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EdgeProp SINGAPORE EXCELLENCE AWARDS 2025

Recognising Singapore's outstanding property developers and their projects

CEO'S SPEECH

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



This year marks the ninth edition of the EdgeProp Singapore Excellence Awards.

Every year, this event reminds me why we do what we do. Beyond celebrating outstanding developments, these awards are really about people — the ideas, the execution, and the purpose built into every project, creating spaces and communities that enrich lives across Singapore.

Tonight, we celebrate not just the winners, but the teams behind them — the developers, architects, consultants, and marketers who bring these projects to life and continue to shape Singapore's ever-evolving property landscape.

Beyond our usual categories — and of course, the coveted Top Developer Awards — we're especially honoured to welcome JTC as a participant for the very first time. This marks the first involvement by a government agency, underscoring how far the industry has come and how the public sector continues to play an active role in shaping spaces that serve both business and community.

We are also presenting the Personality of the Year Award, conferred biennially to honour someone who has been truly pivotal in driving the industry forward. This special recognition celebrates leadership, influence, and impact — qualities that inspire all of us to aim higher and do better.

These awards reflect not only excellence in placemaking but also the diligence behind identifying it. Our judges — together with our sustainability partner CPG Corporation, and knowledge partner KPMG — undertook a rigorous and independent review process, assessing, discussing, and verifying every entry through both quantitative and qualitative measures before deciding on this year's winners.

Now, I'd like to take this opportunity to share an important update about EdgeProp itself.

In the months ahead, EdgeProp will be embarking on a new journey — one that will see us operate independently from The Edge Singapore, starting Jan 1, 2026.

Why this change? For many years, EdgeProp and The Edge Singapore have shared resources and people, building something meaningful together. But as both organisations evolved, so did our core missions. The Edge Singapore will continue to be a leading business and investment publication.

EdgeProp, on the other hand, has grown beyond the traditional boundaries of a media company. By focusing fully on real estate, we aim to become a truly integrated property platform — with both online and offline presence — dedicated to helping people understand property and make smarter real estate decisions.

This decision was not made lightly. But it is one we believe is essential for our growth — to be bolder, more innovative, and yes, a little edgier. It will allow us to tell richer stories, market without constraints, and serve all of you — our readers, users, and business partners — even better.

In the months ahead, you'll see us deepen our editorial coverage, expand our physical distribution, invest in new digital tools, and continue to strengthen our role as a trusted voice in property.

To everyone here tonight: thank you for growing with us, for your trust, and for your continued support. To our long-time partners — V-Zug, Mitsubishi Electric, and Geberit — these awards would not have been possible without your steadfast partnership.

And finally, to all our finalists and winners — congratulations. Your work sets the benchmark for excellence in our industry.

The future of property in Singapore is bright, and we're proud to be part of that journey — together with you. E

BERNARD TONG
CEO, EdgeProp

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TABLE OF WINNERS

Personality Of The Year	Panote Sirivadhanabhakdi				
Top Developer*	City Developments Limited				
	Far East Organization				
	UOL Group Limited				
Top Sustainable Developer *	City Developments Limited				
	JTC Corporation				
	Residential (Completed)**		Residential (Uncompleted)#		
Top Luxury Development			MEYER BLUE		
Top Mega Development			PARKTOWN Residence		
Top Boutique Development	Cairnhill 16				
Top Executive Condominium	Copen Grand				
Top Landed Development	The Courtyards				
People's Choice	Residential (Completed)**	Residential (Uncompleted)#	Co-Living	Hotel	Commercial
	One Holland Village Residences	Aurea	Serene Centre	The Singapore EDITION	The Golden Mile
Co-living Excellence	Coliwoo Fire Station				
Excellence In Landmark Conservation	The Golden Mile				
Top Industrial Development	Stellar @ Tampines				
Top Integrated Development	Punggol Digital District				
Top Office Development	Keppel South Central				
Top Retail Development	One Holland Village				
Best Upscale Hotel	Momentus Hotel Alexandra				
Top Selling Project in CCR	One Bernam				
Top Selling Project in RCR	Emerald of Katong				
Top Selling Project in OCR	PARKTOWN Residence				
Top Selling Landed Project	Pollen Collection				
Top Development	Residential (Completed, Central)**	Residential (Completed, Non-Central)**	Residential (Uncompleted, Central)*	Residential (Uncompleted, Non-Central)*	
	Irwell Hill Residences	The Watergardens at Canberra	8@BT	ELTA	
	Pullman Residences, Newton		Nava Grove	Hillhaven	
	The Reef at King's Dock		The Orie	Sora	
	Residential (Completed)**		Residential (Uncompleted)*		Residential (Mixed-use)*
Design Excellence	The Watergardens at Canberra		Nava Grove		Union Square Residences
Innovation Excellence	The Reef at King's Dock		Nava Grove		PARKTOWN Residence
Landscape Excellence	The Reef at King's Dock		The Orie		Aurea
Sustainability Excellence	Haus on Handy		Hillhaven		Union Square Residences
Marketing Excellence			The Orie		Union Square Residences
Showflat Excellence			Nava Grove		The Collective at One Sophia
Mixed-use Excellence					PARKTOWN Residence

Note:
** In alphabetical order*
*** Temporary Occupation Permit obtained between Jan 1, 2023 and May 31, 2025*
\# Under construction, based on caveats lodged between Jan 1, 2024 and May 31 2025

METHODOLOGY

A total of 58 projects participated in the EdgeProp Singapore Excellence Awards 2025. The panel of judges evaluated the submissions across six core categories: Design, Innovation, Landscape, Sustainability, Showflat, and Marketing. Three new categories were also introduced this year — Landmark Conservation, Top Office Development, Top Integrated Development and Top Sustainable Developer.

The judging criteria and scoring matrix combined both qualitative and quantitative components. Each judge was required to identify and declare any potential conflicts of interest — for instance, if they were involved in a project's design — and subsequently abstain from assessing that entry.

Based on the preliminary scores, projects were shortlisted for site visits. Following the visits, judges were permitted to amend their scores. The final results were then tabulated and reviewed by KPMG Singapore before the winners were announced.

Projects with the highest aggregate scores received the Top Development Award, while the three developers with the highest overall scores were named Top Developers of 2025.

This year, CPG Corporation served as the knowledge partner for the Sustainability Excellence Award category, lending its expertise to the formulation of the qualitative and quantitative components, judging methodology, and scoring matrix.

Given the growing importance of sustainability in the built environment, two developers with the highest sustainability scores were also conferred the title of Top Sustainable Developer 2025.

More than an annual accolade, the EdgeProp Singapore Excellence Awards 2025 reflects the industry's shared pursuit of excellence — recognising the vision, craftsmanship, and sustainable ideals that continue to define Singapore's evolving built environment.

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HALL OF FAME



Winners of the Personality of the Year, Top Sustainable Developer and Top Developer award at EdgeProp Excellence Awards 2025 (from left): Panote Sirivadhanabhakdi of Frasers Property; Jacqueline Poh of JTC Corporation; Bernard Tong of EdgeProp Singapore; Liam Wee Sin of UOL Group; Chia Ngiang Hong of City Developments; Marc Boey of Far East Organization; Shirley Ng of UOL Group



Panote Sirivadhanabhakdi (right), group chief executive officer of Frasers Property receiving the Top Developer award from Bernard Tong, CEO of EdgeProp Singapore



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



Marc Boey (right), executive director, property services, and chief operating officer, Far East International of Far East Organization receiving the Top Developer award from Bernard Tong, CEO of EdgeProp Singapore



Shirley Ng (right), chief investment & asset officer of UOL Group receiving the Top Developer award from Bernard Tong, CEO of EdgeProp Singapore



Tay Seok Cheng (right), senior vice president, deputy head of property development division of City Developments receiving the Top Sustainable Developer award from Tan Shao Yen, president and group CEO of CPG Corporation



Jacqueline Poh (right), CEO of JTC Corporation receiving the Top Sustainable Developer award from Tan Shao Yen, president and group CEO of CPG Corporation



Top Developer award winner City Developments (from left): Eddie Ng, Tan Hui, April Chiang, Rachel Ong, Lee Mei Ling, Chia Ngiang Hong, Tay Seok Cheng, Jenny Lim, Foong Ngai Keong, Belinda Lee and Jimmy Hee of City Developments; Ranim Ben Romdhane of The Singapore EDITION



Top Developer award winner Far East Organization (from left): Amanda Mak, Juliana Teo, Gareth Wong, Eunice Chen, Elias Toh, Marc Boey, Shaw Lay See and Michelle Tang of Far East Organization; Sinuo Tu and Ryo Terajima of Sekisui House; Berlyn Chen, Shirley Ann Ting and Mike Ngoh of Far East Organization



Top Developer award winner UOL Group (from left): Lionel Han of CapitaLand Development; Lee Zhi Xiang of Singapore Land Group; Anson Lim of UOL Group; Heng Chin Hong of Singapore Land Group; Yvonne Tan, Yeong Sien Seu, Liam Wee Sin, Shirley Ng, Grace Tan, Benita Tan, Angeline Fu, Serene Cheng, Chan Jer Wei and Clarence Kong of UOL Group; Ong Wee Boon of CapitaLand Development

HALL OF FAME

Billboard of Winners



Chan Jer Wei (right) deputy general manager of UOL Group receiving the Design Excellence award for The Watergardens at Canberra from Lim Koon Park, founder and principal architect of Park + Associates



Andrew Wee (right) head of design of Sinarmas Land receiving the Design Excellence award for Nava Grove from Lim Koon Park, founder and principal architect of Park + Associates



Jimmy Hee (right) senior vice president, deputy head of sales & marketing of City Developments receiving the Design Excellence award for Union Square Residences from Lim Koon Park, founder and principal architect of Park + Associates



Louis Lim (centre) CEO, real estate of Keppel and Moses Lee (right), senior vice president, investment & asset management of Mapletree Investments receiving the Innovation Excellence award for The Reef at King's Dock from Dr Sky Seah, academic director of National University of Singapore



Robin Ng (right) director of Sinarmas Land receiving the Innovation Excellence award for Nava Grove from Dr Sky Seah, academic director of National University of Singapore



Benita Tan (centre) senior manager of UOL Group and Lionel Han (right), vice president of CapitaLand Development receiving the Innovation Excellence award for PARKTOWN Residence from Dr Sky Seah, academic director of National University of Singapore



Moses Lee (centre) senior vice president, investment & asset management of Mapletree Investments and Louis Lim (right) CEO, real estate of Keppel receiving the Landscape Excellence award for The Reef at King's Dock from Ng Sze Oun, director of Compound Collaborative



Sinuo Tu (left centre) singapore business lead, international development department of Sekisui House, Audrey Goh (right centre) head of sales & marketing of Frasers Property and Jimmy Hee (right) senior vice president, deputy head of sales & marketing of City Developments receiving the Landscape Excellence award for The Orie from Ng Sze Oun, director of Compound Collaborative



Eunice Chen (centre) assistant director, development projects, Far East International of Far East Organization and Er Jin Han (right) senior sales and marketing executive of Perennial Holdings receiving the Landscape Excellence award for Aurea from Ng Sze Oun, director of Compound Collaborative



Tay Seok Cheng (right) senior vice president, deputy head of property division of City Developments receiving the Sustainability Excellence award for Haus on Handy from Angeline Yap, regional managing director of V-ZUG Singapore & Southeast Asia



Sinuo Tu (centre) singapore business lead, international development department of Sekisui House, Elias Toh (right) deputy director, development projects, Far East International of Far East Organization receiving the Sustainability Excellence award for Hillhaven from Angeline Yap, regional managing director of V-ZUG Singapore & Southeast Asia



Jimmy Hee (right) senior vice president, deputy head of sales & marketing of City Developments receiving the Sustainability Excellence award for Union Square Residences from Angeline Yap, regional managing director of V-ZUG Singapore & Southeast Asia



Audrey Goh (left centre), head of sales & marketing of Frasers Property, Sinuo Tu (right centre) singapore business lead, international development department of Sekisui House and Jimmy Hee (right), senior vice president, deputy head of sales & marketing of City Developments receiving the Marketing Excellence award for The Orie from Desmond Sim, group CEO of Realion Group



Jimmy Hee (right), senior vice president, deputy head of sales & marketing of City Developments receiving the Marketing Excellence award for Union Square Residences from Desmond Sim, group CEO of Realion Group



Ng Sook Fen (right), head of design of MCL Land receiving the Showflat Excellence award for Nava Grove from Desmond Sim, group CEO of Realion Group



Christy Young (right) project manager of SingHaiyi Group receiving the Showflat Excellence award for The Collective at One Sophia from Desmond Sim, group CEO of Realion Group

HALL OF FAME

Billboard of Winners



Grace Tan (centre) assistant general manager of UOL Group and Ong Wee Boon (right) vice president of CapitaLand Development receiving the Mixed-use Excellence award for PARKTOWN Residence from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Xu Ya Nan (right) executive vice president of MCC Singapore receiving the Top Selling Project in CCR award for One Bernam from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Mabel Tan (right) general manager of Sim Lian Group receiving the Top Selling Project in RCR award for Emerald of Katong from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Angeline Fu (centre) deputy general manager of UOL Group and Yvonne Nia (right) assistant vice president of CapitaLand Development receiving the Top Selling Project in OCR award for PARKTOWN Residence from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Cheryl Huan (right) head of marketing and sales of Bukit Sembawang Estates receiving the Top Selling Landed Project award for Pollen Collection from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Tay Seok Cheng (right) senior vice president, deputy head of property division of City Developments
receiving the Top Development award for Irwell Hill Residences from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Lim Yew Soon (right) managing director of EL Development receiving the Top Development award for Pullman Residences, Newton from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Moses Lee (centre) senior vice president, investment & asset management of Mapletree Investments and Louis Lim (right) CEO, real estate of Keppel receiving the Top Development award for The Reef at King's Dock from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Yeong Sien Seu (centre) chief legal and sustainability officer of UOL Group and Lee Zhi Xiang (right) senior project manager of Singapore Land Group receiving the Top Development award for The Watergardens at Canberra from Pang Kai Xin, vice president, corporate of EdgeProp Singapore



Sinuo Tu (left centre) singapore business lead, international development department of Sekisui House, Audrey Goh (right centre), head of sales & marketing of Frasers Property and Jimmy Hee (right) senior vice president, deputy head of sales & marketing of City Developments receiving the Top Development award for The Orie from Michael Allenspach, managing director of Geberit SEA



Alvin Tung (right) head, sales & marketing of MCL Land receiving the Top Development award for Nava Grove from Michael Allenspach, managing director of Geberit SEA



Tan Sze Khoon (right) project manager of Bukit Sembawang Estates receiving the Top Development award for 8@BT from Michael Allenspach, managing director of Geberit SEA



Alvin Tung (right) head, sales & marketing of MCL Land receiving the Top Development award for ELTA from Michael Allenspach, managing director of Geberit SEA



Sinuo Tu (centre) singapore business lead, international development department of Sekisui House, Elias Toh (right) deputy director, development projects, Far East International of Far East Organization receiving the Top Development award for Hillhaven from Michael Allenspach, managing director of Geberit SEA



Sherlyn Koh (right) assistant manager, marketing of SingHaiyi Group receiving the Top Development award for Sora from Michael Allenspach, managing director of Geberit SEA



Eugene Ang (centre) property manager and Ronald Low (right) financial Controller of TSky Development receiving the Top Boutique Development award for Cairnhill 16 from Angeline Yap, regional managing director of V-ZUG Singapore & Southeast Asia

HALL OF FAME

Billboard of Winners



Tay Seok Cheng (right) senior vice president, deputy head of property division of City Developments receiving the Top Executive Condominium award for Copen Grand from Angeline Yap, regional managing director of V-ZUG Singapore & Southeast Asia



Andy Lim (right) founder and group CEO of The Land Managers receiving the Top Landed Development award for The Courtyards from Angeline Yap, regional managing director of V-ZUG Singapore & Southeast Asia



Anson Lim (centre) senior general manager of UOL Group and Heng Chin Hong (right) head of Singapore Land Group receiving the Top Luxury Development award for Meyer Blue from Angeline Yap, regional managing director of V-ZUG Singapore & Southeast Asia



Yvonne Tan (centre) chief corporate & development officer of UOL Group and Lee Ning Ning (right) vice president of CapitaLand Development receiving the Top Mega Development award for PARKTOWN Residence from Angeline Yap, regional managing director of V-ZUG Singapore & Southeast Asia



Chong Ching Yeng (centre) chief commercial officer and Darren Loh (right) chief operating officer of Coliwoo, LHN receiving the Co-living Excellence award for Coliwoo Fire Station from Cecilia Chow, editor of EdgeProp Singapore



Felix Wong (right) general manager of Momentus Hotel Alexandra receiving the Best Upscale Hotel award for Momentus Hotel Alexandra from Cecilia Chow, editor of EdgeProp Singapore



Sinuo Tu (centre) singapore business lead, international development department of Sekisui House and Eunice Chen (right) assistant director, development projects, Far East International of Far East Organization receiving the Top Retail Development award for One Holland Village from Cecilia Chow, editor of EdgeProp Singapore



Louis Lim (right) CEO, real estate of Keppel receiving the Top Office Development award for Keppel South Central from Cecilia Chow, editor of EdgeProp Singapore



Walter Tan (right) CEO of Soon Hock Group receiving the Top Industrial Development award for Stellar @ Tampines from Cecilia Chow, editor of EdgeProp Singapore



Nelson Liew (right) group director, new estates of JTC Corporation receiving the Top Integrated Development award for Punggol Digital District from Cecilia Chow, editor of EdgeProp Singapore



Er Jin Han (centre) senior sales and marketing executive of Perennial Holdings and Eunice Chen (right) assistant director, development projects, Far East International of Far East Organization receiving the Excellence in Landmark Conservation award for The Golden Mile from Cecilia Chow, editor of EdgeProp Singapore



Michelle Tang (centre) deputy director, sales & leasing group of Far East Organization and Sinuo Tu (right) singapore business lead, international development department of Sekisui House receiving the People's Choice award for One Holland Village Residences from Andrew Wee, partner of KPMG Singapore



Eunice Chen (centre) assistant director, development projects, Far East International of Far East Organization and Er Jin Han (right) senior sales and marketing executive of Perennial Holdings receiving the People's Choice award for Aurea from Andrew Wee, partner of KPMG Singapore



Eugene Lim (right) founder and CEO of The Assembly Place receiving the People's Choice award for Serene Centre from Andrew Wee, partner of KPMG Singapore



Ranim Ben Romdhane (right) general manager of The Singapore EDITION receiving the People's Choice award for The Singapore EDITION from Andrew Wee, partner of KPMG Singapore



Er Jin Han (centre) senior sales and marketing executive of Perennial Holdings and Eunice Chen (right) assistant director, development projects, Far East International of Far East Organization receiving the People's Choice award for The Golden Mile from Andrew Wee, partner of KPMG Singapore

HALL OF FAME

Awards Party



Second row, from left: Moses Lee of Mapletree Investments; Ismail Gafoor of PropNex Singapore; Louis Lim of Keppel; Marc Boey of Far East Organization; Alvin Ong of EdgeProp Malaysia
Front row, from left: Liam Wee Sin of UOL Group; Bernard Tong of EdgeProp Singapore; Panote Sirivadhanabhakdi of Frasers Property; Jacqueline Poh of JTC Corporation; Chia Ngiang Hong of City Developments



Second row, from left: David Lee of Geberit SEA; Cecilia Chow of EdgeProp Singapore; Tan Shao Yen of CPG Corporation; Lam Hou Yeng of KPMG Singapore
Front row, from left: Michael Allenspach of Geberit SEA; Walter Tan and Tan Yeow Khoon of Soon Hock Group; Vincent Ong of Evia Real Estate; Soon Su Lin of Frasers Property



Second row, from left: Jocelyn Tan of Apex Asia Development; Oliver Siah of FRX Capital; Pang Kai Xin of EdgeProp Singapore; Lee Choon Li of Frasers Property; Eugene Lim of The Assembly Place; Ke Yam Cheong of Mitsubishi Electric
Front row, from left: Lim Yew Soon of EL Development; Dora Chng of GuocoLand; Michael Ng of SingHaiyi Group; Andrew Wee of KPMG Singapore



Second row, from left: Mark Yip of Huttons Asia; Marcus Chu and Doris Ong of ERA Realty; Shermie Tee of EdgeProp Singapore; Thomas Tan of SRI; Kelvin Fong of PropNex Singapore; Bruce Lye of SRI
Front row, from left: Peggy Ngiam of Huttons Asia; Christopher Ng of Realion Group; Francis Tan of SLP International



Second row, from left: Siah Chin Kiat, Eugene Lim, Kean Ling, William Chooi and Elijah Tan of The Assembly Place
Front row, from left: Lee Chin Ming, Elaine Teo and Hou Shiying of The Assembly Place



Second row, from left: Lee Choon Li, Henry Ong, Chen MeiHui, Chew Chiu Shan and Chris Wu of Frasers Property
Front row, from left: Kevin Siew, Zheng Wanshi and Adeline Ong of Frasers Property



Second row, from left: Lorenzo Mariani, Jean Teo, Edward Chau, Chong Ching Yeng, Joelle Teo and Herman Tjia of LHN Group
Front row, from left: Danny Pang, Jess Lim, Yeo Swee Cheng and Darren Loh of LHN Group



Second row, from left: Kam Mun Wai of Meinhart (Singapore); Vincent Low of G-Energy Global; Raymond Koh of Keppel; Choong Choon Guan of Alpha Consulting Engineers
Front row, from left: David Yeoh and Serene Phua of Keppel; Michael Ngu of Architects 61; Lee Aik Seng of Obayashi Singapore



Second row, from left: Edmund Ng of Edmund Ng Architects; Bu Shukun and Terrence Quah of Architology Interiors; Bren Sek and Vincent Goh of V-ZUG Singapore
Front row, from left: Jenny Ku of Far East Organization; Angeline Yap of V-ZUG Singapore; Joyce Sng of Wing Tai Holdings; Nicole Ye of V-ZUG Singapore



Second row, from left: Vincent Heryanto of DP Architects; Chng Joon Boon, Xiang Ting-ting, Yeo Hui Si, Judy Kang, Eve Gan and Deng Likun of Perennial Holdings
Front row, from left: Kor Teck Poh of DP Architects; Er Jin Han, Diana Ang and Judy Ho of Perennial Holdings



Second row, from left: Pearl Chee of WOHA Architects; Goh Hock Jin of Woh Hup Construction; Sunny Fung, Yap Eai-Sy, Nelson Liew and Vivian Tan of JTC Corporation
Front row, from left: Tan Wan Tinn and Chang Vun Hiung of KPMG Singapore; Timothy Tay of EdgeProp Singapore; Lin Yanyun of JTC Corporation



Second row, from left: Ronald Lee of EdgeProp Singapore; Tan Sze Khoon, Wendy Ang, Yvonne Yan and Cheryl Huan of Bukit Sembawang Estates; Joshua Lachman of EdgeProp Singapore
Front row, from left: Rachael Yow of EdgeProp Singapore; Xu Ya Nan and Lucy Lu of MCC Land; Stanley Loh and Christine Loo of Soon Hock Group



Second row, from left: Jeremy Yeo, Jennifer Xue, Jessica Chan, Kelson Yeo, Jeffrey Tan and Vinoth Kumaar of Momentus Hospitality
Front row, from left: Felix Wong, Angeline Tan, Wang Siew Leng and Melvin Ang of Momentus Hospitality



Second row, from left: Sherlyn Koh, Shawn Lim, Kok Heng Lai, Melannie Yeo, Christy Young and Eddie Ng of SingHaiyi Group
Front row, from left: Joel Lin; Angeline Tan of Momentus Hospitality; Steven Leow and Janice Tan of SingHaiyi Group



Second row, from left: Robin Ng and Ronald Ng of Sinarmas Land; Dillon Lim of MCL Land; Stevy C. Wiratno of Sinarmas Land; Alvin Tung, Michael Tay, Chua Kuen Siang, Eddie Tan, Nicole Yiu and Chua Yoon Mee of MCL Land
Front row, from left: Chong Wei Rong and Andrew Wee of Sinarmas Land; Ng Sook Fen, Jess Tan and Stacy Yong of MCL Land

HALL OF FAME

Awards Party



Second row, from left: Fang Meng Die and Karine Chee of CSC Land; Eddie Tan and Alvin Tung of MCL Land; Tan Sze Gee and Shi Xiao Xuan of CSC Land
Front row, from left: Nicole Yiu, Chua Yoon Mee and Michael Tay of MCL Land



Second row, from left: Lee Zhi Xiang of Singapore Land Group; Shirley Ng and Yeong Sien Seu of UOL Group; Lee Ning Ning of CapitaLand Development; Anson Lim and Yvonne Tan of UOL Group; Heng Chin Hong of Singapore Land Group
Front row, from left: Yvonne Nia of CapitaLand Development; Richard Soon and Hsu Minn Chih of P&T Consultants



Second row, from left: Yeong Sien Seu of UOL Group; Ong Wee Boon of CapitaLand Development; Angeline Fu, Serene Cheng, Grace Tan and Clarence Kong of UOL Group; Lionel Han and Lee Ning Ning of CapitaLand Development; Benita Tan and Yvonne Tan of UOL Group; Heng Chin Hong of Singapore Land Group
Front row, from left: Chan Jer Wei, Liam Wee Sin, Shirley Ng and Anson Lim of UOL Group



Second row, from left: William Lee of OneQ; Lua Kok Leong of Lua Architects Associates; Yap Hui Yee of Savills Singapore; Kevin Tan; Jessie Lim of Realstar Premier; Desmond Tang
Front row, from left: Richelle Ang; Andy Lim of The Land Managers; John Lim of JLIG (S); Loh Lee Hiang



Second row, from left: Ryo Terajima of Sekisui House; Eddie Ng, Tan Hui, Chia Ngiang Hong, Jimmy Hee, Jenny Lim, Rachel Ong and Foong Ngai Keong of City Developments
Front row, from left: Sinuo Tu of Sekisui House; Tay Seok Cheng, Lee Mei Ling, Belinda Lee and April Chiang of City Developments



Second row, from left: Ng Sze Oun of Compound Collaborative; Khew Sin Khoon of CPG Corporation; Lim Koon Park of Park + Associates; Desmond Sim of Realion Group; Gavin Chan of CPG Corporation; Tang Kok Thye of ADDP Architects
Front row, from left: Sky Seah Kiat Ying of National University of Singapore; Angela Lim of SuMisura; Yvonne Tan of DP Green; Ashley Lo of EdgeProp Singapore



Second row, from left: Celia Sim, Eunice Tan, Ng Yak Tong, Ken Chee, Tan Juan Chen and Yang Qing Qing of Mitsubishi Electric
Front row, from left: Wu Xi Ping, Tan Ser Lee, Gwen Tan and Chng Turk Sern of Mitsubishi Electric



Second row, from left: Koon Wai Leong of Hoi Hup Realty; Shirlee Chan and Yang JLyn of 2nd Edition; Jasmine Lim of Geberit SEA; Bernard Wong of The Edge Singapore; Tan Hui of City Developments
Front row, from left: Foong Ngai Keong of City Developments; Markus Cheng of ADDP Architects; Candy Cheung of CYZ Land; Henry Yew of Index Studio



Second row, from left: Daryl You, Andy Lim, Sheldon Shee, Shannon Lee, Weishan Teo and Chitra Yani Saputra of The Land Managers
Front row, from left: Ong Xin Ran and Lynn Goh of The Land Managers; Vanessa Toh of Chagee; Tan Yu Ru of City Developments; Kit Kor of Temasek Trust



Second row, from left: Ronald Low and Eugene Ang of TSky Development; Eve Teo of EdgeProp Singapore; Jeremy Lim of Huttons Asia; Eddie Lim of PropNex Singapore; Ramesh Pillai of OrangeTee
Front row, from left: Mabel Tan and Goh Xin Yi of Sim Lian Group; Kalynskye Adrian of EdgeProp Singapore; Ranim Ben Romdhane and Alexander Schijf of Granmil Holdings



Second row, from left: Kwong Kuek Choon, Pauline Tan, Ang Mei Ling, Ivy Chia and Dorothy Chua of EL Development
Front row, from left: Kelvin Yoon, Lim Yew Ghee, Lam Wai Geok and Mazen Abilmona of EL Development



Second row, from left: Berlyn Chen, Michelle Tang, Shaw Lay See, Juliana Teo, Shirley Ann Ting and Amanda Mak of Far East Organization
Front row, from left: Elias Toh, Eunice Chen, Mike Ngoh and Gareth Wong of Far East Organization

SCAN THE QR CODE
FOR THE DIGITAL PHOTO GALLERY


Supreme Line WineCooler fridge and Excellence Line ovens

PICTURES: V-ZUG

Celebrating sustainable excellence with V-ZUG

BY ANGELINE YAP



V-ZUG congratulates all winners of the EdgeProp Singapore Excellence Awards (EPEA) 2025. This year's awards celebrate innovation, design, and sustainability — values that lie at the heart of V-ZUG's brand philosophy. As the proud sponsor of the EdgeProp Sustainability Award, V-ZUG is honoured to recognise developers and partners who share the same commitment to creating a more responsible and enduring built environment.

V-ZUG: Redefining sustainable luxury through Swiss precision

- **From manufacturing to mindful living — a commitment beyond design**

V-ZUG stands as a true thought leader in sustainable luxury, redefining what it means to be a premium brand with purpose. From the very foundation of its architecture to the smallest detail in its appliances, sustainability is deeply embedded in every decision the Swiss brand makes.

Even the concrete used in the construction of V-ZUG's manufacturing facility is designed to store carbon, reducing overall material usage and emissions. The entire production site operates on 100% renewable energy, ensuring that both the manufacturing process and the building itself are completely carbon-free.


V-ZUG manufactures its products at the Zephyr factory, a multi-energy hub

- **Sustainability over cost**

When it comes to materials, V-ZUG's choices are guided by environmental responsibility rather than cost — even if it means spending three times more in production.

A key example lies in its use of recycled steel with 95% recycled content, double the industry standard, achieving a reduction of 0.5 tCO_2e per ton of steel produced. This approach reflects V-ZUG's uncompromising philosophy: to build products that last while significantly reducing their environmental impact.

- **Engineering efficiency without compromise**

V-ZUG appliances are designed for exceptional energy and water efficiency, consistently setting new benchmarks within their categories.

Even as built-in appliances face inherent design constraints within cabinetry, V-ZUG's engineers continue to innovate, ensuring ecological performance without compromise — perfectly aligned with government energy-efficiency initiatives and sustainability goals.

- **Longevity by design**

In Switzerland, V-ZUG's reputation for durability is backed by solid data from over 200,000 households. Research shows that 60% of customers still use their V-ZUG appliances after 30 years, while only 40% have purchased new ones.

This remarkable longevity is driven by V-ZUG's philosophy to repair rather than replace.

The company continues to produce and stock spare parts for up to 15 years after the last manufacturing cycle, ensuring every appliance remains serviceable and sustainable for as long as possible.

- **Sustainability in everyday living**

Beyond manufacturing, V-ZUG extends sustainability into the kitchen. Its in-house chefs inspire customers to reduce food waste, cook healthily, and simplify their kitchens.

With a single V-ZUG steam oven, homeowners can replace multiple appliances — such as a rice cooker, air fryer, toaster, and even a microwave — while preserving food's texture and nutrients. This reduces energy use, appliance waste, and clutter, all while elevating the cooking experience.


Carbon emissions are self-penalised by V-ZUG, with the funds going towards tree-planting and carbon-offset initiatives

- **Accountability and action**

V-ZUG goes further by holding itself accountable for its environmental footprint. Any carbon emissions are self-penalised, with the funds directed toward tree-planting and carbon-offset initiatives — a tangible reflection of integrity and responsibility.

- **Educating and inspiring change**

And the vision doesn't stop here. V-ZUG is expanding its education and collaboration efforts, sharing insights and best practices to help other industries reduce their carbon footprints.

As the company believes, while one organisation can make a difference, true sustainability happens only when everyone contributes to protecting the planet.

- **Luxury with a conscience**

Choosing V-ZUG means choosing more than appliances — it means choosing a future where luxury and responsibility go hand in hand.

As we say at V-ZUG: "The true value of a product is not defined by its price tag, but by how it is made, how long it will last, the service you receive, the serviceability of the product, the availability of its parts, and most importantly, the impact it has on the planet — for you and for future generations." E

Angeline Yap is the managing director of V-ZUG Singapore & Southeast Asia

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(Central)



The Reef at King's Dock is a 429-unit waterfront residential development at HarbourFront Avenue

PICTURES: MAPLETREE INVESTMENTS AND KEPPEL

The Reef at King's Dock: Award-winning homes along historic southern waterfront

BY ATIQAH MOKHTAR
atiqah.mokhtar@edgeprop.sg

Landscape Excellence | **Innovation Excellence** | **Top Development**

The Reef at King's Dock, the 429-unit waterfront condo at Harbourfront Avenue, is steeped in rich history. The development takes its name from its location at King's Dock, a site that has contributed significantly to Singapore's position as a maritime hub. When it opened in 1913, the dry dock, located in Keppel Harbour, was declared the second-largest dock in the world.

The dock took over four and a half years to build, using 203,000 tonnes of concrete. Once completed, it could accommodate massive ships that would anchor at the dock before state-of-the-art steam engine pumps drained the water, allowing for repairs and maintenance.

King's Dock was the third to be built at Keppel Harbour, following Docks No. 1 and 2, which were constructed in the mid-1800s. By the 1950s, Singapore had become one of the region's busiest ports and a fourth dock, the Queen's Dock, was commissioned. The docks remained active shipyards until the late 20th century, when operations moved to Tuas.

Since the early 2000s, Keppel Harbour has undergone significant redevelopment, transforming from a bustling harbour to an upscale waterfront enclave now known as HarbourFront, with luxury condos, marinas, and retail offerings. Today, the former dock sites have evolved into seafront condos such as the 969-unit Caribbean at Keppel Bay, completed in 2004, the 1,129-unit Reflections at Keppel Bay, completed in 2011, and the 366-unit Corals at Keppel Bay, completed in 2016.

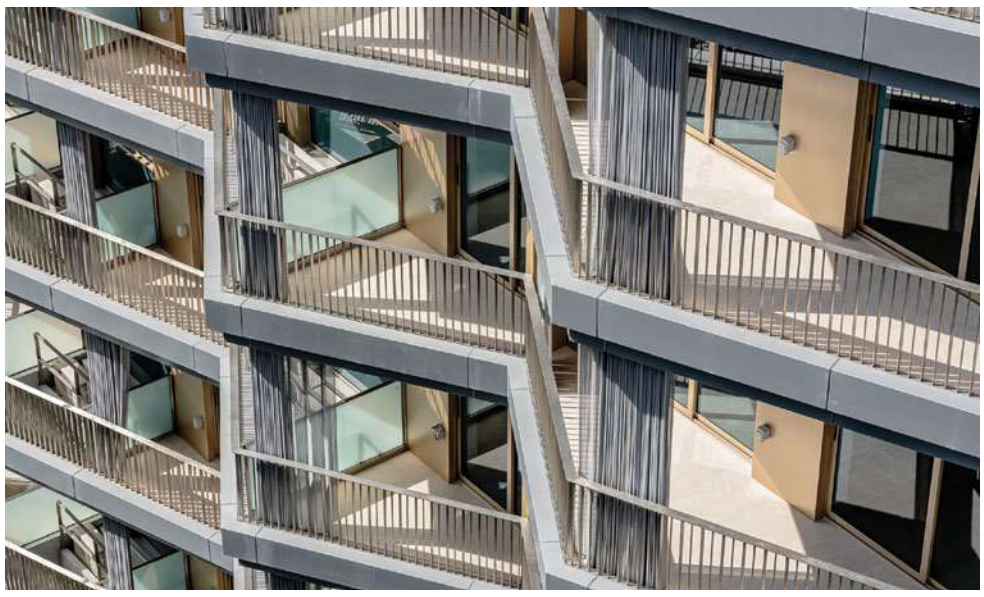
The Reef at King's Dock was the fourth condo to launch in the area. Occupying a 284,266 sq ft, 99-year leasehold site, the development by Mapletree Investments and Keppel was completed in July of last year. It also impressed judges at this year's EdgeProp Singapore Excellence Awards (EPEA) 2025, who awarded the development three titles for Landscape Excellence, Innovation Excellence and Top Development.



A pontoon spanning 180m floats on King's Dock, alongside the residential blocks



The arrival plaza fronting HarbourFront Avenue


Some blocks feature triangular balconies that create a zig-zag pattern on the exterior


Pathways at the development are flanked by greenery

Visionary design

The completion of The Reef at King's Dock brings to life a visionary design by European firm KCAP Architects & Planners. Known for its large-scale projects that harmoniously fuse architecture, urban planning and landscape design, KCAP, in collaboration with Singapore's DCA Architects, was tasked with shaping a development that honoured the site's history while also adopting a forward-thinking approach to waterfront living.

The result is an intriguing design that stands out. The development runs parallel to King's Dock, which now serves as a separator between the condo and Corals at Keppel Bay next door. Built on an "urban village" concept, the residences are spread across 10 blocks of varying heights and widths. The tallest block, at 10 storeys, is situated at the northern end of the site, closer to Mount Faber, while the remaining blocks are arranged in a stepped profile leading towards Keppel Bay, thus maximising views for the residences.

The blocks vary in shape, orientation, colour and facade details. The variety ensures unique traits for different blocks: for instance, some have triangular balconies that create a zig-zag pattern on the exterior, while others have open courtyards tucked in the centre.

The development was also designed to be eco-conscious. The residential units are oriented to optimise natural ventilation, aided by balconies that have aluminium mesh sunscreens to keep the heat out while still allowing in light and wind. Landscaping was added to the building roofs, along with rainwater harvesting systems.

The developers also opted for energy-efficient air conditioning, lighting and lift systems, along with water-efficient fittings and appliances. In recognition of its sustainability performance, The Reef at King's Dock was given the Green Mark GoldPLUS rating by the Building and Construction Authority.

Units at The Reef at King's Dock comprise one- to three-bedroom units ranging from 431 sq ft to 1,572 sq ft. When the development launched for sale in January 2021, the developers released 300 units, of which 280 were snapped up in a single day. The development was fully taken up last year, with caveats lodged showing that the last unit sold was a 1,076 sq ft, three-bedroom-plus study apartment that fetched $2.98 million ($2,768 psf) on Sept 9, 2024.

First floating deck in a residential property

The residential blocks at The Reef at King's Dock sit by the old dock wall, which offers a poignant visual reminder of the site's rich past. Here, residents have access to what is arguably the development's most unique feature: a 180m-long pontoon that is moored to the wall. Featuring three interconnected sections, it houses the condo's swimming pools, including a 50m lap pool.

The floating deck — the first of its kind for residential properties in Singapore — is an engineering feat. Built with a custom concrete mix, it features semi-permanent water ballast bags within internal buoyancy chambers that counterbalance the pools above and keep the deck level. The main structure was prefabricated off-site before being carefully towed by boat to the development.

Besides housing facilities, the deck has the added function of preserving King's Dock's marine ecosystem. Working with marine ecology specialist DHI Water & Environment, the developers designed the deck with special patterns on the submerged portion that encourage the settlement of marine flora and fauna. Additionally, corals which were harvested from King's Dock and grown in a coral nursery nearby were transplanted back to the deck, where they can be viewed from the marine viewing hammock installed at one end.

