



EdgeProp

SINGAPORE EXCELLENCE

AWARDS 2023

RECOGNISING SINGAPORE'S OUTSTANDING
PROPERTY DEVELOPERS AND THEIR PROJECTS



BUILT ENVIRONMENT: THE HEARTBEAT OF OUR SUSTAINABLE TOMORROW

The theme of this year's EdgeProp Singapore Excellence Awards is "Sustainable Spaces". The term "sustainable" in this context is two-fold. On the one hand, it refers to ensuring affordable and sufficient housing which meets not only the basic needs but also the aspirations of our fellow Singaporeans.

"Sustainable" also speaks to another critical aspect of our journey. It represents our collective effort towards meeting Singapore's ambitious carbon-neutral target.

It's no exaggeration that the built environment holds a crucial key to our sustainable future. Within our high-density landscapes, the construction and building industry shoulders a staggering 40% of global energy-related emissions.

Take, for instance, the 11% share of total global carbon emissions solely attributed to the cooling and heating energy usage in residential buildings. This percentage only rises when considering the manufacturing and transportation of materials like steel, concrete, and iron for construction purposes.

As we look ahead to a world with nearly 10 billion inhabitants by 2050, the number of buildings globally is set to double, according to the World Green Building Council. The trajectory of carbon emissions in this sector will continue to surge unless we act wisely today.

The challenge before us is to forge unity among all stakeholders — manufacturers, developers, builders, designers, policymakers, and NGOs (non-governmental organisations) — to accomplish Singapore's ambitious 2050 net-zero objective. Together, we can create a sustainable future that leaves a positive impact for generations to come.

For this year's awards, we had 47 submissions from 27 developers across residential, mixed-use developments, and our inaugural hotels and co-living categories. From this list, we walked 18 sites across three days to uncover the key learnings from these projects.

The judging panel paid extra attention to sustainability this year, employing a combination of both quantitative and qualitative metrics. They scrutinised the scores from the candidates' Building and Construction Authority (BCA) Green Mark applications, a measurable metric of their commitment to the environment.

Yet, recognising that sustainability is as much an art as it is a science, they also appreciated the cohesiveness of the design and the harmony of the elements within. In this mission, we were fortunate to have the support of CPG Corp, our knowledge partner on sustainability.

Their assistance in scoring and expertise proved invaluable, and for this, we extend our heartfelt thanks.

ALBERT CHUA/THE EDGE SINGAPORE



The projects that distinguished themselves didn't merely pay lip service to sustainability; they truly embraced it. Sustainability was not just an afterthought, but an integral part of their very foundation.

They've understood that sustainability isn't merely about reducing operational carbon emissions — as crucial as that is — but it encompasses a much broader scope. They recognised that to truly make a difference, they must think in terms of entire carbon lifecycles.

From the moment resources are extracted from our earth to the moment products are manufactured, from the instant they are transported to the moment they reach their end of life, these projects factored in each step. They considered not only the carbon emissions involved in operations, but also those implicated in material extraction, manufacturing, transportation, and even the end-of-life emissions in dismantling and disposal.

Consider, for instance, one of the extraordinary projects submitted this year. Here, we have a development where the entire structure is crafted from recycled materials. But it doesn't stop there — remarkably, at the end of its lifecycle, the entire building can be moved, repurposed, and reused. An astounding 80% of its electricity needs are fulfilled by harnessing the clean, renewable power of

the sun through solar panels.

This year, we've seen a growing number of projects designed for optimal cross-ventilation, with ceiling fans provisioned and sensors used for on-demand cooling. This is not just a more energy-efficient way of living, but it also creates a more comfortable and healthier environment for occupants.

We're thrilled to see a marked increase in developments receiving the BCA Green Mark Platinum Super Low Energy certification this year, and we encourage more developers to strive for this.

As a property platform and media organisation, we aim to inspire conversations and dialogues on achieving carbon neutrality and to be the beacon of awareness on the latest technology to help us achieve this goal collectively.

Our sister company, *The Edge*, recently hosted our very first Sustainability Investment Forum.

There, the brightest minds came together to delve into the complex issue of Green Financing, to explore how we could marshal our resources for economic growth and environmental preservation.

We also published our very first edition of *Planet Edge*. This thematic publication zeroes in on the issues that matter most to us — sustainability, carbon neutrality, and our collective responsibility towards our planet.

Lastly, to all the winners of this year's awards, congratulations. You have crafted not just structures from an empty field, but spaces that people proudly call home. Spaces that welcome friends and family with open arms, spaces that provide comfort and solace after a long day's toil. You've managed to set yourselves apart, to distinguish your offerings in not just one, but four crucial areas.

In design, where aesthetics meet function. In landscape, where nature and architecture co-exist harmoniously. In innovation, where the boundaries of what is possible are constantly pushed. And in marketing, where the story of a home comes to life.

Each of these elements is crucial in shaping the dreams and aspirations of homeowners. You have not merely catered to these dreams, but also helped shape and inspire them.

Your achievements are a testament to your commitment, creativity, and dedication. As we look towards the future, we anticipate the new heights you will reach and the new boundaries you will break next year. And for that, we are all truly grateful. ■

BERNARD TONG
CEO of EdgeProp Singapore

'REWILDING' THE NORTHERN RAIL CORRIDOR

Some in the audience may be thinking, what does the Nature Society have in common with *EdgeProp* and property development in Singapore?

Isn't the development and sale of property in Singapore quite unrelated to conserving nature and preserving the natural habitat of Singapore?

The reality is that in Singapore, which is a small country with a dense population, we must do both at the same time; that is, to develop land and property, as well as to preserve essential biodiversity and natural habitat, to maintain the best living environment for the people of Singapore. But granted, it is not always easy to find the optimal balance between the two.

For an excellent example of how such a balancing act is carried out in Singapore, look no further than Desmond Lee, Minister for National Development. Under the Ministry of National Development (MND) are agencies such as URA and HDB, which oversee land use and build homes in Singapore. But also under MND is the National Parks Board (NParks), which has the enormous task of realising MND's vision of making Singapore a City in Nature for the benefit and enjoyment of all Singaporeans.

Besides government agencies, Singapore citizens and residents should also play an essential role in finding this preferred equilibrium between development and conservation of nature.



Dr Yeo Seng Beng (centre) receiving a small contribution from EdgeProp Singapore CEO Bernard Tong, in the presence of National Development Minister Desmond Lee

The Nature Society Singapore (NSS) was initially formed in 1954, became a registered society in 1991, and an approved charity in 2008. Next year is the 70th anniversary of the NSS.

Besides promoting nature awareness and appreciation in Singapore, the NSS and other Nature Groups in Singapore frequently interact with and provide feedback to relevant government agencies on how best to preserve and protect Singapore's natural habitats in the face of necessary development. Our engagements can be lively, even intense, but ultimately all parties benefit.

EdgeProp has also thrown its hat into the ring to support NSS and help push Singapore towards being a City in Nature.

EdgeProp will join NSS in a "rewilding" project along the northern rail corridor, where we re-plant native forest trees along a northern section of the former KTM railway line so that in years to come, when these trees are grown, they will form new ecological corridors linking nature reserves and parks throughout Singapore to help in the dispersal of insect, bird, reptilian, mammalian and other animal species across Singapore.

In addition, *EdgeProp* is making a kind donation of \$10,000 to NSS in support of nature conservation. ■

DR YEO SENG BENG
President of Nature Society Singapore

SPEECH BY MINISTER DESMOND LEE AT EDGEPROP SINGAPORE EXCELLENCE AWARDS 2023

ALBERT CHUA/THE EDGE SINGAPORE



Good evening.

Thank you for inviting me to join the EdgeProp Excellence Awards.

Today, we celebrate the success of many outstanding projects, and the collective effort by all to bring our real estate industry to greater heights.

These projects are not just developments or assets, but they are the places that many of us we proudly call home.

a. In fact, 8 in 10 Singaporeans live in public housing, in Singapore.

For those of you who have not had the opportunity to follow developments in Singapore, at the recent National Day Rally, our Prime Minister announced a new framework for public housing in Singapore, a major change.

a. From the second half of next year, public sector projects, HDB flats we launch will be offered under the new framework. Gone will be the days that we launch projects based on whether they are from mature estates, or non-mature estates, but rather we will look at the attributes of each location. So we will launch them as HDB Standard flats — that will be the majority. And for those in better locations, as HDB Plus flats, and for those in very core central parts of Singapore, as HDB Prime flats. As I said, these models are based on their locational attributes, rather than the historical definition of whether they were mature or non-mature.

b. This new framework is more than just a mere estate reclassification. It seeks to achieve social objectives, because in Singapore, public housing is not just about infrastructure, brick and mortar, but is a very important tool for us to achieve social goals for our island city-state. And these are: to keep homeownership affordable, maintain a good social mix in different parts of our island, and thirdly, ensure that our system remains fair and sustainable for all. It reflects our commitment to building a liveable city.

As we continue to develop, we must also endeavour to do so sustainably, so that future generations can likewise call Singapore home.

Sustainable Spaces

In this vein, I am delighted that the theme of this year's awards is "Sustainable Spaces".

Climate change is one of the most pressing, if not the most pressing challenge of our time, and the need for sustainable development has never been more urgent.

That is why we launched the Singapore Green Plan 2030 two years ago, in the midst of the pandemic. This Singapore Green Plan is a whole-of-nation movement to galvanise climate action.

I will touch on how we are greening our buildings and city, and how close partnerships between all stakeholders will be key in driving these important efforts.

Greening our buildings

Today, buildings account for nearly 40% of global emissions, and over 20% locally.

a. So, greening our buildings will be absolutely key in addressing the challenge of climate change, and in supporting our national target to achieve net-zero emissions by 2050. If you think about it, compare the other countries and cities with architecture similar to ours, look at the size and the scale, what they have in terms of

national assets, and we recognise that as the only island city-state in the world, this is no mean feat to achieve.

To accelerate our transition to a low-carbon built environment, we launched the latest edition of the Singapore Green Building Masterplan back in 2021.

Under the Masterplan, we have worked with our industry partners to revise the Green Mark scheme.

a. The refreshed scheme places greater emphasis on sustainability outcomes, such as reducing emissions across a building's entire lifecycle.

b. I am delighted to hear that *EdgeProp* took close reference to the Green Mark scheme to design its sustainability criteria for your awards.

The Green Mark scheme is also a key performance benchmark for our policies.

a. For instance, one of our targets is for 80% of new developments to achieve Green Mark Platinum Super Low Energy (SLE) standards from 2030.

To drive SLE standards, the Government is taking the lead with our public sector buildings. And we encourage the private sector to do likewise.

a. For example, new developments on non-Government Land Sales sites can receive bonus GFA for meeting Green Mark Platinum SLE standards, among other requirements.

We will need to harness more passive design strategies and alternative cooling

technologies, which will reduce energy consumption while ensuring good ventilation.

I am delighted to see that many developers have already come on board this next wave of our green building movement.

a. One such example is Terra Hill by Hoi Hup Realty and Sunway Developments, which is one of the projects that has attained *EdgeProp*'s Sustainability Excellence Award.

b. Besides being designed with low concrete use and efficient energy management systems, the development also features on-site renewables.

c. The energy generated from its solar panels is projected to offset at least 30% of the energy consumption in common areas.

d. Lush greenery across the development also helps to cool surrounding areas and improve air quality.

This is in line with our vision to transform Singapore into a City in Nature, by weaving nature and greenery more intensively and deliberately into our urban fabric.

a. I am glad that this year's awards criteria also considered how well the development reflects and conveys our vision of being a "City in Nature".

b. As we develop Singapore, it is important that we do so sustainably, and holistically. So when Mr Khew Sin Khoon told me that *EdgeProp* had adopted the new criteria, I said I have to be here to congratulate all of you, for making this happen.

I urge all our developers to tap on your unique position in the value chain, at the

apex of the value chain, to drive positive sustainability outcomes.

a. This will also allow you to gain a competitive edge as the demand for green urban solutions grows,

b. And reap the energy savings over the building's lifecycle.

c. For example, as developers and building owners, you expect to recoup the investment in a new commercial building that has achieved Green Mark SLE standards within 4.5 to 6.5 years, depending on the solution that you've adopted.

I also encourage our real estate sector to familiarise yourself with the latest trends in sustainable development, to better serve your clients and investors, who are becoming a lot more environmentally conscious.

Partnerships

As we strive to make Singapore more liveable and sustainable, close partnerships and collaboration between the people, public and private sectors will remain key.

I am glad to see that many Alliance for Actions (AfAs) have been formed.

a. These are industry-led coalitions which work together with Government to explore and prototype new ideas, often within a sandbox.

For example, we had an AfA on Sustainable Spaces. This was led by the Singapore Business Federation, Singapore Furniture Industries Council and Singapore Green Building Council, and of course supported by Government agencies, but the private sector, organisations take the lead.

a. The AfA explored how stakeholders from different sectors can work together to create and enhance sustainable indoor spaces.

b. In January this year, they launched new industry guidelines to improve indoor air quality to promote the health and safety of building occupants.

EdgeProp is also part of the AfA on Accurate Property Listings, and I see many members, leaders from real estate sector here. This AfA seeks to tackle problematic listings such as dummy and inaccurate listings, which confuse consumers.

a. The AfA, led by the five largest property agencies and major property portals, is currently working on a digital platform, which will help online portals better identify such problematic property listings.

b. This seeks to create a more seamless, secure, and efficient and trusted property transaction service experience for real estate professionals and our consumers.

I look forward to seeing the good work of these efforts, and deeper collaboration across different sectors.

Conclusion

Let me conclude by congratulating all the award recipients.

a. You have demonstrated exemplary performance in pursuing innovation, sustainability and excellence.

b. And your contributions help make Singapore a greener home.

We look forward to continued partnerships with all our stakeholders to build a more sustainable city.

I wish everyone a good evening ahead. Thank you! ■

DESMOND LEE

Minister for National Development & Minister-in-charge of Social Services Integration

CPG Corp inaugurates Top Sustainable Developer Award

CPG Corp has been a champion of green and sustainable designs for decades. A leading building and infrastructure consultant, CPG has been involved in a broad spectrum of projects, such as Changi Airport Terminals 1, 2 and 3; Gardens by the Bay; the National Gallery of Singapore; and all the general hospitals in Singapore, including the Khoo Teck Puat Hospital, which won the prestigious Stephen R Kellert Biophilic Design Award.

Khew Sin Khoon, president and group CEO of CPG Corp, was a judge in the EdgeProp Singapore Excellence Awards for four consecutive years, from 2018 to 2021. "At CPG, we are constantly pushing the boundaries to create a sustainable built environment," he says. "Besides ensuring green buildings are climatically responsive and resource-efficient, we also design projects that enhance our environment and ecology."

This year, CPG was engaged as the knowledge partner for the Sustainability Excellence Award category. CPG lent its expertise to the judging criteria, methodology and scoring matrix for the qualitative and quantitative components.

CPG also weighed in on scoring the quantitative aspects of sustainability based on the Building & Construction Authority (BCA) Green Mark 2021 criteria, which are more stringent than the Green Mark 2015 criteria.

One key factor is the environmental impact assessment — a project's design and whether measures were taken to mitigate any negative environmental impact. It also examined how a project co-existed with its surroundings and enhanced its natural environment.



Khew was a judge in the EdgeProp Singapore Excellence Awards for four consecutive years, from 2018 to 2021

Another factor was active mobility, health and well-being. It looked at how the developers and architects used design and innovation to control air quality and heat management. Another element was whether a development provided safe access for pedestrians and cyclists.

Whole-life carbon assessment, which looked at the choice of materials, construction methods and availability of green transport options, was another component.

Other criteria included energy management systems and the use of renewable energy within the development, water and waste management systems, and recycling efforts.

The qualitative aspects of sustainability are equally significant, and this year's panel of judges provided their insights into these aspects. One of the factors was whether a project's design was holistic and cohesive in terms of its thoughtfulness and the impact of the sustainability features on the community.

Another factor was a project's co-existence with nature: how the features enhance and co-exist with the natural environment.

"From environment modelling to mitigate Urban Heat Island effects to the provision of native plant species and the implementation of an ecology restoration programme — these are the key areas that the winners of the Sustainability Excellence Award took cognisance of, and went the extra mile in their designs," says Khew.

The project that received the highest score in sustainability this year not only earned the Sustainability Excellence Award but also won its developer special recognition by CPG as the Top Sustainable Developer.

Joint-venture partners Hoi Hup Realty and Sunway Developments won the inaugural Top Sustainable Developer Award by CPG, as their joint projects — the 270-unit Terra Hill and the 816-unit The Continuum — achieved the highest overall scores in sustainability in this year's awards. ■

YVONNE TAN - DP GREEN

Landscape designs: Pairing lifestyle amenities with hospitality experiences

Landscape architect Yvonne Tan, director of DP Green, has been on the EdgeProp Singapore Excellence Awards judging panel for six straight years. She is also the first vice president of the Singapore Institute of Landscape Architects.

For Tan, some noteworthy projects in the awards this year were the boutique developments in the prime districts.

One such project was One Draycott, a 64-unit boutique condo on a 17,442 sq ft freehold site. Developed by SDB Asia, the property arm of Selangor Dredging Bhd, the project was completed in April. "The developer and the architect managed to do artful things despite the site constraints," says Tan.

At the 117-unit The Hyde on Balmoral Road by developer Aurum Land, the landscape's fresh approach impressed Tan. She liked how the fitness zones and children's play areas were cleverly integrated into greenery, given the tight space and terrain. The 50m "constellation pool" is a key feature, designed like a life-size art piece.

Tan also liked the consideration given to the generous outdoor spaces, with pavilions for people to socialise and entertain, including dining and barbeque pavilions. The large outdoor plaza with terraced seating is a unique urban feature not typically offered in private residential projects that allows residents to mingle. The rooftop houses more amenities, including a clubhouse with private dining and kitchen facilities, a residents' lounge and an infinity pool.

"Nowadays, people prefer entertaining friends and family in their condo facilities rather than at home," says Tan. "New projects include air-conditioned private dining rooms and outdoor dining pavilions in landscaped areas, such as by the pool or lawn."

She adds that more projects provide naturally ventilated communal spaces instead of enclosed rooms; for instance, courtyards or pavilions, reading corners, and other



Tan: You see more projects with resort settings outdoors and formal residents' lounges indoors. These facilities used to be the domain of high-end projects. Increasingly, we are seeing them in mid-tier projects

themed programme spaces.

A boutique development that stood out in terms of its planning and design was Far East Organization's 119-unit Parksuities at Holland Grove Road. The project cleverly integrated the site with the neighbouring public park, notes Tan.

She liked the design of the retail cluster with amenities such as a clinic, a dentist, a vet, F&B outlets and even tuition centres. "You have pretty much everything you need there," she says.

Several large-scale condos stood out, too, in terms of

their landscape design. One was the 716-unit Whistler Grand by City Developments. "The landscape design was well thought-out, including a wheelchair ramp leading into the pool," she notes.

According to Tan, the success of landscape design is gauged by its aesthetic appeal and functionality, specifically, how well it serves the residents' needs.

Another development whose landscaping impressed Tan was Amo Residence by joint developers UOL Group, Singapore Land Group and Kheng Leong Co. The 372-unit condo has twin 25-storey towers occupying just 40% of the site footprint. This freed up 60% of the 136,481 sq ft site for landscaping. Tan was impressed by the development's waterscape — with seven pools, including a 50m lap pool.

The 816-unit The Continuum's landscape design was "very thoughtful", notes Tan. The private condo, by a joint venture between Hoi Hup Realty and Sunway Developments, has two freehold sites separated by Thiam Siew Avenue.

What stood out for Tan was the pre-War bungalow that the developers will be conserving and converting into a clubhouse on one of the two sites. Set in a heritage inspired garden, it will be named Thiam Siew House. The other clubhouse will be a new-built contemporary glass house. The facilities on each site will be themed accordingly and linked by a serpentine bridge. Residents can enjoy facilities on both sites.

Tan observes that more projects are offering a myriad of lifestyle facilities. "You see more projects with resort settings outdoors and formal residents' lounges indoors," says Tan. "These facilities used to be the domain of high-end projects. Increasingly, we are seeing them in mid-tier projects."

According to Tan, more developments are also featuring hospitality-style amenities. "It's pairing unique hospitality experiences while creating Instagram moments within the development," she says. ■

Designing sustainable spaces of the future

Tang Kok Thye, associate partner of ADDP Architects, has long been an advocate of sustainability. He has been active in the Singapore Green Building Council (SGBC), a non-profit organisation that works to advance sustainability in Singapore's built environment.

SGBC and the Building and Construction Authority (BCA) worked together to develop the Singapore Green Building Master Plan. Launched in March 2021, it has become part of the Singapore Green Plan 2030.

Tang was appointed president of the SGBC from April 2021 to March 2023 and is on the SGBC board. His appointment dovetailed with the launch of the Green Building Master Plan.

This is Tang's second year on the EdgeProp Singapore Excellence Awards judging panel. The theme for this year's awards focused on sustainability, a topic that Tang has been deeply passionate about for many years. Throughout his career, he has actively encouraged his developer clients to strive for the highest possible sustainability standards, such as achieving the BCA Green Mark Platinum Super Low Energy Building rating.

One of the projects in this year's awards that he found innovative was Capitaland Ascott Trust's 1st one-north at Nepal Park. The 324-unit co-living building was built from precast concrete with sun-shading ledges and fins to reduce façade solar heat gain. It also featured windows inspired by washing machines. "The design was very refreshing," says Tang. "It attracts young people to one-north and you can feel the energy of the community there."

Tang adds: "Co-living was eye-opening, not just for me but for the other judges too. It made us realise that young people today think very differently from us, and when designing spaces, we need to adapt to their needs."

Two other noteworthy projects from a design and sustainability angle were the 270-

unit Terra Hill at Pasir Panjang in the south and the 816-unit The Continuum at Thiam Siew Avenue in the east. Both freehold projects were jointly developed by Hoi Hup Realty and Sunway Developments and won the inaugural Top Sustainability Developer award by CPG Corp.

At Terra Hill, the developers capitalised on the hilltop location and the surrounding greenery. The nine low-rise, five-storey blocks hug the contours of the sloping site terrain, with blocks facing a north-south orientation to maximise cross ventilation and unblocked views. "From the model, you can tell they did a good job despite a challenging terrain," says Tang.

He was also impressed with the layout of the four- and five-bedroom units at The Prestige Collection at Terra Hill. The units are spacious, fitted with top-of-the-line appliances and amenities with the convenience of private lift lobby for residents. "Such units will be attractive for people who want to purchase to stay for the long-term and want a freehold tenure," observes Tang.

At The Continuum, the developers have decided to build a mega condo project of 816 units on two parallel plots separated by Thiam Siew Avenue. An overhead bridge will link the two sites. "However, each site is designed as a self-contained condo with many shared facilities," says Tang.

Both projects also attained the highest sustainability rating — BCA Green Mark Platinum Super Low Energy — based on the stricter conditions of the Singapore Green Building Master Plan 2021.

However, as these are private sites sold en bloc, the developers do not need to use the prefabricated prefinished volumetric construction (PPVC) method, with 3D modules built offsite and assembled onsite.

ADDP was a first mover in PPVC, having designed the 638-unit executive condo, The



Tang: One of the design constraints of PPVC is its modularity. So, whenever we design a new project, we experiment with new ways of doing things

Brownstone by City Developments (CDL), the first large-scale residential development using PPVC, and completed in 2017.

At the 716-unit Whistler Grand, also developed by CDL, the project was also designed by ADDP and built using PPVC. The twin 36-storey residential towers were raised 10m above ground, freeing up the site for landscaping and communal facilities. To maximise the view of the sea and Ulu Pandan Reservoir, two sky terraces with quadruple-volume ceilings were introduced on the 24th and 30th storeys of Whistler Grand's twin towers.

"Whistler Grand was the first time we introduced sky terraces within a high-rise residential tower using PPVC," says Tang. "One of the design constraints of PPVC is its modularity. So, whenever we design a new project, we experiment with new ways of do-

ing things."

At EL Development's Blossoms by the Park, the design challenge for ADDP was a pedestrian thoroughfare cutting through the site leading to the one-north public park and a shortcut to the Buona Vista MRT interchange station (for the East-West and Circle Lines).

Under the one-north masterplan and design guidelines, the boundary between public and private space must be fenceless. ADDP capitalised on the sloping terrain to create a terraced facilities deck on the second level. The public plaza and pedestrian thoroughfare on the first level will be landscaped, with the retail units fronting the pedestrian pathway. Both Blossoms by the Park and Whistler Grand won multiple awards this year.

Another multiple-award winner in this year's awards was Lentor Modern by GuocoLand. It is also designed by ADDP and uses PPVC. The mixed-use development is the only project at Lentor Hills estate that is integrated with the Lentor MRT Station on the Thomson-East Coast Line.

It has 605 residential units across three 25-storey towers and sits on a 96,000 sq ft commercial podium fronting a public plaza.

Lentor Modern was the first site to be released for sale at Lentor Hills estate, a new private residential estate in the Lentor area, off Yio Chu Kang Road. And it's considered "the most premium site", says Tang. He reckons it was sold first for the amenities in the mixed-use development to be completed ahead of the other residential developments.

In the future, the mall and public plaza at Lentor Modern will become "a lively community space for the neighbourhood", notes Tang. To make Lentor Modern more sensitive to its surroundings, ADDP has reduced the use of reflective glass surfaces at Lentor Modern "so the birds don't fly into them," he adds. ■

ANGELA LIM - SUMISURA

Raising the stakes in showflat design

Angela Lim, director and co-founder of interior design firm SuMisura, has been a judge on the EdgeProp Singapore Excellence Awards for five consecutive years.

This year's awards introduced a kaleidoscope of projects. Besides mainstream condos and mixed-use developments, this year's awards marked the debut of two new categories: hospitality and co-living.

For Lim, the project that stood out for its novelty was the Garden Pod at Gardens by the Bay. The pods are repurposed from 40-ft shipping containers. "It scored high marks for sustainability and concept," she says.

UOL Group's 347-room Pan Pacific Orchard on Claymore Road, which opened in June, was another property that stood out for its innovation, according to Lim. Designed by architectural firm Woha, the standout feature were the sky terraces, one of which has a "lagoon pool and urban beach".

To Lim, The Tre Ver's architectural and landscape designs were the most cohesive, down to the signages for the condo's shared facilities. The 729-unit Tre Ver was developed jointly by UOL Group and Singapore Land Group and completed last year. The project at Potong Pasir fronting the Kallang River, was designed by Woha.

Blossoms by the Park was memorable

for Lim as SuMisura designed the sales gallery and the two showflats for the 275-unit private condo at Slim Barracks Rise in one-north. The project was launched two days after the April 27 property cooling measures and nearly 75% of the units were snapped up on the first day of sales.

EL Development, the developer of Blossoms by the Park, had taken over the sales gallery of the neighbouring project, One-North Eden. Since SuMisura's Lim had designed One-North Eden's sales gallery and showflats with great success, the interior designer was a natural choice for EL Development.

The 165-unit One-North Eden was launched in April 2021 and 100% sold 12 months later. "It was more sustainable and efficient to take over the existing sales gallery," says Lim. "Since I was already familiar with the floorplate of the sales gallery, it was just a matter of refreshing the interiors and designing the two new showflats. The turnaround time is also shorter than tearing down and rebuilding a new sales gallery."

The 372-unit AMO Residence by UOL Group, Singapore Land and Kheng Leong is almost fully sold just over a year after its launch. The show flats at the project's sales gallery featured different interior designers. "Each show flat was distinctively designed to appeal to the target audience," says Lim.



Lim: As more investment and resources are poured into sustainability, it will be easier for interior designers

Whistler Grand by City Developments scored high across the board among the judges. For Lim, an added allure was a feature wall of black forest stone with a matte leather finish at the arrival and drop-off point.

Another noteworthy project was Riviere, a 455-unit luxury condo by Frasers Property on the site of the former Zouk nightclub on Jiak Kim Street. The main attraction was its prominent riverfront location, the waterfront promenade and the bridge across the Singa-

pore River to Robertson Quay.

SuMisura had redesigned some of the show units at Riviere when the project was relaunched. The development was designed by SCDA Architects with P&T Consultants as the project architect. "Riviere's units are luxurious and larger than the average condo in the prime districts," she says.

In recent years, Lim has seen a remarkable improvement in the design standards of showflats. "In the past, only mainstream developers would invest significantly in the design of their sales galleries and showflats," she remarks. "Boutique developers' showflat designs used to be rather simple. However, now they are catching up and raising the bar, competing on a level playing field with their larger counterparts."

Advancements in technology have ushered in a new era of material innovation. For instance, reconstituted timber and recycled plastic composites which are not only highly sustainable but resistant to stains.

Despite these developments, interior designers still face challenges when sourcing sustainable or eco-friendly materials and finishes. "With greater investments and resources dedicated to sustainability, I am confident we will find it increasingly convenient to work with eco-friendly materials," says Lim. ■

JUDGES' FEATURE: DESMOND SIM - EDMUND TIE

Turning site challenges into unique selling points

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Sim: Overall residential development standards have evolved and are higher today

Desmond Sim, CEO at Edmund Tie for the past 2½ years, is a first-time judge on the panel of the EdgeProp Singapore Excellence Awards 2023.

Sim found the experience as a judge on the panel interesting. "Given the diversity of the judges from different fields of real estate, you get to look at property from many different aspects," says Sim. "It's a learning experience. As a real estate researcher, I focused on market data and transactions. But real estate development is more than that."

Before joining Edmund Tie, Sim spent nine years in research at global commercial real estate services firm CBRE, where he was head of research for Southeast Asia.

The projects that stood out for him were those on collective sale sites, such as the The Continuum, the Terra Hill (former Flynn Park condo) and the The Hyde (a redevelopment and amalgamation of two condos — the former Balmoral Mansions at 11 Balmoral Road and the neighbouring Balmoral Gardens at 11B Balmoral Road).

The Continuum is a redevelopment of 22 freehold plots with pre-war bungalows and semi-detached houses on either side of Thiam Siew Avenue in prime District 15. The combined plots have a total land area of 273,794 sq ft.

Instead of developing two separate and distinct private condos, the joint-venture partners, Hoi Hup Realty and Sunway Developments, decided to build an 816-unit devel-

opment across the two plots. Each plot has two 17-storey blocks and an 18-storey block with 408 units, dedicated facilities, clubhouse, basement parking, main entrance, arrival and drop-off point, and security access. An overhead bridge will link the two plots.

"Unlike a government land sale, an en bloc site like that is not as clear-cut," says Sim. "The developers worked around the constraints, especially with the road separating the two sites. They overcame those constraints and created an interesting land-

mark with a bridge linking the two sites." Another note-worthy design consideration was the conservation of one of the pre-war houses to reflect the heritage of the site on Thiam Siew Avenue, he adds.

He notes that Hoi Hup and Sunway Developments also came up with an exciting design for the 270-unit Terra Hill in Pasir Panjang. "The site terrain was a challenge, but they were able to overcome it too by creating something aesthetically appealing and sustainable," he says.

The developers capitalised on the views from the elevated site and the proximity to the surrounding greenery, including Kent Ridge Canopy Walk, Southern Ridges and Hort Park, notes Sim.

"Overall residential development standards have evolved and are higher today," he says. "A lot more consideration is given to personal space within the units, for instance, space to do Zoom calls or work from home."

He also sees developers putting a lot more effort into the design of their projects to distinguish themselves from the rest. "Hence, each project has its unique points," says Sim. "There's a lot more emphasis on greenery, and it's clear that sustainability is high on their agenda."

Another element is the use of aerial spaces in high-rise towers, says Sim. Some have created sky terraces and observation decks for residents to enjoy views, for instance, at the 716-unit Whistler Grand at West Coast Vale.

Others have turned the rooftop terrace

into a luxurious clubhouse, with private dining space, residents' lounge, and an infinity pool, such as the 117-unit The Hyde on Balmoral Road, notes Sim. Residents can also enjoy aerial views of the cityscape and the black-and-white bungalows at Goodwood Hill.

While home buyers have become more cautious, some are still looking to buy a home, especially those who have just sold their property in recent months, notes Sim. On the other hand, investors' yields are being hit by the higher additional buyer's stamp duty as part of April 27 property cooling measures, and the higher mortgage payments given the high-interest-rate environment, he adds.

This year's awards also shone the spotlight on the co-living and hospitality segment. "There is demand for co-living from consumers and investors," says Sim. "Co-living may not appeal to Gen X, but [it appeals to] the younger generation who do not mind the social aspects of co-living and do not want to be tied down by a mortgage."

Sim notes that the younger generation could have a family home passed on to them or gain parental support when they buy a home later. "So, they live for today and enjoy living in a small co-living space curated for them."

With the post-Covid recovery, more new hotels have opened this year. The hospitality sector has seen a rebound in occupancy and average room rates this year. "It's an encouraging time for the hospitality sector," says Sim. ■

DR SKY SEAH - NUS BUSINESS SCHOOL

How design creates value for residents and the community

CHUA NAN SZE, MARIE-ANTONIE



Seah: With the trend towards multi-hyphenated lifestyles, real estate, in mirroring life, is evolving to offer more flexible spaces

Dr Sky Seah, academic director and senior lecturer at the Department of Real Estate, NUS Business School, National University of Singapore (NUS), is a first-time judge on the panel of the EdgeProp Singapore Excellence Awards 2023.

