

Project Name	Hillock Green / 悦翠轩
District	26 (Upper Thomson, Springleaf)
Developer	Lentor Central Developments Pte. Ltd. (UEN: 202234590D) (Jointly developed by Forsea Holdings Pte. Ltd, a unit of China Communications Construction Company Limited, Soilbuild Group Holdings Limited & United Engineers Limited, a unit of Yanlord Land Group Limited)
Land Use / Zoning	Residential
Housing Developer's License Number	C1467
Description	Proposed Residential Flats development comprising 3 blocks of 23-storeys residential towers (total 474 units) with 2 basement carparks and communal facilities. Lot 05423M, MK20 at Lentor Central (Ang Mo Kio planning area)
Total Number of Units	474
Address	22 Lentor Central Singapore 788877 24 Lentor Central Singapore 788878 26 Lentor Central Singapore 788879 28 Lentor Central Singapore 788880
Plot Ratio	3.0
Site Area	13,444.3 sqm / 144,714.45 sqft
Permissible Gross Floor Area (GFA)	Maximum GFA: 40,333 m2 / 434,144.12 sqft Minimum GFA: 36,300 m2 / 390,733.20 sqft
Building Height (maximum)	Maximum of 23 storeys (including sky terraces) Up to the technical height control of 112m Singapore Height Datum (SHD)
Tenure	99 years leasehold w.e.f. 19 December 2022
Total Carpark Lots	478 lots inclusive of 4 accessible lots
Total Bicycle Lots	180
Expected Date of Vacant Possession	15 January 2028
Expected Date of Legal Completion	15 January 2031

**Bank Details**

Payee Details	OVERSEA-CHINESE BANKING CORPORATION LIMITED FOR PROJECT ACCOUNT NO. 695-833822-001 OF LENTOR CENTRAL DEVELOPMENTS PTE. LTD.
Account Name	LENTOR CENTRAL DEVELOPMENTS PTE. LTD.
Account Type	SGD CURRENT ACCOUNT – PROJECT ACCOUNT
Account Number	695-833822-001
Bank Name	OVERSEA-CHINESE BANKING CORPORATION LIMITED
Swift / BIC Code	OCBCSGSGXXX
Bank Code	7339
Branch	OCBC NORTH BRANCH
Branch Code	503
Bank Address	460 NORTH BRIDGE ROAD #01-00 SINGAPORE 188734

Solicitor Details

Solicitor	Allen & Gledhill
Address	1 Marina Blvd, #28-00, Singapore 018989

Unit Mix

Unit Description	No. of Units	Area (sqm)	Area (sqft)
1 Bedroom	22	48 - 64	517 - 689
2 Bedroom	193	58 - 89	624 - 958
3 Bedroom	175	84 - 134	904 – 1,442
4 Bedroom	84	110 - 147	1,184 – 1,582

Unit Breakdown

No.	Block	Unit Type	Unit Name	Number of Units			% of Units	Strata Area (sm)	Est Unit Size (sf)	Share Value
1	26	1 Bedroom	A1	19	4.0%	22	4.6%	48	517	5
			A1(G)	1	0.2%			48	517	5
			A1(L)	2	0.4%			64	689	5
2	22 & 28	2 Bedroom Classic	B1C	38	8.0%	66	13.9%	58	624	6
			B1C(G)	2	0.4%			58	624	6
B1C(L)	4		0.8%	72	775			6		
3	28		B2C	19	4.0%			61	657	6
			B2C(G)	1	0.2%			61	657	6
B2C(L)	2		0.4%	76	818			6		
4	26	2 Bedroom	B3	19	4.0%	66	13.9%	66	710	6
			B3(G)	1	0.2%			66	710	6
B3(L)	2		0.4%	82	883			6		
5	22 & 28		B4	38	8.0%			66	710	6
			B4(G)	2	0.4%			66	710	6
B4(L)	4		0.8%	81	872			6		
6	22	2 Bedroom + Study	B5S	18	3.8%	61	12.9%	70	753	6
			B5S(L)	2	0.4%			84	904	6
7	22 & 28		B6S	37	7.8%			73	786	6
			B6S(L)	4	0.8%			89	958	6
8	26	3 Bedroom	C1	19	4.0%	66	13.9%	84	904	6
			C1(G)	1	0.2%			84	904	6
C1(L)	2		0.4%	101	1087			6		
9	28		C2	19	4.0%			87	936	6
			C2(G)	1	0.2%			87	936	6
C2(L)	2		0.4%	105	1130			6		
10	28		C3	19	4.0%			88	947	6
			C3(G)	1	0.2%			88	947	6
C3(L)	2	0.4%	106	1141	6					
11	26	3 Bedroom + Study	C4S	19	4.0%	88	18.6%	95	1023	6
			C4S(G)	1	0.2%			95	1023	6
C4S(L)	2		0.4%	114	1227			6		
12	28		C5S	19	4.0%			96	1033	6
			C5S(G)	1	0.2%			96	1033	6
C5S(L)	2		0.4%	115	1238			6		
13	28		C6S	19	4.0%			98	1055	6

