



News Release

9 July 2015

CDL'S THE BROWNSTONE EXECUTIVE CONDOMINIUM TO OPEN FOR E-APPLICATION

- *Excellent location just next to the future Canberra MRT station*
- *Extraordinary New York-inspired design with expansive jetty balconies*

Homebuyers with their eye on the transforming northern part of Singapore have an extraordinary residential development to look out for – The Brownstone Executive Condominium (EC) at Canberra Drive in Sembawang. The 638-unit EC is strategically located just next to the upcoming Canberra MRT station along the North-South Line.

Applications for eligible EC buyers will start from 10 to 20 July 2015. Bookings will be conducted on Saturday, 25 July 2015. A good mix of apartment types is available for selection with unit sizes ranging from 732 square feet (sq ft) for a two-bedroom to 1,711 sq ft for a five-bedroom penthouse.

The Brownstone is the only new EC directly next to an MRT station. Construction works on Canberra MRT station, located between the Sembawang and Yishun stations at Canberra Link, has commenced, and is expected to open by 2019.

Mr Chia Ngiang Hong, Group General Manager of City Developments Limited (CDL) said, “The Brownstone has an excellent location just next to the future Canberra MRT station. The north of Singapore is poised for a new burst of life. Near The Brownstone is the up-and-coming Jalan Legundi lifestyle enclave with vibrant new cafes. There are plans to build an integrated wildlife park in Mandai and transform Woodlands into a buzzing commercial hub. Adding to the EC’s outstanding connectivity are the upcoming Yishun transport hub, North-South expressway and a proposed Rapid Transit System connecting Woodlands to Johor Bahru. Given the development’s strong locational attributes, we expect keen interest for The Brownstone.”

Designed as a luxury EC, The Brownstone is being developed by CDL and TID Pte. Ltd.. As Singapore’s property pioneer, with over 50 years of track record, The Brownstone is CDL’s seventh EC project, after The Florida, Nuovo, The Esparis, Blossom Residences, The Rainforest and Lush Acres, all of which are fully sold.

Contemporary Living in a New York-Inspired Residence

Comprising eight blocks rising up to 12 storeys, the EC’s brown sandstone-inspired textured facade with unique jetty balconies takes design cues from the charming New York Brownstone row houses.

Apartments feature expansive jetty balconies that do justice to the views and extend the living space. They are also outfitted with luxurious finishings and premium fittings and appliances from brands like Hansgrohe, Mitsubishi and Whirlpool. The interiors are efficient and spacious paragons of modern contemporary design, constructed to complement interior furniture for everyday elegance.

The Brownstone will be embraced by lush greenery from the ground up, with hanging bosque and living greenwalls reinforcing the sense of nature. Surrounding the estate’s recreational facilities is a verdant landscape of trees and fields, graced by a unique Lawn Vista.

Within the estate's verdant grounds, residents can take a dip in the many pools, work out at the gymnasium and relax at the Jasmine Spa. Children can enjoy themselves at the junior skating rink and kiddie splash pool.

Convenience with Comprehensive Amenities Nearby

Living at The Brownstone will be a breeze with several major shopping malls nearby such as Sembawang Shopping Centre, Sun Plaza and Causeway Point. New malls will also be emerging in the area, including a three-storey neighbourhood centre comprising shops, a supermarket, a food court, enrichment centres, a childcare and an education centre, to be built right next to the future Canberra MRT station. The upcoming Northpoint City, Singapore's largest suburban mall, will integrate with a community centre, town plaza and air-conditioned public transport hub.

Residents will also enjoy a variety of food and beverage options, from hawker fare at the well-known Chong Pang Market & Food Centre to restaurants and cafes. To relax, residents can go to the nearby Sembawang Park, Yishun Park, upcoming Springleaf Park and Admiralty Park which is slated for transformation into a recreation destination come 2016. For the adventurous, the 24-hour free-access leisure park Orto offers a plethora of activities such as prawning, fishing, futsal, trampoline jumping and paintball. Those into water sports can try out kayaking, windsurfing and sailing at the PA Water Venture Sembawang. There is also a future sports and recreational development that is just a few footsteps away.

For families with young children, there are plenty of schools nearby – with Wellington Primary School and Sembawang Primary School both within a one-kilometre radius, and the upcoming GEMS World Academy Singapore. Also serving the area is Khoo Teck Puat Hospital, which will be joined by more healthcare facilities such as the Yishun Community Hospital and Admiralty Medical Centre in the coming years.