For Seah, the experience was positive. "It's like having a microcosm of professionals from various real estate fields coming together," she says. "Most of what we evaluated were tangible, including design, landscaping, location, site, and community."

Highlighting the intangible aspects, Seah says: "I also consider what the architects and designers have created in a project and how that translates to enduring value for the home buyers."

Seah gained new insight when she compared her initial impressions of a project at its launch, or in its written submission for the awards, with the completed product. "I enjoy learning about the challenges faced on the actual site and how the developers overcame them," she says. "Seeing the reality as opposed to the initial plan is something I find valuable."

Seah says that City Developments Ltd's (CDL) Whistler Grand, the 716-unit private condo at West Coast Vale, off West Coast Road, epitomises how high-quality projects can also be affordable.

Another project that stood out for Seah was the 820-unit Piermont Grand completed in January. The executive condo (EC) by CDL and TID (a joint venture between Hong Leong Holdings and Mitsui Fudosan) fronts the Punggol Park Connector and My Waterway @ Punggol.

"It demonstrates how a project can engage with the neighbouring developments

and still distinguish itself," she says.

She notes that Piermont Grand's site elevation and tiered landscaping helped mitigate the urban environment. The development seamlessly blends with its surroundings, injecting vibrancy into the area. Notably, the placement of communal facilities for residents parallel to the park connector and waterway enhances the overall appeal, Seah observes.

Far East Organization's Parksuites was another project that surpassed her expectations, as she had seen the former development, Henry Park Apartments. "Parksuites is seamlessly integrated with the park in front of it," she observes. "The design is thoughtfully executed and deliberately inclusive, particularly in how the playground colours were chosen to complement those of the neighbouring Henry Park Primary School."

Newly completed this year, Parksuites has 119 apartments and 22 retail units. "I like how the architect has positioned the retail units closer to the park," Seah says. "It's convenient not only for Parksuites' residents but also for those living in the Holland Grove neighbourhood. Such mixed-use developments can foster vibrancy and sustain the property's value."

For One Draycott, Seah admired how SDB Asia, the property arm of Selangor Dredging, and its architect, JGP Architecture, tackled the site constraints. "The architectural design and landscaping were well executed," she says. "The outcome is a meticulously designed luxurious project."

The typical units at One Draycott are two-bedroom units of 732 and 797 sq ft. "They reflect contemporary living in the metropolis," says Seah. "Given the rising population density and escalating land prices in the central area, constructing more compact apartments is a sustainable way to maintain liveability and affordability."

Like her fellow judges, Seah commended Blossoms by the Park for developer EL Development's integration of the one-north Park with the site. She was impressed by how the developer and its architect, ADDP Architects, planned the public walkway running through the site and arrayed the retail units along the pathway to generate footfall.

EL Development intends to sell the whole retail podium to a single owner rather than the individual units. "This way, the new landlord can curate a tenant mix that will enhance footfall in the area and create a strong retail identity," she says.

Likewise, GuocoLand is also curating the tenant mix at its integrated development, Lentor Modern. Besides its 605 residential

units, the project has a 96,000 sq ft shopping mall, including a 12,000 sq ft supermarket and a 10,000 sq ft childcare centre linked directly to Lentor MRT Station (on the Thomson-East Coast Line).

"With a strong developer and landlord like GuocoLand curating the tenant mix, and with anchor tenants secured, it will ensure the stability of the business for the mall and benefit the residents in the area," Seah notes.

In the hospitality segment, Seah was captivated by the originality of the concept at Garden Pod at Gardens by the Bay: shipping containers stacked on each other to create double-storey suites. "It's mobile; you can just dismantle and relocate it," she says. "In terms of sustainability, it is going in the right direction."

The five-star, 347-room Pan Pacific Orchard by UOL Group is a redevelopment of the former Negara Hotel on Claymore Road. The architect Woha created a "green, porous high-rise hotel development" with outdoor terraced gardens and cascading water features. "Achieving such a design, especially in an area as built-up as Orchard Road, is truly commendable," says Seah.

Lyf @ one-north, by CapitaLand Ascott Trust, a co-living property set within Nepal Park in one-north designed by Woha, is also an exciting concept. It offers co-living and co-working spaces and areas for events and social interaction. "With the trend towards multi-hyphenated lifestyles, real estate, in mirroring life, is evolving to offer more flexible spaces," notes Seah. ■

The views and opinions expressed herein are those of Seah and do not represent the views and opinions of the National University of Singapore or any of its subsidiaries or affiliates



EdgeProp SINGAPORE EXCELLENCE AWARDS 2023



Standing (from left): Joseph Lau of Laud Architects, Terence Teo of Tong Eng Group, Jimmy Hee of City Developments, Brian Chow of SDB Asia, Adeline Ong of City Developments, Koon Wai Leong of Hoi Hup Realty, Desmond Sim of Edmund Tie & Co, Sky Seah of National University of Singapore, Tang Kok Thye of ADDP Architects, Angela Lim of SuMisura, Marcel Holman of Pan Pacific Orchard, Yvonne Tan of DP Green, Melvin Lim of Parkroyal Collection Marina Bay, Chan Weng Khoon of UOL Group, Anson Lim of UOL Group, Joseph Lim of Singapore Land Group, Chan Jer Wei of UOL Group, See Wai Ming of UOL Group, Benita Tan of UOL Group, James Chan of Kheng Leong Co, Vincent Chew of TSKY Development

Middle row (from left): Aron Teo of SDB Asia, Tono Cahyadi of The Barracks Hotel Sentosa, Tan Jlin Yee of Far East Organization, Joseph Liew of SDB Asia, Edward Lim Yew Chee of EL Development, Lim Yew Ghee of EL Development, Brian Lim of Frasers Property Singapore, Jay Vincent Ngan of lyf one-north Singapore, Seah Liang Chiang of Tiny Pod

Front row (from left): Cynthia Lam of SDB Asia, Yen Chong of Qingjian Realty, Dora Chng of GuocoLand, Liam Wee Sin of UOL Group, Bernard Tong of EdgeProp Singapore, Chia Ngiang Hong of City Developments, Raymond Chia of Chip Eng Seng Group and SingHaiyi Group, Lim Yew Soon of EL Development, Oliver Siah of FRX Capital

TABLE OF WINNERS

Top Developers *	City Developments Limited GuocoLand UOL Group Limited					
Top Sustainable Developer by CPG Corporation	Hoi Hup Realty and Sunway Developments					
Personality of the Year	Raymond Chia Group CEO, Chip Eng Seng Corp and SingHaiyi Group					
	Residential (Completed) **			Residential (Uncompleted) ^		
Top Luxury Development	One Draycott					
Top Mega Development	Jadescape					
Top Boutique Development	One Draycott			Cairnhill 16		
Top Landed Development	Belgravia Green			Mount Rosie Signature Collection		
Top Executive Condominium	Piermont Grand			Copen Grand		
People's Choice	MeyerHouse			Tembusu Grand		
	Residential (Completed) **			Residential (Uncompleted) ^		Mixed-use (Uncompleted) ^
Top Development	One Draycott The Tre Ver Whistler Grand			AMO Residence Blossoms By The Park The Continuum		Lentor Modern
	Residential (Completed, Central) **	Residential (Completed, Non-central) **	Mixed-use (Completed) **	Residential (Uncompleted, Central) ^	Residential (Uncompleted, Non-central) ^	Mixed-use (Uncompleted) ^
Design Excellence	One Draycott	Whistler Grand	Parksuites	Blossoms By The Park	AMO Residence	Lentor Modern
Landscape Excellence	The Hyde	Whistler Grand	Jui Residences	The Continuum	AMO Residence	Lentor Modern
Sustainability Excellence	One Draycott	Whistler Grand		Terra Hill	AMO Residence	Lentor Modern
Innovation Excellence	The Hyde	Whistler Grand	Rivière	Blossoms By The Park	AMO Residence	Lentor Modern
Marketing Excellence				The Continuum	AMO Residence	Lentor Modern
Showflat Excellence				The Continuum	AMO Residence	Lentor Modern
Co-living Excellence	lyf one-north Singapore					
Hotel Development Excellence	Pan Pacific Orchard					
Best Sustainable Hotel	Garden Pod @ Gardens by the Bay					
Best Rated Hotel	The Barracks Hotel Sentosa					
People's Choice (Hotel)	PARKROYAL COLLECTION Marina Bay					

Note:
* In alphabetical order
** Temporary Occupation Permit obtained between Jan 2021 and May 2023
^ Under construction, based on caveats lodged from Jan 2022 to May 2023

METHODOLOGY

This year, we had nearly 50 projects participating in the EdgeProp Singapore Excellence Awards 2023. From the submissions, the panel of judges scored the projects based on six categories: Design, Landscape, Innovation, Sustainability, Showflat and Marketing.

The judging criteria and scoring matrix were based on qualitative and quantitative components. The judges on the panel were required to identify and declare any conflicts of interest with the projects, such as if they had a role as the project's designer, and subsequently refrain from participating in the judging process.

Based on the preliminary scores submitted by the judges, projects were shortlisted for site visits. Af-

ter the site visits, the judges were allowed to amend their scores. Their final scores were tabulated and reviewed by KPMG Singapore before the winners were announced.

The projects with the highest aggregate scores also won the Top Development award, and the three developers with the highest overall scores won the Top Developer Award.

This year, CPG Corp was engaged as the knowledge partner for the Sustainability Excellence Award category. CPG lent its expertise to the qualitative and quantitative components of the judging criteria, methodology and scoring matrix for sustainability.

HALL OF FAME

PICTURES: EDGEPROP SINGAPORE



Winners of the Top Developer award and Personality of the Year award at EdgeProp Singapore Excellence Awards 2023: (from left) Dora Chng of GuocoLand, Raymond Chia of Chip Eng Seng Group and SingHaiYi Group, Liam Wee Sin of UOL Group, Bernard Tong of EdgeProp Singapore, Chia Ngiang Hong of City Developments



From left: Bernard Tong of EdgeProp Singapore, Joseph Liew of SDB Asia, Chia Ngiang Hong of City Developments, Dora Chng of GuocoLand, Minister Desmond Lee, Tong Kooi Ong of The Edge Media Group, Koon Wai Leong of Hoi Hup Realty, Liam Wee Sin of UOL Group, Khew Sin Khoon of CPG Corp



Raymond Chia (left), group CEO of Chip Eng Seng Group and Sing Hai Yi Group, receiving the Personality of the Year award from Bernard Tong, CEO, EdgeProp Singapore



Koon Wai Leong (left), general manager of Hoi Hup Realty, receiving the Top Sustainable Developer award from Khew Sin Khoon, president and group CEO of CPG Corp

Multiple Award Winners



Joseph Liew, project manager of SDB Asia, receiving the Top Development award for One Draycott from Michael Allenspach, managing director of Geberit SEA



Michelle Yong (left), CEO of Aurum Land, receiving the Landscape Excellence and Innovation Excellence awards for The Hyde from Dr Sky Seah, academic director at National University of Singapore



Jimmy Hee (left), deputy head of sales & marketing and Adeline Ong, head of sales & marketing of City Developments, receiving the Design Excellence, Landscape Excellence and Innovation Excellence awards from Cowie Tan, chief marketing officer of EdgeProp Singapore



Anson Lim, general manager (residential marketing), UOL Group, receiving the Design Excellence, Landscape Excellence, Innovation Excellence, Marketing Excellence and Showflat Excellence awards from Cecilia Chow, editor of EdgeProp Singapore



Lim Yew Soon, director of EL Development, receiving the Top Developer award for Blossoms By The Park from Cecilia Chow, editor of EdgeProp Singapore. Blossoms By The Park also won the Design Excellence and Innovation Excellence awards



Lisa Goh, senior marketing manager of Hoi Hup Realty, receiving the Marketing Excellence award for The Continuum from Desmond Sim, CEO of Edmund Tie & Co. The Continuum also won the Top Development award

HALL OF FAME

Multiple Award Winners

PICTURES: EDGEPROP SINGAPORE



Chia Yuen Che, senior project manager of Hoi Hup Realty, receiving the Showflat Excellence award for The Continuum from Angela Lim, co-founder of SuMisura. The Continuum also won the Top Development award



Dora Chng (left), director, residential, and Jois Phoo, director, project & product, of GuocoLand, receiving the Design Excellence, Landscape Excellence, Innovation Excellence, Marketing Excellence and Showflat Excellence awards for Lentor Modern from Cowie Tan, chief marketing officer of EdgeProp Singapore



Joseph Lim (left), head, investment and portfolio management of Singapore Land Group, and Chan Jer Wei, senior product development manager of UOL Group, receiving the Design Excellence, Landscape Excellence, Innovation Excellence, Marketing Excellence and Showflat Excellence awards for Amo Residence from Cowie Tan, chief marketing officer of EdgeProp Singapore

Billboard of Winners



Yen Chong (left), deputy general manager of Qingjian Realty, receiving the Top Mega Development award for JadeScape from Angeline Yap, managing director of V-Zug Singapore & Southeast Asia



Joseph Lau, senior managing director of Laud Architects (left), and Terence Teo, director of Tong Eng Group (right), receiving the Top Landed Development award for Belgravia Green from Gerard Toh, partner at KPMG Singapore (centre)



Adeline Ong, head of sales & marketing, of City Developments, receiving the Top Executive Condominium award for Piermont Grand from Gerard Toh, partner at KPMG Singapore



From left: James Chan, general manager of Kheng Leong Co, and Benita Tan, product development manager of UOL Group, receiving the People's Choice award for MeyerHouse from Gerard Toh, partner at KPMG Singapore



Joseph Lim, head, investment and portfolio management of Singapore Land Group, and See Wai Ming, assistant general manager, project management, of UOL Group, receiving the Top Development award for The Tre Ver from Michael Allenspach, managing director of Geberit SEA



Tan Jii Yee, project manager of Far East Organization, receiving the Design Excellence award for Parksuites from Tang Kok Thy, associate partner at ADDP Architects



Brian Chow, assistant manager, communications & corporate affairs, of SDB Asia, receiving the Landscape Excellence award for Jui Residences from Yvonne Tan, director of DP Green



Brian Lim, assistant vice president, developments & projects - property services, of Frasers Property Singapore, receiving the Innovation Excellence award for Rivière from Dr Sky Seah, academic director at National University of Singapore



Vincent Chew, general manager of TSky Development, receiving the Top Boutique Development award for Cairnhill 16 from Angeline Yap, managing director of V-Zug Singapore & Southeast Asia

HALL OF FAME

Billboard of Winners

PICTURES: EDGEPROP SINGAPORE



Oliver Siah (left), co-founder & director of FRX Capital, receiving the Top Landed award for Mount Rosie Signature Collection from Gerard Toh, partner at KPMG Singapore



Lee Tong Voon (left), chief operating officer of MCL, receiving the Top Executive Condominium for Copen Grand from Gerard Toh, partner at KPMG Singapore



Jimmy Hee (left), deputy head of sales & marketing of City Developments, receiving the People's Choice Award for Tembusu Grand from Gerard Toh, partner at KPMG Singapore



Koon Wai Leong (left), general manager of Hoi Hup Realty, receiving the Sustainability Excellence award for Terra Hill from Minister Desmond Lee



Jay Vincent Ngan (left), lyf Champion of lyf one-north Singapore, receiving the Co-living Excellence award for lyf one-north Singapore from Pang Kai Xin, VP Corporate (Real Estate) of EdgeProp Singapore



Marcel Holman, general manager of Pan Pacific Orchard, and Chan Weng Khoo, chief corporate engineering and development officer of UOL Group, receiving the Hotel Excellence Award for Pan Pacific Orchard from Pang Kai Xin, VP corporate (real estate) of EdgeProp Singapore



Seah Liang Chiang (left), founder and CEO of Tiny Pod, receiving the Best Sustainable Hotel Development award for Garden Pod @ Gardens by the Bay from Khew Sin Khoo, president and group CEO of CPG Corp



Tono Cahyadi (left), room division manager of The Barracks Hotel Sentosa, receiving the Best Rated Hotel award for The Barracks Hotel Sentosa from Pang Kai Xin, VP corporate (Real Estate) of EdgeProp Singapore



From left: Benita Tan, product development manager of UOL Group, and Melvin Lim, general manager of Parkroyal Collection Marina Bay, receiving the People's Choice award for Parkroyal Collection Marina Bay, from Pang Kai Xin, VP corporate (real estate) of EdgeProp Singapore

Awards Party



Second row, from left: Ismail Gafoor of PropNex Realty, Bernard Tong of EdgeProp Singapore, Raymond Chia of Chip Eng Seng Group and SingHaiYi Group, Tong Kooi Ong of The Edge Media Group, Liam Wee Sin of UOL Group, Lim Yew Soon of EL Development
Front row, from left: Dora Chng of GuocoLand, Chia Ngiam Hong of City Developments, Minister Desmond Lee, Khew Sin Khoo of CPG Corp, Daniel Teo of FRX Capital



Second row, from left: Ken Low of SRI, Marcus Chu of ERA Realty Network, Gerard Toh of KPMG Singapore, Michael Allenspach of Geberit Southeast Asia, David Lee of Geberit Southeast Asia, Lee Tong Voon of MCL, Colin Low of Singapore Land Authority, Cowie Tan of EdgeProp Singapore
Front row, from left: Klenn Yeo of KPMG Singapore, Shaw Lay See of Far East Organization, Peggy Ngiam of Huttons Asia



Second row, from left: Melvin Lim of PLB Realty, Michael Ng of CEL Development, Cecilia Chow of EdgeProp Singapore, Doris Ong of ERA Realty Network, Steven Tan of OrangeTee & Tie, Mark Yip of Huttons Asia
Front row, from left: Michelle Yong of Aurum Land, Kelvin Fong of PropNex Realty, Yen Chong of Qingjian Realty, Bren Sek of V-Zug Singapore

HALL OF FAME

Awards Party

PICTURES: EDGEPROP SINGAPORE



Second row, from left: Tang Kok Thye of ADDP Architects, Desmond Sim of Edmund Tie & Co, Dr Sky Seah of National University of Singapore, Angela Lim of SuMisura, Yvonne Tan of DP Green
Front row, from left: Timothy Tay and Nur Hikmah of EdgeProp Singapore, Tia Kai Yen and Gavin Chan of CPG Corp, Atiqah Mokhtar of EdgeProp Singapore



Second row, from left: Lisa Goh, Koon Wai Leong, Lily Lim, Grace Teo and Mok Youn Fai of Hoi Hup Realty
Front row, from left: Kingsley Ng of P&T Consultants, Helen Yeo of STX Landscape Architects, Wong Kok Leong of Sunway Developments, Wong Sjew Hung and Chia Yuen Che of Hoi Hup Realty



Second row, from left: Zhang Chu Ze, Joana Chu, Dora Chng, Teo Yang Haw, Sally Chua, Adrian Cheong and Ng Sin Yong of GuocoLand
Front row, from left: Jois Phoo, Yu Xian Pin, Emily Eng and Patricia Soh of GuocoLand



Second row, from left: Andrew Wee of KPMG Singapore, Jonathan Yeo of Mitsubishi Electric Asia, Ke Yam Cheong of Mitsubishi Electric Asia
Front row, from left: Chang Vun Hlung of KPMG Singapore, Chan Chao Peh of The Edge Singapore, Dr Yeo Seng Beng of Nature Society (Singapore)



Second row, from left: Samuel Lee of Fraxtor, Joanne Tong of FRX Capital, Cecil Chee of Wall Flower, Oliver Siah of FRX Capital, Rachel Teo of FRX Capital, Edwin Lam of FRX Capital, Joyce Ng of Fraxtor
Front row, from left: Hwei Ching of DS Architects, Celine Chia of ID212, Ivena Chew of Fraxtor, Abigail Ng of Fraxtor



Second row, from left: Angeline Yap of V-Zug Singapore; Adeline Ong, Jimmy Hee and Lee Mei Ling of City Developments; Roland Teo of Geberit SEA
Front row, from left: Audrey Goh of MCL, Hilary Loh of 2nd Edition, Nhung Tran of Geberit SEA, Wendy See of EdgeProp Singapore, Lee Choon Li of Frasers Property Singapore



Second row, from left: Cynthia Lam of SDB Asia, Joseph Liew of SDB Asia, Aron Teo of SDB Asia, Quek Leng Leng of JGP Architecture, Kelvin Poo of Ortus Design, Poy Yong Yew of JGP Architecture
Front row, from left: Brian Chow of SDB Asia, Tan Jjin Yee of Far East Organization, Tono Cahyadi of The Barracks Hotel Sentosa, James Goh of JGP Architecture



Second row, from left: Ronald Lee of EdgeProp Singapore; See Wai Ming, Benita Tan, Lim Sheng Yang and Kelvin He of UOL Group; Vincent Chew of TSKy Development
Front row, from left: Serene Cheng and Daryl Liu of UOL Group; Loo Jing Min of Aurum Land; Kelly Ang of TSKy Development



Second row, from left: Wayne Tang, Grayce Tan, Marc Chan, Adrian Lim, Melvin Lim, Shawn Tay and Jeremy Yong of PLB Realty
Front row, from left: Patricia Kong, Beatrice Lim and George Peng of PLB Realty



Second row, from left: Diana Lim of EdgeProp Singapore, Tung Ching Yew of Society of Interior Design – Singapore, Joanne Goh of Shun Tak Holdings, Derek Lim of Space Furniture, Peter Tay of Peter Tay Studio
Front row, from left: Alex Chua of Surface iD Studio, Lynn Aw of IOI Properties, Dayna Ang of Savills Singapore, Joel Lin of CEL Development, Samuel Lee of Fraxtor



Second row, from left: Marcel Holman of Pan Pacific Orchard; Melvin Lim of Parkroyal Collection Marina Bay; Yvonne Tan, Chan Weng Khoo, Anson Lim and Joseph Lim of UOL Group
Front row, from left: Chan Jer Wei, Sarah Ng, James Chan and Yeong Sien Seu of UOL Group



Second row, from left: Jay Vincent Ngan of Iyf one–north Singapore, Chris Wu of Frasers Property Singapore, Eugene Lee of The Ascott, Wayne Chua of EdgeProp Singapore, Low Chee Wee of Qingjian Realty
Front row, from left: Brian Lim of Frasers Property Singapore, Seah Liang Chiang of Tiny Pod and his wife Lorraine Chua, Kaitlyn Lim and Marice Tham of The Ascott

HALL OF FAME

Awards Party

PICTURES: EDGEPROP SINGAPORE



Second row, from left: Bernice Lee, Jesslyn Kwek, Sheena Teng, Angeline Kwek and Emilia Teo of Tong Eng Group; Melvin Tan of Laud Architects
Front row, from left: Eunice Teo, Teo Tong Lim and Terence Teo of Tong Eng Group; Joseph Lau of Laud Architects



Second row, from left: Steven Leow, Kok Jia Cheun, Mark Chan and Gary Lim of Sing HaiYi Group; Bayu Arioseno of P&T Architects
Front row, from left: Alan Tay and Seetoh Kum Loon of Formwekz Architects; Deng Jianping, Lim Hwee Chim and Catherine Chang of Sing HaiYi Group



Second row, from left: Ramesh Pillai, Ritzzy Fang, Vincent Lim and Aaron Goh of OrangeTee & Tie; Eve Teo of EdgeProp Singapore; Randall How of PropNex Realty
Front row, from left: Tricia Teo of SRI, Francis Tan of SLP Group, Jaramy Teo of Edge-Prop Singapore, Tan Hui Kun (wife of Randall How)



Second row, from left: Gabriel Leong of V-Zug Singapore; Dorothy Chua, Kelvin Yoon, Neoh Beng Chooi and Kwong Kuek Choon of EL Development
Front row, from left: Pauline Tan, Lim Yew Ghee, Ang Mei Ling, Edward Lim Yew Chee and Lam Wai Geok of EL Development



Second row, from left: Don Loo of Cosentino, Peeradetk of Pai Studio, Phoebe Ong of Cosentino, Ika Suprpto and J-Lyn Yang of 2nd Edition
Front row, from left: Henry Yew of Index Design Cosentino, Sean Aaron of ADSM Cosentino, Chang Min Yuan of K2LD, Ray Chong of Cosentino, Kenny Lim of ADSM Cosentino



Second row, from left: Edwin Poh of EdgeProp Singapore, Loke Tuck Choy of Huttons Asia, Kevin Lim of ERA Realty Network, Ngiam Juyong of Huttons Asia, Pang Kai Xin of EdgeProp Singapore
Front row, from left: Alyssa Tan, Eileen Lim, Quinn Ng and Joelle Chew of ERA Realty Network; Shermie Tee of EdgeProp Singapore

Photowall



Second row, from left: Gallant Tang, Gwen Chia, Benjamin Chia and Peter Wee of CEL Development, Lim Koon Park of Park & Associate, Anna Xu of CEL Development
Front row, from left: Judy Lim, Ivory Kho, Kenny Yong and Karen Ling of CEL Development



From left: Gavin Chan of CPG Corp, Bernard Tong of EdgeProp Singapore, Desmond Sim of Edmund Tie & Co, Angela Lim of SuMisura, Yvonne Tan of DP Green, Dr Sky Seah of National University of Singapore, Khew Sin Khoon of CPG Corp, Tang Kok Thyie of ADPP Architects



From left: Kingsley Ng of P&T Consultants; Lisa Goh, Lily Lim, Chia Yuen Che, Wong Sjew Hung and Koon Wai Leong of Hoi Hup Realty; Wong Kok Leong of Sunway Developments; Grace Teo of Hoi Hup Realty; Helen Yeo of STX Landscape Architects; Mok Youn Fai of Hoi Hup Realty; Henry Yew of Index Design celebrating their multiple wins of the night



From left: Bernard Tong of EdgeProp Singapore, Colin Low of Singapore Land Authority, Chan Chao Peh of The Edge Singapore and Timothy Tay of EdgeProp Singapore having a catch-up session during the cocktail reception



From left: Chia Ngiang Hong of City Developments; Yen Chong of Qingjian Realty; Lee Tong Voon and Audrey Goh of MCL



From left: Chia Ngiang Hong of City Developments, Tong Kooi Ong of The Edge Media Group, Bernard Tong of EdgeProp Singapore, Koon Wai Leong of Hoi Hup Realty



EdgeProp
SINGAPORE
EXCELLENCE
AWARDS 2023

WINNERS

COMPLETED - CENTRAL

(In alphabetical order)



LUXURY IN EVERY DETAIL

Welcome to One Draycott. A bespoke living in Singapore's Ardmore Draycott residential enclave.

Envisioned to be a style icon in luxury residences, One Draycott features 64 units of apartments that are designed and curated by Selangor Dredging Berhad and CarverHaggard of London.

Freehold
Property

Fully
Completed

CSC
Obtained

Actual Units
For Viewing

Flexible
Schemes



Artist's Impression

||| | ONE DRAYCOTT is the winner of



Design Excellence

Sustainability Excellence

Top Boutique Development

Top Development

Top Luxury Development



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FOR ENQUIRY

9117 3303
9691 9888



CONNECT WITH US

ONE DRAYCOTT

One Draycott lauded for clever design and green features, racks up awards



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

BY ATIQA H MOKHTAR
atiqah.mokhtar@edgeprop.sg

One Draycott, the boutique development by SDB Asia (a subsidiary of Malaysia’s Selangor Dredging Bhd or SDB), received its temporary occupation permit in April.

Named for its location at 1 Draycott Park, the completed One Draycott is an elegant addition to the neighbourhood. Comprising a single 18-storey tower that is triangular in shape, it has a sleek façade featuring dark-toned curtain walls paired with gold and champagne-coloured trimmings. Perforated black metallic panels crown the top of the tower. At night, warm lighting features embedded in the façade and common areas gently illuminate the building, giving it a different look.

The design and architecture of the building were a huge consideration for SDB, who envisioned the development as a bespoke luxury residence befitting the exclusive Ardmore-Draycott residential enclave in which it resides.

London-based architectural practice CarverHaggard was engaged for the project, in partnership with Singapore’s JGP Architecture. The two firms were tasked with creating a unique building that offered a luxurious and contemporary feel. At the same time, SDB wanted the design to be efficient.

The result is a building that balances aesthetics with functionality. For example, the clean lines of One Draycott’s façade not only provide a distinct, modern look, but also make it easier to maintain compared to buildings with exterior curvatures. The tower’s shape was deliberately selected to mirror the triangular shape of One Draycott’s site, allowing for maximum land efficiency.

These thoughtful design choices are among the key reasons One Draycott scored an outstanding five wins at this year’s EdgeProp Excellence Awards (EPEA). At the awards ceremony held on Oct 6, SDB Asia was presented with the awards for Top Development, Top Luxury Development, Top Boutique Development, Design Excellence and Sustainability Excellence.



One Draycott has a sleek façade featuring dark-toned curtain walls paired with gold and champagne-coloured trimmings

Leveraging the surroundings

One Draycott occupies a freehold site that previously housed a seven-storey residential block built in the 1990s. In June 2018, SDB acquired the site through a private treaty deal for \$72 million, reflecting a land rate of about \$1,787 psf per plot ratio.

The 17,442 sq ft site enjoys convenient access to amenities. It is within walking distance of the Orchard Road shopping belt, as well as well-known clubs like The American Club and Tanglin Club. It is also close to reputable schools such as Anglo-Chinese School (Primary) on Barker Road, Raffles Girls’ School

on Anderson Road, and EtonHouse International School on Tanglin Road.

Located within prime District 10, the site is situated close to the corner of Draycott Park and Draycott Drive, just off Ardmore Park. Luxury apartments, including the 34-unit Sculptura Ardmore, the 20-unit Eden and the 330-unit Ardmore Park, surround the development.

Notwithstanding its prestigious location, SDB acknowledges that the original site posed some challenges from a developer’s standpoint. Besides being compact in size with an irregular shape, the site sat on a slope set back from the main road, which was accessed through a

long and slanted driveway. Sewer and drainage connections from adjacent developments ran through the site, adding further complexity.

Facing these challenges, SDB worked with its architects to come up with solutions that utilised innovative design while also embracing the land’s attributes. A two-level underground basement was built, serving as the residents’ car park while also helping to level the site. Residences are positioned above a facility deck on the second floor, lending even the lowest-floor units a sense of elevation and privacy.

To capitalise on its location tucked away

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The pool at the facilities deck on level 2

SDB ASIA



“The Pangolin” sculpture installed at the drop-off area

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The outdoor dining area equipped with cooking facilities

from the main road, the driveway was crafted to provide a sense of exclusivity to the development, featuring wide cobblestone pavements flanked with lush foliage. At the drop-off area, a structural column is cleverly hidden by an eye-catching art piece called “The Pangolin”, which serves as a focal point that greets residents and guests. Made from Lucerna stones, the sculpture was created by British artists David and Anna Hiscock of DAH Studio.

Premium homes

SDB’s emphasis on functional design extends to the residences and communal spaces within the building. Care was taken to ensure all units have a layout that maximises space efficiently. The curtain wall design chosen for the facade provides all units with floor-to-ceiling windows, allowing ample natural light and offering a sense of spaciousness.

All apartments come with their own balcony which has a glass railing. In addition, each balcony is fitted with a slide-and-fold screen which allows for better utility of the space. When the screen is folded and tucked to the side, the balcony becomes an open space with panoramic views of the neighbourhood. In contrast, when the screen is used, it provides shelter from the outdoor elements, effectively extending the internal space. The screen is champagne-coloured to ensure a cohesive look to the rest of One Draycott’s facade and is perforated to allow for ventilation when in use.

In terms of unit mix, One Draycott comprises two-bedroom apartments with sizes ranging from 732 to 797 sq ft. There are also four penthouses on the top floor sized between 1,238 and 1,346 sq ft. All units come with a private lift lobby, as well as a secondary access door from the fully-enclosed kitchen that leads to the service lifts.

At level 2, the facilities deck houses a thoughtfully curated set of amenities, including a lap pool, a gymnasium, and an outdoor lounge and dining area equipped with cooking facilities. Generous landscaping was uti-

lised to create a cosy, tropical feel with trees, shrubs and foliage adorning the space, while a high ceiling amplifies ventilation and spaciousness.

To complement the thoughtfully-designed homes, premium fittings were chosen, including kitchen cabinetry by Italian brand Ernestomeda and appliances from Miele and De Dietrich.

Sophisticated touches

In addition to its functional design, judges of this year’s EPEA were impressed by the elegant finishes weaved throughout the development, which are a testament to SDB’s attention to even the smallest details. In the residences, the main living areas have marble slabs with a matte finish, while the rooms feature herringbone timber flooring. The front of each home sports a heavy timber door with a long brass handle decorated with handcrafted oak facets featuring a geometric pattern created by the Hiscocks.