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			C6S(G)	1	0.2%			98	1055	6
			C6S(L)	2	0.4%			117	1259	6
14	22		C7S	19	4.0%			99	1066	6
			C7S(G)	1	0.2%			99	1066	6
			C7S(L)	2	0.4%			118	1270	6
15	26	3 Bedroom Premium	C8P	19	4.0%	21	4.4%	110	1184	7
			C8P(L)	2	0.4%			134	1442	7
16	22	4 Bedroom Classic	D1C	19	4.0%	22	4.6%	110	1184	7
			D1C(G)	1	0.2%			110	1184	7
			D1C(L)	2	0.4%			133	1432	7
17	22	4 Bedroom Premium	D2P	18	3.8%	62	13.1%	122	1313	7
			D2P(L)	2	0.4%			146	1572	7
18	22		D3P	18	3.8%			123	1324	7
			D3P(L)	2	0.4%			147	1582	7
			D4P	19	4.0%			125	1346	7
19	26		D4P(G)	1	0.2%			124	1335	7
			D4P(L)	2	0.4%			146	1572	7

Number of Units Per Floor

Block	Units Per Floor	No. of Lifts
22 & 28	8	3
26	6	2

Ceiling Height Schedule (Floor to Ceiling)

Location	Approximate Ceiling Height (m)							
	A1(G) A1 A1(L)	B1C(G) B1C B1C(L) B2C(G) B2C B2C(L) *B3(G) *B3 *B3(L) *B4(G) *B4 *B4(L)	B5S B5S(L) *B6S *B6S(L)	C1(G) C1 C1(L) C2(G) C2 C2(L) C3(G) C3 C3(L)	C4S(G) C4S C4S(L) C5S(G) C5S C5S(L) C6S(G) C6S C6S(L) C7S(G) C7S C7S(L) C8P C8P(L)	D1C(G) D1C D1C(L)	D2P D2P(L) D3P D3P(L)	D4P(G) D4P D4P(L)
Living/Dining	2.8	2.8	2.8	2.8	2.8	2.85	2.85	2.85
Living/Dining (Strata Void Units)	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9
Kitchen	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Balcony / PES	2.925	2.925	2.925	2.925	2.925	2.925	2.925	2.925
Balcony (Strata Void Units)	5.95	5.95	5.95	5.95	5.95	5.95	5.95	5.95
Passageway	-	*2.4	*2.4	2.4	2.4	2.4	2.4	2.4
Bedrooms	2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8
Baths	2.425	2.425	2.425	2.425	2.425	2.425	2.425	2.425
Study	-	-	2.8	-	2.8	-	-	2.8
WC	-	-	-	-	2.425	2.425	2.425	2.425
Utility	-	-	-	-	-	-	2.8	-

Notes:

- Ceiling height refers to floor finish level to underside of slab/ceiling, where applicable
- Localised bulkhead of 2.4m, where applicable
- *Unit types with passageway

Facilities

	Recreational Facilities / Unique Features	
Arrival	1	Water Courtyard
	2	Grand Arrival
	3	Grand Stairway
	4	Open Atrium
	5	Spiral Stairway
Tranquility	6	Herbs Garden
	7	Tropical Garden
	8	Relaxation Pods
	9	Wellness Lawn
	10	Tranquility Pods
	11	Swing Courtyard
	12	Relaxation Lawn
	13	Meditation Lawn
	14	Cabana Terrace
	15	Grand Lawn
	16	Grand Tree
	17	Elevated Broadwalk
Vitality	18	BBQ Pavilion 1
	19	BBQ Pavilion 2
	20	Picnic Lawn
	21	Jogging Trail
	22	Pets' Lawn
	23	Kids' Pool
	24	50m Infinity Pool
	25	Water Loungers
	26	Pool Deck
	27	Spa Alcove
	28	Spa Seats
	29	Family Deck
	30	Adventure Playground
Clubhouse	31	Grand Clubhouse
	32	Entertainment Lounge
	33	Karaoke Room
	34	Residents' Lounge
	35	Reading Lounge
	36	Kids' Adventure Play
	37	Indoor Gymnasium
	38	Male & Female Shower with Steam Room
	39	Yoga Dance Studio
Productivity Cove	40	Community Workspace
	41	Coffee Lounge
	42	Meeting Lounge
	43	Workspace Commons
	44	Networking Nook
	45	Community Lounge
	46	Interaction Lounge
	47	Reading Alcove

