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EdgeProp

SINGAPORE EXCELLENCE

AWARDS 2022

RECOGNISING SINGAPORE'S OUTSTANDING
PROPERTY DEVELOPERS AND THEIR PROJECTS

EVOLUTION OF AWARDS A REFLECTION OF WHAT HOMEBUYERS WANT

BY BERNARD TONG

This is the sixth edition of our awards and the seventh year since EdgeProp was founded. We started EdgeProp with a simple wish — to help people make better property decisions. The awards are an extension of that dream — helping homebuyers identify developers and their developments that are truly remarkable, and recognise projects which its residents are proud to call home.

To do this and to do it well, we needed to establish a set of criteria that is transparent, quantifiable and can be judged. We needed industry experts from various relevant practices for our panel of judges, followed by a third-party knowledge partner to ensure the accuracy of its methodology and scoring. Here, I would like to thank KPMG Singapore for being our knowledge partner over the last six years. Last but certainly not least, this dream would not have been possible without the support of our industry friends and partners.

At times, we underestimated the challenges associated with organising such awards. For instance, in the first two years, we had a tough time convincing developers to submit. “Is submission really free? Why the form so long ah?” Next up is the logistical nightmare: How do we fit 12 to 14 site visits across the island into two days and not make everyone grumpy? (The trick is to have judges that are extremely understanding and give them enough energy to keep going). And our favourite challenge — answering the perennial question — “why we didn’t win ah?”

As we enter a new chapter, allow me to share key observations on how the real estate industry has evolved over the years and how our awards have adapted since. Last year, I spoke about the growing popularity of integrated developments. In fact, during our inaugural awards back in 2017, we had one integrated development — which was Bedok Residences. This year, we will have four winners, a trend which was accelerated by the pandemic and is likely to persist. For our awards



PICTURES: ALBERT CHUA/THE EDGE SINGAPORE

this year, integrated developments will be judged independently from the rest of the residential-only developments to ensure each project (whether it is integrated or a residential-only) is given the full attention and awareness they deserve.

The next big megatrend is the greater emphasis on sustainability in the built environment. As developers, builders and contractors embrace sustainability due to its increased significance and relevance, components such as Landscape Replacement Area, Green Plot Ra-

tio and Green Mark Ratings have been included as part of the scoring. We believe these are not merely “green” stamps but an accurate reflection of what buyers want these days in terms of living in an aesthetically pleasant yet low carbon footprint environment.

To all the winners, congratulations on your outstanding accomplishments. Your pursuit of excellence in placemaking and communal building are the reasons real estate in Singapore is recognised internationally and continues to thrive. ■



From left to right: Bernard Tong, CEO of EdgeProp Singapore; Yvonne Tan, director, MSILA, accredited landscape architect, DP Green; Koh Choon Fah, board member, Edmund Tie Holdings; Angela Lim, director of SuMisura-Número Uno Creative Group; Cecilia Chow, editor, EdgeProp Singapore; and Tang Kok Thye, associate partner, ADDP Architects



EdgeProp SINGAPORE EXCELLENCE AWARDS 2022

Recognising and Celebrating Excellence



Front (seated, from left): Tay Seok Cheng, deputy head, property development division, City Developments; Soon Su Lin, CEO, Frasers Property Singapore; James Chan, general manager, Kheng Leong Co; Liam Wee Sin, group CEO, UOL Group; Chia Ngiang Hong, group general manager, City Developments; Bernard Tong, CEO, EdgeProp Singapore; Cheng Hsing Yao, CEO of the group, GuocoLand; Dora Chng, general manager, residential, GuocoLand; Joanne Goh, associate director, Shun Tak Holdings; and Julia Goh, PropNex Realty

Standing (from left): Goh Kok Wee, development director, Allgreen Properties; Frances Tan, manager, marketing & sales, Allgreen Properties; Lisa Lam, head, marketing & sales, CapitaLand Singapore; Adeline Ong, head, sales & marketing, City Developments; Joyce Sng, general manager, product development, UOL Group; Jason Lim, head of residential marketing, Singapore Land Group; Nicole Chia, ERA Realty Network; Shermie Tee, vice-president, agency sales and training, EdgeProp Singapore; Terence Teo, executive director, Tong Eng Group; Jane Ee, PropNex Realty; Aron Teo, senior project manager, SDB Asia; Wendeline Goh, ERA Realty Network; Eric Teoh, ERA Realty Network; Esther Goh, ERA Realty Network; Arthur Aw, executive director, Kimen Group; Eileen Lim, ERA Realty Network; Jois Phoo, general manager, product development and project management, GuocoLand; Vincent Lim, OrangeTee & Tie; Melvin Lim, PLB Realty; and Adrian Lim, PLB Realty

TABLE OF WINNERS

Top Developer*	City Developments Limited				
	GuocoLand Limited				
	Kheng Leong Co. and UOL Group				
Top Luxury Development	MeyerHouse				
Top Boutique Development	MeyerHouse				
Top Landed Development	Belgravia Ace				
People's Choice	CanningHill Piers				
	Residential (Completed)**	Mixed-use (Completed)**	Residential (Uncompleted)#		
	Martin Modern		Pasir Ris 8 (Mixed-use)		
Top Development	Grandeur Park Residences	Jui Residences	CanningHill Piers (Mixed-use)		
	Seaside Residences		Jervois Mansion		
	Residential (Completed, Central)**	Residential (Completed, Non-Central)**	Residential (Uncompleted, Central)#	Residential (Uncompleted, Non-Central)#	Mixed-use (Uncompleted)#
Design Excellence	Martin Modern	Seaside Residences	Liv@MB	The Commodore	CanningHill Piers
Landscape Excellence	Martin Modern		Jervois Mansion	The Watergardens at Canberra	Pasir Ris 8
Sustainability Excellence	Martin Modern	Seaside Residences	Irwell Hill Residences	The Watergardens at Canberra	Pasir Ris 8
Innovation Excellence	Martin Modern	Grandeur Park Residences	Park Nova	The Watergardens at Canberra	CanningHill Piers
Marketing Excellence###			Liv@MB	Provence Residence	CanningHill Piers
Showflat Excellence			Liv@MB	Belgravia Ace	One Bernam

Note:

* In alphabetical order

** Temporary Occupation Permit obtained between Jan 2020 to May 2022

Under construction

Based on caveats lodged from Jan 2021 to May 2022

Top Developers



Winners of the Top Developer award at the EdgeProp Singapore Excellence Awards 2022 (from left): Cheng Hsing Yao, CEO of the group, GuocoLand; Chia Ngiang Hong, group general manager, City Developments; Liam Wee Sin, group CEO of UOL Group; James Chan, general manager, Kheng Leong Co; and Bernard Tong, CEO of EdgeProp Singapore



Cheng Hsing Yao, CEO of the group, GuocoLand (left), receiving the Top Developer award from Bernard Tong, CEO of EdgeProp Singapore



Chia Ngiang Hong, group general manager of City Developments (left), receiving the Top Developer award from Bernard Tong, CEO of EdgeProp Singapore



James Chan, general manager, Kheng Leong Co (left), and Liam Wee Sin, group CEO, UOL Group, receiving the Top Developer award from Bernard Tong, CEO of EdgeProp Singapore

Top Developments



Arthur Aw, executive director of Kimen Group (left), receiving the Top Development award for Jervois Mansion from Ke Yam Cheong, general manager, Mitsubishi Electric Asia



Adeline Ong, senior vice president, head of sales & marketing, City Developments (left), and Lisa Lam, head of marketing & sales, CapitaLand Development, receiving the Top Development award for CanningHill Piers from Ke Yam Cheong, general manager, Mitsubishi Electric Asia

Top Developments



From left: Chan Sze Chin, deputy CEO of JPG Architects; Lum Hon Chew, project director, and Terence Teo, executive director of Tong Eng Group, with the Top Development award for Belgravia Ace received from Cowie Tan, chief marketing officer of EdgeProp Singapore



Frances Tan, manager, marketing & sales, Allgreen Properties, receiving the Top Development award for Pasir Ris 8 from Ke Yam Cheong, general manager, Mitsubishi Electric Asia



Dora Chng, general manager, residential, GuocoLand, receiving the Top Development award for Martin Modern from Simon Wong, managing director of Geberit



Joyce Sng, general manager, product development, UOL Group (left), receiving the Top Development award for MeyerHouse from Angeline Yap, managing director of V-Zug Southeast Asia



James Chan, general manager of Kheng Leong Co (left), receiving the Top Development award for MeyerHouse from Ken Lee, director of E3 Design



Aron Teo, senior project manager, SDB Asia (left), receives the Top Development award for Jui Residences from Simon Wong, managing director of Geberit



Peter Wee, general manager, business development & marketing, at CEL Development (left), receiving the Top Development award for Grandeur Park Residences from Simon Wong, managing director of Geberit



Richard Lai of ADDP Architects (left) and Soon Su Lin, CEO of Frasers Property Singapore, with the Top Development award for Seaside Residences received from Simon Wong, managing director of Geberit

HALL OF FAME

Multiple-Award Winners



From left: Bukit Sembawang Estates' Ho Jenny, general manager, marketing & sales; Charles Chow, COO; and McDonald Low, head of project marketing, receiving the Design Excellence, Marketing Excellence and Showflat Excellence awards for LIV@MB from Koh Choon Fah, board member, Edmund Tie Holdings



From left: GuocoLand's Dora Chng, general manager, residential, and Jois Phoo, general manager, product development & project management, with the Design Excellence, Landscape Excellence, Sustainability Excellence and Innovation Excellence awards for Martin Modern received from Tang Kok Thy, associate partner, ADDP Architects



From left: Lisa Lam, head of marketing & sales, CapitaLand Development, and Adeline Ong, SVP, head of sales & marketing, City Developments, receiving the Design Excellence, Innovation Excellence, Marketing Excellence awards for CanningHill Piers from Angela Lim of SuMisura. CanningHill Piers won the People's Choice Award too

Billboard of Winners



Joanne Goh, associate director, Shun Tak Holdings (left), receiving the Innovation Excellence award for Park Nova from Koh Choon Fah, board member, Edmund Tie Holdings



From left: Markus Cheng, associate partner of ADDP Architects; Roland Teo, key account director of Geberit; Chia Ngiang Hong, group general manager of City Developments; and Tay Seok Cheng, deputy head, property development division of City Developments, with the Sustainability Excellence award for Irwell Hill Residences



Arthur Aw, executive director of Kimen Group, receiving the Landscape Excellence award for Jervois Mansion from Koh Choon Fah, board member, Edmund Tie Holdings



Steven Leow, general manager, design & project, receiving the Innovation Excellence Award for Grandeur Park Residences from Yvonne Tan, director of DP Green

Billboard of Winners

ALBERT CHUA/THE EDGE SINGAPORE



JBE directors Christina Sui (left) and Jane Lam, with their Design Excellence award for The Commodore

ALBERT CHUA/THE EDGE SINGAPORE



From left: Joyce Sng, general manager, product development, UOL Group; James Chan, general manager, Kheng Leong Co; and Jason Lim, head of residential marketing, Singapore Land Group, receiving the Landscape Excellence, Sustainability Excellence and Innovation Excellence awards from Cecilia Chow, editor, EdgeProp Singapore

ALBERT CHUA/THE EDGE SINGAPORE



From left: Chan Sze Chin, deputy CEO, JGP Architecture, with Tong Eng Group's Lum Hon Chew, project director, and Terence Teo, executive director, with the Showflat Excellence Award for Belgravia Ace

ALBERT CHUA/THE EDGE SINGAPORE



Goh Kok Wee, development director, Allgreen Properties, receiving the Landscape and Sustainability award for Pasir Ris 8 from Angela Lim, director of SuMisura

Awards Party

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



From left: Leong Disheng of ARC Studio Architecture + Urbanism; Bukit Sembawang Estates' Michael Chan, Jacqueline Chang, Ho Jenny, McDonald Low, and Charles Chow; as well as Hilary Loh of 2nd Edition

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



From left: Tan Tiong Cheng, former chairman of Knight Frank Singapore, sharing a joke with Bernard Tong of EdgeProp Singapore and Khew Sin Khoon of CPG Corp

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



From left: Micheal Ng of CEL Development, Bernard Tong of EdgeProp Singapore, and Teo Hong Lim of Roxy Pacific Holdings

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Yeong Sien Seu and Neo Soon Hup of UOL Group with Tan Tiong Cheng, former chairman of Knight Frank Singapore (centre)

HALL OF FAME

Awards Party

ALBERT CHUA/THE EDGE SINGAPORE



From left: Bernard Tong of EdgeProp Singapore; Lisa Lam of CapitaLand Development; Frances Tan of Allgreen Properties; Ivy Hong of The Edge Singapore; Dora Chng of GuocoLand; Janice Zhu of EdgeProp Singapore; Joanne Goh of Shun Tak Holdings; Jenny Liu of Frasers Property; and Cowie Tan of EdgeProp Singapore

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



From left: Tan Tiong Cheng, Liam Wee Sin of UOL Group and Chia Ngiang Hong of City Developments

ALBERT CHUA/THE EDGE SINGAPORE



From left: Benita Tan, Yeong Sien Seu, Joyce Sng, Liam Wee Sin, Neo Soon Hup, Melvin Teo, Serene Cheng, Jean Lee and Daryl Liu of UOL Group; as well as Cat Teo and Angeline Tan of Singapore Land Group

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Seated, from left: Cat Teo and Angeline Tan of Singapore Land Group; Joyce Sng, Serene Cheng and Jane Lee of UOL Group
Standing, from left: Melvin Teo of UOL Group; Jason Lim of Singapore Land Group; Neo Soon Hup, Yeong Sien Seu and Chan Weng Khoon of UOL Group

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Seated, from left: Yu Xianpin, Patricia Soh and Kevin Pereira of GuocoLand; Ng Sin Yong of ADDP Architects
Standing, from left: Zhang Chuze, Emily Eng, Esther Koh, Jois Phoo and Lim Wee Loon of GuocoLand; Leong Kah Hoe of ADDP Architects

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Seated, from left: Daryl Liu of UOL Group; Nicholas Tan, Serene Toh and Sam Kheng of Kheng Leong Co; and Lawrence Yap of Mitsubishi Electric Asia
Standing, from left: Lisa Lam of CapitaLand Development; Benita Tan of UOL Group; Janice Zhu of EdgeProp Singapore; Adeline Ong of City Developments; and Atiqah Mokhtar of EdgeProp Singapore

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Seated, from left: Ivy Hong from The Edge Singapore, Angeline Kwek of Tong Eng Group, Frances Tan from Allgreen Properties, and Sheena Teng from Tong Eng Group
Standing, from left: Gabriel Leong from V-Zug, Goh Kok Wee from Allgreen Properties, Lum Hon Chew from Tong Eng Group, Chan Sze Chin from JPG Architecture, and Loh Siang Hao from Tong Eng Group

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Seated, from left: Dora Chng of GuocoLand, Joanne Goh of Shun Tak Holdings, Jane Lam of JBE Holdings and Diana Lim of EdgeProp Singapore
Standing, from left: Steven Leow of CEL Development, Arthur Aw of Kimen Group, Teo Hong Lim of Roxy Pacific, Teo Tong Lim of Tong Eng Group, Gerald Toh of KPMG and Peter Wee of CEL Development



WINNERS

UNCOMPLETED
CENTRAL - RESIDENTIAL
(In alphabetical order)

IRWELL HILL RESIDENCES



The two 36-storey residential towers are centred around a landscaped garden inspired by the conserved heritage rain trees

CITY DEVELOPMENTS LTD

The sustainability features behind the pixelated facade of Irwell Hill Residences



**Sustainability
Excellence**

BY HAILEY YU

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Located off River Valley Road in prime District 9 is Irwell Hill Residences, the 540-unit, high-end condominium by City Developments (CDL). It sits on a 137,638 sq ft, 99-year leasehold elevated site with four conserved heritage rain trees.

The project is designed by the globally acclaimed Dutch architectural firm MVRDV in collaboration with Singapore-based ADDP Architects, which has extensive experience in prefabricated prefinished volumetric construction (PPVC). CDL was the first to embrace PPVC in 2015 when it developed The Brownstone executive condominium at Canberra Drive with ADDP as its architect.

“Irwell Hill Residences is a luxury project that uses PPVC, which is a more sustainable construction technique, but it can still have an innovative design,” says Tang Kok Thye, associate partner of ADDP Architects.

As entire 3D modules — including internal finishes, fixtures and fittings — are built in a factory and stacked on-site, PPVC ensures

low-waste construction. MVRDV’s façade design for Irwell Hill Residences capitalises on the quality of the PPVC system to create a “pixelated” façade: Each prefabricated unit creates one pixel.

The different champagne gold pixel designs are stacked in various ways to create a pattern in the overall façade. The pattern created is inspired by climbing plants found on tree trunks, lending the building a naturalistic appearance.

The two 36-storey residential towers are centred around a landscaped garden inspired by the conserved heritage rain trees. As the residential towers has a site footprint of just 25%, this frees up the remaining 75% of the site for landscaping and facilities.

There is also a five-storey sky garden on the 24th floor of both towers with social spaces and residents’ amenities. The purpose-designed workspace Vista Co-Work is set amid landscaped gardens and is reserved for residents. It comes with WiFi, charging points and a city view. A Sky Lounge, more landscaped gardens, and residential facilities are on the rooftop.

The towers are designed with passive cooling to reduce direct sunlight into the units. Apartments include balconies or sun-shading elements like horizontal ledges and tinted windows to dissipate heat energy-efficiently.

Direct west-facing units are minimised.

Environmentally friendly materials, using low volatile organic compounds (VOC) paints for internal walls to reduce indoor air pollution. Lifts are installed with a sleep mode, variable voltage variable frequency (VVVF)

drive and regenerative power feature. Meanwhile, the refuse collection is separated into recyclables and non-recyclables. Rainwater is harvested via a siphonic rainwater discharge system on the roof.

The development earned a Building and Construction Authority (BCA) Green Mark Gold Plus certification. Irwell Hill Residences also won the Sustainability Award at the EdgeProp Excellence Awards 2022.

Units in Irwell Hill Residences are designed with luxury fittings such as Miele kitchen appliances, Gessi taps and Geberit sanitaryware. Studio and one-bedroom plus study units feature kitchen countertops that can be extended to be transformed into the workspace, ample food preparation space or a dining table.

Every unit is fitted with an intelligent hub gateway which can be controlled remotely from a mobile app, connecting to lighting, air conditioning, delivery service, parcel collection, smoke detector and voice control.

Launched in April last year, the project is 92% sold to date. The median price at launch was \$2,628 psf. That has increased to \$2,941 psf, based on caveats lodged in the three months from July to September this year. Irwell Hill Residences is within walking distance of the Great World City shopping mall and the Great World MRT Station on the Thomson-East Coast Line, scheduled to open on Nov 13. **E**

CITY DEVELOPMENTS LTD



Residents only workspace Vista Co-Work is on the 24th floor

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Irwell Hill Residences is designed by globally acclaimed Dutch architectural firm MVRDV in collaboration with Singapore-based ADDP Architects

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The show flat of a one-bedroom unit featuring a kitchen countertop that can be transformed into a workspace, an extended food preparation space or a dining table



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JERVOIS MANSION

Jervois Mansion stands out with bungalow-inspired living concept

PICTURES: KIMEN GROUP



BY ATIQAH MOKHTAR
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In July, former residents of Jervois Mansions, a freehold development in prime District 10, gathered for a party by the pool to bid a final farewell to the development they had called home. The residents had been tenants at the 32-unit apartment, which for the last 36 years had been held for lease by owner and developer Kimen Group.

The 32-unit apartment will be redeveloped into a new residential development called Jervois Mansion, housing 130 residences. The project, which was launched for sale last October, has seen 104 of the 105 units that were released for sale taken up, based on caveats lodged. The last unit has also been sold. Kimen Group is retaining ownership of 25 units as a long-term investment.

Arthur Aw, executive director of Kimen Group, says that owning the units helps align the developer's and the buyers' interests. "We want to make sure that maintenance of the development is done well and kept affordable," he adds.

Buyers of the new units at Jervois Mansion were also invited to the farewell party, providing a chance for them to get to know their future neighbours as well as mingle with former residents. For Aw, fostering a strong sense of community among residents is an important part of the redevelopment process. "A close-knit community with shared values will help ensure the longevity of a development," he explains.