In select common areas, residents will see feature walls made from Lucerna stone carved



EdgeProp Singapore Excellence Awards judges at a One Draycott site visit

with the same pattern that adorns the oak facets, ensuring a sense of continuity throughout the condo. At the lift lobby area, the geometric design appears in delicate frames carved from fine steel.

SDB highlights that the materials chosen for these elements serve more than a decorative purpose. For example, Lucerna stone, which comes from northern Italy, was chosen not only because it has a distinct and sophisticated look, but also for its durability against weather and heavy use. The herringbone floors, while beautiful, require a specific criss-cross method of installation that makes it more resistant to wear and tear from humidity and moisture.

Green sanctuary

One Draycott was designed to be a green and private sanctuary within the bustling heart of Singapore. In line with this principle, initiatives were taken to adopt more sustainable construction and maintenance methods.

For example, precast construction was used

for all bathroom units as well as for staircases and refuse chutes. The development also harvests rainwater, which is used to water plants, while sensors are utilised for amenities such as lighting in staircases and basement jet fans to conserve energy.

In the residences, layouts were configured to have windows that can be opened wherever possible, bolstering cross-ventilation throughout rooms and reducing reliance on air-conditioning. At the facility deck on level 2, high ceilings allow the space to feel airy and cool, in addition to the generous use of foliage and landscaping.

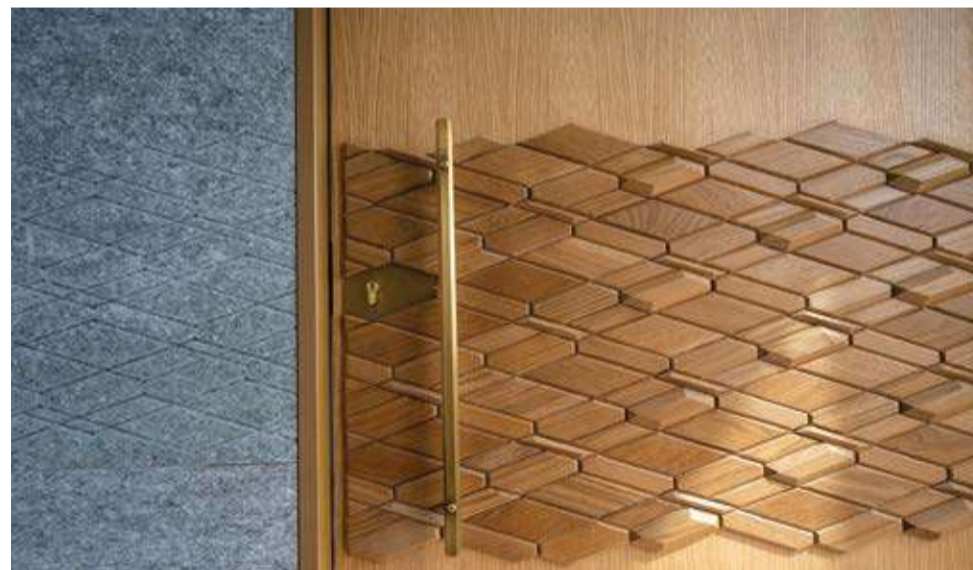
Taking its cue from the greenery and mature trees present in the Ardmore-Draycott neighbourhood, SDB wanted to create a unique landscape experience at the development that integrates with the existing environment.

Greenery was incorporated throughout the development using a variety of components such as grass turfing, shrubs and trees. Planter boxes housing creeper plants have been installed from the basement carpark up to entrance level. Once mature, the plants will create a vertical green wall that helps to beautify the area while also providing shade.

At the facilities deck, landscaping was crafted around a “mini-forest” theme, featuring plants from all facets of a rainforest ecosystem. In addition, the plants are largely native to Singapore or the wider Southeast Asia region, making them easier to maintain. Meanwhile, the driveway is lined with planter strips containing hardy vine plants that are also a favourite for pollinators such as butterflies and bees.

Based on caveats lodged as of Sept 29 with URA, 34 units at One Draycott have been sold to date at an average price of \$3,174 psf, with buyers comprising predominantly Singaporeans and permanent residents, according to SDB.

Recently, the developer also rolled out a deferred payment scheme for its remaining units, with prospective buyers having the option to extend the sale completion period or have a longer option exercise period. **E**



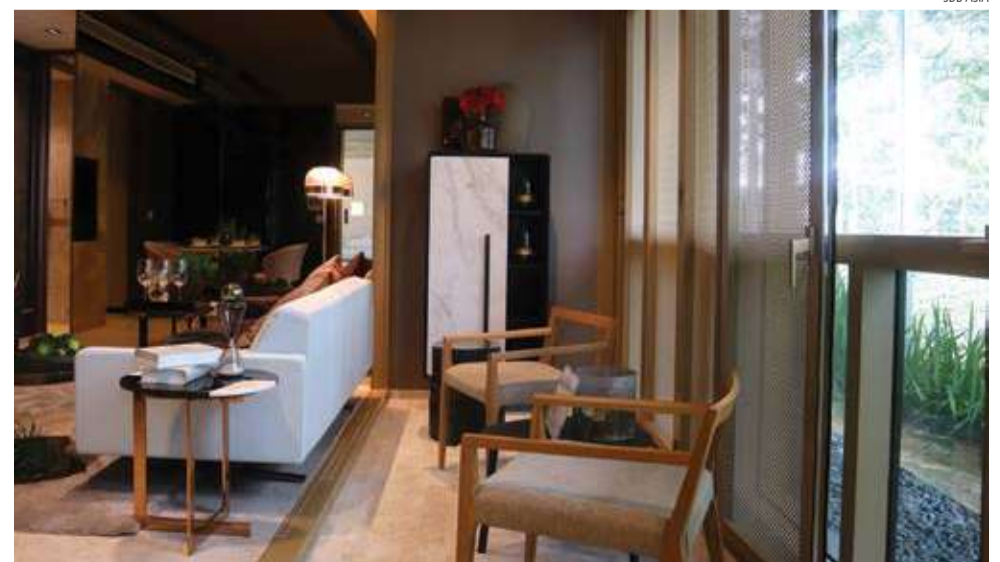
Each apartment at One Draycott has a timber front door decorated with handcrafted oak facets

SDB ASIA



The interior of one of the units at One Draycott

SDB ASIA



The balcony is fitted with a slide-and-fold screen that shelters it from the elements when in use

The Hyde: Exuding luxury and elegance

PICTURES: AURUM LAND



Landscape
Excellence

Innovation
Excellence

BY TIMOTHY TAY
timothy.tay@edgeprop.sg

Nestled along Balmoral Road in prime District 10, The Hyde lives up to its name as an idyllic hideaway home from Singapore's urban hustle and bustle. This year, The Hyde was awarded two accolades at the EdgeProp Singapore Excellence Awards 2023 (EPEA 2023) — Landscape Excellence and Innovation Excellence.

The Hyde is a 117-unit development at 11 Balmoral Road. The project was by local property developer Aurum Land, which completed the project in 2022. The architecture design of the condo was helmed by local architectural firm FDAT.

The EPEA 2023 judges saw firsthand how several of the innovative designs and smart features were incorporated into the project work in tandem to improve the liveability and lifestyle of residents. The judges were also impressed with how the landscape design created a highly liveable urban environment with a careful curation of flowering plants.

A home of smart comforts

At a time when smart-home technologies have become a fixture among new private residential developments, The Hyde demonstrated to the judges how it leverages useful construction and home technologies to elevate the lifestyle and living experience for residents.

For instance, The Hyde is the first new boutique development in Singapore to introduce sashless windows. This is a type of openable window frame where individual panes of glass are installed along tracks built into the outer frame of the window. This creates a more seamless and expansive view, as well as encourages better air circulation compared to the traditional aluminium or timber window frames. This is a useful feature at The Hyde, where units enjoy unblocked views of the neighbouring Goodwood Hill neighbourhood.

In line with the prevalence of courier and on-demand delivery services, The Hyde features a smart locker system and concierge service, provided in collaboration with local logistics service company Parcel Santa. This enables



The Hyde is a 117-unit development along Balmoral Road. The project was completed in 2022 by Aurum Land



The architectural profile of the 12-storey residential block is complemented by the landscaping and greenery

residents to receive parcels at their convenience while maintaining the condo's privacy and security.

Aurum Land was also mindful of future-proofing the development, particularly as electric car usage continues to trend upwards. With several electric-vehicle charging points installed at the car park, residents can easily charge their electric cars at home.

Many of the smart-home features and estate management services are hosted on a dedicated mobile application. This enhances the overall living experience, keeps regular maintenance low, and boosts the overall energy efficiency of each household. Other functions such as QR code-based registration for guests and an advanced home monitoring system keep residents and the development safe and secure.

Landscape aesthetics

The Hyde also scored exceptionally high in terms of landscape excellence, and the judges praised the development for its approach towards landscape aesthetics, liveability and wellness, as well as biodiversity.

The landscape specialist on the judging panel this year, Yvonne Tan, director at DP Green, admires the innovative approach towards landscape design throughout the development. "There was a strong focus on the visual elements of the landscaping which complemented all of the shared spaces and areas with facilities," she says. She adds that the landscaping around the play area and fitness zone was cleverly integrated and the most memorable to her.

Tan also likes the terraces that lead to the lawn area, a focal point of the condo. The luxury of this type of expansive green space is rare and elevates the living experience for residents of all ages.

In terms of unique design elements, Aurum

Land also went above and beyond the norm with an eye-catching constellation swimming pool, she says. "This is a very interesting and unique inclusion which is rarely seen at other new projects. It elevates a typical swimming pool into an art piece for the residents to enjoy," says Tan.

The Hyde also boasts a relatively high green plot ratio of 4.358 — this is a measure of the total leaf area of greenery relative to the total development site area. Similarly, 80% of the ground floor area has been set aside for greenery and landscaping.

The local flora incorporated into the green spaces throughout the condo include heliconia, torch ginger, frangipani and magnolia trees. Other species such as the syzygium zelanicum, a native evergreen shrub, attract butterflies, bees and birds.

Overall, the meticulously crafted landscaping complements the full-height glazed facades and sashless windows throughout the development. This highlights the distinct sculptural profile of the project. The terraced gardens, pillars and contemporary architectural lines frame the exteriors of the residential blocks.

This is the first time The Hyde has been celebrated at *EdgeProp Singapore's* annual property awards, with awards in two major categories. For Aurum Land, it is a well-deserved validation of the elegant design and thoughtful lifestyle planning for this boutique development. **E**



A 50m constellation pool, illuminated with lights that outline several star constellations, is akin to an artwork for the residents to enjoy



A terraced garden, grand pillars and contemporary lines frame the plaza



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AWARDS 2023

WINNERS

COMPLETED - NON-CENTRAL

(In alphabetical order)

BELGRAVIA GREEN



Belgravia Green occupies a land area of just under 137,000 sq ft with a total of 81 homes

PICTURES: TONG ENG GROUP



**Top Landed
Development**

BY ATIQAH MOKHTAR
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Belgravia Green offers landed living with condo facilities

Nestled along Belgravia Drive, off Ang Mo Kio Avenue 5 in District 28, is Belgravia Green. The mixed-landed strata development occupies a land area of just under 137,000 sq ft with a total of 81 homes. Of these, 71 units are terraced houses, while the remainder are semi-detached properties.

The project was completed last year and residents started moving in after it received its temporary occupation permit in November. Following its launch in November 2018, the project was fully sold within two years, based on caveats lodged. Units were taken up at an average price of \$884 psf on the strata area.

More recently, Belgravia Green scored another milestone at the EdgeProp Singapore Excellence Awards (EPEA) 2023 on Oct 6, when

it was awarded the Top Landed Development for the completed projects category.

Belgravia Green is a project by Fairview Developments, a joint venture between the Teo family-controlled property developer Tong Eng Group, and Yeap Holdings, the investment company of the Yeap family.

Design considerations

Homes in Belgravia Green consist of semi-detached houses of 3,757 to 4,004 sq ft. There are also 39 intermediate terraced houses of 3,423 to 3,466 sq ft, and 32 corner terraces of 3,294 to 3,638 sq ft.

The developer worked with Laud Architects to create a modern design concept for Belgravia Green that would provide a distinct yet cohesive look. Homes at the project each feature an asymmetrical façade inspired by an origami twist. A three-dimensional fin design frames the upper floors, offering the house protection from the elements as well as privacy. On the ground floor, each house has a private enclosed space demarcated by warm-toned aluminium frames.

All residences in Belgravia Green are three-storey properties that come with a basement as well as a roof terrace. There are five bedrooms in each home, four of which are en suite. The

master bedroom is also large enough to accommodate a walk-in wardrobe. Most houses are equipped with a home lift, while every basement is fitted with a carpark for two cars.

For the developer, it was important to provide a spacious and functional layout that optimised space. Common areas such as the living, dining and kitchen areas are all located on the ground floor, with a powder room also available for guests. The living area has a spacious, regular layout overlooking the private enclosed space, which acts as an extension of the area. Floor-to-ceiling windows are used in each room to let in natural light and provide a sense of expansiveness, while the open roof terrace provides flexible additional space for residents.

All kitchens are fitted with premium appliances from De Dietrich and Samsung. These include a fridge, a cooker hob, a conventional oven and microwave, and a washer. Bathroom fittings are supplied by Hansgrohe and Kohler.

Each unit is also fitted with a range of smart home features including a digital lock, smart air-con and lighting controls, a door sensor, as well as Internet Protocol cameras and a smart smoke sensor.



Residents enjoy the dual advantage of experiencing landed living while having access to condo-like facilities



Homes at Belgravia Green each feature an asymmetrical façade inspired by an origami twist

TONG ENG GROUP



The "Love Tree", a 5m-tall tree sculpture, serves as a distinct landmark in the development

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Facilities at Belgravia Green were designed to provide communal spaces that encourage interaction among families and neighbours



At night, ambient lighting illuminates the landscape features

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The development incorporates various pockets for retreat and recreation, such as this outdoor seating area

Recreational spaces

As Belgravia Green is a strata landed development, residents enjoy the dual advantage of experiencing landed living while having access to condo-like facilities. The development is a fully gated residence with 24-hour security that also comes with shared amenities.

Facilities at Belgravia Green were designed to provide communal spaces that encourage interaction and a sense of community among families and neighbours. A large infinity swimming pool, positioned near the main entrance of the development, serves as a focal point for residents. Here, residents can also enjoy a jacuzzi, water cascade features and a playground. Other amenities include a clubhouse, gym and barbecue deck.

Generous landscaping was utilised to create additional pockets for retreat and recreation throughout the estate. Between the rows of housing, water features and gardens line the pathways. Next to the playground, a 5m-tall tree sculpture, dubbed the "Love Tree", provides a distinct landmark within the development. At night, ambient lighting illuminates the walking paths and landscape features, offering a sense of warmth and cosiness.

The Belgravia trilogy

Belgravia Green is one of three projects in Fair-

view Development's Belgravia collection, the other two being the 118-unit Belgravia Villas and the 107-unit Belgravia Ace. The collection forms part of a wider cluster of landed projects that occupy a 40-acre (over 1.74 million sq ft) tract of land in the Seletar Hills estate. Fairview Developments had purchased the freehold land parcel, which stretches from Seletar Terrace to Nim Road, in the early 1970s.

Since then, Fairview Developments has developed the land in phases. The earlier phases were conventional landed housing projects comprising predominantly terraced houses and some semi-detached houses. These include the 79-unit Stratton Park, completed in 1992; the 82-unit Belgravia Park, completed in 1995; and the 82-unit Stratton Green, completed in 2003.

The Belgravia series is a collection of strata-landed developments at Belgravia Drive. Belgravia Villas was the first project to launch under the collection. Situated on a sprawling, 400,000 sq ft site, it comprises 100 terraced and 18 semi-detached properties. The fully-sold project was completed in 2018.

Belgravia Green, located across the road from Belgravia Villas, was the second project to launch in November 2018.

Belgravia Ace, the last phase in the collection, was launched in January 2022. Occupying a freehold site measuring 290,520 sq ft at

the very end of Belgravia Drive, it comprises 104 semi-detached and three terraced properties. To date, 82 homes (79%) at Belgravia Ace have been sold at an average price of \$1,082 psf, based on caveats lodged as of Sept 25. The project will be completed by 2028.

Evolving neighbourhood

The Belgravia collection is nestled within the Seletar Hills estate, a quiet residential enclave comprising mainly landed properties. Over the last two decades, the area has steadily grown in popularity as more amenities became available in the surrounding areas. These include the completed malls such as Compass One at Sengkang Square in 2002; Greenwich V in 2012; and Seletar Mall in 2014.

The area is also popular among cyclists and nature lovers, given its proximity to green spaces like Bishan-Ang Mo Kio Park and Lower Seletar Reservoir. Residents in Seletar Hills also have access via the Park Connector Network to scenic recreational routes in the area, such as the 26km North Eastern Riverine Loop that links Buangkok, Sengkang and Punggol.

The Seletar area has also been bolstered by the development of the 320ha Seletar Aerospace Park. Located adjacent to Seletar Airport, the business park is home to several aerospace-related enterprises and MNCs such as Rolls-Royce



Water features and gardens line the pathways between houses

TONG ENG GROUP

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Belgravia Green is the second project in the developer's Belgravia series, which includes Belgravia Villas and Belgravia Ace

ALBERT CHUA/THE EDGE SINGAPORE



Seletar Mall, which opened in 2014, has added to the variety of amenities available in the Seletar area



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BELGRAVIA ACE



VILLAS @ GREENBANK PARK



VILLAS @ GREENBANK PARK



Artist's Impression

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teb

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For enquiries, call
6226 6333
sales@tongeng.com.sg

Developer: Fairview Developments Pte Ltd (Co Reg 197201600D) • Developer License No: C1421 • Location: 18431T (Formerly known as Lot 17941L PT) MK18 at Belgravia Drive • Tenure of Land: Estate in Perpetuity • Expected Date of Vacant Possession: 31 January 2028 • Expected Date of Legal Completion: 31 January 2031 • Building Plan Approval No.: A1404-00450-2017-BP01 dated 10 November 2021

Developer: Tong Eng Brothers Pte Ltd (Co Reg 196000160W) • Location: LOT (S) 01314X, 01353V & 01354P MK16 at Greenbank Park • Tenure of Land: Estate in Fee Simple • Expected Date of Vacant Possession: 31 July 2027 • Expected Date of Legal Completion: 31 July 2030 • Building Plan Approval No.: A1653-21533-2021-BP01 dated 12 April 2023, A1653-21533-2021-BP02 dated 3 October 2023

JadeScape: The new landmark in the Shunfu-Marymount neighbourhood

PICTURES: ONG & ONG



**Top Mega
Development**

BY CECILIA CHOW

cecilia.chow@edgeprop.sg

The 1,206-unit JadeScape sits on a sprawling 408,927 sq ft, 99-year leasehold site at the junction of Marymount Road and Shunfu Road.

The project won the only Top Mega Development Award at the EdgeProp Singapore Excellence Awards (EPEA) 2023 on Oct 6.

The private condo is a redevelopment of the former Shunfu Ville privatised HUDC estate. Hong Kong-listed construction and real estate developer Qingjian Realty purchased the site en bloc for \$638 million in May 2016.

JadeScape was designed by award-winning architect Paul Noritake Tange of Tange Associates in collaboration with established Singapore-based architectural firm Ong & Ong.

The seven residential towers of JadeScape, which range from 21 to 23 storeys, are orientated towards MacRitchie Reservoir Park for residents to enjoy a view of the greenery. Located at the southeastern end of the Central Catchment Nature Reserve, MacRitchie Reservoir Park inspired JadeScape's design and Asian garden theme.

According to Ong & Ong, each of the seven towers is slightly different and has its own identity, although in harmony with the rest. The timber-like lattice screens and frames soften the glass façades of the towers, which are arranged to create interesting pockets of landscaped areas.

More than 90 amenities

Given the scale of the development, the project has a wide range of amenities, such as an infinity pool, sky terraces, a theatre-cum-karaoke room, an adventure playground for children and a fitness corner for the elderly.

The project also has two gyms, two residents' lounges with work-from-home facilities and meeting rooms and two sunken tennis courts, designed such that the views of the units on the lower floors are unblocked.

Located on Shunfu Road, JadeScape is just a five-minute walk to the Marymount MRT station on the Circle Line. The development is also near the future Upper Thomson MRT station on the Thomson-East Coast Line.

When JadeScape was launched five years



The main entrance of the 1,206-unit JadeScape, which was completed in 2022

ago in September 2018, Qingjian sold 303 units on the first weekend of sales at an average price of \$1,657 psf, based on caveats lodged. The development was entirely sold by September 2022. The final unit, a 764 sq ft, two-bedroom unit on the 19th floor of one of the towers, fetched \$1.46 million (\$1,910 psf). Based on sub-sales of units from July to September, prices ranged from \$2,056 psf to \$2,222 psf.

En bloc wave

Qingjian's purchase of the former Shunfu Ville was followed by a wave of other collective sales of privatised HUDC estates, such as the former Raintree Gardens (now the 729-unit The Tre Ver), former Serangoon Ville (the new 1,052-unit Affinity at Serangoon), former Rio Casa (the upcoming 1,472-unit Riverfront Residences) and Tampines Court (the newly completed 2,203-unit Treasure at Tampines).

JadeScape may have been Qingjian's first private residential development on a site purchased en bloc and its largest, but it is by no means the developer's last. Qingjian went on to purchase the former Goodluck Garden on

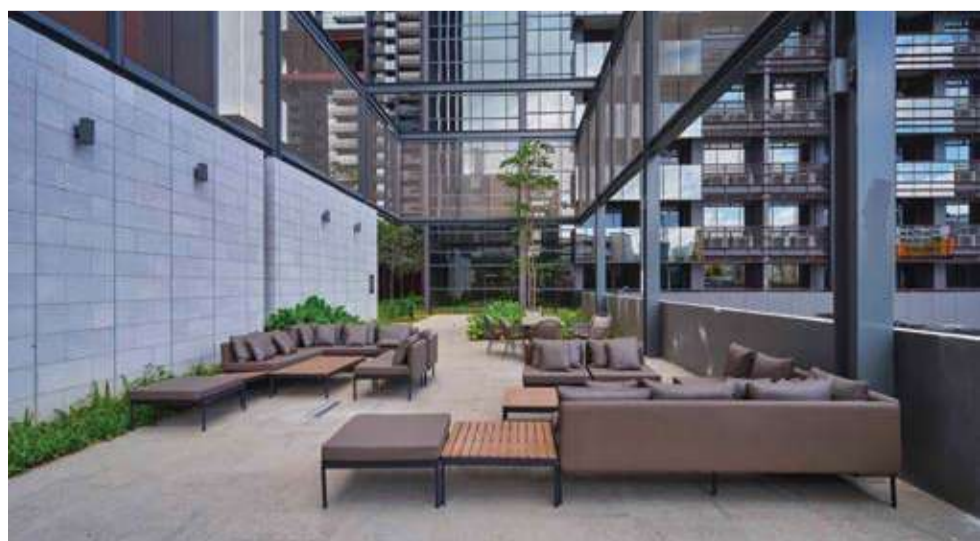
Toh Tuck Road for \$610 million in 2018 and the former row of apartments and shops on Phoenix Road for \$42.6 million in 2019.

The former Goodluck Garden was launched as the 633-unit Forett at Bukit Timah in August

2020. The project was entirely sold by March this year. The former block of apartments and shops on Phoenix Road was launched as the 105-unit The Arden. Launched in August, the project is about one-third sold to date. ■



Facilities include lap pool, two residents' lounges, two gyms among others



A sky terrace at JadeScape



The project has two tennis courts, which are sunken to buffer the noise and so as not to disrupt the view of units on the lower floors



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Piermont Grand: Cornerstone EC in Punggol town



BY TIMOTHY TAY
timothy.tay@edgeprop.sg

Piermont Grand is the only completed executive condo (EC) that took home the coveted Top Executive Condominium Award at the EdgeProp Excellence Awards 2023. At the awards ceremony on Oct 6, the landmark EC project was celebrated for its leading design, landscape and innovative development practices.

The project was among a shortlist of projects that were visited by the panel of judges this year; the site visit provided a first-hand look at the EC which was completed in February. The judges praised Piermont Grand for its all-roundedness as an award-winning residential development.

Previously, Piermont Grand won the Sustainability Excellence Award in the Uncompleted Residential (Non-Central) category at the EdgeProp Excellence Awards 2020. The EC project is jointly developed by mainboard-listed City Developments and TID Residential.

A homage to Punggol's kelong heritage

The judges of this year's EPEA 2023 recognised the architectural efforts of the developers and the architect, P&T Consultants, which have ensured that the development blends with the riverside environment and are cognisant of the existing residential developments around it.

The architecture and overall design of Piermont Grand was inspired by the fishing villages and kelongs that had settled in the Punggol area. These early settlers were pioneers of the land, and stayed in the area from the 1800s until the 1980s, when they were relocated to make way for modern housing.

Piermont Grand scored very well in its landscape category. The landscape consultant for this project was local landscape studio Tinderbox.

Cascading water features accentuate the landscape spaces throughout the development, from the waterfalls highlighting the main entrance to the prominent infinity-edge lap pool overlooking My Waterway @ Punggol, an artificial waterway crossing Punggol New Town.



The 820-unit EC was completed in February

The landscaped areas throughout the project work with the architectural expressions of the facilities and recreation decks, which have designs that are reminiscent of the stilt structure of traditional kelongs.

Some of the recreational water facilities available at Piermont Grand include a family pool, a dipping pool, a children's play pool and a hydrotherapy pool. Other amenities include a gym, a BBQ pavilion and lookout point, a play lawn, outdoor fitness area, BBQ pavilion with community garden, reading corners, cabanas and a tennis court.

Located along Sumang Walk, Piermont Grand rounds out the riverside developments along My Waterway @ Punggol, and joins other award-winning public housing projects such as Waterway Cascadia and Waterway Terraces I & II, as well as integrated development Waterway Point.

The development is close to Sumang and

Nibong LRT Stations, which are also connected to Punggol MRT Station and Bus Interchange. Nearby, shopping, dining and entertainment amenities can be found at Waterway Point, Punggol Plaza and Oasis Terraces.

Strong take-up rate

Piermont Grand comprises 13 blocks of 10- to 18-storey residential towers. The 820-unit project consists of three- to five-bedroom units that range from 840 to 1,701 sq ft, as well as 54 three- to five-bedroom penthouse units of 990 to 1,701 sq ft.

The award-winning attributes of Piermont Grand translated into strong sales for the EC. The project was launched for sale in July 2020. Its launch, over the weekend of July 27 and 28, saw 375 units (46%) snapped up by eager buyers. At the time, prices started from \$888,000 for a three-bedder, while four- and five-bedroom units were going for between

\$1.34 million and \$1.5 million.

According to developer sales data, the EC was about 69% sold within a year of its launch and was fully sold by the end of 2021. According to transaction data tabulated by *EdgeProp Singapore*, the steady take-up rate also translated to positive price increases.

At its launch in July 2020, the average selling price was about \$1,080 psf, before increasing to \$1,175 psf in July 2021. By the time the development was fully sold in December 2022, the price was about \$1,338 psf.

According to caveats, the most expensive unit sold at Piermont Grand is a 1,507 sq ft, five-bedroom unit on the eighth floor that fetched \$1.831 million (\$1,216 psf) in December 2021. This is closely followed by the sale of another 1,507 sq ft five-bedder on the 13th floor; the sale was by the developer at a price of \$1.827 million (\$1,213 psf) in November 2021. ■



Piermont Grand scored very well in its landscape category



The award judges had a first-hand look at the landscape, design and liveability features at Piermont Grand



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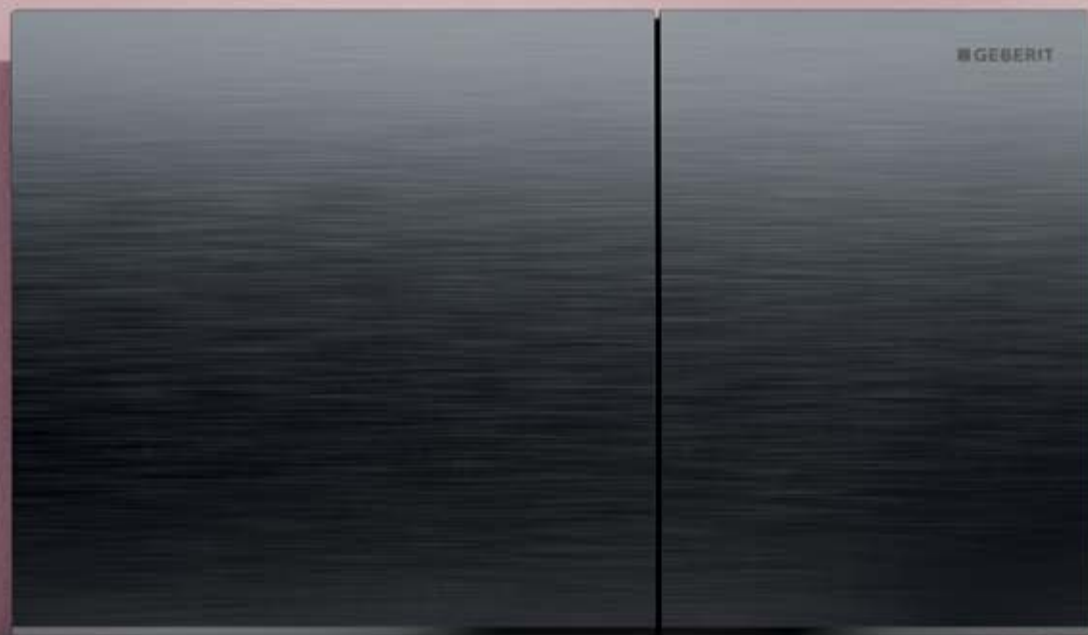
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The twin 36-storey towers of Whistler Grand at West Coast Vale was completed just last April

Whistler Grand's award-winning streak

- 

Top Development
- 

Landscape Excellence
- 

Design Excellence
- 

Innovation Excellence
- 

Sustainability Excellence

BY CECILIA CHOW
cecilia.chow@edgeprop.sg

Whistler Grand had a winning streak at the EdgeProp Singapore Excellence Awards (EPEA) 2023, securing awards for Landscape, Design, Innovation and Sustainability and the overall Top Development award.

The private condo has 716 units spread across twin 36-storey towers and sits on a 210,883 sq ft

leasehold site. Developed by listed property giant City Developments (CDL), the project was launched in November 2018 and fully sold by October 2021, with Temporary Occupation Permit (TOP) obtained in April 2022.

Whistler Grand is the third and latest private condo in the new residential enclave of West Coast Vale, off West Coast Road. The first two projects at West Coast Vale were the 752-unit Parc Riviera, launched in November 2016 and completed in 2019; and the 520-unit Twin

View, launched in May 2018 with TOP in 2021.

The cluster of private condos at West Coast Vale totals 1,988 units and is developed on 99-year leasehold sites purchased by developers through government land sales (GLS) tenders. They are part of URA's Master Plan 2019 to rejuvenate the Clementi Planning Area with new housing options at Clementi, Sunset Way and West Coast.

Beyond housing, there are also new amenities in the area. For instance, CDL has incorpo-

rated pedestrian linkways from both the main entrance and side entrance of Whistler Grand to the existing Ulu Pandan Park Connector, which runs along the Pandan River and allows residents to enjoy the greenery and the river view.

The Ulu Pandan Park Connector is linked to the Western Adventure Loop and other park connectors, namely Bukit Batok East Park Connector and Hillview Park Connector. The waterway of Pandan River will also be transformed under the Active, Beautiful & Clean (ABC) Wa-



The view of the sea from the high floor units



Whistler Grand has several pools, including the lap pool, spa pool and children's pool



Cantilevered gym and the 88m lap pool

ters Programme, creating an activated leisure corridor that brings residents closer to nature.

More walking and cycling trails are planned between Sunset Way and West Coast Park in the future, which could link up with the Coast-to-Coast Trail, Rail Corridor, Round Island Route and Pasir Panjang Linear Park. This will, in turn, link to other attractions islandwide.

Proximity to Jurong Lake District

Besides West Coast Vale, the government is introducing more housing options at Clementi Avenue 1. A new GLS site at Clementi Avenue 1 that could yield 500 residential units was launched for tender in June, with the tender will close on Nov 7.

The Clementi Planning Area is close to the Jurong Lake District (JLD), which URA has envisioned as the second CBD since the 2008 Master Plan. The launch of a 6.5ha master developer site in June by URA is aimed at kickstarting the next development phase of JLD.

“The activation of JLD has made the whole area alive, and the West Coast area more attractive given its proximity,” says Tang Kok Thye, associate partner of ADDP Architects and a judge on the EdgeProp Excellence Awards 2023.

Design aspects

Residents at Whistler Grand will be able to enjoy the amenities at JLD, adds Tang, given that it is just a 10-minute drive away. Incidentally, ADDP Architects was the design architect of Whistler Grand, with Coen Design International as the landscape architect and construction firm Woh Hup, as main contractor.