In addition to the deck, The Reef at King's Dock offers a range of facilities, including function rooms, a gym and studio, a tennis court, a playground and several gardens and pavilions. The tallest residential block also features sky terraces and a roof garden.


Select blocks feature an interior open courtyard

Where land meets sea

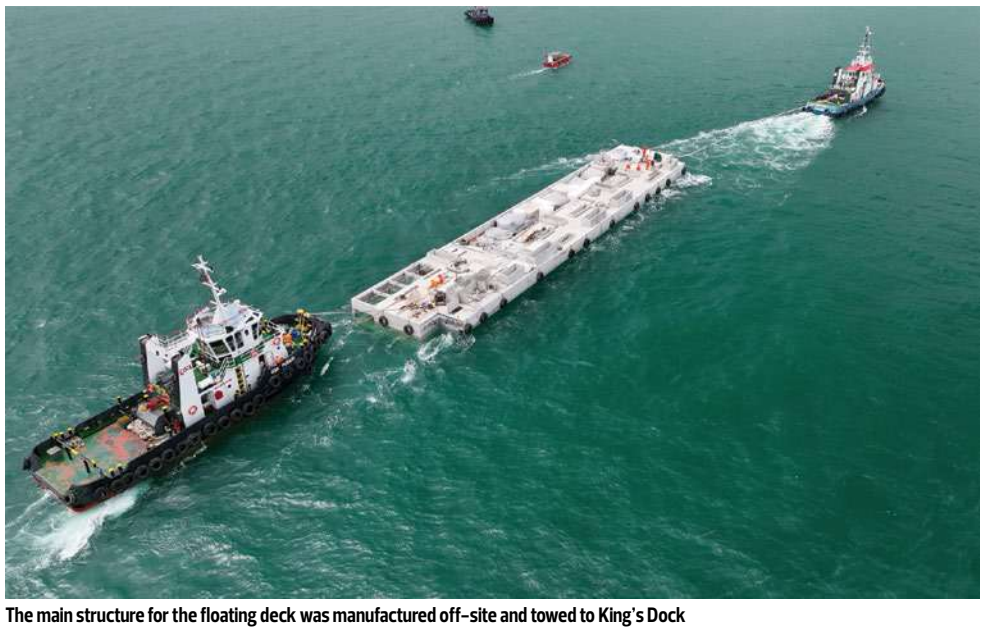
Given the diverse urban village nature of The Reef at King's Dock, landscaping was an important component that helped ensure overall cohesiveness. Grant Associates, the appointed landscape architect for the project, utilised extensive planting to create a lush, immersive environment.

The spaces around the residential blocks were filled with a variety of greenery tailored for particular spaces. For example, plants accustomed to low lighting levels were selected for the interior courtyards, while residences located off main pathways are shielded by taller plants that help enhance privacy. Plants used for the landscaping focused on native and coastal species, reflecting the site's maritime heritage.

At the floating deck, small trees and shrubs, set within raised planters, add a welcoming touch to the poolside lounge areas. In addition, the old dock wall was transformed into a biodiverse landscape feature, featuring plants adaptable to the marine environment set in planters on the wall.

Ng Sze Oun, director of greenscape studio Compound Collaborative and a judge for this year's EPEA, praised the development's landscaping for how it thoughtfully spotlights the legacy of King's Dock. "You can see that it really took into consideration every single detail of the site, from its location facing the sea, the ebb and flow of the tides, to the corals in the water," he says. "By doing this, it helped the development convey the story of the site and the area." E


The playground area and tennis court


The main structure for the floating deck was manufactured off-site and towed to King's Dock

Haus on Handy shines with repurposed heritage bungalow, green features

Sustainability Excellence

BY KALYNSKYE ADRIAN
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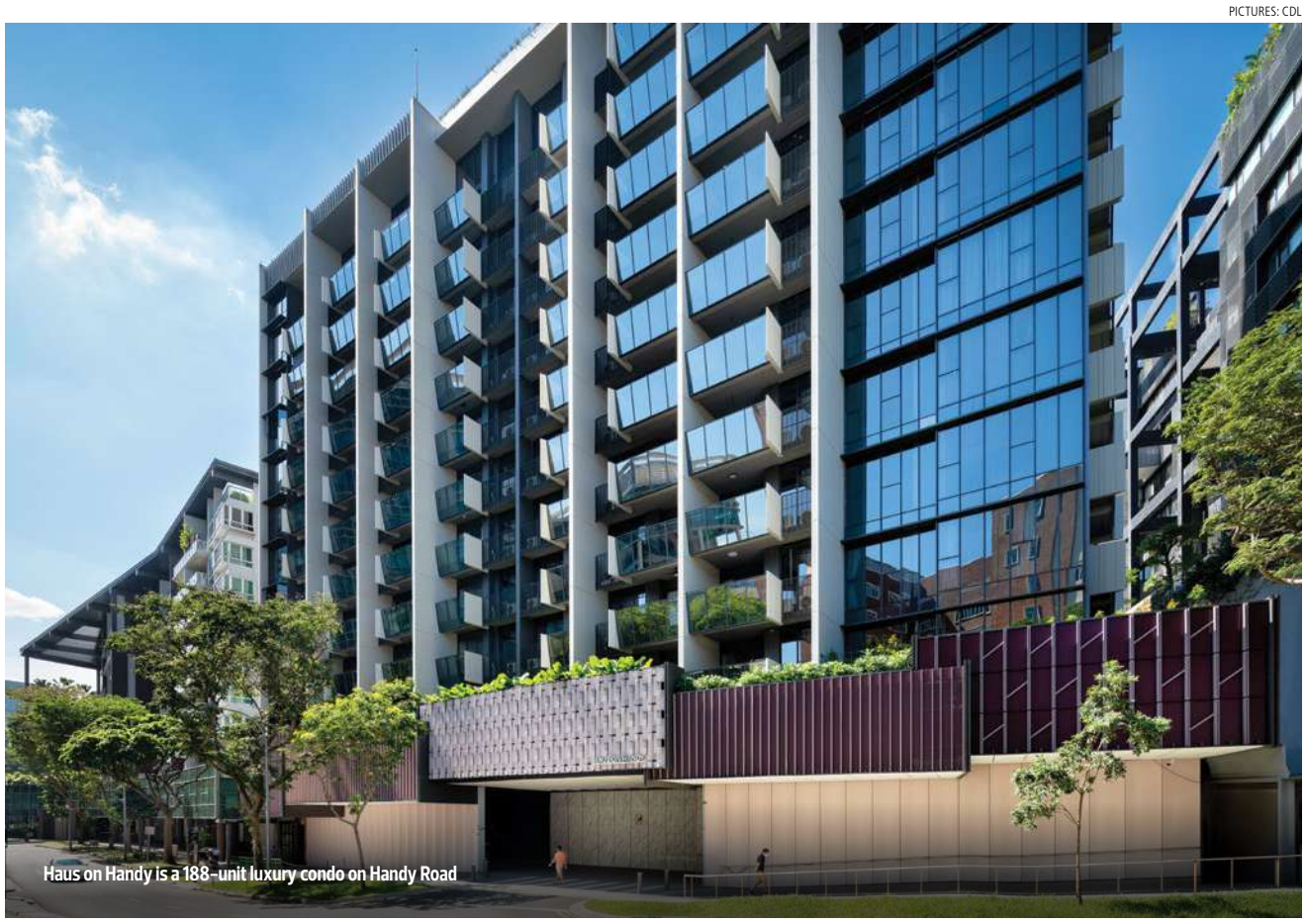
PICTURES: CDL


Haus on Handy is a 188-unit luxury condo on Handy Road

Haus on Handy, City Developments' (CDL) 188-unit condo on Handy Road, received its temporary occupation permit in April 2023.

The completion of the fully sold condo, just off Orchard Road, came less than four years after it was launched for sale in July 2019.

Designed by Architects 61, Haus on Handy comprises two towers spanning nine and 12 storeys. Apartments range from one-bedroom units of 420 sq ft to three-bedroom units of 1,141 sq ft. There are also six three-bedroom dual-key units of 980 sq ft. The development sits on a 51,624 sq ft, 99-year leasehold site that CDL purchased through a Government Land Sale tender in January 2018 for $212.2 million, or $1,722 psf per plot ratio.

The plot possesses several distinctive features. From its frontage along Handy Road, the land slopes upward, narrowing as it rises before widening again to form a rough L shape. At the highest point of the site, fronting Mount Sophia Road, stands a conserved two-storey bungalow known as Tower House, built in 1892.

Over a century old, the bungalow remains a remarkable showcase of historical architecture. Made of concrete and wood, it features a tower with a two-tiered lantern roof and a wide, octagonal-shaped veranda. Intricate details decorate the exteriors, from wrought-iron fittings and carved wooden shutters to ornamental plasterwork.

Seeking to highlight the property's architectural heritage, CDL undertook careful restoration of the bungalow, which was then repurposed into Haus on Handy's clubhouse. Today, it houses the condo's concierge, a gym, a yoga studio, cooking facilities, a dining area, and other amenities.

Focus on sustainability

The thoughtful integration of Tower House into Haus on Handy reflects a broader commitment to sustainability. Well known for its pioneering efforts in sustainable real estate, CDL leveraged its expertise to ensure the condo was built in a way that is mindful of the environment, without compromising the comfort of residents.

Numerous green features were woven into the development. For example, the two residential towers are strategically oriented for optimal natural ventilation in the common areas and residences. To reduce solar heat gain, high-performance glazing was used on the facade, along with reflective surface treatments.

Apartments come with energy-efficient air conditioners, along with water-efficient sanitary fittings. LED lighting with motion sensors throughout the development helps conserve energy by switching off when not in use. Other green initiatives include the provision of sheltered bicycle parking lots, recycling bins, and the use of energy-efficient lift systems.

With its diverse list of sustainability features, Haus on Handy attained the Building and Construction Authority's Green Mark GoldPlus rating. It also impressed judges for the EdgeProp Singapore Excellence Awards (EPEA) 2025, who crowned the project with the Sustainability Excellence award for completed developments.

Innovative landscaping

Haus on Handy's green features are complemented by its thoughtful landscaping. According to Ng Sze Oun, director of greenscaping studio Compound Collaborative and one of the judges for this year's EPEA, successful landscaping for a residential development relies heavily on responding to the site's context.

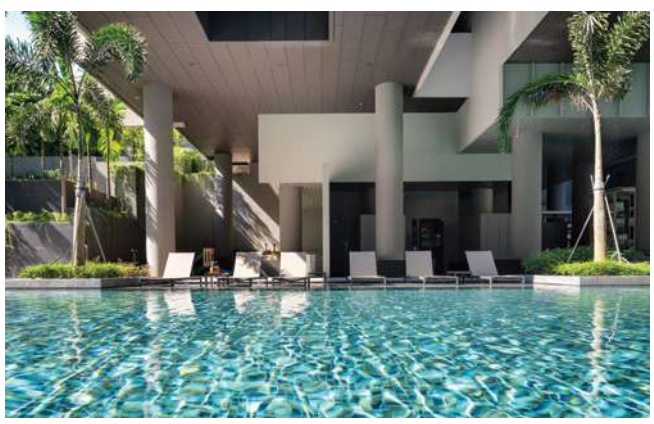
For Haus on Handy, this included attributes such as its relatively smaller size, sloped terrain, and urban surroundings. At the same time, the site boasts a unique duality, with one end close to the hustle and bustle of Orchard Road, while the other overlooks the quieter Mount Sophia residential enclave.

Taking these factors into consideration, Coen Design International, Haus on Handy's landscape architect, opted for a diverse greenscape that cleverly utilises available spaces. The development features various pockets of greenery, including terraced gardens that flank the walkways linking the two residential blocks and the clubhouse, as well as rooftop gardens that offer a serene retreat with panoramic views of the Singapore skyline.

Coen Design also incorporated botanical elements inspired by the history of the Orchard Road-Mount Sophia area. For instance, along the pathway leading up from the residences to the clubhouse are gardens planted with spices such as nutmeg, cloves and coffee, which are a nod to the spice and fruit plantations that once occupied the vicinity.

For EPEA judge Ng, Haus on Handy represents a good example of how constructed nature can be used to create spaces that genuinely serve residents while complementing the surroundings. "It's about how we maximise greenery and make it a part of the living environment, rather than a detached landscape just to be seen." E


The development comprises two towners spanning nine and 12 storeys


A view of the azure swimming pool at the condo


Club Haus (the conserved Tower House) features a tower with a two-tiered lantern roof and a wide, octagonal-shaped veranda


Interior of the Club Haus that blends dark timber with cool tones

Winner

Completed Residential

(Non-Central)

The Watergardens at Canberra showcases resort-style elegance

Design Excellence **Top Development**

BY KALYNSKYE ADRIAN
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The Watergardens at Canberra has clinched wins for Design Excellence and Top Development at the EdgeProp Singapore Excellence Awards (EPEA) 2025 under the completed projects category. The wins add to the three awards the development picked up at the EPEA 2022 (Innovation Excellence, Landscape Excellence and Sustainability Excellence), when it was still under construction. The development was completed at the end of last year.

Developed by United Venture Development, a joint venture between UOL Group, Singapore Land Group and Kheng Leong Company, the 448-unit development occupies a 296,719 sq ft site along Canberra Drive. The developers secured the 99-year leasehold plot through a Government Land Sale tender in March 2020 for $270.2 million, or approximately $650 psf per plot ratio.

Comprising sixteen five-storey blocks, The Watergardens has two- to four-bedroom units ranging from 646 sq ft to 1,528 sq ft. All units were fully sold less than two years after the development's launch in 2021, fetching an average price of $1,446 psf.

The Watergardens is located within the relatively new Canberra estate in District 27, located between Sembawang and Yishun in the northeast of Singapore. Located along Canberra Drive, the development is tucked between landed residential enclaves off Sembawang Road and HDB blocks adjacent to the nearby Canberra MRT Station.

Other amenities close to the condo include malls such as Canberra Plaza, Northpoint City and Sun Plaza, along with recreational facilities such as Sembawang Hot Spring Park and Sembawang Park. There is also a publicly accessible childcare facility at The Watergardens serving young families in the vicinity.

Resort-style living

The Watergardens' site features an irregular shape with sloping terrain. The architects appointed by the developers, P&T consultants, embraced the topography by placing blocks at different levels, alongside tiered pools and layered gardens. The result is a serene environment that accentuates a seamless connection between water, greenery and architecture.

The residential blocks have a clean, modern design, with the exteriors of the blocks painted with a darker tone on the first floor and a lighter tone on the upper storeys to create a floating effect. The facade also includes sun-shading structures, along with grey-tinted laminated glass that protects residences against heat.

The blocks are oriented to maximise natural wind flow, with each unit equipped with a generous balcony that further enhances ventilation. Pools and other facilities are nestled within lush landscaping between and around the blocks, creating a resort-like atmosphere.

UOL GROUP



The Watergardens at Canberra is a 448-unit development on Canberra Drive

Designed by STX Landscape Architects, The Watergardens has three distinct landscaped zones: a Forest Pool zone, a 50m lap pool zone and a recreation lawn area. The Forest Pool zone features the largest cluster of recreational pools and includes a water jet terrace, water slides, an aqua gym, a function space and entertainment rooms.

The 50m lap pool includes a jacuzzi alcove and a cabana deck and is flanked by the gym on one end and two more function rooms on the other. Meanwhile, the recreation lawn area offers an open green space adorned with flower gardens, as well as a grill pavilion and water hammocks.

More amenities are available across the condo grounds, including an outdoor chess garden, an urban farm area, a reflexology trail, a jogging trail, multiple dining pavilions and a yoga lawn. The various spaces are linked by scenic pathways decorated with diverse plantings that reinforce the resort setting.

Lim Koon Park, founder of architecture firm Park + Associates and one of the EPEA judges this year, commended The Watergardens' clever use of landscaping. Instead of large communal areas, smaller pockets of activity and social spaces were created, he says.

Designed for every lifestyle

The residences at The Watergardens cover a wide variety of configurations and sizes to suit different users' needs. In addition to the typical two-bedroom units that measure 678 sq ft, there are also two-bedroom premium units that start from 721 sq ft and two-bedroom premium plus study units that start from 797 sq ft. Similarly, three-bedders, which start from 904 sq ft, also have three-bedroom-plus-study layouts from 1,012 sq ft and three-bedroom premium plus study layouts from 1,109 sq ft.

Thoughtful features were integrated into the units, such as double-volume living and dining areas for two-bedroom premium units and above, located on the fifth floor. Two-bedroom premium plus study units and above have fully enclosed kitchens, while four-bedroom units also feature a utility room.

The interiors, conceptualised by Index Design, reflect meticulous attention to detail and are crafted to suit different buyer profiles. Two-bedroom units feature a cool colour palette ideal for smaller households, while larger units adopt warm, inviting tones suited for family living. The main living areas feature flooring with a marble effect, while the flooring in the bedrooms has a timber-looking finish. In the master bathrooms, curved mirror features add a subtle elegance.

With its harmonious integration of landscape, architecture and interiors, The Watergardens at Canberra encapsulates resort-style living within a contemporary urban setting — a design vision that rightfully earned it accolades at the EPEA 2025. E

UOL GROUP



The recreation lawn

UOL GROUP



The elegant drop-off area for visitors and guests

UOL GROUP



Water hammocks at the recreation lawn

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The 50m lap pool

UOL GROUP



One of the development's function rooms

Winners

Uncompleted Residential

(Central)



Nava Grove is a 552-unit residential development in Pine Grove

PICTURES: MCL LAND AND SINARMAS LAND

Nava Grove garners four awards for purposeful homes connected to nature

Design Excellence | Innovation Excellence | Showflat Excellence | Top Development

BY ATIQAH MOKHTAR
atiqah.mokhtar@edgeprop.sg

When Nava Grove, a 552-unit residential development in District 21's Pine Grove area, launched for sale in November of last year, it faced stiff competition. That month saw a flurry of activity in the property market, with an unprecedented six new developments making their debut.

Apart from Nava Grove, other projects launched comprised City Developments' 366-unit Union Square Residences on Havelock Road; Kingsford Development's 916-unit Chuan Park on Lorong Chuan; Sim Lian Group's 846-unit Emerald of Katong on Jalan Tembusu; Hoi Hup Realty and Sunway Development's 504-unit executive condo Novo Place in Tengah; and SingHaiyi Group's 367-unit The Collective at One Sophia on Sophia Road.

Despite the stacked project launches, Nava Grove managed to hold its own. The development achieved a 65% take-up rate during its launch weekend, with 359 units sold at an average price of $2,448 psf. To date, the development has already shifted over 85% of its units, with units transacted at an average of around $2,465 psf.

The sales highlight positive momentum for Nava Grove and a successful collaboration between its joint developers, MCL Land and Sinarmas Land. Nava Grove also marks Sinarmas Land's first residential development in Singapore. The company, which is the real estate arm of Indonesian conglomerate Sinarmas, is one of Indonesia's largest property developers.

Nava Grove's success was further validated at the EdgeProp Singapore Excellence Awards (EPEA) 2025, where it swept four awards: Design Excellence, Innovation Excellence, Showflat Excellence, and Top Development.

The wins round out an eventful year for both of its developers. Earlier this year, Sinarmas Land, which was formerly listed on the Singapore Exchange, was taken private by the Widjaja family, who controls the Sinarmas group. Not long after, MCL Land's owner, Hongkong Land Holdings, announced in September that it was selling the former to Malaysian conglomerate Sunway Group



The Forest Dining Room, which overlooks the wellness pool



Cantilevered pavilions offer a quiet place to relax


Aerial view of Nava Grove's pools, which include a 50m lagoon pool


The showflat includes a main hall with the scale model and generous seating areas

for $739 million. The deal is expected to be completed by the end of the year.

Leveraging site qualities

Nava Grove occupies a 269,522 sq ft site along Pine Grove. Located off Ulu Pandan Road, it is close to Clementi Forest.

MCL Land and Sinarmas Land had acquired the 99-year leasehold site through a Government Land Sale (GLS) tender that closed in November 2023. The joint developers had submitted the highest of three bids received for the plot, at $692.388 million, or $1,223 psf per plot ratio. It neighbours another GLS plot, Pine Grove (Parcel A), which is now the site of the upcoming 520-unit Pinetree Hill by UOL Group and Singapore Land Group.

Nava Grove's site has a sloped terrain, with one end measuring 18.4m above Ulu Pandan Road, while the other measures 11m above street level. Leveraging this natural elevation and the site's green surroundings, the developers decided to raise the residences to allow units to enjoy panoramic views of Clementi Forest to the north, and Dover Forest to the South.

Designed by P&T Consultants, Nava Grove has three residential towers, each rising 24 storeys. The towers are perched 12.6m above ground level, with units starting on the second floor. Combined with the elevated terrain, the second-floor units stand at a height equivalent to the eighth storey of a typical housing block on street level. While all three towers sit on a north-south axis, each tower was rotated in slightly varying degrees, ensuring cross-ventilation, maximised views, and privacy for the residences.

Extensive facilities

"Because the residences are elevated, the facilities are nestled closer to the ground," notes Lim Koon Park, principal architect at Park + Associates and a judge for the EPEA. Besides minimising the need for additional structures, they allow residents to enjoy the landscaping with less disruption, he adds.

At the heart of the development is a 50m freeform lagoon pool that sits between the three blocks. Serving as a focal point, it is surrounded by lawns, lounge decks, cabanas and other facilities that make up the Entertainment Zone, which was designed for residents to gather and entertain in a resort-like setting. Here, residents also have access to a clubhouse with a function room and an attached outdoor terrace.


The pools have freeform shapes that mimic natural streams and bodies of water

The Wellness Zone features an infinity edge pool, along with other facilities for relaxation, such as a yoga lawn, a jacuzzi, and a pool deck. Located on the Ulu Pandan Road end of the site, which is closest to Clementi Forest, it also features cantilevered pavilions overlooking greenery, providing quiet nooks for reading and studying. A second clubhouse offers another function room on the second floor, taking advantage of the views.

The Play Zone is anchored by a children's pool, along with other kid-friendly amenities, including a playground and an indoor playroom. There is also a gym, a pet lawn, and a tennis court. Meanwhile, the Arrival Zone, located at the condo's main entrance, includes a decorative water cascade, a courtyard, and a resident's lounge.

Connection to nature

For MCL Land and Sinarmas Land, it was important that Nava Grove celebrated the site's natural features, along with its location close to the verdant Clementi Forest. To that end, the project's landscaping and recreational areas, helmed by STX Landscape Architects, make up 80% of the site.

Echoing streams and other natural bodies of water, all the developments' pools have organic shapes. Other water features, including a wading pool and a lazy river, help to visually tie together the free-form pools, creating a continuous watercourse that gently weaves throughout the site.

Along the western edge of the site, a cluster of existing angsana trees was conserved and artfully integrated into the landscape and facilities design. Two more conserved trees near the condo's entrance act as a centrepiece for the arrival plaza.

Lush, layered planting was harnessed to encourage a deeper connection to nature. Featuring 17 species of trees and over 80 species of shrubs, the diverse mix includes aromatic herbs and flowering plants that add a fragrant and visually vibrant atmosphere.

Well-appointed homes

Nava Grove has units ranging from two-bedroom apartments that start from 624 sq ft to five-bedroom premium units of 1,722 sq ft. The diverse mix also includes four-bedroom dual key units of 1,464 sq ft.

The layout designs for the residences focus on spatial efficiency, comfort and liveability. For instance, the two-bedroom units feature a functional dumbbell layout, while select two-bedroom premium and two-bedroom-plus-study units have ensuite bathrooms in both bedrooms. In most three-bedroom units, kitchens and bathrooms have natural ventilation, while three-bedroom premium units and above include a dry kitchen and a walk-in pantry.

The four- and five-bedroom premium units come with private lift access, and are designed with expansive living areas and balconies that take advantage of the sweeping views overlooking greenery or the condo's pools. All units come with Smeg appliances for the kitchen, while premium units also feature additional provisions, including a Wells water purifier and a Steigen drying rack.

Alongside smart home features such as a digital doorbell and smart lighting, residents have access to an integrated app for issuing digital passes for visitors, making online payments of maintenance fees and deposits, and booking facilities. A digital user feedback platform is also available to support proactive management and swift resolution of issues.

Winning showflats

Nava Grove received special recognition for its showflat from this year's EPEA judges, winning the Showflat Excellence award. Designed by 2nd Edition, the Nava Grove sales gallery is located at the condo's actual site on Pine Grove.

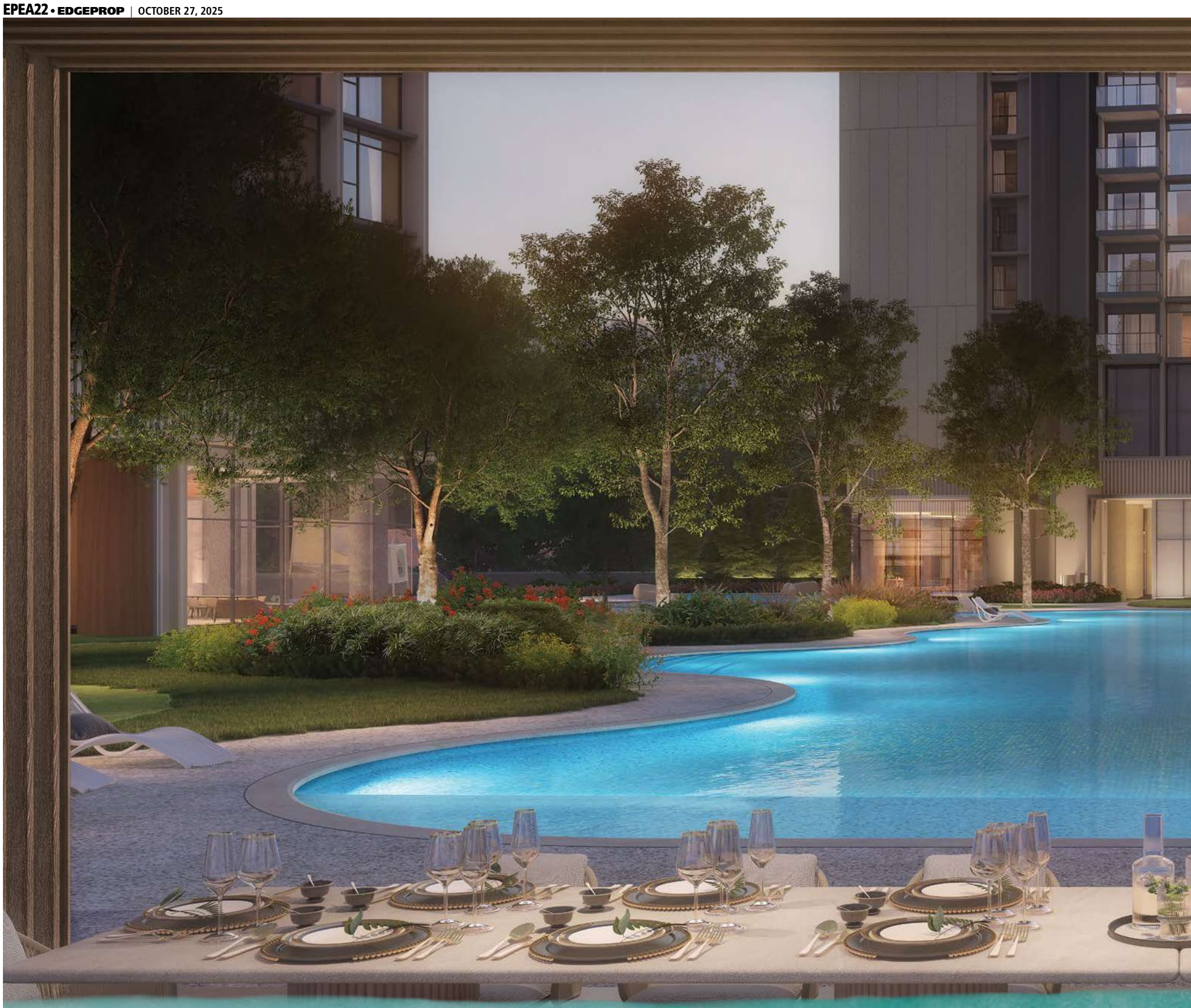
The location presented a unique opportunity to showcase elements of the development. A key feature is two of the conserved trees, which visitors to the sales gallery can see in person.

Entering the gallery, visitors are greeted by an elegant reception area, which leads to the main hall that houses the development's scale model. One end of the hall features floor-to-ceiling windows that overlook the conserved trees and other landscaping features, while another has a separate section with generous seating areas.

From the main hall, visitors walk down a short hallway to access the show units. Comprising three different unit types, the design themes for each unit are meant to reflect a time of day, paired with an experience. For example, the four-bedroom unit is designed to capture the essence of a leisurely Saturday morning, with features such as natural lighting, a cosy sofa, and a lounge chair on the balcony. On the other hand, the two-bedroom show unit evokes a relaxing evening after hours, featuring a dedicated bar station and atmospheric lighting. E


The four-bedroom show unit


The five-bedroom show unit



EdgeProp SINGAPORE EXCELLENCE AWARDS 2025

Top Development

Design Excellence

Innovation Excellence

Showflat Excellence

Jointly Developed by

MCL Land
A Hongkong Land company

sinarmas land

Developer / Vendor: Golden Ray Edge 3 Pte. Ltd. (Registration No. 202336667M) • Tenure of Land: 99 years commencing from 13 February 2024 • Lot No.: Lot 07403V MK04 at Pine Grove • Housing Developer's Licence No.: C1503 • Encumbrances: IJ/276145P in favour of

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Artist's Impression

NAVA GROVE

Expansive land size of approximately 270,000 sq ft

Over 85% sold — limited two- to five-bedroom residences with private lifts available

Elegant interiors are paired with thoughtful features, including spacious storage and SMEG appliances. Selected units also come with a Steigen automated laundry system and a Wells premium water dispenser

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Malayan Banking Berhad • Expected Date of Vacant Possession: 14 November 2028 • Expected Date of Legal Completion: 14 November 2031

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The Orie is a 777-unit development by City Developments (CDL), Frasers Property, and Sekisui House

PICTURES: SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE

The Orie wins Top Development, and Excellence in Landscape and Marketing

BY TIMOTHY TAY
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Top Development | Landscape Excellence | Marketing Excellence

The Orie, a 99-year leasehold condominium in Toa Payoh, swept up three awards at the EdgeProp Singapore Excellence Awards (EPEA) 2025. The condo won the distinguished Top Development, as well as Landscape Excellence and Marketing Excellence awards.

The project is jointly developed by City Developments (CDL), Frasers Property and Sekisui House. The Orie is the first time all three developers have come together on a project.

The 777-unit development features a mix of one-bedroom plus study units of 517 sq ft to five-bedroom units with private lifts of 1,453 sq ft. Other unit types include 592 sq ft two-bedroom units, 850 sq ft three-bedroom units, and 1,216 sq ft four-bedroom units.

The panel of judges praised the development team for accomplishing a 100% Landscape Replacement Area and a high Green Plot Ratio of 9. The developers worked closely with landscape designer Tinderbox to ensure that the landscaped areas throughout the development were thoroughly planned for accessibility and complemented the surrounding amenities.

When The Orie launched for sale in January, it was the first new condo in Toa Payoh since 2016, after Gem Residences at Lorong 5. The marketing team successfully implemented a sales strategy that introduced the project as a new standard of luxury living in the mature town.

The project's exceptional architectural and design attributes, coupled with its excellent landscape design and thoughtful marketing strategy, were reflected in the scoring by the panel of judges, who gave The Orie high marks across all categories.

Elegance of origami

Designed by ADDP Architects, The Orie comprises two 40-storey residential towers. The name


The landscape design consists of a multi-tiered landscape strategy with four interconnected levels of greenery and water features



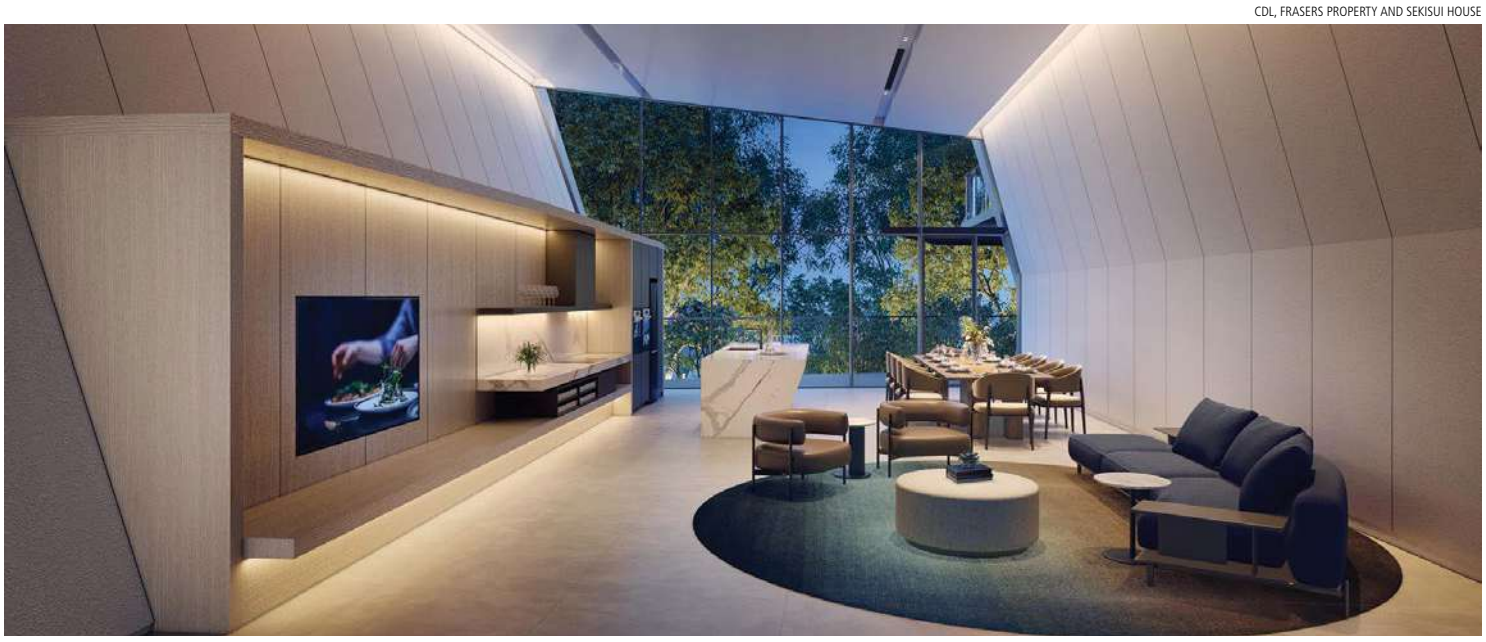
The Dragon Playground features the iconic Toa Payoh Dragon reimagined in an origami shape

CDL, FRASERS PROPERTY AND SEKISUI HOUSE



The resident clubhouse, Club Orie, echoes the origami-inspired architecture

CDL, FRASERS PROPERTY AND SEKISUI HOUSE



The design of the Grand Function room in Club Orie also blends the architectural form with functionality

of the condo stems from two Japanese words — "ori", which means "to fold" and is a nod to the art of origami, and "ie" for home.

The concept of origami is reflected in the design ethos of the residential towers. Each feature staggered sail-like silhouettes and architectural folds inspired by folding paper. This design evokes a sense of lightness and movement around each tower, while optimising unblocked north-south orientations.

From one of the towers, these folding planes drape to the ground floor to shape the grand canopy of the porte cochere – the covered entrance over the arrival courtyard.

The residential towers are also designed around an interlacing of greenery on the ground floor. The Orie features a multi-tiered landscape strategy with four interconnected levels of greenery and water features that create a lush and immersive environment throughout the site.

These layered decks visually and physically connect residents to nature from multiple vantage points, which are all wheelchair accessible. Residents enjoy visual access to the landscape decks from common areas with amenities, such as the Serenity Pods and Meadow Garden.

Four existing mature raintrees on the site were also conserved and integrated into the landscape design. This grove of rain trees offers shelter to the dedicated Pets Corner and nearby Rain Tree Lounge.

New trees will also be planted to shade the Serenity Pods and a Boardwalk, while flowering plants surround the Meadow Garden and the Meadow Lounge. Edible plants will also be planted at the Spice Garden.

For residents familiar with Toa Payoh, the Dragon Playground features the iconic Toa Payoh Dragon reimagined in an origami shape. The original Dragon Playground at Lorong 6 Toa Payoh was built in 1979 and has become a Toa Payoh landmark. Designed by HDB architect Khor Ean Ghee, it is one of two remaining dragon-style playgrounds in Singapore.

The reimagined Dragon Playground at The Orie is a link to the nostalgia of the housing estate's past, recast to reflect The Orie as a new standard of luxury living in the mature town.

Other amenities in the condo include a 50m lap pool, a Grand Lawn, Social Function Room, Festive Function Room, a Leisure Studio, an Entertainment Room, Gourmet Pavilions, a co-working lounge, and a tennis court. Guests will also be greeted at the Grand Arrival Court, which is served by a Residential Services Counter.

New benchmark for high-rise living in Toa Payoh

The preview of The Orie on January 3 was the first project to preview this year. By the end of the weekend on Jan 5, the project drew in a strong crowd of more than 8,000 visitors to its sales gallery.

Market watchers attributed the strong turnout and buying interest to the project's central location, proximity to amenities, the area's lack of new launches, and the project's excellent design attributes.

The Orie is a five-minute walk to Braddell MRT Station on the North-South Line, and nearby community amenities include Toa Payoh Palm Spring Market and Hawker Centre, Toa Payoh Central Community Club, and SAFRA Toa Payoh.

Four primary schools are also within 1km of the condo — CHIJ Primary (Toa Payoh), First Toa Payoh Primary School, Kheng Cheng School, and Pei Chun Public School. Other primary schools in the vicinity include Catholic High School, Kuo Chuan Presbyterian Primary School, Marymount Convent School, and St Gabriel's Primary School.

The development is also close to the upcoming Toa Payoh Integrated Transport Hub, which connects Toa Payoh Bus Interchange to Toa Payoh MRT Station. This integrated development and community hub is slated for completion in 2030.

The project sales team sharpened their marketing strategy to increase awareness of the new project, drive sales enquiries and viewings, and focused efforts on converting cheque collection into positive sales.

Analysing their sales strategy, the panel of judges recognised three key areas where the sales team focused their efforts — former residents of Toa Payoh looking for a premium new development in a familiar neighbourhood, singles who want to live close to their Toa Payoh resident parents, and young families drawn in to the area's proximity to schools and workplaces.

The judges also gave points to the innovative use of technology in the sales gallery, such as an interactive kiosk set up comprising a transparent TV display and a touch screen TV with synchronised content.

Over 93% sold to date

Buyers responded overwhelmingly positively to the launch of The Orie, and the developers collected more than 2,200 cheques ahead of the Jan 18 and 19 launch weekend. This number reflected an oversubscription of 2.8 times.

The Orie recorded an outstanding sales response, selling 668 units (86%) at an average price of $2,704 psf at the time. According to caveats, the condo has sold about 722 units (93%) to date, with the average sales price increasing to $2,731 psf.