Bungalow-style living

Jervois Mansion is located along Jervois Road, in the vicinity of the Bishopsgate-Chatsworth Good Class Bungalow (GCB) enclave. The original Jervois Mansions itself was a redevelopment of three former GCBs that had once sat on the 93,183 sq ft site.

Taking its cue from the surroundings, Kimen Group set out to create a development based on a "bungalow-inspired living" concept. Designed by London-based architectural firm Serie Architects, Jervois Mansion comprises six low-rise blocks "placed loosely on the site", which Serie Architects co-founder Christopher Lee says is akin to the placement of villas in a GCB neighbourhood.



The apartment blocks will feature a "living façade" made up of multiple planters that run the length of each block

Serie Architects also drew inspiration from Singapore's black-and-white heritage bungalows, which often featured verandas and lush surrounding gardens to help counter the country's hot and humid climate. Emulating this, Jervois Mansion was crafted with a "living façade", made up of multiple planters that run the entire length of each apartment block. Balconies for each unit are placed amid the planting, allowing each apartment to have close contact with nature.

Recognising the unique appeal of the development, judges of this year's EdgeProp Singapore Excellence Awards (EPEA) have crowned Jervois Mansion with the Top Development Award as well as the Landscape Excellence Award.

Living in nature

Indeed, nature is a focal point that binds the entire development. Besides the planters that adorn the apartment blocks, the development's landscaping includes gardens, ponds, a 100m linear garden in the basement, and other pockets of greenery, all crafted to provide a "close-to-ground" living experience surrounded by nature.

Landscape design firm Salad Dressing, the landscape architect for the project, also curated roof gardens at the top of each block, which are connected through a series of trellised bridges. Nestled within the rooftop landscaping are various facilities that have been grouped around specific themes for each block. For example,

one block is designed for family activities with a barbecue area and a tandem swing, while another focuses on providing a place to relax, with a sun-tanning lawn and hammocks.

As part of the overall vision of creating a thriving Jervois Mansion community, one of the blocks has been dedicated to community activities and includes an urban farm where vegetables, herbs and other plants will be grown. A series of programmes will be run to educate and encourage Jervois Mansion residents to grow their own food. Landscape design firm Mace Studio has been appointed to oversee the programme for two years upon completion of the development.

On the ground floor, multiple courtyards are spread between the blocks, around which other facilities are clustered, including a swimming pool, a clubhouse and a gym.

Sustainable, spacious homes

The emphasis on biophilic design and greenery plays a large role in the development's sustainability. Jervois Mansion has received the BCA Green Mark GoldPLUS Super Low Energy (SLE) award, making it among the first private residential developments to achieve the SLE rating.

Various sustainable solutions are included in the development's design, including light fixtures fitted with motion sensors, energy-efficient lifts, and an automatic water irrigation system for the landscaping.

Sustainability was also incorporated into the design of each unit. Windows and openings are carefully calibrated to ensure good ventilation, reducing dependence on air-conditioning. In addition, each unit is installed with a metal grill door outside the main door. This way, residents can leave the main door open to promote further cross-ventilation.

Units at Jervois Mansion comprise a mix of one- to five-bedroom apartments, with sizes starting from 495 sq ft and going up to 1,808 sq ft. Studio iF, led by Gwen Tan, principal architect and partner at Formwerkz Architects, is the appointed interior designer for the project.

All units were configured to maximise the amount of usable space. For example, the dining room was planned to comfortably accommodate a dining table without blocking pathways, while sufficient space was included in bedrooms so there is room to walk around the bed. All bedrooms also have full-height windows that allow plenty of natural light to pass through, as well as full-height wardrobes that provide ample storage space.

Units at Jervois Mansion are also decked out with smart-home features, including a central hub for ease of integration with smart apps and home appliances, as well as smart air-conditioning that can be controlled remotely. An e-concierge system is also available with services including facility booking, pre-registering of guests and collection of parcels. **E**



The four-bedroom showflat



The design of the 130-unit Jervois Mansion draws inspiration from the black-and-white bungalows of Singapore's past



The clubhouse at Jervois Mansion, overlooking the pool



卓苑 JERVOIS MANSION

Bungalow-inspired living

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Liv@MB, the 298-unit residential development by Bukit Sembawang Estates, scored multiple wins at this year's EdgeProp Singapore Excellence Awards

PICTURES: BUKIT SEMBAWANG ESTATES

Liv@MB bridges rich legacy with thoughtful, contemporary design



Design Excellence



Marketing Excellence



Showflat Excellence



BY ATIQA MOKHTAR
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Liv@MB, the 298-unit residential development by Bukit Sembawang Estates, has scored multiple wins at this year's EdgeProp Singapore Excellence Awards (EPEA). The project, located in the Mountbatten neighbourhood in prime District 15, scooped up awards for Design Excellence, Marketing Excellence and Showflat Excellence.

The 99-year leasehold development sits on a 140,000 sq ft site at the corner of Mountbatten Road and Arthur Road. It is a redevelopment of the former Katong Park Towers, which Bukit Sembawang Estates acquired en bloc for \$345 million in March 2018.

Liv@MB has a total of four residential towers — three of them span 20 storeys, while the

remaining tower spans 19 storeys. The 298 units at the development comprise a mix of one- to four-bedroom apartments, with sizes ranging from 495 to 1,668 sq ft.

The project was launched for sale in May and saw a strong response, with over 220 units taken up on its first day of launch. Currently, about 80% of the units have been sold, with prices averaging around \$2,400 psf. The development is set to be completed by 4Q2024.

Coveted neighbourhood

Liv@MB is located off Mountbatten Road, a major thoroughfare in District 15 that stretches from Nicoll Highway in the Kallang area to East Coast Road. Previously called Grove Road, it has a rich legacy dating back to the late 19th century.

Located along the coastline, the area surrounding Grove Road was originally filled with plantations. As it gradually evolved into a residential estate, Mountbatten earned a reputation as a “millionaire’s row”, thanks to a number of seaside bungalows that were built there by plantation owners and wealthy families who used them as weekend homes.

In the early 1990s, URA designated 15 bungalows located along Mountbatten Road for conservation. That stretch remains an important landmark within the wider Meyer Road and Mountbatten area, which today is known as a posh residential enclave housing landed homes and upscale condominiums.

Tucked within this established upmarket neighbourhood, Liv@MB offers residents a home surrounded by various amenities. These include nearby malls such as Parkway

Parade and i12 Katong, eateries and shops in the vibrant Joo Chiat and Katong areas, and the 185ha East Coast Park that offers recreational and dining options.

In addition, the development is located just a three-minute walk away from the upcoming Katong Park MRT Station on the Thomson-East Coast Line, which will open in 2024.

Heritage-inspired design

Liv@MB’s design draws inspiration from the Mountbatten estate’s rich legacy. According to the developer, the project presented an opportunity to reinterpret classic architectural features and combine it with modern elements and living spaces.

The external façade of the buildings incorporates hexagonal details inspired by motifs



Liv@MB's clubhouse comprises a collection of five pavilions that line the “shoreline” of the main swimming pool



The living room of a showflat for Liv@MB



The function room at the clubhouse



The scale model of the development at the sales gallery

seen in traditional Peranakan architecture and tiling patterns. Besides creating a distinct exterior, it pays homage to the rich Peranakan heritage present in the surrounding area.

The developer adds that a glass curtain wall was included in the design to provide a luxurious look. To contrast against the contemporary appearance of the gray glass, warm tones in the colour of aged bronze were chosen for the fins, providing the otherwise modern exterior with a classic touch.

The heritage-inspired design also extends to Liv@MB's amenities. As a nod to the seaside bungalows that lined the coast in the past, the development's clubhouse comprises a collection of five pavilions that line the "shoreline" of the main swimming pool. In addition, Peranakan-inspired tiles have been selected for main clubhouse pavilion's flooring.

The architect for Liv@MB is Arc Studio Architecture + Urbanism, which is also behind Pinnacle@Duxton, the 50-storey public housing project in Tanjong Pagar and also the tallest public residential development in Singapore.

Vast recreational space

Eighty per cent of Liv@MB's sprawling 140,000 sq ft site has been set aside for recreational facilities, amenities and landscaped areas. Working with landscape consultant Ong & Ong, Bukit Sembawang Estates crafted the development's greenery to feature lush, tropical landscapes — a tribute to the plantations that existed in the area in the olden days.

The lush landscaping, along with the condo's facilities, is spread across three decks located on the ground floor, the 11th floor and the roof-top. There is a total of 57 amenities available for residents' use.

On the ground floor, residents arriving at the main entrance will be greeted by a spacious green lawn lined with trees, dubbed the Mountbatten Lawn. It lies adjacent to the main pool that faces the five clubhouse pavilions, housing facilities including the gym, dining halls and a function room.

A sky lounge is available on the 11th floor, connecting the southeast and southwest towers. Here, residents will be able to enjoy amen-

ities including a yoga area, a jacuzzi pool and a study lounge. Meanwhile, at the north-west and north-east towers, a roof-top deck is available on the 20th floor, with facilities such as a lap pool, barbecue and dining areas, and more yoga and lounge areas.

The variety of recreational spaces provided at Liv@MB is in line with changes resulting from the pandemic, such as work-from-home arrangements bringing about a shift in home-buyer preferences. Tang Kok Thye, associate partner at ADDP Architects and one of the judges for EPEA 2022, notes a growing demand for more common facilities and break-out spaces within residential developments. "We're seeing a trend for more decentralised facilities all throughout a project's landscaped areas, rather than facilities being concentrated in just one big clubhouse," he continues.

Bukit Sembawang Estates has further leaned into the demand for more space by positioning Mountbatten Lawn at the centre of the site, providing a 55m distance between the north and south towers, which it says lends a greater sense of privacy and space.

Flexible units

The developer also placed care in ensuring

the residences are maximised for efficiency and liveability. All units are designed with a north-south configuration, to avoid harsh direct sunlight, while bedrooms are designed to fit a king-sized bed in all master bedrooms and a queen-sized bed in common bedrooms. All kitchens and bathrooms have windows, providing natural ventilation, while living and dining spaces were furnished with full-length windows, allowing ample natural light in.

Flexibility has also been weaved into the layout design, offering residents different options that suit their needs. For example, owners of one-bedders can choose to convert the unit into a studio layout, while some of the units available come with a powder room that can be converted to a full bathroom with shower facilities. Residents also have a choice between a warm and a cool colour scheme for their unit.

Premium fittings were selected for the residences, including kitchen appliances from Bosch and sanitary fittings from Kohler. Each unit will also have smart-home features, including a digital door lock, smart air-conditioning, water heating and lighting control, as well as a smart-home fire alarm device.

Residents at Liv@MB will also have access to complimentary concierge services, which in-

clude parcel and postal services, a porter service, transport arrangements, and umbrella and e-bicycle rental.

Showcasing a lifestyle

Besides its meticulous design and planning, judges for this year's EPEA recognised Liv@MB for its marketing efforts. Bukit Sembawang Estates crafted a marketing approach for the development that emphasises the aspirational lifestyle the project offered, given its location in prime District 15 as well as the amenities and facilities available.

For its marketing brochure, the developer decided to do four different booklets, with each one spotlighting a different aspect of the development, including one booklet dedicated to the Mountbatten area's rich history.

To highlight the project's vast recreational space, Bukit Sembawang Estates created a fly-through animation video of Liv@MB to allow for better visualisation of the development and emphasise the rarity of having 80% of a residential site devoted to landscaping. In addition, a large-scale model of the development takes centre stage at the project's sales gallery, allowing visitors to fully appreciate the extensive landscaping.

To immerse buyers in the development's look and feel, the sales gallery for Liv@MB was modelled after the project's clubhouse. Meanwhile, the four show units at the gallery were designed and furnished according to the respective audiences targeted, such as young professional couples for the smaller one- and two-bedroom units, and families for the larger three- and four-bedroom units.

EPEA judge Koh Choon Fah notes that developers are increasingly recognising the importance of brand positioning when marketing projects. "For developers that want to be here for the long term, you would want to build your brand, and build that trust and following," she says. To that extent, Koh, along with the rest of the EPEA judging panel, found the carefully considered approach to Liv@MB's marketing strategy a stand-out among competitors. ■



The kitchen area



The master bedroom



The lap pool at the development's roof-top deck



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LIV@MB

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With more than 80% sold, LIV@MB in Mountbatten is one of the more popular launches in 2022.

In Singapore's most prominent coastal landed conservation enclave, LIV@MB is in an extremely rare location in District 15, one that is highly desired for its seaside charm and heritage. And soaring above the exclusive, conspicuously peaceful, and tranquil landed homes enclave of Mountbatten, LIV@MB showcases the reinterpreted modern architectural elements inspired by historical bungalows as part of its homage to the area's rich history.



Artist's Impression



Design Excellence



Marketing Excellence



Showflat Excellence



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PARK NOVA



Residents can enjoy full privacy as even the balconies of their apartments are screened from the neighbouring units above and below

PICTURES: SHUN TAK HOLDINGS

Park Nova: Innovative design that combines luxury and sustainability



**Innovation
Excellence**

BY CECILIA CHOW
cecilia.chow@edgeprop.sg

Hong Kong-listed conglomerate and the largest real estate developer in Macau, Shun Tak Holdings, has made waves in the Singapore luxury residential market. In May last year, it launched two ultra-luxury condominium projects, namely the 54-unit Park Nova and the 14-unit Les Maisons Nassim, both of which have set new benchmarks in Singapore in terms of product and selling prices.

At Park Nova, all three penthouses on the

20th floor were among the first to be sold, at prices ranging from \$17.18 million (\$5,320 psf) to \$34.44 million (\$5,838 psf). To date, the project is 76% sold with an average price of \$4,941 psf.

Les Maisons Nassim achieved record prices in both absolute and psf terms for the biggest and smallest of its three penthouses. The biggest penthouse of 12,077 sq ft fetched \$75 million (\$6,210 psf) in October 2021. The smallest penthouse of 11,227 sq ft went for \$68 million (\$6,057 psf) in September. The third penthouse of 12,066 sq ft was sold for \$59.77 million (\$4,953 psf) in March this year. To date, Les Maisons Nassim is 71.4% sold at an average price of \$5,632 psf.

Park Nova, which swept up awards for Design Excellence, Showflat Excellence as well as Top Development in both the Boutique and

Luxury categories at the EdgeProp Excellence Awards last year, has walked away with yet another feather in its cap, the Innovation Excellence Award, this year.

'Nova' to focus on sustainable living

The condominium sits on a 43,356 sq ft, freehold site at the junction of Orchard Boulevard and Tomlinson Road in prime District 10. It is in the vicinity of high-end malls and luxury hotels such as St Regis Singapore, Shun Tak's upcoming 142-room Artyzen Singapore, the Edition Hotel and the new Conrad Hotel (re-branded from Regent Hotel).

With Park Nova, Shun Tak wants to establish its "Nova" brand as synonymous with the ethos of sustainable living. The "Nova" brand was introduced by Pansy Ho, executive chairman and managing director of Shun

Tak, for its Nova residential project 20 years ago.

The architectural firm behind Park Nova is the London-based design and architectural studio, PLP Architecture. "Park Nova is a prime example of how luxury and sustainability can go hand in hand," Lee Polisano, president and founder of PLP Architecture, said in an interview with *EdgeProp Singapore* when the project was first launched.

"The apartment spaces are strategically orientated to take advantage of cross-ventilation and breezes," said Polisano. Residents can enjoy the integration of indoor and outdoor spaces in their apartments without the use of air-conditioning if they wish.

'Undulating overhanging balconies'

Besides collaborating with global design firm



Sky lounge for family gatherings or exclusive events



Artist's impression of one of the five-bedroom duplex penthouses on the 20th floor



By deploying the strategy of having "undulating overhanging balconies", the living spaces and bedrooms within the apartments are shaded from the heat



The main entrance and drop-off area of Park Nova



The concierge area of the grand lobby



Amenities include a 25m lap pool

P&T Consultants, PLP Architecture worked closely with Singapore-based Brewin Design Office interior design firm, which designed the interiors of the project. Park Nova's landscape architect, ICN International, also worked closely with PLP on the selection of the various green plans suited to the units' orientation.

By deploying the strategy of having "undulating overhanging balconies", the living spaces and bedrooms within the apartments are shaded from the heat. Residents can enjoy full privacy, as even the balconies of their apartments are screened from the neighbouring units above and below, according to PLP.

As the apartment tower is elevated 17m above street level, even the units on the lowest floor are above the canopy of trees along Or-

chard Boulevard. The typical units are spread across 17 floors, with a landscaped deck on the first floor and a sky terrace on the 14th floor.

Each floor has three units: a two-bedroom-plus-study of 1,432 sq ft; a three-bedroom-plus-study of 2,207 sq ft; and a four-bedroom unit of 2,895 or 2,906 sq ft. On the topmost floor, which is the 20th floor, are the three duplex penthouses, with sizes ranging from 3,229 to 5,899 sq ft. Each penthouse has five bedrooms.

Exclusivity, privacy

All the apartments come with their own private lift lobby. The apartments are arrayed like the wings of a butterfly around three central lift columns, each with a distinct view towards the northwest, south or the east. The apart-

ments therefore look away from each other, ensuring further privacy.

The four-bedroom units have a view of the Orchard Road shopping district and the tree-lined Orchard Boulevard. The three-bedroom-plus-study units overlook Nassim Hill and the Singapore Botanic Gardens. The two-bedroom-plus-study units have a view of the Good Class Bungalow estate of Bishopsgate and Chatsworth.

"The units at Park Nova are designed with private and public spaces which is ideal for those who like to entertain at home," comments Koh Choon Fah, member of the board of directors at Edmund Tie, and one of the judges for the EdgeProp Excellence Awards 2022.

Park Nova is an example of how biophilic

design promotes health and well-being, says Koh. The units have balconies with expansive glass doors that open out to landscaped terraces, bringing an immediate connection to nature, she adds.

Scheduled for completion by October 2024, Park Nova will represent the latest generation of "smart new urban homes" that combine biophilic design and luxury living with the convenience of a prime address, notes Koh.

Amenities include a 25m lap pool, a jacuzzi deep in the garden, a garden pavilion, sky terrace with 360-degree city views, a state-of-the-art gym and a sky lounge for family gatherings or exclusive events. There will also be a hospitality-style concierge service that caters to residents' needs. ■



The four-bedroom units have a view of Orchard Road shopping district



The dry and wet kitchen of a four-bedroom unit at Park Nova



Artist's Impression



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HALL OF FAME

FROM PAGE EP8

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Seated, from left: Vince Lee of QH Design Studio; Elaine Thian and Joanne Goh of Shun Tak Holdings; and Christina Sui of JBE Holdings
 Standing, from left: Leroy Lim of P&T Architects and Engineers; Bren Sek of V-ZUG; Chong Han Ning of M.A.N Architects LLP; Calvin Tan of JBE Holdings; Wang Le Le, Linnette Tan and Eugene Yeo of Shun Tak Holdings

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



From left: Chia Ngiang Hong of City Developments; Lorraine Show of Frasers Property Singapore; Ke Yam Cheong of Mitsubishi Electric Asia; Michael Ng of CEL Development; Lee Choon Li and Soon Su Lin of Frasers Property Singapore

ALBERT CHUA/THE EDGE SINGAPORE



From left: Cowie Tan of EdgeProp Singapore, Serene Cheng of UOL Group, Linette Tan of Shun Tak Holdings, Janice Zhu and Diana Lim of EdgeProp Singapore

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



From Left: Jenny Liu of Frasers Property; Angeline Yap of V-Zug; Michael Ng of CEL Development; Joanne Goh of Shun Tak Holdings; Dora Chng of GuocoLand; Diana Lim of EdgeProp Singapore; Ivy Hong of The Edge Singapore; and Adeline Ong and Chia Ngiang Hong of City Developments

ALBERT CHUA/THE EDGE SINGAPORE



From left: Michael Ng of CEL Development; Bernard Tong, Diana Lim, Jane Wong and Janice Zhu of EdgeProp Singapore; Ho Jenny, Jacqueline Chang and Nathaniel Wong of Bukit Sembawang Estates; and Wendy See of EdgeProp Singapore

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Seated, from left: Muhammad Ryhan of EdgeProp Singapore, Jenny Liu of Frasers Property, Derek Foo of Far East Organization, Melvin Tan of Singapore Institute of Architects and Yen Chong of Qingjian Realty
 Standing, from left: Markus Cheng of ADDP Architects, Michael Ng of CEL Development, Tay Seok Cheng of City Developments, Hilary Loh of 2nd Edition, Simon Wong of Geberit, John Koh of Frasers Property, Roland Teo of Geberit and Timothy Tay of EdgeProp Singapore

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Seated, from left: Wendy See of EdgeProp Singapore; Aron Teo and Cynthia Lam of SDB Asia; Quek Leng Leng of JGP Architecture and Joseph Liew of SDB Asia
 Standing, from left: Joel Lin, Melanie Yeo, Sherri Tan, Lynn Chia and Alvin Tung of CEL Development

ALBERT CHUA/THE EDGE SINGAPORE



From left: Lai Chien Chou and Poon Siew Loong of Kimen Group; Diana Lim and Janice Zhu of EdgeProp Singapore; Arthur Aw of Kimen Group; Tan Wee Teck of PMI Consultancy; Winnifer Tan of Threesixty Cost Management; Mason Tan of Mace Studio and Alvin Foo of Multiply Architects



WINNERS

UNCOMPLETED
MIXED-USE

(In alphabetical order)

CANNINGHILL PIERS



CanningHill Piers is an integrated development comprising luxury residences, a hotel, a serviced residence and retail units. It is jointly developed by CDL and CapitaLand

PICTURES: CDL, CAPITALAND

CanningHill Piers sweeps the board with five-star wins

BY TIMOTHY TAY
timothy.tay@edgeprop.sg

The landmark integrated project CanningHill Piers swept the board at the sixth EdgeProp Excellence Awards (EPEA 2022) on Oct 21. Jointly developed by CapitaLand and City Developments Ltd (CDL), this iconic development emerged as the winner in five different award categories.