One of the attractive design aspects of Whistler Grand is the extensive ground-level landscape, given that the carpark is in the basement, and the two towers are elevated, notes ADDP’s

Tang. The central placement of the two blocks, the setback distance from the Ayer Rajah Expressway and extensive landscaping provide an adequate buffer.

The two towers at Whistler Grand are orientated such that residents of the high-floor units can enjoy unblocked views of the city, the greenery at Bukit Batok and Bukit Timah Nature Reserve or Pandan Reservoir and the sea.

However, all the residents can enjoy the panoramic views from the Sky Club on the 24th floor and the Star Club on the 30th floor of both towers. “The sky terraces give residents a view of the surroundings,” says Tang. “Whistler Grand introduced a lot of greenery given the landscaped gardens on the ground floor and the sky terraces on the 24th and 30th floors.”

For Angela Lim, director and co-founder of SuMisura, who is also on the judging panel of the EdgeProp Excellence Awards 2023, what stood out at Whistler Grand was the drop-off with its extensive feature wall of black forest stone slabs with matte leather finish.

Another draw was the landscape design, with a generous-sized event space and 88m lap pool, which Lim adds, is characteristic of all CDL’s condo projects.

For landscape architect Yvonne Tan, director of DP Green, Whistler Grand scored high in terms of landscape design not just in terms of aesthetics, but from its functionality. “You see people enjoying the facilities,” says Tan, who has been on the judging panel for six straight years. “There is even a wheelchair ramp leading to the pool. It’s the little details that matter.”

‘Reality versus the plan’

Sky Seah, academic director and senior lecturer at the Department of Real Estate at the National University of Singapore Business School,

who is also on the judging panel of this year’s awards, likes to see “the reality versus the plan”.

After reviewing the written submission and touring the grounds, Seah gained a fresh perspective on the project. “It demonstrates how a developer can balance affordability with the creation of an exclusive, high-quality project,” says Seah.

CDL is no stranger to the West Coast area, having developed the neighbouring 493-unit Botannia, the 280-unit Monterey Park Condo and the 396-unit Hundred Trees over the past 18 years. All three condos sit on 956-year leasehold sites. These projects are 12-storey buildings, unlike Whistler Grand, which is a high-rise 36-storey development.

Units at Whistler Grand range from one-bedroom to five-bedroom, with sizes from 441 sq ft to 1,442 sq ft and cater to all lifestyles. Some

three-, four- and five-bedroom units have flexi space and even dual-key configurations. There are only two penthouses at Whistler Grand, and they both come with five bedrooms and a flexi space, with sizes of 2,217 sq ft and 2,422 sq ft, respectively.

Prices at Whistler Grand have soared over the past five years. When the project was launched in early November 2018, the average price of the 160 units sold on the first weekend of sales was \$1,380 psf. Since completion, units have changed hands at prices from \$1,838 psf to \$1,983 psf, based on caveats lodged from June to September.

The highest price of \$1,983 psf achieved in Whistler Grand was registered in September when a 958 sq ft, three-bedroom unit on the 31st level changed hands for \$1.9 million. **E**

ALBERT CHUA/THE EDGE SINGAPORE



Judges at the site inspection of Whistler Grand. The project scored high in landscape design which is functional and visually appealing



The arrival and drop-off area with its feature wall of black forest stone slabs with matte leather finish



Close-up of the cantilevered gym

The Tre Ver offers unique homes by the trees and river



**Top
Development**

BY TIMOTHY TAY

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The Tre Ver might be Singapore's best example of a residential project that truly embraces the duality of its environment, connecting the riverfront and surrounding verdant greenery. It is no wonder that the judges of the EdgeProp Singapore Excellence Awards (EPEA) 2023 gave the development the Top Development award under the Completed Central category.

Jointly developed by mainboard-listed UOL Group and Singapore Land, The Tre Ver is a 729-unit condo at Potong Pasir Avenue 1. The contemporary architecture of the development was designed by award-winning architectural firm Woha.

The Tre Ver passed with flying colours across all categories in design, innovation, landscape, and sustainability. In fact, the development scored the highest points for landscape excellence among all the projects in the Completed Central category.

Trees, river, home

The developers knew that they had a rare opportunity to elevate the existing attributes of the site when they purchased the land in 2016. The site had housed the former Raintree Gardens, a privatised HUDC or Housing and Urban Development Company estate, which was acquired en bloc for \$344.2 million (\$797 psf per plot ratio).

After months of careful deliberation and planning, the developers unveiled the name of the new project in 2018. The Tre Ver combines the key elements that characterise the project — the first word is derived from “trees”, for the verdant greenery that surrounds the site; and the second word from “river”, for its broad 220km frontage along the Kallang River.

To realise this biophilic design, Woha was appointed. The architectural firm has been a champion of green design and is behind UOL Group's iconic Parkroyal on Pickering and the newly refreshed Pan Pacific Orchard.

The design of The Tre Ver makes optimal use of the broad riverfront and existing treeline, which includes 12 conserved rain trees, and weaves them into the network of gardens, terraces, courtyards, pools, and waterfalls within the development. A new riverfront broadwalk also provides residents with scenic views and recreational opportunities.



The Tre Ver, a 729-unit development, was completed in November 2022

This focus on biophilic design — the methodology of designing buildings and landscape that nurtures the relationship between people and nature — is true to form for Woha and a fundamental development goal for UOL Group and Singapore Land. These features not only enhance the overall aesthetic appeal but also elevate the all-rounded living experience for residents.

A landscape of green homes

During a site visit, director of DP Green Yvonne Tan, who was one of the judges, felt that the use of landscaping to complement the different lobby areas and communal spaces helped to differentiate each space and contribute to the overall sense of arrival.

The development makes full use of its 201,405 sq ft plot to evenly distribute the residential blocks, amenities, and landscaping. There are nine residential blocks — three 20-storey blocks, two 19-storey blocks, and four 8-storey blocks. About 80% of the residential units will have views of the river or pool, while the remainder will look out towards Bidadari or Woodleigh Park and the surrounding greenery.

The architecture of the residential blocks takes on clean and contemporary lines, with an emphasis on natural materials and greenery. They are all also arranged to maximise wind flow throughout the development, as well as reduce solar heat gain during the day.

The four low-rise blocks are designed with tiered contours planted with flowering shrubs and trees, while the five high-rise blocks have sky gardens on each floor, adding to the overall sense of vertical greenery.

The developers were also mindful of Singapore's push towards a car-lite society and included 125 sheltered bike-parking facilities to

promote active mobility and sustainable last-mile commuting. The development is 700m from Potong Pasir MRT Station, with public buses serving the neighbourhood.

Drought- and shade-tolerant plants were selected to reduce the overall maintenance and allow the plants to thrive. Natural insect- and mosquito-repelling plants such as eucalyptus, lemongrass, and mint are grown throughout the development to reduce the need for fogging.

Evergreen appeal

It is no wonder that The Tre Ver was extremely well-received by buyers. The condo was the best-selling new launch project for the month of August in 2018. The project was launched for sale on Aug 4 and successfully sold 164 units (22%) over 28 days. At the time, the median price of a unit at The Tre Ver was \$1,551 psf.

By August 2019, the development was close to 80% fully sold. The last unit was purchased in April 2021, and the development achieved an average selling price of \$1,700 psf that month.

Since then, there has been a robust sub-sale market with more than 112 caveated sub-sale transactions over the past two years. This has pushed up the selling price at The Tre Ver to about \$1,950 psf last month. The most expensive sub-sale on a psf-price basis is a 1,335 sq ft unit on the seventh floor that fetched \$2.56 million (\$1,917 psf) on March 8. **E**



The Tre Ver embraces the duality of its environment, connecting the river and verdant greenery



Water features like this pool are framed by the residential blocks and complement the natural surroundings



The low-rise residential blocks feature charnfered balconies and articulated brise soleil, creating a unique look

UOL GROUP/SINGAPORE LAND

ALBERT CHUA/THE EDGE SINGAPORE



EdgeProp
SINGAPORE
EXCELLENCE
AWARDS 2023

WINNERS

UNCOMPLETED - CENTRAL

(In alphabetical order)

BLOSSOMS BY THE PARK

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Scale model of the 27-storey Blossoms by the Park, with 275 units, is located next to one-north Park

Blossoms by the Park stands out for integration of public path and park into landscape

BY CECILIA CHOW
cecilia.chow@edgeprop.sg



Blossoms by the Park was one of the new launches that stood out this year for many reasons. The developer of the 275-unit private condo went ahead with its scheduled launch on April 29 despite the most austere set of property cooling measures unleashed by the government just two days earlier.

“It wouldn’t have made any difference if I had delayed the launch by another week,” Lim Yew Soon, managing director of EL Development, commented at that time.

Based on the turnout during the fortnight of private previews at the project sales gallery, Lim reckoned most buyers are likely to be Singaporeans and first-time homebuyers, less affected by the cooling measures. The gambit paid off with about 200 of the 275 units in the private condo at one-north snapped up on the first day of launch at an average price of \$2,423 psf. The project is over 78% sold to date.

Blossoms by the Park has also emerged as a multiple-award winner at the EdgeProp Singa-

pore Excellence Awards (EPEA) 2023, obtaining awards for Design and Innovation Excellence and the overall Top Development award for a project under construction in the Central area.

The 27-storey Blossoms by the Park has a mix of one-bedroom-plus-study to four-bedroom, with sizes ranging from 549 sq ft to 1,507 sq ft. The apartments are from the second to 27th floors, with a commercial podium of four strata-titled units on the first level and two levels of basement parking.

The condo is located at Slim Barracks Rise in one-north, a 200ha development by JTC Corp, with the master plan designed by Zaha Hadid Architects. One-north targets companies in the Infocomm, media, tech, biomedical and research & development sectors. It epitomises a

24x7 work-live-play-learn lifestyle and environment. One-north is also near educational and research institutes such as the National University of Singapore (NUS), Insead, Singapore Institute of Technology and the Singapore Science Parks.

Overcoming design challenges

Part of the JTC urban design guidelines for one-north is that the boundary between the private and public spaces be fenceless. Blossoms by the Park has a public thoroughfare running through the site, providing a shortcut to the one-north Park next door and the Buona Vista MRT Interchange Station (for the Circle and East-West Lines).

ADDP Architects worked closely with landscape architect Ecoplan Asia to create seamless connectivity from the site to the park and MRT

station. The public thoroughfare has been designed as a public plaza, with landscaped terraced walkways, feature walls and glass canopies.

The four commercial units on the first level of the development were orientated to face the public thoroughfare.

“That was a real design challenge,” says Tang Kok Thye, associate partner of ADDP Architects, the design architect for Blossoms by the Park. Tang sits on the EdgeProp Excellence Awards 2023 judging panel.

“It’s like fitting in the last piece of the jigsaw puzzle in the one-north master plan,” says Tang.

EL Development will also upgrade the one-north Park with updated play equipment and facilities, such as a 20m slide. Future residents of Blossoms by the Park will be able to access



The lap pool on the facilities deck and the terraced public plaza and walkway leading to the park



Artist’s impression of the facilities deck on the left and the terraced public plaza on the right

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The showflat of a two-bedroom penthouse at the sales gallery of Blossoms by the Park

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The two-bedroom penthouse with double-volume ceiling at the living room

the park via a side gate, thereby enjoying these facilities on top of their own development's private facilities.

"The way the project was integrated with the public park and the public walkway with retail units fronting it was innovative and thought through in terms of traffic flow and even generating footfall for the commercial units," says Sky Seah, academic director and senior lecturer at the Department of Real Estate, NUS Business School, National University of Singapore (NUS), who is also on the judging panel of the EdgeProp Excellence Awards 2023.

Seah adds: "If they can find the right operator to curate the right tenant mix, it will create a strong retail identity for the area."

Sales gallery that stands out

The sales gallery also stood out in terms of design and innovation. EL Development had taken over the sales gallery previously occupied by One-North Eden. The 165-unit One-North Eden is a joint venture between Hong Leong Holdings and Mitsui Fudosan. Launched in April 2021, the project was fully sold by March 2022 at an average price of \$1,965 psf.

Interior design firm SuMisura designed the interiors of the sales gallery and showflats of One-North Eden. EL Development engaged SuMisura to design Blossoms by the Park's sales gallery

and showflats.

"I was a natural choice as I'm already familiar with the original base of the sales gallery," says Angela Lim, director and co-founder of SuMisura. Lim also sits on the judging panel of this year's EdgeProp Singapore Excellence Awards.

Lim believes the appeal of the show units at Blossoms by the Park is not its lavishness but its space planning and personalisation. "It helps homebuyers envision how they can use the space," she adds.

PPVC construction

The main contractor of Blossoms by the Park is Evan Lim & Co, which will be using the Prefabricated Prefinished Volumetric Construction (PPVC) method. Under PPVC, the units will be assembled as concrete modules with slabs, beams and columns in a factory off-site.

Drones will be used to monitor the progress of construction and to check on workmanship or other issues in areas that are not easily accessible when the scaffoldings and temporary access have been removed, such as the roof structure.

The homes will be provided with smart gas or induction hobs in the kitchen, which can be controlled via a mobile application. Units also come with mobile-enabled digital locks that allow homeowners to grant access remotely via PIN codes and Bluetooth keys.

Attractive location

The project is scheduled for completion by December 2026. Given its location, Blossoms by the Park attracted two groups of homebuyers: investors who intend to rent their units to those who work in one-north, and owner-occupiers who want to live near their workplace.

Multinational firms located in one-north in-

clude Google, GSK, P&G and Shell. Other notable companies headquartered at one-north include Grab and Razor.

Besides tertiary institutions, other schools in one-north include Fairfield Methodist Primary and Secondary, Anglo Chinese Independent School and International schools such as Tanglin Trust School and Dover Court International School. **E**

EL DEVELOPMENT



Artist's impression of the strata-titled retail units fronting the landscaped public pathway leading to the one-north Park and MRT station

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Showflat of the four-bedroom penthouse at Blossoms by the Park

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



View of living room towards dry and wet kitchen, fitted with induction and gas appliances

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



One of the bedrooms turned into a study

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The balcony is fitted with a slide-and-fold screen that shelters it from the elements when in use



BLOSSOMS

by the Park 博盛苑



Artist's Impression



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- 1 MRT stop from Holland Village
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- One of the first residential developments with in-built smart kitchen appliances
- A premium development with retail conveniences right below your home



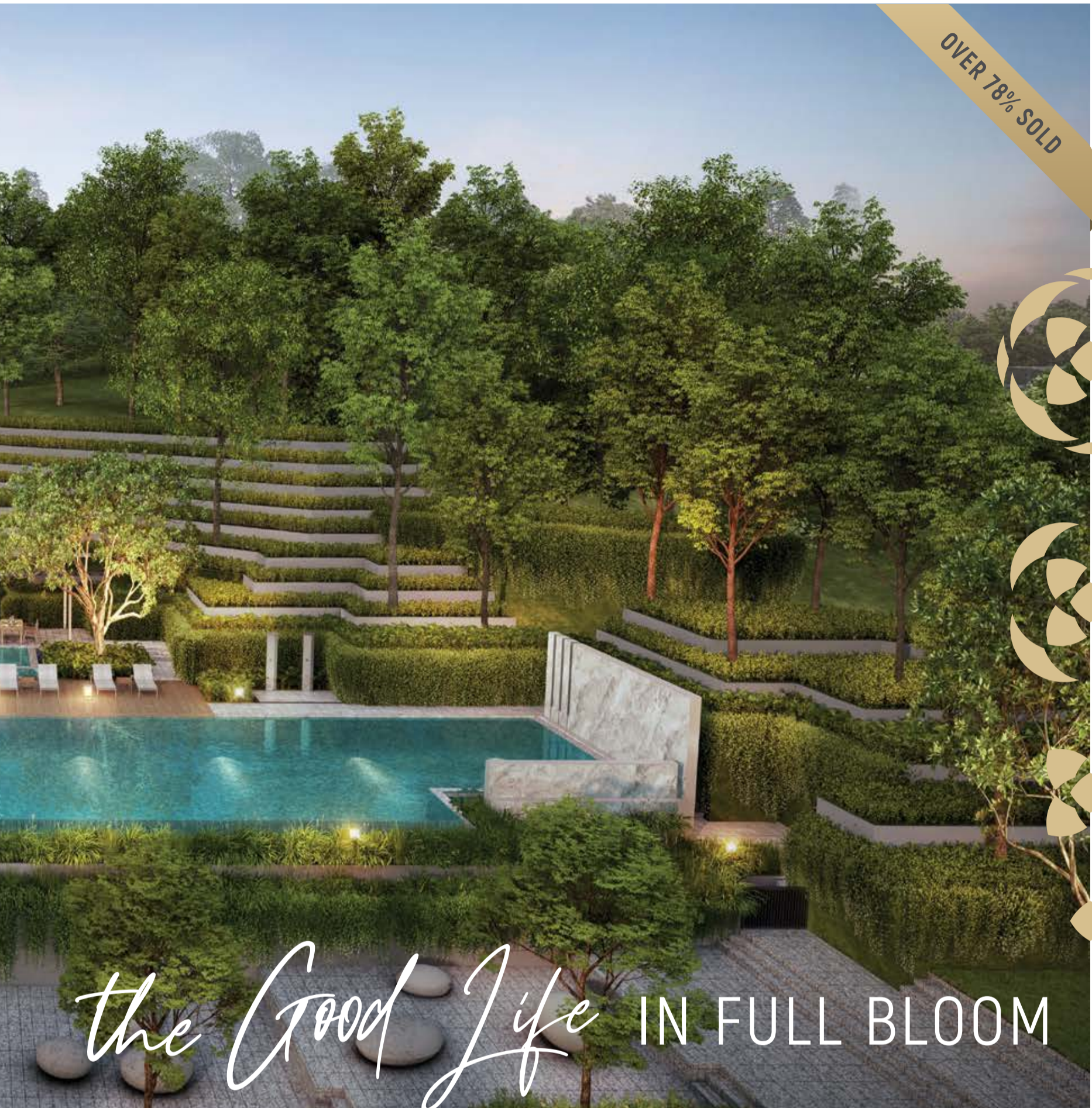
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Developer: EL Development (Buona Vista) Pte. Ltd. (UEN 202135422N), EL Development (One-North) Pte. Ltd. (UEN 202135415N) • Sales Licence No.: C1444 • Tenure of Land: Leasehold estate of 99 years commencing from 10 Jan 2022 • Encumbrances: Caveat(s)/Mortgage(s) in favour of United Overseas Bank Limited • Expected Date of Vacant Possession: 31 Dec 2027 • Expected Date of Legal Completion: 31 Dec 2030 • Location: Lot 05582V of Mukim 03 at Slim Barracks Rise • BP Approval No. A1720-00020-2021-BP02 dated 17/03/2023

OVER 78% SOLD




the Good Life IN FULL BLOOM



Artist's Impression

 Buona Vista
3 mins walk



 one-north
8 mins walk

**THE TALLEST
RESIDENTIAL TOWER**
Rising 27 Storeys From one-north Park



Artist's Impression

Sold-out Cairnhill 16 impresses with residences inspired by nature



BY ATIQAH MOKHTAR
atiqah.mokhtar@edgeprop.sg

Cairnhill, a luxury residential enclave just off the Orchard Road shopping belt, began as a nutmeg plantation owned by Charles Carnie, who built a sprawling estate atop a hill during the days of British colonial rule. At the turn of the 20th century, the Cairnhill area became known as an address for the wealthy, with several prominent local businessmen owning houses there.

Today, the Cairnhill area has become synonymous with high-end residential offerings, including luxury condos and conserved terrace houses in an enclave bounded by Cairnhill Road, Cairnhill Circle, Clemenceau Avenue North and Scotts Road.

Located in prime District 9, the estate enjoys proximity to various amenities, from malls and eateries on Orchard Road to medical facilities such as Mount Elizabeth Hospital and Paragon Medical. Clubs such as The American Club and Tanglin Club are a five-minute drive away, while schools nearby, such as Anglo-Chinese School (Junior) and St Margaret's Primary School, also make the area appealing for families.

Construction is well underway for Cairnhill 16, the 15-storey residential tower by TSky Cairnhill, a consortium led by TSky Development. Nestled within the Cairnhill estate and comprising just 39 units, the freehold boutique development is at the top of Cairnhill Rise, next to the Cairnhill Arts Centre.

At the EdgeProp Singapore Excellence Awards 2023 event on Oct 6, Cairnhill 16 clinched the title of Top Boutique Development for uncompleted projects. The Top Development award recognises well-rounded projects that achieve high scores across all judging categories.

The award marks a new win for TSky Development, the 60:40 joint venture between Singapore-listed construction companies Tiong Seng Holdings and Ocean Sky International. The joint venture was formed in 2017 to undertake property development projects.

Cairnhill 16 is the second project by TSky Development, the first being Sloane Residences. The completed 52-unit condo on Balmoral Road saw its final four units sold in January, after the project received its temporary occupation permit last November.

Cairnhill 16, launched for sale at the end of 2021, has seen similar success. Caveats lodged with URA show that the last unit at Cairnhill 16, a



The 39-unit Cairnhill 16 will comprise a mix of two-, three- and four-bedders

1,292 sq ft, three-bedroom-plus-study apartment on the second floor, was sold by the developer for \$3.55 million (\$2,667 psf) on Aug 26. With the sale, Cairnhill 16 is fully taken up, with units sold at an average price of \$2,885 psf.

Oasis in the city

Cairnhill 16 is a redevelopment of the former Cairnhill Heights, which TSky Development purchased en bloc for \$72.6 million in April 2018. Measuring around 15,408 sq ft, the freehold site is within walking distance of the Newton MRT Interchange Station.

Given the verdant greenery that populates the Cairnhill estate, TSky Development says the design concept for Cairnhill 16 was driven by na-

ture. The developer envisioned the project as an oasis in the city that would give its residents a sense of well-being.

As a result, Cairnhill 16 incorporates plenty of greenery. Given the compact nature of the site, TSky Development says it opted for "vertical greening", with two sky terraces on levels 2 and 7 and a rooftop garden integrated into the tower.

Within the condo grounds, lush greenery frames the facilities, which include multiple pools, a deck, lounge areas and a gym. In one corner, a large feature tree is a focal point for the condo's two-storey, multi-purpose pavilion. Using various species of trees and plants that differ in height and density, Cairnhill 16's landscaping aims to create an idyllic garden environment for its residents.

Functional luxury

Residences at Cairnhill 16 comprise a mix of two-bedders of 775 sq ft, three-bedders of 1,055 sq ft, three-bedroom-plus-study units of 1,292 sq ft, and four-bedroom units of 1,744 sq ft. The diverse unit mix aims to cater to a large range of buyers, be it young couples, or families that need a larger space.

According to the developer, all units were crafted to balance luxury with efficient space planning. There is private lift access for all units.

Most units have a generous ceiling height of 3.2m, while apartments on the 14th floor have a ceiling height of 4.2m. Floor-to-ceiling windows wrap around the corners of bedrooms, offering an expansive view of the surroundings.

To maximise the utility of space, living and dining areas occupy one area regular in shape, allowing owners the flexibility to configure the space to their liking. The area also opens out to the balcony, which can serve as a further extension of the space.

To accentuate the premium nature of the development, high-end finishes and fixtures were chosen, such as large-format marble tiles in the living and dining area, kitchen appliances from Swiss brand V-Zug that include a fridge integrated with the kitchen cabinetry, and sanitary ware from Grohe. ■



The rooftop garden, which includes a cooking and dining area



The drop-off area incorporates generous landscaping



The pool area

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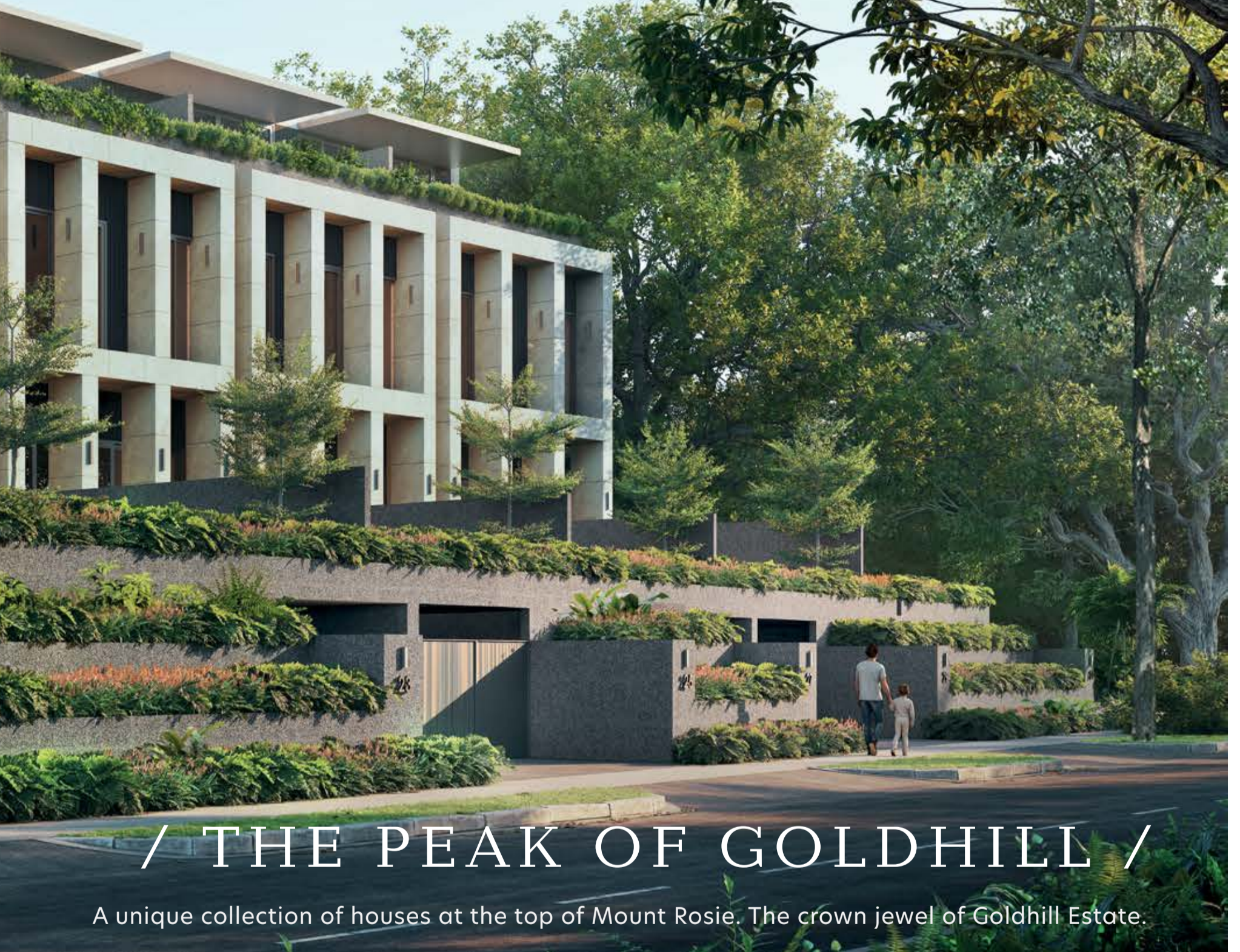
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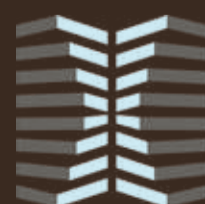
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/ THE PEAK OF GOLDHILL /

A unique collection of houses at the top of Mount Rosie. The crown jewel of Goldhill Estate.



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• Expected Date of Legal Completion: 31 December 2027 • Location of the Housing Project: 21, 23, 25, 27, 29 and 31 Mount Rosie Road Singapore comprised in Lot 96282A of Mukim 17.

MOUNT ROSIE SIGNATURE COLLECTION

PICTURES: FRX CAPITAL



Mount Rosie Signature Collection comprises four terraced houses and two bungalows

FRX Capital clinches maiden win for landed project with Mount Rosie Signature Collection



**Top Landed
Development**

BY TIMOTHY TAY
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Homegrown real estate development company FRX Capital took home the coveted Top Landed Development award in the Uncompleted (Central) category at the EdgeProp Singapore Excellence Awards (EPEA) 2023. The winning project is its Mount Rosie Signature Collection in District 11.

This is a landmark win for the boutique developer which handed over its first three landed projects last year. It is also the first win the developer has achieved at EdgeProp Sin-

gapore's annual property awards.

FRX Capital, formerly known as Fraxtor Capital, is the development arm of Fraxtor, a Singapore-based blockchain-enabled real estate investment platform. This type of real estate investing offers individual investors a fractional share of a property development or investment.

Mount Rosie Signature Collection is FRX Capital's fourth landed project in Singapore launched where investors get a chance to invest fractionally. Last year, FRX Capital completed its first three landed projects — a pair of semi-detached houses at 5 & 5A Gardenia Road, three terraced houses at 187/189/191 Haig Road, and a pair of semi-detached houses at 6 & 8 Jalan Novena Selatan.

Stately hilltop homes

Mount Rosie Signature Collection comprises two bungalows and four terraced houses. The

architecture, conceptualised by DS Architects, features a modern colonnade design that is inspired by European townhouses which makes them look grand and stately. The interior design was curated by Wallflower Architects.

The project puts to advantage its hilltop position on Mount Rosie, nestled within the exclusive Goldhill Estate. This provides it with a commanding view over the low-lying landed houses along Barker Road and verdant greenery on Malcolm Road.

The collection of homes was launched for sale in August last year. According to URA caveats, at least two terraced houses have been sold to date. The first unit was an 8,450 sq ft, four-bedroom terraced house that was sold for \$12.35 million (\$3,805 psf) on Aug 30, 2022. This was followed by the sale of a 7,710 sq ft four-bedroom terraced house that fetched \$9.58 million (\$3,849 psf) when it was sold on Feb 14 this year.

Each terraced house consists of a basement with a private carpark for up to six cars, a lift to access the rest of the floors, and a helper's room with an attached bathroom. The ground floor features a central courtyard that is flanked by the living room and dining room. The kitchen, which is connected to the dining room, also leads to the laundry room and yard at the back of the house. A powder room for guests is also on this floor.

The living spaces make up the second floor and the attic. This includes the en suite master bedroom and en suite junior master bedroom, each featuring a walk-in wardrobe as well as an en suite bedroom. The attic contains the fourth en suite bedroom, a multi-functional entertainment room, and a common bathroom.

Elegant bungalows

The pride of Mount Rosie Signature Collection is undoubtedly the pair of detached bungalows



The central courtyard, featured in each house, is the centrepiece complementing the living spaces



The terraced houses feature an entertainment room on the attic floor



The stately modern aesthetic translates into well-crafted living spaces throughout the bungalows

which feature their own private entrance drive-ways and secluded backyards.

Compared to the terraced houses, the basement carpark of these two bungalows is large enough to accommodate 10 cars, while doubling up as an arrival hall for residents and guests. The bungalows are also the only ones at Mount Rosie Signature Collection to have a private pool each.

The largest bungalow sits on a 10,998 sq ft portion of the site and has a total built-up area of 24,958 sq ft. Its configuration, featuring six master bedrooms, two junior master bedrooms and two en suite bedrooms, makes it ideal for large multi-generational families. The basement also accommodates the first helper's room and a chauffeur's room.

Once again, a central courtyard is the focal point of the ground floor. It is surrounded by the dining room, living room, a private dining room with a pantry, and a kitchen with an attached pantry. The pool deck and pool are next to the dining and living areas. The first en suite master bedroom with a walk-in wardrobe is also on this floor.

The second floor consists of the second master bedroom, both junior master bedrooms, and both en suite bedrooms, as well as a study room and a dedicated family room. The attic houses a powder room, a pantry, a multi-functional entertainment room, and a gym. An extended open-air roof terrace expands the usable space.

Overall, the architecture and aesthetics of

the houses in Mount Rosie Signature Collection reflect the elegance of the landed homes in the Goldhill Estate and are elevated through the use of modern design and materials.

For example, the courtyards in each house allow light and natural ventilation to flow through the living spaces while the functional layout and modern colonnade architecture drive the modernist aesthetics.

Milestone achievements

The launch of Mount Rosie Signature Collection is a significant achievement for Fraxtor and FRX Capital. It is a sign that its business model, offering fractional shares in a property investment, is gaining traction and it can deliver luxury landed home projects to a discerning local market.

Cornerstone investors of Fraxtor and its projects comprise a group of investors led by veteran property developer Daniel Teo, the chairman and managing director of Hong How Group. Teo is also a director of local property development group Tong Eng Group.

This group of core investors, as well as individual fractional investors, also helped Fraxtor close the deal on the en bloc purchase of Gloria Mansion for \$70.3 million in January 2022. The freehold property at 292 Pasir Panjang Road, successfully attracted a round of investment for the redevelopment project which had an estimated gross development value (GDV) of more than \$145 million.

Fraxtor and FRX Capital have at least three

redevelopment projects lined up in their pipeline in Singapore but Fraxtor has yet to announce details of these upcoming landed projects and the redevelopment of Gloria Mansion.