In terms of absolute price, the most expensive unit sold at the development is a 1,453 sq ft five-bedroom unit on the top floor that transacted for $4.05 million ($2,787 psf) when it was sold on July 28. It is followed by a similar-sized five-bedder on the 37th floor that fetched $4 million ($2,756 psf) when it was sold on Jan 31.

Overall, the panel of judges at this year's EdgeProp Excellence Awards also found that the project achieved excellence across several categories. The design concept of an origami aesthetic is integrated with the development's liveability and thoughtful design.

The landscape design by Tinderbox was a standout element, harmonising the architectural design while uplifting the residents' experience of living in a new luxury condo in Toa Payoh. The inclusion of pet-friendly and child-friendly zones also added to the condo's overall score, as well as wheelchair accessible design. E

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The two-bedroom plus study showflat

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The five-bedroom showflat

Unmatched in every aspect
Unparalleled in every way

A NEW SHAPE OF LUXURY UNFOLDS

THE ORIE

- 5-minute walk to Braddell MRT Station and 4 stops to Orchard MRT Station
- Comprehensive facilities including an origami-inspired clubhouse, 50m lap pool, nostalgic dragon playland and tennis court
- Choice of 1-bedroom+study and 3-bedroom dual key to 5-bedroom apartments

Sales Gallery along Toa Payoh West
Near Caldecott MRT Station
Call / WhatsApp **8783 1818**

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025

Top Development
Landscape Excellence
Marketing Excellence



ARTIST'S IMPRESSION

Vendor (Developer): Transcend Residential (Toa Payoh) Pte. Ltd. (Registration No. 202348967G) • Housing Developer's Licence No.: C1506 • Tenure of Land: Leasehold of 99 years commencing from 13 February 2024 • Encumbrances: Mortgage IJ/281825D registered in favour of Bank of China Limited • Lot No.: Lot 11160V MK 17 at Lorong 1 Toa Payoh • Expected Date of Vacant Possession: 31 May 2030 • Expected Date of Legal Completion: 31 May 2033

JOINTLY DEVELOPED BY

CITY DEVELOPMENTS LIMITED

FRASERS PROPERTY

SEKISUI HOUSE

WINNER

UNCOMPLETED RESIDENTIAL

(Non-Central)

Hillhaven's nature-inspired design secures double win for Top Development and Sustainability Excellence

Top Development

Sustainability Excellence

BY ASHLEY LO
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PICTURES: FAR EAST ORGANIZATION



Hillhaven features two residential towers, standing at 27 storeys and 28 storeys respectively

Hillhaven, a 341-unit residential project in District 23's Hillview area, scored two wins at the EdgeProp Singapore Excellence Awards (EPEA) 2025. The development received the Top Development and Sustainability Excellence titles under the uncompleted residential category at the awards ceremony held on Oct 16.

A joint venture between Far East Organization and Sekisui House, Hillhaven occupies a site spanning 111,894 sq ft. Launched in January 2024, the project has since recorded a take-up rate of around 96%, with 328 units sold at an average price of around $2,108 psf.

Designed by Arc Studio Architecture + Urbanism, the 99-year leasehold development features two residential towers, standing at 27 storeys and 28 storeys respectively. Both towers have a north-south orientation, offering residents sweeping views of the lush surroundings, including Bukit Timah Nature Reserve, Dairy Farm Nature Park and the Rail Corridor.

Nature-inspired living

Tinderbox Landscape Studio spearheaded the landscaping for Hillhaven, creating an elevated landscape desk inspired by the tropical rainforest and nearby green corridors. With more than 50% of the site dedicated to green and blue spaces, the development weaves nature and sustainability into everyday living.

The elevated landscape deck, located on the fourth storey, features a 50m lap pool framed by tree canopies. Fitness and wellness are central to the development, offering facilities including an outdoor gym, a kids' pool, and a rock climbing wall. Meanwhile, the lounge decks, function rooms, and two barbecue pavilions are designed as social spaces, suited for informal gatherings and community events.

Multiple themed gardens are also integrated into the development. A forest trail garden, herb garden and wellness lawn offer calm spaces, providing residents opportunities to unwind within natural surroundings.

Beyond its aesthetic appeal, the open green spaces and water features also provide passive cooling by reducing surface heat, fostering a comfortable microclimate while supporting biodiversity across the site.

The development's nature-inspired concept continues inside the residential units, which feature a palette of neutral tones complemented by warm textures. Hillhaven offers a mix of two- to four-bedroom units, measuring 678 sq ft to 1,636 sq ft.

Each unit incorporates thoughtful passive design elements, including full-height low-emissivity glass and generous window openings that maximise natural daylight and facilitate cross-ventilation, reducing reliance on air conditioning.

All units are also equipped with smart appliances, including hobs, hoods, ovens, and water heaters, that can be controlled via a mobile app. This allows residents to manage their home appliances remotely while supporting energy efficiency. A built-in lighting control module and smart air-conditioning controls further facilitate both personalised comfort and sustainable living.

The development is expected to attain BCA's Green Mark Platinum Super Low Energy (SLE) upon its completion, slated for 2027.

Connectivity and convenience

Beyond its verdant landscapes, the development provides good connectivity and accessibility. Hillhaven is within a four-minute walk of Hillview MRT Station on the Downtown Line and is close to several bus stops, offering residents easy commutes within the city. The development is also located near two major expressways, the Bukit Timah Expressway (BKE) and the Pan Island Expressway (PIE).

In terms of amenities, Hillhaven residents are conveniently within walking distance of lifestyle hubs such as HillV2 and Hillview Community Club. They are also a short drive away from more dining and retail options at The Rail Mall, Bukit Panjang Plaza and Junction 10.

The neighbourhood is well-served by a range of schools within a 1km radius, including CHIJ Our Lady Queen of Peace, Assumption English School, and the German European School Singapore. In addition, tertiary institutions such as Ngee Ann Polytechnic, SIM Global Education, Bukit Panjang Government High School and the National University of Singapore (NUS) are within a 15-minute drive. E



The 50m lap pool



More than 50% of the site is dedicated to green and blue spaces



The main entrance of Hillhaven



The elevated deck features facilities including an outdoor gym, a kids' pool, and a rock climbing wall



The BBQ Pavilion is designed for informal gatherings and community events

Winners

Uncompleted

(Mixed-Use)

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025

The Golden Mile reborn: Honouring the past, shaping the future — and winning awards

Landmark Conservation Excellence

People's Choice (COMMERCIAL)

BY CECILIA CHOW
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PICTURES: PERENNIAL HOLDINGS AND FAR EAST ORGANIZATION



The Golden Mile will serve as a 22-storey commercial landmark, with over 50 lifestyle, retail and F&B concepts, 19 medical suites and 156 premium offices

For over 40 years, the former Golden Mile Complex was affectionately known as Singapore's "Little Thailand". It was a lively enclave, with a 10,000 sq ft Thai Supermarket, and eateries such as Nana Original Thai Food, Diandin Leluk and Tha Chang Noodle Bar that drew both Thais and locals alike.

Today, following a $700 million collective sale and conservation led by a consortium comprising Perennial Holdings, Far East Organization and Sino Land, the Golden Mile is undergoing a rebirth.

A landmark of adaptive reuse, The Golden Mile skilfully balances heritage conservation with modern integration. Consequently, it has earned the Excellence in Landmark Conservation and People's Choice (Commercial) awards at the EdgeProp Excellence Awards 2025.

A Modernist vision ahead of its time

Located along Beach Road and Nicoll Highway, "the Golden Mile" was envisioned as a vibrant commercial corridor for Singapore, then a young nation, under the government's 1960s urban renewal programme.

Developed on one of the earliest government land sale sites, the complex embodied Singapore's early ambitions in urban modernisation when it opened in 1973.

As the nation's first "vertical city," it was one of the earliest prototypes of mixed-use living, combining retail, offices, and residences within a single development.

"Golden Mile was conceived and completed during an exciting time of nation-building," says Seah Chee Huang, CEO of DP Architects. "Its architectural expression was shaped by a unique social, cultural, urban and tropical context."

Designed in the Brutalist style by Design Partnership — the predecessor of DP Architects — the building's stepped façade and slanted atrium were both practical and visionary, maximising natural ventilation and daylight while shielding interiors from heat, rain and traffic noise, Seah notes.

Reviving a national icon

Recognised for its post-independence modernist architecture and historical significance, the Golden Mile Complex was gazetted for conservation in October 2021. It became Singapore's first large-scale strata-titled building to receive such status.

A year after the collective sale, Golden Mile Complex closed in May 2023. It is now undergoing restoration, once again led by DP Architects — the firm that designed it over five decades ago.

"The new team at DP Architects is guiding this icon into its next chapter, ensuring its vision continues to honour the past and embrace the future," says Koh Seow Chuan, co-founder of DP Architects.

When completed in 3Q2028, The Golden Mile will serve as a 22-storey commercial landmark in Singapore's downtown.

The development will feature over 50 lifestyle, retail and F&B concepts, 19 medical suites, 156 premium offices and a carpark for 173 vehicles.

It will be connected to Aurea — a new 45-storey luxury residential tower — via an elevated bridge on the second level, symbolically linking Singapore's architectural heritage with its modern aspirations.

Restoration with innovation

Original features, such as the stepped terraces, open balconies, and distinctive oculus motifs, have been carefully retained. The façade has been restored to its original grey tone.

Four new office floors are being added on top of the conserved 17-storey structure. The original mosaic flooring and the reopened slanted roof of the podium further preserve the building's authentic heritage character.

Central to the sustainability approach is the low-carbon strategy, which involves retaining at least 50% of the existing structure. This effort has yielded savings of 7,200 tonnes of CO_2 emissions and significantly reduced embodied carbon.



The former Golden Mile Complex embodied Singapore's early ambitions in urban modernisation when it opened in 1973

"The fact that it was conserved, with no demolition involved, was already a big nod to sustainability," says Desmond Sim, group CEO of Realion (ETC and OrangeTee) Group, who was part of the judging panel in this year's awards.

Aligned with Singapore's "City in Nature" vision, The Golden Mile and the adjoining Aurea achieve nearly a 150% increase in landscape replacement area.

Lush gardens at multiple levels — including two publicly accessible urban decks on Levels nine and 18 — provide communal spaces for both occupants and the wider community.

Sustainable upgrades

The building's infrastructure — including plumbing, electrical systems and rainwater discharge — is being fully upgraded to modern efficiency standards.

A Lift Destination Control system improves vertical circulation, while a smart Energy Management System (EMS) monitors and optimises energy use.

A hybrid cooling strategy combining evaporative cooling with large HVLS (high volume, low speed) fans will replace full air conditioning in the retail podium, reducing energy use to just 15% of that of conventional systems. Office units, designed as "modern shophouses in the sky", retain independent condenser units to allow flexible, energy-efficient operations.

Other sustainable upgrades include a high-efficiency chiller plant, motion-sensor LED lighting, and daylight harvesting. The rooftop solar photovoltaic panels can generate approximately 200,000 kWh annually — enough to power 55 four-room HDB flats. All fixtures will incorporate water-saving features to further reduce environmental impact.

Modern comforts are seamlessly integrated without compromising heritage. End-of-trip facilities such as showers and lockers support a car-lite lifestyle, while improved covered walkways and cycling paths enhance pedestrian and commuter comfort.

Strategic downtown location

The existing pedestrian bridge connecting to Beach Road will be preserved and incorporated into the Elevated Pedestrian Link (EPL) network, with provisions for a future bridge to Nicoll Highway — ensuring the development remains well-connected within the downtown district.

Situated within the Downtown Core in District 7, The Golden Mile is a six-minute walk from Nicoll Highway and Lavender MRT stations, and enjoys direct access to major expressways, including the KPE and ECP. It is just minutes from the CBD and Orchard Road, and a 15-minute drive from Changi Airport.

"The cascading design of the Brutalist architecture and its location allow for scenic views from Kallang Bay to Marina Bay, including landmarks such as the Singapore Flyer, Marina Bay Sands and the Singapore Sports Hub," notes Realion's Sim. "That was the original intent of the design."

The development will also benefit from the Kallang Alive Master Plan, which is transforming Kallang into a major lifestyle destination, as well as the continued evolution of the Marina Bay district.

DP Architects capitalised on the high ceilings by creating loft offices that offer flexible configurations for different users — from family offices to startups and investment firms, adds Sim.

A legacy renewed

Half a century after its debut, The Golden Mile continues to embody the pioneering spirit that first defined it — bold, forward-looking, and deeply rooted in Singapore's architectural identity.

Its revival updates a national icon for the modern era, showing how adaptive reuse can blend heritage, sustainability, and people-centric design, ensuring The Golden Mile's prestige endures. E



A hybrid cooling strategy will replace full air conditioning in the retail podium, reducing energy use to just 15% of that of a conventional system



The reopened slanted roof of the podium further preserves the building's authentic heritage character



Office units with mezzanine levels, designed as "modern shophouses in the sky"

Aurea: Urban sanctuary on Beach Road clinches Landscape Excellence and People's Choice Awards

Landscape Excellence

People's Choice (RESIDENTIAL/UNCOMPLETED)

BY CECILIA CHOW
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PICTURES: FAR EAST ORGANIZATION AND PERENNIAL HOLDINGS



The residences at Aurea span three distinct collections, each set amid lush greenery

Aurea, a 45-storey luxury tower next to the historic Golden Mile on Beach Road, received the Landscape Excellence and People's Choice (Residential, Uncompleted) awards at the EdgeProp Singapore Excellence Awards (EPEA) 2025.

Designed by DP Architects as a biophilic urban retreat, Aurea comprises 188 apartments connected via a sky bridge to The Golden Mile — the conserved block of the former Golden Mile Complex, built in 1972. The restored building will house a curated mix of retail outlets, medical suites, and office spaces, creating a seamless live-work-play ecosystem.

Jointly developed by Far East Organization and Perennial Holdings, The Golden Mile is Singapore's first large-scale mixed-use project to combine a collective sale with conservation.

A dialogue between heritage and modernity

Derived from the Latin word for "golden" or "gilded", Aurea is envisioned as a new architectural icon that marks the next chapter in the evolution of the Golden Mile Complex and downtown Singapore, says Seah Chee Huang, CEO of DP Architects.

While the tower's façade is sleek and formal, its interiors are designed to be warm and inviting — "like bungalows in the sky", Seah adds.

Aurea's design pays homage to the Golden Mile's Brutalist heritage, reflected in the oculus motifs and ceramic mosaics. Communal planters on alternate floors evoke the feel of tropical hanging gardens.

"In Aurea, the landscape design draws on the philosophy of the Golden Mean — the classical ideal of balance and proportion — where hanging gardens and sky terraces unfold like living poetry, creating harmony between nature, art and everyday life," says Yvonne Tan, co-head and director of DP Green, the landscape architect of the project.

Landscaped facilities and sky gardens

Residents enjoy an extensive suite of facilities across three landscaped levels, each designed as a green sanctuary.

Level 3 features a wellness retreat with a 25m infinity pool, spa, clubhouse, a children's play area, and tranquil garden nooks.

Level 17 offers panoramic city and bay views, with the Dining Room lounge, Viewing Point terrace, Rock Gardens for co-working, and Hammock Gardens for relaxation.

Level 33 features another 25m infinity pool, a gym, a bouldering wall, a fitness zone, a Sun Deck with water jet seats, and a Serenity Deck for calm and contemplation.

"These themed landscaped spaces — from the Rock Gardens to the Hammock Gardens — create urban sanctuaries where residents can unwind," says Seah of DP Architects.

Ng Sze Oun, director of greenscaping studio Compound Collaborative and a judge on this year's awards panel, commends the project's vertical greening strategy. "Stacking common gardens vertically creates additional green spaces — a strategy especially relevant in land-scarce cities like Singapore," he notes.

"Residents can enjoy the luxury of private greenery without the burden of upkeep," adds Ng. "The gardens — including the greenery outside the balconies — will be maintained by professional horticultural teams to ensure a cohesive visual language across the façade."

Distinct residential collections

The residences at Aurea span three distinct collections, each set amid lush greenery.

The Prestige Collection (Levels 4–32) offers 112 two- and three-bedroom units ranging from 635 sq ft to 1,001 sq ft, with wall-to-wall windows that frame sweeping city views.

The Signature Collection comprises 56 four-bedroom apartments sized between 1,442 sq ft and 1,798 sq ft. These units feature private lift access and balconies with floor-to-ceiling glass doors that overlook the Kallang waterfront, Marina Bay, and city landmarks, including the Singapore Indoor Stadium and Singapore Flyer.

Crowning the tower is the Sky Villa Collection (Levels 34–45), consisting of 20 five- and six-bedroom residences. The five-bedroom units range from 2,863 sq ft to 3,251 sq ft, while the two six-bedroom penthouses — a 5,608 sq ft duplex and an 8,816 sq ft triplex with a private pool — occupy the topmost levels.

Each Sky Villa commands 180-degree panoramic views of the waterfront and city skyline, with private lift access for all units.

'Spatial experience of a landed home with high-rise setting'

Since its launch in March, units in the 99-year leasehold tower have achieved an average price of $3,068 psf, peaking at $3,691 psf when a 3,251 sq ft five-bedroom unit on the 39th floor sold for $12 million in June.

Selected units feature shared sky gardens, says Ng of Compound Collaborative. "They offer residents the spatial experience of a landed home within a high-rise setting," he adds.

Together, Aurea and The Golden Mile embody the harmony between heritage and modern living — where architecture, landscape, and community intertwine to redefine tropical urban luxury. E



Units enjoy panoramic views of the Kallang waterfront, Marina Bay, and city landmarks, including the Singapore Indoor Stadium and the Singapore Flyer



Level 3 offers a wellness retreat with an infinity pool, spa, clubhouse, children's area, and tranquil garden nooks



View of the city and the bay from the Dining Room lounge on the 17th level landscaped deck



The 25m lap pool on level 33, which also includes a bouldering wall, a gym and a fitness area



Generous balconies and sky gardens foster social interaction and elevate the tropical living experience at Aurea



BE PART OF THIS ICONIC HERITAGE.

THE GOLDEN MILE

For enquiries and appointment: **+65 8798 6888**

Sales Gallery Location: **10A Central Lane 1 (S019927)**

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Jointly developed by: PERENNIAL HOLDINGS | Far East Organization



Artist's Impression

WE ARE PROUD TO ANNOUNCE THAT THE GOLDEN MILE HAS WON:

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025

Excellence in Landmark Conservation

People's Choice

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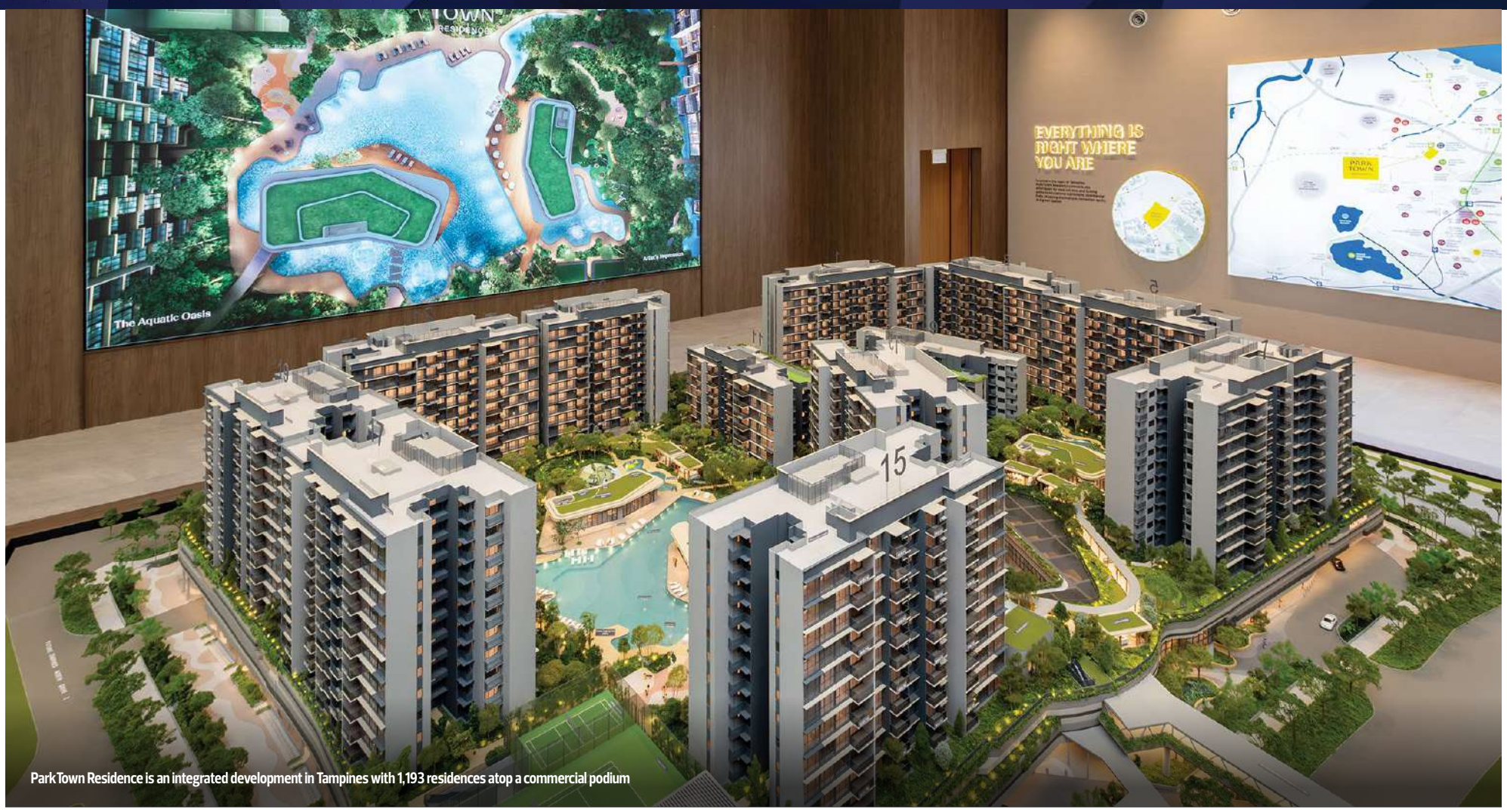
For transforming into a modern commercial hub while preserving its iconic heritage.



ParkTown Residence is an integrated development in Tampines with 1,193 residences atop a commercial podium

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE

ParkTown Residence among top honourees at EPEA 2025 with four wins

Mixed-use Excellence | Innovation Excellence | Top Mega Development | Top Selling Project

BY ATIQAH MOKHTAR
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ParkTown Residence, an integrated development in Tampines, made headlines when it launched for sale in February. Billed as the first mega property launch of 2025, the project sold a whopping 1,041 units during its launch weekend. This made up 87% of the total 1,193 units available, with the units sold at an average price of $2,360 psf.

The strong response to ParkTown Residence was not unexpected, given its appeal as the largest integrated development in Singapore. Situated at the corner of Tampines Avenue 11 and Tampines Street 62, the development comprises a podium with a mall, a community club, a hawker centre and communal facilities. Above, residences are housed across 12 blocks that range from six to 12 storeys.

The development will be directly linked to a new bus interchange and the future Tampines North MRT Station on the Cross Island Line. Meanwhile, the retail mall spans over 146,000 sq ft and will include a supermarket, enrichment schools and other stores and F&B offerings. "We are excited to unveil the concept of upscale living in a one-stop lifestyle hub, blending high-quality amenities with high liveability," says UOL Group CEO Liam Wee Sin at the time of launch.

ParkTown Residence is being jointly developed by UOL Group, Singapore Land Group (SingLand) and CapitaLand Development (CLD). UOL and SingLand hold a 50% stake in the joint venture, with CLD holding the remainder.

The project occupies a 545,314 sq ft, 99-year leasehold site that the developers were awarded in 2023 through a Government Land Sale tender. UOL, SingLand and CLD submitted the highest of three bids for the plot at $1.206 billion, or $885 psf per plot ratio.

At the EdgeProp Singapore Excellence Awards (EPEA) 2025, ParkTown Residence emerged as one of the top honorees of the night, sweeping four wins for Mixed-use Excellence, Innovation Excellence, Top Mega Development and Top Selling Project in the Outside Central Region.

For Desmond Sim, CEO of Realion (OrangeTee & ETC) Group and a judge of this year's EPEA, the project reflects a good partnership between its joint developers, which also bolstered its appeal among buyers. "Buyers tend to look at who is building a development, and the developers' track record and experience gave them certainty and assurance," he adds.

First integrated development in Tampines

ParkTown Residence is the first integrated development in Tampines, one of Singapore's most populous residential towns. Located in the eastern end of Singapore, Tampines be-

UOL GROUP, CAPITALAND AND SINGAPORE LAND



The crowd at the ParkTown Residence preview

UOL GROUP, CAPITALAND AND SINGAPORE LAND


The development has 12 residential blocks that sit on a landscaped deck on the second storey

UOL GROUP, CAPITALAND AND SINGAPORE LAND



A green boulevard cuts through the site, serving as an extension of Tampines Boulevard Park

UOL GROUP, CAPITALAND AND SINGAPORE LAND



ParkTown Residence has six pools, including two 50m lap pools

gan as a farming and fishing village. Maps of Singapore dating back to 1828 show records of a Tampenus River in the area, which is believed to have taken its name from the tempinis trees that grew there.

Given its location away from Singapore's main areas of economic activity, Tampines remained a relatively rural area until the 1970s, populated by kampungs and sand quarries. But as the country's economy and population grew, the government sought to transform the area into a modern satellite town. By the early 1980s, construction of a new Tampines Town was well underway.

It would prove to be a categorical milestone in Singapore's town planning. Innovations first introduced at Tampines included the precinct concept, where towns are divided into smaller neighbourhoods, each clustered around community amenities such as shops and parks. The town was also the first to integrate green corridors, an early iteration of the park connectors that now form a vast recreational network across the island.

By the 1990s, Tampines MRT Station, the bus interchange and the Tampines Expressway had been constructed, significantly improving the town's connectivity. Tampines was also designated as a regional centre, with offices and retail developments springing up in subsequent years.

Fast forward to today, Tampines is now home to some 5% of Singapore's population, with four MRT stations and multiple malls. The Tampines planning area has grown to five planning subzones, including Tampines North, where ParkTown Residence is located. First unveiled in 2013, HDB started launching Build-To-Order (BTO) flats in the area for sale from 2014.

The first non-BTO project to launch in Tampines North was the 618-unit executive condo (EC) Tenet by Qingjian Realty, Santarli Realty and Heeton Holdings that launched in December 2022. It was followed by ParkTown Residence and subsequently Aurelle of Tampines, Sim Lian Group's 760-unit EC, which launched in April.

Within Tampines North, ParkTown Residence will serve as a community node, bolstering available amenities in the relatively newer area. At the same time, residents will be close to established amenities in the wider Tampines Town, including Tampines Mall, Ikea Tampines and Our Tampines Hub.

UOL GROUP, CAPITALAND AND SINGAPORE LAND



Facilities include multiple function rooms

Nature-inspired setting

ParkTown Residence was designed by P&T Consultants, with 2nd Edition as its interior designer and Henning Larsen as the project's landscape architect. The development's design draws inspiration from Tampines' ties to greenery, both physically and figuratively. The shape of Tampines town resembles a leaf, with a vein network that represents the roads, rail lines, park connectors and cycling paths that connect the various areas.

Tampines is also home to various pockets of greenery, especially in Tampines North, which has been designated as a "green tapestry", according to HDB's town design guide. The area has a cluster of parks comprising Sun Plaza Park, Tampines Eco Green and the new Tampines Boulevard Park. To the west, Bedok Reservoir serves as a major recreational hub, while park connectors link Tampines to other parks in Pasir Ris, Bedok and East Coast Park.

ParkTown Residence will feature a green boulevard that serves as an extension of Tampines Boulevard Park. In crafting the project, P&T Consultants positioned the boulevard as a valley that runs through the site, with the residential blocks rising above, akin to mountains. Blocks are spread across either side of the valley, designated as Park East and Park West.

Amenities accessible to the public are located on the lower floors. The basement includes an underground link to the MRT station, while the first storey will include the bus interchange, the community club, the green boulevard and the hawker centre.

Residences begin from the second storey, which also houses an expansive facilities deck. It includes two 50m lap pools (one for each side), gyms, co-working lounges, function rooms, tennis and multi-purpose courts and a forest jogging trail that loops around both Park East and West through an interconnecting bridge. There are also outdoor fitness stations, karaoke and music rooms, dining pavilions, a putting green and kids' play areas.

The facilities, tucked between the residential blocks, are nestled within lush landscapes that provide an organic and immersive setting. From courtyards and green terraces to gardens and forest trails, the diverse mix of greenscaping comprises predominantly native species that thrive in Singapore's climate, while roughly half are also pollinator-friendly species to promote healthy flora and fauna. The development's six pools add an oasis-like environment, complementing the various green planes.

Comfortable dwellings

Units at ParkTown Residence comprise a broad range of unit types, starting from one-bedroom-plus-study apartments of 463 sq ft, going up to five-bedroom premium units of 1,679 sq ft. Thoughtful features were incorporated into the layouts, for example, two-bedroom premium units come with defined kitchens that can be enclosed, while three-bedroom units and above have enclosed kitchens, with most offering natural ventilation.

Four-bedroom units and above feature wide living areas and separate dining spaces that can comfortably seat eight. The dining area is adjacent to the kitchen, which is equipped with a slide and fold glass door which can be opened for a more spacious area to entertain.

The interior design for the units focused on neutral tones, with one- to three-bedroom apartments featuring a cool-toned palette, while three-bedroom premium units and above feature a warm-toned palette. The five-bedroom units also have extra flourishes, including marble flooring in the main living areas and engineered timber flooring in the bedrooms.

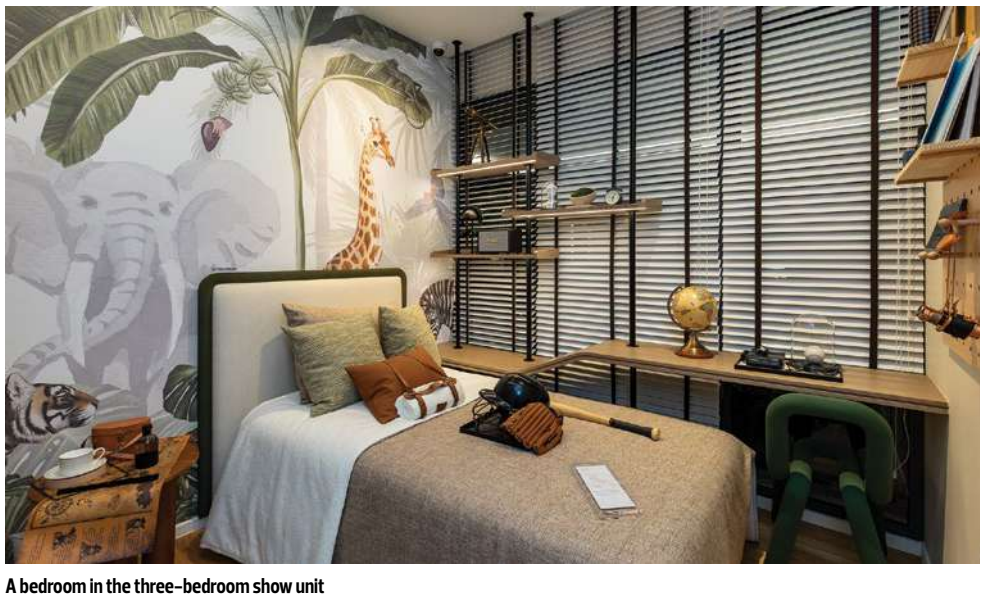
Units sold at ParkTown Residence have fetched an average price of about $2,360 psf to date. With less than 100 units left available, the success of the project reflects buyers' preference not just for integrated developments and the convenient lifestyle offered at ParkTown, but also the long-term appeal of Tampines North. E

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The four-bedroom show unit

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



A bedroom in the three-bedroom show unit

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ARTIST'S IMPRESSION

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025

Top Mega Development

Top Selling OCR Project

Mixed-use Excellence

Innovation Excellence

TAP HERE


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Retail Mall



MRT Station


Bus Interchange


Green Boulevard


Hawker Centre


Community Club

Developer: Topaz Residential Pte. Ltd. (202324709C) & Topaz Commercial Pte. Ltd. (202324713H) **Vendor:** Topaz Residential Pte. Ltd. **Housing Developer's License Number:** C1513 **Tenure Of Land:** 99 Years Commencing From 09 October 2023 **Encumbrances:** Caveat IJ/126176T In Favour Of DBS Bank Ltd. **Expected Date Of NOVP:** 30 June 2030 **Expected Date Of Legal Completion:** 30 June 2033 **Lot & Mukim Number:** Lot 03326X MK29 At Tampines Avenue 11

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025

One Sophia sets new standards with its immersive sales gallery

Showflat Excellence

BY ASHLEY LO
ashley.lo@edgeprop.sg

One Sophia, a landmark mixed-use development in prime District 9, took home the award for Showflat Excellence at the EdgeProp Singapore Excellence Awards (EPEA) 2025. The Showflat Excellence award recognises projects that excel in presenting their vision to prospective buyers, assessed on factors including space utilisation, creativity, originality and practicality.

One Sophia is a redevelopment of the former Peace Centre and Peace Mansion, which occupied a single commercial site at 1 Sophia Road. A joint venture between SingHaiyi Group and Ultra Infinity (a company equally held by KSH Holdings, SLB Development and Ho Lee Group) purchased the 76,617 sq ft site en bloc in December 2021 for $650 million.

Located at the intersection of the Orchard and Bras Basah-Bugis precincts, the 99-year leasehold project seamlessly integrates commercial and residential components. It features a 13-storey commercial block with 122 strata-titled offices, which sits atop a two-storey podium with 127 strata retail units. The project's residential component, The Collective at One Sophia, has 367 units across two 19-storey towers.

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The scale model of One Sophia, SingHaiyi Group and Ultra Infinity's mixed-use development on Sophia Road

Where art meets design

This year's panel of EPEA judges were particularly impressed with One Sophia's sales gallery, located just opposite the project's actual site. "The showflat makes an impression from the moment you step inside," says Sandy Tan, founder of interior design firm Chalked, who sat on the panel. "It reflects the developer's attention to detail and creates a truly immersive experience."

The sales gallery was conceived by award-winning design studio Farm, which helmed both the gallery interiors and the two-bedroom premium show unit. Selwyn Low, director of Farm, explains that the gallery's concept draws inspiration from the project's location within an arts and culture enclave. The surrounding precinct is home to prominent institutions, including Singapore Management University (SMU), LaSalle College of the Arts, Nanyang Academy of Fine Arts (NAFA), School of the Arts (SOTA) and the newly established University of the Arts Singapore (UAS).

The sales gallery, designed to create a multi-sensory experience, opens with a reflective LED screen catwalk, showcasing curated visual and sound installations. This flows to a room with a seating area, where screens display videos that introduce the development. "We wanted to create an immersive environment that's almost like a gallery within a gallery," says Low. "Visitors enter a portal and are slowed down before experiencing the space itself."

Beyond this, the scale model of One Sophia and The Collective at One Sophia takes centre stage in the gallery's main area, set against floor-to-ceiling windows that overlook the project site.

Redefining city living

Three residential showflats are on display, including the one-bedroom studio, two-bedroom premium and three-bedroom luxury unit types.

The two-bedroom premium show unit is distinguished by its use of ombre glass display cabinets in place of solid walls, creating semi-see-through partitions that subtly separate the living spaces. "Even though it's a two-bedroom unit, we wanted the space to flow as one," says Low.

Inspired by One Sophia's concept as a mixed-use development, the second bedroom was turned into a walk-in wardrobe styled like a high-end retail store, with a glass display box showcasing accessories and bags. Low describes the target audience as "someone who enjoys city living". "The project blurs the boundary between residential and retail, which is also the kind of lifestyle we imagined someone living here would have," he adds.

This theme of expressive and modern living extends to the household shelter, which is transformed into a statement shoe display serving as both a storage space and a showcase of personal style.

In addition to the residential show units, the gallery also has an office show suite. Featuring a backdrop showing the city views that the development's office units will have, the fully-furnished suite gives visitors an idea of how the space can be configured and utilised.

Ultimately, One Sophia presents a unique take on city living, particularly within a district rich in creative energy, says Low. "It showcases a lifestyle concept that thoughtfully blends the idea of 'live, work and play' within one integrated space." E

SINGHAIYI



The project seamlessly integrates commercial and residential components

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



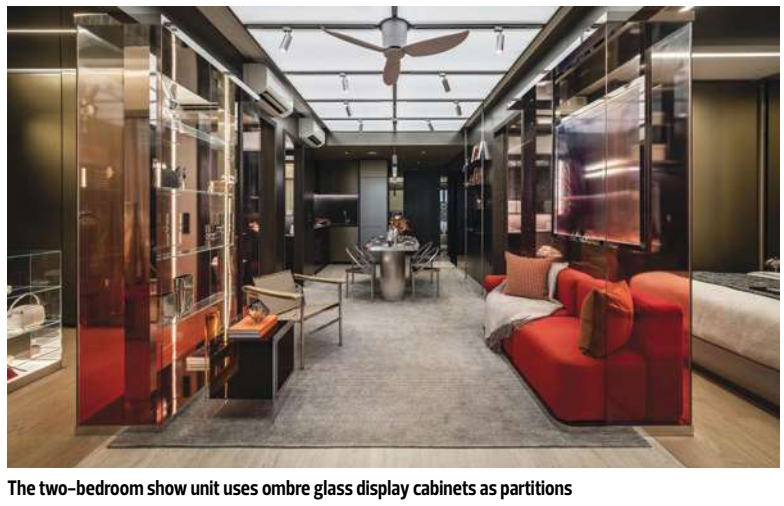
The sales gallery also features an office show suite

SINGHAIYI



The sales gallery opens with a reflective LED screen catwalk, showcasing curated visual and sound installations

SINGHAIYI



The two-bedroom show unit uses ombre glass display cabinets as partitions

SINGHAIYI



The second bedroom in the two-bedroom premium show unit features a walk-in wardrobe

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Artist's Impression

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TAP HERE

SingHaiyi wins Top Developer Award at EPEA 2024

EdgeProp SINGAPORE EXCELLENCE AWARDS 2024 | Top Developer

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025 | Showflat Excellence

SINGHAIYI 新海逸

One Sophia Gallery (Junction of Prinsep Street and Middle Road)

onesophia.com.sg

FOR ENQUIRIES: 96 300 300

DEVELOPERS: Sophia Residential Pte. Ltd. & Sophia Commercial Pte. Ltd.

Sophia Residential Pte. Ltd. (UEN: 202143194G) & Sophia Commercial Pte. Ltd. (UEN: 202143184N) • Housing Developer's Licence No: C1468 • Tenure of Land: 99 years leasehold estate commencing on 6 Dec 2023 • Encumbrances: Mortgage(s) in favour of DBS Bank Ltd • Expected Date of Vacant Possession: 31 Dec 2029 • Expected Date of Legal Completion: 31 Dec 2032 • Location: Lot 220P Town Subdivision 19 at Sophia Road.