The artful balance between the private residential spaces and public spaces impressed the judges, who awarded this project with the Design Excellence and Innovation Excellence Awards.

The transformative placemaking effect of the project also resonated strongly with buyers and investors, propelling the development to take home the Marketing Excellence and People's Choice Awards.

To cap it all, CanningHill Piers clinched the coveted Top Development Award.

Iconic placemaking in Clarke Quay

CanningHill Piers is an upcoming integrated development in Singapore's vibrant Clarke Quay enclave in District 6. The site is unique as it is the only dual-frontage, mixed-use development in Singapore to face the historic Singapore River and green-hilltop Fort Canning Park.

The entire development comprises four strikingly designed towers and a three-storey commercial podium. The 21-storey Moxy Hotel operated by Marriott International, and the 20-storey Somerset Serviced Residence managed by Ascott, each occupy one tower.

The 696-unit luxury residences span two towers that are connected by a sky bridge on the 24th floor. The 48-storey, riverside-facing tower is the tallest tower in the development, while the 24-storey residential tower overlooks the hilly green of Fort Canning Park.

The architecture and design of CanningHill Piers was undertaken by world-renowned architectural firm BIG-Bjarke Ingels Group, and the project architect was DP Architects.

An important design consideration that the developers and architects wanted to achieve



The new retail and F&B options at the commercial podium bring added convenience to the residents of CanningHill Piers

was the right balance between private residential spaces and public spaces. In addition to the public retail component, CanningHill Piers hosts a diverse range of civic spaces and a public riverfront promenade.

In addition, the development will be connected via an underground link to the nearby Fort Canning MRT Station on the Downtown Line. It is also close to the Clarke Quay MRT Station on the North-East Line.

"CanningHill Piers has been designed by placing community first, with a porous and multi-layered public realm at its heart," says Brian

Yang, partner of BIG-Bjarke Ingels Group and lead design architect of CanningHill Piers.

Sculptural and functional

When it is completed in phases from 2025 onwards, the exterior of the four towers will be draped in a lattice façade like a geometric framework that artistically and visually unifies the various components of the entire project.

The open-air podium will also accommodate a multi-layered public space with retail businesses surrounding the central atrium and floor-to-sky air wells. This podium also facilitates

shaded pedestrian connectivity between the rest of the city areas and the nearby Fort Canning Park.

According to the architect, the exterior lattice creates a sculptural effect and works in favour of the functional requirement of the buildings. For example, the spatial layout of the residential units is highly efficient.

In addition, the lattice form enables large windows, enhancing the daylight and natural ventilation throughout each unit. A central open air well in each tower also

CONTINUES ON PAGE EP26

CANNINGHILL PIERS

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Artist's Impression



Artist's Impression

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CANNINGHILL PIERS

CDL, CAPITALAND



The sky bridge on the 24th floor connects the two residential towers. It features an infinity pool and wellness facilities

CDL, CAPITALAND



The Sky Club on the top 45th floor is an exclusive social space with views of the CBD skyline

CDL, CAPITALAND



The open-air commercial podium will accommodate a multi-layered public space with retail outlets around the central atrium

CDL, CAPITALAND



CanningHill Piers hosts a diverse range of civic spaces and a public riverfront promenade

FROM PAGE EP24

provides natural ventilation to each lift lobby and residential corridors.

Luxury units and interiors

The unit mix comprises a wide variety of one- to five-bedroom units that range from 409 to 2,788 sq ft, Sky Suites that measure from 2,874 to 3,972 sq ft, and a single penthouse unit that is 8,956 sq ft.

Natural materials and a neutral colour palette are the key design components of the interior spaces. This gives each unit a soft, calming effect and a sense of restfulness.

The importance of flexible spaces in home interior design is also showcased through the use of loose movable furniture and fewer built-in pieces.

For example, the kitchen cabinet system of the one-bedroom plus study units and the three-bedroom premium units comes with concealed drawers, with a pull-out and extendable table maximising the kitchen counter space.

Elsewhere in the residential units, kitchen appliances are from top-end European brands Miele and De Dietrich. Sanitaryware and bath-

room fittings from premium brands Gessi and Laufen elevate the bathrooms of each unit.

According to URA caveats, the penthouse was sold for \$48 million (\$5,360 psf) during the initial sales launch on Nov 21 last year. The two largest Sky Suites, both 3,972 sq ft, were sold recently — one fetched \$17.6 million (\$4,419 sq ft) on June 17, and the other was purchased for \$17.4 million (\$4,376 psf) on July 7.

Attracting the right crowd

It took the combined synergy of CapitaLand and CDL, both established developers with a successful track record in integrated developments, to position CanningHill Piers as a new landmark development in the Clarke Quay area.

When the project was first previewed in November 2021, it was positioned as a transformative mixed-use development housing an attractive mix of F&B, retail, hotel, serviced residence and private housing.

According to the developers, they are focusing on local and foreign buyers who are on the hunt for a luxury home that is centrally located and could see the high potential yield from a high-quality home in that prime district.

The sales team banks on the project's strategic location along the Singapore River and next to Clarke Quay, an established lifestyle zone with bars, clubs and restaurants. The team also highlights the development's proximity to the CBD, the financial centre at Raffles Place, as well as the cultural Civic District.

The project appeals to a wealthy group of young professionals, managers and executives who appreciate the "live-work-play" lifestyle inherent in a downtown development such as CanningHill Piers. This includes singles and couples.

The sales pitch also focuses on the sense of exclusivity, wellness, and a future-ready home that residents of CanningHill Piers will enjoy. Some of these highlights include specially curated recreational facilities, premium interiors, smart home features, and premium concierge services for residents.

For the luxury residences, dedicated facilities are spread cross three floors. An open-air garden on the third floor features landscaping and fitness facilities such as a jogging track and bouldering wall.

On the 24th floor, the sky bridge that connects the two residential towers features the Canning-

Hill Club, an infinity lap pool, as well as a shared co-working space where the residential services reception is located. Finally, the top 45th floor features the Sky Club and two resident lounges.

A prized development

The culmination of the architectural direction, innovative design approach and consumer-minded design has helped to position CanningHill Piers as an up-and-coming landmark development in the Clarke Quay area.

Beyond its immediate placemaking effect, the development is introducing attractive city-living to a new generation of home buyers who are keen to embrace the work-live-play lifestyle.

It is unsurprising that the project performed exceptionally well during its initial sales launch in November 2021, selling about 82% of the total number of units. According to developer sales data, the project is about 95% sold as of end-August this year.

It is no wonder that CanningHill Piers garnered the highest number of public votes to win the People's Choice award, as well as impressed the judges to clinch the Top Development Award this year. **E**

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Natural materials and a neutral colour palette are key design features of the interior spaces, as seen in this four-bedroom showflat unit

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The exterior lattice design means units have large windows, enhancing the daylight and natural ventilation

One Bernam caters to investors and families living in the heart of the CBD



Showflat
Excellence

BY HAILEY YU

hailey.yu@edgeprop.sg

The upcoming One Bernam by MCC Land and Hao Yuan Investment is located in the heart of Tanjong Pagar. A mixed-use development, it has a 351-unit condominium in a 35-storey tower, 13-key serviced apartments and a double-storey retail podium with 15,276 sq ft of retail space.

It marks the joint venture partners' first project in the Core Central Region (CCR). Unit sizes at One Bernam are larger than average to cater to those working from home and requiring more space. One-bedroom apartments comprise 87 units (25%) and are sized from 441 sq ft to 463 sq ft. Two-bedroom and two-bedroom-plus-study units ranging from 700 sq ft to 872 sq ft make up 232 units (66%). One- and two-bedroom units make up 91% of the total units in the development.

Three-bedroom apartments of 1,421 sq ft make up 29 units. The two biggest three-bedroom units are penthouses of 1,744 sq ft and 1,948 sq ft each on the 35th floor topmost floor (35th floor). Besides the three-bedroom penthouses, a sole five-bedroom penthouse of 4,306 sq ft is also on that top level.

DP Architects designed the project with landscape architecture by DP Green. SuMisura designed the sales gallery and show flats at One Bernam. One Bernam won the Showflat Excellence Award under the Uncompleted Mixed-Use Development category in the EdgeProp Singapore Excellence Awards 2022. The show flats were designed to demonstrate the flexibility of space use within the units. For instance, the one-bedroom show flat was designed to show how the dining area can be converted into "an interactive study" or "interactive dining", says Angela Lim, director and co-founder of SuMiura. "This can be done with a flip-up top or swivel-out bar table that can transform spaces and add value to the end user."

One Bernam has two sky terraces with facilities on the fourth and 34th floors. The fourth-floor sky terrace has a swimming pool, spa pool, wellness decks, and lush gardens. The clubhouse, function room and garden dining pavilion are also there. There is also a lounge deck and a viewing deck on this level. "This is where people can have drinks in the evening while enjoying a view of the street activity below; we realise such city views are precious," says Yvonne Tan, director of DP Green.

DP Green's biophilic design emphasises health and wellness, with the 34th-storey sky terrace sporting a tatami garden and tatami decks for those seeking zen moments in their day. There is also a sky hammock garden for relaxation, a fitness club, and a sky lounge. "The idea is to curate spaces that cater to different lifestyles and that people can enjoy," adds Tan.

Besides well-designed spaces, the developer has also focused on providing high-end finishes for One Bernam, for instance, kitchen appliances and fittings from top-end German brand Franke and Swiss brand V-ZUG, as well as bathroom accessories and sanitaryware from Italian brand Gessi and Swiss brand Laufen. The developer also provides a US-made ceiling fan from Haiku in all living rooms so residents can enjoy indoor-outdoor living and views from the high-rise tower in the city centre.

Launched in May 2021, over 38% of units at One Bernam have been sold to date. The median price when the project was first launched was \$2,465 psf, based on caveats lodged.



The two-storey retail podium of One Bernam, which is located in Tanjong Pagar



The one-bedroom showflat demonstrates how the dining area can be transformed into an "interactive workspace" using a flip-top or swivel-out bar table

The median price for the three months from July to September is \$2,532 psf.

One Bernam is close to malls like 100AM at Tras Street and the six-storey retail podium at Guoco Tower at Wallich Street. Within a five-minute walk are the eateries on Tras Street, Peck Seah Street and Amoy Street. Nearby parks include Tanjong Pagar Park at Guoco Tower, Duxton Plain Park next to Pinna-

cle @ Duxton and Vanda Miss Joaquim Park at Yan Kit Road.

Tanjong Pagar MRT Station on the East-West Line is a short walk from One Bernam, while Raffles Place Interchange Station (on the North-South and East-West Lines) is one stop away. Telok Ayer MRT Station on the Downtown Line is a 15-minute walk from One Bernam, while Maxwell MRT Station on the Thomson-East Coast Line is not far away. **E**

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Show flat of one-bedroom unit designed by SuMisura with where the pull-out dining table can also double as a workspace

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Show flat of a two-bedroom-plus-study, where the kitchen is fitted with appliances from V-ZUG and Franke

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The master bathroom also has a connecting door to the study in this 839 sq ft, two-bedroom-plus-study unit

PASIR RIS 8



Artist's impression of the upcoming Pasir Ris 8, with seven condo blocks and residents' amenities at the landscaped deck on the fourth floor. The town plaza is on the first level fronting the two-storey mall and linked to the Pasir Ris MRT Station and bus interchange

PICTURES: ALLGREEN & KERRY PROPERTIES

Pasir Ris 8 integrated development to revitalise Pasir Ris Town



Top Development



Landscape Design Excellence



Sustainability Excellence

World City in River Valley and Tanglin Mall in the prime Orchard-Tanglin Road area — Allgreen will be managing the upcoming mall at Pasir Ris too.

BY CECILIA CHOW
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In July last year, Allgreen Properties and Kerry Properties launched the 487-unit Pasir Ris 8, a 99-year leasehold private condo that is part of an integrated development located in the eastern region of Singapore. To date, about 94% of the units have been taken up. The median price of Pasir Ris 8, which was at \$1,623 psf a year ago, has risen 14.1% to \$1,852 psf over the three months from July to September.

Pasir Ris 8 has seven residential blocks sitting on top of a three-storey podium. The first two levels is the retail mall fronting a town plaza. The mall includes eateries, shops, a supermarket, a childcare centre and a polyclinic. The third level houses the carpark. On top of the carpark is the landscaped deck and residents' facilities.

The residential units of the seven blocks therefore start from the 4th floor to the 11th floor.

The integrated development is directly connected to an air-conditioned bus interchange and Pasir Ris MRT Station, slated to become an interchange for both the East-West and Cross Island Lines. Pasir Ris 8 has won three awards, namely Landscape Design Excellence, Sustainability Excellence and Top Development at this year's EdgeProp Excellence Awards.

Allgreen and Kerry Properties won the 400,000 sq ft white site at Pasir Ris 8 for close to \$700 million (\$685 psf per plot ratio or psf ppr) in March 2019. It marked the first collaboration between the two entities which are part of The Kuok Group of companies, controlled by Robert Kuok, the richest man in Malaysia with a net worth of US\$11 billion (\$15.78 billion) according to Forbes 2022.

Pasir Ris 8 is not the first integrated development that Allgreen has been involved in. Allgreen's flagship development in Singapore is Great World City, an integrated development with a 35-storey, 304-unit serviced apartment block, an 18-storey office tower and a six-storey mall.

The mall underwent asset enhancements in 2018, with the first phase completed in 2019, and the second phase in 2Q2020. The mall also has a direct connection to Great World MRT station on the Thomson-East Coast Line which is scheduled to open on Nov 13.

Allgreen has close to four decades' experience in developing and managing a diverse real estate portfolio, from residential, serviced apartments, retail, office, hospitality (Shangri-La and Jen hotels) and mixed-use developments. With its wealth of experience in managing shopping malls in Singapore's prime districts — Great

'Community focal point'

The new Pasir Ris Mall will have a total net lettable area (NLA) of 250,000 sq ft. It will not be the only mall linked to the Pasir Ris MRT Station. A mall that has been there for the last 25 years is the 128,631 sq ft White Sands, which is also connected to the MRT station. Nearby is a family- and youth-oriented leisure and entertainment hub, the 1.58 million sq ft Downtown East managed by NTUC club, which includes the Wild Wild Wet water park and Escape Theme Park.

Pasir Ris 8 will play "a pivotal role" in the "Remaking our Heartland" initiative and serve as a community focal point for Pasir Ris Town, according to HDB. The town plaza is connected directly to a central greenway with pedestrian paths and bicycle trails leading to Pasir Ris Beach and Pasir Ris Park located less than 10 minutes away.

CONTINUES ON PAGE EP62



The upcoming two-storey, 250,000 sq ft Pasir Ris Mall from street level



The function room fronting the 50m lap pool



WINNERS

UNCOMPLETED
NON-CENTRAL - RESIDENTIAL
(In alphabetical order)

BELGRAVIA ACE

Belgravia Ace: Spacious strata landed homes in Seletar Hills


 Top Landed
Development


 Showflat
Excellence

BY ATIQAH MOKHTAR

atiqah.mokhtar@edgeprop.sg

When Belgravia Ace — the strata landed housing project by Tong Eng Group — was launched in January, it marked the first new private residential project launch since the government announced property cooling measures in December last year.

The freehold development on Belgravia Drive, off Ang Mo Kio Avenue 5, comprises 107 strata houses. Belgravia Ace features 104 semi-detached and three terraced houses.

Eighty-five units were released for the launch on Jan 22. Despite the uncertainty swirling in the market post-cooling measures, the project saw a strong response, with 77 units sold on launch day. Since then, another five units have been taken up based on caveats lodged, resulting in a take-up rate of 98% for the units released.

Prices ranged between \$4.12 million (\$1,016 psf) to \$4.61 million (\$1,054 psf) for the semi-detached homes, while the three terraced homes were sold for between \$4.11 million (\$1,012 psf) and \$4.34 million (\$1,078 psf).

Apart from its successful launch, the project has also scored at the annual EdgeProp Singapore Excellence Awards (EPEA) 2022, where it picked up wins for the Top Landed Development and Showflat Excellence categories.

Final phase

Belgravia Ace is the last phase in Tong Eng Group's Belgravia collection, an enclave of strata-landed residential developments. Before Belgravia Ace, the developer launched two other projects in the collection — Belgravia Villas and Belgravia Green. These two projects are located along Belgravia Drive.

Belgravia Villas, completed in 2018, comprises 118 homes made-up of 100 terraced and 18 semi-detached houses. Belgravia Green, slated to receive its Temporary Occupation Permit in 2023, has 81 homes made up of 71 terraced houses and 10 semi-detached houses. Both Belgravia Villas and Belgravia Green are fully sold.

The Belgravia collection is nestled within the Seletar Hills estate, a quiet residential enclave comprised mainly of landed properties. It is close to various amenities, including shopping centres such as Compass One at Sengkang Square and Seletar Mall at Sengkang West Avenue. Also nearby are green spaces like Bishan-Ang Mo Kio Park, Lower Seletar Reservoir and The Oval, a lifestyle enclave within Seletar Aerospace Park.

Belgravia Ace occupies a freehold site measuring 290,520 sq ft, with the houses having a strata area of 4,000 sq ft each. The development's entrance features a 120m-long driveway



The freehold development on Belgravia Drive comprises 107 strata houses

framed by pedestrian walkways and landscaping. The developer says the boulevard was designed to allow for a transition into the development's tranquil environment.

Spacious design

Beyond its freehold tenure, an essential appeal of Belgravia Ace is the spacious design of its three-storey houses. The semi-detached houses have three different layout configurations, with built-up areas ranging from 3,929 to 4,370 sq ft. Meanwhile, the three terraced homes have built-up areas between 3,649 to 4,026 sq ft.

Koh Choon Fah, one of the judges for EPEA 2022, notes that the development's spacious houses are a winning factor in light of homebuyers' increasing preference for bigger homes. "People are starting to appreciate space more," she says.

She adds that the project stands out for its unique design. Eight-

een pairs of semi-detached houses are connected at the rear, rather than the conventional side-to-side, allowing for open frontage along the front and sides of the house. "Because the houses are back-to-back, it feels like you're living in a bungalow," Koh continues. JGP Architecture served as the design architect for the project.

Each house has a 6m wide frontage, with the first floor boasting a ceiling height of 4.9m. A wide dining space can accommodate an eight-seater circular dining table. Each house also comes with an attic floor or roof terrace, providing an additional room for residents.

Contemporary appeal

Homebuyers can look forward to communal spaces and facilities like a two-storey clubhouse housing a function room, games area and a gym. Residents can also look forward to multiple gardens, a barbecue area, a 50m lap pool, a jacuzzi and an outdoor fitness corner.

According to the developer, Belgravia Ace houses were crafted to have a modern and contemporary appeal. An expansive glass facade dominates the exterior of each home, while a mix of grey and brown tones was chosen for the colour scheme to provide an elegant but inviting look.

The homes are kitted out with premium branded appliances and fittings, including kitchen appliances from V-Zug, a Samsung Family Hub twin door fridge, kitchen cabinets featuring the Blum system, and bathroom fittings from Grohe and Toto sanitaryware.