Wellness Cove	48	Sky Lookout
	49	Scented Garden
	50	Sensory Garden
	51	Fern Garden
	52	Foliage Garden
	53	Flower Garden
	54	Healing Garden
	55	Sun Deck
	56	Serenity Garden
	57	Garden Alcove
	58	Botanical Garden
Active Cove	59	Serenity Alcove
	60	Kidtopia Play
	61	Kids' Play Panel
	62	Family Lounge
	63	Fitness Terrace
	64	Play Deck
	65	Kids' Funland
Lifestyle Cove	66	Kiddie Playland
	67	Family Haven
	68	Cozy Alcove
	69	Swing Garden
	70	Social Lounge
	71	Sky Dining Lounge
	72	Sky Living Lounge
	73	Swing Haven
	74	Social Terrace
	75	Relaxation Nook
	76	Sky Lounge
	77	Sky Gourmet Lounge
Others	78	Skyline Lounge
	79	Community Space
	A	Guardhouse
	B	Side Gate
	C	Bin Centre at B1
	D	Substation at B1
	E	Genset
	VS	Ventilation Shaft

Additional Information

a) Floor Finishes - Apartment Unit

- i) Porcelain and/or Homogeneous tiles with matching skirting to Living, Dining, Study and Passageway, where applicable.
- ii) Porcelain and/or Homogeneous tiles to Kitchen / Yard / Utility with matching tile skirting where applicable.
- iii) Engineered wood flooring with matching solid timber skirting to Bedrooms, where applicable.
- iv) Porcelain and/or Homogeneous tiles to Baths and WC, where applicable.
- v) Porcelain and/or Homogeneous tiles with matching tile skirting to Balcony, PES, and Utility, where applicable.
- vi) Cement sand screed to Aircon ledge, where applicable.

b) Sanitary Fittings

- | | | |
|------|---|--|
| i) | Master Bath / Master Junior Bath | 1 solid surface vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead rain shower, 1 water closet ,1 toilet paper holder and 1 soap tray |
| ii) | Bath 2 and/or Bath 3 (where applicable) | 1 solid surface vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail/robe hook, 1 shower compartment with 1 shower mixer and hand shower, 1 water closet,1 toilet paper holder and 1 soap tray |
| iii) | WC (where applicable) | 1 wash basin with tap, 1 shower tap with hand shower, 1 water closet and 1 toilet paper holder |
| iv) | PES / Balcony (where applicable) | 1 bib tap |

c) Provision for Units

Unit Types:	In Kitchen							
	A1(G) A1 A1(L)	B1C(G) B1C B1C(L) B2C(G) B2C B2C(L) B3(G) B3 B3(L) B4(G) B4 B4(L)	B5S B5S(L) B6S B6S(L)	C1(G) C1 C1(L) C2(G) C2 C2(L) C3(G) C3 C3(L)	C4S(G) C4S C4S(L) C5S(G) C5S C5S(L) C6S(G) C6S C6S(L) C7S(G) C7S C7S(L)	C8P C8P(L)	D1C(G) D1C D1C(L) D2P D2P(L) D3P D3P(L)	D4P(G) D4P D4P(L)
Built-in kitchen cabinets in laminated finish with solid surface countertop , solid surface back splash (where applicable), stainless steel sink, mixer and fridge	1	1	1	1	1	1	1	1
Built-in induction hob with hood	1	1	1	0	0	0	0	0
Built-in gas hob with hood	0	0	0	1	1	1	1	1
Built-in oven	1	1	1	1	1	1	1	1
Clothes washer-cum-dryer	1	1	1	1	1	0	0	0
Clothes washer & clothes dryer come with stack kit	0	0	0	0	0	1	1	1
Provision of town gas	0	0	0	1	1	1	1	1

- d) Built-in wardrobes with sliding door and side swing door in laminate finish with internal Melamine provided for all Master Bedrooms.
- e) Built-in wardrobes with sliding door in laminate finish with internal Melamine provided for all Bedrooms including Junior Master Bedrooms.
- f) Wall mounted fan coil unit air-conditioning system to Living / Dining, and Bedroom.
- g) Water storage heater - hot water supply to all Bathroom and Kitchen, excluding WCs.
- h) Mechanical ventilation system to Bathroom, where applicable.
- i) Closed-circuit television (CCTV) system to basements & 1st storey lift lobby (residential block) and designated common areas
- j) AV telephony system is provided outside lift lobby of residential block for communication with unit owner for access
- k) Carpark barrier system at Basement 1
- l) Town gas supply is provided to all unit type except for 1-BR and 2-BR unit types.
- m) Waste disposal system – pneumatic waste conveyance system located in bin centre.
- n) All units are provided with common and recyclable refuse hopper located within common lift lobbies at all residential levels.
- o) Standalone household battery operated home fire alarm device (HFAD) to ceiling in Living only.