Union Square Residences (right) is the 366-unit residential component of Union Square, a landmark mixed-use development on Havelock Road

ARTIST'S IMPRESSION

PICTURES: CITY DEVELOPMENTS

Union Square Residences: Luxury homes in landmark mixed-use development

BY ATIQAH MOKHTAR
atiqah.mokhtar@edgeprop.sg

Design Excellence | **Sustainability Excellence** | **Marketing Excellence**

In December 2021, City Developments (CDL) announced an ambitious new project in the Singapore River precinct. The developer had just entered into a put and call option agreement to acquire Central Square, a 99-year leasehold commercial and residential development on Havelock Road, from Far East Hospitality Reit for $315 million.

Central Square was located next to a site already owned by CDL, Central Mall. Comprising a freehold seven-storey office tower and a cluster of 99-year leasehold conservation shophouses, the site spanned 81,660 sq ft. CDL intended to redevelop the combined Central Mall and Central Square sites into a new landmark mixed-use development under URA's Strategic Development Incentive (SDI) Scheme. The SDI Scheme encourages the redevelopment of older buildings in strategic areas through incentives, including increased gross floor area (GFA) and adjustments to land use and building height.

Just under three years later, the developer unveiled Union Square, its new project on the site. The large-scale mixed-use development marked the first redevelopment project in the Singapore River planning area under the SDI Scheme. The project has a GFA of about 735,500 sq ft, representing a 67% uplift from Central Mall and Central Square's combined GFA of 441,650 sq ft.

Union Square comprises Union Square Central, a 20-storey office block; Union Square Residences, a 40-storey residential block with commercial space at the first two storeys; a three-storey block with co-living and commercial space; and the existing conservation buildings, which are being repurposed for retail and co-living use. The project is targeted for completion in 2029.

The 99-year leasehold Union Square Residences, consisting of 366 luxury apartments, launched for sale in November 2024. URA caveats as of Oct 16 show that 135 units have been taken up at an average price of $3,197 psf.

Upon completion, Union Square will serve as a new node for the Singapore River precinct. It is within walking distance of three MRT Stations (Clarke Quay, Chinatown and Fort Canning) and close to retail and lifestyle offerings at Clarke Quay. Its location also places it minutes away from Chinatown, the CBD, the Civic District, Orchard Road, Marina Bay and other areas of interest.

Recreating a kampong-like atmosphere in the city

Union Square was designed by global architecture firm Aedas, in collaboration with ADDP Architects, who led the design for Union Square Residences. In its project submission to judges of this year's EdgeProp Singapore Excellence Awards


The residences are housed in a 40-storey tower


Union Square will include retail and F&B units, along with public spaces


Upon completion, Union Square will be a new landmark in the Singapore River precinct


The sky pool on level 34

(EPEA) 2025, CDL noted that Union Square's design philosophy pulled from the site's historical context, while also embracing its evolution, to create a space that balances the old and the new.

Union Square is nestled in a historic area that once bustled with commercial activity driven by its proximity to the Singapore River. It was also home to the former Kampong Melaka settlement, centred around the Omar Kampong Malacca Mosque, which was built in 1820. At the same time, the area had a sizeable Chinese community and became known for cultural landmarks such as the Tan Si Chong Su temple that was later gazetted as a national monument.

Honouring this rich past, Aedas and ADDP set out to create a development that evokes the community spirit of a kampong within an urban context. The office and residential towers, positioned at opposite ends of the site, feature step-down profiles that sweep down to the centre, where a central plaza serves as a nucleus, surrounded by the retail units.

The project will also involve improvements to the wider neighbourhood, including refurbishment of an existing overhead bridge across Upper Cross Street, the partial pedestrianisation of Solomon Street and Merchant Road and enhancement of connectivity from Fort Canning Park to Pearl's Hill City Park. Sheltered walkways will also be added to neighbouring sites, improving accessibility.

"A lot of consideration was paid to heritage, and how to reflect it in the development's design, especially in the common areas," observes Lim Koon Park, principal architect at Park + Associates and judge for the EPEA. "The design is mindful of engaging the community, with a lot of public spaces that will give life to the place."

Modern homes with character

For Lim, the residences at Union Square play an important role in the wider rejuvenation of the precinct. "Oftentimes, a commercial development alone isn't enough to sustain life in an area," he notes. "Having that mix of residential alongside office and commercial is very important."


The barbecue and alfresco dining pavilion on level 3

Thus, it is fitting that Union Square Residences was conceived as a focal point for the project. At 40 storeys, the residential tower stands out among developments in the immediate vicinity. The facade features elements inspired by the iconic roofs of traditional shophouses, combined with contemporary elements such as large glass windows and elegant metal detailing.

Units at the development start from the third floor and range from one-bedroom apartments of 463 sq ft to four-bedroom premium units of 1,518 sq ft. There are also two Sky Suites of 2,476 sq ft located on the 38th and 39th floors, along with a sole penthouse that occupies the entire 40th floor, spanning 4,833 sq ft.

The interiors of the homes, crafted by 2nd Edition, have thoughtful inclusions, such as engineered stone countertops in the kitchen integrated with invisible induction hubs. The units also come with premium appliances from Liebherr, De Dietrich and V-Zug, along with bathroom fittings from Hansgrohe and Geberit. Meanwhile, four-bedroom premium apartments, the Sky Suites and the penthouse come with walk-in wardobes in the master bedroom by Italian brand Rimadesio.

Each unit comes with the latest smart features, including a smart home gateway system with a digital lockset and video doorbell, voice control for home devices and smart air conditioning and lighting controls. Residents also have access to a concierge service.

The condo's facilities are predominantly spread across levels three and 34. The main deck on level three includes a 30m lap pool, an aqua gym, a wellness pool and a clubhouse with a function room and a co-working studio. On level 34, a second clubhouse offers a function area equipped with a kitchen, a gym and a sky pool overlooking the Singapore River and Fort Canning Hill. Additionally, a series of "recreational pods" is allocated on seven floors, featuring landscaped spaces with more amenities, ranging from wellness and fitness-focused zones to quiet areas of retreat.

Beyond the curated facilities at the residential tower, residents have access to the wider Union Square amenities at their doorstep. The mixed-use development will offer about 65 retail shops and restaurants, while the central plaza will play host to placemaking initiatives that promote an active and vibrant community, from pop-up markets and fitness classes to performances and food truck events.

Green design

The community-focused initiatives form part of the development's broader commitment to sustainability. Union Square Residences has been certified Green Mark Platinum Super Low Energy by the Building Construction Authority, the highest rating under the framework, with the same certification targeted for Union Square's commercial component.

The rating is testament to the development's sustainable features, such as passive architecture design to reduce solar heat gain and promote ventilation, the use of solar photovoltaic panels and the inclusion of a district cooling satellite plant connected to SP Group's district cooling network. Other green features include lighting with occupancy sensors in common areas, automated irrigation systems for the landscaping and the provision of bicycle parking lots and electric vehicle charging lots.

The development's greenery also factors into its sustainability, with a landscape replacement area of 72%. Lush landscaping at the podium helps create a cooler environment, while also beautifying the public spaces in and around the site. More biophilic elements were integrated throughout the project, including vertical greenwalls, water features, sky terraces and the recreational pods.

The development's emphasis on sustainability was recognised at the EPEA this year, with Union Square Residences clinching the Sustainability Excellence title. Overall, the project's mindful design, combined with its thoughtful integration into its surroundings, earned it top marks from EPEA judges, who also crowned the project wins for Design Excellence and Marketing Excellence. E



The scale model of Union Square at the sales gallery


The four-bedroom premium show unit

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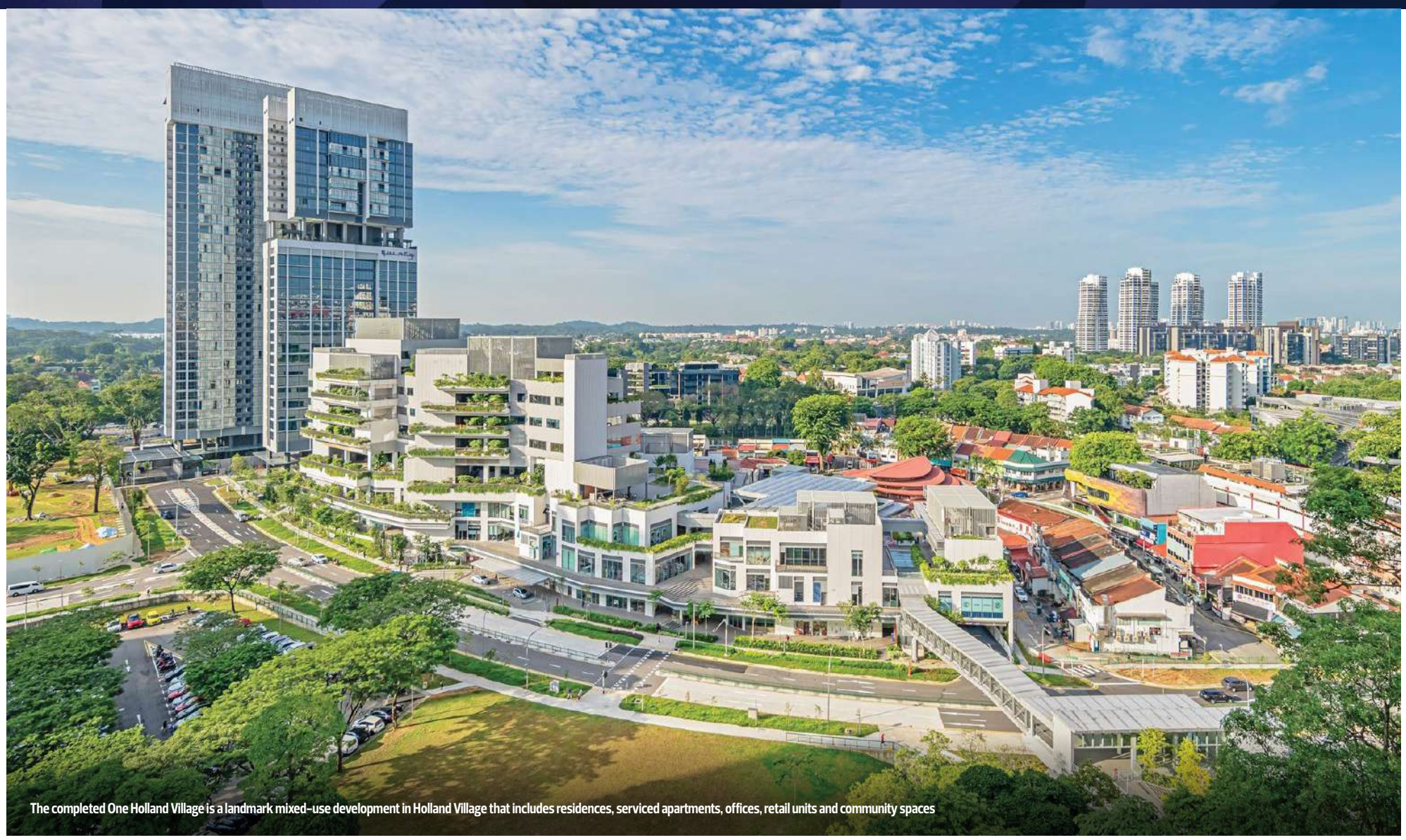
Winners

COMPLETED

(Mixed-Use)

ONE HOLLAND VILLAGE / ONE HOLLAND VILLAGE RESIDENCES

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025



The completed One Holland Village is a landmark mixed-use development in Holland Village that includes residences, serviced apartments, offices, retail units and community spaces

PICTURES: FAR EAST ORGANIZATION, SEKISUI HOUSE AND SINO GROUP

One Holland Village scores wins for transformative retail and residential spaces

BY ATIQAH MOKHTAR
atiqah.mokhtar@edgeprop.sg

People's Choice (RESIDENTIAL/COMPLETED)

Top Retail Development

One Holland Village Residences, the residential component of the One Holland Village mixed-use development, received its temporary occupation permit in July of last year. Not long after, Quincy House, the development's serviced residence, opened its doors in October.

These milestones signified the full completion of One Holland Village, which was developed by Far East Organization and its joint-venture partners, Japanese homebuilder Sekisui House and Hong Kong-based property developer Sino Group. The development's commercial component, which includes retail and office spaces, was completed earlier, with the mall opening its doors to the public in December 2023.

Located in prime District 10, One Holland Village sits on a sprawling 247,217 sq ft site that was previously a large open-air car park. The developers had acquired the 99-year leasehold plot through a Government Land Sale tender in May 2018 for $1.213 billion ($1,888 psf per plot ratio).

The coveted site had been put up for sale through a dual-envelope concept and price tender, with URA seeking development concepts that would add vibrancy to the neighbourhood while retaining Holland Village's distinct character. The site had drawn 15 bids from 10 consortia when the tender closed, with the Far East-led partnership emerging as the top bidder among the five tenderers that were shortlisted after the concept evaluation stage.

One Holland Village also emerged as a winner at the EdgeProp Singapore Excellence Awards (EPEA) 2025. The residences scored the People's Choice award for the completed residential category, garnering 14% of the public vote, while the mall was crowned Top Retail Development by the EPEA judging panel.



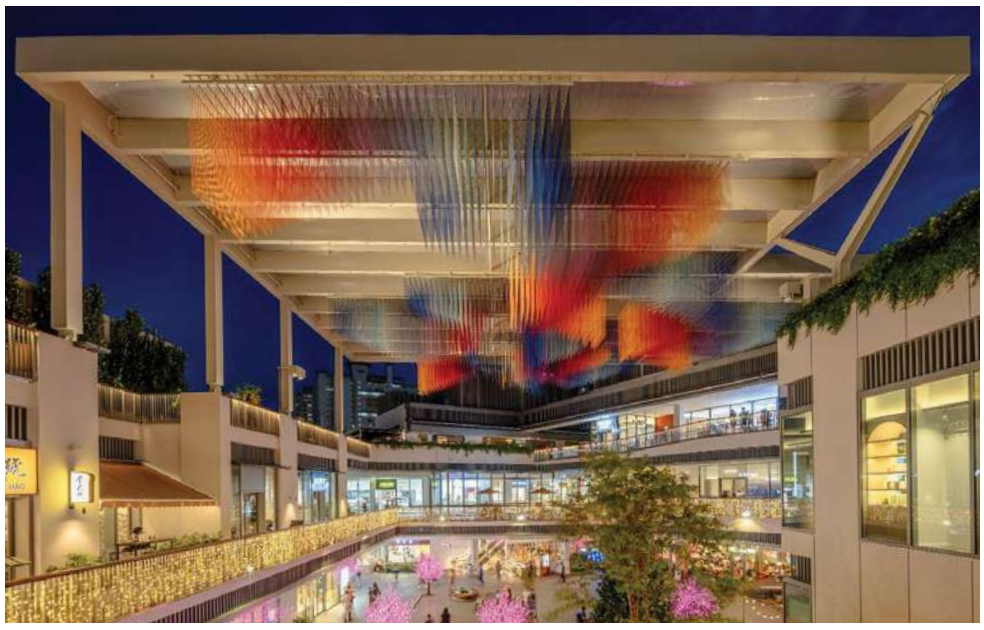
The 296-unit One Holland Village Residences occupies two towers and a low-rise block



Office units at One Holland Village are located at levels 4 to 7 of the commercial podium



The mall features open-air streets, walkways and courtyards



The village square at the mall

Transforming Holland Village

One Holland Village comprises residences, serviced residences, offices, retail units and community spaces. Situated along Holland Village Way, it neighbours Holland Village Market & Food Centre and the crescent row of shophouses along Lorong Liput and Lorong Mambong, not far from the Holland Village MRT Station on the Circle Line. The area is adjacent to Chip Bee Gardens, a residential enclave with heritage terraces and walk-up apartments.

The completion of One Holland Village has catalysed a shift in the Holland Village neighbourhood, notes Sky Seah, senior lecturer in the Department of Real Estate at National Unversity of Singapore Business School, who was also a judge for the EPEA awards. "It opened up Lorong Mambong and Lorong Liput, and changed the main thoroughfare within Holland Village, in a way that became more natural," she adds.

One Holland Village's retail zone occupies the section of the development that is closest to the market and the existing shophouses. It comprises a three-storey mall with a gross floor area of 145,314 sq ft and 21,528 sq ft of community space, along with a public car park in the basement levels. The mall is part of a commercial podium that rises up to seven storeys, with the fourth to seventh floors occupied by offices spanning 80,730 sq ft of GFA.

The residential zone at One Holland Village occupies the far end of the site, closer to North Buona Vista Road. It consists of two blocks of 34 and 28 storeys, along with a three-storey low-rise block. In addition to the residences, the 28-storey tower also houses Quincy House, a 255-key serviced residence.

MKPL Architects was the design architect for One Holland Village, with RSP Architects Planners & Engineers as the project architect. Tinderbox did the landscaping.

A new kind of mall

The mall at One Holland Village was designed as an extension of the surrounding area. Defying conventional shopping centre layouts, the low-rise mall features open-air thoroughfares, shaded walkways and landscaped courtyards. Echoing its heritage-rich surroundings, the shops at the mall reimagine conserved shophouse vernacular in a contemporary setting, with pedestrian-friendly frontages and eatery seating that spill out to common areas.

Retail units at the mall are fully leased, and include anchor tenant CS Fresh supermarket; beauty-related offerings such as Watson's, Guardian and Asterspring; enrichment and activity centres such as kids gymnastics school Bubbles Gym and art centre The Artground; and F&B outlets such as Surrey Hills Grocer, Din Tai Fung and Fireplace by Bedrock.

A key highlight of the mall are its pet-related offerings. Designed as a pet-friendly space, it includes amenities such as pet drinking fountains, a dedicated pet lift, and leash hooks. Eateries including Surrey Hills Grocer and Plain Meredith are fully pet-friendly, while others, such as Paris Baguette, allow pets at their outdoor seating area. Some retailers also welcome pets or allow pets in carriers or strollers on their premises.

Overall, the mall was conceived as an inclusive space that facilitates social exchange and community. Porous pathways encourage movement throughout the commercial zone, while curated spaces, including art pieces, furnished rest areas and pocket gardens, invite visitors to stop and explore. At the centre of the mall, the Village Square, a sheltered open area, hosts regular events and activities.

For EPEA judge Seah, the mall's design achieves its community-centric goals. "There's a melding between the internal and common spaces," she observes, adding that the development "has done a really good job in terms of placemaking".



The mall has pet-friendly amenities, including water fountains and a dedicated pet lift



The low-rise residential block Leven was inspired by walk-up flats in the nearby Chip Bee Gardens



The sky terrace at the Sereen tower



The spa pool

Diverse residences

One Holland Village's design, which blends urban living solutions while preserving the area's charm, extends to the residences. Rather than having uniform residential towers, the developers opted for a mix of low and high-rise blocks that are framed by gardens, terraces and courtyards that offer soft transitions to the wider development and the surrounding area.

Residences are categorised into three sections: Sereen, Leven and Quincy Private Residences. Housed in the 34-storey tower, Sereen units comprise one- to three-bedders of 484 sq ft to 1,098 sq ft with functional layouts, generous balconies and city views.

Leven has 21 walk-up units that occupy a three-storey block with a roof terrace and a distinctive geometric staircase, inspired by the heritage walk-up apartments at Chip Bee Gardens. The unist consist of two-bedroom apartments measuring between 807 sq ft and 1,087 sq ft.

In the 28-storey tower, Quincy House takes up the first 19 floors. A 20th-floor facilities deck separates the serviced apartments from Quincy Private Residences, which occupies the last eight floors. Comprising 27 units, Quincy Private Residences has three- and four-bedroom apartments of 1,238 sq ft to 3,358 sq ft, along with a 3,455 sq ft penthouse. The luxury apartments come with private lift access and concierge services.

The condo's facilities are spread across the ground level as well as sky decks at the Sereen and Quincy Private Residences towers. On the main level, facilities include a 50m lap pool, a children's pool and playground, a barbecue pavilion, a function room and an outdoor lounge. At Sereen, a deck on the 33rd floor has a gym, an outdoor fitness area, a lounge and a barbecue pavilion, while the 34th floor features a rooftop tennis court. Meanwhile, the 20th-floor deck at Quincy Private Residences includes an outdoor lounge, an amphitheatre, barbecue areas, and spa pools.

One Holland Village Residences was launched for sale in late 2019, subsequently selling out in August 2023. Units were sold at prices ranging from $2,315 psf to $3,426 psf.

For Seah, the completion of the residences, along with the wider One Holland Village development, has helped to revitalise the ageing Holland Village neighbourhood. "It's changed the conversation for neighbouring retail buildings," she adds. "Older retail buildings will have to reinvent themselves in terms of their tenant mix."

The well-received launch of Skye at Holland, UOL group and CapitaLand Development's 666-unit condo in Holland Village, also bodes well for the neighbourhood, she says. "It comes at the right time and will inject further liveliness into the area." The development saw 658 units (99%) snapped up on its launch day on Oct 11 at an average price of $2,953 psf. E

Winners

Top Development

8@BT clinches Top Development award with well-appointed homes in Bukit Timah

Top Development

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PICTURES: BUKIT SEMBAWANG ESTATES



8@BT is a 158-unit development along Bukit Timah Link in the Beauty World neighbourhood



8@BT's towers were positioned in a north-south orientation for optimal light, ventilation and views

The rejuvenation of the Beauty World neighbourhood, nestled in the Bukit Timah enclave, is well underway. Anchoring the transformation is a new transport hub that integrates Beauty World MRT Station (Downtown Line) and a new air-conditioned bus interchange. Slated to open in 2028, the transport hub will be connected to an upcoming mall, Bukit V, that will offer new retail and community spaces.

Adjacent to Beauty World MRT Station, a new integrated facility is in the works. The five-storey development will have a community club, a market and hawker centre, an indoor sports hall, a senior care centre and other community amenities.

Coinciding with the rejuvenation works taking place are new residential developments that will boost the number of homes in the Beauty World neighbourhood. Among these is 8@BT, Bukit Sembawang Estates' 158-unit development along Bukit Timah Link.

8@BT was a winner at this year's EdgeProp Singapore Excellence Awards, clinching the Top Development title for uncompleted projects in the Central Area.

Premium location

Located in District 21, 8@BT sits on a 49,634 sq ft, 99-year leasehold site zoned for residential use. Bukit Sembawang Estates purchased the site through a Government Land Sale tender in November 2022 for $200 million, or $1,343 psf per plot ratio, beating four other bids.

Following that, 8@BT was launched for sale in September 2024. Over half the units at the development were sold during its launch weekend, with market commentators attributing the brisk take-up rate to the project's attractive location, connectivity, and proximity to amenities.

The development is a two-minute walk from Beauty World MRT Station, offering residents convenient access to the public transport network. It is one stop away from King Albert Park MRT Station, which is slated to become an interchange for the Downtown and Cross Island Lines.

Amenities nearby include Beauty World Centre, Beauty World Plaza, and Bukit Timah Shopping Centre, alongside the upcoming Bukit V and integrated facility. 8@BT is also close to several schools, such as Pei Hwa Presbyterian Primary School, which is within 1km of the development, Methodist Girls' Primary School and Nanyang Primary School.

8@BT's appeal to buyers was also bolstered by surrounding nature offerings. The project is just across the road from the Rifle Range Nature Park, Bukit Timah Nature Reserve and the Rail Corridor.

Inspired by surroundings

8@BT was designed by Arc Studio Architecture + Urbanism, the firm behind other notable developments such as Pinnacle@Duxton, which won the President's Design Award in 2010. Comprising two 20-storey towers, 8@BT's design drew inspiration from Bukit Timah's natural landscapes and cultural heritage.

A unique design element is the towers' façade, which features contoured fins that mimic the natural terrains found in the surrounding reserves. Taking advantage of the site's proximity to the parks, 8@BT's towers are positioned in a north-south orientation, maximising light, ventilation and views.

Residences at the development cater for a wide spectrum of homeowners. One tower houses one- and two-bedroom units ranging from 517 sq ft to 829 sq ft, while the other tower houses three- and four-bedroom units spanning 1,001 sq ft to 1,593 sq ft. There are also two penthouses: a 1,356 sq ft, four-bedroom unit and an expansive 1,593 sq ft, two-bedroom unit.

Complementing the residences are the condo's facilities, which include a 25m pool, a furo bath, and a campsite with barbecue facilities and a children's playground. There is also a two-storey clubhouse with a gym, function rooms and a meeting room.

Thoughtfulness in every detail

8@BT was meticulously crafted to provide homes that evolve with homeowners' needs. The units prioritise functionality, with thoughtfulness poured into every detail. For example, the four-bedroom units feature sizeable living and dining areas that span about 6m wide, along with a powder room for guests, making the space ideal for entertaining.

The living area flows into an expansive balcony equipped with folding glass doors. Apart from maximising ventilation, the balcony serves as an extension of space that can be used in various ways, such as an al fresco dining spot, an additional entertaining area, or a quiet retreat overlooking the picturesque views.

Four-bedroom units have a private lift lobby with direct access to the unit, enhancing privacy.

They also come with both dry and wet kitchens, with the former designed for flexible use, be it as a space for cooking enthusiasts to whip up gourmet meals or for hosting gatherings.

In the master bedroom, ample space allows for a king-sized bed, while all common bedrooms can fit a queen-sized bed and side tables on both sides. Larger four-bedroom units also boast a free-standing tub in the en suite bathroom.

Bukit Sembawang Estates' attention to detail is reflected in other touches that elevate the living experience. For four-bedroom units, these include marble flooring, premium De Dietrich appliances and mirrored cabinets that double as hidden storage. Other thoughtful features include a designated nook for a robot vacuum cleaner, a laundry sink, and windows in the kitchen and baths that provide natural ventilation.

With its well-appointed homes, meticulous design and premium location, 8@BT exemplifies the art of thoughtful living. E



The two-storey clubhouse overlooking the pool



The penthouse show unit

Cairnhill 16 wins Top Boutique Development award

Top Boutique Development

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SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



Frontage of Cairnhill 16

The 39-unit freehold luxury condo Cairnhill 16 has been named Top Boutique Development at the EdgeProp Singapore Excellence Awards (EPEA) 2025. Located at the top of Cairnhill Rise in prime District 9, the completed property obtained its temporary occupation permit in April 2024. All of its units are fully sold, with the final transaction recorded in August 2023 for a 1,292 sq ft, three-bedroom-plus study apartment that fetched $3.55 million ($2,667 psf).

This is the second time Cairnhill 16 has clinched the Top Boutique Development title at the EPEA. In 2023, the condo won the same award under the uncompleted projects category when it was still under construction.

Cairnhill 16 was developed by a consortium led by TSky Development, together with partners Ocean City Global (a subsidiary of Hong Kong-listed Sino Ocean Group), Seacare Property Development and Min Ghee Investment. TSky Development is a 60:40 joint venture between Singapore-listed construction companies Tiong Seng Holdings and Ocean Sky International.

The property is a redevelopment of the former Cairnhill Heights condo, which TSky Development acquired in an en bloc sale for $72.6 million in April 2018.

Self-sufficient design

Cairnhill 16 sits in the affluent Cairnhill residential enclave off Cairnhill Road, surrounded by other luxury condos and conserved terrace houses. Spanning a site area of 15,408 sq ft, the development was designed by LAUD Architects and comprises a single 15-storey tower.

Despite the relatively compact nature of the site, Cairnhill 16's design was optimised to ensure comfortable residences with a thoughtful mix of communal amenities. Units begin on the second storey, allowing for an open ground floor with a drop-off area and a main facilities area that includes a 20m lap pool, a kids' pool, a jacuzzi pool and a gym.

The building's systems and services are consolidated in a central core, which means residences are located along the building's perimeter, thus optimised for natural light and ventilation. The property also features sky terraces on the second and seventh floors, along with a rooftop pavilion with additional facilities such as outdoor dining areas and gardens where residents can enjoy panoramic views, socialise, or have moments of quiet reflection.

Sky Seah, senior lecturer at National University of Singapore (NUS), Business School, Department of Real Estate and a judge for the EPEA, praised the efficient use of space at Cairnhill 16. "It's very well designed in terms of layout," she says, adding that the development likely appealed to buyers seeking a home in a quieter enclave that still had everything they need within the development.

Notwithstanding its quieter location along Cairnhill Rise, residents at Cairnhill 16 still enjoy easy access to a wide array of amenities. The property is close to malls and eateries on Orchard Road, as well as medical facilities such as Mount Elizabeth Hospital and Paragon Medical.

It is near prestigious schools such as Anglo-Chinese School (Junior) and St Margaret's Primary School, while The American Club and Tanglin Club are a five-minute drive away.

Inspiration for the property's landscaping came from the surrounding greenery in Cairnhill. Designed by STX Landscape Architects, highlights include a feature wall clad in granite and mirrored finishes that greet residents and guests at the drop-off area. Behind this wall, the condo's pools are interposed with lush landscaping, creating a serene, resort-like atmosphere. At the end of the lap pool lies a sculptural pavilion centred around a feature tree.

Elevated boutique living

Residences at Cairnhill 16 include two-bedroom (775 sq ft), three-bedroom (1,055 sq ft), three-bedroom-plus-study (1,292 sq ft), and four-bedroom (1,744 sq ft) units.

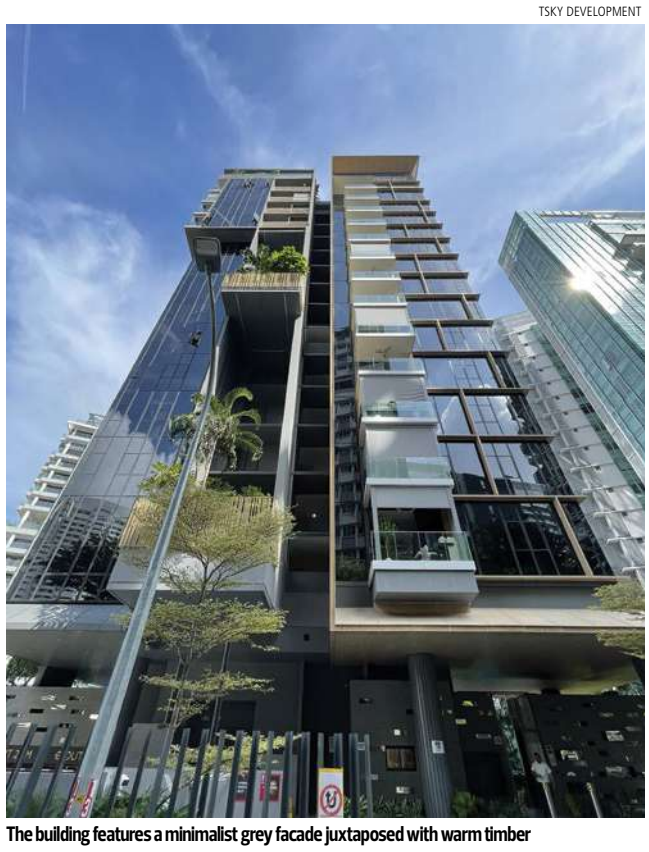
Each unit enjoys private lift access and has a spacious, orthogonal layout that maximises light, ventilation, and liveable space. Full-height glass panels and wide frontages flood interiors with daylight and open to scenic views of the surrounding cityscape.

The interiors showcase meticulous attention to material and detail. Homes feature white marble flooring, marble-clad bathrooms, and glass-fronted wardrobes, complemented by designer fittings from Grohe and premium appliances from V-ZUG. High ceilings and full-height doors provide a sense of grandeur, while a neutral colour palette underscores the timeless quality of the design.

Each residence is equipped with a smart home system that allows residents to control lighting, air-conditioning, and digital locks remotely. The estate incorporates license plate recognition at the carpark, a digital CCTV network, and video intercom systems for seamless and secure living. Through the integrated community app, residents can also book facilities, receive estate updates, and interact with management — bridging convenience with connectivity in everyday life.

Through its cohesive blend of architecture, landscape, and technology, Cairnhill 16 exemplifies the best of boutique city living. Its thoughtful design, integrated greenery, and meticulous detailing have created a sanctuary that balances modern luxury with privacy and functionality, all located in the Cairnhill neighbourhood. E

TSKY DEVELOPMENT


The building features a minimalist grey facade juxtaposed with warm timber

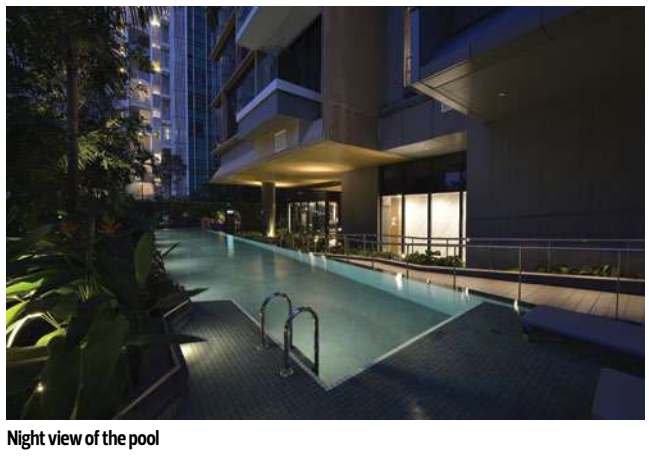
TSKY DEVELOPMENT


The jacuzzi pool faces a landscaped garden wall

TSKY DEVELOPMENT


The entryway leading into the residence

TSKY DEVELOPMENT


Night view of the pool

Completed Copen Grand scoops up Top EC title for the second time

Top Executive Condominium

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PICTURES: CITY DEVELOPMENTS AND MCL LAND



Copen Grand obtained its temporary occupation permit at the end of April

At the end of April, Copen Grand, a 639-unit executive condo (EC) in Tengah, obtained its temporary occupation permit. Jointly developed by City Developments (CDL) and MCL Land, the development marks the first EC to be completed in the new estate.

The development spans twelve 14-storey blocks that occupy a site at the corner of Tengah Garden Walk and Tengah Drive. It is within walking distance of three MRT stations on the Jurong Region Line (Tengah, Hong Kah and Tengah Plantation), which is set to open in the next two years.

Copen Grand has bagged the Top Executive Condo award at the EdgeProp Singapore Excellence Awards (EPEA) 2025 . This is the second time the development has clinched the title; the first was in 2023, when it was still under construction.

The second win further underscores the success of Copen Grand, which is now fully sold. At its launch in October 2022, the development was well received by buyers, with over 70% of units taken up on the first day. All the remaining units were snapped up by second-time buyers just a month later. On average, units at Copen Grand were sold at $1,338 psf, based on caveats lodged with URA.

Setting new benchmarks

Copen Grand marks a significant development in Singapore's residential landscape on several fronts. The EC occupies a 237,032 sq ft site that was awarded to CDL and MCL Land via a Government Land Sale tender in 2021. The developers had submitted the top bid of $400.318 million, or $603 psf per plot ratio, for the 99-year leasehold site, surpassing six other bids and setting a record land rate for EC sites at the time.

The site was the first EC plot awarded in Tengah, a new estate spanning some 700ha situated between Jurong, Choa Chu Kang and Bukit Batok. The masterplan for Tengah, unveiled in 2016, billed Tengah as a smart and sustainable "forest town", featuring the first car-free town centre, a 20ha Central Park, and dedicated walking and cycling paths. Upon completion, Tengah is expected to house about 42,000 new homes across its five districts: Plantation, Garden, Park, Brickland and Forest Hill.

The earliest homes in the town, comprising a tranche of Build-to-Order (BTO) flats in the Plantation district, were launched in 2018.

Against this backdrop, Copen Grand was conceptualised with greenery and sustainability in mind. Designed by ADDP Architects, the development adopts several green features, including photovoltaic systems that leverage solar energy to partially power common spaces and facilities, a carpark with 20 electric vehicle charging stations, energy-efficient appliances, and expansive landscaping incorporating greenery and water bodies. As a result, Copen Grand was the first EC to be conferred the Building and Construction Authority's Green Mark Platinum Super Low Energy certification.

Seamless living

The completion of Copen Grand brings to life the unique design features that underscore the development and its commitment to liveability, nature and wellness. For example, the development's signature clubhouse, a five-storey building nestled between the two main rows of towers, features cantilevered tiers that give the structure a floating appearance. They also allow the gym and function rooms housed in the building to have picturesque views overlooking the pools and landscaped deck on the first storey.

The top floor of the clubhouse opens out to the roof of the multi-storey carpark, which was transformed into a rooftop garden, thus expanding the development's recreational space.

For the residences, all units have a north-south orientation, with openings added to enhance cross-ventilation. Within the homes, thoughtful features were woven into the interior design, such as cabinetry with rounded corners to ensure safety, and the incorporation of niches and accessory cabinets for additional storage. Each home was also decked out with quality fittings from Rigel and Grohe, along with a smart home system.

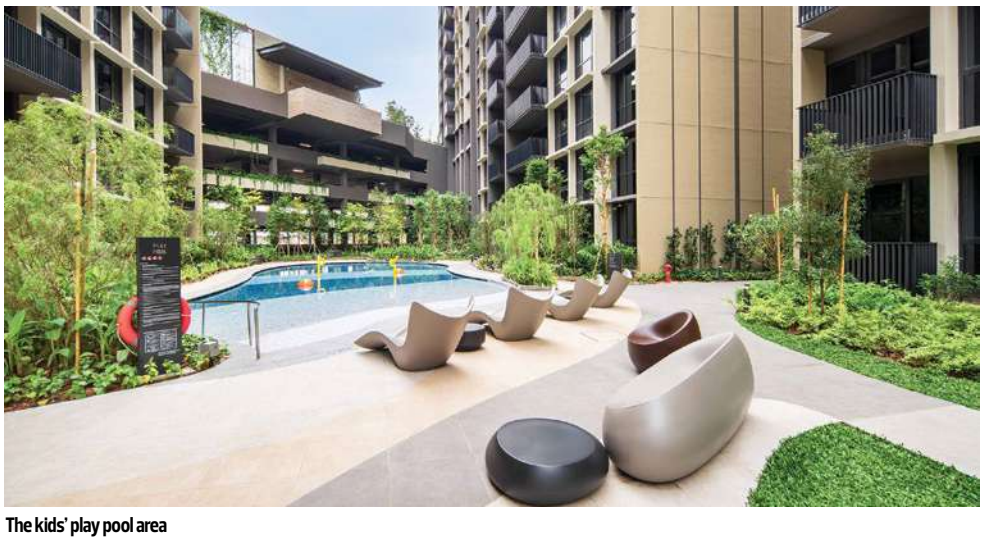
Units at Copen Grand start from two-bedroom-plus-study units of 807 sq ft and go up to five-bedroom premium units of 1,722 sq ft. Beyond the homes, residents at Copen Grand have access to over 45 recreational facilities, including a 50m lap pool, a tennis court, co-working spaces, study pods, an entertainment room and a dance studio. There is also a tennis court, a hydro pool and a pet zone. E



The multi-tiered clubhouse overlooking the pool



The gym area



The kids' play pool area



Visitors at the Copen Grand sales gallery. The development was sold out within a month

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Elta impresses with elevated homes in Clementi

PICTURES: MCL LAND AND CSC LAND GROUP



Elta is MCL Land and CSC Land Group's 501-unit condo on Clementi Avenue 1



The development comprises two towers rising 39 storeys each

BY ATIQAH MOKHTAR
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Top Development

Elta, a 501-unit condo on Clementi Avenue 1, has garnered the Top Development title for uncompleted projects in the Non-Central area at the EdgeProp Singapore Excellence Awards (EPEA) 2025. Jointly developed by MCL Land and CSC Land Group, the project's win follows the development's launch earlier this year.