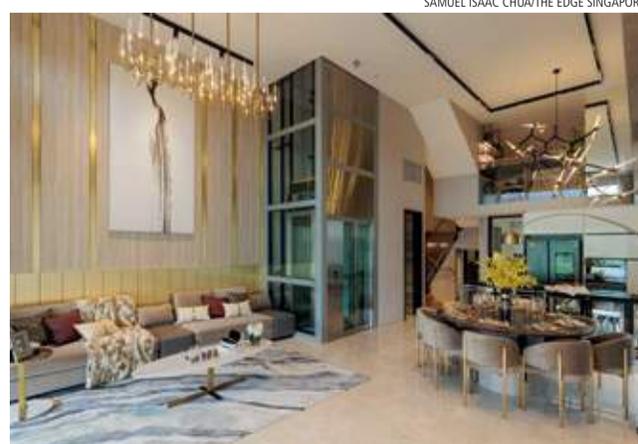
Each home also has an intelligent system from Fermax that incorporates features such as remote air-conditioning and lighting control, a digital door lock and a smart smoke detector. All units also come equipped with a home lift and a private car porch fitted with an electric vehicle charger that can accommodate two to three cars. **E**



Residents will be able to enjoy communal spaces and facilities that weave through the entire development



Most houses at Belgravia Ace come with a roof terrace



Houses at Belgravia Ace feature a 4.9m ceiling height on the first floor

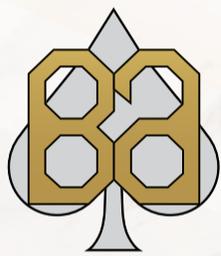


An artist's impression of the 50m lap pool at Belgravia Ace

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TONG ENG GROUP



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Another Award Winning Project By Tong Eng Group



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Developer: TE2KS-RH Pte Ltd (Co Reg 201804318C) • Developer License No.: C1318 • Location: Lot No. 02652A MK2 at Farrer Road • Expected Date of Vacant Possession: 31 July 2024 • Expected Date of Legal Completion: 31 July 2027 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage in Favour of Oversea-Chinese Banking Corporation Limited

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Since its incorporation in the 1950s, Tong Eng Brothers and its group of companies have taken pride in developing distinctive buildings that are a harmonious blend of form and functionality. From its inception, the group has owned and developed more than 100 acres of land comprising office, retail, landed housing and condominium projects.



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PROVENCE RESIDENCE

Sold-out Provence Residence EC underscores strength of demand from first-timers, upgraders

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE


**Marketing
Excellence**

BY CECILIA CHOW

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Provence Residence, a 413-unit executive condominium (EC) located at Canberra Crescent in the northern region of Singapore, was launched in May 2021. It was fully sold within 15 months of its launch at an average price of \$1,175 psf. The EC project by developer MCC Land has won the Marketing Excellence Award in this year's EdgeProp Singapore Excellence Awards.

MCC Land has had a long history of developing projects in the northern part of Singapore, including Sembawang, Yishun and Woodlands. The developer has been participating in all the residential land tenders in the Government Land Sales (GLS) programme over the past decade.

The developer emerged at the top of eight bids to win the 99-year leasehold EC site for Provence Residence in October 2019 with a bid of \$233.89 million (\$566 psf per plot ratio).

Right from the start, MCC wanted to position Provence Residence as a "new generation" of ECs in the Sembawang area, according to the group's CEO, Tan Zhiyong.

MCC wanted the theme of Provence — the southeastern region of France — to be carried throughout the EC, from the façade design to the amenities. AGA Architects is the design architect for the project, while Surbana Jurong Consultants is the landscape consultant. SuMisura is the interior designer for the showflats.

Up and coming Canberra estate

Next to Provence Residence is Parc Canberra, an EC by Hoi Hup Realty and Sunway Developments. The 496-unit EC was launched in February 2020 and is also fully sold, at an average price of \$1,174 psf.

Two 99-year leasehold private condos were launched in the Canberra neighbourhood last year. The 448-unit The Watergardens, which was launched in August 2021, is 97% sold at an average price of \$1,445 psf; and the 219-unit The Commodore, launched last November, is 89.5% sold at an average price of \$1,491 psf, based on caveats lodged as at Oct 8.

The Canberra estate in Sembawang is shaping up to be a desirable private residential enclave, with the opening of Canberra MRT Station in November 2019 and increased accessibility with the upcoming North-South Corridor, an expressway that will shorten the commuting time from the city area.

There are more amenities in the area too, with the Canberra Plaza neighbourhood centre that opened in 2020, on top of the existing Sembawang Shopping Centre and Sun Plaza as well as Northpoint City shopping mall in Yishun.

Growth area, more amenities

Recreational amenities in the area include the upcoming Bukit Canberra integrated sport and community hub; Sem-



The 413-unit Provence Residence is spread over four blocks of 11 storeys and five blocks of 13 storeys

bawang Hot Springs; and the Canberra park connector from the Canberra MRT Station viaduct to Sungei Sembawang, the Sembawang Park and the sea. More recreational activities and community spaces will be added to Singapore Racecourse. Other attractions include Sungei Buloh Wetland Reserve, Mandai Mangrove and Mudflat Nature Park, Mandai Wildlife Reserve and Kranji Marshes.

There are also schools in the area such as Sembawang Primary School, Sembawang Secondary School, Ahmad Ibrahim Primary School, Yishun Primary School, Xishan Primary School and Yishun Town Secondary School.

The northern region is expected to see further growth with the Northern Agri-Tech and Food Corridor as well as the upcoming Woodlands Health Campus, offering integrated healthcare, from acute and community hospitals to nursing homes and specialist clinics.

Nearby, Sembawang Shipyard has been earmarked for redevelopment. Once shipyard operations cease, the site could potentially be repurposed into a mixed-use waterfront lifestyle precinct, according to the URA Master Plan.

Designed for young families

Designed for young families, both first-time home buyers and upgraders, Provence Residence has predominantly three-bedroom apartments (389 out of the 413 units or 94%) with sizes ranging from 883 to 1,249 sq ft. Four-bedroom units of 1,399 sq ft make up the remaining 24 units in the development.

The units at Provence Residence were also attractively priced to appeal to its target audience: from \$907,000 (\$1,028 psf) for an 883 sq ft, three-bedroom compact apartment on the second level to \$1.823 million (\$1,303 psf) for a 1,399 sq ft, four-bedroom unit on the topmost-floor. ■



Artist's impression of one of the outdoor pavilions



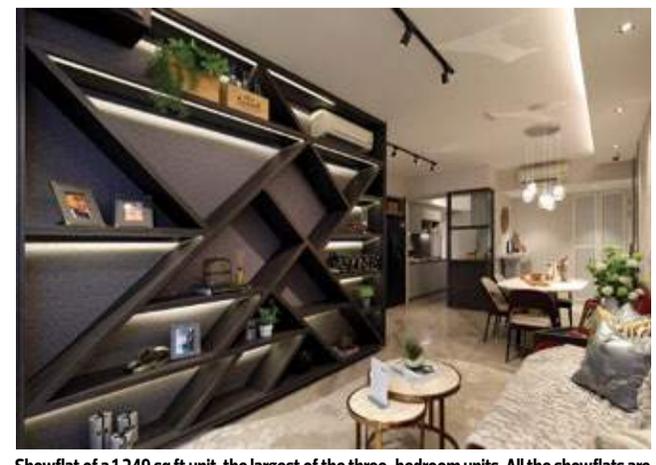
Artist's impression of the clubhouse and the 50m swimming pool



About 94% of the units at Provence Residence are three-bedders of 883 to 1,249 sq ft



Master bedroom of a three-bedroom showflat at Provence Residence



Showflat of a 1,249 sq ft unit, the largest of the three-bedroom units. All the showflats are designed by SuMisura

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



THE COMMODORE

The Commodore steams ahead with winning design and premium aesthetics

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE


**Design
Excellence**
BY TIMOTHY TAY

timothy.tay@edgeprop.sg

The judges of this year's EdgeProp Excellence Awards 2022 conferred a Design Excellence Award to The Commodore, a 219-unit condominium development by JBE Holdings.

Located in the burgeoning Canberra neighbourhood, The Commodore is a 99-year leasehold project that was launched in November 2021. It is over 90% sold to date.

The judges lauded the aesthetics of The Commodore, its design concepts and the attention to detail that is evident throughout the development.

From the get-go, the developer envisioned The Commodore as an upscale development in the growing residential neighbourhood at Canberra, in Sembawang. In recent years, new private residential developments, Executive Condominiums, and HDB Build-To-Order flats have sprouted up in the area around Canberra MRT Station.

The name of the development was inspired by the stature of Commodore Superintendent, the highest-ranking naval officer in the colonial era. The British had built the Royal Navy dockyard in Sembawang in the 1920s and 30s. The residence of the Commodore Superintendent of the Royal Navy dockyard was at the former Admiralty House on Nelson Road in Sembawang.

The developer says that the high benchmark it had set for the design of The Commodore were inspired by the premium sensibilities, sophistication and prestige that characterised high-ranking British naval officers at the time.

Sophisticated design

The Commodore sits on a 143,325 sq ft, regular shaped plot set against the backdrop of a private landed housing estate. An important element in the overall architecture of the condo is how its design seamlessly blends with the surrounding environment.

The low-rise development is made up of six five-storey blocks, with all 219 units arranged in a North-South orientation. The basement drop-off point for each block ensures that the ground-level space and landscaping are maximised.



The Commodore is praised for its overall design aesthetics and attention to detail

The 15m green buffer between the condo and the neighbouring landed housing estate presented an opportunity for the development team to encase the site in lush landscaping.

The site has a naturally undulating terrain, which the design architect, M.A.N. Architects and landscape architect, Q.H. Design Studio, capitalised on to design the blocks on different elevations and to create a terraced landscape design.

Several of the exterior design and aesthetic choices reflect the sense of prestige and sophistication that was at the core of the project's overall design concept. For example, the exterior of the development features curtain walling, a design choice that typically marks premium residential developments.

Meanwhile, a dark colour scheme was selected for the exterior of the development to reflect a sense of architectural prestige and mature design.

Premium Interior aesthetics

No expense was spared to ensure that the best quality materials and fittings were used for each unit in The Commodore. The development consists of one- to five-bedroom units, as well as premium configurations for some of the two-

to five-bedroom units.

There are 24 penthouses, which range from two- to five-bedroom, and come with double-volume ceiling in the living area.

One of the six residential blocks was set aside as a premium block dedicated to the larger-sized four-bedroom plus study and five-bedroom plus study units. Each of these units is served by private lifts to enhance their overall exclusivity and prestige.

To distinguish this project from other private residential developments in the vicinity, only high-quality materials were selected for each unit.

Within each unit, the floor of the living room and kitchen is laid with large-format Italian tiles. These tiles also cover each bathroom while engineered timber flooring is used in the bedrooms. Furthermore, wardrobe doors are fitted with satin glass and the bathrooms feature top-end German brands, Villeroy & Boch sanitaryware and Hansgrohe fittings.

In the kitchen, the developer has provided Silestone countertops by Spanish manufacturer Consentino, kitchen cabinetry by Austrian brand Blum, kitchen sinks and mixer taps by German brand Blanco and kitchen appliances from Bosch, another German brand.

Outdoor space to relax and play

The developer was also mindful that a high-end project like the Commodore demands well-appointed landscaping and spacious outdoor areas for residents to enjoy a luxurious living environment.

The largest open patch of green space available to residents is a 50m lawn called The Commodore's Lawn. Around this expansive green space are other family-friendly gathering spaces, such as a dedicated children's area with a tree house and an activity room, and intimate alcoves.

Despite its relatively boutique size, The Commodore accommodates a 50m swimming pool with a luxuriously fitted clubhouse at one end. It is uncommon for condos in this neighbourhood to feature a swimming pool of this size. The clubhouse also doubles as a co-working space.

All of these careful design considerations and attention to detail throughout the project led to a strong sales launch when the project was launched for sale in November 2021. A total of 162 units were snapped up on the first day of sales, which is about 74% of the total available units.

Over the past 10 months, the project has seen steady sales and is nearly 90% sold as of September. **E**

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The exterior design and aesthetic choices reflect the sense of prestige and sophistication that is at the core of its design concept

JBE HOLDINGS



Artist impression of the 50m swimming pool at The Commodore



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Over 90% sold
Final choice units for selection



Artist's Impression

50m Lap Pool



Artist's Impression

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DEVELOPED BY



THE WATERGARDENS AT CANBERRA



The Watergardens at Canberra is a 448-unit project that is jointly developed by UOL Group, Singapore Land and Kheng Leong Co

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

Three awards for The Watergardens at Canberra affirm its consumer appeal

BY TIMOTHY TAY
timothy.tay@edgeprop.sg



Innovation Excellence



Landscape Excellence



Sustainability Excellence



The direction of innovative real estate design is often a reflection of the needs and aspirational lifestyle of homeowners. Lately, this has been rooted in a growing awareness of sustainability and wellness throughout the home.

The judges of the EdgeProp Excellence Awards 2022 certainly kept this in mind when they gave The Watergardens at Canberra, a project in District 27, awards in three categories: Innovation Excellence, Landscape Excellence and Sustainability Excellence.

The Watergardens is a joint-venture (JV) project between UOL Group, Singapore Land Group and Kheng Leong Co. The 99-year leasehold development is a low-rise, 448-unit condominium along Canberra Drive.

Thoughtful design

The development is in the neighbourhood of the Sembawang Springs landed housing estate, as well as newly completed HDB flats near Canberra MRT Station on the North-South Line. The

station was opened in November 2019.

This part of northeast Singapore retains a relaxed atmosphere which stems from its proximity to nature reserves, reservoirs, mature landed housing estates and a developing HDB town.

As a result, the design considerations of The Watergardens reflect the relatively laid-back character of the area. When the project was initially open for preview in July 2021, UOL and its JV partners positioned the development as one that offers “resort-style living within an upcoming residential enclave”.

The overall architecture and design of the 16 residential blocks showcases a consistent sensitivity to the landscape and tropical environment. For example, the orientation of each of the five-storey blocks is positioned to promote natural wind flow while minimising solar heat gain.

The development comprises two-bedroom unit types of 646 to 969 sq ft and three-bedroom units of 904 to 1,313 sq ft. These include

various premium and premium-plus-study unit types for the two- and three-bedders. There are also four-bedroom premium units of 1,302 sq ft and four-bedroom penthouse units of 1,528 sq ft.

Most of the units enjoy direct views of the numerous pools or water features that are evenly scattered around the blocks. The architecture is also mindful of the naturally undulating terrain of the site. This has been utilised to create residential blocks at different levels and paired with tiered pools and layered gardens.

This sensitive architectural design allows the entire development to maximise the site’s natural attributes and blend with its landscaped surroundings.

Time-saving and clean construction methods

As is the case for all new private residential developments in recent years, the residential blocks of The Watergardens are being constructed us-

ing the prefabricated prefinished volumetric construction (PPVC) method, where each residential unit is designed and assembled on-site in modules. This is in line with a sector-wide push towards more efficient and sustainable construction methods, which are promoted by government policies and directives.

Another time-saving construction method employed in the ongoing construction of this development is the use of prefabricated bathroom units, where the interior finishes, fittings and plumbing are fully finished and assembled off-site.

These types of off-site construction activities and just-in-time site assembly result in improved construction quality and finishings, due to the work being done in controlled factory settings rather than on-site.

Modular construction methods like PPVC also result in reduced manpower needs on-site and

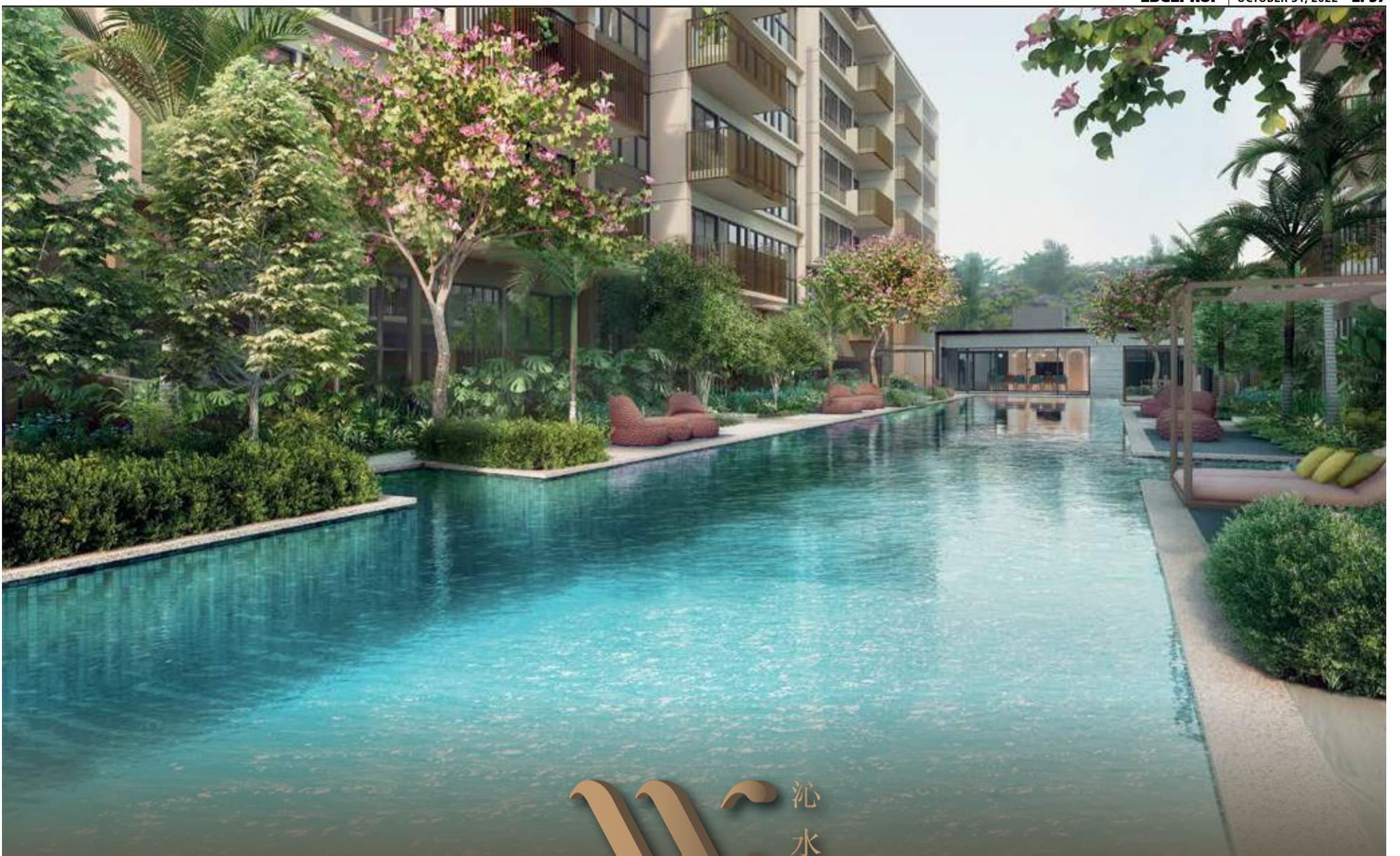
CONTINUES ON PAGE EP38



The project clinched the Landscape Excellence Award this year, thanks to the well-thought-out design throughout the development



The variety of pools and water features around the condo will encourage evaporative cooling and natural breezes during the day



Artists' Impression



The Watergardens

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THE WATERGARDENS AT CANBERRA



The architecture is mindful of the natural terrain, resulting in residential blocks at different levels and paired with tiered pools and layered gardens

FROM PAGE EP36

contribute to overall worksite safety. In addition, this leads to reduced construction noise and pollution, as well as a cleaner worksite.

For UOL and its JV partners, this level of development innovation is enhanced by technological improvements in construction design, such as the use of Building Information Modelling by all stakeholders, including consultants and contractors, to highlight and resolve technical issues and clashes early in the design process.

This helps to streamline the entire building development process, starting from conceptualisation, thus avoiding abortive work downstream.

'Resort-style' living

The condo boasts an extensive number of pools and water features with lush tropical planting.

There are three distinct zones in the development that form the main anchor-points for the amenities and landscaping — a Forest Pool

zone, a 50m lap pool zone and a Recreational Lawn zone.

