

FACTSHEET

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Project Name	Lentor Hills Residences
Developer	Lentor Hills Development Pte Ltd (Hong Leong Guccoland TID)
General Description	Proposed residential flat development comprising 1 block of part 8/part 15 storey, 1 blk of 17 storey, 1 block of part 22/part 23 storey, 1 block of 21 storey and 1 block of 8 storey building (total 598 units) with 1 childcare centre, 2 level basement carpark, swimming pool, sky terrace, landscape deck and communal facilities on lots 05380LMK20 at Lentor Hills Road
Address	31, 33, 35, 37, 39 & 41 Lentor Hills Road
Development Status	Apartment
Location	District 26
Total No. of Units	598 Units
Parking / Accessible Lots	598 / 5
Childcare Development Centre Lots	3
Bicycle lots	126
Site Area	17,136.90m ² (approx 184,459sqft)
Plot Ratio	3
Tenure of Land	Leasehold (99 years lease commencing from 25th April 2022)
Notice of Vacant Possession	No later than 01 Dec 2028
Legal Completion	No later than 01 Dec 2031 (or 3 years after the date of delivery of vacant possession, whichever is earlier)
Estimated TOP	01 Dec 2026 (non-commitment basis)

DEVELOPMENT AWARDS

Development Awards	BCA Green Mark Award
	Green Mark Gold Plus (TBC)

PAYMENT DETAILS

Project Account	DBS BANK LTD FOR PROJECT ACCOUNT NO. 003-700167-8 OF LENTOR HILLS DEVELOPMENT PTE. LTD.	
	SWIFT PAYMENT DETAILS - Lentor Hill Residences	
	Beneficiary Bank:	DBS Bank
	DBS SWIFT CODE:	DBSSSGSG
	DBS BANK CODE:	7171
	Booking Fee & Progress Payment	
	Beneficiary Account Name:	DBS BANK LTD FOR PROJECT ACCOUNT NO. 003-700167-8 OF LENTOR HILLS DEVELOPMENT PTE. LTD.
	Beneficiary Account No.:	003-700167-8

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CONSULTANT TEAM

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Main Contractor	Lian Beng Construction (1988) Pte Ltd
Architect	P&T Consultants Pte Ltd
Design Architect	Benoy Limited
C&S	TW-Asia Consultants Pte Ltd
M&E Consultant	United Project Consultants Pte Ltd
Quantity Surveyors	Arcadis Singapore Pte Ltd
Landscape Consultant	COEN Design International Pte Ltd
Interior Designer	Index Designs Pte Ltd

SHOWFLAT TYPE

UNIT MIX	TYPE	SIZE	LEVEL & STACK
2 Bedroom + Study	(2+1)d	70sqm / 753sqft	#09-10 to #17-10
3 Bedroom + Yard	(3Y)b2	102sqm / 1098sqft	#03/05/07 & #02/04/06 - 20
4 Bedroom	(4)c	126sqm / 1356sqft	#10-28 to #21-28 & #10-31 to #21-31

UNIT MIX

UNIT TYPE	No. of Units	FLOOR AREA	
		SIZE (SQM)	SIZE (SQFT)
1 Bedroom	35	42 - 50	452 - 538
1 Bedroom + Study	39	53-56	570 - 603
2 Bedroom	108	63-67	678 - 721
2 Bedrooms + Study	111	69-72	743 - 775
3 Bedrooms	88	89-91	958 - 980
3 Bedrooms + Yard	101	102-105	1,098 - 1,130
4 Bedrooms	100	125 - 130	1,345 - 1.399
3 Bedrooms Dual Key	8	121	1,302
4 Bedrooms Dual Key	8	130	1,399
TOTAL	598 UNITS		