The project commenced sales during the weekend of February 22 and 23. About 326 units were sold at an average price of $2,537 psf that weekend, translating to a take-up rate of around 65%. "The robust sales underscore buyers' confidence in a development that seamlessly blends modern living with convenience and comfort," commented MCL Land CEO Lee Tong Voon at the time.

Elta represents the first collaboration between MCL Land and CSC Land. It sits on a 99-year leasehold site spanning 144,788 sq ft that the developers acquired in November 2023 through a Government Land Sale (GLS) tender for $633.45 million, or $1,250 psf per plot ratio. They had beaten five other bidders for the site, which was the third and final GLS plot along Clementi Avenue 1.

The two neighbouring GLS plots sold earlier are the sites for The Clement Canopy, a 505-unit condo that was completed in 2019, and the 640-unit Clavon, which was completed in 2022. Both are developments by UOL Group and Singapore Land Group.

Residences at Elta comprise a range of units, with the smallest being one-bedroom-plus-study apartments of 506 sq ft, and the largest being five-bedroom units of 1,776 sq ft. They also include four-bedroom, dual-key apartments of 1,313 sq ft.

Elta is close to various amenities, including malls such as The Clementi Mall and West Coast Plaza, as well as the Clementi MRT Station (East-West Line), which is slated to become an interchange with the Cross Island Line in the future. The development is also close to the various schools in the neighbourhood, including Nan Hua Primary School, Anglo-Chinese School (Independent) and NUS High School of Math and Science.

Modern design

Elta consists of two high-rise residential blocks. Designed by P&T Consultants, the architecture of the towers was crafted around the interplay of horizontal and vertical elements. Rising 39 storeys each, they feature aluminium fins that run the length of the towers, accentuating their vertical height. The clean lines of the fins are interspersed with boxed frames that add dimension to the facade, while also delineating larger corner units.

Elta's two towers were strategically oriented to maximise panoramic views to the north and south, enhancing natural light within units while also minimising direct west sun exposure. The block layout also ensures adequate spacing between the towers and adjacent developments, boosting privacy and cross-ventilation.

The towers partially sit on a four-storey podium that houses a carpark. Besides elevating the residences and buffering them against traffic noise, the top floor of the podium features a landscaped deck with integrated facilities, including the main pool areas, the grand lobby and the gym.

The remaining portion of the towers is cantilevered, creating a sheltered area underneath that accommodates other facilities. The area overlooks the northern side of the development, fronting Clementi Avenue 1. Here, another cluster of facilities, dubbed The Canopy, offers a function room, pavilions and garden spaces. To maximise space, select facilities are elevated off the ground, including three pavilions linked by a "sky bridge" that winds through trees and other greenery.

Ecoplan Asia, the project's landscape architect, used lush greenery to artfully frame the various spaces within the development, creating a resort-like atmosphere with verdant landscapes.

Personal sanctuaries

The resort concept was extended to the interiors of the residences, crafted by Index Design. Anchored on the goal of making residences feel like a personal retreat, two distinct themes were formulated: "Sunday Brunch" for smaller units and "Wine & Dine" for larger residences. The former focuses on bright, cool tones that visually expand the space, while the latter features a darker palette with a sleek, refined aesthetic.

The unique themes complement the thoughtful layouts and design features of the various unit types. Emphasising comfort and spatial efficiency, the units were designed to support multiple functions and living arrangements flexibly. For example, the one-bedroom units come with a study area that can be converted into a home office, hobby room or additional storage space, while the two-bedroom units feature an efficient dumbbell configuration.

Three-bedroom premium units and above come with a dry kitchen equipped with a water dispenser and purifier, as well as a yard with an automated drying rack. The four-bedroom premium and five-bedroom units feature wide frontages that emphasise spaciousness and exclusivity. Meanwhile, the dual key units have two frontages that provide separate access to the main unit, comprising three bedrooms and the main living and dining areas, and the adjacent studio-style unit. E



Facilities include elevated pavilions linked by a sky bridge



The Bubble Pool



The showflat for the four-bedroom dual key unit

Irwell Hill Residences: Where luxury meets sustainable design

Top Development

BY ASHLEY LO
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PICTURES: SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The development features twin 36-storey blocks with a champagne gold pixel-patterned façade

Irwell Hill Residences, a 540-unit high-end condo in prime District 9, claimed the Top Development award in the Completed Project category at the EdgeProp Singapore Excellence Awards (EPEA) 2025 this year.

The win adds to the awards the development has racked up at previous editions of the EPEA, prior to its completion. In 2021, the development garnered the Top Development title and subsequently won the Sustainability Excellence award in 2022.

Irwell Hill Residences was completed in November 2024. The 99-year leasehold project by City Developments (CDL) sits on an expansive, elevated site spanning 137,638 sq ft off Irwell Bank Road and River Valley Road.

The completed development stands out from other residential buildings in the area as a distinctive architectural showpiece, featuring twin 36-storey blocks with a champagne gold pixel-patterned façade. The eye-catching exterior was designed by Rotterdam-based architecture firm MVRDV in partnership with ADDP Architects and marks the former's first project in the city-state.

Green, sustainable design

The development's contemporary architecture is seamlessly integrated with lush greenery, featuring verdant grounds centred around four conserved heritage rain trees. Ecoplan Asia oversaw Irwell Hill Residences' landscaping.

Ng Sze Oon, director of Compound Collaborative, commended the project for its thoughtful and meaningful design. "Not only does the development create natural spaces through gardens and landscaping, but the conservation of heritage rain trees also provides a link to Singapore's history," he says. "It allows residents to connect with the past while enjoying the greenery."

With the residential towers occupying just 25% of the site, the remaining 75% is dedicated to landscaping and an array of facilities that emphasise wellness and health. These include the Spa Pool, Club Pool, the 50m Infinity-Edge Raintree Pool and a state-of-the-art gym, which is elevated above ground level.

Vista Co-Work, an outdoor co-working space, is located on the 24th storey of both towers. Offering residents a space to work without leaving home, it features workstations framed by pockets of lush foliage and breathtaking views of the neighbourhood.

The development's nature-inspired theme extends to the roof terraces crowning both residential towers. The terraces offer areas of relaxation complete with Sky Hammocks, allowing residents to indulge in nature.

The thoughtful landscaping goes hand-in-hand with Irwell Hill Residences' sustainable features. These include the development's emphasis on passive cooling, with balconies equipped with sunshading elements such as horizontal ledges and tinted window glass. These features collectively helped to minimise direct sunlight exposure into the units during the day, reducing the need for air conditioning.

Other sustainability measures include the use of environmentally friendly paints for internal walls, energy-efficient air-conditioners and lifts, and water-efficient fittings for units. Irwell Hill Residences' eco-friendly features earned the development the Building and Construction Authority's Green Mark Gold Plus certification.

Elevated homes

Around 25% of the 540 units at Irwell Hill Residences are studios, one-bedroom and one-bedroom-plus-study units spanning from around 400 sq ft to 660 sq ft. Two-bedroom and two-bedroom premium units, ranging from 600 sq ft to 800 sq ft, make up about 56% of units, while three- and four-bedders of 850 sq ft to 1,500 sq ft account for about 18% of units.

The development also has three sky penthouses, two of which are four-bedroom units measuring 2,185 sq ft and 2,605 sq ft, while the largest penthouse is a 2,606 sq ft, five-bedroom unit.

The project, which launched in April 2021, achieved commendable sales with 278 units (about 51.5%) sold during its opening weekend at an average price of about $2,700 psf. This included the sale of the smallest of the three penthouses, which fetched over $9 million ($4,123 psf).

Following the launch, the development continued to steadily clock sales, with most units shifted within two years. The last units sold were the two remaining penthouses, which both sold in June of this year. The 2,228 sq ft, four-bedroom penthouse fetched $5.55 million ($2,491 psf), while the largest penthouse sold for $7.8 million ($2,994 psf).

The interior design of the units, which was masterminded by Index Design, showcases functional and efficient layouts designed to cater to a diverse range of lifestyle needs. For example, studio and one-bedroom + study units are fitted with bespoke countertops that can be extended to double as a workstation, extra food preparation spaces or a dining table.

Units in Irwell Hill Residences are designed with a focus on luxury, featuring branded fittings such as kitchen appliances from Miele and Bosch, Gessi taps and Geberit sanitaryware. Each unit is also equipped with an intelligent hub gateway controllable via mobile app, connecting to lighting, air conditioning, delivery service, parcel collection, smoke detector and voice control.

Adding to its appeal, Irwell Hill Residences enjoys a prime central location, situated close to lifestyle hubs such as Orchard Road, Tanglin, Dempsey Hill and Clarke Quay. Residents are also close to Great World City, which offers several retail and dining options, as well as the Great World MRT Station on the Downtown Line. E



The 50m Infinity-Edge Raintree Pool, one of the development's many facilities



The development features a state-of-the-art gym, which is elevated above ground level



The residential blocks are centred around four conserved heritage rain trees



Around 75% of the site is dedicated to landscaping and an array of facilities



The development's eye-catching exterior, designed by Rotterdam-based architecture firm MVRDV in partnership with ADDP Architects

UOL and SingLand secure back-to-back Top Luxury Development honours with Meyer Blue

Top Luxury Development

BY ATIQAH MOKHTAR
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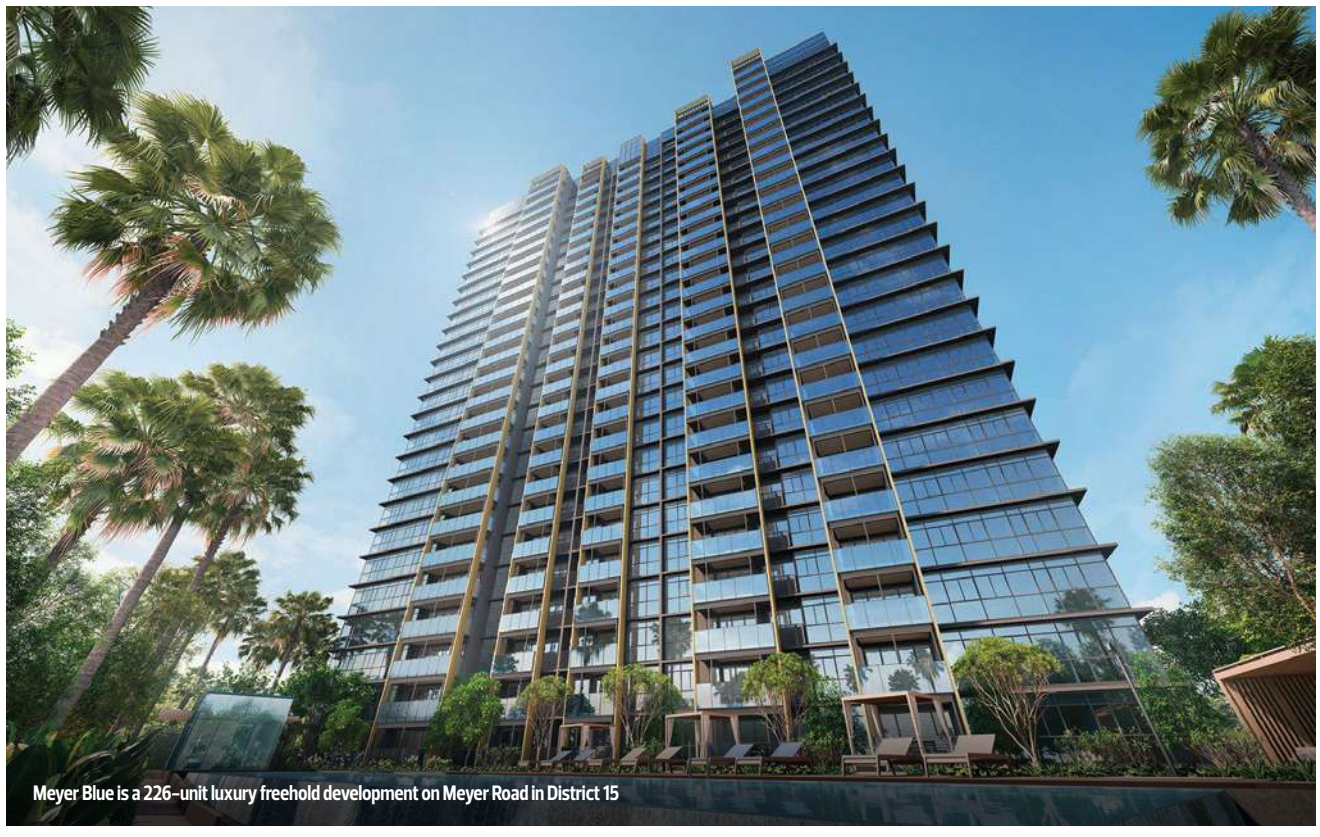
PICTURES: UOL GROUP AND SINGAPORE LAND GROUP



Meyer Blue is a 226-unit luxury freehold development on Meyer Road in District 15

At the EdgeProp Singapore Excellence Awards last year, Watten House, UOL Group and Singapore Land Group's (SingLand) luxury condo on Shelford Road, was crowned Top Luxury Development. The 180-unit freehold project in District 11 had wowed judges with its spacious units spread across low-rise blocks that merged Asian and contemporary design influences.

UOL and SingLand have repeated the feat this year, this time with Meyer Blue. The freehold condo along Meyer Road in District 15 beat other projects to clinch the top honour for luxury developments at this year's awards. The win further validates Meyer Blue's unique appeal, following a successful private launch last October. The developers sold over half of the 226 units at Meyer Blue on the first day of launch, with the units transacting at an average price of $3,260 psf.

Meyer Blue is a redevelopment of the former Meyer Park, a 60-unit freehold condo fronting East Coast Park. UOL and SingLand had purchased the site en bloc for $392.18 million, or $1,668 psf per plot ratio, in 2023.

A study in blue

Set along Meyer Road, Meyer Blue belongs to a select group of private residential developments with unobstructed views of the sea. Drawing from its waterfront surroundings, UOL and SingLand conceived the development as a showcase of luxury living by the coast.

The name Meyer Blue is a nod to both the luxury condo's location and International Klein Blue, a paint colour invented by French artist Yves Klein in the late 1950s. Klein, who was in search of a blue paint that would retain its intensity even after drying, developed the striking ultramine hue together with Parisian paint supplier Edouard Adam. The colour became a hallmark of Klein's works, in particular, his series of monochromatic paintings and sculptures, as well as his performance art.

Klein Blue is often said to represent the immaterial, denoting a sense of freedom and limitlessness. UOL and SingLand saw it as a fitting symbol for Meyer Blue, signifying the timelessness of the freehold development and the lifestyle it offers.

P&T Consultants, the architects for the project, opted for a crisp, contemporary design built around tropical modernism, which blends modern architecture principles with the unique requirements of tropical climates. Comprising a single 26-storey tower, Meyer Blue's facade features a grey-blue tinted glass that echoes the hues of the sky and the nearby sea. The balconies are framed by sand-coloured screen portals, fashioned after the pool and seaside cabanas often seen at an oceanfront resort.

The tower was strategically orientated with a predominantly north-south orientation, allowing units to have unblocked views of the sea, the city or the low-rise residential enclaves of the East Coast.

Luxury coastal homes

Residences at Meyer Blue cover a wide range of sizes, starting from two-bedroom premium apartments of 667 sq ft, and going up to five-bedroom units of 1,905 sq ft. There are also two five-bedroom penthouses of 2,949 sq ft and 2,992 sq ft. The interiors, crafted by Index Design and Peter Tay Studio, showcase a coastal-inspired palette of blues and warm, natural tones.

Each unit type was designed with efficiency and liveability in mind. For example, two-bedroom units have a functional dumbbell layout, along with a defined kitchen area that can be enclosed. Four-bedroom premium units and above come with private lifts, in addition to a dry kitchen or a fully-opened show kitchen that acts as an extension to the living and dining areas. All units come with appliances and fittings from premium brands including V-ZUG, Gessi and Laufen.

Residents at Meyer Blue have access to a curated selection of facilities, including a 40m lap pool, a sun deck with pool cabanas, a gym, and function rooms. A separate collection of pools includes an Archipelago Pool decked out with swing cabanas, a spa cove and a kids' pool. At the top floor of the development, a clubhouse offers a terrace and lawn with panoramic views, along with a lounge and a second gym.

Complementing the facilities is Meyer Blue's greenery. Over 70% of the site is dedicated to landscaping, spearheaded by landscape architect Henning Larsen. In addition to a diverse array of plants, trees and other foliage, beach elements such as sand and coastal plants were also woven into the design. E



The Archipelago Pool



The lounge at The Meyer Club, located on the 26th floor



The Wellness Pavilion, overlooking the Garden Lawn



The 40m lap pool and social lounge

Pullman Residences, Newton clinches Top Development

Top Development

BY KALYNSKYE ADRIAN
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Pullman Residences, Newton, a 340-unit luxury condo by EL Development, has been named Top Development for completed projects in the Central area at this year's EdgeProp Singapore Excellence Awards (EPEA). Located along Dunearn Road in prime District 11, the freehold development was completed in January.

The fully sold development marks the first Pullman-branded residence in Singapore, fusing the services of the international hospitality brand with high-end residential living. Global hospitality group Accor, which owns the Pullman brand, was also brought in by EL Development to manage its first hotel property, the 350-key Pullman Singapore Hill Street, which opened in October 2023.

Pullman Residences, Newton occupies the former Dunearn Gardens site, which EL Development acquired through an en bloc sale for $468 million in April 2018.

The condo comprises a single 30-storey tower with a mix of one- to four-bedroom apartments ranging from 463 sq ft to 1,389 sq ft. The development is a short walk from the Newton MRT Interchange on the Downtown and North-South Lines, as well as Newton Food Centre. It is also close to the Orchard Road shopping belt and the Novena area.

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



Pullman Residences, Newton comprises a single tower rising 30 storeys along Dunearn Road

Luxury meets function

Designed by ADDP Architects with landscaping by Coen Design International, Pullman Residences, Newton stands out for its thoughtful response to urban constraints. For instance, the residential tower sits on colonnades that elevate it 17m above street level, creating a "podium in the sky" effect that shields homes from traffic noise while enhancing privacy and openness.

The lowest units, located on the second storey, are elevated as high as five storeys from street level. Higher-floor units are also afforded unblocked views overlooking the city skyline or the landed residential enclave off Bukit Timah Road.

The tower's facade features slender vertical fins that not only distinguish the building architecturally but also function as solar shading, reducing heat and glare within residences. In addition, the fins serve as discreet visual shields that adhere to sightline restrictions for the nearby Istana.

Sky Seah, senior lecturer at National University of Singapore (NUS), Business School, Department of Real Estate, and one of this year's EPEA judges, commended the development's spatial planning. "Even though the development is surrounded by other buildings, it doesn't feel enveloped by them," she notes. The orientation of the tower and the layout of the units allow the apartments to feel bright and airy, indicating that the developer "thought very carefully about how to invite light into the site," Seah adds.

The development's multi-storey carpark is tucked away from the main road. It provides direct lift access to residential floors, with private lifts for three- and four-bedroom units, enhancing exclusivity. At the arrival and drop-off area, guests are greeted by a signature sculpture with circular forms meant to symbolise motion and travel — a subtle reference to the Pullman brand's heritage, originating from railroad travel.

Elevated living, refined details

Amenities at Pullman Residences, Newton are spread across two levels. On the ground level, facilities include a tennis court with a half basketball court, a dining verandah, a playground, a lawn and a courtyard. The second level consists of a 50m lap pool, a children's pool, an aqua gym, a club lounge, and a wellness gym.

As Singapore's first Pullman-branded residence, the project redefines urban luxury through hotel-style amenities. Residents enjoy premium services such as a dedicated doorman, concierge service, and a club lounge attendant. They also have access to optional à la carte services that can be arranged through the concierge, from housekeeping and laundry to pet care and dog walking.

Seah notes that the hospitality services offered by Pullman are "done very well" and boost the luxury aspect of the development. "It's ideal for those looking for that feeling of coming home and having everything taken care of."

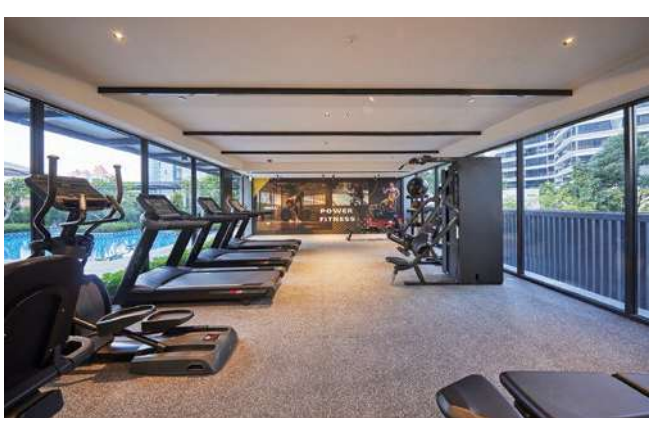
PICTURES: EL DEVELOPMENT



The Arrival Boulevard features a signature rail-inspired sculpture

Owners also benefit from the Accor Ownership Benefits Program, which grants VVIP privileges across Accor's global portfolio. Perks include complimentary access to executive lounges at Pullman, Sofitel, Raffles, Novotel, and other brands under Accor. They will also enjoy early check-in and late check-out, and preferential booking rates.

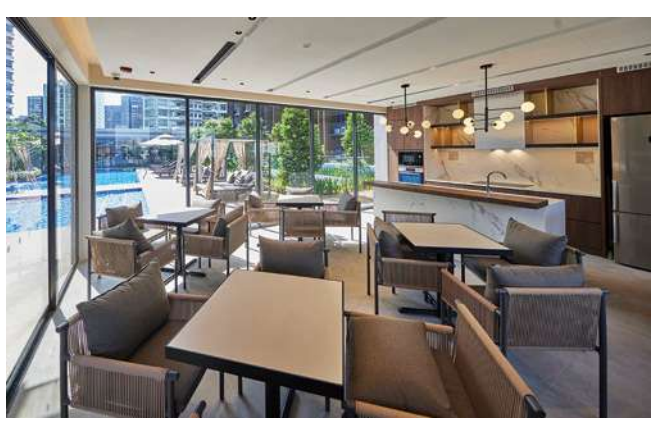
With its blend of elegant architecture, hospitality-driven services, and intelligent site planning, Pullman Residences, Newton exemplifies how design and experience can merge seamlessly. It is little wonder the project clinched Top Development at the EPEA 2025. E



The gym overlooking the pool



The grand concierge lobby



The function room

SingHaiyi's Sora: A sanctuary overlooking Jurong Lake Gardens

Top Development

BY ASHLEY LO
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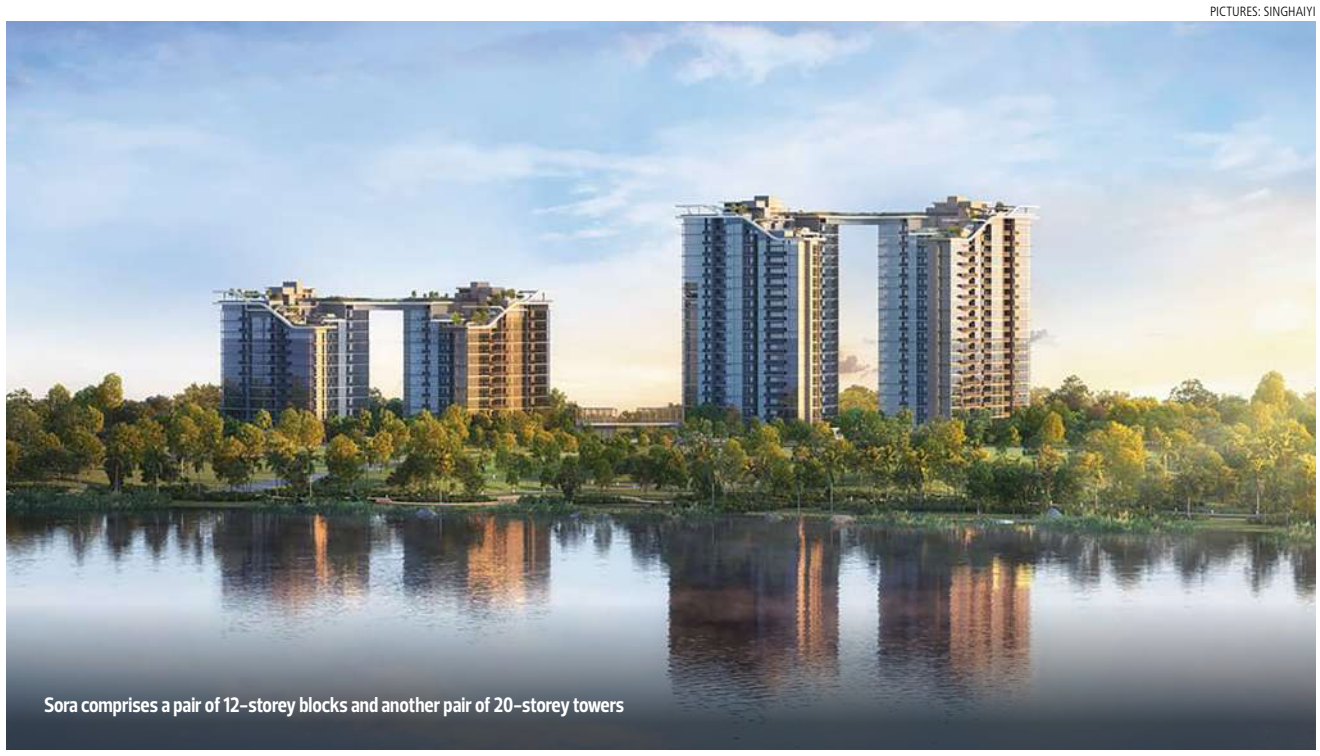
PICTURES: SINGHAIYI



Sora comprises a pair of 12-storey blocks and another pair of 20-storey towers

Framed by the lush greenery of Jurong Lake Gardens, Sora stands out for its thoughtful blend of contemporary design and nature-inspired features. At its debut at the EdgeProp Singapore Excellence Awards (EPEA) 2025, the 440-unit residential development earned the Top Development award within the uncompleted residential projects category.

Sora is a redevelopment of the former Park View Mansion, a 160-unit residential development. SingHaiyi, along with joint developers KSH Holdings and Ho Lee Group, acquired the 191,974 sq ft, 99-year leasehold site for $260 million in July 2022 through an en bloc purchase. SingHaiyi holds a 70% stake in the joint venture, with KSH and Ho Lee holding the remaining 30%.

Launched for sale in July 2024, Sora comprises four residential blocks — a pair of 12-storey blocks and another pair of 20-storey towers. The 440-unit development has a mix of one- to five-bedroom units across various layouts and sizes, catering to a diverse range of lifestyle needs.

Around 47% of residences comprise larger unit types, offering generous layouts designed to comfortably accommodate families and multigenerational households. These include three-bedroom units ranging from 936 sq ft to 1,410 sq ft, four-bedroom units between 1,528 sq ft and 1,787 sq ft, and five-bedroom units of up to 1,938 sq ft.

Blending nature and urban living

Beyond its spacious homes, the development offers unparalleled access to nature. Situated along Yuan Ching Road in Jurong Lake District, the site boasts a 300m-long frontage along the 90ha Jurong Lake Gardens, offering expansive unblocked views of the park's verdant landscape.

Notwithstanding the peaceful surroundings, Sora's location also places it at the heart of the transformation taking place in Jurong Lake District, which is poised to become Singapore's largest mixed-use business district outside the city centre. Over the next two decades, the district is estimated to generate about 100,000 new jobs and 20,000 new homes.

Upcoming transport links such as the Jurong Region Line and Cross Island Line, slated for completion in 2029 and 2032, respectively, will further enhance the district's connectivity. The two new lines are expected to get commuters to the CBD and other hubs in the west and central regions within 30 minutes.

Against this backdrop, Sora residents will be close to nature while also enjoying all the conveniences of urban living. Amenities nearby include Taman Jurong Food Centre and Taman Jurong Shopping Centre, which are within walking distance. Lifestyle hubs such as JEM, Westgate and IMM are a 10-minute drive away.

Rooted in nature

Taking cues from the picturesque lakes and lush greenery of Jurong Lake Gardens, Sora's design concept, helmed by ADDP Architects, draws deeply from nature. For example, Sora's facade features horizontal ledges that echo the flow of water, while the landscaping, crafted by Ecoplan Asia, aims to blur the boundary between the development and the adjacent park.

Sky Seah, senior lecturer at National University of Singapore (NUS) Business School, Department of Real Estate, and a judge for this year's awards, was particularly impressed by the development's thoughtful design. "Sora beautifully delivers on its design intent in integrating greenery seamlessly throughout the development while still offering modern amenities," she notes.

Perched atop each residential block is an expansive roof terrace, which unfolds across three cascading levels. Designed as an elevated sanctuary, Sky 360 offers residents panoramic views of the surrounding district with an array of carefully curated facilities focusing on wellness and recreation. Amenities are tailored to each block's specific focus: the 12-storey towers encourage social gatherings with a Sky Lounge, Social Pod, Community Garden, and Boxing Area. Meanwhile, the 20-storey towers offer family-oriented spaces including a Family Lounge, Tea House, Stargazing Lawn and Tai Chi Deck.

The rest of Sora's facilities, situated on the ground floor of the development, are grouped across five distinct zones: The Moonlight Atrium, Tranquility Garden, Rejuvenation Corridor and the Zen Court. Each zone offers inclusive and multigenerational spaces integrated with lush landscaping inspired by Asian garden traditions.

Key amenities include gathering spaces such as tea pavilions, barbecue pavilions and wellness lawns, which encourage family interaction and neighbourly bonding. There is also a 50m Serenity Pool, a Family Pool, and forest-themed play zones like the Bamboo Forest Camping area and the Adventure Tree House.



The development's family pool, a nature-inspired play zone which encourages family interaction



The Zen Courtyard

The facilities, combined with Sora's location at the doorstep of Jurong Lake Gardens, make it an advantageous combo for residents. "There's strong evidence showing the psychological benefits of living close to nature," says Seah. "In a place as urbanised as Singapore, developments like Sora that consciously integrate greenery into daily life are not just visually pleasing — they're deeply beneficial for residents' wellbeing." E



Sky360: An expansive roof terrace that crowns each residential block, offering a wide variety of amenities



The development offers a forest-themed play area, subtly merging nature into a family-oriented setting

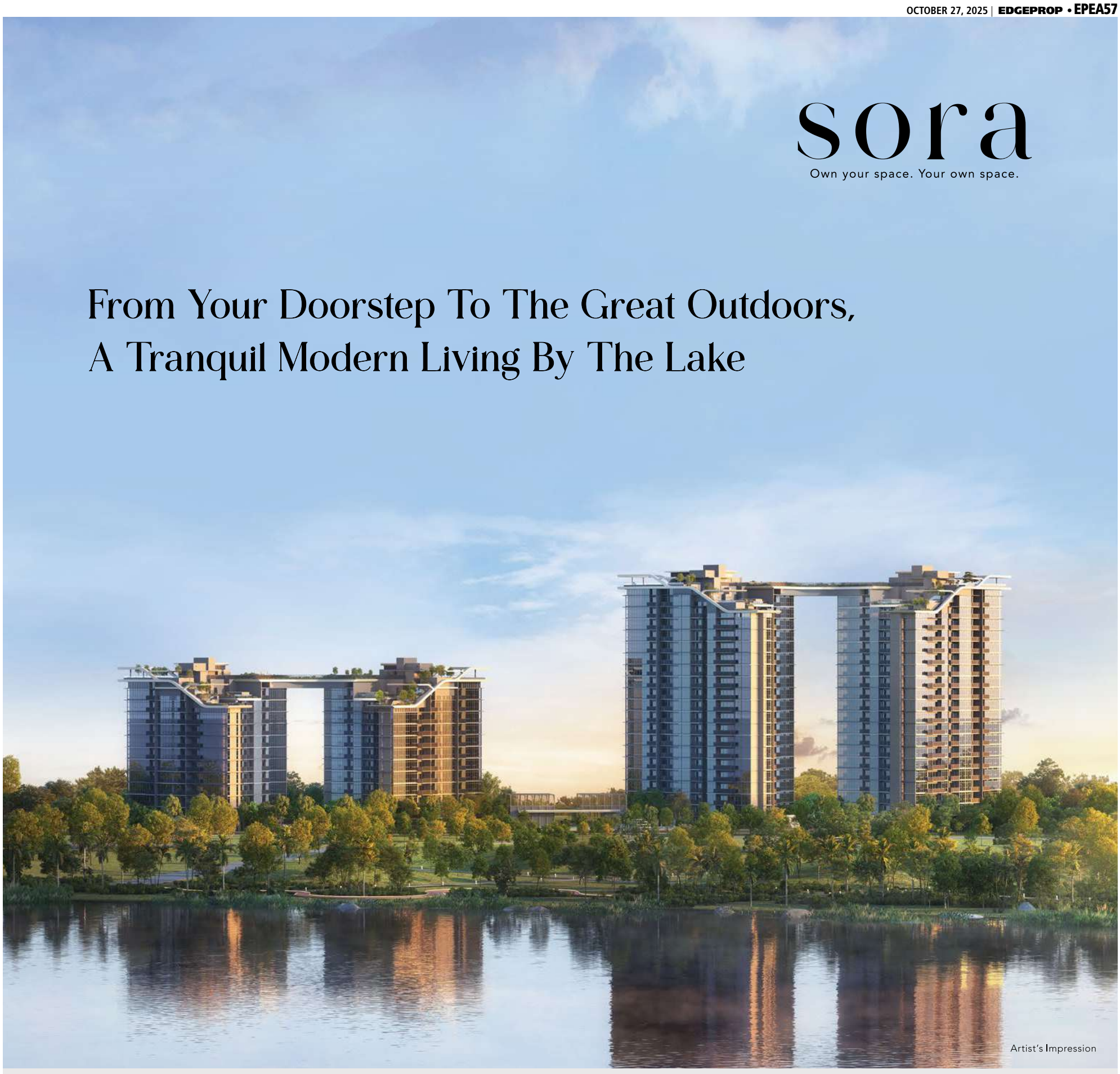


Bamboo Forest Camping

sora

Own your space. Your own space.

From Your Doorstep To The Great Outdoors, A Tranquil Modern Living By The Lake



Artist's Impression

- In the heart of Jurong Lake Gardens
- Indulge in Sora's over 60 facilities spanning from the grand Moonlight Lobby to the wave - inspired Sky 360

TAP HERE

SingHaiyi wins Top Developer Award at EPEA 2024

EdgeProp SINGAPORE EXCELLENCE AWARDS 2024 | Top Developer

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025 | Top Development

SINGHAIYI 新海逸

Sora Gallery (Junction of Prinsep Street and Middle Road)

yoursora.com.sg

FOR ENQUIRIES: 96 300 300

DEVELOPER: Lakeside Residential Pte. Ltd.

Lakeside Residential Pte. Ltd. (UEN: 202227236Z) • Licence No.: C1480 • Tenure: 99 years leasehold estate commencing on 30 August 2023 • Encumbrances: Caveat(s) / Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited • Expected Vacant Possession Date: 31 October 2028 • Expected Legal Completion Date: 31 October 2031 • Land Description: Lot 00813V Mukim 06 at Yuan Ching Road

The Courtyards blends heritage with modern aesthetics

Top Landed Development

BY TIMOTHY TAY
timothy.tay@edgeprop.sg

PICTURES: SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The pair of detached houses features a blend of heritage and modern elements

A majestic pair of 2½-storey detached houses on Broadrick Road, collectively developed as The Courtyards, scored the Top Landed Development award at the EdgeProp Singapore Excellence Awards (EPEA) 2025. The freehold landed project was developed by The Land Managers, a boutique investment and development firm founded by Andy Lim in 2020. The company is the real estate and development arm of John Lim Family Office.

The project features five-bedroom homes. The largest house is 12A Broadrick Road, which sits on a 6,591 sq ft plot and has a built-up area of 9,385 sq ft. Meanwhile, the house at 12L Broadrick Road sits on a 6,338 sq ft plot with a built-up area of 9,256 sq ft.

According to caveats, 12A Broadrick Road was sold for $18 million ($2,731 psf) last July, which set a new psf price benchmark in the Broadrick Road landed enclave. The other property is still available for sale.

The panel of judges this year awarded the project high marks for its overall design excellence, particularly for its blend of modern and colonial-inspired aesthetics. The project's top-notch interior aesthetics and finishes, as well as its sustainability excellence, also contributed to its high score.

Designed by Lua Architects Associates, the design of The Courtyards pays tribute to the heritage of landed homes in the Mountbatten Road estate, where many of Singapore's old wealthy families built prime beachfront homes in the 19th and 20th centuries. Thus, the design concept combines elements of colonial-era black-and-white bungalows with a modern touch.

The two houses are mirror images of each other, with designs that revolve around their respective elliptically shaped lap pools. Viewed together, their combined layout recalls the form of traditional heritage shophouses, which typically feature an internal courtyard and air well to bring in light and ventilation. The Courtyards reinterprets this architectural element as a central design feature — and it is from this concept that the project takes its name.

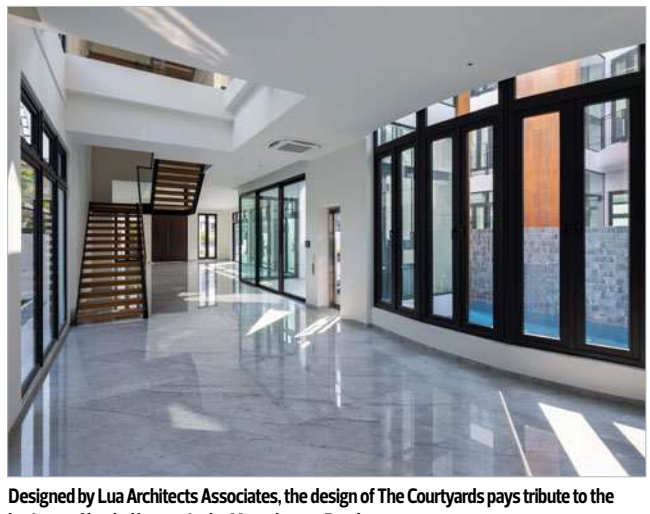
Another key feature is the Schindler glass lift, enclosed within a shaft clad in Parklex laminate panels made from real wood veneer. The design complements the building's black-and-white façade while offering durability and easy maintenance.

All the interior finishings and fittings are the same across both houses, and Lim spared no effort to ensure that the interior design of each house matched its majestic exterior. He flew to Carrara, Italy to personally select the marble that is used for the living and dining room, as well as the feature wall in each master bathroom. He shares that the selection of this elegant marble is visually stunning and offers a luxuriously smooth surface that enhances the overall ambiance of the space.

Interior design studio Sojonohun also worked closely with the developer to achieve a sense of timeless elegance throughout the living areas. Caesarstone kitchen countertops were chosen for their durability and refined aesthetic, while bathrooms were fitted with sanitary ware from Hansgrohe and Duravit.

