

## **NEWS RELEASE**

**16 November 2006**

### **TRIBECA BY THE WATERFRONT – LIVE IN THE HEART OF IT ALL**

City Developments Limited (CDL) will soft launch this weekend – Tribeca by the waterfront, its latest freehold residential development at Kim Seng Road. Perched alongside the Singapore River, this premium parcel exemplifies riverside city living at its finest.

Comprising a 30-storey residential block with 175 studio to four-bedroom apartments and penthouses, the units are positioned only from the fifth-storey upwards, affording residents magnificent views of the city and the charming meandering river. Tribeca is slated to be an architectural icon, with the sleek curve of its main façade, echoing the gentle undulation of the nearby river. The modern curve of the tower is further accentuated by glazing, which creates a shimmering glass-like effect.

Strategically located within close proximity to the Central Business District (CBD), Tribeca will be the private oasis of the discerning. Lush tropical landscaping throughout the development creates the ambience of an urban oasis. The gentle trickling of water from a specially designed landscape feature greets residents and visitors at the entrance, while strategically placed overhead trellises both decorate and provide shade. The distinctive 40-metre lap pool with a full range of condo-facilities, complete the resort-spa experience. Take a short stroll away to Great World City or catch a fast ride to the CBD via river taxi, or enjoy an endless array of shopping, dining and entertainment options, with Orchard Road, Robertson Quay, Clarke Quay, the arts and civic centre just mere minutes away.

Formerly named “The Pharos by the Waterfront”, derived from the word “Pharaoh”, the title used by ancient Egyptians for their ruler, to reflect the site’s etymology (King’s Centre – Plot 3), the development has since been renamed to better describe the vibrancy of the riverside area.

Inspiration for Tribeca was drawn from the chic, residential district in downtown Manhattan of the same name. The many restored warehouses and loft structures of New York City are now popular with artists, small businesses and families. While the River Valley district no longer bears the vestiges of its past – the area was packed with warehouses and “go-downs” – it has undoubtedly evolved over the years, to become a premium residential locale.

This development completes CDL’s own master plan for the waterfront: the quintet developments of Grand Copthorne Waterfront Hotel, King’s Centre, Waterfront Plaza, Mirage Tower – and now – Tribeca.

Tribeca will be launched at an early bird average price of \$1,420 per square foot. This price is attractive given the quality of the development, prime location, and in view of the recent enbloc sale in the vicinity. Marketing consultants CBRE and Savills are expecting this project to be an attractive investment property. They said that Tribeca has great rental potentials with expected rental range from \$3,000 per month for a one-bedroom apartment to \$10,000 per month for a four-bedroom apartment.

Mr Chia Ngiang Hong, Group General Manager of CDL said, “With Tribeca, discerning buyers are offered the rare opportunity to enjoy the best of both worlds – waterfront and city living. The project is expected to find favour also with investors who see great potential given its freehold status and proximity to the city. With the dynamic transformation of the riverfront, residents can indulge in their own private sanctuary and yet embrace the heartbeat of the city.”

*The development received the Green Mark Gold Award from the Building and Construction Authority (BCA) in 2006 for its extensive eco-features.*

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Please refer to fact sheet enclosed for details on Tribeca. For more information, please contact:

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**TRIBECA by the waterfront**  
FACT SHEET