The Forest Pool is an organically shaped swimming pool with a dual-level layout in a forest-like setting. This family-friendly area includes facilities such as a water slide, kids' pools, water jet terrace, aqua gym pool, entertainment rooms and a waterfront party pavilion.

The 50m lap pool has a more formal layout and is flanked by the gym, function rooms, cabanas and jacuzzis. At one end of the lap pool is a waterfall courtyard that cascades down as an eye-catching water feature in the main arrival court.

The last main landscaped zone is the Recreational Lawn which casts an evening glow when it is illuminated by swallow pools and sensitively lit lighting features. Water hammocks are located at one end of the lawn, and various gardens add colour to the zone.

All the landscaped areas throughout the de-

velopment are connected by scenic paths that are beside plants, water streams, and placemaking amenities such as garden hammocks, tepee decks and gardens. A dedicated herb garden for urban gardening is also available.

Design rooted in sustainability

Complementing the landscape design is a focus on sustainability, achieved through the architecture and passive design elements throughout the condo.

The design is mindful of the tropical environment and takes advantage of the north-south winds, as well as minimises solar heat gains during the day. Each block is designed to promote natural cross-ventilation and daylight, coupled with the open unit layouts, generous balcony space and well-ventilated kitchens.

In addition, the evenly spaced pools and waterbody features around the condo encourage evaporative cooling during the day.

When it is completed, the pockets of lush landscaping and vegetation around the development will also contribute to a lower urban heat

effect, lowering the overall ambient temperature.

Taken together, these green features will help to lower the overall energy consumption for each household and the development.

The environmental initiatives built into the condo reflect an intuitive and intelligent approach towards a sustainable built environment. The developers shared with the award judges that this was undertaken at the start of the development and concept phase, with the aim of integrating an open and porous building design with active green strategies and energy-saving systems.

Overall, the innovative architecture and landscape of The Watergardens is a good case of harmoniously creating a comfortable micro-environment for residents, while contributing positively towards the site's natural biodiversity.

Many of the green facilities in the condo, such as the community garden and bicycle-sharing station, are likely to be used frequently by residents.

Hitting the right mark for buyers

The variety of positive attributes at The Watergardens has resonated well with homeowners.

By the end of its first weekend of sales in July 2021, about 270 units had been snapped up by homeowners and investors. This represents 60% of the total number of units in the development.

According to a statement from the developers after the initial weekend sales, two-bedders were sold from about \$920,000, while three-bedroom units were bought from about \$1.3 million. Meanwhile, some four-bedroom units had been purchased from about \$1.8 million.

In addition, property agents manning the sales at the time shared that the developer maintained the selling prices even when 50% of the units were snapped up that weekend.

The Watergardens has continued to register a consistent sales momentum over the past 15 months. Based on developer sales data submitted to URA, the project clocked a cumulative take-up rate of 74.6% in January this year. As of end-August, the project is nearly fully sold with a cumulative take-up rate of 95.3%.

So far, the most expensive unit at The Watergardens is a 1,528 sq ft, four-bedroom penthouse that was sold by the developer for \$2.1 million (\$1,375 psf) on Aug 13. A similar-sized four-bedroom penthouse unit fetched \$2.09 million (\$1,372 psf) on July 24. ■

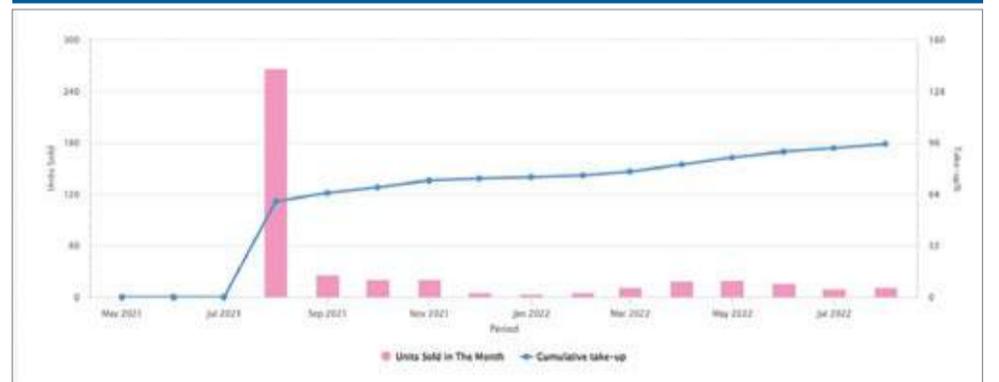


Function rooms and other activity areas are located around the 50m lap pool



The Recreational Lawn is a quiet and restful zone with green spaces

Developer sales at The Watergardens at Canberra



Over the past 15 months, the development has recorded consistent sales momentum and is nearly fully sold



WINNERS

COMPLETED

CENTRAL - RESIDENTIAL

(In alphabetical order)

MARTIN MODERN

Martin Modern impresses with bold design and verdant landscapes

PICTURES: GUOCOLAND

BY ATIQAH MOKHTAR
atiqah.mokhtar@edgeprop.sg

Located just a stone's throw away from Robertson Quay in prime District 9, Martin Modern, GuocoLand's 450-unit luxury condominium along Martin Place, received its temporary occupation permit last year.

The two 30-storey, high-rise towers that make up the 99-year leasehold development are striking to look at. Designed by the principal of ip:li Architects, Yip Yuen Hong, in collaboration with ADDP Architects, they feature a distinctive façade consisting of corrugated, pre-cast concrete panels that provide a rugged look.

According to Yip, a four-time President's Design Award Winner, the rawness of the design pays homage to the site's history. In the past, the area was part of a warehouse district that serviced the nutmeg plantations that existed then.

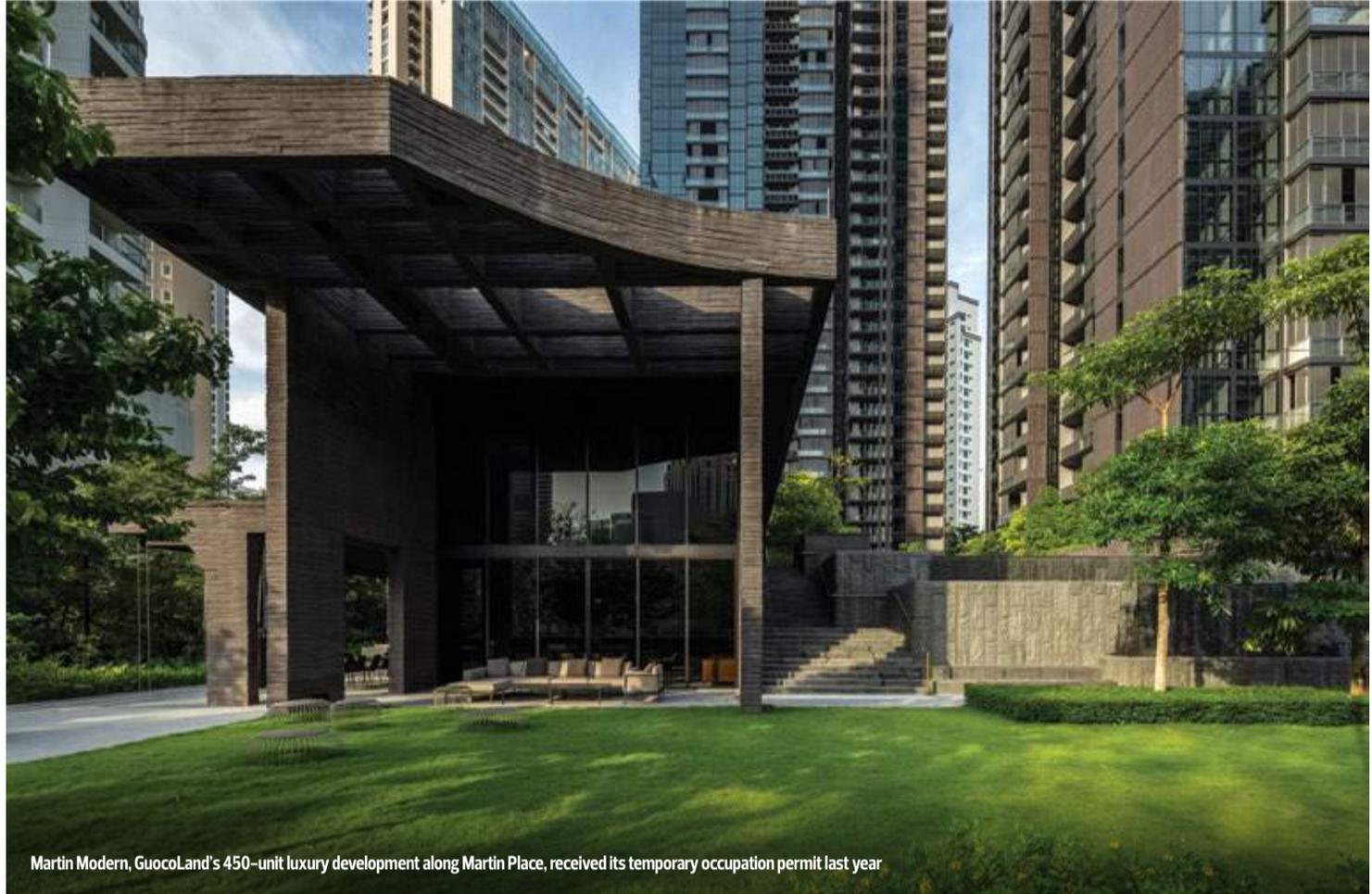
The strong architectural design of the buildings provides a sharp contrast to the lush, verdant landscapes that surround them. Up to 80% of Midtown Modern's 171,535 sq ft site is dedicated to greenery, with 15 curated gardens that house over 200 species of plants and 50 species of trees and palms.

The visually arresting design of Martin Modern's architecture and its artful landscaping are among the various features of the development that impressed the judges at this year's EdgeProp Singapore Excellence Awards. Martin Modern scored an outstanding five wins at the awards ceremony held on Oct 21, clinching the titles of Design Excellence, Landscape Excellence, Sustainability Excellence, Innovation Excellence and Top Development.

Sanctuary in the city

The large allocation to greenery plays a big part in the overall vision for Martin Modern, which was to create a sanctuary for residents that provides a respite from the fast-paced nature of urban living. Envisioned as a botanical garden in the city, Midtown Modern was designed to be a peaceful enclave that residents can retreat to.

This philosophy is apparent from the minute one enters the grounds. Residents and visitors are greeted by tall walls and expansive green spaces, which the developer says help them adjust from the hustle and bustle of the city to the



Martin Modern, GuocoLand's 450-unit luxury development along Martin Place, received its temporary occupation permit last year

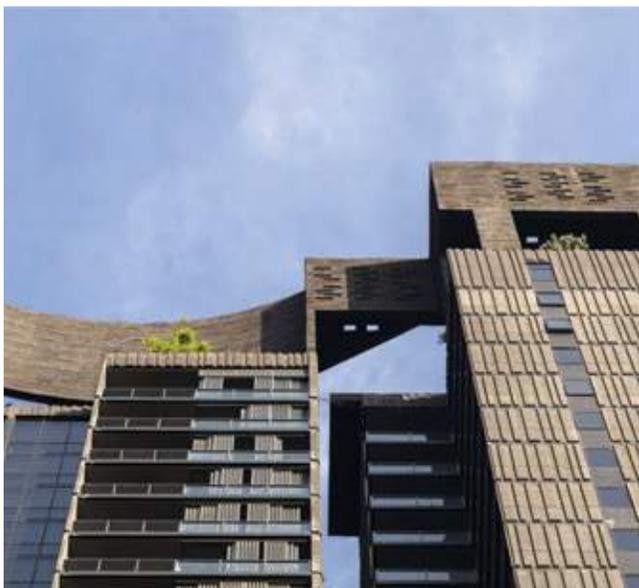
more tranquil, relaxed environment of Martin Modern.

Tang Kok Thye, associate partner at ADDP Architects, says that the meticulous care taken to ensure a memorable arrival experience is one of the reasons why the development stands out to visitors. "The lush landscape is something that people who go to Martin Modern appreciate," he observes.

Showcasing botanic heritage

Martin Modern's landscape was designed by award-winning landscape architecture practice ICN Design International, whose inspiration for the development was shaped by the site's sloping terrain. Guided by the surroundings, ICN Design decided to create a multi-tiered landscape, spreading the development's 15 gardens across three levels.

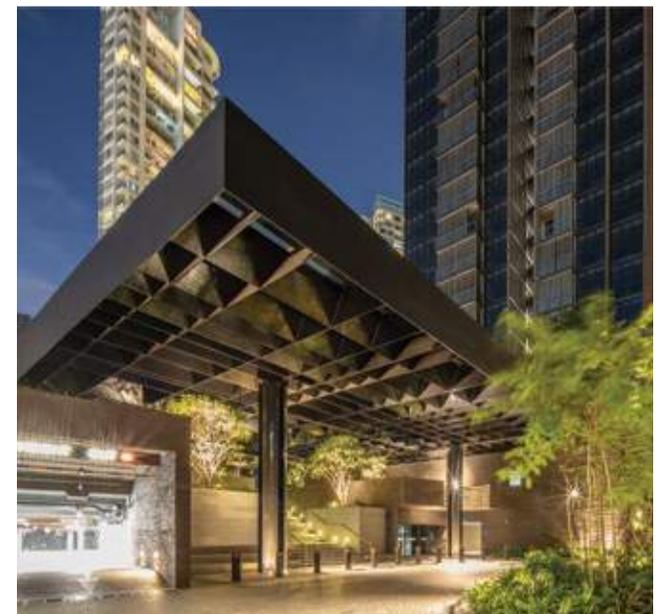
The firm also crafted a landscape design that showcased Singapore's botanical heritage. Taking inspiration from parks and gardens in Singapore, including Fort Canning Park, the Singapore Botanic Gardens and Bukit Timah Nature Reserve, ICN Design created a variety of green spaces such as a forest trail, a maze, rain gardens and a bamboo grove path. Each garden was designed to have a distinct look



The façade of the development features corrugated, pre-cast concrete panels that provide a rugged look



There are 15 gardens at Martin Modern, spread across three levels



The drop-off area



The two towers each feature a roof garden that offers scenic views



The gym at the development

and feel, using a variety of plants with different shades and textures.

Tucked within the grounds are the condominium's facilities, which include a tennis court, a 50m lap pool, a jacuzzi, a gym and a function room. Gardens were also created at the crown of each tower. Dubbed "secret gardens", the rooftop landscaping provides residents with a serene space overlooking scenic views. The roof gardens also have reading areas as well as dining pavilions that can be used to host private parties.

Designed with occupiers in mind

Units at Martin Modern comprise two- to four-bedroom apartments measuring from 764 to 1,798 sq ft. Space and functionality were key considerations when it came to layout design. While unit sizes for residential developments tend to average around 753 sq ft, units at Martin Modern have an average size of around 1,066 sq ft, according to the developer.

Common bedrooms were designed to be big enough for a queen-sized bed, with the master bedroom able to accommodate a king-sized bed. For units that come with a study, a single bed can fit in the room, allowing it to double as a guest room.

Care was also taken in deciding the orientation of the tower blocks. As such, all 450 units have unobstructed views of either the gardens, the city or the Singapore River. Generous balconies were provided for each unit, which can serve as an extension of the living space. Select units at the development have two balconies, allowing residents to enjoy two different views while also enhancing cross-ventilation.

Refined finishes

Beyond layout efficiency, GuocoLand ensured that the interiors and fit-out of apartments reflect "the modern aesthetics and refined tastes"



The dining lounge

of those residing at Martin Modern.

Luxurious materials were integrated into the design, including full marble wall and flooring for the bathrooms and mosaic marble flooring for the balcony. The balcony also features a perforated aluminium screen that allows for more privacy while ensuring better light and ventilation.

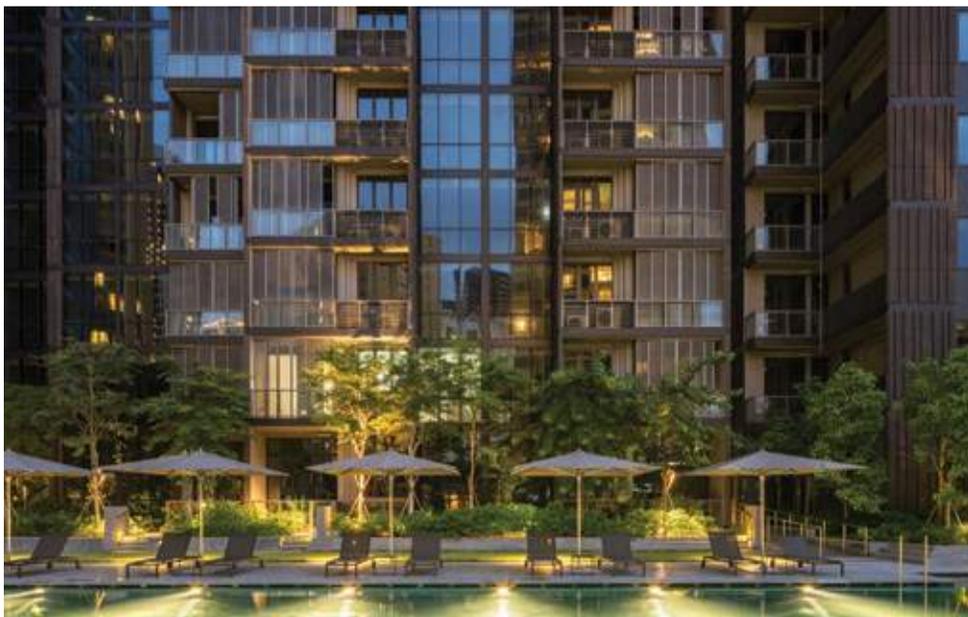
All units are decked out with luxury fittings including Miele kitchen appliances, a SMEG refrigerator, Laufen sanitaryware, Axor bathroom accessories, and a Geberit smart water closet. To enhance residents' convenience and comfort, every unit comes with a wireless smart-home-ready hub, which allows for the integration of multimedia systems that can be used to remotely control lighting and air-conditioning.

'Modern' living

When Martin Modern was launched for sale in July 2017, the project saw robust response, with about 90 units sold during its launch weekend. Since then, the luxury development has been fully taken up, with an average transacted price of \$2,506 psf based on caveats lodged.

The success of the project also marked the beginning of GuocoLand's "Modern" series of residences. In March 2021, the developer launched Midtown Modern, the 558-unit integrated development along Tan Quee Lan Street in Bugis. More recently, Lantor Modern, the 605-unit integrated development in the up-and-coming Lantor Hills Estate, became the third project to debut under the series.

According to GuocoLand, the series defines a modern luxury lifestyle through the use of architecture that is timeless and classic; efficient and adaptable layouts that support living, working and entertaining at home; a strong focus on wellness through accessibility to nature; and shared amenities to promote social activities. **E**



Units overlooking the 50m lap pool



The tennis court

TIMELESS COLLECTION



Midtown Modern duplexes offer generous living, dining and entertainment spaces



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.



BRIDGING NATURE AND CONVENIENCE

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



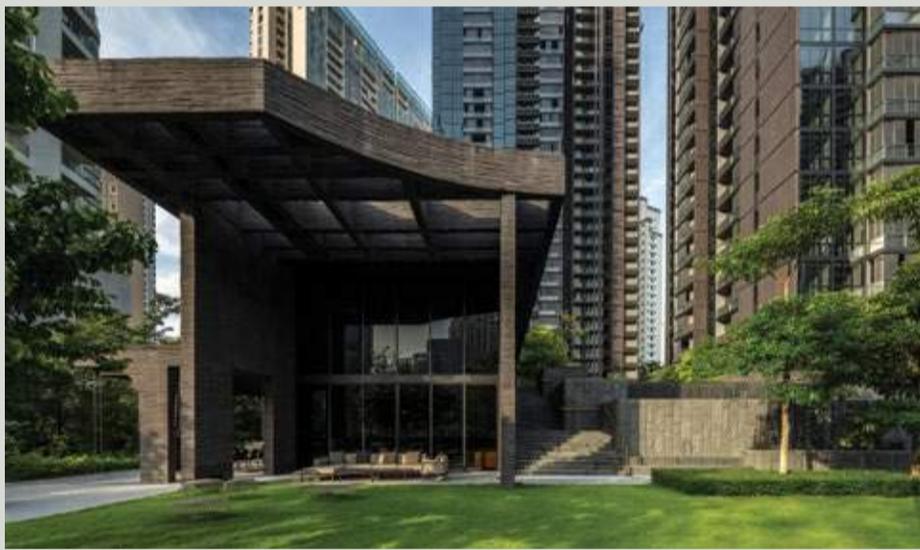
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OF MODERN HOMES



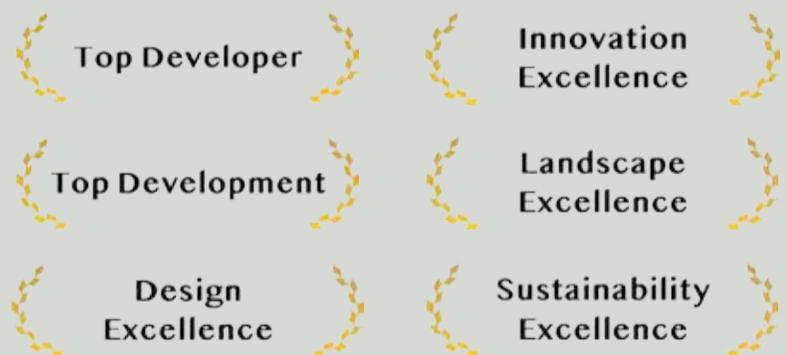
Artist's Impression



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.