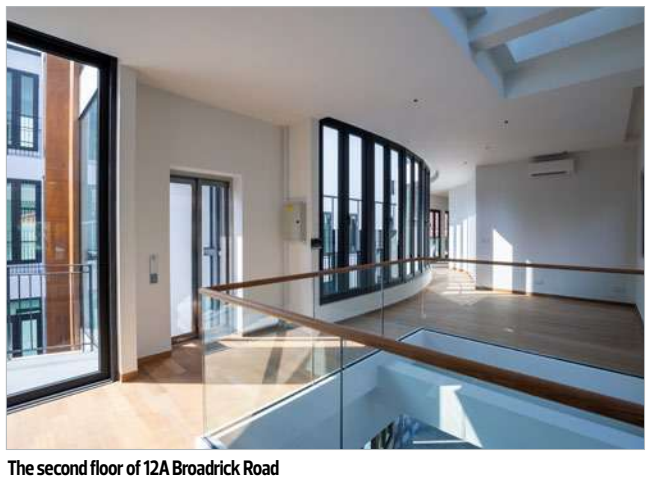
The private living quarters are separate from the guest and entertainment spaces on the first floor, with the master bedroom suite and three bedrooms on the second floor. The attic consists of the junior master suite and an ensuite bedroom which leads to an outdoor balcony.

Overall, the open plan layouts facilitate airflow throughout the residence, ensuring a more comfortable indoor environment while reducing overall energy usage. This project also integrates energy-efficient water heaters powered by solar panels to reduce electricity consumption. E


Designed by Lua Architects Associates, the design of The Courtyards pays tribute to the heritage of landed homes in the Mountbatten Road estate


Andy Lim, founder of The Land Managers


The project's top-notch interior aesthetics and finishes contributed to its high score


The second floor of 12A Broadrick Road


The view east from The Courtyards

Winners

TOP DEVELOPMENT

(Others)



The main lobby of Keppel South Central features seating areas where people can lounge, enjoy a cup of coffee or get some work done

PICTURES: KEPPEL

Keppel South Central: Keppel's showpiece for a new generation workplace bags Top Office Development Award

Top Office Development

BY CECILIA CHOW
cecilia.chow@edgeprop.sg

Developed by Keppel's real estate arm, the 33-storey Keppel South Central represents a new generation of premium grade-A office towers in the CBD.

Completed in February this year, it was designed by New York-based global architecture and design firm NBBJ, in collaboration with Singapore's Architects 61. The interiors were created by Adelaide-based Woods Bagot, while Ecoplan Asia was responsible for the landscape design.

From the outset, Keppel sought to reimagine a modern workplace with connections to nature, fresh air, opportunities for social interaction, and restorative spaces that promote well-being.

The development has a dedicated wellness floor, featuring a swimming pool, sky terraces, discussion areas and a communal lounge where tenants can work or unwind at any time.

Fronting the building is a spacious, privately owned public space that serves as an "urban living room" for placemaking activities involving tenants and Tanjong Pagar residents. "This helps create a vibrant community," says Keppel.

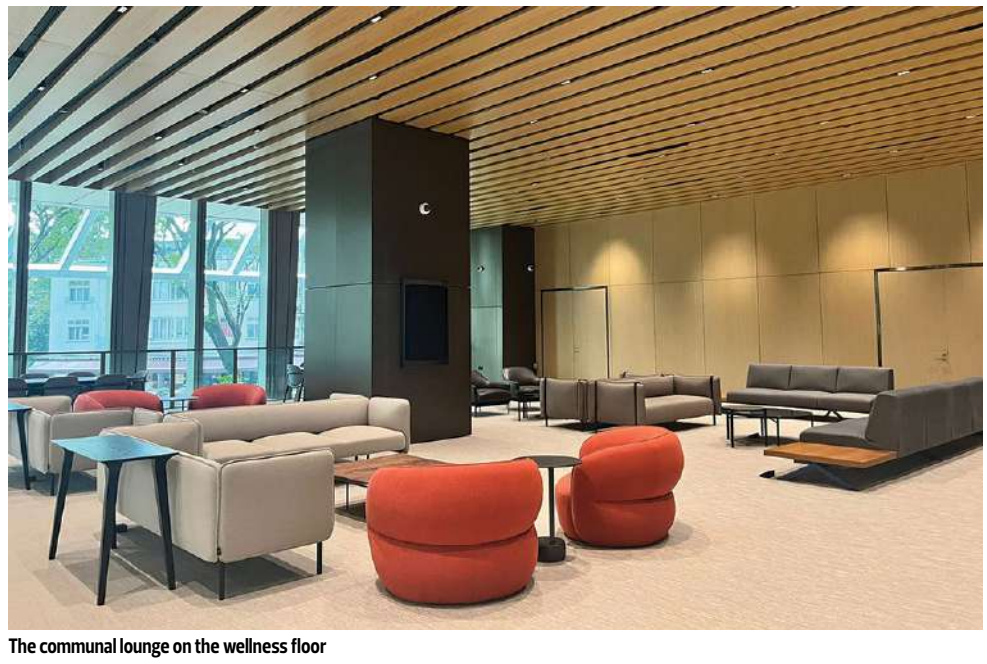
There is also F&B and retail space on the first level, which enhances the precinct's vibrancy and offers added convenience for tenants.

"Keppel South Central is really leading the pack in redefining what an office experience can be," says Sky Seah, senior lecturer at the National University of Singapore (NUS) Business School, Department of Real Estate, and a three-time EdgeProp Singapore Excellence Awards judge. "When you enter the lobby, it feels more like a hotel than a traditional office building. You can have coffee, meet friends or colleagues, or even work there comfortably.

"By blending hospitality-inspired design with top-notch amenities, Seah adds, the development entices people back to the workplace. "More companies are trying to bring employees back to the office so they can col-

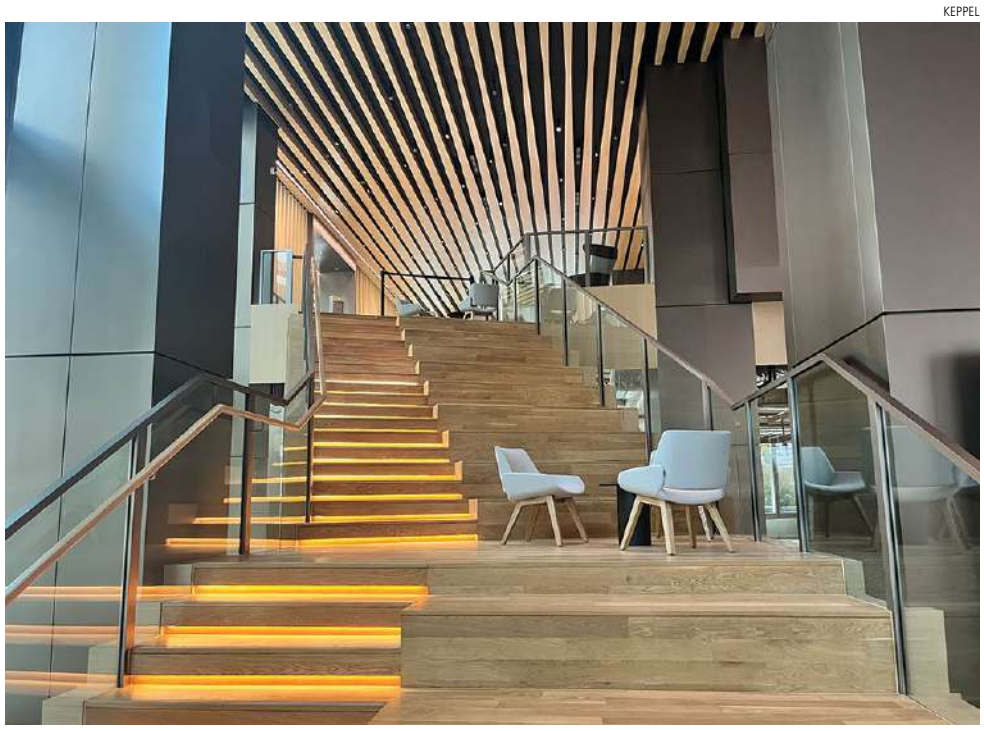


The swimming pool on the wellness floor



The communal lounge on the wellness floor

KEPPEL



The staircase from the lobby to the communal lounge also includes seating areas where people can gather

KEPPEL



The outdoor atrium serves as "an urban living room" for hosting placemaking activities for tenants and residents of Tanjong Pagar

laborate and connect face-to-face."

Retail and wellness tenants at Keppel South Central include Japanese restaurants The Public Izakaya Nitengo and Hachi, 22 Grams coffee, Luli bubble tea and local café Fun Toast, alongside gym operator 24/7 Fitness.

Nearly 50% of the office and retail space Central is already committed or under negotiation, according to a Keppel spokesperson. Prospective tenants are largely multinational corporations seeking ready spaces in 2025 and 2026. They span sectors such as technology, transport, consultancy, insurance and finance.

Committed tenants include Manulife Financial Advisers, the Competition and Consumer Commission of Singapore (a statutory board that administers and enforces competition), and Gurin Energy.

KEPPEL



Typical office floors at Keppel South Central feature floor-to-ceiling heights of 3.2m and average floor plates of 20,000 sq ft

Sustainability and innovation at the core

Keppel South Central was envisioned as a sustainable and energy-efficient building. Its curtain wall — a glass façade that also functions as an airy canopy — allows occupants to enjoy nature while staying sheltered from the elements.

Cascading landscaped terraces add lush greenery and help soften the urban skyline, creating a visual and environmental buffer amid the dense cityscape.

The tower's distinctive "environmental veil" — a finely tuned architectural skin — filters sunlight into the interiors, reduces glare and heat gain. Another benefit is that it lowers overall energy use.

Residual air from the building's HVAC (heating, ventilation and air-conditioning) system is channelled into outdoor public areas, improving ventilation and comfort while minimising waste.

KEPPEL



The landscaped sky terrace at the wellness floor

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The 33-storey Keppel South Central was completed in February and was designed by global architecture firm NBBJ in collaboration with Architects 61

Meanwhile, rooftop solar panels generate renewable energy to power lighting and exterior air fans in these shared spaces.

Behind the scenes, technology drives operational efficiency. The building employs a computerised maintenance management system that streamlines cleaning, prioritises tasks in real time and improves productivity.

Surveillance and cleaning robots are also deployed in the main lobby, helping optimise manpower and maintain consistent service standards.

Not surprisingly, Keppel South Central has earned multiple awards for sustainability, including Singapore's highest certification — the Green Mark Platinum (Super Low Energy) from the Building and Construction Authority (BCA).

It has also achieved WELL Core Pre-certification (Platinum Level), recognising its health-first design that enhances both physical and mental well-being.

At the EdgeProp Singapore Excellence Awards (EPEA) 2025, Keppel South Central further cemented its standing by clinching the Top Office Development Award. The award acknowledges its forward-thinking workplace design, sustainable innovations and community-centric approach.

Designed for flexibility

Typical office floors at Keppel South Central feature generous 3.2m ceiling heights and average floor plates of about 20,000 sq ft.

With all structural columns placed along the perimeter, the interiors are open and unobstructed — allowing tenants to configure their spaces freely and adapt them to evolving business needs.

To support this flexibility, Keppel offers end-to-end tenant fit-out services, covering design, space planning and project management. These services help tenants create offices tailored to their brand identity and work culture. Tenants can also choose fitted offices ready for immediate occupancy, making the move-in process seamless.

Those on the upper floors enjoy panoramic views of the sea, Sentosa, the CBD skyline and the heritage shophouses of Tanjong Pagar — a setting that blends luxury with inspiration.

From ageing towers to a next-generation icon

Keppel South Central is also the company's showpiece for brownfield redevelopment, occupying the site of the former Keppel Towers and Keppel Towers 2, which Keppel acquired from Keppel REIT in 2010.

The original Keppel Towers was built in 1991, while Keppel Towers 2 — formerly known as GE Tower — was completed in 1993. Keppel had initially considered converting the two towers into a residential project. In 2013, Keppel even obtained provisional permission from the URA for a mixed-use scheme comprising residential, office and retail components.

The developer later pivoted to a purely commercial redevelopment, aligning Keppel South Central with the government's broader vision to transform the CBD into a dynamic mixed-use hub where people can live, work and play.

The office tower is conveniently located along Hoe Chiang Road in the heart of the Tanjong Pagar precinct. It is also within walking distance of three MRT Stations: Tanjong Pagar (East-West Line), Prince Edward Road (Circle Line) and Cantonment (Circle Line) — the latter two slated to open sometime in 2026.

With the upcoming Greater Southern Waterfront at its doorstep, Tanjong Pagar is evolving from a traditional business district into a vibrant, future-ready urban node under the URA Master Plan — and Keppel South Central stands as a landmark of that transformation. E


Keppel
Keppel
KEPPEL SOUTH CENTRAL

KEPPEL SOUTH CENTRAL

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025

Top Office Development

DESIGNED FOR THE TALENTS OF TOMORROW

Strategically located in Tanjong Pagar, Keppel South Central is a next-generation commercial tower designed for the future of work.

The 33-storey development offers approximately 650,000 square feet of premium Grade A office, retail and event spaces. It is supported by curated lifestyle amenities and 24/7 facilities that enable people to work where, when and how they want in the building.

An iconic development by Keppel, this smart and sustainable tower embodies the company's commitment to sustainability, innovation, and creating purposeful spaces that enhance well-being and performance.

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WELL PRECERTIFIED

Coliwoo reimagines the former Bukit Timah Fire Station into an award-winning co-living landmark

Top Co-Living Development

BY KALYNSKYE ADRIAN
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PICTURES: SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



Coliwoo Bukit Timah Fire Station with its striking red firehouse doors and terracotta facade

Coliwoo Bukit Timah Fire Station, a mixed-use development on Upper Bukit Timah Road, was awarded Top Co-Living Development at the EdgeProp Singapore Excellence Awards (EPEA) 2025. The development is operated by homegrown co-living brand Coliwoo, a subsidiary of LHN Group.

The development occupies the former Bukit Timah Fire Station, which opened in 1956. The site, which remained in use until 2005, was later gazetted for conservation in 2019. In April 2024, LHN Facilities Management, a unit of LHN Group, was awarded the site through a Singapore Land Authority tender at a monthly rent of $68,889. The lease runs for five years, with an option to renew for a further four.

LHN engaged AJ + J Architecture to help transform the 92,334 sq ft site into a mixed-use development with co-living spaces and community-centric offerings. The existing properties on the plot, which include living quarters that formerly housed firemen and their families, were converted into modern co-living suites that retain the fire station's character. Design elements such as the distinctive red doors on the main building and terracotta-hued finishes pay homage to the site's past while creating a warm, contemporary atmosphere.

Coliwoo Bukit Timah Fire Station has a total of 62 co-living units located across seven blocks. There are also 32 commercial units, a swimming pool and community event spaces. Residences span 100 sq ft to 190 sq ft and comprise single, twin and queen bed room types.

Every unit is equipped with an en suite bathroom, a kitchenette, a Smart LED TV, air-conditioning, a washer-cum-dryer and high-speed Internet. Additional amenities include a gym, a co-working lounge, a social kitchen and open communal areas that facilitate interaction.

Close to nature

Coliwoo Bukit Timah Fire Station is nestled in greenery, close to the Rail Corridor, Bukit Timah Nature Reserve and Bukit Batok Nature Reserve. Drawing inspiration from its natural surroundings, the development aims to showcase the lush environment while fostering a lifestyle closely connected to nature.

The project's landscaping is designed as an extension of the nearby nature reserves, featuring a variety of trees and plantings. A bold mural — a signature feature for Coliwoo properties — painted by creative studio Mural Lingo, adorns the tower next to the main building. Titled *Tracks of Life*, it features references to the Rail Corridor as well as the heritage of the old fire station.

In the co-living units, subtle botanical motifs form part of the decor. To ensure a tranquil environment for residents, all units have double-glazed windows, soundproofing against traffic noise from Upper Bukit Timah Road. Residents also have access to bicycle parking facilities and electric vehicle fast-charging stations, encouraging greener modes of transportation.

Other eco-friendly features were integrated into the development to reduce its carbon footprint. Solar panels installed along the walkways harness renewable energy to power common areas, while energy-efficient fittings help reduce resource consumption.

Despite its proximity to nature, the development still enjoys convenient access to amenities. It is within walking distance to Hume MRT Station on the Downtown Line, while also being a short distance from shopping malls at nearby Beauty World.

Creating community spaces

Coliwoo Bukit Timah Fire Station is positioned as a lifestyle destination along the Rail Corridor. "Beyond creating a place to stay, our vision is to build a sustainable and vibrant community where people can gather, grow and experience a new way of conscious living that's rooted in purpose and connected to nature," said Kelvin Lim, executive chairman of LHN and Coliwoo founder, in a press release announcing the launch of the development.

The development's retail offerings will include Melbourne speciality coffee chain ST ALi, homegrown bakery Haute Cakes Studio and pet grooming service Collar BT Club. Swim school Aquaduck will offer children's swim lessons at the swimming pool, while other operators will be engaged to conduct workshops and activities.

As with all Coliwoo properties, residents at Coliwoo Bukit Timah Fire Station will have access to regular community and social events, including movie nights, fitness classes and cultural celebrations. Additionally, the development's event zones will also feature lifestyle events and experiences catering to the wider community, including pop-up cafes, artisan markets and art installations.

The fusion of conservation, sustainability and community-driven design captures Coliwoo's mission to reshape urban living in Singapore. By transforming the former Bukit Timah Fire Station into a destination that connects heritage with modern lifestyles, Coliwoo highlights the impact of adaptive reuse in enhancing the city's evolving landscape. E



The main building features a tower with the "Tracks of Life" mural by Mural Lingo



The development has a total of 62 co-living units across seven blocks



The swimming pool, where swim school Aquaducks will offer children's swim lessons

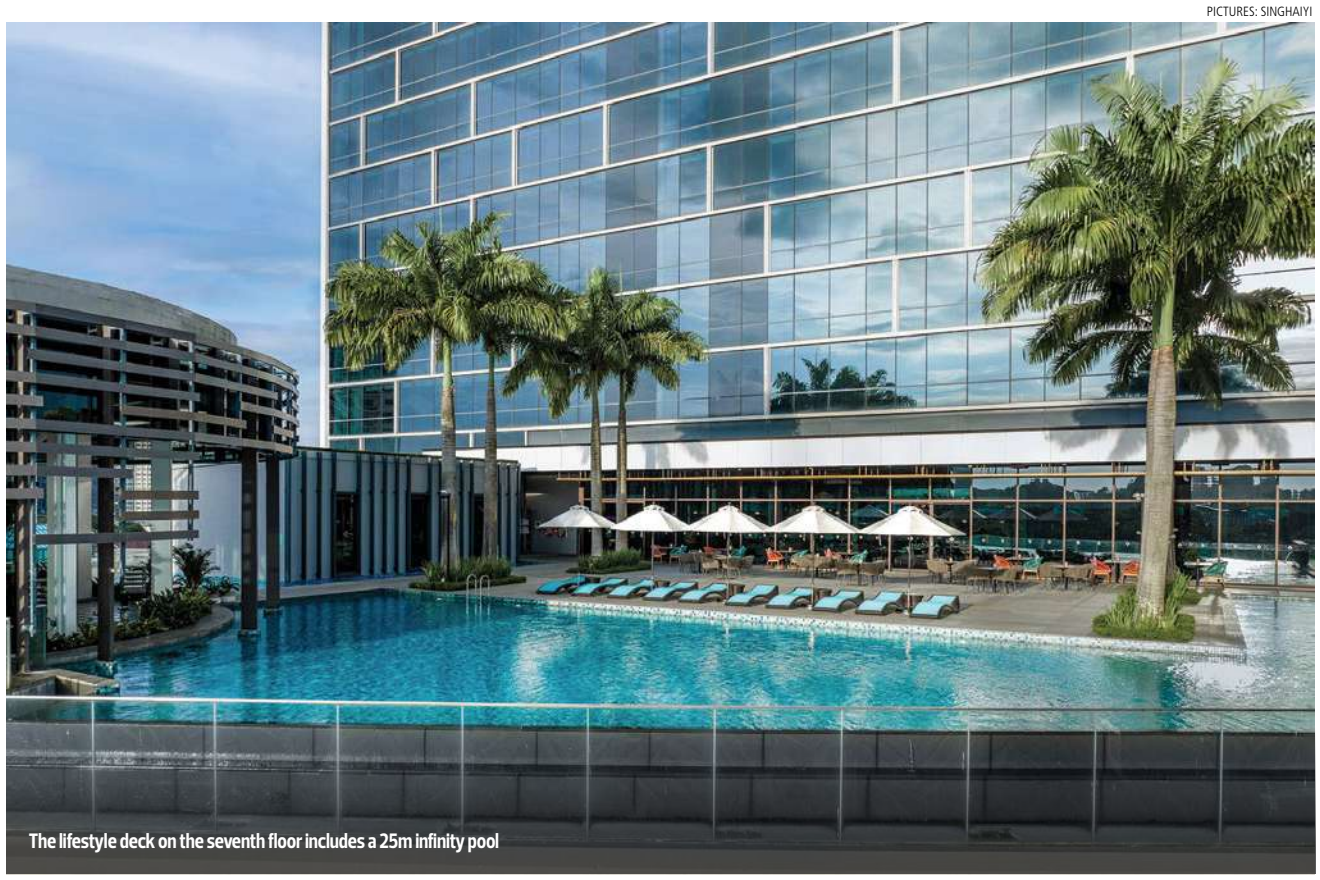


Interior of a double-room suite

Momentus Hotel Alexandra wins Best Upscale Hotel Award for its eco-conscious reinvention

Best Upscale Hotel

PICTURES: SINGHAIYI



The lifestyle deck on the seventh floor includes a 25m infinity pool

BY CECILIA CHOW
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Momentus Hotel Alexandra is the flagship property under the Momentus Hotels & Resorts brand — the hospitality arm of SingHaiyi, a diversified real estate group.

The 442-room hotel occupies a prominent corner at Alexandra Road and Jalan Bukit Merah. Originally opened in July 2015 and operated by the Park Hotel Group, the property closed in August 2022. The hotel underwent a $15 million refurbishment and was rebranded as Momentus Hotel Alexandra. It opened its doors to guests on March 1, 2023.

Developed as part of the mixed-use development Alexandra Central by the former Chip Eng Seng Corp (now part of SingHaiyi), the hotel sits above a three-storey strata-titled retail podium (first to third levels) with parking from the fourth to sixth levels.

Even though it's part of a mixed-use development, Momentus Hotel Alexandra has its own dedicated drop-off, entrance and lobby on the first level. The guestrooms occupy the seventh to 19th floors, offering unblocked views of the surrounding cityscape.

Designed by DP Architects, one of Singapore's largest architectural practices, Alexandra Central's 19-storey complex features a clean, modern façade in neutral tones and sleek lines. A vertical green wall at the entrance of Momentus Hotel Alexandra blends seamlessly with the lush streetscape along Alexandra Road.

In line with its sustainability goals, Momentus Hotel Alexandra has integrated eco-friendly practices throughout its refurbishment, says Felix Wong, the hotel's general manager.

KKS International spearheaded the interior redesign, incorporating energy-efficient features such as smart digital thermostats in every room, filtration taps that provide direct drinking water, and biodegradable materials for dry bathroom amenities.

"We have embraced technology and innovation to enhance both guest experiences and operational efficiency," Wong adds. Improvements were implemented across areas such as facility and resource management, water and energy efficiency, and food and waste management.

Comfort and lifestyle

The interior of the hotel embodies a modern, nature-inspired aesthetic, says Wong. "It prioritises comfort and a sense of calm." He adds that the overall flow and atmosphere of the hotel have also been enhanced.

The hotel offers a variety of room categories — from Superior, Deluxe, and Premier rooms to Momentum Club rooms and Executive Suites — with sizes ranging from 258 sq ft to 517 sq ft. There are also meeting rooms and event venues for business travellers.

Guests can unwind at the 25m infinity pool on the seventh-floor lifestyle deck, taking in panoramic sunset views towards the southwest of Singapore. The space is anchored by the newly rebranded Verandah Pool Bar & Grill and Verandah Rooftop Rotisserie by Social F + B by Design. The new poolside bar has floor-to-ceiling glass and a swim-up bar.

At the topmost level — the 19th floor — is the Momentum Club Lounge, which offers uninterrupted views of the city skyline, says Wong. "It also provides privacy for our most discerning guests."

This year, the property clinched the Best Upscale Hotel Award at the EdgeProp Singapore Excellence Awards (EPEA) 2025.

Wong says the team aimed to create a hotel that blends aesthetic appeal with sustainability and meaningful guest experiences. The recent award, he adds, recognises their success in combining thoughtful design with an authentic guest experience.



One of the highlights is the sunset view from the infinity pool of the lifestyle deck

City fringe convenience, connectivity

Located in a prime city-fringe area, Momentus Hotel Alexandra appeals to both business and leisure travellers who value proximity to the city within a vibrant, local neighbourhood setting. According to Wong, the guest mix is roughly 60% business travellers and 40% leisure guests.

The hotel is adjacent to Alexandra Central Mall and Ikea Alexandra, the latter of which recently completed a $20 million, three-year revamp.

It is about a 22- to 25-minute drive from Changi Airport, and just a four-minute drive from Queenstown and Redhill MRT stations on the East-West Line. E

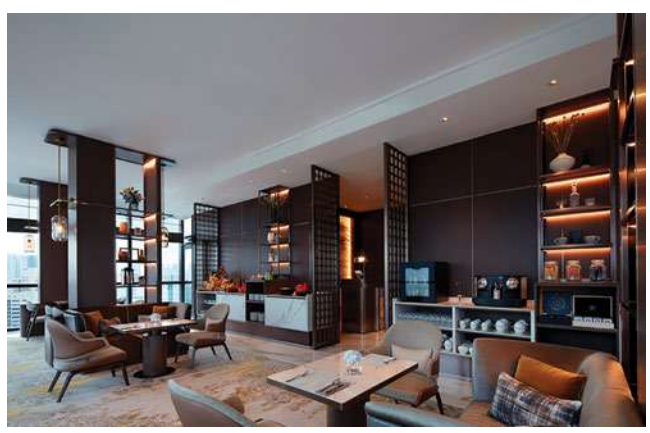




The Verandah Pool Bar & Grill and Verandah Rooftop Rotisserie open



Designed by DP Architects, Momentus Hotel Alexandra reopened in March 2023 after a $15 million refurbishment



The Momentum Club Lounge on the 19th floor



The revamped lobby on the first level of the hotel

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Best
Upscale Hotel

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MOMENTUS


Punggol Digital District is Singapore's first smart and sustainable business district

PICTURES: JTC

JTC wins Top Integrated Development for future-ready Punggol Digital District

Top Integrated Development

BY TIMOTHY TAY
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JTC received the Top Integrated Development award for its 50ha Punggol Digital District, marking the first time a government statutory board has been recognised at the EdgeProp Singapore Excellence Awards (EPEA) 2025.

JTC was also presented with the Top Sustainable Developer award, recognising the organisation's leading sustainability efforts and its transformative impact on the local industrial real estate market.

The Punggol Digital District (PDD) is the first business district built from the ground up that incorporates smart technologies and sustainable building practices. Master-planned by JTC and designed by WOHA Architects, the waterfront district integrates industry players, academia, retail and community facilities, as well as digital infrastructure.

The panel of judges gave the development top marks for its contemporary and sustainable designs, district integration and smart infrastructure to create a future-ready work-play-learn environment.

PDD showcases how JTC is developing and leasing new in-


The Singapore Institute of Technology campus, which can accommodate up to 12,000 students, sits within the district



PDD achieved a 100% landscape replacement area and a 40% green coverage



The Punggol Heritage Trail is a 1.3km tree-lined park connector, on the former Punggol Road, that will link Punggol Waterway Park to Punggol Point Park

dustrial spaces to meet the needs of corporate industrial tenants, by creating an ecosystem that clusters research and talent with business partners across the same value chain to catalyse innovation and growth, says David Tan, assistant CEO (Development Group) at JTC.

Some of the flagship tenants at PDD include financial institutions like OCBC and UOB, government agencies such as GovTech and Cyber Security Agency (CSA). Private sector tenants include companies and startups involved in artificial intelligence (AI) development, cybesecurity and robotics. The district also hosts Singapore Institute of Technology's (SIT) Punggol Campus, which will accommodate up to 12,000 students.

Work-Play-Learn ethos

Located within Punggol in the Northeast Region, Punggol Digital District features the largest concentration of new business park space with eight towers that will add about 1.9 million sq ft of office and business park space.

The interior design philosophy prioritises flexibility and employee well-being through intentional spatial planning. Open-plan workspaces are complemented by quiet zones, collaboration hubs and wellness amenities that support diverse work styles and promote productivity.

Bright, naturally lit environments with high ceilings also add to the comfort of workspaces, while strategically placed breakout areas encourage spontaneous interactions and knowledge sharing.

The new district is served by the new Punggol Coast MRT Station, an extension of the North-East Line that opened last December. Together with a new bus interchange, it is the 15th Integrated Transport hub, enhancing public transport connectivity within Punggol.

A new 290,520 sq ft retail mall has also been completed to complement the district's mixed-use ethos. The Punggol Coast Mall is located above the MRT station and is next to the SIT Campus. This retail zone features lifestyle amenities like childcare centres and a hawker centre. It serves the students and professionals working in the area, as well as Punggol residents.

Punggol Digital District is the largest mixed-use district to achieve BCA's Green Mark Platinum certification. The district features the tallest industrial building constructed using engineered timber, which also attained BCA's Green Mark Super Low Energy certification.

Future industrial districts and estates developed by JTC will follow the example of PDD, creating ecosystems where different types of buildings across various industries may work together in the same district, says Tan.

Achieving this involves creating a more cohesive and integrated mixed-use estate, drawing connections from a broad industry perspective. At Punggol Digital District, this is reflected in its Work-Play-Learn approach.

"At PDD, it was important for us to develop strong synergy between companies establishing themselves there, but to also generate integration at the community level," says Tan.

For example, parks and green spaces are used by students and workers as well as residents from nearby housing estates. Highlights include the Campus Heart featuring a 4ha community park and the transformation of the old Punggol Road into a 1.3km tree-lined Heritage Trail.

"In addition to our goal of achieving Green Mark Platinum for some of our upcoming industrial buildings. We also set ourselves the challenge of developing more Green Mark Platinum districts," adds Tan.

Industry in nature

The design concept of Punggol Digital District reflects a broader Industry in Nature approach by JTC, one that mirrors Singapore's urban planning vision of a City in Nature, says Tan. He adds that sustainability in industrial real estate needs to consider the protection of natural ecosystems and the potential impact of climate change, as well as the sustainable use of natural resources and energy.

Some of these considerations include how to locate new developments within a conducive environment to reduce heat island effect. This can be achieved with efficient landscape planning and the integration of water bodies or features into the development. For example, in PDD and the one-north precinct the green cover target is about 40% of the entire area and these spaces are designed to ensure sufficient green or blue coverage.

This could come from sky terraces, sky gardens, ground floor landscaping and urban gardens. But it also includes buildings with biophilic designs such as the colour of the facades, the orientation and the shape of the building to reduce the thermal heating effect.

"With these twin efforts, we believe we can accomplish our vision of Industry in Nature, and how this harmonises with biodiversity and industry development could be more integrated," adds Tan.

Scalable, smart, adaptable

Developing future-ready industrial districts and buildings requires more than the physical infrastructure; it also includes a robust digital infrastructure to support the needs of Industry 4.0. This refers to the advancement of industry

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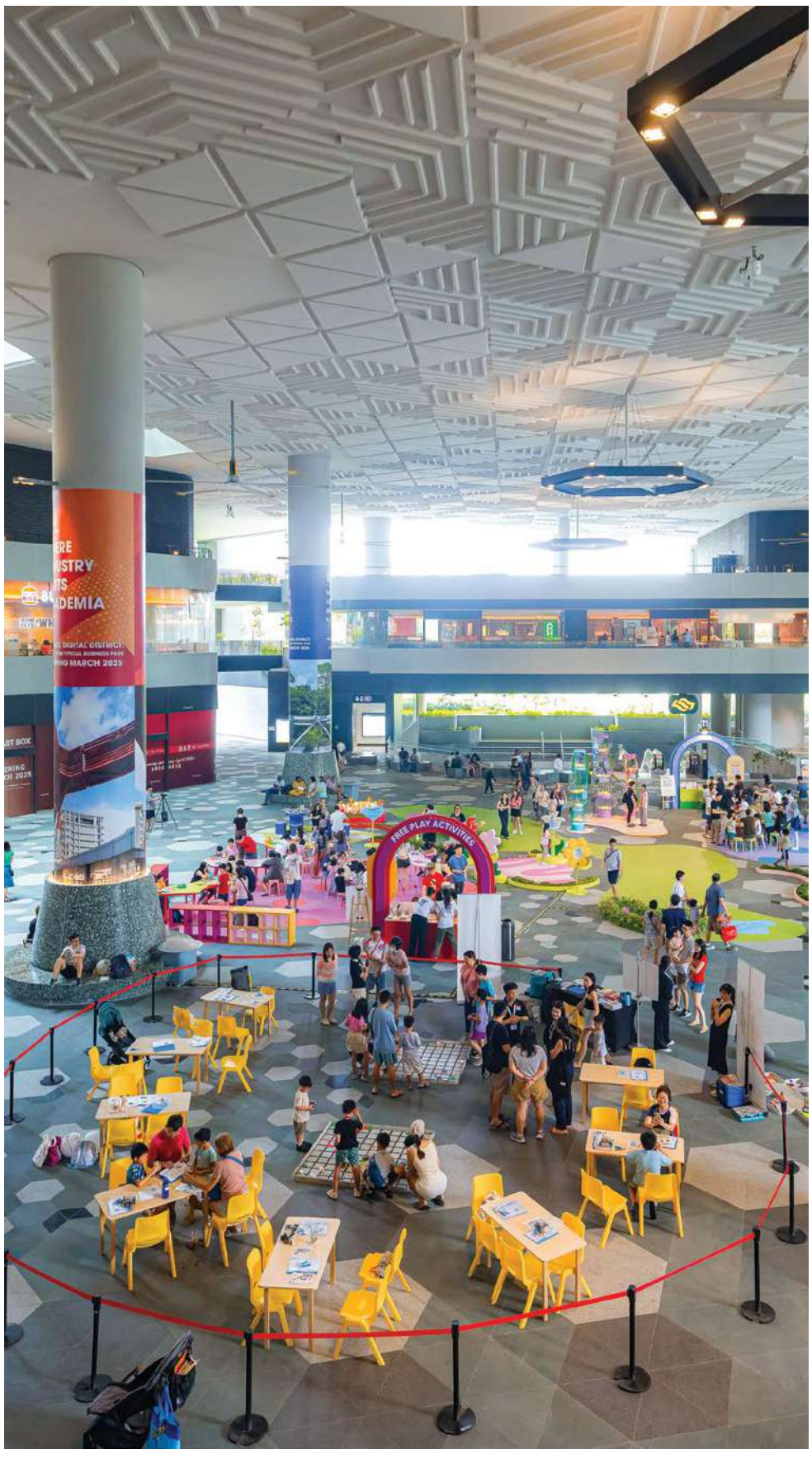

The Nexus at Punggol Coast Mall is a public plaza for place-making activities in PDD

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Seamless walkability



Community in nature



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Top Sustainable Developer

Top Integrated Development

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Collaboration in nature



Industry-academia integration



A sandbox for bold ideas



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Top Industrial Development

SOON HOCK GROUP
顺福集团

Stellar @ Tampines wins Top Industrial Development Award

Top Industrial Development

BY TIMOTHY TAY
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PICTURES: SOON HOCK GROUP



Stellar @ Tampines is a nine-storey ramp-up factory by Soon Hock Group

Stellar @ Tampines, a B2 industrial project by mainboard-listed Soon Hock Group has taken home the Top Industrial Development award at the EdgeProp Singapore Excellence Awards (EPEA) 2025.

This is the second year an industrial project in Singapore has been recognised by *EdgeProp Singapore*'s annual property awards. The Top Industrial Development award was introduced last year to celebrate excellence in the industrial real estate market.

The triumph also coincided with Soon Hock Group's debut on the Singapore Exchange on Oct 16. The group's IPO of $48.1 million was 9.8 times subscribed, according to an announcement on Oct 15. The group is one of Singapore's most established industrial and commercial developers; its completed industrial projects have a combined gross development value of more than $1 billion.

The company has earned a reputation for designing and developing projects that integrate beautiful architecture and top-of-the-line building specifications. Designed by Kyoob Architects, Stellar @ Tampines continues this standard with a contemporary architecture, a design that emphasises spatial efficiency and vibrant shared spaces.

Seamless connectivity

Located at 12 Tampines North Drive, Stellar @ Tampines is a nine-storey ramp-up factory building with 307 production units. The development is close to key logistics and business hubs, such as industrial estates Tampines and Changi South and Changi Airport.

A standout feature of the project is the design of the ground floor, which features the Stellar Promenade — a 24-hour pedestrian linkway that connects Tampines Ave 10 to Tampines North Drive 4. Four F&B units on the ground floor add to the street-level vibrancy and convenience.

The Stellar Promenade is conceptualised to promote seamless connectivity and active commuting. End-of-trip facilities include bicycle parking and shower facilities, and covered linkways connect to the nearby park connector.

The ground floor also features a first-of-its-kind design for an industrial development in Singapore – a central escalator that provides direct access to the second and third floors. It reduces reliance on passenger lifts and enhances accessibility for occupants and visitors.

In addition to being the newest industrial development in Tampines North, the exterior of Stellar @ Tampines features a vibrant façade of yellow and warm-toned palettes and accented with distinctive clean lines. This pop of colour adds to the building's visual identity within the industrial zone.

Stellar @ Tampines also shines for its sustainable design and responsible construction practices. The development is set to receive the Green Mark Platinum — Super Low Energy rating (with Maintainability Badge). Its environmental design relies on passive strategies and mechanical systems to achieve this top-tier rating.

Some of the passive strategies include architecture that utilises natural daylight to illuminate interior spaces, as well as natural ventilation to cool parts of the building. Solar panels on the rooftop also contribute to offsetting the building's overall electricity consumption.

Responding to the high adoption of electric cars, 265 units have been fitted with their own electric vehicle (EV) charging station, with the basement carpark is equipped with common EV charging stations. The building features a ramp-up vehicle access that provides service vehicles direct access to each unit and reduces the over-reliance on common service lifts. The development of Stellar @ Tampines comes as Singapore transitions towards an Industry 4.0 mindset. This next leap in industry is synonymous with smart manufacturing, digitalisation, and using human-centred technology to improve products and processes.

The structure of Stellar @ Tampines prioritises spatial efficiency and long-term adaptability to a variety of industrial uses. Units have been designed with large column-free floorplates to accommodate logistics, light general manufacturing or technology-enabled operations.

Other building specifications that make this development ready to accommodate Industry 4.0 needs include generous floor-to-ceiling heights and robust floor loading capacities that make it suitable for the integration of automation and robotics.

Modular design

The modular design of each unit also makes it easy to configure amalgamated units across floors. Businesses can reconfigure layouts to accommodate expanding operations or diverse workflow requirements. This type of spatial and operational adaptability is a key consideration for companies that plan to ensure their operations are future-ready.

Most units are also outward-facing to capitalise on natural light, coupled with mechanical ventilation adds to create a more comfortable and productive working environment that aligns with employees' desire for healthier workplaces.