p) Balcony Screen Cost Breakdown

Bedroom Type	Unit Type	Cost (before TOP)	Cost (after TOP)
1 Bedroom	A1	\$12,500	\$16,100
2 Bedroom	B1C, B2C, B3 & B4		
2 + Study	B5S & B6S		
3 Bedroom	C1, C2 & C3		
3 + Study	C4S, C5S, C6S & C7S		
3 Bedroom Premium	C8P	\$17,600	\$22,750
4 Bedroom	D1C, D2P, D3P & D4P		

Electrical Installation & Data Points

Electrical Provision	Lighting Point	13A SSO Power Point	Bell Chime Point	Fan Point
Unit Type				
All unit types A1	7	15	1	1
All unit types B1C, B2C	8	19	1	1
All unit types B3, B4	11	19	1	1
All unit types B5S	10	21	1	1
All unit types B6S	12	21	1	1
All unit types C1, C2, C3	12	23	1	1
All unit types C4S, C5S	14	25	1	1
All unit types C6S, C7S	15	25	1	1
All unit types C8P	14	25	1	1
All unit types D1C	15	28	1	1
All unit types D2P, D3P	16	29	1	1
All unit types D4P	17	29	1	1

Data Points Schedule	Data Outlet
Unit Type	
All unit types A1	4
All unit types B1C, B2C	5
All unit types B3, B4	5
All unit types B5S	6
All unit types B6S	6
All unit types C1, C2, C3	6
All unit types C4S, C5S	7
All unit types C6S, C7S	7
All unit types C8P	7
All unit types D1C	7

All unit types D2P, D3P	7
All unit types D4P	7

Connectivity, Amenities & Nature

Accessibility	<u>MRT (Thomson East Coast Line)</u> ▪ Lentor MRT (TE5) – 3-min walk ▪ 4 stops to Caldecott Interchange Station - MacRitchie Reservoir ▪ 7 stops to Napier Station – Gleneagles Hospital & Botanic Gardens ▪ One train ride to Orchard Road (9 stops), CBD (15 stops), Marina Bay, Gardens by the Bay and East Coast. <u>Drive/Expressways</u> Well-connected to major roads and expressways North-South Corridor (u/c), 2-min drive Central Expressway, 7-min drive Seletar Expressway, 7-min drive
Malls & Supermarkets	– Lentor Modern, 2-min walk (supermarket & childcare centre) – AMK Hub, 5-min drive – Thomson Plaza, 10-min drive (3 MRT stops) – Junction 8, 11-min drive – Northpoint City, 14-min drive – Velocity @ Novena Square, Square 2 & United Square, 17-min drive – ION Orchard, 19-min drive (9 MRT stops) – Marina Bay Sands, 25-min drive (17 MRT stops) – Giant Supermarket (316B Ang Mo Kio Street 31) 12-min drive
Eateries	– Springleaf Eateries, 6-min drive (1 MRT stop) – Upper Thomson Eateries, 9-min drive (3 MRT stops) – Seletar Aerospace Park, 10-min drive
Nature Parks & Lifestyle	<u>Parks & Recreation</u> – Future Hillock Park, direct access (will feature new parks, seamless pedestrian & cycling connectivity between Teachers Estate & Lentor MRT station, as well as commercial amenities to serve the community) – Future Linear Park, 2-min walk (will connect Lentor to other park connectors) – Thomson Nature Park, 4-min drive – Bishan-Ang Mo Kio Park, 5-min drive – Lower Peirce Reservoir Park, 7-min drive – Lower Seletar Reservoir Park, 8-min drive – Windsor Nature Park, 8-min drive – Upper Peirce Reservoir Park, 11-min drive – MacRitchie Reservoir Park, 12-min drive – Mandai Wildlife Reserve, 17-min drive – Singapore Botanic Gardens, 19-min drive (7 MRT stops) – Gardens By The Bay, 24-min drive (17 MRT stops) <u>Lifestyle</u> – Yio Chu Kang Stadium & Sports Complex, 5-min drive

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G R E E N

Business Hubs	– Bishan Sub-Regional Centre, 8-min drive – Seletar Aerospace Park, 12-min drive – Woodlands Regional Centre, 18-min drive (3 MRT stops) – Central Business District, 24-min drive (15 MRT stops)
Education Institutions	– Lentor Modern Childcare, 2-min walk – Anderson Primary School, 12-min walk – Mayflower Primary School, 4-min drive – Presbyterian High School, 4-min drive – CHIJ St Nicholas Girls' School, 5-min drive – Ang Mo Kio Primary School, 5-min drive – Anderson Secondary School, 6-min drive – Anderson Serangoon Junior College, 5-min drive – Nanyang Polytechnic, 5-min drive – ITE College Central, 7-min drive

Approximate time of travel