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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MEYERHOUSE

MeyerHouse clinches Top Luxury Development Award for second time

PICTURES: UOL GROUP, KHENG LEONG



BY TIMOTHY TAY
timothy.tay@edgeprop.sg

The EdgeProp Excellence Awards (EPEA) recognise the most innovative and impactful residential projects on the market. Two of the most highly sought-after award categories are the Top Luxury Development Award and the Top Boutique Development Award.

This year, the judges of the EPEA have awarded them to MeyerHouse, a luxury development jointly developed by UOL Group and Kheng Leong Co. The architect behind this award-winning project is the acclaimed WOHA Architects, which worked in collaboration with international design studio Yabu Pushelberg and landscape architect Ramboll Studio Dreiseitl.

MeyerHouse has been winning awards since its inception. Two years ago, the development clinched the Top Luxury Development and Showflat Excellence awards at EPEA 2020.

MeyerHouse is a freehold, boutique residential project with just 56 units located in the affluent residential estate of Meyer Road in prime District 15. The project was completed in March this year.

The judging panel lauded the project for embodying the best standards of luxury living among new residential developments in Singapore. MeyerHouse clearly showcased this in all aspects of its design, from the private dedicated private lobby and lift for every unit; top-end finishing and fittings to the interiors; as well as terraced, landscaped gardens, which extend to the adjacent park.

Model of thoughtful home design

The design concept of the residential units at MeyerHouse expands on the familiar housing typologies featured in local private residential developments, as well as meets the aspirations



MeyerHouse is a luxury, 56-unit development by UOL Group and Kheng Leong Co

of owner-occupiers for large format residences, typically found in landed homes.

The development team identified that this format is well-suited for landed homeowners who would like to right-size into a premium condo. At the same time, the owners also value the privacy and landed lifestyle of their previous homes.

The design team was inspired by palatial homes with a high degree of privacy, direct access to private parking; generous balconies that act as an extension of the living area; and tranquil, landscaped gardens as well as posh amenities.

“Various options and configurations for the general layout of the development were explored at the concept stage. These studies included solutions that maximised unit

numbers, saleable efficiencies, shared versus private cores, overlooking issues [of views], and how best to leverage the site’s natural characteristics,” the developer says.

This culminated in the final design of MeyerHouse which features a C-shaped block configuration with residential units pushed to the perimeter of the site. This layout provides each unit with a view of the landscaped central courtyard and visually opens the entire site.

“Developers are putting a lot more thought into the design of their projects and incorporating a lot more features with the end-user in mind,” says Koh Choon Fah, a member of the board of directors at Edmund Tie, and one of the judges of this year’s EPEA.

Beyond providing adequate living spac-

es, the joint developers UOL Group and Kheng Leong, “curated spaces with the occupants in mind”, catering for families with children and even multi-generational families, adds Koh.

“There are a lot of bungalows in the Meyer Road area and most of the residents come from old money and they are ageing,” observes Ong. “While they may want to downsize, they still want something that is comfortable and luxurious.”

Inspired by the English countryside

Landscape architect Ramboll Studio Dreiseitl drew inspiration from the gardens of the English country houses when it came to designing the sculptural gardens at MeyerHouse.

The highlight of the landscape design is



The 30m swimming pool is set centrally along the main axial view of the courtyard



Entrance signage to MeyerHouse



The interiors of MeyerHouse are a well-balanced blend of traditional and contemporary aesthetics

the terraced courtyard gardens and water features that cascade down to a lower water courtyard.

The C-shape design of the blocks means that every unit will enjoy a direct view of the landscaped gardens and the 30m swimming pool.

A resident's clubhouse with an 18-seater private dining room and en suite outdoor lounge faces one end of the swimming pool.

Interiors blend traditional and contemporary

MeyerHouse is the first luxury development in Singapore that provides a dedicated lift and lift lobby for each residential unit. The four-bedroom units and penthouses not only have dedicated lifts, but dedicated private parking spaces conveniently located near their private lift lobbies.

Units are also spacious, with the smallest being the three-bedroom units, with sizes from 1,862

sq ft to 2,013 sq ft. Only 10 of the 56 units are three-bedroom. The majority of the units (40) are four-bedroom, with sizes from 2,820 to 3315 sq ft.

There are six duplex penthouses, which have five bedrooms each. Sizes of the penthouses range from 5,662 to 5,683 sq ft.

Some of the design details incorporated by Yabu Pushelberg include the timber flooring in the common living spaces which is inspired by traditional weaving patterns, and a sculptural

island counter with a white Onyx marble top in the library/bar area within the living room.

All units also feature custom marble sinks in each bathroom and powder room, while master bathrooms feature full marble vanity counters. The walk-in wardrobe is fitted with printed glass doors.

A part of the community

The development of MeyerHouse also enhanced the neighbourhood. The developer had sought the relevant approvals needed in order to upgrade the adjacent Meyer Road playground into a communal park with fitness equipment and a children's playground to be enjoyed not just by residents of MeyerHouse but those in the Meyer Road area.

This is one example of how developers of boutique developments continue to innovate and add value to their projects, says Koh.

Not only did they add value to their own project, but UOL and Kheng Leong have also enhanced the value of the properties in the neighbourhood, adds Koh.

To date, 50 out of the 56 units or close to 90% of MeyerHouse is sold with average price achieved of \$2,541 psf, according to caveats lodged.

While three-bedroom units have been sold from \$4.45 million, the four-bedroom units are upwards of \$7 million, while five of the six penthouses have fetched prices from \$13.66 million to \$14.2 million. **E**

UOL GROUP, KHENG LEONG



The dining area at the clubhouse

UOL GROUP, KHENG LEONG



The landscape of MeyerHouse was inspired by English gardens and the countryside

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The en suite master bathroom comes with full marble double vanity sinks

UOL GROUP, KHENG LEONG



The upgraded Meyer Road playground

MEYER HOUSE



GENERATION *to* GENERATION

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AWARDS 2022

WINNERS

COMPLETED
MIXED-USE

(In alphabetical order)



Inspired by Heritage

Designed for Quality Living

JUI
RESIDENCES

EdgeProp
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Top Development

Drawing inspiration from the past, Jui Residences is a unique waterfront development that serves as a reminder of the Kallang River's area industrial past. A former home to an old bottling plant, located within the grounds of the development.

Blending the old and new, the conserved building of the National Aerated Water Co., Ltd. brings an industrial yet contemporary elegance to Jui Residences, giving the space an alluring charm that adds value to the residents' and tenants' quality of life.

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JUI RESIDENCES

Jui Residences: A heritage icon along Kallang River



**Top
Development**

BY CECILIA CHOW

cecilia.chow@edgeprop.sg

Jui Residences is an 18-storey residential block on Serangoon Road, with the Kallang River running along one side. Developed by SDB Asia, the property development arm of Malaysian-listed Selangor Dredging, Jui Residences was completed in September 2021. It has won Top Development award for a mixed-use, completed development at the EdgeProp Singapore Excellence Awards 2022.

Designed by London-based architectural firm Carver-Haggard, Jui Residences pays homage to the art deco style of the National Aerated Water Co building, which is located in front of it and sits within the compound of the 31,705 sq ft, freehold site.

URA gazetted the National Aerated Water building for conservation in 2017, a year after SDB Asia purchased the property for \$47 million in December 2016. Given the significance of the mixed-use development in the rejuvenation of the area around Kallang Basin, SDB Asia worked closely with URA for the conservation of the National Aerated Water building.

Built in 1954, the building was the former bottling plant for soft drinks such as Kickapoo, Royal Crown Cola and Sinalco. The L-shaped building's unique architectural features include a tapering balcony at the front with a fair-faced brick parapet, and a concrete sunshade projection that runs from the side of the building across the top and ends in a spiral around a circular window.

Art deco features

The centrepiece of the heritage building is a flagstaff mounted on the signature column, with a 1950s petrol pump that has also been conserved and relocated within the development.

Beyond its riverfront location, Jui Residences has a direct link to the 9km Kallang River Park Connector, which leads to the Bishan-Ang Mo Kio Park, the Kolam Ayer Waterfront and Singapore Sports Hub.

The contemporary design of Jui Residences, a new development, has art deco features visible in the vertical flutes of its facade, the arched detailing on the balconies, and the wide inset curves at the podium. One-bedroom apartments make up 26 units, with two-bedroom apartments accounting for 39 units and three-bedroom apartments, 46 units. Close to 80% of the units boast a view of the Kallang River. The interiors of the apartments enjoy natural lighting and cross-ventilation.

Subtle art deco features in the interiors



The art deco features of the 18-storey, 117-unit Jui Residences and the conserved National Aerated Water building



The conserved National Aerated Water Building is a standalone two-storey commercial building, although it sits within the development



Artwork created by sculptor and landscape architect Dr Colin K Okashimo specially for the development, named "The Bottle Assembly: Filling Voids and Voids Filling", adorns the walls of the sky terrace which has a 4.3m ceiling height

of the apartments include mosaic wall tiles in the kitchen and bathrooms, terrazzo-patterned homogeneous tiles in the living and dining area, and herringbone timber flooring in the bedrooms.

On the fifth floor of the development is a sky terrace, with shared amenities such as an infinity lap pool, where residents can enjoy views of the Kallang River. There is also an aqua fitness pool, wading pool and a pool deck with lounge chairs. A multi-purpose activity area and viewing deck for residents are set against a landscaped terrace.

Artwork inspired by the former bottling factory

As a tribute to the National Aerated Water building, sculptor and landscape architect Dr Colin K Okashimo created an artwork specially for the development. Named "The Bottle Assembly: Filling Voids and Voids Filling", the artwork draws upon the notion of a factory, with bottles in shelves and boxes giving a sense of things being "assembled" and "crated" for distribution. The bottles of various shapes and sizes are in the pastel-coloured hues of the Miami art deco style, and adorn the walls of the sky terrace.

The sky terrace has a 4.3m ceiling height and the entire area, while sheltered, is open and airy. The flooring of the sky terrace is of cement finish and is a reinterpretation of the 1950s industrial look.

One of the design considerations was that the heritage building can be appreciated by people in the neighbourhood, and not just the residents within the development. Hence, the building's prominent frontage along Serangoon Road is designed as a plaza that is open to the public and seamlessly connected to the Kallang River Park Connector. SDB even installed permanent visual boards about the building's history and restored the old petrol pump.

The plaza has a landscaped lawn, and lush plantings along the Kallang River, which extend upwards to form a vertical greenscape across the first four levels of the car park and end at the fifth-level sky terrace.

To promote sustainability, 50% of the plants featured in the landscaping are native to Singapore or Southeast Asia. They are therefore suitable for the local climate, and hardier, which lowers the cost of maintenance and replacement. The greenery in the development, including the vertical greenscape, will be irrigated using smart auto-irrigation drip system to further promote sustainability.

The restored National Aerated Water building, with its white, pink and blue façade, is a standalone building and is separate from the 18-storey Jui Residences tower block located behind it. **E**



Jui Residences is integrated with the Kallang River Park Connector, which leads to the Bishan-Ang Mo Kio Park, the Kolam Ayer Waterfront and Singapore Sports Hub



The infinity pool at the facilities deck on the fifth-level sky terrace



The sky terrace includes seating areas for residents to enjoy the views



WINNERS

COMPLETED
NON-CENTRAL - RESIDENTIAL
(In alphabetical order)

GRANDEUR PARK RESIDENCES

Grandeur Park Residences stands out in Tanah Merah; commands a premium

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE


 Top
Development


 Innovation
Excellence

 BY HAILEY YU
hailey.yu@edgeprop.sg

Located at the junction of New Upper Changi Road and Bedok South Avenue 3, the 720-unit Grandeur Park Residences condo has six 14- and 15-storey blocks spread across a 262,577 sq ft site. The project has a covered linkway to the Tanah Merah MRT Station on the East-West Line. The station is also an interchange for those heading to Changi Airport.

The project was developed by CEL Development, a wholly-owned subsidiary of Chip Eng Seng Group. Launched in March 2017; the first weekend of preview saw a crowd of 10,000. On the first weekend of the launch, 420 units (58.3%) were sold at an average of \$1,350 psf.

The 99-year leasehold condominium is entirely sold and completed in 2020. Grandeur Park Residences won the Innovation Excellence and Top Development awards at the EdgeProp Excellence Awards 2022.

The development's design concept centred around the theme of "body, mind, soul", which was adopted in its landscape design and facilities. ADDP Architects designed the project with landscape architecture by Ecoplan Asia.

As the site is located within a mature residential estate, CEL Development was sensitive to the surroundings, holding regular dialogue sessions with residents in the neighbouring Limau Estate and the Member of Parliament for the area, Dr Mohamad Maliki Osman. Due to the difference in the sloping terrain — which ranges from 3m to 20m in height — the car park is part-basement and part-multi-storey to minimise cutting the site. Traffic analysis was also carried out to reduce the impact on the built environment.

"We took inspiration from the client's brief, the site terrain and the project's location near the MRT Station," says Tang Kok Thye, associate partner of ADDP Architects.

Furthermore, the units at Grandeur Park Residences are fitted with an intelligent home system by Fermax that allows owners to control and automate their homes according to



The 720-unit Grandeur Park Residences, completed in 2020, is fully sold

their lifestyle needs. These features include remote control, lighting control, door and window sensor and energy management.

Residents are entitled to a year's complimentary membership to the Grandeur Club, which entitles them to classes and activities within the condominium. For instance, CEL Development has collaborated with Amore Fitness to organise fitness classes ranging from zumba to pilates.

Children have their own Grandeur Kids' Club, with access to a clubhouse equipped with a child-friendly gym, water play area, pool and alfresco dining facilities. There is also a 70m adventure zone and an outdoor playground. The club privileges include complimentary guitar and violin lessons conducted by Man-

deville Conservatory of Music.

A one-stop concierge service is offered for the residents as part of the Grandeur Club membership. Services include home cleaning, handyman and laundry to pet grooming. There is also a parcel self-collection station for the convenience of residents who shop online.

Residents can also book facilities and send requests to the condominium's management team via the development's Iplus app. The development has a wide range of amenities catering to all generations of family members. There is a family gym and fitness studio with space for yoga and other wellness lessons.

There is also an outdoor fitness pavilion equipped with the Omnia Fitness System for multiple users. Other facilities include a sen-

sory spa, an ice therapy corner and a Himalayan salt room.

Amid lush greenery are the hilltop dining pavilions that offer picturesque views of the grounds, given its elevated site. The landscaped gardens include a chess lawn and a maze garden, while recreational facilities include a jamming studio, games room and theatre.

Finally, the condominium also has a convenience store and the White Lodge childcare centre managed by Invictus International Preschool for the convenience of the residents and those living in the neighbourhood.

As the newest development in the area, units at Grandeur Park have changed hands in the resale market at a premium. Over the three months from July to September, units have been transacted at a median price of \$1,686 psf, based on caveats lodged.

At the neighbouring 748-unit Eco, completed in 2017, units changed hands at a median price of \$1,423 psf in 3Q2022. Over the same period, units at The Glades, a nearby 726-unit development at Bedok Rise, were sold at a median price of \$1,552 psf. Both are 99-year leasehold condominiums built on Government Land Sales (GLS) sites, like Grandeur Park Residences.

The highest price psf transacted at Grandeur Park to date, was for a 452 sq ft one-bedroom unit on the 14th floor, which changed hands for \$870,000 or \$1,928 psf at the end of September. That same month, a similar-sized (on the 13th floor) was sold for \$850,000 (\$1,880 psf in late September, based on caveats lodged by URA Realis. **E**)



The hilltop dining pavilions



The swimming pools and the family gym



The floating and reading cabanas at the landscaped gardens

GRANDEUR PARK RESIDENCES/CEL DEVELOPMENT

GRANDEUR PARK RESIDENCES/CEL DEVELOPMENT

LUXURY RESIDENCES BUILT ON EXCELLENCE



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AT NEWTON



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- 4 mins' walk to Newton MRT
- Within 1 km of ACS Junior, ACS Primary & SJI Junior
- Luxurious 1-5 bedroom & Penthouse units available

The New Heart Of Your Neighbourhood

- A freehold mixed-use development
- Expected TOP in first half 2023
- Parc Komo, 276 apartment units – fully sold
- Integrated with Komo Shoppes – a 2-storey strata lifestyle mall
- More than 70% pre-committed. Anchor tenants include Fairprice Finest, Invictus International Preschool
- Shop space (ranging from 30 sqm to 165 sqm) available for lease



FOR ENQUIRIES ☎️ 📞 9474 5242



KOPAR AT NEWTON Name of Developer: CEL Newton Pte. Ltd. (UEN: 201814310M) / Housing Developer's Licence No: C1360 / Tenure of Land: Remainder of leasehold estate of 99 years commencing on 22 Apr 2019 / Encumbrances on the Land: Caveat(s) / Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited / Expected Date of Vacant Possession: 31 Dec 2023 / Expected Date of Legal Completion: 31 Dec 2026 / Location: Lot No. 1355T of Town Subdivision 28 at Makeway Avenue. **PARC KOMO** Name of Developer: CEL Real Estate Development Pte. Ltd. (UEN: 200408555N) • Housing Developer's Licence No: C1325 • Tenure of Land: Estate in Perpetuity • Encumbrances on the Land: Caveat(s) / Mortgage(s) in favour of OverseaChinese Banking Corporation Limited • Expected Date of Vacant Possession: 18 March 2024 • Expected Date of Legal Completion: 18 March 2027 • Location: Lots 1146A & 1147K of Mukim 31 at Jalan Mariam/Upper Changi Road North.

SEASIDE RESIDENCES

Seaside Residences capitalises on sea views at East Coast

BY HAILEY YU

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For those travelling along East Coast Parkway (ECP), the four 27-storey towers of Seaside Residences are one of the landmarks on the way to Changi Airport. Indeed, it was designed with that intention.

“When we designed Seaside Residences, there were two main criteria: to capitalise on the sea views and to create a prominent building that everyone on the way to Changi Airport will see,” says Tang Kok Thye, associate partner of ADDP Architects, the design architect for the project.

Not surprisingly, the project won three awards at the EdgeProp Singapore Excellence Awards 2022 for Design Excellence, Sustainability Excellence and Top Development for Completed Projects in the Non-Central Area.

Developed by a consortium comprising Frasers Property, Sekisui House and Keong Hong Holdings, the 841-unit Seaside Residences was launched in April 2017 and fully sold. It obtained Temporary Occupation Permit (TOP) in 1Q2021.

The four towers are oriented such that close to 80% of the units enjoy a view of the sea. The living area and bedrooms fronting the sea are designed with full-height glazed windows and generous balconies that take advantage of uninterrupted sea views.

Units are north-south facing to reduce the heat load, thus minimising energy consumption. “North-South facing homes are important in Singapore’s climate,” says ADDP’s Tang.

Residents also enjoy proximity to the beach and East Coast Park via an underground link. The condominium development is also just a three-minute walk from the upcoming Siglap MRT Station on the Thomson-East Coast Line.

Units are a mix of studios, one-bedroom-plus-study to five-bedroom units ranging from 424 sq ft to 2,690 sq ft.

The three-bedroom and larger units feature a flexible room next to the kitchen that can be converted into a helper’s room, a study, a walk-in pantry, wine cellar or storage space. It has dual access from the kitchen and the corridor, which makes it convenient.