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ESTIMATED MAINTENANCE FEE

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UNIT TYPE	FLOOR AREA	FLOOR AREA	SHARE VALUE	ESTIMATED MAINTENANCE FEE
	SIZE (SQM)	SIZE (SQFT)		
1 Bedroom	42 - 50	452 - 538	5	\$289.50
1 Bedroom + Study	53-56	570 - 603	6	\$347.40
2 Bedroom	63-67	678 - 721		\$347.40
2 Bedrooms + Study	69-72	743 - 775		\$347.40
3 Bedrooms	89-91	958 - 980		\$347.40
3 Bedrooms + Yard	102-105	1,098 - 1,130	7	\$405.30
4 Bedrooms	125 - 130	1,345 - 1.399		\$405.30
3 Bedrooms Dual Key	121	1,302		\$405.30
4 Bedrooms Dual Key	130	1,399		\$405.30

RECREATIONAL FACILITIES

Facilities at 1st Storey, Basement 1 & 2

PLAY ZONE CLUBHOUSE

1st Storey	Function Rooms (2 nos)
	Changing Rooms (Male & Female)
	Steam Room (Male & Female)
	Accessible Toilet
	Management Office
2nd Storey	Gym
	Games Room
	Communal Bench

WORK ZONE CLUBHOUSE

1st Storey	Co-working space
	Reading Lounge
	Pavilion Lounge
	Accessible Toilet

	50m Swimming Pool (water surface area approx 525sqm) with pool decks and water wall
	Tai-Chi Stretch
	Aqua Deck (Water surface area approx 75sqm) with Jacuzzi

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RECREATIONAL FACILITIES

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Facilities at 1st Storey, Basement 1 & 2	
Children Aqua Adventure Zone (water surface approx. 50sqm)	: Aqua Fun Pool
	: Fun Deck
	Bocce Turf
	Sport Viewing Deck
Onsen Alcove (water surface approx. 120sqm)	: Jacuzzi
	: Heated Onsen
	: Cascading water feature (1m high)
	Community Grill with BBQ (2no.)
	Philodendron Trail
	Alocasia Trail
	Outdoor Fitness Deck
	Water Hyacinth pond with deck
	Elderly Fitness
	Aroma Trail (approx 25m)
	Alstonia Angustioba Tree (Conservation tree)
	Alstonia Picnic Lawn
Children Play Area	: Children Playground
	: Pavilion with BBQ
	Putting Green (1 golf hole)
	Yoga Deck
	Community Garden (6 plots) (0.6m x 1.1m each)
	Trapas Pond
	Fern Trail
Early Childhood Development Centre (ECDC)	: Early Childhood Development Centre (ECDC) 1st storey and B1
	: ECDC dropoff and pick up (B1)
	: ECDC carpark (B1)
	Entry & Exit to bin centre and substation
	Entry & Exit to Early Childhood Development Centre (ECDC)
	Entry to residential carpark
	Entry & Exit to residential carpark
	Residential drop off and pick up
	Guard house
Basement 1	Bicycle parks (2 nos)
	Pedestrian side gate (4 nos)
	Generator
	Bin Centre & Substation
Basement 2	Tennis Court

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RECREATIONAL FACILITIES

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Facilities at Sky terraces, at 8th Storey of Blocks 33 & 35, and 9th storey of Blocks 31 & 37	
	Star gazing deck
	Sky spa cove with jacuzzi
	Sunrise deck
	Work-from-anywhere (wfa) zone
	Alstonia Viewing deck
	Sky garden bridge
	Jogging track (400m track)
	Work-from-anywhere (wfa) pods
	Hillock park deck
	Sky Gym (open air)
	Spa sanctuary with jacuzzi
Scented Work Decks	: Pandanus Deck
	: Peace Lily Deck
	: Jasmine Deck
Foliage Work Decks	: Heliconia Deck
	: Calathea Deck
	: Ginger Deck
	: Ctenanthe Deck
Fern Work Decks	: Davallia Deck
	: Bird's Nest Fern Deck
Herbs Work Decks	: Lemongrass Deck
	: Piper Nigrum Deck
	: Borage Deck
	: Basil Deck
	Accessible Toilet
Facilities at Roof Top Garden at 23rd Storey of Block 35	
	Alfresco Dining
	BBQ Pavilion
	Alfresco Seating Alcove
	Accessible Toilet