Moreover, the area around the upcoming Canberra MRT station is expected to be further developed in the next few years. This includes industrial developments along Gambas Avenue, and the upcoming development of Woodlands Regional Centre and North Coast Water Fabrication Park nearby which will transform the area into a bustling commercial hub.

World's Largest Application of Advanced Construction Method

Currently under construction, The Brownstone will be built using the innovative Prefabricated Prefinished Volumetric Construction (PPVC) construction methodology. The use of PPVC for this project is the first of its kind in Asia, and is likely the world's largest application for a large-scale residential development. Some 5,000 buildings modules will be prefabricated offsite, and subsequently assembled onsite. This is expected to increase productivity by more than 40%, which translates into some 55,000 man days saved, compared to conventional construction methods. The EC is thus expected to complete ahead of schedule by four months.

In addition to enhancing construction productivity and worksite safety, PPVC will also minimise the impact on the environment and ensure quality control as the building modules are produced using highly engineered techniques in a controlled factory environment.

The Brownstone Sales Gallery will open from 10 July 2015, 10am to 7pm daily.
For enquiries, please call the sales hotline: (65) 6877 1818.

Please refer to the fact sheet enclosed for details on The Brownstone.

For media queries, please contact:

Belinda Lee

Head, Corporate Communications
City Developments Limited
(Regn No: 196300316Z)

Gerry de Silva

Head, Group Corporate Affairs
Hong Leong Group Singapore

Tel: 6428 9315

Email: belindalee@cdl.com.sg

Tel: 6428 9308

Email: gerry@cdl.com.sg



Luxury Executive Condominium

FACT SHEET

DEVELOPMENT DETAILS		
Developer	Canvey Developments Pte Ltd (A joint venture between City Developments Limited and TID Pte. Ltd.)	
Project Name	The Brownstone (雅尚苑)	
Address	Canberra Drive	
Development Layout	8 blocks of 10- to 12-storey residential apartments with landscape, 5-storey carpark with roof garden and communal facilities	
Tenure of Land	99 years leasehold with effect from 28 April 2014	
Site Area	Approximately 28,562.5 square metres (sqm) / 307,447 square feet (sq ft)	
Number of Apartments	638	
Configuration / Sizes	2-Bedroom:	732 – 850 sq ft: 42 units
	3-Bedroom:	883 – 1,130 sq ft: 282 units
	3-Bedroom Premium:	958 – 1,130 sq ft: 146 units
	4-Bedroom:	1,055 – 1,356 sq ft: 162 units
	5-Bedroom Penthouse:	1,668 – 1,711 sq ft: 6 units
Recreational Facilities	<ol style="list-style-type: none"> 1. ARRIVAL <ul style="list-style-type: none"> ▪ Guard House ▪ Arrival Plaza ▪ Clubhouse Drop-off ▪ Canberra Link Gate 2. CLUBHOUSE <ul style="list-style-type: none"> ▪ Function Room ▪ Pavilion ▪ Male and Female Changing Rooms 3. KIDDIE PLAY <ul style="list-style-type: none"> ▪ Kiddie Play Pool ▪ Kiddie Splash Pool ▪ Playground* 4. FEASTING <ul style="list-style-type: none"> ▪ Sky Barbeque 1* ▪ Sky Barbeque 2* ▪ Sky Barbeque 3* 5. SANCTUARY <ul style="list-style-type: none"> ▪ Reflexology Path ▪ Jasmine Spa ▪ Social Pool ▪ Swing Garden 	

	<p>6. ACTIVE LIVING</p> <ul style="list-style-type: none"> ▪ 50m Lap Pool ▪ 30m Lap Pool ▪ Sun Deck ▪ Pets' Play ▪ Aqua Deck ▪ Tennis Court* ▪ Junior Skating Rink* ▪ Outdoor Fitness Station* ▪ Gymnasium* ▪ Basketball Half Court* ▪ Male and Female Changing Rooms with Steam Rooms <p>7. NATURE</p> <ul style="list-style-type: none"> ▪ Wellness Social Garden* ▪ Spice Social Garden* ▪ Fruit Social Garden* ▪ Cooling Herbs Social Garden* ▪ Sensory Garden ▪ Lawn Vista ▪ Courtyard Garden ▪ Lawn ▪ Hanging Bosque ▪ Botanicube <p>* Located on Sky Deck</p>
Estimated Completion	2019

CONSULTANTS	
Architect	ADDP Architects LLP
Project Interior Design	Index Design Pte Ltd
Landscape Consultant	Coen Design International Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	KTP Consulting Engineers Pte Ltd

All information contained in the Fact Sheet is current at time of release, and is subject to such changes as are required by the developer or the relevant authorities.

LOCATION MAP

