooms / Flex	Estimated 2.8m up to soffit of slab	Balcony / Private Enclosed Space (PES)	Estimated 2.95m up to soffit of slab	Kitchen, Dry Kitchen, Wet Kitchen, Yard	Estimated 2.4m up to ceiling board	Baths	Estimated 2.4m up to ceiling board	Household Shelter	Estimated 2.8m up to soffit of slab	Corridor to Bedrooms	Estimated 2.4m up to ceiling board	
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Where is the rubbish chute? Inside or outside unit?	Along the common corridor at every floor.															
Type of Flooring	Living & Dining	180 x 1220mm Vinyl tiles														
	Bedrooms	180 x 1220mm Vinyl tiles														
	Balcony	300 x 600mm Porcelain tiles														
What are the appliances provided? Which brands? <i>(may attach table if there is variation)</i>	Hood, Hob, Oven, Fridge and Washer/dryer from SMEG															
What are the brands of sanitary wares and fittings? <i>(may attach table if there is variation)</i>	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.															
Are there bidet sprays supplied in the bathroom?	Yes															
Pipe gas or cylinder gas?	Pipe Gas															
Are the kitchens open concept / enclosed / enclosable?	Type B, C1 and C2 - open kitchen Type C3 to E2 - enclosed kitchen															
Can the walls between bedrooms be removed?	Only at Type E1 and E2 Bedroom 5.															
Is the interior of the wardrobes lighted?	Yes.															
Are there screens provided in the balcony? Are there any pre-approved sunshade louvers for the balcony?	No. Balcony screen is optional and purchaser can opt in to install.															
Are there blinds provided?	No.															
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.															



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Are there power & water points on the balcony?	Yes.
Is the light at the balcony provided?	Light points are provided.
Any acoustic / heat treatment for the windows or balconies?	There is no requirement from relevant authorities hence there is no special acoustic/heat treatment to the windows and/or balconies.
What is the provision for water heaters? Tank or Gas?	Electrical water storage heaters for Type B, C1 and C2. Gas water heaters for Type C3 to E2.
Any shoe cabinets provided?	Store at entrance is provided. The location is indicated as 'ST' in brochure plans.
Bedroom 5 will be built as per floor plan, i.e. with walls. Is the vinyl floor still intact if the purchaser decides to remove the walls?	There are no finishes below the wall. Purchaser will need to purchase additional vinyl flooring to close up the gap.
Position of ceiling fan in units	To be installed within living/ dining zone of unit.
Provision of water and electrical points for water dispenser was not mentioned during the architect's briefing.	Refer to enclosed diagram on provisions.
The Air con ledge is under common area, how do owners access?	Purchasers will be informed in the SPA of the following: <ol style="list-style-type: none">1. The Unit Air-Conditioning Ledge forms part the common property.2. The Unit Air-Conditioning Ledge is not part of the strata area of the unit and is used solely for the placement of the air-conditioning condensing units and for no other purposes.3. The purchaser or their tenant must allow MCST's representative to gain access to the Unit Air-Conditioning Ledge for the purpose of carrying out its duties.4. The purchaser is responsible to keep the Unit Air-Conditioning Ledge in a clean and tidy condition and is responsible for any damage caused to the Unit Air-Conditioning Ledge.