The combination of human-centric design, high sustainability standards and future-ready specifications impressed the panel of judges. Stellar @ Tampines demonstrated how future industrial projects can be designed to anticipate the needs of businesses through adaptable infrastructure, enabling companies to scale and transform amid a changing industrial landscape. E



Stellar @ Tampines wins with its contemporary architecture and design, emphasizing spatial efficiency and vibrant shared spaces



Most units have been fitted with their own electric vehicle (EV) charging station



End-of-trip facilities include bicycle parking and shower facilities


F&B spaces offer spaces for occupants and visitors to interact in a vibrant setting

Winners

Top-Selling Projects

EMERALD OF KATONG

The gem of the East: Emerald of Katong wins Top Selling Project award

Top Selling Project
(REST OF CENTRAL REGION)

BY KALYNSKYE ADRIAN
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SIM LIAN



Artist's impression of Emerald of Katong, a 846-unit development on Jalan Tembusu

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The crowd at the sales gallery during the preview

The 846-unit Emerald of Katong made a striking debut in the private residential market last November. Following a preview period that saw crowds thronging its sales gallery, the 99-year leasehold condo on Jalan Tembusu in the Rest of Central Region (RCR) saw 835 units (98.7%) snatched up at launch, with all two- to four-bedroom units fully sold.

The strong performance cemented Emerald of Katong's position as one of the most successful launches of the year. Caveats lodged with URA as of Oct 14 indicate that 842 units (99.5%) have been taken up at an average price of $2,619 psf.

Emerald of Katong's achievement is particularly notable, given the competitive landscape. That November saw an unprecedented six projects being launched for sale, including two that shared the same launch weekend as Emerald of Katong: the 552-unit Nava Grove in Pine Grove by MCL Land and Sinarmas Land and the 504-unit executive condo Novo Place at Plantation Close by Hoi Hup Realty and Sunway Developments.

The three other projects that launched that month consisted of the 916-unit Chuan Park on Lorong Chuan by Kingsford Development, the 366-unit Union Square Residences on Havelock Road by City Developments and the 367-unit The Collective at One Sophia on Sophia Road by a SingHaiyi-led consortium.

Despite stiff competition, Emerald of Katong emerged as 2024's top-selling project by both units sold and take-up rate. It also clinched the title of Top Selling Project for the RCR at the EdgeProp Singapore Excellence Awards (EPEA) 2025.

Emerald of Katong is developed by Sim Lian Group. It occupies a sprawling 221,436 sq ft site, which the developer acquired through a government land sale in August 2023 for $828.8 million, translating to $1,069 psf per plot ratio.

The development comprises six residential towers offering one- to five-bedroom apartments ranging from 484 sq ft to 1,561 sq ft, catering to a wide range of buyers. Residents have access to a full suite of facilities, including a clubhouse, function rooms, a tennis court, a gym and swimming pools.

Superior location

Desmond Sim, CEO of Realion (OrangeTee & ETC) Group and one of the EPEA judges this year, believes Emerald of Katong had an edge over other recent launches in part due to its location. "Compared to most projects launched recently in the east, Emerald of Katong stands out for its superior location and surrounding amenities," he says.

He notes that the project appealed to its target buyers, who were mainly owner-occupiers rather than investors. "Many of them are dual-income, no-kids (DINK) couples drawn to the lifestyle and convenience of this location," he adds.

Located in District 15, the development enjoys a coveted address in the heart of the Tanjong Katong enclave. It is within walking distance of the Tanjong Katong MRT Station on the Thomson-East Coast Line.

Emerald of Katong residents have access to several amenities such as Katong Shopping Centre, i12 Katong, East Coast Park and the vibrant dining strip along East Coast Road. The project is also close to Joo Chiat, known for its heritage shophouses, cafés and boutiques.

The highest psf price achieved at Emerald of Katong, based on caveats lodged, was for a 484 sq ft unit sold in February for $2,983 psf. In terms of absolute price, the most expensive unit in the development was a 1,561 sq ft, five-bedroom unit that fetched $4.142 million. E

ONE BERNAM

One Bernam wins top-selling CCR project at EPEA 2025

Top Selling Project
(CORE CENTRAL REGION)

BY TIMOTHY TAY
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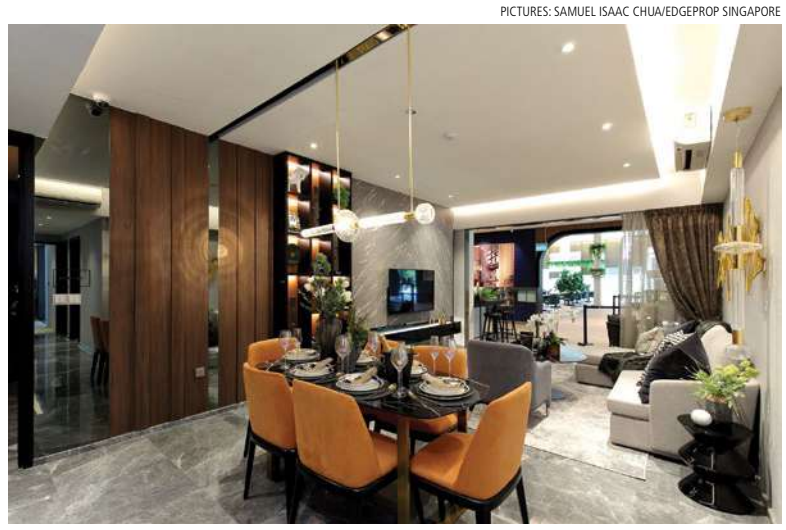
PICTURES: SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



One Bernam, a mixed-use development in Tanjong Pagar, is due to be completed next year



The 351-unit residential project is more than 95% sold to date

The 35-storey mixed-use development One Bernam was recognised at this year's EdgeProp Singapore Excellence Awards (EPEA) 2025 as the Top Selling Project in the Core Central Region (CCR). The award is based on transactions of new projects in the CCR over a 12-month period. Based on caveats, One Bernam is more than 96% sold to date and has achieved an average sales price of $2,605 psf.

This is the second time the project has been recognised at *EdgeProp Singapore*'s annual property awards. One Bernam won the Showflat Excellence Award under the Uncompleted Mixed-use Development category in the EdgeProp Singapore Excellence Awards 2022.

The 99-year leasehold development comprises 351 residential units, a two-storey retail podium that spans 15,726 sq ft, and a 13-key serviced apartment. Jointly developed by MCC Land and Hao Yuan Investments, it is their maiden project in the CCR. The project is scheduled to attain its Temporary Occupation Permit (TOP) next March.

Located at 1 Bernam Street, the project is in the Tanjong Pagar area of District 2. It is next to the 100AM shopping mall and the Amara Singapore hotel, and the recently completed Grade A office building Keppel South Central. One Bernam is also close to Tanjong Pagar MRT Station on the East-West Line, and two new stations on the Circle Line — Prince Edward Road and Cantonment.

The private residential units at One Bernam were launched for sale in May 2021, and the developer sold 80 units (23%) over the initial sales weekend. The project recorded consistent positive sales momentum over the next three years, moving about 241 units (69%) by the end of 2024 and achieved an average selling price of $2,585 psf.

One Bernam saw a significant boost in sales at the start of this year when the remaining unsold units were offered at promotional prices. These units included one-to three-bedroom units and penthouses.

Over the weekend of Jan 11 to 12, discounts ranging from $323,000 to $438,000 were offered for one-bedroom units, bringing prices down to between $1.295 million ($2,934 psf) and $1.328 million ($2,869 psf).

At the same time, two-bedders saw discounts of $437,000 to $668,000, with units sold from $1.752 million ($2,394 psf) to $1.78 million ($2,544 psf). Three-bedroom units were offered at discounts ranging from $616,000 to $830,000, with sale prices between $3.496 million ($2,461 psf) and $3.526 million ($2,482 psf). As a result of the promotional period, the development was 99% sold by mid-January, with only three penthouses remaining. These were fully taken up by early February, making the project completely sold out.

The largest penthouse — a 4,306 sq ft, five-bedroom unit — fetched $12 million ($2,787 psf). A 1,948 sq ft, three-bedroom penthouse was sold for $5.3 million ($2,720 psf), while the third, measuring 1,744 sq ft, changed hands for $4.5 million ($2,581 psf), according to caveats lodged. E

Pollen Collection clinches second Top Selling Landed Project award

Top Selling Project
(LANDED)

BY ASHLEY LO
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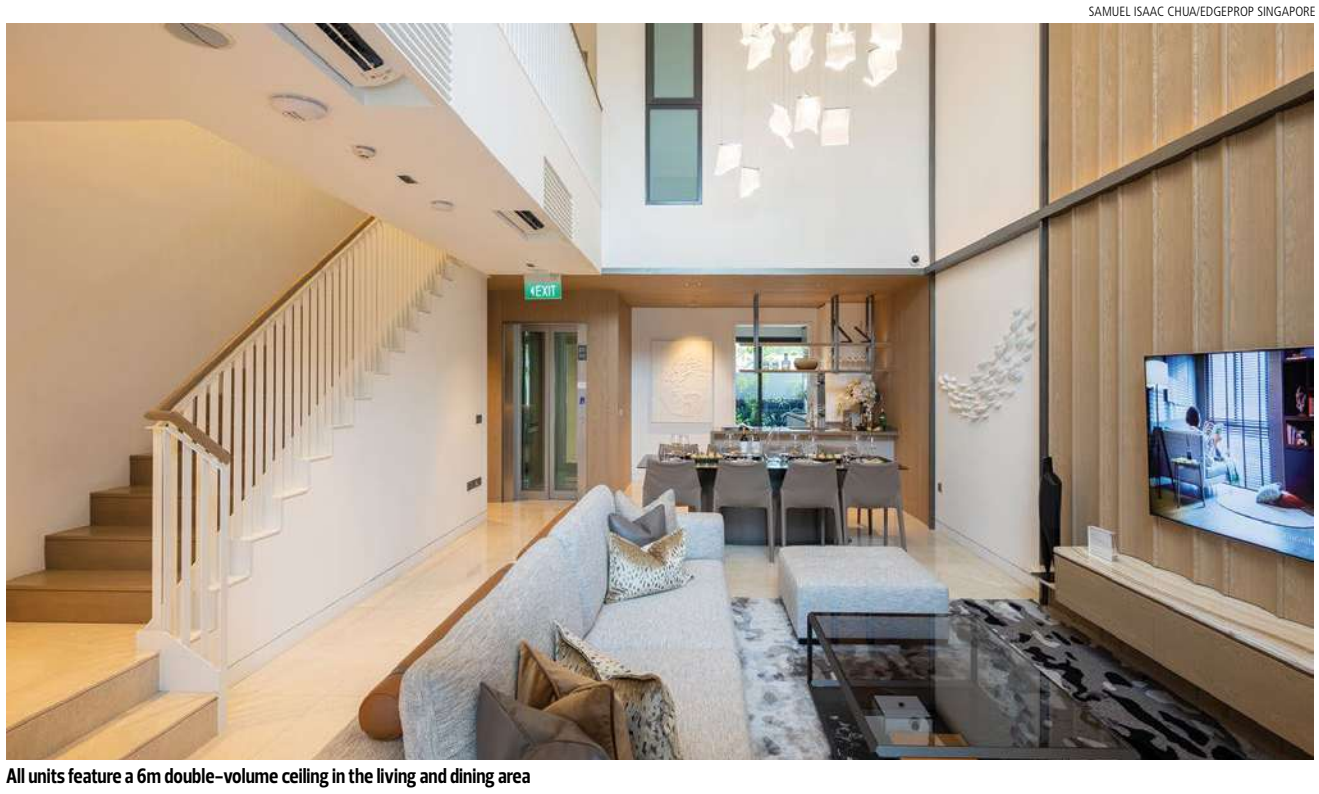
BUKIT SEMBAWANG ESTATES



Pollen Collection is located in the established landed residential enclave of Seletar Hills

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



All units feature a 6m double-volume ceiling in the living and dining area

Pollen Collection, a 132-unit landed housing development, has emerged as the Top Selling Landed Project at the EdgeProp Singapore Excellence Awards (EPEA) 2025. Developed by Singapore-listed property developer Bukit Sembawang Estates, this marks the second consecutive year that the project has received the award, having first won it at EPEA 2024.

Situated at Pollen View in District 28, Pollen Collection is located in the established landed residential enclave of Seletar Hills. The 99-year leasehold landed development occupies a 417,417 sq ft plot, and features two pairs of semi-detached houses, 22 corner terraced houses and 106 intermediate terraced houses.

The developer, which undertook a phased sales approach, first released 20 units at Pollen Collection for sale in the fourth quarter of 2022. The remaining units were subsequently launched in phases over the next two years, with the last batch of units released for sale in 4Q2024.

Caveats lodged with URA show that four units were sold in 2022 following the initial launch, including two corner terraced houses as well as a semi-detached property. The units were sold at prices ranging from $1,407 psf for a corner terraced house occupying 2,971 sq ft of land, to $2,191 psf for an intermediate terraced house on land area of 1,615 sq ft.

The following year, a total of 35 units were sold by the developer. The units, largely comprising intermediate and corner terraced houses with land areas ranging from 1,615 sq ft to 3,186 sq ft, fetched prices from $1,400 psf to $2,261 psf. Another semi-detached property, occupying 2,465 sq ft of land, was also shifted by the developer for $4.28 million ($1,736 psf).

In 2024, 68 houses at Pollen Collection were sold. The intermediate and corner terraced houses had land areas of 1,615 sq ft to 3,208 sq ft, and sold at an average price of $2,202 psf. This year, developers have sold 17 units so far at an average price of $2,284 psf, based on caveats lodged as of Oct 19.

To date, Pollen Collection has an overall take-up rate of around 94%, with 124 units sold at an average price of $2,181 psf. The remaining eight units still available comprise a pair of semi-detached homes and six corner terraced houses, according to the developer's website.

Based on absolute price, the most expensive unit transacted at Pollen Collection to date is a corner terraced house on a 3,003 sq ft land plot, which the developer sold for around $5.4 million ($1,796 psf) on May 21.

Pollen Collection was the follow-up up to Nim Collection, Bukit Sembawang's 99-year leasehold landed housing development off Ang Mo Kio Avenue 5. Phase 1 and 2 of Nim Collection, comprising 98 landed homes, launched for sale in 2018, and was subsequently completed in 2019. Nim Collection's newest phase, consisting of 186 landed homes, is scheduled for launch later this year.

Bespoke homes

Pollen Collection was designed by President's Design Award-winner Mok Wei Wei of W Architects. The houses, spanning various different configurations, have land areas that start from 1,615 sq ft and go up to 4,791 sq ft. While all the homes have five levels, including a mezzanine level and an attic, built-up areas start from 4,101 sq ft for the intermediate terraces, and go up to 4,908 sq ft for the semi-detached homes and 6,641 sq ft for the corner terraces.

All units come with five en suite bedrooms, and are fitted with dry and wet kitchens, a private lift, a utility area, and an open terrace. Living and dining areas feature a 6m double-volume ceiling. Each unit also has a car porch, which can accommodate up to three cars. Select corner terraced and semi-detached units come with a swimming pool.

Designed with a north-south orientation, the homes benefit from natural cross-ventilation and are equipped with solar panels on the rooftops. Car porches come with isolator points for installation of electric car charges, while smart home features are also integrated.

Amenities nearby include malls such as Greenwich V and AMK Hub, which are within a 10-minute drive away. Pollen Collection is also close to lifestyle destination Seletar Aerospace Park, as well as recreational offerings such as the 36km Central Urban Loop, Nim Meadow Park and Ang Mo Kio Linear Park. E

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



Each house comes with five en suite bedrooms

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



All units are fitted with dry and wet kitchens

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



Nim Collection comprises 98 five-bedroom terraced houses completed in 2019

Winners

People's Choice

Serene Centre: Neighbourhood mall revamped into a vibrant co-living concept

People's Choice
(CO-LIVING)

BY KALYNSKYE ADRIAN
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PICTURES: THE ASSEMBLY PLACE



Artist's impression of the drop-off area

At the corner of Bukit Timah Road and Farrer Road, a stone's throw away from the lush Singapore Botanic Gardens, stands Serene Centre. Built in the 1980s, the four-storey mixed-use development features an eclectic mix of cafés, eateries, and retail outlets on the first two floors that have become well-loved fixtures in the neighbourhood.

The freehold development sits on a 32,225 sq ft site, with a gross floor area of 47,475 sq ft. While the retail outlets occupy the first two floors, the upper floors are designated for residential use.

In February 2024, the development was sold for $105 million to Apricot Capital, the family office of David Teo, founder of instant beverage maker Super Group. Homegrown co-living operator The Assembly Place (TAP) was subsequently appointed to manage the property. Since then, Serene Centre has been undergoing extensive refurbishments that include the conversion of the apartments into co-living spaces and a refresh of the retail areas.

The updated property will feature 86 serviced apartments on the upper floors, complemented by communal facilities such as kitchens, utility rooms and lounge areas. Besides having access to the retail offerings at Serene Centre, residents will also be close to several other lifestyle amenities.

Located within the prime Bukit Timah neighbourhood, the development is a four-minute walk from the Botanic Gardens MRT Station, which is an interchange for the Downtown and Circle lines. Adjacent to Serene Centre is Cluny Court, which has several cafés and eateries, while Adam Food Centre, located across the road, offers a diverse mix of hawker stalls.

Serene Centre marks TAP's first venture into retail mall management. "This move is in line with our longer-term growth strategy as we continue to expand on our co-living concepts," says Eugene Lim, founder and CEO of TAP, in a February 2024 press release.

Desmond Sim, CEO of Realion (OrangeTee & ETC) Group and a member of the judging panel for the EdgeProp Singapore Excellence Awards (EPEA) 2025, says the decision to transform Serene Centre into a co-living development is "unsurprising."

He believes Serene Centre's proximity to lifestyle amenities and the Singapore Botanic Gardens, along with its strong connectivity, will be a major draw for professionals working in the CBD as well as city-fringe areas such as one-north.

Already, the development has also generated buzz among the public. At the EPEA this year, Serene Centre was voted as the People's Choice for co-living projects, with the development garnering 51.4% of the total votes.

Comfortable co-living units

At the heart of Serene Centre's transformation is a design intended to revitalise the building while preserving its unique charm. Spearheaded by OWAA Architects, the refurbishment introduces modern architectural elements that utilise timeless materials such as brick and concrete. The combination breathes new life into the building's façade while retaining a classic look and feel.

At the retail areas, improvements include a revamp of the outdoor spaces, along with additions that improve accessibility, such as ramps and a dedicated drop-off area. At the mall entrance, a metal frame adds a unique decorative touch, while internal common areas will sport updated interiors.

On the upper floors, the co-living apartments are designed with functional layouts that support both short- and long-term stays. Each fully-furnished room features a private attached bathroom, a wardrobe, and a study table, while residents also have access to a fully-equipped kitchen, laundry amenities and lounge areas. Other facilities include a swimming pool, a reception area, and housekeeping services.

The interiors have a calm, contemporary aesthetic that makes each unit feel bright and cosy. Units are equipped with digital locks, providing secure, keyless access for residents. The property also features 24-hour CCTV surveillance, and smart systems are integrated into facility management, allowing for efficient maintenance and streamlined operations.



Artist's impression of the entrance



Artist's impression of the building's facade

Building community

Beyond the revamped spaces, equally integral to the improved Serene Centre is its focus on community. Residents at Serene Centre will enjoy regularly curated events designed to foster interaction and build a strong sense of camaraderie among residents, including fitness classes, social mixers, fun workshops, and more. Other perks include discounts and benefits with select retailers and eateries.

Realion's Sim sees the emphasis on community as a common thread across all TAP properties and one of its biggest strengths. "Their business model functions on the community they've created through their app and other initiatives," he adds.

He also notes that TAP has been able to successfully leverage community-building across other co-living concepts, including its student housing project Campus by The Assembly Place. Located on Lorong J Telok Kurau, the 426-bed Campus is a joint venture between TAP and Apricot Capital.

The project is located on a 103-year leasehold site that the joint venture partners purchased in 2022 for $40 million. Following extensive refurbishments, the property opened in 2023 and achieved an occupancy of over 90% within six months.

Sim believes Serene Centre, slated to launch in the coming months, will see similar success. "Having seen how The Assembly Place transformed the Telok Kurau site, I will not be surprised to see that happening for Serene Centre, too." E



Artist's impression of the lift lobby



The interior of a Luxe room at Serene Centre



The kitchen and dining area

The Singapore Edition: The people's choice for luxury hospitality

People's Choice
(HOTEL)

BY ASHLEY LO
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PICTURES: THE SINGAPORE EDITION



The hotel features a striking facade made of glass and bronze

The Singapore Edition, a 204-key luxury hotel on Cuscaden Road, has quickly gained prominence within the city's hospitality landscape. Since it opened its doors in November 2023, the hotel has garnered praise for its spacious rooms, striking design and attentive service.

The positive reviews bode well for the hotel, which marks Edition's first foray into Southeast Asia. The hotel brand, founded by hotelier Ian Schrager in partnership with Marriott International, first ventured into Asia with the opening of The Tokyo Edition Toranomon in 2020.

The reviews are also consistent with The Singapore Edition's performance at the EdgeProp Singapore Excellence Awards (EPEA) 2025. The hotel scored the People's Choice Award after garnering the most votes in the hotel category. The triumph marks the second time the hotel has clinched a title at the awards. Last year, it took home the award for Best Luxury Hotel.

The Singapore Edition is situated within the Tanglin Road-Cuscaden Road area, close to Orchard Road. The hotel is part of a mixed-use development by City Developments, Hong Leong Holdings, and Schrager's Lea Investments that also includes the 154-unit luxury condo Boulevard 88. The mixed-use project is a redevelopment of the former Boulevard Hotel.

World-renowned architect Moshe Safdie of Safdie Architects, in collaboration with DP Architects, transformed the site into a new benchmark for contemporary luxury. To create separate identities between the hotel and the residences, Safdie opted for two distinctive designs, with the residences spanning a pair of 28-storey towers that perch above the hotel rooms, which are housed in a wide, low-rise six-storey block.

The hotel features a striking facade made of glass and bronze, which distinguishes it from Boulevard 88 and other neighbouring buildings. An interior courtyard, lushly decked out with greenery, adds a further layer of separation between the hotel rooms and residences, while a sky bridge on the ninth storey connects the two buildings.

Schrager, together with the Hong Kong-based design firm Cap Atelier, crafted the hotel's interiors. Entering the hotel, guests are greeted by a double-height lobby anchored by a grand spiral staircase that leads to the rest of the hotel's diverse offerings. These include the signature bar Punch Room, the Wonder Room micro club and the conservatory, which features over 300 native plant species alongside 162 preserved fern spheres suspended from above. Other amenities include function rooms and a ballroom.

"As a new generation of lifestyle luxury hotels, we attract discerning guests who seek modern luxury beyond traditional conventions," says Ranim Ben Romdhane, the hotel's general manager. "Our design centres on clean, minimalist aesthetics enhanced by unexpected pops of colour and distinctive fixtures, creating spaces that resonate universally while maintaining sophisticated appeal."

The Singapore Edition offers a mix of guest rooms and suites, ranging from standard king rooms starting from 38 sqm (409 sq ft) to spacious suites starting from 67 sqm (721 sq ft). The largest accommodation at the hotel is a 200 sqm (2,153 sq ft) penthouse, complete with a lounge, dining room, fully equipped kitchen, and an outdoor terrace with a private pool.

Guests have access to a full array of wellness and lifestyle amenities, including a spa with seven treatment rooms, thermal pools, sauna and steam rooms, and a wellbeing lounge. At the sky bridge, a 43m infinity pool features a transparent oculus, allowing guests swimming over it to peek down at the courtyard below.

Rounding out the hotel's offerings are its dining outlets, which include Fysh, the first international outpost of Australian chef Josh Niland. The restaurant offers a reimagined take on the seafood steakhouse, with an emphasis on sustainability and ethically sourced produce.

While the hotel's design and amenities are impressive, general manager Romdhane believes that ultimately, The Singapore Edition's popularity boils down to the personalised service delivered by its team. "This commitment to authenticity, combined with our world-class facilities, creates an exceptional guest experience that encourages repeat visits," he says. E


Guests are greeted by a double-height lobby anchored by a grand spiral staircase


The Wonder Room, a micro club, is located on the lower ground floor of the hotel


The largest accommodation at the hotel is the Edition Penthouse, measuring 200 sqm (2,153 sq ft)


The Punch Room, the hotel's signature bar, is one of the diverse entertainment

WINNER
PERSONALITY OF
THE YEAR 2025



One Bangkok — a large-scale, master-planned mixed-use district at the intersection of Wireless Road and Rama IV Road in the heart of Bangkok, opened in October 2024, and has a total investment value of THB120 billion ($4.75 billion)

PICTURES: FRASERS PROPERTY

Panote Sirivadhanabhakdi: The placemaker redefining Frasers Property's global vision



Panote: People don't just need space — they need places that connect, inspire and uplift; places that foster a sense of community and belonging. That's why placemaking is at the heart of what we do

Personality of the Year 2025

BY CECILIA CHOW
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For Panote Sirivadhanabhakdi, group CEO of Frasers Property, winning the biennial Personality of the Year award at the EdgeProp Singapore Excellence Awards (EPEA) 2025 was more than just a personal accolade.

"It's a reflection of the collective journey we've undertaken at Frasers Property, shaped by passion, resilience and shared purpose of our people across the group," he said in his speech at the gala, held at the Shangri-La Singapore on Oct 16.

"Tonight's theme, 'Spaces to Places', resonates deeply with us," he added. "In cities like Singapore, where space is a precious commodity, the temptation is always to maximise every square foot. But people don't just need space — they need places that connect, inspire and uplift; places that foster a sense of community and belonging. That's why placemaking is at the heart of what we do."

At just 47, Panote represents a new generation of leadership steering one of Asia's most diversified real estate powerhouses. Since his appointment as group CEO in 2016, he has overseen Frasers Property's transformation into a global player with assets spanning Singapore, Australia, Thailand, Vietnam and Europe.

He is also the youngest of five children of



Northpoint City mall and North Park Residences in Yishun have become a vibrant community anchor in the northern part of Singapore. It is also linked to the Yishun MRT Station and bus interchange



Waterway Point and Watertown in Punggol, a joint venture with Far East Organization and Sekisui House, is linked to the LRT and MRT stations as well as the bus interchange. It has also become a vibrant community in the northeast



Since its July 2025 launch, more than half the 348 luxury residences at The Robertson Opus have been sold at an average of $3,306 psf

Thai business magnate Charoen Sirivadhanabhakdi, whose TCC Group is a multi-billion-dollar conglomerate spanning food and beverage, insurance, finance and real estate. Within this vast business empire, Panote leads the group's property arm, including TCC Assets, an investment holding and real estate company that is part of TCC Group.

A vision shaped by purpose and people

Since taking the helm, Panote has guided Frasers Property through an era of expansion and reinvention. "Geographical diversification is a deliberate and complementary part of our strategy," he explains. "It enhances our resilience across market cycles and allows us to draw insights from diverse urban contexts and cultural perspectives."

The group's footprint now extends across five core markets — Singapore, Australia, Thailand, Vietnam and Europe. "These are places where we have deep roots and long-standing relationships," says Panote. "They're also where we've built the capabilities to deliver across multiple asset classes."

Beyond numbers and geography, Panote's leadership philosophy is anchored in purpose. "My personal purpose has always been to improve the quality of life for those around me and to contribute positively to society," he says.

That view was shaped by watching his father. "My father's quiet strength and values-led leadership left a lasting impression," he reflects. "His humility, long-term thinking and deep respect for people continue to guide how I lead today — by staying grounded, listening with intent, and creating the conditions for others to thrive."

That human-centred ethos is reflected across Frasers Property's developments — from integrated communities in Singapore and Australia to sustainable urban precincts in Thailand and Europe. "Real estate is ultimately a people business," says Panote. "It shapes how individuals and communities live, work and connect."

One Bangkok: Thailand's largest integrated precinct

Among Panote's many achievements, One Bangkok stands out as a defining project — a large-scale, master-planned mixed-use district at the intersection of Wireless Road and Rama IV Road in the heart of Bangkok.

A joint venture between TCC Assets and Frasers Property, One Bangkok carries a total investment value of THB120 billion ($4.75 billion). Frasers Property holds a 19.8% effective stake in the project through Frasers Property Holdings (Thailand).

Panote considers One Bangkok a project that is "deeply personal", having overseen it from conceptualisation through design and execution — a process a decade in the making.

"Our vision from the outset was clear: to build the heart of Bangkok — a vibrant, inclusive and future-ready urban ecosystem that reflects the city's identity and elevates the quality of life for its people," he says. Officially opened in October 2024, One Bangkok integrates office, retail, residential, hospitality, public spaces and infrastructure into a cohesive mixed-use environment. It includes the city's first Ritz-Carlton Bangkok luxury hotel, the One89 Wireless ultra-luxury residences, two premium office towers, and two retail destinations — Parade and The Storeys.

Despite a surge in new office supply, One Bangkok's Grade-A towers have benefitted from a strong "flight-to-quality" trend among multinational companies drawn to its prime location, convenience and amenities.

As at Sept 30, 2024, One89 Wireless was 80% sold through private sales, ahead of its completion in 2025. The second hotel, Andaz One Bangkok, is slated to open by the end of this year. Once fully completed, the precinct's retail loop will feature over 900 stores across 160,000 sqm (1.72 million sq ft) of net lettable area.

Future phases will include additional office towers, the Eighteen Seven super-luxury residential tower, three more hotels, and curated retail and dining concepts such as POST 1928.

'Placemaking – more than just a design principle'

At the heart of One Bangkok lies 8ha (861,113 sq ft) of green and open space — walkable streets, plazas and community areas curated for arts and cultural experiences. These spaces promote social interaction, enhance urban greenery and make One Bangkok a hub for community life.

"Placemaking is not just a design principle," says Panote. "It's how we create a sense of belonging in the heart of Bangkok. It's about enabling a 'flight to quality' through future-proof design that meets the evolving needs of businesses, communities and the environment."

One Bangkok also introduced several regional firsts, including one of Southeast Asia's largest continuous concrete pours — a collaboration with The Concrete Products and Aggregate Co (CPAC) using a low-heat, lower-carbon concrete mix for its 5 million sq ft underground base. "It's an engineering feat that reflects our commitment to building with the future in mind," says Panote.

The district also features one of Southeast Asia's largest centralised cooling systems, delivering energy savings of up to 17,000 MWh annually, while recycled wastewater supports cooling and water efficiency. Smart infrastructure powered by over 250,000 sensors and 5,000 cameras enables predictive maintenance, energy optimisation and seamless connectivity.

These innovations have earned One Bangkok Thailand's first LEED Platinum certification for neighbourhood development, with all office and residential towers also targeting WELL Building Standard certification.

Integrated, community-centric developments in Singapore

In Singapore, Frasers Property continues to strengthen its track record in developing integrated, community-centric projects with a focus on sustainability.

Its suburban mixed-use developments — Waterway Point and Watertown in Punggol, and Northpoint City and North Park Residences in Yishun — have become vibrant community anchors.

More recently, Sky Eden@Bedok, a redevelopment of the former Bedok Point, obtained TOP last month. The 17-storey development comprises 158 residential units and 12 commercial units on the ground floor, connecting directly to Bedok MRT Station, Bedok Mall and the bus interchange via a sheltered walkway.

Launched in September 2022, the 99-year leasehold project was fully sold by November 2024 at an average of $2,101 psf. It features "elevated sky gardens" offering residents a green respite within the bustling town centre — underscoring Frasers Property's commitment to wellness and placemaking.

Another opportunity for asset recycling in the Core Central Region was the transformation of the former Robertson Walk and Fraser Place serviced apartments. The site is being redeveloped into Robertson Opus, a new 999-year mixed-use project comprising 348 luxury residences atop a retail podium with a sunken courtyard. The development is a partnership with Sekisui House.

Since its July 2025 launch, more than half of its 348 luxury residences have been sold at an average of $3,306 psf. Completion is slated for 1H2029. The new mixed-use development will come with a retail podium and a sunken courtyard.

CONTINUES ON PAGE EP84

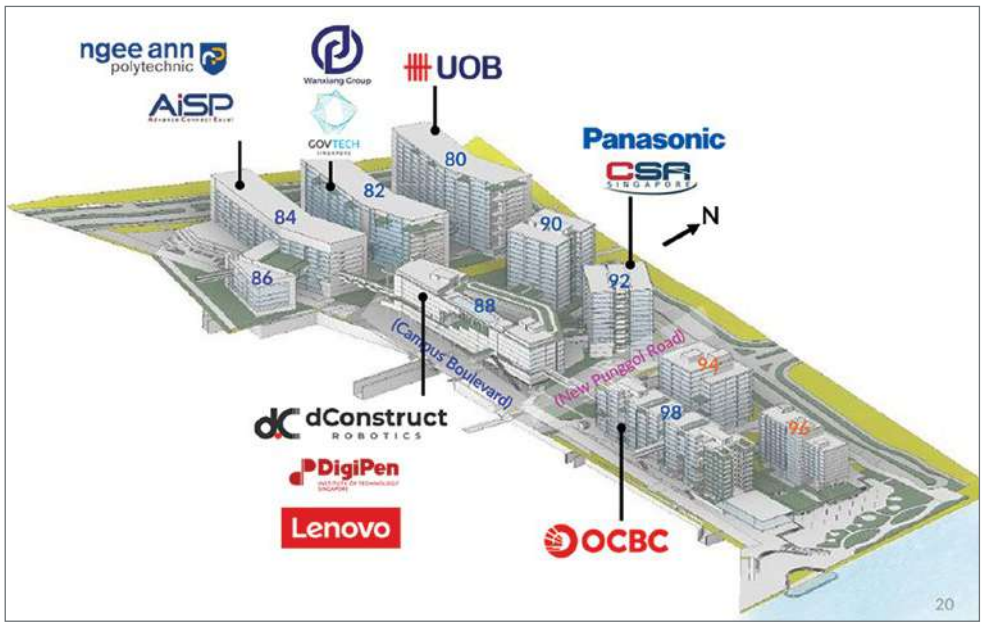


Artist's impression of The Robertson Opus' sunken courtyard with a retail podium



At The Centrepoint, Frasers Property is also reimagining the Orchard Road landmark through placemaking initiatives

PUNGGOL DIGITAL DISTRICT



Anchor tenants at Punggol Digital District include UOB, OCBC, GovTech and CSA

PICTURES: JTC



PDD is the largest mixed-use district in Singapore to attain BCA's Green Mark Platinum certification

FROM PAGE EP69

and a phase of industrial change that incorporates rapid technological advances such as artificial intelligence and advanced robotics.

At PDD, the layout of the office units and business park spaces focuses on scalability and adaptability that can support both small startups and large established firms. Across the eight towers, floor plate sizes range from 13,988 sq ft to 43,040 sq ft, with floor-to-ceiling heights of about 3m.

Individual units range from 1,237 sq ft to 9,038 sq ft and can be combined horizontally to create larger units over entire floors or multi-floor setups. Units accommodate diverse fit-out requirements from standard business park spaces to heavier technical equipment, as well as flexible unit configurations and customisable partitioning.

JTC also rolled out its proprietary Open Digital Platform (ODP) at Punggol Digital District. It is the first district-wide smart operating system that connects buildings, utilities and services through a network of sensors and real time data analytics.

Co-developed by GovTech and JTC, the ODP integrates with district assets such as the smart electrical grid, district cooling and building management system. It leverages machine learning to optimise resource efficiency and achieve energy savings of up to 60% compared to traditional industrial districts.

Beyond its positive impact on sustainability initiatives at PDD, there are also space-saving benefits that improve the value proposition of the district. For example, district cooling systems reduce the need for multiple cooling towers, saving valuable real estate space and increasing the amount of leasable area in each building.

Benchmark for future industrial districts

PDD demonstrates JTC's strategic and thoughtful spatial planning in creating future-ready industrial spaces and the development received high praise from the panel of judges for successfully weaving together different types of spaces into a cohesive and community-driven district.

This was achieved through careful vertical and horizontal layering, stacking SIT's campus and green public spaces, alongside strategically stacked amenities that promote social interaction at multiple levels. The project also illustrates how high-tech clean industrial activities can seamlessly integrate with other uses like retail and residential, without being isolated by pollution buffers.

This is coupled with an unprecedented range of facilities, for tenants, visitors and nearby residents. This spatial interweaving reflects evolving workplace needs where businesses thrive on knowledge exchange and collaboration and redefines what an industrial district can look like. E



Punggol Digital District shows JTC's smart planning, winning praise for uniting diverse spaces into a community-driven hub

PERSONALITY OF THE YEAR

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New project launches

The group is also a joint developer of The Orie in Toa Payoh with City Developments and Sekisui House. The 777-unit residential project across twin 40-storey towers is the first new private condominium in the estate since 2016. It has achieved over 93% sales since its January launch at an average of $2,701 psf.

In June, Frasers Property, together with Sekisui House and CSC Land Group, secured the Dunearn Road government land sale (GLS) site in Bukit Timah Turf City for $491.45 million ($1,410 psf ppr).

Turf City will be a new housing precinct with up to 20,000 homes — a mix of private and public housing — in prime District 10. "It presents a unique opportunity to deliver a landmark development in one of Singapore's most prominent residential districts — with excellent connectivity, proximity to top schools, and access to green and lifestyle amenities," says Panote.

Optimising value through active management

From time to time, Frasers Property optimises the value of its assets through active portfolio management. In August, it acquired the remaining 10 strata retail units at Yishun 10 from Frasers Centrepoint Trust for $34.5 million, following the $48 million purchase of the Golden Village cinema in June. These two acquisitions give the company full ownership of the retail complex adjacent to Northpoint City.

"This move allows us to generate additional value from the asset's longer-term redevelopment potential," says Panote.

At The Centrepoint, Frasers Property is also revamping the Orchard Road landmark through placemaking initiatives. FairPrice Finest launched Singapore's first grocer-bar concept there, while Carousell Luxury opened its first physical retail store, offering more than a thousand curated pre-loved and new luxury items.

"These are part of our ongoing efforts to work with retail partners to bring innovative concepts to the city's shopping belt," says Panote.

FRASERS PROPERTY



The 777-unit residential project in Toa Payoh is over 93% sold since its January launch at an average of $2,701 psf

'Recycling capital'

Between October 2023 and March 2025, the group added about one million sqm (10.76 million sq ft) of quality income-generating assets — notably suburban retail in Singapore and industrial and logistics assets in its key markets — while divesting non-core or optimised properties.

Its industrial and logistics platform spans developed markets such as Australia, Germany and the Netherlands, as well as growth markets like Thailand, Vietnam and Indonesia — each requiring a tailored approach.

"Real estate investing is inherently capital-intensive, and effective capital management is crucial for enhancing returns," says Panote. "We are committed to recycling capital to reinvest in opportunities that strengthen the resilience and returns of our portfolio."

Since its listing in 2014, Frasers Property has recycled about $9 billion through its REITs and selective divestments, unlocking capital while continuing to create value for investors, he adds.

Beyond the balance sheet

Financial discipline, capital recycling and global diversification are only half the story. For Panote, real estate is about more than numbers. "Our purpose — inspiring experiences, creating places for good — guides our strategy and shapes our impact on the built environment."