“We came up with the flex-space idea many years ago, but it wasn’t really picked up until the launch of Seaside Residences,” notes ADDP’s Tang.

Another feature is the provision of a “Living Closet” for all units. Also called “Liveco” for short, these are storage spaces with shelves and racks that fit various household items such as vacuum cleaners, mops and even small ladders. “Five years ago, such provisions were rare,”



The four 27-storey towers of Seaside Residences stand out along East Coast Parkway

PICTURES: FRASERS PROPERTY



**Top
Development**



**Design
Excellence**



**Sustainability
Excellence**

says ADDP’s Tang. “Since then, they have become more widely adopted as apartment units become more compact and homebuyers seek more space-saving ideas.”

The towers are connected by a triple-storey communal sky terrace from the 14th to 16th floors of the four towers. The sky terrace comes with a residents’ lounge, a reading lounge and a viewing deck so all the residents can enjoy a 45m panoramic sea view.

Horizontal and vertical sunscreens are integrated into the eastern and western facades to reduce solar heat gain.

Key highlights in the development include a 115m infinity pool, a covered bicycle park with a 140-spot bicycle parking facility as well as a pet pavilion. The driveway entrance to the development is flanked by lush landscaping.

The development is equipped with EV charging stations in anticipation of an increase in the number of electric vehicles. Seaside Residences has been awarded the GreenMark Gold Plus for its biodiversity and other ecological values.

Seaside Residences is built on a 99-year leasehold Government Land Sales (GLS) site at Siglap Link. When the 207,849 sq ft site was offered for sale, it drew eight bids at the close of its tender in January 2016. Frasers Property, Sekisui House and Keong Hong Holdings won with a bid of \$624.18 million or \$858 psf

per plot ratio (psf ppr).

Besides the sea view and proximity to the upcoming MRT station, the prime District 15 development is close to schools. Victoria School is next door to it while Tao Nan School, CHIJ (Katong) Primary School, Opera Estate Primary School and St Stephen’s School are situated between 1km and 2km away.

When Seaside Residences was launched in April 2017, close to 50% of the total units were sold at an average price of \$1,700 psf.

Before the launch of Seaside Residences, the last launch of a project on a GLS site in the District 15 enclave was the 612-unit Cote D’Azur 15 years earlier and developed by Frasers Property. Cote D’Azur is located at Marine Parade Road next to Parkway Parade shopping mall and the upcoming Marine Parade MRT Station on the Thomson-East Coast Line.

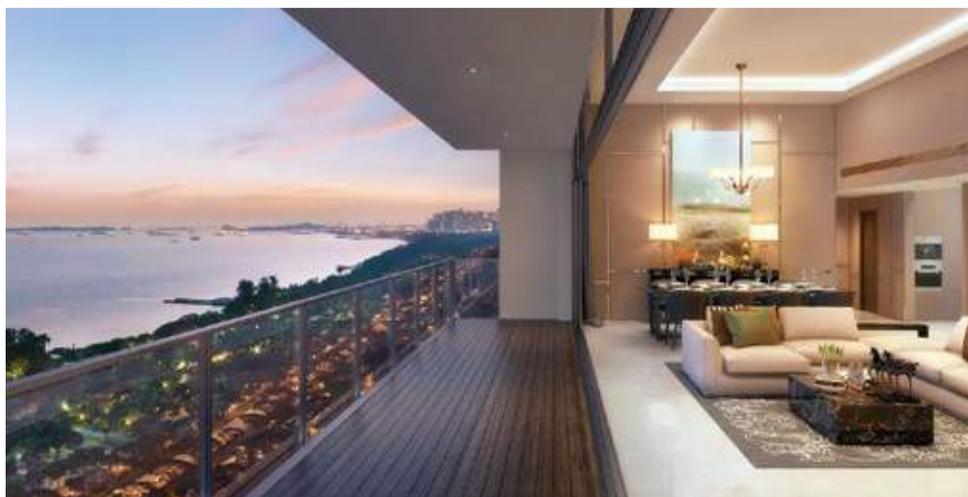
Launched in July 2002, the median price of units sold at Cote D’Azur was \$614 psf. Based on caveats lodged, units have changed hands this year at a median price of \$1,573 psf.

Meanwhile, units at the newly completed Seaside Residences are now trading in the resale market at a median price of \$2,120 psf, based on caveats lodged with URA Realis from July to October to date.

“Seaside Residences aims to create a new living environment that enhances the East Coast neighbourhood,” says Frasers Property. ■



One of the four towers of Seaside Residences, with landscaped deck and swimming pool and the sea beyond



Close to 80% of the units at Seaside Residences will have uninterrupted sea views



Seaside Residences is located adjacent to Victoria School, a two-minute walk to the upcoming Siglap MRT Station and is near an underground pedestrian link to East Coast Park



WINNERS

TOP DEVELOPER

(In alphabetical order)

CITY DEVELOPMENTS

City Developments raises the bar with quality, innovative offerings



**Top
Developer**

BY **ATIQA H MOKHTAR**
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For the sixth year running, City Developments Ltd (CDL) was crowned Top Developer at the EdgeProp Singapore Excellence Awards (EPEA) 2022 — the only developer to have achieved such a streak. The Singapore-listed property giant also scooped up multiple awards for CanningHill Piers, a joint-venture project with CapitaLand Development. The mixed-use development clinched wins for Design Excellence, Innovation Excellence, Marketing Excellence, People's Choice and Top Development.

The awards follow a robust year of activity for CDL. The developer launched two projects this year, both of which have been met with strong interest. The first was Piccadilly Grand, the 407-unit development located in Farrer Park. Developed jointly with MCL Land, the 99-year leasehold condominium is the maiden joint-venture project between the two companies.

Piccadilly Grand saw 77% of its units taken up during its launch weekend in April. To date, the project has seen 85% of units sold at an average price of \$2,141 psf, based on caveats lodged. Chia Ngiang Hong, group general manager at CDL, attributes the project's success to the fact that it "ticks all the right boxes", given its city-fringe location, attractive pricing, and its direct link to the Farrer Park MRT Station, which offers convenient accessibility.

The second CDL project to debut this year is also a joint venture with MCL Land — the 639-unit executive condominium (EC) Copen Grand, which is the first EC to be launched in the upcoming Tengah Town, Singapore's first smart and sustainable precinct. The project opened for preview on Oct 7, with some 2,300 e-applications received for the available units, while sales bookings commenced on Oct 22. A total of 465



Chia: Our recent projects have been carefully planned to stay atop the evolving needs and aspirations of home buyers

(73%) of units were taken up on the first day of sales.

Landbanking, launch pipeline

In addition to the project launches, the developer has been active in replenishing its landbank. In January, it purchased a 210,623 sq ft Government Land Sale (GLS) site at Jalan Tembusu, located off Tanjong Katong Road in prime District 15, for \$768 million or \$1,302 psf per plot ratio (psf ppr).

In September, CDL and MCL Land jointly emerged as the top bidder for an EC site at Bukit Batok West Avenue 5, with a bid of \$336.068 million (\$626 psf ppr). In April, it completed the off-market acquisition of a 179,007 sq ft site at 798 and 800 Upper Bukit Timah Road for \$126.3 million from Tan Chong International. The site was purchased last November.

Chia highlights that the developer has been selective in its land acquisitions, ensuring a good mix across various segments. "We see great potential in our sites, which are spread out over various good locations from the east to the central to the west," he adds.

The development at Jalan Tembusu is one of three upcoming residential projects slated for launch next year. Comprising a total of 638 units, the luxury condominium is also a joint-venture project with MCL.



Kwek: We continually review our asset portfolio and find ways to reposition and refresh our properties

The site at Upper Bukit Timah Road will be redeveloped into a residential project also slated for launch in 2023, with over 400 units. Meanwhile, the third project scheduled for launch is the 246-unit Newport Residences, which is part of an upcoming mixed-use development on the site of the former Fuji Xerox Towers on Anson Road in Tanjong Pagar.

Products that resonate with home buyers

The success of CDL's residential launches this year is a testament to its keen perception of what buyers want. "Our recent projects have been carefully planned to stay atop the evolving needs and aspirations of home buyers," says Chia.

A credit to CDL's receptiveness has been its ability to meet the vast changes in home-buyer preference in response to lifestyle changes brought about by the pandemic, such as hybrid work arrangements and home-based learning.

In addition, Chia highlights that a greater emphasis on wellness has emerged. "Since the onset of the pandemic, people have looked for more comfort and ease in their lives and placed a greater focus on things that matter most to them," he says.

Growing in tandem with the em-

phasis on wellness is the push for sustainability. As climate change propels the urgency to evolve towards more sustainable ways of living, home buyers are increasingly paying attention to having a greener built environment.

Moving forward, CDL anticipates these two key trends to remain at the forefront of what home buyers are looking for, in addition to fundamental considerations such as the location of projects. To that extent, CDL's projects have been carefully curated so it can deliver quality products that resonate with buyers.

For example, in response to the rise in hybrid working, CDL's recent projects, including CanningHill Piers, Irwell Residences, Piccadilly Grand and Copen Grand, all feature designated co-working spaces equipped with charging points and WiFi facilities.

Care was also taken to curate a well-rounded array of lifestyle amenities at each development to provide a holistic wellness experience for residents. For example, at Piccadilly Grand, the communal facilities are spread across five different zones, with each targeting a specific lifestyle element. These include the Tranquillity Zone with areas such as a spa and wellness lounge; and the Social Zone that comes with facilities such as family and kids' pools, a play area and a multi-purpose court.

Green developer

On the sustainability front, CDL continues to push for green designs as well as efficient construction methods. "We place a lot of emphasis on the health performance of our buildings, and conceptualise them with factors such as acoustic comfort, natural ventilation, thermal comfort and biophilic design in mind," notes Chia.

For example, at Irwell Hill Residences, which won the Sustainability Excellence award at EPEA 2022, the two 36-storey residential towers occupy a footprint representing just 25% of the project site, with the rest dedicated to greenery and landscaping. In addition, the project uses prefabricated prefinished volumetric construction, a more sustainable construction technique. Irwell Hill Residences is Green Mark GoldPLUS certified by the Building Construction Authority.

In other sustainability milestones, another of CDL's projects, the upcoming Newport Residences, has achieved the Green Mark Platinum Super Low Energy (SLE) certification, awarded to buildings that achieve at least 60% energy savings. Copen Grand will also be conferred the same certification, making it the first EC to be SLE-certified.

Innovative solutions

Besides CDL being well-attuned to home buyers' needs, its position as a market-leading developer has been sustained by its adoption of smart, digital-centric solutions. For Kwek Eik Sheng, group COO of CDL, it is a pivotal part of its strategy. "For every business, it is crucial to continuously raise the bar with quality and innovative offerings to sharpen product differentiation," he says.

As part of its commitment to adopting new technologies, in 2018, CDL set up an Enterprise Innovation Committee — an anchor platform to drive innovation. The committee sources and implements solutions that will drive long-term business value for CDL, including improvements to customer offerings.

Recent solutions implemented include CDL Home Sales, an in-house proprietary electronic system designed to provide home buyers with a more



Besides being crowned Top Developer for the sixth year in a row, CDL won five awards for its CanningHill Piers project



Piccadilly Grand, which launched in April, has seen 85% of units sold at an average price of \$2,141 psf



Copen Grand is the first EC to launch in the upcoming Tengah Town estate

transparent and efficient buying experience. The system was rolled out at the launch of Irwell Hill Residences, serving as a centralised platform for customers to lodge expressions of interest, undergo balloting and facilitate satellite sales bookings. “The system has received positive feedback from home buyers and sales agents,” shares Kwek, who notes that it has also been deployed at subsequent launches for CanningHill Piers and Piccadilly Grand.

CityNexus, a smart building app, is another innovative solution by the developer. Geared towards its commercial portfolio, CityNexus allows

users to access services such as gaining access into buildings, calling for lifts using contactless technology, and pre-registering guests. The app was first rolled out for the office community at Republic Plaza, CDL’s flagship property in the Downtown Core.

Since then, it has also rolled out the app to retail tenants at Palais Renaissance, CDL’s retail and office development on Orchard Road. As part of the roll-out, a new self-service tenant portal was included, allowing tenants to access lease information and invoices digitally, as well as update information and personnel remotely.

Portfolio rejuvenation and diversification

Palais Renaissance’s integration of CityNexus comes as part of a major asset enhancement initiative (AEI) for the development. The \$7 million revamp was completed this year, with enhancements including an expanded main entrance, an al fresco dining area, a redesign of its interiors, and upgraded office floor lift lobbies.

The extensive work done on Palais Renaissance is part of the company’s ongoing rejuvenation of its portfolio of assets. Noting that it forms a key component of CDL’s GET (Growth, Enhancement and Transformation) strategy that was introduced in 2018, Kwek shares that AEIs allow the company to introduce new concepts at select assets to enhance performance. “We continually review our asset portfolio and find ways to reposition and refresh our properties,” he comments.

Other key enhancement initiatives CDL is currently undertaking include the redevelopment of the former Fuji Xerox Towers under the URA CBD In-

centive Scheme. In addition to Newport Residences, the integrated development will also consist of office development Newport Tower, retail component Newport Plaza, as well as a service apartments component.

CDL is also redeveloping its Central Mall and Central Square properties under the URA Strategic Development Incentive Scheme. Located across the Singapore River from CanningHill Piers, the combined site will be redeveloped into an enlarged mixed-use integrated development comprising office, retail, hotel and residential components.

In addition to its portfolio rejuvenation, CDL has also continued its journey to strategically diversify. In particular, it has bolstered its investment portfolio by building up scale in “living sector” assets, which include student accommodation, the private rented sector (PRS), workers’ dormitories and senior housing.

Currently, CDL’s living sector portfolio includes over 1,500 units in the UK, 500 units in Japan, and 250 units in California, US. Recent acquisitions included Infinity, a 505-bed

purpose-built student accommodation (PBSA) located in Coventry, UK, for GBP59.2 million (\$102.4 million) in June, representing its first PBSA asset. It also entered the Australian PRS market in March, acquiring a 240-unit PRS project in Melbourne for A\$11.1 million (\$11.4 million).

“Our expansion into the sector has started to bear fruit over the past few years, as we gradually built our presence in the various segments,” Kwek says. He adds that in addition to boosting CDL’s recurring income segment, building up a sizeable portfolio in the PRS segment will provide potential for the company to seed assets into a REIT, which may include CDL Hospitality Trusts.

Turning 60

Buttressed by its recent investments, overseas assets now make up over half of CDL’s \$23 billion portfolio by book value, as reported in its half-year financials ending June 30.

Nonetheless, Kwek notes that Singapore will remain the developer’s core market. To be sure, the coming year will be a landmark one for CDL, marking the 60th anniversary of its formation in 1963 and a new milestone in its rich history in shaping Singapore’s skyline. “We have indeed grown in tandem with our nation, supporting the needs of Singapore since the early years of independence till today,” Kwek reflects.

As it continues to build upon its legacy, CDL aims to continue advancing as a pioneer in sustainability, supporting the national vision for a smarter, greener and more liveable Singapore. “In doing so, we will remain true to our conviction of leaving a positive impact on the lives that we touch and engage with, be it our customers, employees, investors, business associates, suppliers or the community at large,” Kwek says. **E**



CDL acquired its first purpose-built student accommodation in the UK – the 505-bed Infinity in Coventry – in June for GBP59.2 million (\$102.4 million)



A \$7 million revamp of Palais Renaissance was completed this year as part of the ongoing rejuvenation of CDL’s portfolio of assets

GuocoLand aims to uplift neighbourhoods through its projects



BY CECILIA CHOW

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The 30-storey towers of Martin Modern stand out like a beacon against the skyline in prime District 9. Developed by GuocoLand, the 450-unit Martin Modern has been winning accolades from the moment it was launched five years ago.

In 2018, Martin Modern walked away with four awards at the EdgeProp Excellence Awards — for design, landscape, innovation and top development under the Central area (uncompleted) category. This year, it bagged five awards, including sustainability for the Central area (completed) category.

Martin Modern holds special significance for Cheng Hsing Yao, CEO of GuocoLand Group: it was the first site that was purchased when he was group managing director of Singapore.

The group had emerged at the top of 13 bids for the site in a Government Land Sales (GLS) tender in 2016, with its winning bid of \$595.1 million.

In Cheng's eyes, the 171,535 sq ft, 99-year leasehold GLS site at Martin Place is a rare site and hence highly sought after. To win it, the group had to "outbid our competition", he says.

The land rate for the development with a gross floor area (GFA) of 480,306.75 sq ft worked out to \$1,239 psf per plot ratio (ppr), which was a record-setting land rate then.

Break from convention

"When we have a beautiful site, we have to give it an equally deserving development," says Cheng. "Otherwise we are not doing justice to the land."

Playing it safe was not an option, he adds. Instead, the development of Martin Modern became an opportunity to redefine luxury residential living.

Brainstorming with the design, project and sales teams led to GuocoLand's design philosophy that continues in subsequent projects: designing from the "inside-out", creating homes that promote social ties as well as bringing nature and biodiversity into the home.

Cheng also felt that a new aesthetic and architectural language was needed for luxury developments. "That was when I was intrigued by Ipli's relatively edgy bungalow designs," he recalls.

Yip Yuen Hong, the co-founder of Ipli Architects and four-time President's Design Award winner, was appointed the design architect for Martin Modern in collaboration with Singapore-based ADDP Architects, a prolific architectural firm behind many landmark condominiums in Singapore.

Martin Modern was Ipli's first foray into high-rise condominium design. The firm collaborated with ADDP Architects a second time for GuocoLand's Midtown Modern project at Tan Quee Lan Street.

The effort taken by GuocoLand to focus on the concept, product and redefining luxury living paid off when the project was launched in July 2017, and achieved benchmark prices averaging \$2,203 psf. The project is fully sold and completed in May 2021. The average price achieved in the resale market this year has risen to \$2,646 psf.

"We were very gratified that despite the new benchmark prices for the location, and the break



from convention, people appreciated what we were trying to achieve and bought into the project," says Cheng.

While most people associate the word "modern" with contemporary, for Cheng, it means "the audacity to depart from convention or tradition", he says. "That was why we named the project Martin Modern," he adds. And that has led to two further iterations of the "Modern" series, namely Midtown Modern and Lentor Modern.

Benchmark pricing

The 558-unit, upscale condo Midtown Modern on Tan Quee Lan Street is part of the Guoco Midtown integrated development on Beach Road. On the first weekend of launch in March last year, 340 units (61%) were sold at an average price of \$2,800 psf.

The biggest penthouse in the development, a 3,520 sq ft, five-bedroom unit, fetched \$14.83 million (\$4,213 psf) at launch. Under the Bungalow Collection are two 1,808 sq ft, four-bedroom units — on the 29th and 30th floors — that fetched \$8.35 million (\$4,617 psf) and \$8.65 million (\$4,783 psf) respectively in July this year. These are the highest psf prices achieved in the project to date. Midtown Modern is 82% sold to date.

In September, GuocoLand launched Lentor Modern, a 605-unit, 99-year leasehold condo integrated with a 96,000 sq ft mall, 10,000 sq ft childcare centre and Lentor MRT Station on the Thomson-East Coast Line. The mall includes a 12,000 sq ft supermarket. More than 500 units were sold on the first weekend of launch. Over 85% of the units have been sold at an average of \$2,104 psf, based on caveats lodged as at Oct 20.

"Lentor is a new residential estate [with] a beautiful natural environment," says Cheng. "It doesn't have anything built yet. It is like a blank sheet of paper, and the first stroke is incredibly important."

Once again, GuocoLand was willing to pay



Cheng: When we conceptualise a project, we think about emerging and long-term trends. We also think about its adaptability

a record price for the development land at Lentor Hills estate in a GLS tender. The developer paid \$784.1 million (\$1,204 psf ppr), outbidding eight others to secure the site in July last year. ADDP Architects was once again roped in for the design of Lentor Modern.

"Being the first and only mixed-use development in the neighbourhood carries extra re-

sponsibility in defining the identity and also the community life for the Lentor estate," says Cheng. "Our aspiration is for Lentor Modern to eventually become the social heart of the surrounding communities."

By investing in the concept and quality of Lentor Modern, GuocoLand hopes to "set a benchmark for the estate".