FINISHES

Description	Standard Materials 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

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CEILING HEIGHT

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LOCATION	UNIT TYPES (ESTIMATED CEILING HEIGHT IN MM)								
	(1)	(1+1)	(2)	(2+1)	(3)	(3Y)	(4)	(DK2)	(DK3)
Living / Dining	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*
Kitchen	2400	2400	2400	2400	2400	2400	2400	2400	2400
Yard	-	-	-	-	-	2400	2400	2400	2400
Balcony / PES	2900	2900	2900	2900	2900	2900	2900	2900	2900
Bedroom	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*	2800 & 2400*
Bath	2425	2425	2425	2425	2425	2425	2425	2425	2425
Passageway	-	-	2400#	-	2400	2400	2400	2400	2400
Study	-	2800 & 2400*	-	2800 & 2400*	-	-	-	-	-
WC	-	-	-	-	-	2425	2425	2425	2425
Store	-	-	-	-	-	-	2400	-	-
Household Shelter	-	-	-	-	-	2900	2900	2900	2900
AC Ledge	2900	2900	2900	2900	2900	2900	2900	2900	2900

* Refer to ceiling bulkhead

applicable to unit types (2)f, (2)f1 & (2)f2 only

WARDROBE LENGTH

Room	Approx Dimension (mm)	Remarks
Master Bedroom	1550	Wardrobe cabinet with sliding doors in laminated finishes
Other Bedrooms	1400	Wardrobe cabinet with sliding doors in laminated finishes

KITCHEN APPLIANCES & ACCESSORIES

TYPE	LENGTH OF KITCHEN CABINET (mm)	SOLID COUNTER TOP WITH BACKSPLASH	STAINLESS SINK	MIXER	INDUCTION HOB	COOKER HOOD	GAS HOB	BUILT IN OVEN	STANDING REFRIGERATOR	WASHER CUM DRYER	WASHER	DRYER
(1) and (1+1)	2700-4100	✓	✓	✓	✓	✓	X	✓	✓	✓	X	X
(2) AND (2+1)	3500-4100	✓	✓	✓	✓	✓	X	✓	✓	✓	X	X
(3)	4700-5100	✓	✓	✓	X	✓	✓	✓	✓	✓	X	X
(3Y) & (4)	5700-7200	✓	✓	✓	X	✓	✓	✓	✓	X	✓	✓
(DK2) & (DK3)												
Kitchen 1	6800-7000	✓	✓	✓	X	✓	✓	✓	✓	X	✓	✓
Kitchen 2	2700-2850	✓	✓	✓	✓	✓	X	✓	✓	✓	X	X

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AMENITIES

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Type	Description	Distance from Site (M)
Transportation	Lentor MRT Station (TE5)	274
Bus Stops	ID:55011- Before Lentor Station Exit 5	242
	ID:55349 Lentor Station Exit 5	265
	ID:55019 After Lentor Station Exit 4	271
Hawker Centres & Wet Market	Blk 628 Ang Mo Kio Ave 4 Market	770
	Blk 160/162 Ang Mo Kio Ave 4 (Mayflower Market)	1.2km
Shopping Malls	Ang Mo Kio Hub (5 min drive)	309
	Thomson Plaza (6 min drive)	432
	Future Retail and F&B shops (Lentor Modern)	50
Parks	Lentor Hillock Park	31
	Thomson Nature Park	245
	Lower Seletar Reservoir	603
Education	Anderson Primary School	Within 1km
	CHIJ St Nicholas School	TBC
	Ang Mo Kio Primary School	Within 2km
	Mayflower Primary School	Within 2km
Supermarket	Future 10,000sqft supermarket (Lentor Modern)	50
	Blk 161 Ang Mo Kio Ave 4	1250
	Blk 712 Ang Mo Kio Ave 6	2000
Coffeeshop	Parallel Coffee Roaster (Tagore Lane)	540
	Yahava Koffee (Tagore Lane)	650
	Blk 603 Ang Mo Kio Ave 5	435
	Blk 181 Ang Mo Kio Ave 5	814
	Blk 628 Ang Mo Kio Ave 5	770
	Blk 630 Ang Mo Kio Ave 4	829