That conviction — combining commercial discipline with a deep sense of purpose — is what makes Panote Sirivadhanabhakdi EdgeProp's Personality of the Year 2025. E

Winners

TOP DEVELOPER



JTC CEO, Jacqueline Poh

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE

JTC sets new benchmark in sustainability, becomes first government agency to win Top Developer award

Top Sustainable Developer

BY TIMOTHY TAY
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Not only has JTC clinched the Top Sustainable Developer award at the EdgeProp Singapore Excellence Awards (EPEA) 2025, the organisation also won honours for its mixed-use Punggol Digital District, which took home the Top Integrated Development award.

This is the first time a government statutory board has participated in the EPEA.

JTC was recognised for its leading contribution as the industrial master planner and developer, as well as taking the lead in moving the needle on green initiatives and practices to transform the future of the industrial sector.

The statutory board is also pioneering new approaches to planning and building industrial estates, as seen in the development of Punggol Digital District.

"The aim is to create an ecosystem that considers how industries in the same value chain may be located closer together, so that companies may benefit from each other's proximity. This will help improve the overall logistics footprint," says David Tan, assistant CEO (Development Group) at JTC.

Some of the future districts being developed by JTC include Sungei Kadut Eco-District for agriculture-technology (agritech) firms, Tuas Biomedical Park for the biomedical industry and the Jurong innovation District to meet the needs of Industry 4.0.

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



David Tan, assistant CEO (Development Group) at JTC

JTC



JTC rolled out its proprietary Open Digital Platform (ODP) at Punggol Digital District to support and improve district management

'Polycentric mixed-use districts'

Industrial planning in Singapore has evolved significantly over the past 60 years. Originally, manufacturing and industrial zones were established to cater to specific industries or value chains.

Today, new and repurposed industrial estates are planned as polycentric developments and districts which are more closely integrated to residential areas. The development of Punggol Digital District complements the decades-long planning and development of Punggol New Town, bringing future-ready jobs closer to the heartlands.

Other industrial districts that also bring jobs closer to residential areas include the Jurong Innovation District, the one-north precinct and Woodlands Gateway.

"As we locate jobs closer to homes, this reduces commuting times and eases pressure on our road infrastructure. This is one way we consider our sustainability obligation to Singapore," says Tan.

Woodlands Gateway is the government's major redevelopment project to transform Woodlands into a new regional commercial and transportation hub that positions it as the northern gateway between Singapore and Malaysia.

Planning for this district will consider how to better integrate it with the future Johor-Singapore Rapid Transit (RTS), which is set to be operational by end-2026. JTC is also examining how manufacturing and industrial zones in Woodlands could synergise with the planned Johor-Singapore Special Economic Zone (JS-SEZ).

"Our intention is to create these types of polycentric industrial developments and districts that are closer to homes and residences, in order to generate a new type of work-live-play-learn environment that positively contributes to sustainability," says Tan.

JTC is also reviewing land use plans for brownfield sites and mature industrial estates, to transform them into places where work, play or learn aspects can come together.

For example, Sungei Kadut — one of the first industrial estates that helped to lay the foundation for the local manufacturing industry — is being rejuvenated to support

the transformation of existing timber, metal and waste management industries, and capture new opportunities in food-tech and agri-tech sectors.

One Digital Platform

JTC is turning to technology to support and improve the management of its vast industrial portfolio. It has rolled out its proprietary Open Digital Platform (ODP) at Punggol Digital District. This is the first district-wide smart operating system in Singapore that connects buildings, utilities and services through a network of sensors and real-time data analytics.

Co-developed by GovTech and JTC, the ODP integrates with district assets such as the smart electrical grid, district cooling system and building management system. It leverages machine learning to optimise resource efficiency and achieve energy savings of up to 60% compared to traditional industrial districts.

The ODP now covers Punggol Digital District and JTC Summit, a 31-storey commercial building at 8 Jurong town Hall Road in Jurong Lake District. The building is also the headquarters of the statutory board.

"The ODP is a new product and we aim to progressively implement it across our real estate portfolio. This type of smart facilities management is another tool for us to further improve our sustainability management," says Tan. He adds that this digital tool will not only be used by JTC but also other government ministries where it is appropriate.

However, one challenge will be adapting JTC's extensive portfolio of ageing industrial buildings to accommodate the digital infrastructure needed to support an extensive roll-out of ODP across its portfolio.

JTC has a roadmap to upgrade nearly all its older industrial buildings. "As long as we are able to upgrade systems like air-conditioning and lights, we aim to enhance nearly all of our properties," he says.

However, installing smart systems into simple structures like single-storey factories may not be worth the cost. There are other active and passive measures which can be used to uplift these types of properties, such as using LED lights, landscaping and adaptive reuse strategies.

Value-chain planning

In addition to district and estate-level planning, JTC's sustainability efforts look closely across the entire development value-chain. This starts with planning, design, construction and operations. It also caps the lifecycle of a building and estate with ongoing maintenance, leasing strategies and placemaking initiatives.

Replacing existing systems and equipment to be digitally compatible will be an expensive undertaking. This makes it imperative for us to consider everything from a lifecycle perspective and how it will fit into our ecosystem, instead of just the upfront costs, says Tan.

"As a property developer for industrial facilities in Singapore, we must take these end-of-life considerations as part of our responsibility, aligning ourselves to the needs of its tenants and end-users," says Tan.

He adds that there are a growing number of industrial corporations who have adopted strong environmental, social and governance (ESG) obligations, that require them to be in green and sustainable developments.

JTC develops estates and buildings that are eligible for the Green Mark Platinum Rating. It also identifies certain estates and buildings for upgrading and asset enhancement, with the aim of achieving Green Mark status. "Collectively, we want to ensure that we deliver our vision of 'Industry in Nature' and create more conducive environments to work and do business," says Tan.

Adaptive reuse strategies

Looking ahead, JTC will implement adaptive reuse strategies to uplift and reposition most of its older industrial buildings and estates. Tan says that most of the industrial buildings owned and managed by JTC are still in good condition and are well-positioned to benefit from enhancements and quality-of-life improvements.

Last June, JTC launched an industrial government land sale (IGLS) of a 4.41ha site at Kallang Way that integrates adaptive reuse as part of its planned rejuvenation of the area. This was the first IGLS site where an existing terrace factory will be retained and adapted for continued industrial use.

The site is part of a designated food zone and the repositioned site will include the co-location of food manufacturing spaces and retail uses such as F&B to inject vibrancy into industrial spaces and provide new amenities for surrounding community and residents.

As part of the overall conditions of the tender, the site will also have an extended lease of 32 years to allow the successful tenderer additional time to optimise the use of the site, access the retained building conditions and develop comprehensive plans.

The site has been awarded to CL Savour Property, a subsidiary of CapitaLand Development, after the tender closed on Oct 1 last year. The tender attracted four bids, with CL Savour Property submitting the winning bid of $368.9 million.

In June this year, JTC and URA jointly launched a competition to seek innovative proposals to remake the former Jurong Bird Park and Jurong Hill. JTC took back the land when the Bird Park moved to Mandai in 2023. The competition was launched in conjunction with the Draft Master Plan 2025 and is running until Jan 18 next year.

The 39.2ha site will be transformed into a mixed-use development that also enhances its integration with the large Jurong Industrial Estate and surrounding areas. Ideas should consider how to sensitively retain iconic landmarks such as Jurong Hill Tower and key features from the former Jurong Bird Park.

"Public engagement is important to us as we consider how to reuse historically significant sites. We want our efforts to develop 'Industry in Nature' to resonate with the public, because we also want them to enjoy the benefits that these new spaces will offer," says Tan. E

PICTURES: JTC



An aerial view of Punggol Digital District



The Kallang Way industrial GLS site was the first to incorporate adaptive reuse conditions in the tender



Future industrial districts by JTC will bring clean high-tech jobs closer to residential and commercial areas



With ESG requirements from corporate industrialists on the rise, JTC is moving quickly to align to tenant needs



Zyon Grand will pioneer Singapore's new SA2 long-stay serviced apartment category, offering 350 units in a 36-storey block, in addition to twin 62-storey residential towers with 706 units on top of a retail podium

SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

CDL: Nine-time Top Developer champions sustainable city living

BY CECILIA CHOW
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Top Developer

Top Sustainable Developer

Listed property group City Developments (CDL) clinched the Top Developer Award for the ninth consecutive year at the EdgeProp Singapore Excellence Awards (EPEA) 2025. It also received the Sustainable Developer Award, marking a double win that reinforces CDL's leadership in quality and sustainability.

"Being the only developer to achieve this milestone reflects our commitment to delivering high-quality, sustainable, and innovative developments that create lasting value," says Chia Ngiang Hong, group general manager of CDL. "It's a testament to the trust of our customers and partners, the dedication of our employees, and the strong relationships we've built with stakeholders for over 60 years."

CDL also picked up multiple project awards for Union Square, its upcoming mixed-use development on Havelock Road, and The Orie, a high-rise condominium jointly developed with Frasers Property and Sekisui House.

Chia attributes CDL's success to its willingness to undertake complex, large-scale mixed-use projects such as The Quayside Isle in Sentosa Cove, South Beach along Beach Road (in a joint venture with IOI Properties Group),and Sengkang Grand Residences and Mall (in a joint venture with CapitaLand Development). These were secured through the government land sales (GLS) under the two-envelope tender system, which emphasises design and concept over price.

"We focus on areas where our developments can uplift and transform the surrounding precinct," says Chia.

Unlocking value in ageing assets

Beyond GLS sites, CDL actively redevelops its own ageing assets through the URA's incentive schemes. "What sets CDL apart," Chia explains, "is our ability to unlock hidden value in underutilised assets by reimagining them for today's and tomorrow's lifestyles."

A case in point is Union Square, a redevelopment of the former Central Mall and Central Square. The project will comprise 366 residential units, a Grade-A office tower, a co-living component, and retail and F&B spaces — revitalising the Singapore River precinct. Launched last November, the project is 37% sold at an average price of $3,197 psf, based on caveats lodged.

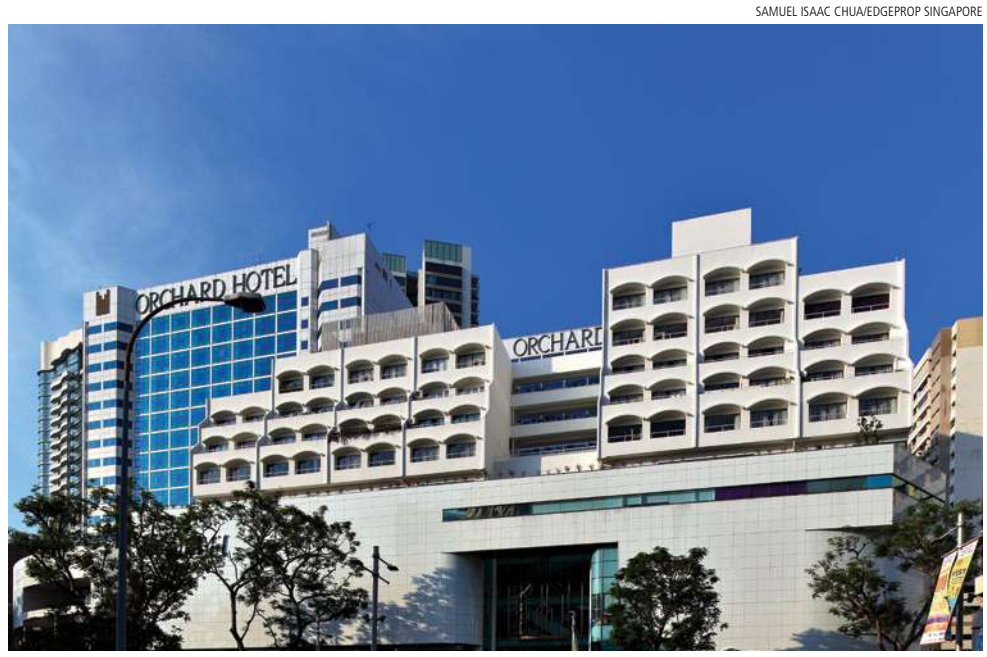
Similarly, NewPort Plaza (the redevelopment of Fuji Xerox Towers on Anson Road) will feature luxury residences, serviced apartments, offices, and retail within a 47-storey tower in

CDL



Previewed last November, the 366-unit Union Square Residences is part of the mixed-use development Union Square — a redevelopment of the former Central Mall and Central Square

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



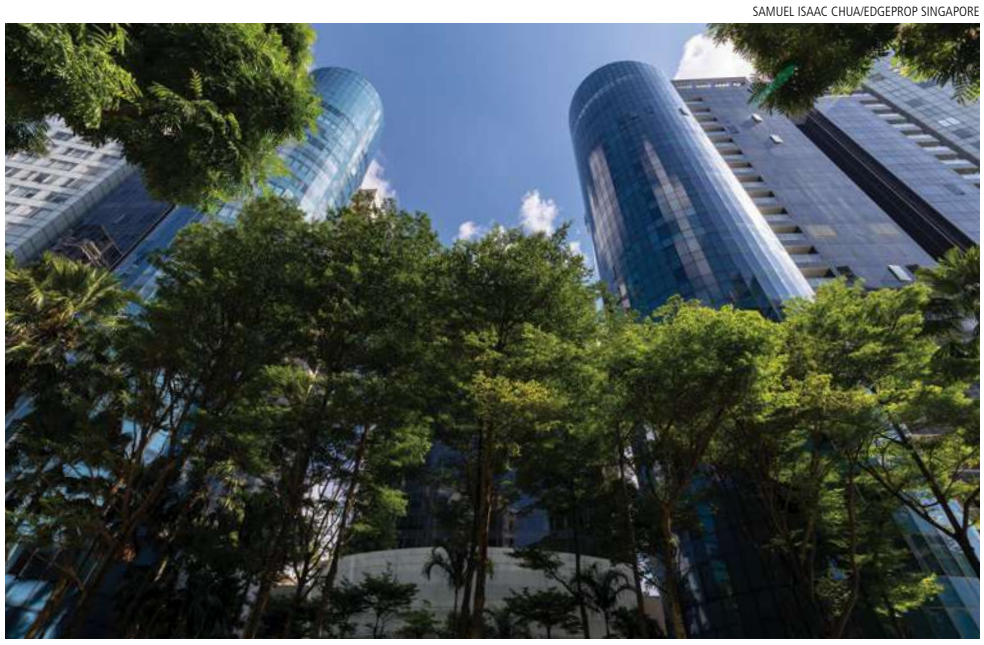
The acquisition of Delfi Orchard ensures that CDL controls the prime cluster — including Orchard Hotel Singapore and Claymore Connect — fronting Orchard Road

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The 1,111-unit The Sail @ Marina Bay — Singapore's first major condominium in the new Downtown and the tallest residential tower in the city at the time — set a benchmark for inner-city living when it was launched in 2004

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



The 173-unit St. Regis Residences Singapore was the city-state's first hospitality-branded residences adjoining The St. Regis Hotel, when it debuted in 2006

Tanjong Pagar. "Both Union Square and New-Port Plaza exemplify how we bring together residential, retail, hospitality, and community uses in a synergistic way," says Chia.

In May 2024, CDL acquired Delfi Orchard en bloc for $439 million. The group already owned 84% of the strata-titled commercial and residential units in the mixed-use development prior to the acquisition.

The neighbouring 656-key Orchard Hotel Singapore and Claymore Connect mall are currently held under CDL Hospitality Trusts, having been sold to the trust on a 20-year lease from July 2006, with an option to extend for another 75 years. However, CDL has retained the freehold reversionary interest in both properties.

With the acquisition, CDL now controls a prime cluster fronting Orchard Road — including Orchard Hotel Singapore, Claymore Connect and the adjoining Delfi Orchard — enabling the group to "unlock the full potential of this prime freehold asset", noted group CEO Sherman Kwek in a statement. The company is exploring potential redevelopment under the URA's Strategic Development Incentive Scheme in the near future.

In the meantime, Chia says the focus is on optimising and "sweating" the assets to maximise income. "This ensures we generate strong returns in the near term while maintaining optionality for longer-term repositioning," he adds.

Legacy of placemaking

Since its founding in 1963, CDL has honed the art of executing complex urban developments — from design and approvals to stakeholder engagement and construction, says Chia. "By embracing a multi-generational perspective, we align our large-scale, mixed-use projects with Singapore's urban transformation goals to uplift entire precincts," he explains.

CDL's footprint along the Singapore River and River Valley neighbourhood has helped shape the area through residential developments such as the 175-unit Tribeca (completed in 2010), the 201-unit The Pier at Robertson Quay (2006), and the 540-unit Irwell Hill Residences (2024).

For more than half a century, it has also defined the riverfront skyline with hospitality landmarks such as the 311-room Copthorne King's Hotel (early 1970s), the 549-room Grand Copthorne Waterfront Hotel (1999) and the 360-room Studio M (2010).

"The Singapore River and River Valley precinct has always held a special place in CDL's development journey," Chia reflects. "Each generation of projects allows us to reimagine and rejuvenate the district while enhancing its charm and connectivity."

That legacy continues with its new generation of mixed-use developments — CanningHill Piers, Union Square Residences, and the upcoming Zyon Grand.

Large-scale, mixed-use projects are not just about real estate; they are opportunities for placemaking and to create vibrant ecosystems, adds Chia.

Zyon Grand: New landmark in the Zion Road–River Valley area

Previewed on Oct 8 and set to launch on Oct 25, Zyon Grand will offer 706 units starting from $2,689 psf. The residences are housed in two 62-storey towers atop a retail podium directly linked to Havelock MRT Station.

The site was awarded to CDL and Mitsui Fudosan for $1.107 billion ($1,202 psf per plot ratio or ppr) in April 2024 — a figure notably below three nearby sites that were transacted between $1,304 and $1,420 psf ppr.

"Our bid reflects CDL's conviction in Singapore's long-term fundamentals and the site's unique locational attributes," says Chia. "It's at the doorstep of Havelock MRT, near Great World, the Singapore River, and Tiong Bahru's heritage and food scene — making it one of the most desirable districts for residents and investors alike."

Zyon Grand will also pioneer Singapore's new SA2 long-stay serviced apartment category, offering 350 units in a 36-storey block. "It aligns with our broader vision of building a recurring income platform," Chia adds.

Since venturing into the living sector in 2019, CDL has built a sizeable and diversified portfolio across the private rented sector (PRS) and purpose-built student accommodation (PBSA) segments, with assets in Singapore, Japan, and the UK. As at June 30, 2025, this global living portfolio comprises 7,850 PRS units and PBSA beds, with a combined gross development value of $3.9 billion.

Pioneering new lifestyles and sustainability

CDL has long been at the forefront of creating new urban lifestyles. In 2004, it launched the 1,111-unit The Sail @ Marina Bay, Singapore's first major condo in the new Downtown and the tallest residential tower in the city at the time — setting a benchmark for inner-city living.

It was followed by St. Regis Residences Singapore, the city-state's first hospitality-branded residences adjoining the 299-room St Regis Singapore Hotel. The 173-unit luxury condo made its debut in May 2006.

Today, CDL's portfolio spans all market segments, including executive condos (ECs). In August 2025, the group secured two EC sites — at Woodlands Drive 17 and Senja Close — for $782 psf ppr and $771 psf ppr respectively, adding 726 new units to its development pipeline.

Recent ECs such as the 512-unit Lumina Grand (launched in January 2024) and the 639-unit Copen Grand (launched in 2022) have been fully sold, reaffirming strong demand. "ECs remain a compelling alternative to private condominiums, supported by a steady pool of eligible buyers and limited supply," says Chia.

Sustainability continues to anchor CDL's philosophy. Lumina Grand, for instance, incorporates passive cooling, low-carbon materials, and energy-efficient systems, while Norwood Grand in Woodlands features biophilic landscaping and apartments with flexible study spaces.

"Homebuyers today prioritise comfort, wellness, and liveability," Chia observes. "Post-pandemic shifts have influenced our designs — with more adaptable layouts, communal spaces that foster interaction, and green features that promote well-being."

For CDL, the twin wins at the EPEA 2025 attest to more than just its track record — they reflect a legacy built on foresight, innovation, and responsibility. As the group continues to evolve with the city, its mission remains unchanged: to create enduring spaces that enhance communities and contribute to a more sustainable Singapore. E

CDL



NewPort Plaza (the redevelopment of Fuji Xerox Towers on Anson Road) will feature luxury residences, serviced apartments, offices, and retail within a 47-storey tower in Tanjong Pagar

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



Chia: What sets CDL apart is our ability to unlock hidden value in underutilised assets by reimagining them for today's and tomorrow's lifestyles



Marc Boey, Chief Operating Officer of Far East International and executive director for Property Services at Far East Organization

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE

Top Developer Far East Organization sweeps EdgeProp Awards with a string of project wins

Top Developer

BY TIMOTHY TAY
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Far East Organization's strength as one of the city's leading property developers was on full display at the EdgeProp Singapore Excellence Awards 2025, where it took to the stage to receive nine accolades across multiple categories.

The award-winning streak culminated with Marc Boey, COO of Far East International and Executive Director for Property Services at Far East Organization, accepting the coveted Top Developer Award on the company's behalf.

Far East Organization and its developer partners also picked up several other awards this year:

- Hillhaven, by Far East Organization and Sekisui House, won Top Development and Sustainability Excellence
- Aurea, by Far East Organization, Perennial Holdings and Sino Land, clinched the Landscape Excellence and the People's Choice award
- The Golden Mile, by Far East Organization, Perennial Holdings and Sino Land, also won Excellence in Landmark Conservation and People's Choice
- One Holland Village, by Far East Organization, Sino Land and Sekisui House, took home the Top Retail Development and People's Choice award

Honouring the past

One Holland Village (OHV) and The Golden Mile were among Far East Organization's standout projects at this year's awards. Both are mixed-use developments in well-known neighbourhoods that honour the past while shaping communities and ecosystems for the future.

OHV is a completed mixed-use development in the vibrant Holland Village neighbourhood. The development comprises the 296-unit One Holland Village Residences, the 255-unit serviced residences Quincy House, the three-storey One Holland Village mall, offices and community spaces.

The private residences saw positive take-up when they launched in December 2019, moving 98 units (33%) during its weekend launch. The sales momentum continued, and cumulative sales crossed the 80% threshold in January 2023 before the project was sold out in August that year. The sub-sale of a three-bedroom, high-floor unit in February for $3,781 psf, set a new benchmark for the condo.

The communal heart of One Holland Village is the 5,702 sq ft Village Square — a pet-friendly area within the mall, framed by shopfronts. Since its completion last year, the open plaza has hosted various placemaking events and become a familiar meeting spot for residents and visitors alike.

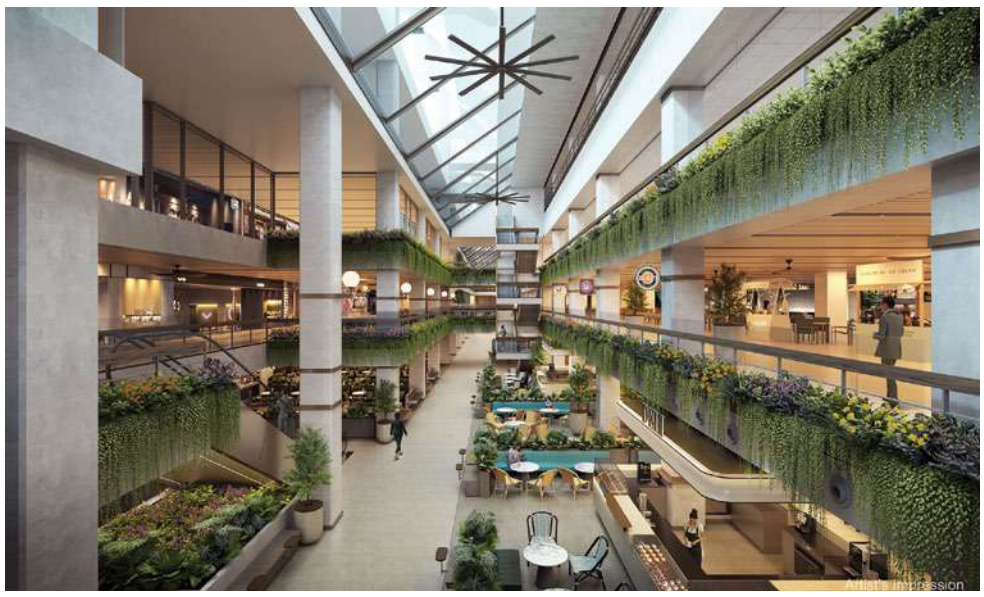
The developers also collaborated closely with the authorities to create a seamless flow between the mall, the existing shophouses along Lorong Mambong and Lorong Liput and Holland Village Market and Food Centre.

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE



Aurea adapts and reinterprets The Golden Mile's Brutalist architectural form into a new vertical linear city-living design

PERENNIAL HOLDINGS AND FAR EAST ORGANIZATION



The retail atrium at The Golden Mile

FAR EAST ORGANIZATION, SINO LAND GROUP, SEKISUI HOUSE



One Holland Village took home the Top Retail Development and People's Choice awards

FAR EAST ORGANIZATION, SINO LAND GROUP, SEKISUI HOUSE



One Holland Village Residences was sold out in August 2023 and set an average selling price of about $3,780 psf

The design of the Village Square is grounded in placemaking and public engagement that also echoes the vibrancy and close-knit community of the area, says Boey. Architecturally, the design reinterprets the form and function of traditional shophouses, like the ones found along Lorong Mambong and Lorong Liput, in a fresh contemporary language that pays attention to scale, materiality and massing, he adds.

"The integration of old and new was a deliberate and central tenet of the planning process for OHV," says Boey. "Our goal is to build a new development that will enhance what makes Holland Village special in ways that are meaningful, sustainable and community-led".

The diversity and quality of the retail mix at OHV have also been key strengths of the project, adding a well-rounded range of tenants across various sectors. Brands such as Sony and Marks & Spencer have tailored their outlets there to be pet-friendly, and Plain Meredith, Baker's Brew's first pet café concept, was developed for this space.

Conserving an icon

Far East Organization is also working with Perennial Holdings on The Golden Mile, a restoration of the former Golden Mile Complex and the most ambitious urban renewal project involving a large-scale strata-titled conserved building. The conservation efforts by the developers, in partnership with DP Architects and Studio Lapis, were recognised with the Excellence in Landmark Conservation award this year.

The conserved building has been repositioned into a commercial project with 156 office units, 19 medical suites and a two-storey 123,388 sq ft retail atrium. Far East Organization is leading the development of Aurea, a new 45-storey residential tower with 188 luxury units.

The development plays an integral role in the rejuvenation of the Beach Road and will be a landmark project along a strategic urban corridor linking the Downtown Core with the Kallang-Bugis transformation area, says Boey. "Together with Aurea, this renewal reflects a thoughtful balance between preservation and modern living, ensuring the mixed-use development remains vibrant and relevant for future generations," he says.

The challenge presented to Far East was how to conceptualise Aurea as a new luxury residential tower next to the familiar profile of an iconic landmark, that would also feel like an integrated part of the entire mixed-use development.

Aurea adapts and reinterprets The Golden Mile's Brutalist architectural form as a horizontal linear city concept, into a new vertical linear city-living design that elevates liveability against a backdrop of panoramic city and bay views, adds Boey.

Several architectural features throughout Aurea also interpret the essence of The Golden Mile's conserved Brutalist architectural language in a modern setting, such as the oculus windows, Mondrian-inspired fenestration and hanging gardens. Sky terraces on the ninth and 18th floors are also visually aligned with The Golden Mile, harmonising the two towers into a cohesive architectural narrative.

Just as One Holland Village and the placemaking efforts by Far East have added to the vibrancy of the Holland Village precinct, The Golden Mile and Aurea are well-positioned to help anchor the transformation of a new urban corridor along Beach Road. "Within this context, Aurea stands at the intersection of conservation and renewal, offering residents a home that is both part of the city's architectural legacy and its future growth," says Boey.

Sustainability for better living

Today, sustainability in real estate covers many aspects of a development. Focusing on the features that matter most to buyers has been a key part of Far East Organization's approach.

Homebuyers today increasingly value developments that offer practical and measurable sustainability that contribute to their living experience. This includes features that improve energy and water efficiency, lower utility costs and enhance the overall comfort of the development, says Boey.

Buyers also see a high Green Mark certification as an assurance of sustainable quality. Wellness and the desire for more green spaces, natural ventilation and ample daylight are also green priorities that buyers prioritise, he says.

The 341-unit Hillhaven is on track to attain BCA's highest Green Mark certification, the Platinum Super Low Energy rating. Attaining this means the project achieves energy savings of at least 60% compared to the 2005 building codes.

Solar panels supply electricity to key communal facilities, offsetting about 30% the energy used by the function rooms, pool areas and indoor gyms. A drip irrigation system with rain sensors and timer controls also helps with overall water efficiency.

This year, the panel of judges recognised the sustainability features at Hillhaven, a 341-unit development by Far East Organization and Sekisui House. They praised the project's sustainable living through the thoughtful integration of architecture, landscape and community spaces. They noted that the project takes a holistic approach to sustainability that balances liveability, environmental performance and long-term maintainability.

Instead of focusing on individual green features, Hillhaven integrates passive design strategies, construction innovations and ecological enhancements into one cohesive framework. More than 50% of the site is dedicated to green and water-based spaces, contributing aesthetically as well as actively reducing surface heat with passive cooling.

Hillhaven launched for sale last January, moving about 59 units (17%) when the project launched on Jan 20. The project has sold more than 328 units (96%) to date and set an average selling price of $2,188 psf. E

FAR EAST ORGANISATION, SEKISUI HOUSE



Hillhaven won Top Development and Sustainability Excellence awards

FAR EAST ORGANISATION, SEKISUI HOUSE



Hillhaven is on track to attain BCA's highest Green Mark certification, the Platinum Super Low Energy rating



The UOL Group team (from left): Anson Lim, senior general manager (residential marketing); Shirley Ng, chief investment and asset officer; Liam Wee Sin, group CEO; Yvonne Tan, chief corporate and development officer; and Angeline Fu, deputy general manager (residential marketing)

SAMUEL ISAAC CHUA/EDGEPROP SINGAPORE

UOL Group caps a defining year with record launches and landmark wins

Top Developer

BY CECILIA CHOW
cecilia.chow@edgeprop.sg

Oct 11 marked a milestone for Singapore-listed UOL Group. That was the day its high-end condominium Skye at Holland — jointly developed with CapitaLand Development and Singapore Land Group (SingLand) — saw 658 of its 666 units (98.8%) sold in a single day.

According to PropNex CEO Kelvin Fong, it was "the best-selling project in terms of number of units in the Core Central Region (CCR) in 2025."

Barely a week later, on Oct 16, UOL was named Top Developer 2025 by *EdgeProp Singapore*. That evening, the developer also picked up awards for ParkTown Residence, Meyer Blue and Watergardens at Canberra.

"These accolades reflect UOL's commitment to value creation and the collective dedication of our people and partners," says group CEO Liam Wee Sin.

"They affirm the trust that homebuyers and stakeholders have placed in the UOL brand — one that stands for quality, integrity, and enduring value."

For Liam, 2025 has been "a fulfilling year" — one defined by record-breaking launches.

The momentum began in February with ParkTown Residence, an integrated development of 1,193 units above a mall and integrated with a transport hub in Tampines North. The project set a new benchmark for suburban living in the Outside Central Region (OCR), with 1,041 units (over 87%) sold in a single weekend at an average price of $2,360 psf. The project is now 92% taken up, making it the best-selling project in 2025, based on the number of units sold.

That success was followed in July by UpperHouse, a 301-unit freehold project jointly developed with SingLand. Located at the corner of Grange Road and Orchard Boulevard in prime District 10, the CCR project fronts Orchard Boulevard MRT Station on the Thomson-East Coast Line.

By 6pm on launch day, 162 units (53.8%) were sold at an average of $3,350 psf. The project is now 68.8% sold at $3,364 psf.

Then came Skye at Holland — the capstone of UOL's year — whose near sell-out on launch day reaffirmed the group's reputation for delivering well-designed, high-quality homes.

According to Anson Lim, senior general manager (Residential Marketing) at UOL, the strong sales can be attributed to "a clear product and brand positioning."

He adds that every project is approached from the perspective of homebuyers — considering how they live, what they value, and how design can enhance their everyday experience.

UOL GROUP



At Skye at Holland, 658 of the 666 units (98.8%) were sold on launch day

UOL GROUP



UpperHouse at Orchard Boulevard is located at the corner of Grange Road and Orchard Boulevard and fronts Orchard Boulevard MRT Station

UOL GROUP



The 1,193-unit ParkTown Residence, launched in February 2025, is now 92% sold

UOL GROUP



The 180-unit Watten House, in District 11, is 94.4% sold at an average of $3,256 psf

UOL GROUP



The 301-unit UpperHouse at Orchard Boulevard is now 68.8% sold at $3,364 psf

'Excel in selling and replenishing'

Founded in 1963 as Faber Union, the company became United Overseas Land in 1975, following United Overseas Bank's acquisition of a controlling stake, and was renamed UOL Group in 2006.

Liam has been with the company for over 30 years. He believes UOL's strength lies in its disciplined decision-making and its ability to balance creativity with prudence at every stage — from land acquisition to design, marketing, and project delivery.

"To be a successful developer, one must excel both in selling projects and in replenishing land," he says. "At UOL, we take pride in our ability to do both well."

This year, UOL, CapitaLand and SingLand completed the $810 million en bloc acquisition of Thomson View Condominium on Oct 2, after securing High Court approval in July.

The price works out to $1,178 psf per plot ratio (ppr), inclusive of land betterment charges and a lease renewal premium. The partners plan to redevelop the 540,314 sq ft site into a 1,240-unit residential project.

Liam believes the new development will be "highly sought-after" given its location at the doorstep of Upper Thomson MRT Station (Thomson-East Coast Line) and its "panoramic views of MacRitchie and Peirce Reservoirs."

Separately, UOL, SingLand and Kheng Leong were awarded the Dorset Road GLS site by the URA on Oct 16, after topping nine bids with a $524.3 million ($1,338 psf ppr) offer. The partners intend to build two 27-storey residential towers with 428 units.

Liam notes that Dorset Road's appeal lies in its location at the fringe of the CCR, close to top schools such as St. Joseph's Institution Junior and Hong Wen Primary, and within walking distance of City Square Mall and Farrer Park MRT Station (Northeast Line).

Design and sustainability

Shirley Ng, chief investment and asset officer, notes that every UOL development begins with a clear vision. This extends from architectural design and spatial planning to the lived experience, she adds.

She cites recent examples such as Watten House and Meyer Blue, both freehold redevelopments of collective sale sites in prime districts.

Previewed in November 2023, the 180-unit Watten House, in District 11, is 94.4% sold at an average of $3,256 psf. Meanwhile, Meyer Blue, in District 15, is 70.8% sold at $3,260 psf just a year after its debut in November 2024.

"Meyer Blue reflects the idea of experiential luxury by the coast," says Yvonne Tan, chief corporate and development officer.

Designed by P&T Consultants, with landscape design by Henning Larsen and interiors by Peter Tay Studio, the project features glass facades, sea-facing views, and rooftop function rooms at the Meyer Club on the 26th floor.

Tan also highlights UOL's focus on sustainability. "Our projects incorporate environmentally responsible design principles and support climate resilience and social well-being," she says.

In the hospitality space, the 343-room Pan Pacific Orchard, designed by WOHA, showcases eco-architecture and has achieved the BCA Green Mark Platinum certification. UOL is building a new 19-storey, 173-room hotel along Orchard Road, to be managed by Hilton under the NoMad brand. Scheduled to open in 2027, the hotel occupies the site of the former Faber House. Designed by WOHA, NoMad will feature a distinctive botanical concept.

PPVC for high-rise towers

UOL has also been among the first to adopt Prefabricated Prefinished Volumetric Construction (PPVC) for its private residential projects. Its first high-rise PPVC project, The Clement Canopy, entered the Guinness World Records as the world's tallest residential building using the method in July 2018 — a record later surpassed by Avenue South Residences, its 56-storey twin tower development in September 2022.

Even though UpperHouse at Orchard Boulevard uses PPVC, the project retains all the hallmarks of luxury living. The 31 apartments in the Bespoke Collection feature double-volume living spaces, private lifts and dedicated parking — and were among the project's best-selling units, says Tan.

As UOL broadens its portfolio, Liam remains focused on shaping Singapore's skyline while staying true to the company's core values.

"Housing is at the heart of Singapore's quality living environment," he says. "The Top Developer 2025 award reinforces our commitment to the highest standards of quality and service as we embark on the next chapter of growth." E

UOL GROUP



Meyer Blue, in District 15, is 70.8% sold at $3,260 psf just a year after its debut in November 2024

REALION GROUP



UOL, CapitaLand and SingLand completed the $810 million en bloc acquisition of Thomson View Condominium on Oct 2, after securing High Court approval in July



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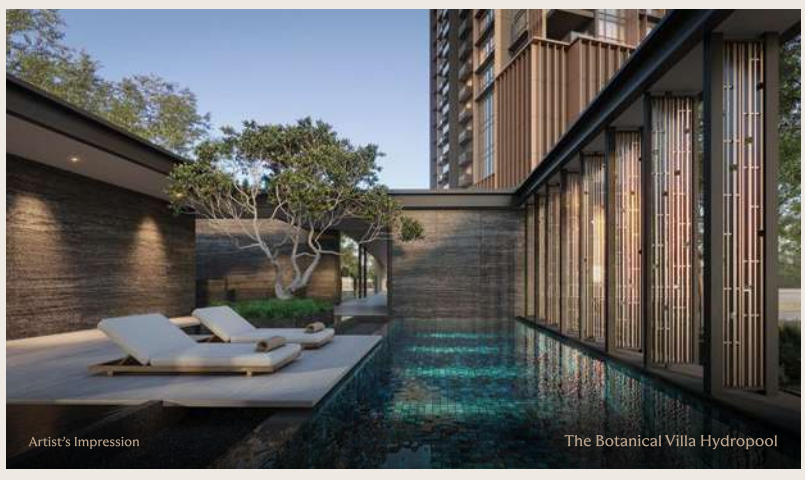



PRIVATE PREVIEW BY APPOINTMENT ONLY

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UPPERHOUSE at Orchard Boulevard • Developer: United Venture Development (No. 7) Pte. Ltd. • UEN: 202322557C • Housing Developer's Licence Number: C1528 • Tenure of Land: 99 Years commencing from 20 May 2024 • Encumbrances: Mortgage(s) registered in favour of CIMB Bank Berhad • Expected date of Notice of Vacant Possession: 30 June 2029 • Expected date of Legal Completion: 30 June 2032 • Lot & Town Subdivision Number: Lot 2401M TS 24 at Orchard Boulevard | **MEYER BLUE** • Developer: United Venture Development (Meyer) Pte. Ltd. • Company Registration Number: 202219183K • Developer's License Number: C1488 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage IJ/45398C lodged in favour of Oversea-Chinese Banking Corporation Limited • Expected Date of Notice of Vacant Possession: 31 December 2028 • Expected Date of Legal Completion: 31 December 2031 • Lot & Mukim Number: Lot 04029P MK25 at Meyer Road



EXPERIENTIAL LUXURY BY THE COAST



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