This includes a landed development project at 56 Kingswear Avenue, redeveloping a semi-detached house with an earmarked GDV of more than \$8 million; the redevelopment of a semi-detached house at 10 Redwood Avenue with a GDV of more than \$11 million; and development plans to transform a detached house at 3 Merino Crescent into a new landed project with a GDV exceeding \$14 million.

Overseas diversification

Fraxtor has also diversified its investment opportunities for its customer base by entering overseas markets such as Thailand, Australia and the UK with a variety of real estate assets.

In Thailand, Fraxtor was one of a handful of investment partners that supported a deal by Singapore investment firm Prima Asset Management to acquire a freehold commercial property in Bangkok in June. Other investors were Baksh Capital and Thakral Corp.

The property comprises 250,000 sq ft of showroom, office, service and delivery space. It is leased to Tesla Motors through a triple net lease. While the acquisition price was not disclosed at the time, the property has a GDV of \$48.33 million.

Fraxtor also has a long-running partnership with Singapore-based Q Investment Partners (QIP) since August 2020. The tie-up has en-

abled Fraxtor's investors to take part in purpose-built student accommodation projects in the UK that are developed and managed by QIP. The tie-up was expanded last year to include QIP's multi-family housing fund in Japan.

Fraxtor has also taken its speciality in landed houses to Australia where it is funding several landed development projects such as Coterie Como in Perth, an 18-unit apartment project comprising one- to three-bedroom units. In Melbourne, it also invested in Maple on Hastings, a 12-unit apartment development with a mix of two- and three-bedroom units.

Winning features

With a strong pipeline of mostly landed development projects in Singapore, Fraxtor continues to establish itself in the prime and luxury landed homes segment here. Its Mount Rosie Signature Collection is its latest masterpiece that features elegant designs and modern aesthetics and is set within exclusive neighbourhoods.

The judging panel of this year's EPEA all felt that the terraced houses and bungalows in this collection pushed the envelope of design excellence. They also praised the overall design concept and functional design of the unit layouts.

The use of engineered stone on the facade was an example of the innovative design that the project demonstrated while the function of the central courtyard and open layout helped the project score high marks in terms of sustainability excellence. ■



An artist impression of the master bedroom of the terraced house



The pair of bungalows are the only units in the development that come with a private pool each



Hoi Hup Sunway is a proud recipient of EdgeProp's Top Sustainable Developer Award, which spotlights parties leading the charge in green and innovative solutions for the built environment. They are also Green Mark certified by the Building & Construction Authority for excellence in designing climate-responsive, efficient and socially responsible buildings.

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The Continuum stands out with iconic development on two freehold sites



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BY CPG CORPORATION

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

BY ATIQA H MOKHTAR
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Designing a condo is a process heavily dictated by a site's characteristics. In planning the project, developers must work within a site's limitations and develop design solutions that maximise efficiency while creating homes attractive to buyers.

The Continuum, the upcoming condo by Hoi Hup Realty and Sunway Developments, is a prime example of developers finding innovative ways to overcome site constraints. The project's site comprises two freehold land plots on either side of Thiam Siew Avenue, a quiet lane nestled between Haig Road and Tanjong Katong Road in District 15. Before the sale, the land featured pre-war bungalows and semi-detached houses, with a total land area of 263,794 sq ft.

The developers had jointly purchased the two plots en bloc for \$815 million in November 2021. Located within walking distance to two MRT stations — Paya Lebar Interchange MRT Station (for the East-West and Circle Lines) and Dakota MRT Station on the Circle Line — the sites are close to amenities in the nearby Paya Lebar, Joo Chiat and Katong areas.

While many speculated whether the joint developers would launch two separate condos or purchase the road to create one larger, combined site, the answer came less than a year and a half later when Hoi Hup and Sunway previewed The Continuum in April.

Working with P&T Architects, the developers' approach was to create a mega-development with the plots linked by a private pedestrian overhead bridge. Each plot, designed as a self-contained condo, will have three residential towers with 408 units. Dubbed the North and South condos, respectively, each plot will have its own entrance, drop-off area, and basement parking. Together, the two sites will house a total of 816 homes.

The overhead bridge linking the two sites runs from a ramp at the landscaped deck on the North plot to the clubhouse on the South plot. The bridge, weaving through the landscaping and elevated over pools, is designed to be a new landmark in the neighbourhood.

Tang Kok Thy, associate partner at ADDP Ar-



The Continuum sits on two freehold plots at Thiam Siew Avenue, with each plot housing three residential towers with a total of 408 units

HOI HUP REALTY, SUNWAY DEVELOPMENTS

chitects and one of the EdgeProp Singapore Excellence Awards (EPEA) judges, sees the bridge as an elegant solution, allowing residents to enjoy both plots' expanse.

He attributes the ingenuity of this design to The Continuum's success at the EPEA this year, where it clinched the award for Top Development. It also picked up awards for Landscape Excellence, Marketing Excellence and Showflat Excellence.

Hoi Hup and Sunway jointly won the EPEA's inaugural Top Sustainable Developer title. The new award category recognises developers with the highest-scoring development based on a sustainability scoring system created by CPG Corp that follows BCA Green Mark 2021 rating criteria. Terra Hill, Hoi Hup and Sunway's 270-unit condo at Yew Siang Road was the top-ranking

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The North plot will feature a conserved bungalow from the original site that will serve as a clubhouse



A bridge will link the North and South plots of the development

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Showflat for two-bedroom-plus-study unit



Showflat for a five-bedroom apartment

development for this year's EPEA submissions, followed by The Continuum.

Bridging old and new

Thiam Siew Avenue is named after the late property tycoon and hotelier Wee Thiam Siew. An illustrious businessman, Wee served as the chairman of tobacco dealership Ban Leong & Co. He also owned The New 7th Storey Hotel on Rochor Road, the Lion City Hotel (situated at the junction of Geylang and Tanjong Katong Roads) and the Hollywood Theatre on Tanjong Katong Road.

Wee constructed rental houses on Thiam Siew Avenue before the war. After he died in 1972, the properties at Thiam Siew Avenue went to his descendants. The Wee family subsequently sold the properties — comprising 22 freehold residential plots with 25 houses — to Hoi Hup and Sunway.

Aware of the site's history, the joint developers preserved Thiam Siew Avenue's name and chose one of the original pre-war bungalows for conservation. Named Thiam Siew House, the bungalow is being converted into a clubhouse on the North plot with facilities such as a library and a function room.

Thiam Siew House is a strong juxtaposition to The Continuum's second clubhouse on the South plot. Inspired by a glowing lantern, the two-storey clubhouse called the Glass House has a contemporary design with angular lines and floor-to-ceiling windows. The contrasting designs of the clubhouses were an intentional choice, signifying a connection between the old and the new at the development.

Wide array of lifestyle facilities

Residents can enjoy numerous condo facilities on both sites, each with its own pools, gardens, playgrounds, and clubhouses. Each site also has its own rooftop garden, featuring amenities including a jacuzzi, hot tub, outdoor lounge and gym. "The sites are shared, but also self-con-

tained," says EPEA judge Tang, adding that this provides convenient access for residents in those plots.

Care was taken to ensure that each site differs, offering all residents a wider selection of lifestyle amenities. For example, in the North condo, Thiam Siew House is the focal point for a "Heritage Zone", which offers calming landscaping and decor inspired by the rich heritage of the Katong area. There is also a "Wellness Zone" surrounding a 33m lap pool with a jacuzzi and barbecue area and a "Fitness Zone" with additional pools, jacuzzis and a multipurpose lawn.

The South plot has a bigger "Play Zone" with a multipurpose recreational court, while the Glass House includes a sound room suited for karaoke parties. In addition, the South condo's two pool zones offer a variety of aquatic attractions, from Vichy shower beds and hydrotherapy amenities to a 50m lap pool and a chil-

dren's splash area. The variety of facilities offered across the different zones recognises the various lifestyle needs of residents.

Signature and Prestige homes

The developers' thoughtful planning extends to the design of the homes at The Continuum. Units are split into two collections: The Signature and Prestige units. The Signature units start from one-bedroom-plus-study units of 560 sq ft, ranging to four-bedroom apartments of up to 1,518 sq ft. Select Signature units come with a bigger foyer or a dry kitchen.

The Prestige units are the three-bedroom-plus-study, four-bedroom-plus-utility and five-bedroom units, ranging from 1,227 to 2,282 sq ft. Besides offering larger homes, Prestige units will also have private lift access, timber flooring in the bedrooms and marble flooring in the living and dining areas. Master bathrooms will

also be fully tiled with marble, with four- and five-bedders coming with a walk-in wardrobe.

All the units at The Continuum come with a storeroom, a full-height cabinet near the entryway that houses the distribution board, and a shoe rack. Master bedrooms are also tailored to fit a king-sized bed comfortably and include a floor-to-ceiling wardrobe, a full-height mirror and a built-in side dresser. Common bedrooms can all fit a queen-sized bed.

The apartments are furnished with kitchen appliances from V-Zug, a fridge from Samsung and bathroom accessories from Laufen and Gessi. It is also decked out with smart home facilities, such as a video doorbell and smart air-conditioners in the living room and master bedroom that can be controlled through an app.

Well-rounded marketing

Besides its meticulous design and planning, judges for this year's EPEA recognised The Continuum for its marketing efforts. Hoi Hup and Sunway harnessed a holistic marketing strategy that promoted the development through various channels, including online, print, radio, television and alternative mediums.

The strategy was paired with an impressive sales gallery to showcase the development. The developers invested nearly \$6 million to build the gallery, which spans two storeys. The scale model is displayed at the centre of the main hall with a double-volume ceiling. There are two showflats for the Signature units on the first floor, while two showflats for the Prestige units occupy the second floor. A spacious lounge area with plenty of seating for prospective home buyers and agents is also available.

With its sales initiatives, the condo saw 216 (26.5%) units sold during its launch weekend on May 6 and 7. As of Sept 25, caveats lodged with URA show that 269 units have been sold at an average price of \$2,737 psf. ■



The bar area at the sky garden in the North condo

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Amis's Inspiration



The hammock deck at the Sky Garden in the South condo

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The playground area in the North plot

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Terra Hill: A hilltop sanctuary rooted in sustainability

PICTURES: ALBERT CHUA/THE EDGE SINGAPORE



BY NUR HIKMAH MD ALI
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Nestled on top of a hill amidst the forested Kent Ridge Park is luxury freehold private condo Terra Hill, which has won the judges' hearts for the Sustainability Award at the EdgeProp Singapore Excellence Awards (EPEA) 2023). Located along Yew Siang Road in Pasir Panjang, the luxury development strikes a harmonious balance between aesthetics and sustainability. The condo's eco-friendly amenities and design elements coexist with its surrounding natural environment such as the park and the neighbouring Greater Southern Waterfront. It also has a green plot ratio of 8.40.

Terra Hill sits on the site that previously housed the Flynn Park condo. It boasts a total gross floor area of 321,490 sq ft and comprises nine 5-storey blocks with a total of 270 units. These include two- and three- bedroom apartments of 624 to 1,335 sq ft; four-bedders of 1,302 to 1,862 sq ft; and five-bedroom duplex penthouses with sizes from 2,120 to 2,164 sq ft. Though construction is still underway, more than a third of the condo's units have been sold. During the launch of the project on Feb 25 and 26, joint-venture partners Hoi Hup Realty and Sunway Developments sold 102 units. Based on caveats lodged, as at Sept 22, a total of 105 units have been sold, which means a take-up rate of 38%, at an average price of \$2,670 psf.

Sustainable building

Associate partner of ADDP Architects Tang Kok Thye, one of the judges for EPEA 2023, says: "The sustainability of a development is about its mechanisms, such as the air-conditioning and the lighting systems, and how they conserve energy." In line with this, Terra Hill provides energy-efficient five-ticks air-conditioning in its units and electric vehicle lots. It has also installed solar panels to cover the energy load for common areas. In addition, the condo has an e-waste bin for discarded electronic and electrical devices.

The theme of sustainability also features heavily in the development's landscape, which was designed in collaboration with landscape architect STX Landscape Architects. The project harnesses the steep terrains of the hills to create a terraced landscape with five distinct landscape zones. The site has maximised its strategic locale next to the Greater Southern



Terra Hill sits on the site that previously housed the old Flynn Park condo

Waterfront by dotting vantage viewpoints and five distinct community spaces with lush planting across its landscape. Adding on to its rich green elements are lagoon-like pools and creeks with cascading water features across its landscape. The result is a design that seamlessly blends Terra Hill with its surrounding natural environments, as well as amenities that emulate typical natural features found in a forested hill setting.

Strong biophilic design

The project was designed by architectural company P&T Consultants with biophilic principles in mind, inspired by the hilltop terrain and surrounding natural environment, says Hoi Hup Realty's general manager Koon Wai Leong, adding that Terra means "earth". "There was an instant acknowledgement of the green and lush context that Terra Hill sits on. We decided early on to achieve a unique landscape design by terracing the landscape zones from high to low to echo the terrain." Still, the unconventional site was not easy for the team to work with. "The terrain was a great feature but it also presented a formidable challenge in the construction. A lot of resources had to be deployed to work with the sloping landform," says Koon.

Beyond design, the eco-conscious concept extends to promoting the ecological de-



During the launch of the project on Feb 25 and 26, joint-venture partners Hoi Hup and Sunway Developments sold 102 units

velopment of its natural environment. This is achieved through planting native species across Terra Hill to create green patches and corridors that lead to the adjacent Kent Ridge reserve for birds, butterflies and insects. The species, colours, textures and forms of plants have also been carefully selected to fulfil the dual purposes of promoting ecological harmony and complementing the overall green design of the project.

Terra Hill takes "going green" literally with

its choice of natural colours for its units. The interiors of the property's units maintain clean lines and neutral shades such as warm greys, deep browns and hints of charcoal grey. To match the natural colours, complementary materials were carefully selected to build its units, such as light-coloured wood and stones. Home buyers can expect to enjoy Terra Hill's ingenuity in combining biophilic design and luxury living when the development is completed, which is slated to be in 2026. **E**



The project features lagoon-like pools and creeks with cascading water features across its landscape



The project was designed by architectural company P&T Consultants with biophilic principles in mind



EdgeProp
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AWARDS 2023

WINNERS

UNCOMPLETED - NON-CENTRAL

(In alphabetical order)



AMO Residence: Contemporary homes surrounded by lush flora

BY ATIQAH MOKHTAR
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AMO Residence, the 372-unit condo at Ang Mo Kio Rise by UOL Group, Singapore Land (SingLand) and Kheng Leong Co, racked up seven awards at the EdgeProp Singapore Excellence Awards (EPEA) 2023. At the awards ceremony held on Oct 6, the project garnered wins for Top Development, Landscape Excellence, Design Excellence, Sustainability Excellence, Innovation Excellence, Marketing Excellence and Showflat Excellence.

AMO Residence occupies a 99-year leasehold site off Ang Mo Kio Avenue 1 in District 20. The 136,480 sq ft residential plot was awarded to Unite Venture Development

(2021), a 60:20:20 joint venture between UOL Group, SingLand and Kheng Leong through a Government Land Sale tender in June 2021. The joint venture partners beat 14 other competitors for the site with a winning bid of \$381.38 million (\$1,118 psf per plot ratio or psf ppr).

A year later, the developer previewed AMO Residence. Designed by P&T Consultants, the condo consists of two 25-storey towers. It has a mix of two- to five-bedroom units ranging from 614 sq ft to 1,475 sq ft. There are also three penthouses measuring between 2,293 and 2,497 sq ft. The development is slated for completion in 2026.

The project launched for sale on July 23, 2022, and saw a stellar response, with 98% of the condo's units sold on the first day of



launch. Caveats lodged with URA as of Oct 1 show that only two units remain to be sold, both penthouses measuring 2,293 sq ft each. The 370 sold units were transacted at an average price of \$2,112 psf, setting a new benchmark for condo prices in the Outside Central Region.

Mature estate

The launch of AMO Residence marked the first new condo in Ang Mo Kio in over eight years. The area's last new private residen-

tial project was the 698-unit The Panorama at Ang Mo Kio Avenue 2, launched in January 2014 and completed in 2017.

AMO Residence's location in the mature Ang Mo Kio estate contributed significantly to its appeal among buyers. The condo enjoys proximity to several amenities, including malls such as AMK Hub, Thomson Plaza and Junction 8, less than a 10-minute drive away, and hawker centres such as Cheng San Market and Mayflower Market. Residents can also access nearby parks and green spaces



The arrival area



The pool cabanas by the lounge pool area

UOL GROUP

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The showflat for the four-bedroom unit



The showflat for the three-bedroom unit

like the Bishan-Ang Mo Kio Park and Lower Peirce Reservoir Park. A cycling path looping around the estate is currently being constructed in phases, bolstering connectivity within Ang Mo Kio and surrounding neighbourhoods.

Several schools are located in the estate, making it an attractive neighbourhood for families. Schools within 1km of AMO Residence include Ai Tong School on Bright Hill Drive, CHIJ St Nicholas Girls' School at Ang Mo Kio Street 13 and Ang Mo Kio Primary School at Ang Mo Kio Avenue 3.

The development is a five-minute walk to the Mayflower MRT Station on the Thomson-East Coast Line, one stop from the Bright Hill MRT Interchange Station on the future Cross Island Line. The future North-South Corridor, slated to be completed in 2026, will reduce driving travel times to the CBD by up to 30 minutes.

Reservoir-themed landscape

Given its proximity to beautiful parks, it is little wonder that the AMO Residence's design draws inspiration from nearby natural landscapes. "AMO Residence blends harmonious architecture with a reservoir-themed landscape design inspired by the surrounding nature and greenery," said Jesline Goh, UOL's chief investment and asset officer, in a July 2022 press release announcing the condo's preview.

Over 60% of the project's site is dedicated to landscaping and facilities. The condo's grounds incorporate several pools and water features into the reservoir theme. The focal point is the 50m infinity pool between the two blocks of residences. Other facilities include a tennis court, a clubhouse, three function rooms, outdoor cooking and dining areas, a gym and a playground.

The facilities are divided into three main zones throughout the site, which in turn provide a variety of indoor and outdoor spaces that cater to residents' different lifestyle needs. Three different function rooms can be used for entertaining guests and working. Different pockets of spaces to relax and rejuvenate have also been weaved into the development, such as the picturesque cabanas by the pool, a hammock deck and a foot reflexology area.

Yvonne Tan, director of landscape architecture consultancy DP Green and one of the judges for the EPEA observes that the project's facilities have been thoughtfully curated and placed throughout the site. "By having a good placement of the facilities, the project was able to include a very long swimming pool, which contributes to the interesting waterscape," she adds.

Consideration was also given to the condo's orientation, with the towers positioned in a north-south direction that allows over half the condo units to have unblocked views of the surrounding parks and low-rise housing enclaves.

According to the developer, the landscaping at AMO Residence is designed to make the development blend in with the natural surroundings. Various indigenous and tropical planting will offer a lush and organic landscape. Over time, as the plants mature, the landscape will create a natural barrier between the development and its immediate surroundings while visually contributing to the area's greenery.

Luxurious and functional homes

The residences at AMO Residence were

crafted to provide modern, luxurious homes balanced with functionality. Two-bedroom units feature a dumbbell layout that maximises efficiency, while two-bedroom premium apartments come with an additional niche space that can be turned into a study or used for additional storage. Four- and five-bedroom units have private lift access, while five-bedders have separate wet and dry kitchen areas.

Interior finishes chosen for the homes offer both aesthetics and ease of maintenance. In the two- and three-bedders, tiles with a marble effect are used for the living, dining, and bathroom flooring, while the bedrooms have vinyl flooring. Three-bedroom premium units and four- and five-bedders have marble flooring in the living, dining and kitchen areas, while timber flooring is provided in the bedrooms. In five-bedroom units, the dry kitchen area comes with a marble feature wall.

The three penthouses at AMO Residence were exclusively designed by Takenouchi Webb, a Singapore-based design firm that has worked on projects such as the Citadines service apartment at CapitaSpring, The Coconut Club restaurant on Beach Road, and Tanjong Beach Club in Sentosa.

Penthouses at AMO Residence feature marble flooring in the common areas and timber flooring in the bedrooms. The master bedroom timber flooring is installed in a herringbone pattern, while the bathroom has a customised marble vanity.

All homes at the development are equipped with smart home features such as a digital lockset, IP cameras for home security and surveillance, and smart air-conditioners. Residents also have access to a mobile app for services such as the bookings of facilities and visitor e-registrations. **E**



The barbecue and outdoor dining area

UOL GROUP



The open lawn area

UOL GROUP



AMO Residence will have three function rooms available for residents to use

UOL GROUP



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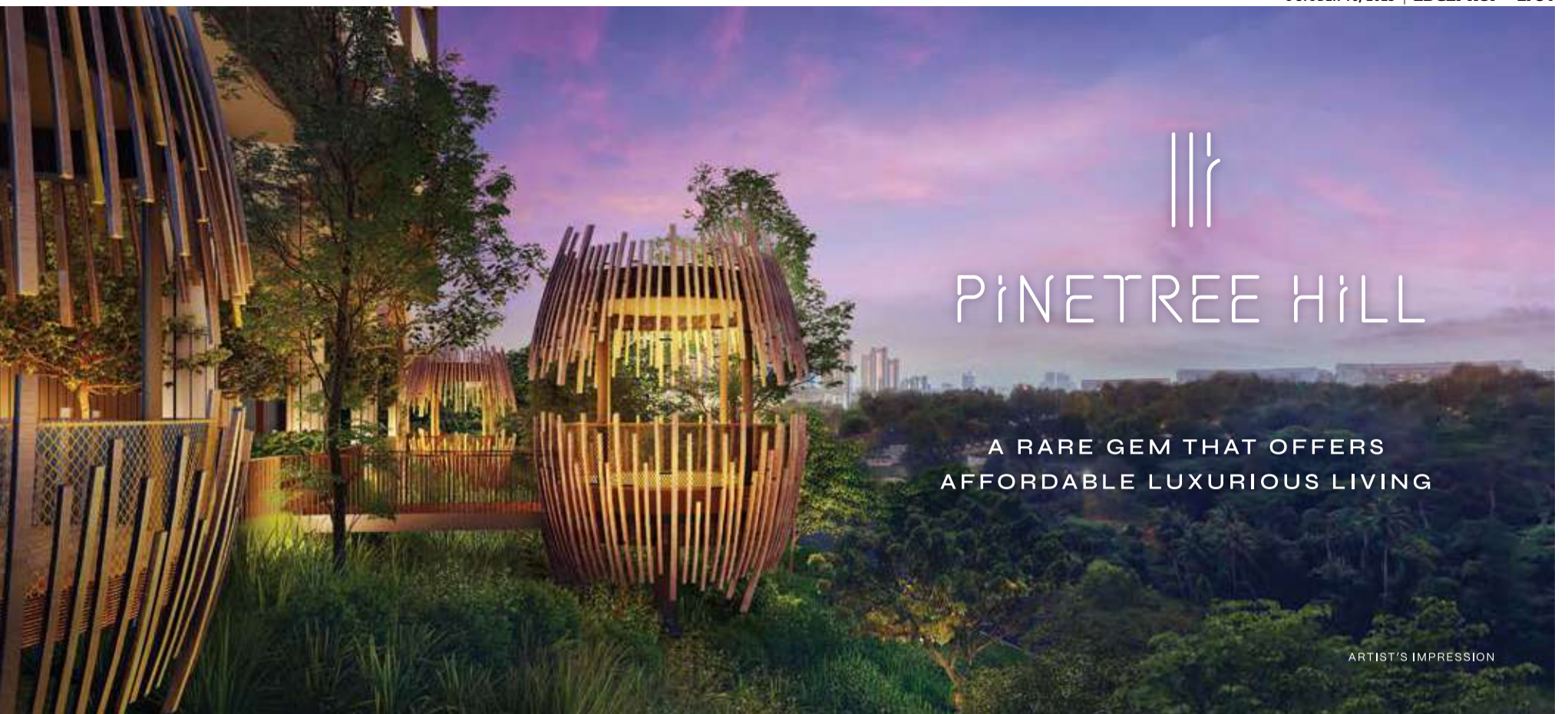
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IG/805438J (in escrow) in favour of DBS Bank Ltd. • Expected date of notice of vacant
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ARTIST'S IMPRESSION



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\$2,314psf

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MARINA BAY SANDS
21 MINS DRIVE*

ORCHARD ROAD SHOPPING BELT
15 MINS DRIVE*

CENTRAL BUSINESS DISTRICT
19 MINS DRIVE*

CLEMENTI NATURE TRAIL
3 MINS WALK*

THE STAR VISTA
8 MINS DRIVE*

ONE-NORTH BUSINESS PARK
10 MINS DRIVE*

SINGAPORE POLYTECHNIC
10 MINS DRIVE*

HOLLAND VILLAGE
8 MINS DRIVE*

BUONA VISTA MRT
1 STOP AWAY FROM DOVER MRT

DOVER MRT
15 MINS WALK*

NUS
8 MINS DRIVE*

HENRY PARK PRIMARY SCHOOL
WITHIN 1km RADIUS

ULU PANDAN PARK CONNECTOR
5 MINS WALK*

CLEMENTI FOREST
3 MINS WALK*



ARTIST'S IMPRESSION

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2023 INTERNATIONAL PROPERTY AWARDS ASIA PACIFIC



Best High-Rise Architecture Singapore, 5-Stars
Best Residential High-Rise Development Singapore, 5-Stars

A PREMIUM DEVELOPMENT BY



Developer: United Venture Development (No. 5) Pte. Ltd. • Company Registration Number: 202217866G • Developer's Licence Number: C1449 • Tenure of Land: 99 Years commencing from 12 September 2022 • Encumbrances: Caveats and Mortgage-in-escrow in favour of Oversea-Chinese Banking Corporation Limited • Expected Date of Notice of Vacant Possession: 30 September 2027 • Expected Date of Legal Completion: 30 September 2030 • Lot & Mukim Number: MK04 LOT 07402W at Pine Grove

PICTURES: CITY DEVELOPMENTS/MCL LAND



The crowd at the preview of Copen Grand in October 2022, a month before it was sold out

Copen Grand sells out in a month, scores a series of firsts and clinches Top EC award



Top Executive Condo

BY CECILIA CHOW

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Copen Grand, the first executive condo (EC) in Tengah Town, was also the fastest-selling EC in recent years. The 639-unit project was launched in October 2022 and entirely sold within

a month. Jointly developed by City Developments and MCL Land, Copen Grand is located within the Tengah Garden District, which is positioned as “the forest town”.

The EC project is within walking distance of three MRT stations (Tengah, Tengah Plantation and Hong Kah) on the Jurong Region Line, which is expected to be completed in phases from 2027 to 2029. Copen Grand is also near the future Tengah Integrated Transport Hub and Tengah Boulevard Bus Interchange.

The Jurong Region Line will also connect Tengah to the Jurong East MRT Interchange

in Jurong Lake District, which is seeing a revival in interest, and the Jurong Innovation District.

Designed by ADDP Architects, Copen Grand has 12 blocks with up to 12 storeys. The blocks have a north-south orientation to maximise cross-ventilation. The development is the first EC to be awarded the Green Mark Platinum Super Low Energy certification by the Building and Construction Authority.

The carpark will have 20 electrical vehicle charging stations. Renewable energy in the form of photovoltaic systems will tap solar

power to replace some of the energy used in common areas and facilities.

Apartments range from two-bedroom-plus-study units of 807 sq ft to five-bedroom premium units of 1,561 sq ft, and come with smart-home features, catering to a broad spectrum of households. Eco-centric facilities include a multi-tiered clubhouse and gym, a 50m lap pool and a tennis court.

Having chalked up many firsts, Copen Grand walked away with the Top Executive Condo award at the EdgeProp Singapore Excellence Awards 2023. **E**



Artist's impression of multi-tiered clubhouse and hydro pool



Artist's impression of residents' lounge



Artist's impression of one of the clubhouses



Artist's impression of gym in the clubhouse overlooking hydro pool and 50m lap pool



EdgeProp
SINGAPORE
EXCELLENCE
AWARDS 2023

WINNERS

COMPLETED - MIXED-USE

(In alphabetical order)

Jui Residences bags landscape award on aesthetic and social impact

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



BY TIMOTHY TAY
timothy.tay@edgeprop.sg

Jui Residences is the only completed mixed-use development to clinch the Landscape Excellence Award at the EdgeProp Excellence Awards (EPEA) 2023. This is the second year the project has been conferred an award by the judging panel. Jui Residences won the coveted Top Development Award for a mixed-use, completed development at EPEA 2022.

Located on the bank of the Kallang River in Bendemeer, Jui Residences was developed by SDB Asia, the property development arm of Malaysian-listed Selangor Dredging. The entire development in District 12 comprises a new 18-storey residential block built next to the conserved former National Aerated Water Building. Jui Residences was completed in September 2021.

The project was designed by London-based architectural firm Carver-Haggard, and the landscape consultant was international design firm Okashimo.

In winning the Landscape Excellence Award this year, Jui Residences demonstrated to the judges all-rounded excellence. The development scored in landscape aesthetic values, the blending of liveability and wellness, consideration towards biodiversity and habitat creation, as well as in landscape replacement area and green plot ratio.

Aesthetical greenscapes

The landscape design of Jui Residences leans into its proximity to the Kallang River, and highlights the development's position as a riverfront residence with a close connection to green spaces and park connectors. The development has direct access to the adjacent 7.87km-long Kallang Park Connector, which links Bishan-Ang Mo Kio Park to Kallang Riverside Park.

The most prominent landscaped element is a vertical greenscape that faces the Kallang River. Contributing to the overall landscape aesthetic value of the development, the greenery blends with the trees and vegetation that are found along the park connector. All the greenery in the development is irrigated with a smart-irrigation drip system for more efficient water usage and water sustainability.

The greenery even extends to a public plaza that maximises the use of the prominent frontage along Serangoon Road. This plaza features a landscaped lawn that is set against the



The 117-unit Jui Residences is a freehold, mixed-use development in District 12

restored white, pink and blue façade of the conserved National Aerated Water Building.

Residents of Jui Residences have a chance to take in the view of the Kallang River and the surrounding neighbourhood from a sky terrace on the fifth floor. This communal area features an infinity lap pool, an aqua fitness pool, a wading pool, and a deck with lounge chairs. There is also a landscaped terrace which acts as a fitting backdrop for a multipurpose activity area and viewing deck.

The judges also scored the project highly in terms of its consideration towards the biodiversity and overall habitat creation efforts. For example, about 50% of the plants utilised throughout the landscaped areas in the development are either native to Singapore or Southeast Asia. This makes them suitable for the local climate and hardier, which lowers the overall cost of maintenance and replacement.

Heritage icon

All the design elements at Jui Residences pay homage to the art deco style of the conserved building, which is the visual centrepiece of the whole development. The standalone, two-storey

building was built in 1954 and was a bottling plant for many soft drinks popular at that time.

Some of the art deco-inspired elements that make up part of the new residential block include vertical flutes along the façade, arched detailing on the balconies, and scalloped curves along the architecture.

Within the residential units, the art deco-inspired elements are showcased through an arched fascia that overhangs each balcony. Meanwhile, the bedrooms feature herringbone timber flooring, and the selection of interior finishes is also inspired by art deco elements.

Overall, the judges of this year's EPEA complimented Jui Residences for its attention to the interaction between the landscaped areas and inhabitants of the condo. This created a sense of place for residents as well as consideration of adequate amounts of recreational and social spaces. Biophilia, or the importance of nature, was also suitably demonstrated throughout the development, and complemented the existing conservation building.

A combination of all these factors helped push for a healthy sales momentum when the project was initially launched for sale in September 2018. The developer sold 29 units (25%) over the weekend of Sept 22 and 23. At the time, the average selling price was about \$1,700 psf.

All 117 units at Jui Residences had been sold by August 2021, in just under three years since it was launched on the market. The average price had climbed to about \$1,840 psf by the end of August 2021, according to a tabulation of caveats by *EdgeProp Singapore*.

With most residents settling into their new homes at Jui Residences, it was clear to the EPEA 2023 judges the greenery and landscape elements of the development have a positive impact on the neighbourhood, which makes it deserving of the Landscape Excellence Award. **E**




The development scored highly for its blending of liveability and wellness, biodiversity and landscape aesthetic



The sky terrace on the fifth floor



The Kallang River and Kallang Park Connector are next to Jui Residences



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WIDE RANGE OF EXCELLENT ENERGY SAVINGS 5-GREEN TICKS AIR-CONDITIONERS IN SINGAPORE



Rivière taps design and tech to foster community spirit



Innovation
Excellence

BY NUR HIKMAH MD ALI
nur.hikmah@edgeprop.sg

Residents of the 99-year leasehold condo Rivière enjoy smooth and seamless connectivity at their fingertips. The development by Singapore-listed Frasers Property comes with a series of smart features that can be activated using the residents' mobile phones.

Judges have awarded Rivière with Innovation Excellence at the EdgeProp Singapore Excellence Awards (EPEA) 2023 for this achievement. The completed project is located on 1 Jiak Kim Street in Robertson Quay, where nightspot Zouk used to be. It overlooks the Singapore River, offering residents a rare riverfront scenic view. Its enviable location is even more impressive as the Rivière is within walking distance of Great World, Havelock and Fort Canning MRT Stations.