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Lentor Hills Residences (01062023)

	Questions from Agents	LHD Response
1	Is the operations of the childcare to be managed by MCST or will it be out-sourced?	MSCT, when formed, to appoint an operator to run the ECDC
2	Will the revenue/rental from the childcare contribute to the maintenance fee or sinking fund?	To be decided by MCST when formed
3	Will there be priority given to residents for childcare centre?	To be advised by MCST when formed
4	What is the width of the Green Finger?	Information Unavailable
5	What is the exact distance from boundary wall to the edge of the Green Finger?	Boundary Fence along Green Fingers are situated directly along boundary between site and Green Fingers.
6	What is the distance from Blk 31 to 39 (stack 06 – 35)	Approx 121m
7	What is the distance from the main entrance to the Alstonia Tree?	Straight line distance from centre of main entrance to centre of the conservation tree, Alstonia Tree is 144m
8	What is the block to block distance from the narrowest distance to the widest distance?	Narrowest Distance: Approx 25m Widest Distance: Approx 121m
9	Elevation from road to highest point?	The highest point of this development is AMSL 110 SHD (Block 35)
10	Elevation from different blocks from road?	Drop off floor level: 20.98 SHD <u>Height Difference:</u> <u>Drop off to 1st storey lobby of:</u> <u>Block 31</u> : 4.12m <u>Block 33</u> : 7.27m <u>Block 35</u> : 7.27m <u>Block 37</u> : 3.87m <u>Block 39</u> : 2.48m
11	Estimated distance for blocks facing Lentor Modern?	Information Unavailable. None of the blocks are directly perpendicular to Lentor Modern.
12	Which are the blocks that are within 1km from St Nics?	Information is to be published on OneMap when available
13	What is the size of the gym?	Approx 50 m ²
14	What is the ceiling height of the roof garden?	Trellis at roof garden is approx.. 3.9m high from the roof floor level.
15	Is the top floor ceiling height higher?	No
16	Any Pet Corner?	No
17	Construction is PPVC?	Yes
18	When is the estimated foundation payment to be called?	Q4 2023 to Q1 2024
19	Is there a ballot system for community garden? All can use, or need to ballot for slots?	To be advised by MCST when formed
20	Where is the location of the rubbish chute point?	Rubbish Chute point is located at the lobby of all residential floors

	Questions from Agents	LHD Response
21	How many lifts per block? Any service/fireman lift? Location?	2 lifts per block. One of which is designated as fireman lift.
22	Are the lift lobby air-conditioned?	All above ground lobbies are naturally ventilated. Basement enclosed lobbies are air-conditioned.
23	Can all the lifts access to roof terraces?	Roof Garden is located only at roof level of Block 35, thus accessible thru lifts at block 35 only. While, Sky terraces, which are located 8 th or 9 th storeys of Block 31, 33, 35 & 37, it is accessible thru lifts at Block 31, 33, 35 & 37 only. Roof Garden and Sky Terraces, being the common facilities, are accessible by all residents.
24	Are there any electrical car charging lots/stations?	Yes
25	How many EV charging lots?	6
26	Any car washing bay?	No dedicated bay for car washing
27	Is there a Chinese name for the development?	No
28	For Dual-key units, is the meter reading for the whole unit? Is there an option to split the reading between the studio and the main unit?	Only 1 SP meter is provided for all Dual key units.
29	Are windows single or double glazed?	Single Glazed
30	For those units facing west – are the windows treated?	No.
31	Is it ok for buyer to paint the balcony walls within their units with their own preferred colours?	No. external facade to be in accordance with design intent.