<b>DEVELOPMENT DETAILS</b>	
<b>Developer</b>	Guan Realty (Private) Limited – A wholly-owned subsidiary of City Developments Limited
<b>Official Address</b>	60 Kim Seng Road, Singapore 239497
<b>Development Layout</b>	One 30-storey residential apartment block with two basement car parks
<b>Tenure of Land</b>	Freehold
<b>Site Area</b>	59,040.5 square feet
<b>Number of Apartments</b>	175 Apartment Units
<b>Configurations/Sizes</b>	Studio: 50 units from 517 – 570 square feet 2-bedroom: 24 units at 1,033 square feet 3-bedroom: 47 units from 1,367 – 1,378 square feet 4-bedroom: 47 units from 1,765 – 1,905 square feet Penthouses: 7 units from 1,173 – 3,907 square feet
<b>Recreational Facilities</b>	<ul style="list-style-type: none"> <li>• 40m lap pool with timber pool deck</li> <li>• Main pool with Jacuzzi</li> <li>• Children's pool</li> <li>• Tennis court</li> <li>• Children's play area</li> <li>• Barbeque area with trellis</li> <li>• Lawn</li> <li>• Steam rooms</li> <li>• Gymnasium</li> <li>• Function Room</li> </ul>
<b>Apartment Fittings</b>	<ul style="list-style-type: none"> <li>• Modern designer fittings throughout apartment</li> <li>• Sophisticated cantilevered shelving system for wardrobes</li> <li>• Ducted air-con system for living and dining</li> </ul> <p><b>Master Bathroom:</b></p> <ul style="list-style-type: none"> <li>• Hansgrohe Axor Starck Collection by Philippe Starck</li> </ul> <p><b>Common Bathroom:</b></p> <ul style="list-style-type: none"> <li>• Hansgrohe Collection</li> </ul> <p><b>Kitchen:</b></p> <ul style="list-style-type: none"> <li>• Bosch cooker hood and hobs</li> <li>• Solid surface kitchen work top</li> <li>• Electrolux washer/dryer</li> <li>• Fisher &amp; Paykel refrigerator</li> </ul>

<b>Green Features</b>	<ul style="list-style-type: none"> <li>• Winner of the Green Mark Gold 2006 awarded by the Building and Construction Authority (BCA)</li> </ul> <p><b>Energy Efficient:</b></p> <ul style="list-style-type: none"> <li>• Innovative use of maintenance-free “sunpipes” harnesses reflective technology to bring natural daylight into the basement levels, reducing the need for artificial lighting to conserve energy</li> <li>• Motion sensors installed at all private lift lobbies to save electricity</li> <li>• Maintenance-free solar powered lights for landscape area to conserve energy</li> <li>• Double glazing and low-E (Emissivity) laminated glazing in apartment units</li> </ul> <p><b>Water Efficient:</b></p> <ul style="list-style-type: none"> <li>• Water harvesting tanks installed above ground level to collect rainwater run-off, which will be used for watering plants. Apart from conserving water, this also reduces energy consumption as water is channelled downwards from the roof by gravitational force and thereby alleviates the need for a pump</li> </ul> <p><b>Green Innovations:</b></p> <ul style="list-style-type: none"> <li>• Pneumatic waste conveyance system makes use of air suction to dispose of waste. It is clean, odourless and vector free</li> <li>• A twin-chute pneumatic waste conveyance system is installed in common lobbies of all apartments – one for disposable waste and the other for recyclable items, providing a hassle-free way for residents to adopt green living</li> </ul> <p><b>Environmental Protection:</b></p> <ul style="list-style-type: none"> <li>• Two matured trees identified for conservation will be replanted within the development as part of the landscaping feature to restore the natural habitat</li> <li>• Planters are used as a means for sun shading within apartment units. It also promotes green living</li> <li>• Zero ODP (Ozone Depleting Potential) air-con refrigerants installed in apartments</li> <li>• CO (Carbon Monoxide) sensors in basement car park</li> <li>• Low-VOC (Volatile Organic Compound) paint used in common areas</li> </ul>
<b>Estimated Completion</b>	2009

<b>CONSULTANTS</b>	
<b>Project Architect</b>	RSP Architects Planners & Engineers Pte Ltd
<b>Builder</b>	Tiong Seng Contractors (Pte) Ltd
<b>Project Interior Designer</b>	Axis ID Pte Ltd
<b>M&amp;E Engineer</b>	Squire Mech Pte Ltd
<b>Structural Engineer</b>	RSP Architects Planners & Engineers Pte Ltd
<b>Quantity Surveyor</b>	David Langdon & Seah (S) Pte Ltd
<b>Lighting Designer</b>	Parsons Brinkerhoff Pte Ltd
<b>Landscape Architect</b>	Belt Collins International (Singapore) Pte Ltd