Occupying a land area of 145,120 sq ft, Rivière is a luxury condo project with twin 36-storey glass towers containing a mix of one- to four-bedroom apartments with sizes ranging from 560 sq ft to 2,002 sq ft. Completed in January, the project was fully sold by May.

Rivière is part of a larger development by Frasers Property Singapore, which includes three restored conservation warehouses and a new four-storey block with 72 serviced apartments. Branded Fraser Residence River Promenade opened last month. The serviced apartments are a mix of studios and one-bedroom units.

Smart and sustainable

Rivière was designed by SCDA Architects, famous for designing luxury condos such as The Marq on Paterson Hill, Nassim Park Residences and Leedon Residence. SCDA collaborated with project architect P&T Consultants. Residents have the option to install a smart home application on their mobile devices. This app allows them to reserve condo facilities, gain keycard access, and unlock letter boxes. Additionally, visitors can be pre-registered in advance by generating a QR code and a day PIN, ensuring a smooth and convenient entry process.

On top of the smart home features, smart



Rivière offers 455 units — a mix of one- to four-bedders ranging from 560 sq ft to 2,002 sq ft

home features, Rivière was also awarded a Green Mark Gold Plus rating by the Building and Construction Authority.

Rivière has successfully put itself on the sustainability map with its green features. These include equipping all of its dwelling units with energy-efficient air-conditioning units and energy-saving lighting in its common areas. In terms of carbon footprint, the project has mitigated carbon emissions through the extensive use of locally-certified sustainable products from power cables and switchboards to lifts, drainage mats and pre-insulated ducts. It also adopted a sustainable building system, with the use of prefabricated prefinished volumetric construction (PPVC) and eco-friendly materials, such as laminated glass.

Bringing residents together

Rivière's design maximises its iconic location and scenic surroundings by designing its

building to have maximum unblocked views. Over at its rooftop, the luxury condo provides a sky terrace that offers a magnificent view of the panoramic skyline of its surroundings.

The condo's landscape design also makes full use of its surroundings by incorporating water elements, inspired by the Singapore River. These features include reflective ponds and lush planting in the elevated buildings, as well as a heritage walk that showcases native plants. Residents can expect to enjoy a tranquil and aqua-therapeutic environment at Rivière.

In addition to providing aesthetic value, the condo's features have been carefully planned to bring residents together to create a thriving community. Its 36-storey twin residential towers have been elevated to provide more spaces in communal areas, which include a gymnasium, an entertainment lounge, a clubhouse, a children's playground and a swimming pool. Facilities include event spaces

for residents to entertain friends and family.

Additionally, it boasts a river lawn and an open landscaped area that encourages various outdoor activities and social interaction. Over at Rivière's rooftop, amenities include a BBQ pavilion, teppanyaki dining pavilion, reading pavilion, sky spa, hot spa, and trampoline play.

Besides community, Rivière puts just as much emphasis on individual units in the intricate design of its apartments. All units are designed with high specifications, including marble flooring for the living and dining areas, full marble bathrooms, and top-end German brand Poggenpohl for kitchen cabinetry.

EPEA 2023 judge Angela Lim, who is also co-founder of design studio SuMisura, said that the unit sizes in Rivière are "very generous". In fact, the unit sizes are larger than the average high-end condo in the Core Central Region, she notes. **E**



Night view of Fraser Residence River Promenade serviced apartment and the warehouses



Communal areas include a gymnasium, an entertainment lounge, a clubhouse, a children's playground and a swimming pool

FRASERS PROPERTY SINGAPORE

FRASERS PROPERTY SINGAPORE

RIVIÈRE



The twin, 36-storey Riviere with 455 residential units sits along a prominent curve of the Singapore River, on a historical site within the warehouse district of Robertson Quay

FRASERS PROPERTY'S ICONIC DEVELOPMENT BY THE SINGAPORE RIVER

- ALL UNITS IN THE 455-UNIT RESIDENTIAL DEVELOPMENT HAVE BEEN SOLD AS AT 30 APRIL 2023.
- TEMPORARY OCCUPATION PERMIT ATTAINED ON 17 JANUARY 2023.

Part of a larger development consisting of three meticulously restored warehouses and newly built serviced apartments, Rivière comprises two gleaming towers of luxury residential apartments, rising 36 storeys above the iconic Singapore river. The integrated precinct developed by Frasers Property Singapore offers residents at Riviere a rare and exclusive location by the heritage-rich riverfront, luxurious designs, next-level concierge, and proximity to the vibrant arts, entertainment, and food scene in Robertson Quay.

Designed by renowned architecture practice SCDA, Rivière is a showpiece in mastering the elements of architecture – light, space, transparency, materiality and order. The residential towers are elevated elegantly on pilotis, framed by intimate gardens and sensuous water pavilions. These elevated spaces are designed to house private and quiet facilities for families across multi-generations such as a gymnasium, entertainment lounge, library, children's playground and swimming pool which are nestled amidst lush landscaping.



The outdoor lap pool sets your mind at ease as the water calms your body and the greenery restores your well being



Home at Rivière extends beyond the walls of the living space to include a private dining area for residents to socialise with their guests.



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Frasers Property Singapore owns, develops and/or manages residential, retail, office and business space properties in Singapore.

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Parksuites capitalises on integrating mixed-use development with a public park



Design
Excellence

BY CECILIA CHOW

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Parksuites is a five-storey development with 119 apartments and 22 retail units on Holland Grove Road in prime District 10. Far East Organization did more than develop the project; it initiated a redesign and reconstruction of the public park, Henry Park, which fronts the development.

DP Architects has designed the project to integrate with the park seamlessly. The result is an intimate setting that fits the surrounding landed housing estates of Holland Grove and Mount Sinai. The project was completed earlier this year and won the Design Excellence Award for a mixed-use project at the EdgeProp Singapore Excellence Awards 2023.

The development has a post-modern industrial façade, and units come with semi-outdoor spaces like balconies and terraces to capitalise on the surrounding park views. Perforated screens at the balcony are provided for privacy and shading. Residents can therefore enjoy the greenery and tranquil atmosphere as an extension of their home.

The development sits on a land area of 101,023 sq ft with a 110-year lease from 2017. It has a wide variety of unit types. One-bedroom and one-bedroom-plus-study of 581 to 689 sq ft make up 38 units. Another 38 units comprise two-bedroom and two-bedroom-plus-study of 700 to 872 sq ft.

Double-storey, Soho-style, dual-key units make up another 38 units. These dual-key units are a mix of two- and three-bedders with sizes of 1,098 to 1,475 sq ft, and are on the fourth floor. The remaining five units are triplexes spanning the second to fourth floors. They are four-bedroom units with sizes from 2,885 to 3,068 sq ft.

All units come with high-end appliances, fittings and finishes, and smart-home features such as an electronic parcel drop box outside each apartment. The units have been designed for functionality and flexibility, says the developer.

The 22 commercial shops on the ground floor provide convenience for residents of Parksuites and in the surrounding areas. There are



The retail units of Parksuites

F&B options, clinics, education centres and a supermarket.

“The development was well thought out in terms of its design and planning of the units,” says Yvonne Tan, director of DP Green and one of the judges this year. “The retail cluster was nicely done, and you have all the amenities there, including a doctor, a dentist and a vet.”

Integrating the grounds of Parksuites with the public park was also a move that scored well with the judges, adds Tan.

Despite its openness with the public park in front of the project, Parksuites has maintained its exclusivity, says Sky Seah, academic director and senior lecturer at NUS School of Real Estate and a judge on the panel this year.

Seah adds that the retail offerings at Parksuites are also an amenity for the residents and the community. “It complements the neighbourhood and makes it more vibrant.”

The project is close to Holland Village, Rochester Park, Dempsey Hill and the Orchard Road shopping district. Other amenities include Jelita Shopping Centre and Ghim Moh Market & Hawker Centre. Henry Park Primary School is just one street away, while Method-



Units come with perforated screens at the balcony for privacy and shading

ist Girls’ School, Anglo-Chinese School (Independent) and Raffles Girls’ Primary School are also nearby.

Based on caveats lodged, the latest transaction at Parksuites was in late July, when a

786 sq ft, two-bedroom-plus-study unit on the third level was sold for \$2.07 million (\$2,471 psf). Another similar-sized unit on the second level fetched \$1.91 million (\$2,434 psf) in May. **E**



Some of the units overlook the pool



DP Architects designed the project to integrate seamlessly with the public park

PICTURES: ALBERT CHUA/THE EDGE SINGAPORE



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AWARDS 2023

WINNERS

UNCOMPLETED - MIXED-USE

(In alphabetical order)

TIMELESS COLLECTION



Midtown Modern 4-bedroom units offer generous living, dining and entertainment spaces



MARTIN
MODERN

LUXE BOTANICAL GARDEN HOME

With its unique botanical garden and arboretum of native flora, Martin Modern is a sanctuary of greenery in prime District 9.



Artist's Impression

MIDTOWN
MODERN

NATURE IN THE CITY

Directly above the Bugis MRT interchange station, Midtown Modern comes with full condominium facilities and landscape areas spanning over 1 hectare.



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OF MODERN HOMES



Artist's Impression



Artist's Impression



BRIDGING NATURE AND CONVENIENCE

Integrated with Lentor MRT station, Lentor Modern sits above a mall with more than 96,000 sq ft of F&B and retail shops, a supermarket and a childcare centre.



Name of housing project: Midtown Modern • Name of housing developer: Midtown Modern Pte. Ltd. (Co. Reg. No. 201931235H) • Licence No. of housing developer: C1369 • Tenure of land: leasehold 99 years commencing on 10 December 2019 • Encumbrances on the Land: Mortgage IF/940383F, Caveat IH/294808J and Mortgage IH/266020H, all in favour of Oversea-Chinese Banking Corporation Limited • Location of the housing project: Lot 01062X of TS12 at Tan Quee Lan Street • Expected date of vacant possession: 30 June 2026 • Expected date of legal completion: 30 June 2029

Name of housing project: Lentor Modern • Name of housing developer: Lentor Modern Pte. Ltd. (Co. Reg. No. 202126398M) • Licence No. of housing developer: C1430 • Tenure of land: leasehold 99 years commencing on 26 October 2021 • Encumbrances on land: Caveat IH/19912J and Mortgage IG/953253V in favour of DBS Bank Ltd • Location of the housing project: Lot(s) 05354P, MK20, at Lentor Central • Expected date of vacant possession: 30 June 2028 • Expected date of legal completion: 30 June 2031

Name of housing project: Martin Modern • Name of housing developer: Martin Modern Pte. Ltd. (Co. Reg. No. 199603059R) • Licence No. of housing developer: C1215 • Tenure of land: leasehold 99 years commencing on 28 September 2016 • Encumbrance on land: Mortgage No. IE/604090E in favour of Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) • Location of the housing project: Lot 1590P of TS21 at Martin Place • Expected date of vacant possession: 30 June 2022 • Expected date of legal completion: 30 June 2025

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LENTOR MODERN

Lentor Modern: Setting the tone for the Lentor Hills estate

BY ATIQAH MOKHTAR
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When GuocoLand launched the residences at Lentor Modern, their integrated mixed-use development in the Lentor Hills Estate, in September 2022, it garnered an extremely positive reception. On the project’s launch day, 508 out of the 605 homes available were sold, resulting in an impressive 84% take-up rate.

Being the inaugural launch in the burgeoning estate, Lentor Modern’s robust performance signifies a promising beginning for this emerging neighbourhood. “Lentor Modern demonstrated once again our acumen to spot new locations with great potential and our ability to introduce innovative and exceptional developments to anchor a new district identity,” Cheng Hsing Yao, GuocoLand’s CEO, said in a press release.

Since then, another 51 units have been sold at Lentor Modern, based on caveats lodged as of Sept 28. This means that Lentor Modern is over 92% sold with units transacted at an average price of \$2,101 psf.

The project has achieved a similarly successful showing at this year’s EdgeProp Singapore Excellence Awards (EPEA). The development scored an outstanding seven wins, picking up titles for Top Development, Landscape Excellence, Innovation Excellence, Marketing Excellence, Design Excellence, Sustainability Excellence and Showflat Excellence.

Activation of Lentor Hills

Lentor Modern sits on a 99-year leasehold site on Lentor Central that was awarded to GuocoLand in July 2021 through a Government Land Sale (GLS) tender. The developer beat eight other bidders for the site with a bid of \$784.1 million or \$1,204 psf per plot ratio (psf ppr).

The 186,001 sq ft plot zoned for residential use with commercial space on the first storey was the first land parcel sold in Lentor Hills. Situated off Yio Chu Kang Road, the area is encircled by well-established private housing enclaves, primarily consisting of mixed-land housing.

The sale of the inaugural site in Lentor Hills marked the initiation of an area previously characterised by vacant land. This site witnessed robust competition due to its proximity to the recently constructed Lentor MRT Station. Part of the Thomson-East Coast Line



The 605-unit Lentor Modern is the first and only integrated development in the Lentor Hills estate

(TEL), the station opened in August 2021. It provides a direct route to the downtown area and will offer further connectivity to the east upon the TEL’s full completion by 2025.

After it was awarded the site in July 2021, GuocoLand unveiled its development concept for Lentor Modern a year later. As the first and only integrated mixed-use development in Lentor Hills, Lentor Modern will comprise three 25-storey residential towers above a podium. The podium houses a mall offering over 96,000 sq ft of F&B and retail shops, including a 12,000 sq ft supermarket and a 10,000 sq ft childcare centre. The development will be directly connected with the Lentor MRT Station.

In an Aug 31, 2022 press statement, GuocoLand CEO Cheng acknowledged the project’s role in shaping the landscape of Lentor Hills. “Our vision is for Lentor Modern to transform and redefine the Lentor area into an upscale and attractive residential and lifestyle destination,” he said.

Beyond Lentor Modern, the developer plays a key role in the area’s development. In July, Lentor Hills Residences, a 598-unit condo on Lentor Hills Road by GuocoLand, Hong Leong

	Top Development			Landscape Excellence	
	Marketing Excellence			Innovation Excellence	
	Design Excellence			Sustainability Excellence	
		Showflat Excellence			

Holdings and TID (a joint venture between Hong Leong Holdings and Mitsui Fudosan), launched for sale. Caveats lodged as of Sept 28 show that 385 (64%) of the condo’s units have sold at an average price of \$2,082 psf.

In April, a joint venture between GuocoLand and Intrepid Investments (a subsidiary of Hong Leong Holdings) was awarded a GLS site at Lentor Gardens for \$486.8 million (\$985 psf ppr). The future development at the site



Showflat for a four-bedroom unit



Two- to four-bedders come with a “flex space” that can be adapted for various uses, such as a study area, as shown in this three-bedroom showflat



GUOCOLAND

Lentor Modern features interconnected waterbodies totalling over 200m



GUOCOLAND

Lentor Modern will be integrated with the Lentor MRT Station on the Thomson–East Coast Line

will have around 533 residences and include roughly 6,500 sq ft of childcare facilities.

Nature-inspired design

Lentor Modern is nestled in a natural haven, with the lush landscapes of Lower Peirce Reservoir Park, Thomson Nature Park, and Lower Seletar Reservoir Park nearby. Soon, Hillock Park will be conveniently situated just across the road from Lentor Modern.

The condo site was historically part of Lentor Forest, with a freshwater stream. Inspired by the site's original landscape, GuocoLand wanted Lentor Modern's design to reflect its ties to nature. ADDP Architects was brought on to design the project, together with landscape architect Ortus Design.

To emulate a winding stream, Lentor Modern features a series of interconnected water bodies on the fourth level of the development, totalling more than 200m in length. The water bodies include a leisure pool, a 50m lap pool, another 25m, and spa and jacuzzi pools.

The landscaping at Lentor Modern was designed to embrace a natural and organic aesthetic. On the ground floor, a charming trail of greenery will be created with tree groves, and giant forest trees will be planted at the mall's public plaza.

The nature-inspired design extends to the residential towers' façade, which features dark, earthy tones. Entrances to the podium are also framed with greenery that mimics treetop canopies. In all, some 150 plant species will be planted at Lentor Modern.

Tang Kok Thye, associate partner at ADDP Architects, adds that consideration was given to the surrounding flora and fauna and how the development could potentially impact wildlife in the area. Less reflective glass was chosen for the project to prevent the risk of birds flying into windows, along with railings for the balconies instead of glass panels.

Spaces for rest and play

The bulk of Lentor Modern's facilities are located along the interconnected water bodies on Level Four. In addition to the pools, there are multiple gardens, lawns and pavilions.



GUOCOLAND

The clubhouse at Lentor Modern

Other facilities include indoor and outdoor gyms, a sun deck, and a mini golf area. There is also a tennis court, a playground, an allotment garden with community planters, and an area with glamping tents.

The condo's clubhouse offers function rooms, a business lounge, a games room and a dance studio. At Level 14 of each of the three residential towers, a Sky Club offers additional open areas for exercise, two dining rooms for entertaining, naturally ventilated work corners and an air-conditioned club lounge.

With the post-pandemic shift towards hybrid working, several areas were integrated to accommodate residents working or studying from home. The business lounge at the clubhouse is equipped with private booths for hot-desking and a meeting room for up to six people, while at Level 14, the club lounge and work corners provide alternative spaces to work. On Level Four, residents can pop into one of the various pavilions to hold private calls, meetings, private tuition classes or study groups.

Modern luxury living

Lentor Modern is the third project to debut under GuocoLand's "Modern" series of residences. The first development in this col-

lection is Martin Modern, the 450-unit development on Martin Place, which launched in July 2017 and was completed in 2021. In March 2021, GuocoLand launched Midtown Modern, its 558-unit integrated development along Tan Quee Lan Street.

According to GuocoLand, the series defines a modern luxury lifestyle through timeless and classic architecture combined with an efficient and adaptable layout design that supports living, working and entertaining at home. It also espouses a strong focus on wellness through accessibility to nature and an emphasis on social activity through shared amenities.

At Lentor Modern, units comprise one- to four-bedroom units ranging from 527 sq ft to 1,528 sq ft. A "flex room" was incorporated into the layout for two- to four-bedroom units. The space can be adapted for various uses, such as a home office, a nursery or a hobby room. The use can also change depending on the homeowner's lifestyle. It comes with a window for natural ventilation.

For the three- and four-bedders, the flex room is positioned near the master bedroom, allowing owners to utilise the space as a walk-in wardrobe, baby room or an en suite study.

Other thoughtful layout considerations were incorporated into the design, such as an efficient dumbbell layout for two-bedroom units, wet and dry kitchen areas in all four-bedroom units, and yard space for select three- and four-bedroom types. All units include kitchen appliances from Smeg and bathroom fixtures from Hansgrohe and Roca.

As part of the "Modern" series, residents at Lentor Modern will have access to a concierge service, which offers assistance, including parcel receiving and taxi booking.

Lentor's transformation

As the first project to launch in Lentor Hills, GuocoLand faced the key task of introducing prospective buyers to the neighbourhood. Highlighting Lentor's forthcoming transformation through Lentor Modern and future developments played a vital part in GuocoLand's marketing strategy for the project.

In its marketing materials, information on the current and future development plans for the area was included, while GuocoLand's track record in successfully executing transformative integrated mixed-use projects such as Guoco Tower and Guoco Midtown was also emphasised.

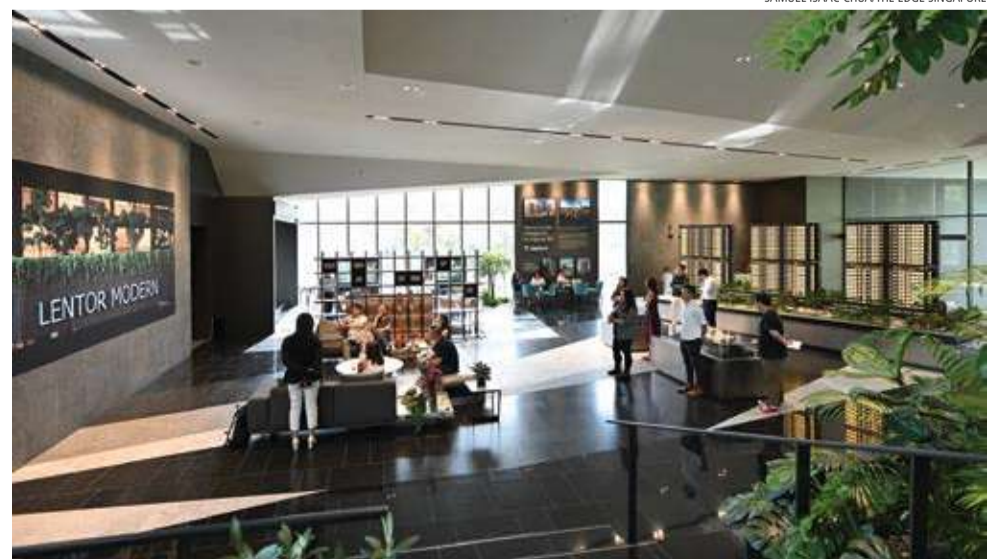
For Lentor Modern specifically, GuocoLand underscored a "One Lift Ride Lifestyle" offered by the project, where residents can take a lift from their condo straight down to the integrated mall with a wide range of retail, supermarket and F&B options. As part of a transit-oriented development integrated with the Lentor MRT Station, residents have a direct and convenient route to Orchard Road, Singapore Botanic Gardens, the CBD and Marina Bay.

The sales gallery for the project was carefully crafted to amplify the concept and design of Lentor Modern. The sales gallery includes a main hall with a skylight that houses the scale model, while steps lead visitors to a separate area with the showflat units. Evoking the project's design, the sales gallery utilises a dark palette combined with lush foliage and natural lighting to provide a distinct visitor experience. **E**



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

Showflat of a two-bedroom unit



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

The main hall of the sales gallery for Lentor Modern



V-ZUG: The exclusive appliance brand committed to sustainable living



For more than a hundred years, V-ZUG has made it its mission to design state-of-the-art appliances with a focus on precision, innovative technology, sustainability and minimalist design rooted in the unrivalled Swiss heritage of craftsmanship.

The brand's commitment to these tenets shines through its Excellence Line of appliances. Combining cutting-edge technology, flexible functionality, premium aesthetics and sustainable manufacturing, the line introduces a brand-new generation of ovens and steam cookers that are setting new standards for the industry.

V-ZUG's Excellence Line exemplifies timeless elegance. Boasting a streamlined design inspired by nature, the appliances offer intuitive interfaces that are easy to use and customise. A key component is the CircleSlider — a

revolutionary design featuring a rotary encoder that replaces conventional control knobs. The CircleSlider is positioned at the centre of TouchDisplay, a high-resolution glass screen where settings are easily accessible through a menu similar to apps on a smartphone. Here, favourite settings can be dragged, dropped and saved with chosen icons.

The Excellence Line appliances also come with an AutoDoor. This first-of-its-kind tech allows users to open the oven door with just a tap of the TouchDisplay, presenting users with a more seamless kitchen experience. It also enables the appliance door to be opened and closed automatically, which can help regulate humidity and heat in the kitchen.

The collection features a puristic design with mirror-glass fronts available in black, platinum and pearl that boast a sleek and tasteful

aesthetic. The ovens also feature a recessed door handle milled from a single piece of anodised aluminium that adds tactile functionality without compromising on looks.

Materials for the Excellence Line were carefully selected to ensure durability as well as sustainability. Besides the use of materials that can be easily recycled, heat produced through the line's manufacturing process is funnelled to other production aspects to reduce consumption and wastage. V-ZUG products are largely manufactured in-house, helping to minimise the carbon footprint that comes from transportation.

More importantly, the Excellence Line is built to last — a reflection of a new paradigm shift that equates longevity with luxury. The pared design of the products offers a timeless look that complements any interior de-

sign, while its modularity caters to varying configurations. The appliances come with a 10-year manufacturer's warranty. The future-proof nature of the appliances makes them a worthy investment that will stand the test of time.

At its core, V-ZUG appliances offer harmonious integration within the home and an unbeatable consumer-centric experience. **E**

Experience the Excellence Line in person at the V-ZUG showroom:
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www.vzug.com/sg/en/





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WINNERS

HOSPITALITY

(In alphabetical order)

Garden Pod: A one-of-a-kind, eco-friendly boutique hotel in Gardens by the Bay



PICTURES: ALBERT CHUA/THE EDGE SINGAPORE

BY ATIQA MOKHTAR

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In September 2022, an intriguing boutique hotel set within the verdant green spaces of Gardens by the Bay opened its doors. Made out of repurposed shipping containers, the low-rise building is minimal yet striking, lending a modern touch to the Serene Garden, a 2ha outdoor park in Gardens by the Bay. Modelled after Japanese Zen gardens, the park features plants such as bamboo, podocarpus and junipers, along with rock gardens and tropical trees.

Garden Pod is an eco-friendly pop-up hotel that was crafted using sustainable principles to provide a one-of-a-kind stay for guests. The hotel is a project by Tiny Pod, a Singapore-based company that specialises in moveable and sustainable hotels.

The hotel is the first and only hotel located in Gardens by the Bay. Designed by President's Design Award winner Laud Architects, it comprises four 40-foot shipping containers that are cantilevered onto metal structures. This enables all bedrooms, which are located on the second level, to enjoy views of Serene Garden. The placement of the containers was done in a distinctive pinwheel layout, further maximising views while maintaining privacy.

The structure of the hotel is largely made up of steel and glass, lending to its contemporary look. The minimalist design was an intentional choice, allowing the building to blend into its surroundings, rather than distracting guests from the beauty of the surroundings.

According to Laud Architects, Garden Pod incorporates a number of sustainable features. These include adding a layer of insulation and using double-glazed glass as well as a white exterior finish to help repel heat. Each container roof is installed with photovoltaic panels that harvest solar energy that supplies about 80% of its daily energy consumption. Meanwhile, the lift system at the hotel was repurposed from a decommissioned show unit, reducing fabrication costs.

The hotel's unique concept, together with its thoughtful design, has garnered the development distinguished awards, such as the Singapore Institute of Architects Design Award for Special Categories (Innovation, Material and Construction Detailing) in 2023. It was also a finalist at the World Architecture Festival 2023.



Garden Pod is an eco-friendly pop-up hotel in Gardens by the Bay housed in repurposed shipping containers

Garden Pod has also garnered recognition at the EdgeProp Singapore Excellence Awards (EPEA) 2023, where it was presented the inaugural award for Best Sustainable Hotel Development.

Tranquil retreat

Garden Pod comprises just four suites. Each suite is a duplex unit spanning 753 sq ft that comes with an en suite bathroom, a fully-equipped kitchen and free Wi-Fi. The kitchen, dining and living areas are located on the first level, along with a private outdoor patio. A spiral staircase inside the suites leads up to the bedroom, where there is a king-size bed as well as a queen-size Murphy bed. There is also a sofa bed on level one. Hence, each suite can accommodate up to five people.

Working within the constraints of a shipping container came with its own challenges. According to Tiny Pod, achieving a practical layout was difficult, given the narrow 2.4m width of the container, which also dictated the width of the metal structure on the first floor. To counter this, taller containers with a height of 3m were used, allowing the interiors to have higher ceilings that provide a sense of space, especially in combination with the suites' full-height glass doors and windows.

In addition, the suite integrates subtle sustainable design touches supplied by lo-



Tiny Pod founder and CEO Seah Liang Chiang explaining the hotel's concept and design to the judges

cal artisans that help provide an immersive guest experience. Each unit is scented with a perfume containing floral and tea scent notes from fragrance house Maison de L'asie. Glassware maker Soda Lemon provides drinking glasses made from upcycled glass as well as containers housing terrarium displays. Unique coasters made out of recycled plastic were supplied by The Plastic Project Singapore.

The hotel does not have a front desk or reception, with Tiny Pod opting instead for digital locks and an app that generates a secure password for guests. It is also situated close to the open-air car park at The Meadow at Gardens by the Park, offering guests convenient access to parking.

Paving the way for sustainable hotels

Garden Pod is the latest hotel project by Tiny Pod and its first foray into the luxury sustainable hotel space. The company also operates container hotels located at one-north as well as Pasir Panjang Road, near Haw Par Villa MRT Station.

According to Tiny Pod, Garden Pod will be dismantled and moved to another location in Singapore in a few years, once its lease at Gardens by the Bay expires. The shipping containers, together with the hotel's lightweight steel structures, can be easily disassembled and relocated to a new location to be assembled there. Ultimately, the goal of the hotel is to leave minimal impact on the land and keep wastage to a minimum.

The EPEA judges were impressed by the hotel's novel concept of upcycling containers to create a unique boutique hotel experience, in addition to being an example of how sustainability can be weaved into the hotel industry.

"It's an idea that will kickstart the conversation on sustainability, which in turn will affect the next generation," says Sky Seah, academic director, Master of Science in Real Estate, at the National University of Singapore and a judge for this year's EPEA. She adds that initiatives such as Garden Pod play an important role in paving the way for future, better iterations of sustainable buildings in Singapore. ■



Units at Garden Pod enjoy views of Serene Garden in Gardens by the Bay



The bedroom and en suite bathroom



Each suite at Garden Pod can accommodate up to five people

Barracks Hotel Sentosa wins inaugural EdgeProp award with old-world charm

PICTURES: SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



BY TIMOTHY TAY
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A historically significant hotel property has clinched the Best Rated Hotel Development Award, a new category introduced at the EdgeProp Singapore Excellence Awards (EPEA) 2023. Steeped in Singapore's colonial history, The Barracks Hotel Sentosa is one of Far East Hospitality's landmark hotel properties on Sentosa and the winner of this inaugural award.

Built in 1904, the refurbished property opened its doors as a boutique hotel in December 2019. It took Far East Hospitality nearly five years to conceptualise and refurbish the heritage site. The Barracks Hotel Sentosa is designed by architect and director Laurence Liew of Arc Studio Architecture + Urbanism, and the interior design was helmed by KKS International.

The Barracks Hotel Sentosa is one of three hotel properties in a cluster that is managed by Far East Hospitality. The other hotels are its flagship 606-room Village Hotel Sentosa and the 193-room The Outpost Hotel Sentosa.

This cluster of hotels also won the Fédération Internationale des Administrateurs de Biens-Conservis Immobiliers (FIABCI) Gold Award at the World Prix d'Excellence Awards 2023, under the hotel category.

Colonial charm

The Barracks Hotel Sentosa incorporates two conservation heritage buildings that were part of the original British military outpost established in 1904. The site has changed hands several times over the past 119 years — from a retreat after its decommissioning to a kid's camp for the Ministry of Education and then as a training centre of the Singapore Tourism Academy.

Today, The Barracks Hotel Sentosa offers Far East Hospitality's ultra-exclusive hospitality experience and the refurbishment has restored many of the original architecture elements. The interior colonial design stands out amid the modern improvements with a mix of louvered windows, timber doors and moulded columns. The palette is rich dark wood that is complemented with brass and leather furnishings.

With just 40 en suite rooms housed within the pair of two-storey heritage buildings, it is



The Barracks Hotel Sentosa Singapore took home the inaugural Best Rated Hotel award at the EPEA 2023.

the epitome of a personalised hospitality experience. There are 33 premier rooms of 312 sq ft, six suites of 635 sq ft and a 312 sq ft accessible room.

Rooms on the ground floor come with an outdoor patio with direct access to the swimming pool. Meanwhile, the rooms on the second floor feature double-volume ceilings, with an added touch of character from the exposed

timber cross beams, and each has a balcony that overlooks the pool.

The hotel is also connected to the four other conservation heritage blocks. One has been set aside as an events space while the remaining three are used as The Mess Hall, an F&B space that is leased to Japanese restaurant Hidemasa by Hide Yamamoto, Eurasian restaurant Quentin's and French bistro Le Faubourg.

Stories from the past

Hallmarks of the building's storied past are prominent throughout the hotel and smoothly incorporated with the modern hospitality services and amenities of the hotel. The hotel also boasts a majestic sense of place that complements the high-quality hospitality service and experience.

A row of tall palm trees frames the front of the main hotel building while what used to be the parade square for the soldiers billeted in the former barracks is now a tranquil green lawn and a focal point for the entire development.

The hotel offers tours that cover the colonial architecture and heritage points of interest around the hotel, Sentosa Island and the mainland with stops including Sentosa's Fort Siloso, Gillman Barracks and Dempsey Hill.

The guest experience will not be complete without the hotel's signature round-the-clock Equerry Concierge Service that includes in-room dining, dinner reservations and laundry service.

With this level of five-star service, coupled with an outstanding restoration of the conservation heritage site, it is no wonder the judging panel of this year's EPEA 2023 awarded The Barracks Hotel Sentosa with the Best Rated Hotel Award. The hospitality property demonstrates excellence in aesthetics, facilities and service, innovation and guest ratings. **E**



Built in 1904, the refurbished property opened its doors as a boutique hotel in December 2019



Rooms on the ground floor connect to the swimming pool while the second-floor rooms come with a balcony each



The interior design features old-world charm and colonial heritage

CapitaLand Ascott Trust's lyf one-north raises standards of co-living excellence

ALBERT CHUA/THE EDGE SINGAPORE



BY NUR HIKMAH MD ALI
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CapitaLand Ascott Trust's lyf one-north Singapore weaves co-living into every aspect possible, from engaging locally-based artists for its design to tailoring shared facilities and social spaces to enhance communal living. The property has won the Co-Living Excellence award at the EdgeProp Singapore Excellence Awards (EPEA) 2023. Located on 80 Nepal Hill in the one-north technology park, the project consists of two angular seven-storey residential blocks which are linked by an inhabited bridge.