The 558-unit Midtown Modern is now 82% sold over a year after its launch at an average price of \$2,800 psf



The showflat of a four-bedroom unit at Midtown Modern where two units on the 29th and 30th floor were sold in July at \$8.35 million (\$4,617 psf) and \$8.65 million (\$4,783 psf) respectively — the highest psf prices recorded at the development to date

Catering to owner-occupiers

Most of the buyers for Lentor Modern are Singaporeans and owner-occupiers, says Cheng. Such buyers are generally “the toughest group of buyers to convince”, he adds, because they are looking at the property in terms of how it can meet their needs and aspirations, not just for the immediate future, but also for the years to come. “They are sophisticated; they know what they want and what matters to them.”

The buyers of Lentor Modern include younger Singaporeans who are buying a unit as their matrimonial home when it is ready in a few years. “We’ve also seen some people who are living in, or who used to live in landed homes in the surrounding estate but are now looking for a home that’s easier to care for and with the convenience of amenities and immediate access to transportation, especially as they age,” observes Cheng.

Having a functional and efficient unit layout is also important to owner-occupiers. Hence, GuocoLand has a good mix of one- to four-bedroom units. Two- to four-bedroom units are provided with an additional flex-room that is ideal for a multitude of uses — as a nursery, work space, hobby room or video-conferencing corner.

Redefining ‘prime’ property

The definitions of Core Central Region (CCR), Rest of Central Region (RCR) and Outside Central Region (OCR) are becoming less relevant today, says Cheng. He attributes this to the growing transportation network, quality of neighbourhoods, amenities and sustainability features of developments, which contribute in redefining a “prime area”.

“‘Prime area’ no longer follows those concentric circles,” he says.

Instead, what a developer is able to bring to the market — in terms of product, innovation, design, concept, and quality — should be given more attention, he notes.

Pricing a property is not the same as pricing of commodities; and housing projects are not like grains of sand, where one grain is indistinguishable from another, argues Cheng.

“In reality, the design, construction quality, concept and community that moves into the development will have a drastic impact on the quality and value of the project later on,” he says.

Another factor that has contributed to the redefinition of a “prime area” in Singapore is the expanding MRT network. “Orchard Road and the CBD are both just a train ride away [from Lentor Modern] via the Thomson-East Coast Line,” notes Cheng.

‘Future-oriented’

For property developers who have to buy land with at least a five-year time horizon in mind, it has become an increasingly challenging environment, given the shorter property cycle and market vagaries including rounds of property cooling measures.

In Cheng’s view, it has become even more important to be “future-oriented”. “When we conceptualise a project, we think about emerging and long-term trends,” he says. “We also think about its adaptability.”

For every project, GuocoLand activates its multi-disciplinary departments to vet through the designs and refine them over and over again until the team is satisfied. “That is the first step towards the project’s commercial success and ability to hold its long-term value,” he says.

Consequently, GuocoLand has been known to be “painfully pedantic about the way we want our mixed-use development, office buildings, retail mall and residential apartments to be designed”, admits Cheng. Not a square inch escapes the developer’s attention. “We also look at service and back-of-house areas,” he adds.

Beyond the development design and building aspects, GuocoLand pays attention to “engineering the future community” that will own and inhabit their projects.

“Having a quality development is a prerequisite to attracting an affluent clientele,” says Cheng. The unit mix, apartment design and quality of the communal amenities contribute to the overall lifestyle offering, he adds.

“The clientele we attract will eventually be the community that will inhabit the property,”

according to Cheng. “They will be the council members who will be the future caretakers of the property.”

Cheng wants people to purchase GuocoLand’s property “because they are in love with it”, not because it is cheap. “If they are in love with the property, they will continue to care for it,” he says. “In five to 20 years’ time, there will be a stark difference in the quality of a property that is owned by a community that is ‘in love’ with it and one that is not.”

Building pipeline

The group’s focus right now is on completing its \$2.4 billion, large-scale, integrated mixed-use development in the CBD, Guoco Midtown. The development includes a 30-storey, 770,000 sq ft premium office tower; a six-storey network hub; 30,000 sq ft of retail and F&B spaces; as well as the 219-unit Midtown Bay, with Soho-style luxury apartments.

The 30-storey office tower topped out in late May, and the project is targeted for completion in phases from 4Q2022.

Guoco Midtown is linked underground to Midtown Modern and Bugis MRT Interchange Station. Midtown Modern is a joint venture between GuocoLand, Hong Leong Holdings and Hong Realty.

Upcoming projects by GuocoLand’s joint-venture partners include the 598-unit Lentor Hills Residences at Lentor Hills Road (Parcel A), which will have a sheltered link to Lentor MRT Station. The project is a joint venture between GuocoLand and Intrepid Investments, a wholly-owned subsidiary of Hong Leong Holdings. “We look forward to the launch of Lentor Hill Residences,” says Cheng.

Another upcoming development is at the neighbouring Lentor Hills Road (Parcel B). TID, a joint venture between Hong Leong Group and Mitsui Fudosan, paid \$276.36 million or \$1,130 psf ppr, for the site in September. It can be developed into a 495-unit, 99-year leasehold private condo.

Investment properties make up 60% of asset value

While traditionally a residential property devel-

oper, GuocoLand has, in recent years, built a formidable investment property portfolio. As at end-June, the value of its investment properties stood at \$5.9 billion, accounting for 60% of its total asset value (of both development and investment properties combined) of \$9.8 billion.

“The proportion of our income from investment properties is growing,” says Cheng.

At Guoco Tower — GuocoLand’s flagship integrated mixed-use development in Singapore — its premium Grade-A office towers and retail units have maintained “almost 100% commitment” since inception. “Premium Grade-A offices and retail units continued to maintain high occupancy and record positive lease reversions even through the pandemic,” notes Cheng.

Guoco Midtown, when completed, will add another 709,000 sq ft of premium Grade-A office space to GuocoLand’s portfolio, further boosting its recurring income. According to Cheng, 60% of the office space has already been pre-committed.

Secured and prospective tenants include major multinational companies from a diverse mix of industries ranging from technology, banking and finance to private equity, life sciences, trading and reinsurance. Having tenants with “very strong covenants” also ensures that GuocoLand’s investment income is “very stable” even during tough times like the pandemic, he notes.

End-to-end capabilities

While rising interest rates and construction costs have put pressure on GuocoLand’s margins, “we are better prepared for this more challenging environment because we have built up a strong multi-disciplinary team”, says Cheng.

He describes it as “end-to-end capabilities” — from concept to execution and management. “Our strategy is to continue to be innovative and deliver quality and future-relevant products,” says Cheng. “Meanwhile, we continue to improve the efficiency of our execution to optimise resources.”

Cheng’s aim is to “uplift neighbourhoods” that GuocoLand has a presence in. “When the neighbourhood gets uplifted, our own property values get enhanced,” he says. ■



The 605-unit Lentor Modern is now over 85% sold at an average price of \$2,104 psf



Showflat of a two-bedroom unit at Lentor Modern where the flexi-room is next to the kitchen and has been converted into a baking studio

Beyond profitability, crafting value is the next measure of success for UOL and Kheng Leong

PICTURES: SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



**Top
Developer**

BY TIMOTHY TAY
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As a mark of their successful track record in delivering unique and innovative housing projects, and for having a keen sense of prevailing consumer preferences, mainboard-listed property developer UOL Group and its partner Kheng Leong Company were honoured with the Top Developer Award at the EdgeProp Singapore Excellence Awards 2022 (EPEA) on Oct 21.

This is the third time UOL Group has taken home this distinction which is annually conferred to a select group of leading real estate developers in Singapore.

This year, UOL Group and Kheng Leong Co also took home awards for MeyerHouse, which won Top Luxury Development and Top Boutique Development, and The Watergardens at Canberra, which swept up the Innovation, Landscape and Sustainability Excellence Awards.

The EPEA 2022 comes as the real estate market in Singapore rebounds from Covid-inflicted challenges over the past three years. According to Liam Wee Sin, group CEO of UOL Group, companies that merely attempted to weather the storm until a return to normalcy would have missed a vital opportunity to thrive.

“The winning formula is to adopt a continuous process of adapting in a volatile and uncertain environment,” says Liam. This is the bedrock of the developer’s ability to craft well-aligned projects that consistently resonate with homebuyers and investors, he says.

A preminent developer

UOL Group continues to be one of the most active and prolific property developers in Singapore. Its recent clutch of development projects includes AMO Residence, The Watergardens at Canberra, MeyerHouse, Clavon, Avenue South Residence and The Tre Ver.

All these projects were met with strong buying interest during their respective sales



Liam: We have witnessed people stepping up and making positive impact across our industry. We hope we will not soon forget the lessons and collaborations forged by the pandemic

launches and went on to see steady sales momentum over the subsequent months. For example, based on developer sales data, Clavon, launched in December 2020, was fully sold by September. Avenue South Residence, which was launched in September 2019, was also sold out by September. Meanwhile, The Tre Ver, launched in August 2018, was fully sold by December 2020.

UOL Group and Kheng Leong Co were part of a consortium of developers behind one of the most successful new launches this year — AMO Residence in Ang Mo Kio. The other member of the consortium was Singapore Land Group, a subsidiary of UOL Group.

Launched for sale in July, 98% of the total 372 units at AMO Residence have been sold. The development also managed to command an average selling price of about \$2,100 psf, setting a new benchmark price for future new projects in the Outside Central Region (OCR).

Empowering innovation and good design

Last year, UOL, along with joint venture partners Kheng Leong and Singapore Land, launched The Watergardens at Canberra. At the time, it was the first condominium launch in the developing Canberra estate in Sembawang in six years.

The project achieved strong sales after its initial launch over the Aug 28–29 weekend, moving 271 (60%) of the total 448 units in the development. The development was also able to command a strong average selling price of nearly \$1,500 psf at the time.

The Watergardens at Canberra was short-listed by the judges of this year’s EPEA 2022 and subsequently claimed three awards. The project impressed the panel of judges with its slew of innovative designs that reflected the needs and aspirational lifestyle of its future residents.

“As a developer we often play the curatorial role, empowering innovation and good de-

sign, delivering leadership in the execution, and pushing for collaboration in all that we set out to do,” says Liam.

He adds that the development teams also have a finger on the pulse of the market and homeowners’ sensibilities. “We must address the changing demographics, shifting demand, growing aspirations as well as environmental and social sustainability. We must improve quality of life and promote long-term inclusivity and sustainability,” says Liam.

At the Watergardens for example, the architecture takes into consideration the naturally undulating terrain which has been utilised to create residential blocks at different levels and paired with tiered pools and layered gardens. The design of each residential block encourages natural cross-ventilation and daylight, and evenly spaced pools and water features around the site encourage evaporative cooling during the day.



As leading developers, UOL and Kheng Leong strive to promote long-term inclusivity and sustainability in all their projects, including the award-winning Watergardens at Canberra.



AMO Residence is one of the most successful new launches this year, selling out 98% of the project in a day.



Developers like UOL and Kheng Leong play an important curatorial role, empowering innovation and good design in every project, says Liam.

This was all planned and designed while working in tandem with a variety of project partners such as the architects P&T Consultants, landscape designer STX Landscape Architects, and interior design firm Index Design.

“I hold the view that there is always more than one solution, more than one way to meet the needs and aspirations of our customers. We must have a growth mindset and as such, we see bridges where others see holes. To do that, teamwork amongst the various stakeholders is an essential ingredient and there is every reason to collaborate,” says Liam.

Continuous pipeline of projects

Throughout its more than 50-year history as a leading property developer, UOL Group has showcased a consistent ability in crafting and delivering high-quality projects across its business ventures. This includes the management of its hospitality arm through hotel subsidiary Pan Pacific Hotels Group, which owns notable

brands such as namesake Pan Pacific, PARKROYAL COLLECTION, and PARKROYAL.

UOL’s current landbank of upcoming residential developments in Singapore comprises two prime location sites.

In October 2021, the group, along with joint venture partner Singapore Land, acquired Watten Estate Condominium in the prime Bukit Timah area for \$550.8 million via a collective sale. The price translates to a land rate of \$1,723 psf per plot ratio (ppr), which includes the 8% bonus gross floor area and the corresponding development charge.

UOL has indicated that it plans to launch the redeveloped freehold site next year into a luxury residential development with more than 200 units.

The new development is next to a three-storey mixed landed housing estate and other low-rise residential developments. It also commands a highly desirable prime District 11 address and is close to Raffles Girls Primary School, Hwa

Chong Institution, Nanyang Girls High School and National Junior College.

Another site in UOL’s pipeline of upcoming residential projects in Singapore is a 242,561 sq ft government land sale (GLS) site named Pine Grove (Parcel A) near the Mount Sinai neighbourhood. The top bid of \$671,500,800 was submitted by an 80:20 joint venture comprising UOL Group and Singapore Land. This translates to a land rate of \$1,318 psf ppr.

UOL says they plan to redevelop the site into a 520-unit residential project, tapping on demand from upgraders and homeowners keen to move into the Mount Sinai neighbourhood. At the time, industry watchers expected that the new development might see launch prices of \$2,300–\$2,400 psf, based on the winning bid price.

Adding value is the yardstick of success

When asked how he evaluates UOL’s success as a property developer, group CEO Liam Wee

Sin says that the yardstick of success is measured in the company’s ability to seek and create value across the whole value chain.

“This is achieved by tapping into the deep domain knowledge and collaborative strength of the entire team, including industry partners such as consultants and contractors, to push innovation and design boundaries,” he says.

He adds that the group will always look towards profitability. “However, the yardstick of success as a leading developer is to always go beyond our boundaries, meaning to say beyond profitability, to add value.”

As a key stakeholder and prominent shaper of the built environment and urban landscape of Singapore, property developers have an important agenda of designing and constructing the entire built environment which impacts how people live, work, and play now and into the future, says Liam.

“For that, we have to push the envelope to be more human-centric, to be more green, to add value to the precinct and to enhance the public realm,” he says.

Liam also says that as the industry emerges from facing down Covid-19 related challenges, all industry players can learn to thrive and pick themselves up by leaning into its human resources. “Crises have a way of bringing people together,” he says. “We have witnessed people stepping up and making a positive impact across our industry. We hope we will not soon forget the lessons and collaborations forged by the pandemic.”

He credits UOL’s third consecutive win of the Top Developer award to the “support, hard work, and resilience of the UOL and Kheng Leong team and all our stakeholders in the industry. I would also like to thank all our customers who have believed and journeyed with us,” says Liam.

He adds: “As we emerge from the pandemic, we must continue to adopt the spirit of a growth mindset, the spirit of collaboration and to always productively innovate.” ■

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



Next year, UOL will launch the redeveloped former Watten Estate Condominium, turning it into a new luxury project

PASIR RIS 8

ALLGREEN & KERRY PROPERTIES



Artist's impression of the jacuzzi pool



The common areas of Pasir Ris 8 have free Wifi, where residents can work anywhere, even from the pavilions at Reading Dune

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Beyond its location and the convenience of an integrated development, Pasir Ris has an auspicious address too: 8 Pasir Ris Drive 8. Allgreen has also paid attention to the residents' amenities and interiors of the residential units. The design architect of Pasir Ris 8 is DCA Architects with SHMA Company as the landscape consultant.

Besides the kids' play area, clubhouse and 50m swimming pool, there are also pockets of landscaped zones called "dunes" with gardens and recreational facilities. There are quiet corners for reading, yoga and even urban farming as well as function rooms with gourmet kitchen facilities for those who want to hold events and parties.

Catering to the hybrid work culture, the common areas and the clubhouse of Pasir Ris 8 will have free Wifi network. The clubhouse lounge is designed with co-working pods for people to plug in and work. A self-serve pantry will be

installed to provide coffee and tea. Some of the outdoor pavilions will be fitted with comfortable chairs and ceiling fans to create a tranquil, resort ambience that is conducive to work as well as relaxation.

Yvonne Tan, director of DP Green and part of a panel of judges for EdgeProp Singapore Excellence Awards, is pleased to see developments like Pasir Ris 8 focus on biodiversity, even as they create landscaped spaces for residents to enjoy or work in. "It helps promote the health and well-being of residents," she adds.

'Greater flexibility of space use'

"We anticipated that more people will be working from home post-Covid and will require more space," said Allgreen CEO Lee Yew Kwung, when the project was launched last year.

Recognising the desire for "greater flexibility of space use" within the home, Allgreen engaged SuMisura to design the interiors of the

one- and two-bedroom units and Cynosure to design the interiors of the three-bedroom units.

Units come with a built-in cabinet for storing umbrellas and for parcel delivery at the entrance. Three- and four-bedroom units have a flexible room with dual access — from the kitchen and the living room. It is ideal as a helper's room, a utility room or a study. The master bedroom comes with a walk-in wardrobe that doubles as a dressing room adjoining the master bathroom.

According to Angela Lim, director and co-founder of SuMisura, two-bedroom units come with a swivel-out table with attached stools that can either be used as a workspace or a dining table for five. Concealed storage space outside the common bathroom comes equipped with an ironing board. Meanwhile, one-bedroom units are fitted with a sliding door panel to separate the living room from the master bedroom for privacy. For the showflat, SuMisura also in-

corporated a swivel TV cabinet that allows the owner the flexibility of watching TV either in the bedroom or living room.

The master bedroom will be provided with a flip-top dressing table that doubles as a workstation. The kitchen is fitted with a pull-out table too. Even the balconies of the apartments have been designed to allow residents to work from there.

Pasir Ris 8 has a wide range of unit types. One-bedroom units start from 517 sq ft; two-bedroom units from 710 sq ft; three-bedroom units from 1,023 sq ft; and four-bedroom premium units from 1,464 sq ft.

"Allgreen Properties has a legacy of developing quality projects and integrated developments," says Koh Choon Fah, who is part of the EdgeProp Singapore Excellence Awards for the fifth year running. "They are continuing that legacy and have demonstrated their ability to innovate." **E**

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



One-bedroom units with sizes ranging from 517 to 538 sq ft, with interiors designed by SuMisura

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The kitchen is fitted with a pull-out table

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



One-bedroom units are fitted with a sliding door panel to separate the living room from the master bedroom for privacy

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE



The master bedroom will be provided with a flip-top dressing table that doubles as a workstation



PICTURES: V-ZUG

V-ZUG: Committed to perfection



Swiss brand V-ZUG's flagship Zugorama showroom and advisory centre in Singapore opened at Scotts Square five years ago. It featured top-of-the-range kitchen and laundry appliances that customers could experience first-hand, with a knowledgeable team of product consultants at the ready to answer questions.

The showroom was complemented by V-Dining, a modern European fine-dining restaurant boasting a menu by chef Ryan Clift, global ambassador of lifestyle for V-ZUG. Our Gourmet Academy workshops are also held at the Active Kitchen within the Zugorama space. Workshop participants are welcome to use the lounge space before and after the workshop to enjoy a fresh cup of coffee brewed using the V-ZUG coffee machine.

In October 2022, we bid farewell to our flagship Zugorama showroom. Now, we are preparing to unveil our new showroom at ION Orchard in December. It will feature the latest range of V-ZUG kitchen appliances: the 2023 Collection.

For over a century, V-ZUG's mission has been to design state-of-the-art home appliances, with a focus on craftsmanship, precision, design and durability.

The 2023 collection features products that combine technological innovation, intuitive control and functionality.

Revolutionary technology can sometimes be derived from the most basic elements in nature: water and its gaseous form, steam. For more than 20 years, the R&D team at V-ZUG have been studying and perfecting the art of harnessing steam to power its most innovative kitchen appliances.



COMBISTEAMER V6000 GRAND

At 90cm in length with a spacious cooking chamber, the CombiSteamer V6000 Grand is the world's first 90cm combi steamer. The new TwinHeat technology and wider cooking chamber allow the hot steam to be evenly distributed more quickly, paving the way for advanced culinary results. Besides baking, roasting, steaming and reheating food, it also has the new function of grilling.

With its sleek, understated design, the combi steamer fits seamlessly into any kitchen. Its handles are discreet and elegant, combining craftsmanship with high-quality materials, like the rest of the appliance.

The wide cooking chamber and extra-large baking tray offer room for a wide range of cuisines, from baking Chinese New Year cookies to long baguettes, roasting an entire 28lb turkey, grilling large back-ribs or lobsters, and steaming a whole trout. You can experiment with all kinds of recipes with your new CombiSteamer V6000 Grand.



The new features of the combi steamer — especially the generous-size cooking chamber and modified TwinHeat turbo fan — enhance its versatility. The V6000 Grand also marks our product commitment to ensuring next-level cooking perfection with sleek, minimalist designs that fit seamlessly into any kitchen. ■

Visit the all-new V-ZUG Experience Centre from December:
2 Orchard Turn, ION Orchard,
02-07B, Singapore 238801



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