The twin blocks house 324 compact studio units, complete with a comprehensive suite of amenities and shared spaces for its residents and members of the public. These include an outdoor amphitheatre, an outdoor lap pool with a barbecue pit, and an outdoor activity area. The property also enjoys easy access to key districts via the Ayer Rajah Expressway and public transport, as it is located opposite the one-north MRT Station and a station away from the Buona Vista MRT Station.

JTC Corp awarded the project to CapitaLand Investment's wholly-owned lodging business unit The Ascott in 2018. The winning concept of CapitaLand Ascott Trust's lyf one-north Singapore was a co-living development that has socially inclusive urban design, vibrant community building and sustainable architecture. It was clear that lyf (pronounced "life") or "live your freedom" had successfully brought this vision to life after the project was completed last year, by injecting a vibrant spirit of co-living and sustainability in almost every part of its development. The property is the second lyf-branded co-living property in Singapore, after lyf Funan Singapore which opened in 2019.

Vibrant common spaces

Designed by award-winning architecture firm WOHA, known for their biophilic and sustainable designs, lyf one-north has a range of vibrant and green social spaces and facilities that promote community building. Describing the



lyf one-north Singapore's washing machine-inspired windows reflect the development's co-living theme

property's design as "refreshing", EPEA 2023 judge Tang Kok Thye, associate partner with ADDP Architects LLP, says that lyf one-north is bringing "young people" to the district. "It is also interesting to see the development at a completely new building since most of the co-living properties are refurbishments of older buildings," Tang says, adding that the washing machine-inspired windows stood out for him.

Another judge, Angela Lim, co-founder of design studio SuMisura, agrees. "The entire property's design was nice, funky and interesting, and I think they managed to pull it off to give a strong co-living experience," she says.

Guests and their friends can attend events and market fairs at the property's rooftop social clubhouse called Hang Out, or organise events at lyf one-north's new convertible function rooms, which can cater small group events to larger-scale business functions. In addition, lyf one-north also organises experi-

ential programmes and events to build a sense of community, such as meditation and yoga sessions. Besides events, guests can also bond with their fellow co-living mates by preparing and cooking meals together at the social kitchen or the 'Connect' social zones for co-working and collaboration.

The co-living property also houses the largest public cycling hub in one-north, with 82 lots as well as lockers and end-of-trip public facilities, such as changing rooms and shower facilities. To facilitate usage of these facilities by guests and members of the public, the building features a barrier-free walkway, accessible washrooms and strong visual cues throughout the entire development, which cater to all users, including persons with disabilities. This contributes to community building and supports active mobility, as well as facilitating a car-lite neighbourhood in the area. Other common co-living amenities are also

available at the property, such as a shared kitchen area and laundromat.

Sustainable features

On top of the design, lyf one-north's sustainability is also embodied in the property's features, including an energy-efficient façade and mechanical, electrical and plumbing equipment. It has also been innovative in harnessing technology to be more eco-friendly. For example, the property has an automated building management system that tracks the building's electricity and water usage. The guest units are also equipped with smart occupancy sensors to be energy-efficient, by switching off air-conditioning systems and lights when guests leave the room. Guests can also check into and unlock their assigned rooms using their mobile phones or choose not to have their bedsheets or towels replaced via a

CONTINUES ON PAGE EP72

THE ASCOTT



The development offers a variety of amenities for guests, including a swimming pool, an events space and bicycle hub

THE ASCOTT



The plentiful collaborative and co-working spaces all across the property mirror its locality in the one-north technology park

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lyf
ONE-NORTH
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Pan Pacific Orchard clinches Hotel Development Excellence award

PICTURES: PAN PACIFIC ORCHARD



BY NUR HIKMAH MD ALI
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Pan Pacific Orchard, the latest landmark on Orchard Road, claimed the prestigious inaugural Hotel Development Award at the EdgeProp Singapore Excellence Awards (EPEA) in 2023. This luxurious 23-storey hotel, featuring 347 rooms, represents a remarkable redevelopment project that transformed the former Negara Hotel at 10 Claymore Road.

Developed jointly by Singapore-listed UOL Group and its subsidiary, Pan Pacific Hotels Group, Pan Pacific Orchard is Singapore's first low-waste biophilic hotel.

The hotel is located within the prime Orchard Road-Claymore Road neighbourhood. Nearby is Palais Renaissance, which underwent a \$7 million revamp last year. Located on the opposite side of Orchard Road are Forum The Shopping Mall, voco Orchard Singapore and HPL House, which will be redeveloped by Hotel Properties Limited.

Meanwhile, the neighbouring Far East Shopping Centre will likewise be redeveloped, having been sold en bloc for \$908 million last month. The buyer is Chinese billionaire Du Shuanghua's investment vehicle, Glory Property Development. In the future, that whole stretch of Orchard Road will be rejuvenated.

Tropical design

The green, eye-catching design of Pan Pacific Orchard makes it stand out from its neighbouring buildings at Orchard Road and reflects its theme: "Surrounded by nature, framing nature, abstracting nature".

The biophilic design was brought to life by renowned local architectural firm WOHA, known for its sustainable designs. The design features four high-volume, distinct, green, open-air terraces configured in L-shaped stacks. The terraces have more than 150,000 sq ft of foliage and water features.

The different levels are connected with huge columns completely covered with lush greenery. These terraces have been designed to suit different themes and named accordingly: Forest, Beach, Garden and Cloud. The unique features in each strata ensure that the hotel can cater to guests with diverse needs and interests.

The Forest strata can be found at the ground level. Its design emulates the natural elements found in a rainforest, including a cascading waterfall and soaring trees. It also houses the hotel's lobby and all-day space.

The second strata houses the Beach terrace and features a beach-like environment in a neutral palette, complete with sand, palm groves and an emerald lagoon. It is located between the fifth and 10th floors and includes a wellness centre, cabanas, waterside bar, gym and spa.

Its third Garden strata, located on the 12th to 16th floors, has a European layout featuring a manicured garden with semi-outdoor function areas, while the fourth Cloud



Pan Pacific Orchard's biophilic design was created in collaboration with award-winning architectural firm WOHA

strata on the 19th to 23rd floors has a ballroom and main events spaces that overlook the city.

The interior of the fourth terrace has been designed with a lighter, pastel palette with reflective and metallic elements to emphasise the breathtaking views of the city centre. The extensive use of greenery throughout the development has attained the hotel's green plot ratio of 9.38.

In terms of its design, Pan Pacific Orchard harmoniously blends beauty and sustainability. The hotel's facade has clean, modern lines and architectural fins that provide sun-shading.

Sustainability in mind

The development's commitment to sustainability is reinforced in its construction and systems. Pan Pacific Orchard has been designed with an expansive rooftop photovoltaic or solar power system and comes complete with a rainwater harvesting system. This allows the hotel to rely on irrigation methods for its landscape's water



CONTINUES ON PAGE 72

More than half a billion dollars was spent to develop Pan Pacific London, Pan Pacific Orchard and Pan Pacific Singapore

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PAN PACIFIC | DISCOVERY

ASCOTT – LYF ONE-NORTH

Vibrant social spaces at CapitaLand Ascott Trust's lyf one-north

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mobile app. Additionally, the common corridors of the property are naturally ventilated using low-energy mechanical ventilation, while some social spaces like the amphitheatre, cycling hub and outdoor social dining area are naturally ventilated to reduce reliance on energy. There are also two naturally ventilated external outdoor staircases, which reduce energy consumption.

lyf one-north is also sustainable in its construction and building materials. Its building façade is made of precast concrete with vari-

ous openings that are equipped with windows and integrated sun-shading ledges and fins to reduce façade solar heat gain. The windows can also be opened for natural ventilation, and come with contact sensors that automatically cut off air-conditioning when opened.

A taste of local design

Following the theme of community building, the exterior of the property has also been designed using various textures and geometry to evoke a playful and light-hearted character. lyf one-north has also engaged local artists in

designing the facade of the property. The entire stretch of the property's facade features a seven-storey mural stretching over 25m in height by Singapore-based Colombian graffiti artist, Didier "Jaba" Mathieu and local multi-disciplinary platform-studio, Mural Lingo, under the #lyfxart initiative.

The initiative engages with local artists to create designs and works of art that are displayed all across the property, which are specially curated to reflect lyf one-north's location, culture and heritage. This includes the murals in the property's apartments, which

have been designed to reflect themes of innovation and communal living integrated with the use of advanced technology.

Sky Seah, the academic director and senior lecturer at NUS Business School's Department of Real Estate, who also served as a judge at this year's awards, commends lyf @ one-north for its innovative concept. "The co-living property offers various themes and includes co-working spaces to accommodate flexible working styles," she notes. "It aligns perfectly with the one-north's live-work-play community." ■



The team at lyf one-north organise events regularly, such as meditation and yoga sessions, to bring co-living residents together



The seven-storey lyf one-north houses 324 units

PICTURES: THE ASCOTT

PAN PACIFIC ORCHARD

FROM PAGE EP70

needs, creating more efficient energy and water use.

Water-efficient fittings will also be installed in the hotel's efforts to conserve water usage.

Additionally, the hotel has rain sensors linked with the water-efficient irrigation system to suspend irrigation during periods of rainfall. This minimises the hotel's wa-

ter wastage. On top of these features, the hotel has an internal greywater recycling system. This refers to wastewater treatment from appliances, such as showers, baths and sinks so that the water can be reused into the property for non-potable purposes, such as flushing toilets.

The hotel has been constructed using environmentally friendly materials, exten-

sively using products certified by the Singapore Green Building Council. These products are recycled and low-energy materials, such as one-tick concrete, two-tick toilet waterproofing, internal dry walls, toilet partitions, landscape mats, and precast walls.

To conserve energy, the hotel has implemented energy-saving systems and designs. It has a unique building massing and

passive design to optimise natural daylight and ventilation. A passive design reduces the need for additional heating or cooling to maintain a comfortable temperature in the development, reducing energy consumption. In addition, 38% of the hotel's common areas have effective daylighting. This refers to the effective placement of windows and other openings, which allows natural light to come into the property, reducing the use of artificial lighting.

It also uses low-energy double-glazed glass windows to reduce heat transfer through the building and uses energy-efficient air distribution systems and LED lighting.

Its lifts are equipped with energy-efficient systems, while its roofs have a solar power system installed to generate energy for the hotel's usage. The hotel also has energy-efficient air-to-water heat pumps that generate hot water.

Pan Pacific Orchard has implemented eco-friendly waste management and heat recovery systems. This includes having recycling bins conveniently located in its main lift lobby, car park lift lobby and back-of-house areas to encourage recycling.

For food waste, the hotel has a bio-digester system that recycles food waste with by-products of greywater and organic compost.

This compost will be fed back to the eco-digester system for self-sufficiency. Every guest room has been equipped with water dispensers to reduce the usage of plastic water bottles.

Elsewhere, the localised hotspots at the hotel's external areas have integrated dry misting with fans for extra cooling. Its lobby and pre-function spaces also reuse pre-cooled exhaust air from adjacent air-conditioned spaces for cooling.

The property's numerous green efforts have earned Pan Pacific Orchard the Green Mark Platinum score, the highest environmental certification by the Building and Construction Authority. ■



One of the huge living green columns connecting the distinct terraces



The hotel is built with eco-friendly materials, using products certified by the Singapore Green Building Council

PICTURES: ALBERT CHUA/THE EDGE SINGAPORE



EdgeProp
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AWARDS 2023

WINNERS

PEOPLE'S CHOICE

(In alphabetical order)

Rebranded Parkroyal Collection Marina Bay wins with ‘Garden in a Hotel’ concept



BY NUR HIKMAH MD ALI
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The refurbishment and rebranding of the Parkroyal Collection Marina Bay hotel by the UOL Group and Pan Pacific Hotels Group have been highly successful, evidenced by its recent recognition with the People’s Choice award in the inaugural hotel category at the EdgeProp Singapore Excellence Awards 2023. Unlike the other awards, which are determined by a panel of judges, the People’s Choice Award is based on online voting by the general public. This year, 9,000 votes were received.

Formerly known as the Marina Mandarin hotel, the property underwent a \$45 million renovation and reopened in December 2021 as the 583-room Parkroyal Collection Marina Bay. It has a “Garden in a Hotel” theme and emphasises eco-friendly and sustainable practices, and wellness.

The successful rebranding of Parkroyal Collection Marina Bay follows that of Parkroyal Collection Pickering, which opened its doors in 2013. Parkroyal Collection Marina Bay offers a diverse range of amenities, including an all-day dining restaurant, an inviting atrium bar, a picturesque rooftop poolside bar, a spacious garden ballroom, and even a rooftop farm.

The property is located at 6 Raffles Boulevard, in the heart of the CBD and Marina Bay. It is a 10-minute walk from the MRT stations at City Hall, Promenade and Esplanade, and has good accessibility to local attractions, such as the Suntec City Convention Centre and The Esplanade. The hotel itself is located within Marina Square Shopping Centre, which offers guests easy access to dining and shopping options.

Committed to the environment

UOL Group collaborated with architectural firm FDAT Architects to incorporate biophilic designs into the development. It was done to align with the brand’s dedication to environmental sustainability. Guests can enjoy lush greenery all across the hotel, including a 13m-high landscaped wall that greets visitors at the entrance lobby, designed to evoke images of a forest. The hotel has a total of 2,400 tropical trees and shrubs.

At the entrance, guests are greeted by a reception desk that is decked with elements of natural timber and a carpet that emulates green moss. The first floor has trees that reach as high as the fourth floor, where guests can access a sky



The new brand places an emphasis on incorporating iconic designs as well as eco-friendly and sustainable practices

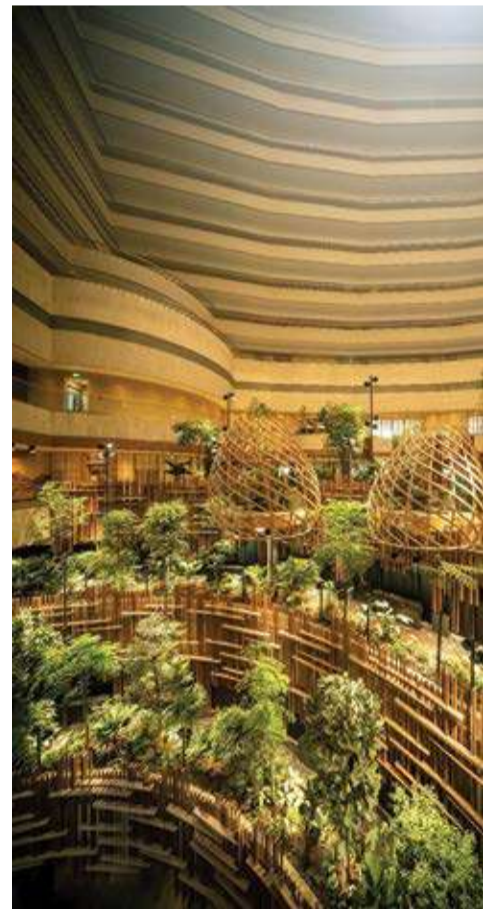
bridge that spans the hotel’s atrium. The atrium is home to a lush garden with sculptural pavilions that light up in the evenings, simulating a tree-top experience. This includes four freeform pavilions that look like bird cages. The experience is enhanced by the natural light that enters the property in the day, and a curated light show at night. The atrium also has a bar and lounge pods for guests to enjoy.

The decision to refurbish Parkroyal Collection Marina Bay instead of demolishing the building is in itself a testament to the hotel’s dedication to the environment. The property has also implemented energy-saving measures, including the installation of low-flow shower heads that reduce water flow from 27 to nine litres per minute. Motion sensors have been installed in guest rooms and public areas to power down lights and air-conditioning units when guests are not present. On top of this, the hotel has installed 210 solar panels, reducing the property’s overall energy consumption by 1.4%. All glass in the property is double-glazed, and low-emissivity skylight in the building filters natural daylight into the hotel, reducing energy consumption.

At the roof of the hotel is one of the largest urban farms in the CBD. The rooftop farm has over 60 varieties of vegetables, herbs and edible flowers. These supply 20% of the hotel’s farm-to-table offerings across its eateries, contributing to its food resilience and the freshness of its food. The hotel also processes used coffee beans to be used as compost at the farm. **E**



Guests are greeted by a reception desk that is decked with elements of natural timber and a carpet that emulates green moss



The atrium is home to a lush garden with sculptural pavilions that light up in the evenings, simulating a tree-top experience



The sky bridge on the fourth floor spans the hotel’s atrium



Guests can enjoy lush greenery all across the development



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PAN PACIFIC | DISCOVERY

Tembusu Grand tops People's Choice for uncompleted projects



People's
Choice



BY CECILIA CHOW

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At the EdgeProp Singapore Excellence Awards (EPEA) 2023, the People's Choice Award has three categories: Completed and uncompleted residential projects and a new hospitality segment. A total of 9,000 votes were received this year via an online voting system open to the general public. It is the highest number of votes received in the seven years the awards have been held.

About 50 projects participated this year, and the one that received the most public votes in the "Uncompleted" category was Tembusu Grand. Jointly developed by two storied property developers, City Developments Ltd (CDL) and MCL Land, the 638-unit Tembusu Grand is located on Jalan Tembusu, off Tanjong Katong Road in prime District 15.

Tembusu Grand marks the third collaboration between CDL and MCL Land. The first two were the 405-unit Piccadilly Grand private condo in Farrer Park and the 639-unit Copen Grand executive condo in Tengah. Both were launched last year and are 100% sold.

Launched in early April, Tembusu Grand has a take-up of over 58% as of the end of September, with an average price of \$2,462 psf. The buzz of Tanjong Pagar on the East Coast, featuring an eclectic mix of traditional eateries, cafes, bakeries and restaurants, and malls such as I12 Katong and Parkway Parade, are within easy access.

For parents with school-age children, the proximity of schools like Kong Hwa School and Tanjong Katong Primary School within 1km is another advantage.

Inspired by nature

Besides its locational attributes, Tembusu Grand's design won the day in the People's Choice Award. The design was inspired by "the shape and texture of the Tembusu heritage trees", says Markus Cheng, associate partner of ADDP Architects, the design architect for the project.

The rectangular 210,619 sq ft, 99-year leasehold plot allowed ADDP and the landscape architect Tinderbox Landscape Studio to maximise its potential. The four blocks of 20- and 21-storeys have a north-south orientation and offer panoramic views of



Panoramic view from the high-floor units of Tembusu Grand

the surroundings. The project has a Platinum Super Low Energy certification, the highest accolade under the Building and Construction Authority Green Mark rating for sustainability.

The project's standout features include a grand arrival and drop-off area, two clubhouses and a lantern-like clubhouse with full-height glass windows providing views of the 50m infinity swimming pool and landscaped grounds. Amenities in the multi-level clubhouse include a gaming room, karaoke pod, and entertainment and function rooms.

The second clubhouse, The Tembusu Club, is a multi-level cantilevered space with a waterfall. It contains a private dining area on the second level and a gym on the fifth level. Both these spaces come with full-height glass, offering expansive views. Other facilities within the development include a tennis court, a co-working lounge, a barbecue pavilion and a children's play area.

Interior design firm Park Avenue Designs extended the Tembusu tree theme from the architectural design to the sales gal-

lery and show flats, featuring a prominent artwork of a Tembusu trunk in the sales gallery.

Meeting homebuyer's needs

In the design of the three show flats, Park Avenue shifted the focus to the homebuyer's needs, with the interior designers showing how flexible and multi-functional spaces can be, whether it is a two-, three- or four-bedroom unit.

For instance, the common bedroom in the two-bedroom show unit was converted into a child's room, with a loft for sleeping and the first level as a play and study area. The staircase doubles as a storage space.

At the three-bedroom show flat, Park Avenue Designs showed how balconies, which are often underutilised, can be turned into a private gym or fitness area.

The designers also utilised the four-bedroom unit's wide frontage and expansive balcony, complemented by a dry and wet kitchen, making it perfect for at-home entertainment. ■

CITY DEVELOPMENTS LTD & MCL LAND



The grand arrival and drop-off area

CITY DEVELOPMENTS LTD & MCL LAND



The Tembusu Club is a multi-level cantilevered space with a waterfall

CITY DEVELOPMENTS LTD & MCL LAND



The study of the three-bedroom showflat turned workspace

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The 638-unit Tembusu Grand is spread over four blocks of 20- and 21-storey buildings across 210,619 sq ft, 99-year leasehold plot

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The three-bedroom-plus-study showflat

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The four-bedroom showflat with a living room opening out to a balcony

Winner of Top Developer Award at
EdgeProp Singapore Excellence Awards 2023



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Winner of People's Choice at
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Jointly developed by
City Developments Ltd and MCL Land



COPEN GRAND

Jointly developed with MCL Land, this is the first EC in Tengah Town, Singapore's first smart and sustainable town designed for green and energy-efficient living.

Winner of Top Executive Condominium at
EdgeProp Singapore Excellence Awards 2023



PIERMONT GRAND

A joint collaboration with TID Residential, this luxurious EC is where you can come home to unblocked views of Punggol Reservoir while being minutes from Waterway Point.

Winner of Top Executive Condominium at
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Whistler Grand

West Coast living at its finest, this development boasts over 60 recreational facilities across 6 clubs.

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• Top Development • Sustainability Excellence
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• Innovation Excellence

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MeyerHouse emerges as choice residential property

RAMBOLL STUDIO DREISEITL



**People's
Choice**

BY NUR HIKMAH MD ALI
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This year's EdgeProp Singapore Excellence Awards received about 9,000 votes from members of the public who have crowned freehold condo MeyerHouse with the People's Choice award for completed residential projects. Located in an affluent residential estate on 128 Meyer Road in Marine Parade, the development sits in the highly coveted Katong district and has close proximity to the East Coast Park beach. The 56-unit property is located on a large one-hectare plot within a landed housing zone.

Jointly developed by UOL Group and Kheng Leong Co, the project in prime District 15 was completed last year and houses 56 spacious units. These comprise a mix of 10 three-bedroom apartments each occupying between 1,862 and 2,013 sq ft, and 40 four-bedders which take up between 2,820 and 3,315 sq ft. The remaining six units are duplex penthouses, which have five bedrooms each. The penthouses take up between 5,662 and 5,683 sq ft each.

MeyerHouse's spacious apartments make the property a great choice for homeowners who seek privacy and large-sized homes in land-scarce Singapore, and at the same time desire to be surrounded by natural environments and breathtaking views.

Award-winning design

The property has been designed by the acclaimed local architectural firm Woha, which has developed an edge in tropical architecture and urbanism. MeyerHouse's unique locality near the coastline of East Coast Park and lush park gives the property an added advantage in enhancing its design. Residents at the property can enjoy the views of the development's gardens that lead to an adjacent park and cascade down to a lower water courtyard.



MeyerHouse's landscape was designed by Singapore-based landscape architecture studio Ramboll Studio Dreiseitl

The green landscapes at MeyerHouse were designed by Singapore-based landscape architecture studio Ramboll Studio Dreiseitl (now Henning Larsen). Inspired by the English countryside, the designer has sculptured a landscape of crisp-cut hedges, soft grasses and flowering shrubs which provide vibrant splashes of colour across the garden. The seamless blend with the greenery from surrounding areas adds to the eye-watering view.

The garden also features Katong Park's Heritage Tree, the Eucalyptus Deglupta, which has a rainbow-coloured trunk. This is the signature tree for the development and provides visual interest in its garden. To enhance its aesthetic and green elements,

the developers took it upon themselves to upgrade and beautify the adjacent public park, Meyer Road Playground. The upgrade includes installing new fitness equipment and a playground at the park. This has improved the social value of the park and benefitted the community at Meyer Road and the general public.

MeyerHouse's exceptional design has earned it the Design of the Year award at the Singapore Institute of Architects' Architectural Design Awards 2022.

High degree of privacy

MeyerHouse has maximised its locality by offering a high degree of privacy in its sys-

tems, creating a more exclusive and luxurious environment for its residents. The condo is the first in Singapore to offer a dedicated lift and private entrance lobby to each unit that brings residents from the carpark lots to their apartments. There are also dedicated, attached private parking spaces for occupants of the four-bedroom units and penthouses.

The property leverages the low-rise nature of the surrounding development and the natural park adjacent to the site to provide privacy, given adjacent condos. It also provides privacy away from the eyes of fellow residents by ensuring maximum separation of units. **E**

RAMBOLL STUDIO DREISEITL



Units have been designed to reflect and accentuate the surrounding natural environment, and to evoke a sense of luxury

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Units are designed with natural colour palettes



EdgeProp
SINGAPORE
EXCELLENCE
AWARDS 2023

WINNERS

TOP DEVELOPER

(In alphabetical order)

CDL tops off diamond jubilee with seventh Top Developer Award

ALBERT CHUA/THE EDGE SINGAPORE



BY TIMOTHY TAY

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It has been a momentous year for real estate company City Developments Ltd (CDL). The property group celebrated its diamond jubilee last month and took home its seventh consecutive Top Developer Award at the EdgeProp Singapore Excellence Awards (EPEA) 2023 on Oct 6.

Taking the stage that night to receive the award on behalf of the company was Chia Ngiang Hong, group general manager of CDL. The developer also clinched eight more awards that recognised four of its residential projects in Singapore.

“We have many to thank for our adventurous 60-year journey,” says Chia, adding that the group’s achievements are made possible due to the unwavering support it has received from industry partners, stakeholders, collaborators, friends, and colleagues.

Building liveable homes

This year, the EPEA judging panel recognised several of CDL’s completed and uncompleted residential projects which demonstrated excellence in sustainability, design, innovation, and landscape. All its award-winning projects this year catered to the wide range of homeowners and buyers in Singapore.

For example, its recently completed 716-unit Whistler Grand at West Coast Vale swept the board to win Top Development, Landscape Excellence, Design Excellence, Sustainability Excellence, and Innovation Excellence awards in its category.

Whistler Grand was launched for sale in November 2018 and was fully sold by October 2021, with its temporary occupation permit (TOP) obtained in April last year.

Reflecting on the developer’s winning formula in crafting liveable homes that resonate with the right market, Chia says: “Aside from providing a comfortable and enjoyable living environment, a liveable home should also consider factors such as functionality, convenience, safety, energy efficiency and sustainability, which can impact overall well-being.”

Chia notes that CDL remains attuned to the evolving needs of home buyers, and this has en-



Accepting the Top Developer award on behalf of CDL was Chia Ngiang Hong, group general manager of CDL (centre), from Bernard Tong, CEO of EdgeProp Singapore (second from right). Also on stage are (from left) Adeline Ong, senior vice president, sales & marketing; Lee Mei Ling, executive vice president and head, property development; and Jimmy Hee, vice president, sales & marketing

abled it to innovate and deliver quality homes that are well received by the market. “For example, with a greater emphasis on health, safety, and wellness in recent years, we have included more flexible space design to accommodate home-office set-ups. We have also incorporated biophilic designs that preserve our connection to nature, leveraging landscaping as green buffers,” he says.

Elevating the quality of ECs

This year, two of CDL’s executive condo (EC) projects were recognised as the best in their category — Piermont Grand was conferred the Top Executive Condominium award in the Completed (Non-Central) category, while Copen Grand won the Top Executive Condominium award in the Uncompleted (Non-Central) category.

ECs are a unique type of public housing project in Singapore that are developed and sold by private property developers to eligible Singaporean households. ECs are an important housing niche, offering condo facilities while keeping prices within reasonable reach. This is exactly what CDL was able to achieve at Piermont Grand and Copen Grand.

“With Piermont Grand and Copen Grand, we have elevated the EC offering with well-curated facilities and premium fittings and finishes that are comparable to private condos, while maintaining affordability. Both projects are also designed with wellness and sustainability at its core,” says Chia.

As Singapore’s first Green Mark Platinum Super Low Energy EC, Copen Grand integrates green design, smart technology and luxury living throughout. The development incorporates renewable energy technology in the form of photovoltaic systems that tap solar power, providing partial energy replacement for the clubhouse, function room, swimming pool and gymnasium.

Piermont Grand also holds a Green Mark Platinum and the Universal Design Mark Gold^{plus} certification by the Building and Construction Authority (BCA). The sustainability features incorporated into the development include a smart-energy and water-monitoring system with water leak detection algorithms to track and manage power and water usage in the common areas. These energy- and water-efficient features will potentially help the development to reduce over 572 tonnes of CO₂ emissions each year.

According to Chia, EC homes must remain a compelling alternative to private residences in Singapore. “Thus, ECs must continue to offer facilities comparable to private projects with increasing provisions to meet home buyers’ evolving lifestyle needs while maintaining overall affordability,” he says.

Innovation plans

As one of the key property developers in Singapore, CDL is keen to encourage innovation that could raise the bar for future residential developments in Singapore. “Our innovation and digitalisation efforts continue to elevate our product offerings, strengthen our value proposition and enhance the customer experience,” says Chia.

Digitalisation is at the forefront of CDL’s innovation plans. It will integrate CDL Home Sales, its in-house proprietary electronic system that provides home buyers with a more transparent and efficient buying experience, with other digital solutions within its larger in-house ecosystem such as the My CDL Home mobile app.

This app allows home buyers to view monthly updates on the construction progress of their

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ALBERT CHUA/THE EDGE SINGAPORE



Chia accepted the Sustainability Excellence award from the guest of honour, Desmond Lee, the Minister for National Development

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



CDL’s Tembusu Grand continues to resonate with Singaporeans, who voted it as one of the People’s Choice Award winners

GuocoLand cements status as Top Developer for quality liveable homes

ALBERT CHUA/THE EDGE SINGAPORE



BY TIMOTHY TAY

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GuocoLand's string of victories at the EdgeProp Singapore Excellence Awards (EPEA) 2023 is a testament to the property developer's clout as a leading stakeholder in the local residential market, as well as its award-winning talent to create liveable, useable, and adaptable projects.

It is the fourth year the property developer has been honoured with the Top Developer Award — it took home this highly coveted prize at EdgeProp's annual property awards in 2022, 2021 and 2018. GuocoLand's integrated project, Lentor Modern, also swept the board to win seven awards, including Top Development, Sustainability Excellence and Design Excellence.

Taking the stage to accept the Top Developer award on behalf of GuocoLand, Dora Chng, director residential, GuocoLand, says the honour of winning the coveted prize is especially meaningful as it is also a recognition of the collective efforts of the entire GuocoLand team.

"Building a development takes several years, so this award is not just a measure of our success in the last year, but we also take it as a recognition of our evolution over the years (as a company)," she says, adding: "Our dedication to redefine modern living for the better remains our guiding light."

Liveable, useable and adaptable

As a leading property developer in Singapore for over 30 years, GuocoLand has refined the guiding principle that has enabled it to deliver highly liveable homes that are functional and practical for a diverse range of homeowners, says Chng.

She adds: "We prioritise liveability, usability and adaptability in all our developments. We design from the 'inside-out' — meaning we consider the user's perspective and imagine how we ourselves would want our home to be if we were living in it."

At the heart of this design philosophy is "people-centrism" — a guiding principle that ensures each step, from conceptualisation to design and from interiors to the choice of facilities, is geared towards enhancing the lives of residents, says Chng.

Crafting liveable homes goes beyond the four



The Top Developer award was received by Dora Chng, director, residential, at GuocoLand

walls of each condo unit and apartment. GuocoLand has demonstrated that its projects take a holistic approach focusing on design, connectivity, concept and community. Some of its landmark projects that best reflect this vision include integrated developments such as Guoco Tower in Tanjong Pagar, Guoco Midtown in Bugis and Lentor Modern in Lentor.

"The concept of the development and the community living within it are key differentiators that make our projects an outstanding quality home. A development with a strong concept can attract like-minded people with similar interests, creating a harmonious community where residents feel a strong sense of belonging," says Chng.

Spearheading rejuvenation in Lentor

The most recent example of GuocoLand's hand in this type of placemaking and community building can be seen at Lentor Modern, a landmark development in the Lentor neighbourhood and the only integrated development in that area.

"Lentor Modern has attracted homebuyers who seek a contemporary lifestyle directly connected to the MRT network, shopping and F&B options, and close to nature," says Chng. "With Lentor Modern, we are spearheading the rejuvenation and transformation of the Lentor neighbourhood."

Lentor Modern comprises 605 residential

units across three 25-storey residential blocks and a 96,000 sq ft retail mall directly connected to Lentor MRT Station on the Thomson-East Coast Line. The project was successfully launched for sale in September 2022 to overwhelming response from buyers who snapped up 508 units (84%) on opening day on Sept 17. According to URA developer sales data, the project was about 92% sold as at the end of September this year.

"As the only integrated, mixed-use development in the area, Lentor Modern enhances connectivity and brings modern conveniences to residents and visitors," says Chng. She adds that careful consideration was taken to ensure that Lentor Modern, like all of GuocoLand's residential projects, is future-oriented but also adaptable to changing needs.

The panel of judges of the EPEA 2023 were also convinced of the forward-thinking planning and design consideration demonstrated by Lentor Modern. They gave the project high scores across all judged categories. Thus, Lentor Modern took home awards for Landscape Excellence, Design Excellence, Sustainability Excellence, Innovation Excellence, Marketing Excellence, and Showflat Excellence, as well as Top Development in the Uncompleted (Mixed-use) category.

Only two projects this year claim a clean sweep across all judged categories; the only other project was UOL Group's AMO Residence. Chng

says that GuocoLand is working hard to outdo itself at its subsequent development in Lentor, which it won in a government land sale with joint venture partner Hong Leong Holdings in April. The new project at Lentor Gardens is targeted for launch in 1H2024. "We envision another high-quality residential project imbued with modern concepts of living amidst nature and greenery and elevated by convenient access to amenities in the neighbourhood," she says.

Empowering innovation

Top developers like GuocoLand pave the way forward by pushing the envelope for good design standards and empowering innovative good practices. This is driven by a common goal to uplift the lifestyles of residents, tenants, and other uses of the spaces we create, says Chng.

But pushing the boundaries of innovation is a gradual collaborative process, she says. In her acceptance speech, she says: "Coming up with a modern and highly liveable home for our homebuyers is not always an easy feat. It takes a dedicated team who may have differing views on what should take precedence in the development that is being designed. But with strong bonds and trust between colleagues, coupled with good communication within the team and with our consultants and partners, we end up

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SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Lentor Modern swept the board to win seven awards this year, including Top Development and Sustainability Excellence

GUOCOLAND



The landmark Guoco Midtown office tower was completed in January. The 30-storey Grade-A building marks the first milestone completion of the integrated project

CDL's upcoming launches

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development, including estimated TOP and information specific to their unit. The app also allows home buyers to view their billing schedule and payments made and schedule an appointment for key collection after TOP.

This type of digitalisation efforts to smoothen the customer experience, from the sales stage to the eventual handover, provides a more holistic experience and improves customer service, says Chia.

Lumina Grand EC to launch next quarter

Meanwhile, CDL's development teams are steaming ahead with two new launches in 2024.

The first out of the gate next year will be Lumina Grand, a 512-unit EC project at Bukit Batok West Avenue 5. It is slated for launch in 1Q2024. CDL was awarded the site in a government land tender in September last year after it submitted the winning bid of \$336.07 million, at a land rate of \$626 psf per plot ratio (ppr).

According to Chia, the new development will comprise ten 12- to 13-storey blocks, and the architectural design is inspired by the natural grandeur of the nearby Bukit Batok Nature Park Quarry. "To create harmony with nature, green spaces and bodies of water are thoughtfully crafted across the landscape and clubhouses to transform the development into a sanctuary for living amidst nature," he says.

Future homeowners at Lumina Grand can expect the development to feature energy-efficient, water-efficient, and environmentally friendly design and technologies such as solar photovoltaic panels located at the rooftops to harness sunlight to generate electricity that can be used for some parts of the common areas.

"With these technologies, the development can contribute to a reduction in material and energy waste in its daily operations," says Chia.

Lumina Grand will offer a mix of three- to five-bedroom units. Planned facilities include a 50m lap pool, a gym, reading lounges, and

dance and music rooms. CDL will share more details on the project in the run-up to its preview and launch next year.

While the final pricing list for Lumina Grand is still pending, the success of neighbouring Altura, another new EC at Bukit Batok West Ave 8, will likely be a benchmark for prospective home buyers of Lumina Grand. Last month, *EdgeProp Singapore* reported that a 980 sq ft unit there was sold for a record \$1.55 million (\$1,585 psf), marking an all-time psf-price high for a new EC unit.

The market will also be on the lookout for CDL's upcoming project at Champions Way in Woodlands. The developer was awarded the site in a government land tender last month, after it submitted the winning bid of \$294.9 million which reflects a land rate of \$904 psf ppr.

"As it has been over a decade since a new private residential project was launched in Woodlands, this is a rare opportunity for CDL to create a vibrant and sustainable development alongside the government's rejuvenation plans. With its strong locational attributes and easy access to amenities, we are excited to transform the site into a thoughtfully designed landmark that will redefine and enliven the neighbourhood," says Chia.

The yet-to-be-named project will comprise about 350 residential units across four 11-storey blocks, an early childhood development centre, and a basement carpark. According to Chia, the project is being designed to achieve the BCA Green Mark Platinum (Super Low Energy) rating with a Maintainability Badge.

A challenging year

CDL has not been immune to challenging market conditions such as a slew of property cooling measures over the past few years, a high interest rate environment, and a more cautious macroeconomic outlook globally and in Singapore.

The company delayed the preview of New-



Whistler Grand wowed the judges this year, earning it awards for sustainability, design, innovation, landscape, and Top Development in its category

port Residences, its 246-unit residential development on Anson Road in Tanjong Pagar, after the government issued a round of property cooling measures in April this year. The measures included doubling of additional buyer's stamp duty for foreigners to 60% from 30%. Newport Residences is a redevelopment of the former FujiXerox Towers.

"We will continue to monitor market conditions closely and unveil the launch of Newport Residences at an appropriate time," says Chia. "Newport Residences is a unique residential freehold project — with a prime location at the gateway of the future Greater Southern Waterfront precinct. We are not anxious as we have no time pressure to launch."

Chia adds that CDL continues to be con-

fidant in the future of Singapore's real estate market, and "as a proxy for the Singapore residential market, we are focused on sharpening our position as a market leader".

The foundation of this strategy will be to maintain its market share in the residential segment, which currently covers about 8% to 12% of new home sales annually, and ensure a healthy inventory pipeline.

In addition to its traditional strengths across a diversified residential portfolio, from ECs to high-end luxury projects, CDL will also look at elevating its track record of developing iconic mixed-use projects that incorporate a residential component, says Chia.

"This type of development opportunity helps to elevate the product and provides an integrated and convenient experience for homeowners. When opportunities avail, this will increasingly be an asset type that we will continue to pursue given the demand," he says.

Chia adds that CDL embraces a holistic approach towards sustainable development and innovation, and this has included past company initiatives to drive productivity and environment performance improvements amongst its partner builders and consultants.

He continues: "Leveraging our leadership in sustainability and green living, we will continue to influence and enhance our supply chain in the development of our residential projects." This will be achieved by working closely with like-minded partners to embrace energy-efficient design and low-emission technologies, he explains.

"When the entire ecosystem embraces sustainable living, this will shape the future of sustainable homes... We continue to leverage technology to improve cross-disciplinary workflows within our value chain which requires large-scale collaboration overall, while being a pioneering force to lead the industry and our value chain by championing sustainability innovation," says Chia. ■

GUOCOLAND

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achieving our common goal — a better product for our customers".

"Often, the best and most widespread innovations do not need to use 'rocket science'. Instead, it should be simple for all to use and enjoy," she says.

At the heart of any good innovation in real estate is the community that lives, works and plays there. This helps to bring life and vitality into the development and the right placemaking efforts, especially in public spaces, can serve as communal meeting points and event spaces for the community.

An example is Guoco Tower's Urban Park and the regular activation of the space through activities and events. This has had a profound positive impact on the Tanjong Pagar area which has transformed and activated the district into a business and lifestyle destination in the CBD.

"This placemaking strategy has also been woven into our other developments. For Guoco Midtown, we embraced an open and porous design philosophy. The development boasts 30 gardens, of which 10 are open to the public and I must say that I'm pleased with how the gardens are coming along," says Chng.

Good design also considers the existing built environment around any new project, and at Guoco Midtown the architecture reflects the neighbouring shophouses with an open design and includes an internal street inspired by the neighbourhood. "The design of the development invites people to walk and explore the location, and facilitates alfresco dining at our retail clusters," says Chng.

Similarly, a public plaza at Lentor Modern is

the social heart of the development. The plaza will be flanked by F&B units. When it is completed and activated with events, it will serve as a space for the local community.

Biophilic connections

This year, the EPEA shines the spotlight on sustainability in Singapore's built environment. This is an area GuocoLand has consistently demonstrated as a critical consideration for all its projects, emphasising the biophilic connections between the built environment and society.

"Humans have an inherent inclination to seek connections and affiliate with nature and greenery, and the post-Covid lifestyle has only heightened this. There is now a renewed focus on personal well-being, the work-from-home environment, and the need for spaces that promote physical and mental health," says Chng.

Lush, expansive greenery elevates the visual appeal and contributes to a cooler environment, enhancing comfort for residents. However, the developer also has a responsibility to ensure that curated landscapes are also natural and easy to maintain.

Biophilic spaces — designed to deliver benefits for human health and the environment — are cognisant of the diverse needs of residents. For example, open lawns where children can freely play, and adults can engage in activities like tai chi and yoga, to more intimate spaces like spa pools or niches in sky terraces.

"Ultimately, what is important is the usability and relevance of the spaces. It is essential to provide facilities that residents will use and genuinely appreciate instead of offering many amenities that remain underutilised and eventually be-



The landmark Guoco Tower is GuocoLand's crowning achievement in Singapore, shaping and building Tanjong Pagar into a business and lifestyle precinct in the CBD

come redundant," says Chng.

GuocoLand and other leading developers in Singapore have also leveraged green financing, a type of loan or investment promoting environmentally positive activities such as the purchase of ecologically friendly construction materials or the development of green infrastructure and facilities.

"Green financing is an example of our proactive approach to sustainable development. In June 2023, we introduced the GuocoLand Green Finance Framework, envisioned to bolster our ongoing decarbonisation journey and contributions to the Singapore Green Plan 2030," says Chng.

The developer has since secured a \$974 million green facility for the refinancing of Guoco Tower and \$498.6 million of green loans for its upcoming Lentor Gardens development. GuocoLand has also pledged that the Lentor Gardens project will be its first residential project to achieve BCA's Green Mark Platinum (Super Low Energy) with Maintainability Badge certification.

Thriving amid adversity

Although a momentous year for GuocoLand, the company has not been immune to the headwinds buffeting Singapore's real estate market and the challenging macroeconomic climate. "Externally, the current environment is a challenging one. There are macro-economic factors that impact our costs, and there are many other uncertainties and issues that we face daily," says Chng.

However, she says that GuocoLand's track record has shown its ability to navigate and thrive amidst adversity. This resiliency is rooted in its belief that well-designed developments and units remain in high demand, especially in Singapore's competitive residential market. She adds that recent successful sales launches, such as that of Lentor Modern, show that its projects resonate strongly among local audiences.

"Our continuous drive for excellence has positioned GuocoLand as a benchmark for quality in the real estate sector. Despite the uncertain external environment over the past few years, our commitment to surpassing expectations, our focus on sustainability, and our ability to navigate challenges have solidified our reputation," she says. ■

UOL bags 12 awards and seals Top Developer Award



Top Developer

BY CECILIA CHOW
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Singapore-listed UOL Group dominated the EdgeProp Singapore Excellence Awards 2023, clinching 12 awards for its condo projects and hotel properties, with the crowning achievement being the Top Developer of the Year Award.

“In driving for excellence and success as a developer, the key ingredients include passion, innovation, enterprise, and being socially responsible and sustainable,” said Liam Wee Sin, group CEO of UOL Group, in his acceptance speech at the awards event on Oct 6. “However, most important of all are the people — from the consortium members to consultants, designers, contractors, suppliers and real estate agencies.”

The project that stood out was Amo Residence, which swept seven awards for architectural design, landscape design, sustainability, innovation, marketing, and show flat design, culminating in the Top Development Award.

The 372-unit Amo Residence at Ang Mo Kio Rise, off Ang Mo Kio Avenue 1, was 98% sold on the first day of launch on July 23, 2022. Units were sold at an average price of \$2,112 psf. To date, only two units are still available.

A joint development by UOL Group, Singapore Land Group (SingLand) and Kheng Leong Co, Amo Residence was the first suburban condo launch in the Outside Central Region (OCR) in 2022. Designed by P&T Consultants, Amo Residence has twin 25-storey residential towers that occupy just 40% of the 136,481 sq ft, 99-year leasehold site.

More than 60% of the site is dedicated to landscaped garden and facilities — seven swimming pools including a 50m lap pool, a tennis court, a clubhouse, and three function rooms with meeting-room facilities. Units facing north have unblocked views towards Shangri-la Park private landed housing estate, Lower Peirce Reservoir and Thomson Nature Park, while those facing south have views of Bishan-Ang Mo Kio Park.

“Amo Residence blends harmonious architecture with reservoir-themed landscape design inspired by the surrounding greenery,” says Liam. “The visual orientation pivoting views towards Bishan-Ang Mo Kio Park and Lower Peirce Reservoir was a key driving force.”



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

Liam: UOL has been riding on the Singapore Green Transformation journey, which has evolved over the decades from “Garden City” to “City in a Garden” and now “City in Nature”

Extensive river-frontage

The 729-unit The Tre Ver (redevelopment of the former Raintree Gardens en bloc site) in Potong Pasir won the Top Development Award. Designed by acclaimed Singapore-based architectural firm Woha, the project capitalises on its location along Kallang River and the greenery.

“The natural landscape surrounding The Tre Ver extends into the development,” says Liam. “We were attracted by its extensive river-frontage and the rows of mature rain trees, which we conserved. Unlike many other developments, the outcome is an architecture that is not boxed up.”

The project, jointly developed by UOL and SingLand, was launched in August 2018 and entirely sold by 2021. It obtained its temporary occupation permit (TOP) in 2022.

People’s Choice

Another development that obtained TOP last

year was the 56-unit MeyerHouse, developed jointly by UOL and Kheng Leong. The luxury development on Meyer Road in prime District 15 is part of UOL’s Masterpiece Collection, which marks the collaboration of three acclaimed designers: Woha as the design architect, Ramboll Studio Dreiseitl (now Henning Larsen), as the landscape architect, and Yabu Pushelberg as the interior designer.

MeyerHouse scooped up the People’s Choice Award this year. It won votes for its design, including its landscaped grounds, which the developer successfully integrated with the adjacent Meyer Road playground, which it had enhanced.

A standout feature of MeyerHouse is its dedicated private lifts, which allowed the developer to configure each unit differently and create “mansion-like designs”, says Liam.

It was not just UOL’s residential developments that scored big wins at this year’s awards, but its hotels, too. The 347-room Pan Pacific Or-

chard on Claymore Road was also designed by Woha and won the Hotel Development Excellence Award. The hotel opened to guests only this June.

This year, the 575-room Parkroyal Collection Marina Bay won the People’s Choice Award under the hotel category. Parkroyal Collection Marina Bay is a rebranding of the former Marina Mandarin and opened in December 2020 after a \$45 million refurbishment.

Riding on green journey

According to Liam, UOL has been riding on the Singapore Green Transformation journey, which has evolved over the decades from “Garden City” to “City in a Garden” and now “City in Nature”.

Likewise, UOL’s design concept for its green hotels has followed the same trajectory. Parkroyal Collection Pickering, which opened in 2013, had a “Hotel in a Garden” theme. Parkroyal Collection Marina Bay adopted the “Garden in a Hotel” concept in December 2020. The newly opened Pan Pacific Orchard has been elevated to “Gardens in the Sky”.

UOL’s luxury residential developments in its Masterpiece Collection chart a similar green course. “We are capitalising on what nature can offer,” says Liam.

The 100-unit Nassim Park Residences on Nassim Road, completed in 2011, emphasised “Luxury Living by Botanic Gardens” given its proximity to the Singapore Botanic Gardens. The recently completed MeyerHouse was flaunted as a “Mansion in the Park”, given its location adjacent to a public park. The upcoming 205-unit Watten House will have “Tranquillity on the Hill” as its theme.

Upcoming ‘unparalleled launch’

Watten House is a redevelopment of the former Watten Estate, which UOL and SingLand purchased en bloc for \$550.8 million in December 2021. The site is located on Shelford Road in the prime Bukit Timah area in District 11.

Given its freehold tenure, coveted address, and the scarcity of such a premium product in the residential enclave, Watten House “will be another unparalleled launch”, reckons Liam. The project is expected to be launched in the next two months. Like the other two developments in its Masterpiece Collection, Watten House’s launch will be “a private and targeted event”.

In February, UOL and SingLand purchased the freehold Meyer Park en bloc for \$392.18 million. Meyer Park at 81 and 83 Meyer Road is near MeyerHouse. According to Liam, the site has the potential to be redeveloped into

CONTINUES ON PAGE EP87

UOL GROUP



More than 60% of the Amo Residence site is dedicated to landscaped garden and facilities

UOL GROUP



The 56-unit MeyerHouse’s landscaped grounds. They were successfully integrated with the adjacent playground which it had enhanced



Melvin Lim (centre), co-founder and CEO of PropertyLimBrothers, with Marc Chan, director of sales and VP of operations, PropertyLimBrothers, and Grayce Tan, senior marketing manager, PropertyLimBrothers

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

PLB Media expands capabilities to serve property developers

Property developers turned realtors 16 years ago, Melvin Lim and Adrian Lim (unrelated despite having the same surname) started PropertyLimBrothers Media in 2018 after 11 years in the real estate business, and subsequently started PLB Realty last year. The two decided to start their own business as they questioned the way properties were marketed in the industry – why has it always been done the same traditional and lacklustre way?

The duo were the ones who pioneered video home tours with a presenter in Singapore. Melvin himself has been the main presenter in 2,069 videos produced by PLB Media in the past six years. Melvin and Adrian then went independent and started their own venture PropertyLimBrothers, which includes their real estate agency arm PLB Realty and creative arm PLB Media.

Melvin explains that PLB Media was launched in 2018 and started off as a production house to solve a problem in the market – why homes are marketed so hastily.

"Homes are one of the biggest assets people own in their lifetime. The core purpose of PLB Media and the reason we invest extensive efforts to curate such a video is to showcase a home's maximum potential through innovative video home tours. We use tech and research to stay on top of trends and with our 3D Architectural Visualisation Technology, create homes digitally. With 3D and Visual Effects, we build spaces that may not exist. We are selling a dream that is possible to achieve through our 3D visualisation tech," says Melvin, who is the co-founder and CEO of PropertyLimBrothers.

Grayce Tan, senior marketing manager of PropertyLimBrothers, adds: "The point [of producing the videos] is to sell a home through storyboarding and scripting. We provide solutions to any objections in the home tour video, such as price point, tenure, facing, and more. We use the videos to qualify buyers, and to attract buyers who are genuinely interested."

Serving a new market

Thousands of videos from PropertyLimBrothers

have been published online, successfully marketing and selling properties all across Singapore. After PropertyLimBrothers established its name within the consumer market and expanded its media team, developers started to notice their effectiveness and showed high interest.

Today as a full-fledged creative agency that focuses on real estate, PLB Media has grown from just a small team of videographers and video editors, to now a team of more than 60 people, enhancing their capabilities in data analysis, 3D architectural visualisation and motion graphics.

At PropertyLimBrothers' Landed Convention in May, Marc Chan, director of sales and VP of operations at PropertyLimBrothers, explained that there has been an enhancement in partnership. With developers now approaching PLB Media to boost their marketing efforts, the creative house now sees more visibility and capability to serve the larger B2B market moving forward.

"In the past, our focus was to support our in-house realtors and direct home sellers. But now with our creative agency we have more advanced resources to better serve our developer partners too," says Chan.

The paid event attracted over 375 attendees, with 18 landed developers and partners presenting more than 100 landed listings. It created an awareness, as well as a paradigm shift, for PLB Media to show that its capabilities are not limited to just serving home sellers, but are expandable to even the developers.

Adding on, Tan explains that developers typically market their properties in a traditional manner – building show flats and engaging joint marketing agents. While this has been effective for many years, Tan posits that more can be done in project marketing.

Tan also shares that developers need not engage PLB Realty's realtors to sell the property to engage PLB Media for their marketing needs. The marketing materials created are available for the developer to disseminate to their joint marketing agencies for the new launch project.

Laser-focused

The way Tan sees it, PLB Media is not just any creative agency. Thanks to the team's experienced background in the real estate industry, PLB Media has a pure focus on the real estate sector. Its capabilities are specifically tailored to create content that features real estate.

"All of the technology that we have invested, as well as our expertise, will be able to best position real estate products. All these efforts were born out of the need to cater especially to the real estate market," explains Tan, adding that the in-house team is well-versed in real estate terms and how to best feature all sorts of properties.

Chan says: "We are not just any media agency. We also have strong technology and research teams. That way, when we craft out our content, we have the resources to do a deep-dive analysis and research to better explain to our audience."

While PLB Media focuses on creating content to best position a property to be sold, Melvin emphasises that the content has to be informative to the audience. "We are not just creating content for the sake of it. We want to make sure that we are also educating the market and sharing real estate knowledge," says Melvin.

Apart from its capabilities and focus on the real estate sector, having founders like Melvin and Adrian, who are experts in the real estate sector, sets the creative agency apart from others out there.

While PLB Media curates content for its clients, it too has several social media platforms, with over 160,000 unique property enthusiasts following their platforms. "We only post real estate content on our social media platforms, so we have curated an audience and community that is passionate about it to join us on our socials," says Tan.

Moving forward

On the outlook, PLB Media will continue to focus on expanding its capabilities and its team to cater to the ever-evolving creative landscape. Chan

shares that the company has pivoted in 2023 to provide different formats of content including webinars and live debates, as he acknowledges that there is an inherent individual difference in the way people consume their content.

Technology is also important for PLB Media. Chan shares that 2024 will be the year when PLB Media will launch a few tech initiatives. "Our efforts to invest in technology is a testament to how we genuinely 'put our money where our mouth is'," says Chan.

Meanwhile, there are plans for PLB Media to expand into more markets. Currently, it is present in both Singapore and Malaysia. Next year, PLB Media will spread its wings to enter markets such as the Philippines, Thailand and Indonesia.

While PLB Media maintains its ambitions to expand within the region, Tan says: "Entering a new country is not easy. We have to do a lot of market study to understand the different consumer behaviours there. While I believe that this is a successful business here, it's not just plug and play. We have to recognise that it's different selling to different cultures and markets."

Tan adds: "Regardless, the core principles and aspirations still remain the same across different countries – sellers will always look out for someone who can best market and sell the property, while buyers will always want someone who can provide good advice and provide consultation backed by research and data." ■

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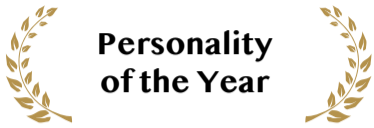


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PERSONALITY OF THE YEAR

Raymond Chia: Uniting Chip Eng Seng and SingHaiyi Group



Personality
of the Year

BY CECILIA CHOW

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Group CEO of Chip Eng Seng Corp since 2016, Raymond Chia's leadership role expanded to assuming the group CEO position for property company SingHaiyi Group from April 1.

Now that both companies are privatised, Chia says his focus is on "uniting both sides" so that the merged entities can share resources and position themselves for the future. Chia received the Personality of the Year award at the EdgeProp Singapore Excellence Awards (EPEA) 2023 at the Pan Pacific Orchard Ballroom on Oct 6.

The award is given to only one individual biennially. This year, the recognition goes to Chia for his business acumen, marketing prowess and courage to break new ground in the real estate sector, even in a challenging market environment.

"The real estate market is cyclical," says Chia. "Unlike the past, when each property cycle lasts a few years, the market changes are now so rapid that the windows of opportunity are very short."

Chia says the real estate business has been about creating lifestyle experiences in recent years. Before deciding on any land acquisition — a government land tender or a collective sale, he will reflect on the following: "What can I create on this site that will make homebuyers choose my project over the others?"

TMW Maxwell's "flip/switch" units are a manifestation of Chia's latest lifestyle offering. These studio apartments are fitted with flexible furniture: The living room sofa, for instance, transforms into a Murphy bed at night. Movable wardrobes have a hidden panel that opens up into a workstation. The kitchen countertop has a breakfast table that can be stowed away. The balcony has a pull-out table with a niche for a wine bottle and two glasses.

"We experimented with the flip/switch concept at TMW Maxwell to optimise living spaces in the city," says Chia. TMW Maxwell is a mixed-use development with 324



PICTURES: ALBERT CHUA/THE EDGE SINGAPORE

Chia: Unlike in the past, when each property cycle lasted a few years, the market changes are now so rapid that the windows of opportunity are very short

apartments and three storeys of commercial space in a 20-storey block. The apartments are predominantly a mix of studio apartments and one- and two-bedroom units.

The 99-year leasehold building is a redevelopment of the former commercial complex, Maxwell House, which Chip Eng Seng, SingHaiyi and Chuan Investments jointly acquired en bloc for \$276.8 million in May 2021.

Half a dozen units were sold at TMW Maxwell's opening weekend. Transacted prices ranged from \$1.498 million for a 474 sq ft studio to \$2.47 million for a two-bedroom apartment or an average price of \$3,334 psf.

Chia remains confident that the concept works. "Aside from psf price, I hope buyers can look at properties from a different perspective and consider factors like concept and design," he adds.

Parc Komo, Park Colonial

It is not the first time Chia has experimented with a concept that went against the grain. Another example is Parc Komo and Komo Shoppes, a redevelopment of the former Changi Garden at Upper Changi Road. The 276-unit freehold development was sold within three years of its launch in May 2019.

Parc Komo is a low-rise, five-storey residential development with a two-storey, 27,000 sq ft retail podium named Komo Shoppes. The mixed-use development at Upper Changi Road North was completed earlier this year.

Chip Eng Seng acquired the former Changi Garden en bloc for \$248.8 million, translating to a land rate of \$888 psf per plot ratio in October 2017. "We were able to purchase the land at an attractive price because it's opposite Changi Prison," adds Chia.

Given the surrounding private housing at Jalan

Mariam, Toh Heights and the Flora Road-Flora Drive enclave, he was drawn to the area because of the opportunity to create a retail offering.

Park + Associates, the design architect for Parc Komo, and landscape architect Salad Dressing created a project with a resort setting, given its location in the east, near Changi Village, which has a more laid-back vibe.

"I'm happy with the end product, and the residents are happy too," he says. "When you walk into the residential area from the retail podium, it's like walking into a resort with the water cascading down."

Parc Komo in the east has a resort theme, but the 805-unit Park Colonial — designed by ADDP Architects — has a contemporary black-and-white colonial theme. The project, built on a government land sale (GLS) site, is within a short walk of the underground Woodleigh MRT Station on the Northeast Line. The MRT station is integrated with the 330,000 Woodleigh Mall and The Woodleigh Residences.

Park Colonial was launched on July 5, 2018, the eve of the set of property cooling measures that kicked in the following day. A total of 300 units were sold at an average price of \$1,745 psf that evening. The project was fully sold and completed in 2021. Based on caveats lodged from June to September, the average transacted price has appreciated by 19.6% to \$2,087 psf.

Kopar at Newton

Chia points to another project, the 378-unit Kopar at Newton, which obtained its Temporary Occupation Permit (TOP) last month. Chip Eng Seng's property development arm, CEL Development, won the site at Kampong Java Road with a bid of \$418.8 million (\$1,192 psf ppr) in January 2019. The 125,326 sq ft, 99-year leasehold residential site is just off Newton Road. "We were fortunate to win the site at an attractive price," says Chia.

Given its prime District 9 address, Chia wanted the new 23-storey twin blocks of Kopar to stand out. "I thought we should create a project with a clubhouse that makes people travelling along Bukit Timah and Dunearn Road wish they bought a unit at Kopar when they see it," adds Chia.

The project was previewed in the third week of March 2020 amid heightened Covid-19 safe distancing measures and was launched on April 6, the eve of a two-month-long "circuit-breaker". Seventy-seven units were sold on its launch day at an average of \$2,350 psf.

"At that time, we didn't know how long the



Chia at the sales gallery of TMW Maxwell, with its flip/switch concept



Showflat of a 474 sq ft flip/switch studio at TMW Maxwell

pandemic would last, but life has to go on, so we bit the bullet and decided to go ahead with the launch despite the uncertainties,” Chia relates. “Luckily, the efforts paid off, and we achieved encouraging sales.”

Even though he has been a property developer for over 20 years, he still has a sense of satisfaction when a project is completed. “When you buy a GLS site, it’s usually like a jungle initially,” he says. “And then during construction, it’s very messy on-site. But when a project has obtained TOP, people have moved in, and you see children laughing and playing, you realise you have built homes for many people and have this sense of satisfaction from doing that.”

Chip Eng Leong to CEL Development

Chip Eng Seng has transformed over the nearly three decades he has been with the firm. When he first stepped foot into the company in 1994, Chip Eng Seng’s founder, Lim Tiam Seng — his father-in-law — appointed him managing director of the real estate development arm, Chip Eng Leong. Chip Eng Seng was a medium-sized construction company focused exclusively on building HDB public housing flats then.

In the mid-to late-1990s, Chia handled mainly the refurbishment of shophouses along Geylang Road and boutique housing developments in the East and Lorong Chuan. Only in the early 2000s did Chip Eng Seng take on larger-scale developments. It started in 2001 when Chip Eng Seng became a joint venture partner of NTUC Choice Homes in developing the 384-unit Bishan Loft executive condo (EC). Chia recalls the project was 100% sold within 1.5 days of its launch.



Chia at the Parc Komo sales gallery in 2019

In 2006, Chip Eng Seng formed a joint venture with the former Lehman Brothers to acquire the former Westpeak condo at West Coast Walk en bloc for \$206.9 million. The new condo, the 659-unit The Parc Condo, was launched in 2007 and entirely sold in less than two weeks.

Chip Eng Seng and Lehman Brothers joint-

ly bid for and won the en bloc purchase of the former Venus Mansion on Peck Hay Road in 2007. The project was launched as the 70-unit, freehold condo, CityVista. That year, Chip Eng Seng also tied up with US hedge fund Citadel to acquire a site on Grange Road, which has since been redeveloped into the 68-unit high-

end condo Grange Infinite.

In 2006, Chia proposed to his board of directors to change the name of Chip Eng Leong to CEL Development. “The Caucasians just couldn’t pronounce Chip Eng Leong and would shorten it to ‘Chip’ or ‘Chips’,” he recalls.

After Lehman Brothers’ 2008 collapse triggered the global financial crisis, sales in the luxury market stalled. However, some Asian funds viewed it as an opportunity for bulk purchases in selected prime condos at a discount. ARA Asset Management swooped in to purchase the remaining 53 units at Grange Infinite in a bulk deal for \$388 million, while Keppel Fund Management (formerly known as Alpha Investment Partners) acquired the balance 30 units at City Vista in 2010 for \$147 million. Hence, Chip Eng Seng offloaded its unsold inventory.

Chia emphasises the importance of local knowledge in real estate. “We know Singapore best, compared to other parts of the world,” he says.

In October 2018, Chinese billionaire couple Celine Tang and her husband, Gordon Tang, bought out the Lim family’s stake in Chip Eng Seng for \$201 million and privatised the firm in February. The Tangs bought out SingHaiyi and privatised the firm in January 2022.

“Real estate company shares tend to trade at a substantial discount to net asset value. So it made sense to privatise,” says Chia. He believes the privatised and merged group will be more nimble in seizing market opportunities. “There is still a lot of money coming to Singapore from abroad,” says Chia. “Our currency is strong, and our real estate market is stable.”

UOL GROUP

New development in Tampines

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a luxury project with “230 to 250 units in a high-rise block to capitalise on the unblocked views”.

Meyer Park is also near the upcoming Katong Park MRT Station, recreational facilities at East Coast Park, and top schools such as Tao Nan School, Dunman High School and Victoria Junior College. The new luxury development is expected to be launched in 2024.

UOL’s latest site purchase was in July. With SingLand and a 50:50 joint venture with CapitaLand Development, the consortium submitted the top bid of \$1.21 billion or \$885 psf per plot ratio for a mixed-use development site at Tampines Street 11 in a government land sales tender.

The 545,511 sq ft, 99-year leasehold site could yield a mixed-use development with 1,190 residential units and a retail mall directly linked to the upcoming Tampines North

MRT Station and bus interchange.

On top of that, there is the requirement to incorporate a hawker centre and a community club, creating an integrated development. “The intention is to bring all these diverse activities under one roof with a value proposition as an integrated development, offering a high quality of life, in terms of convenience, connectivity and sense of community,” says Liam.

The new residential development at Tampines Street 11 will be launched sometime in 2H2024. The site acquisition has allowed UOL to replenish its stock in the OCR, which remains in tight supply, says Liam.

With the residential market stabilised, the pace of new project launches and sales momentum will depend primarily on “the supply-demand dynamics in the individual micro-markets and the attractiveness of the product offering”, he observes.

PICTURES: UOL GROUP



The 347-room Pan Pacific Orchard opened in June and won the Hotel Development of the Year



The Tre Ver has multi-tiered landscaped gardens with heritage rain trees and fronts the Kallang River



The 575-room Parkroyal Collection Marina Bay won the People’s Choice Award under the hotel category

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