



## NEWS RELEASE

29 May 2009

### **BOTANNIA – 100% SOLD**

#### **- A REFLECTION OF THE IMPROVED PROPERTY MARKET SENTIMENT**

Singapore's leading developers, City Developments Limited (CDL) and CapitaLand, are pleased to announce that their joint venture development, the 493-unit Botannia with a 956-year leasehold, has been fully sold.

This is a reflection of the growing confidence in the property market in Singapore, especially in the more buoyant mass and mid-market segments which have captured the increased interest of genuine homeowners as well as savvy investors who have strong purchasing power and are on the look out for good investments, in view of the recovering property market.

Majority of the apartments were bought by Singaporeans, with 25% of the units purchased by foreigners.

Mr Chia Ngiang Hong, Group General Manager of CDL said, "The success of Botannia augurs well for the property market as it is a clear indication that homeowners and investors have become more upbeat, especially in the mass to mid-market segments. Botannia also attests to the popularity and attraction of the West Coast vicinity. With the right pricing, private properties in the West Coast have demonstrated their strong appeal and ability to draw these purchasers."

"Property sales had slowed down tremendously in 2008 when the economic downturn was more acute and there have been hardly any sales in Botannia until recently. The recent increased activity in the property market and the positive sentiments have led to Botannia being fully sold. The remaining 33 units were snapped up in the last few weeks," Mr Chia added.

Soft-launched in end April 2007 at an average price of \$680 per square foot and subsequently in various launch phases, Botannia has since achieved an average price within our expectations of \$742 per square foot. The condominium is expected to be completed soon.

Botannia is a perfect sanctuary for nature lovers, surrounded by lush greenery along West Coast Park Road and provides residents a spectacular extended view of Pandan Reservoir. Botannia comprises 11 blocks, each 12 storeys high, with units ranging from cosy two-bedroom units ideal for young couples and singles, to spacious three-, four-bedroom units and penthouses for larger families. Botannia is also just minutes away from Clementi and the AYE, and is in the vicinity of major transport links and shopping amenities.

Given the strong attraction and the fact that there are hardly any other new developments in the popular West Coast vicinity, CDL is fast tracking its plans to launch another exciting residential development in the vicinity, located at the former Hong Leong Garden Condominium. This new development will offer an extensive range of apartments from one-, two-, three-, and four-bedroom units with approximate sizes varying from 480 square feet, 780 square feet, 1,130 square feet and 1,480 square feet respectively. We are confident that this forthcoming project will be able to ride on the upturn in the property market.

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For media enquiries, please contact:

Belinda Lee  
Senior Manager, Head (Corporate Comms)  
City Developments Limited  
(Regn No: 196300316Z)  
Tel: (65) 6428 9315

Michelle Choh  
Manager (Corporate Comms)  
City Developments Limited  
Tel: (65) 6428 9313



**FACT SHEET**

<b>DEVELOPMENT DETAILS</b>	
<b>Developer</b>	City Developments Limited/Leonie Court Pte Ltd – West Coast JV
<b>Official Address</b>	27, 27A, 27B, 29, 29A, 29B, 31, 31A, 31B, 33 & 33A West Coast Park
<b>Development Layout</b>	11 Blocks (12 storeys each)
<b>Tenure of Land</b>	956 Years from 27 May 1928
<b>Site Area</b>	37,847 square metres
<b>Number of Apartments</b>	493 units
<b>Number of Car Park Lots</b>	526
<b>Configurations/Sizes</b>	Two-bedroom: 48 units from 804 – 1,163 square feet Three-bedroom: 306 units from 1,163 – 1,636 square feet Four-bedroom: 132 units from 1,518 – 3,380 square feet Penthouses: 7 units from 2,637 – 2,723 square feet
<b>Facilities</b>	<ul style="list-style-type: none"> <li>• 50m Lap Pool</li> <li>• Play Pool with Interactive jets</li> <li>• Spa Pool</li> <li>• Children's Playground</li> <li>• Social Pavilion – BBQ Area, Gymnasium and Male and Female Changing Room with Steam Room</li> <li>• Water Features and Landscape</li> <li>• Clubhouse – Multi-purpose Rooms, Lounge, Billiard Room, Karaoke Room and Minimart</li> <li>• Two Tennis Courts</li> <li>• Jogging Track</li> <li>• Fitness Corner</li> <li>• Biological Pond</li> </ul>

<b>Apartment Fittings</b>	<p><b>Living / Dining Area</b></p> <ul style="list-style-type: none"> <li>Compressed marble flooring</li> </ul> <p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>Timber flooring</li> </ul> <p><b>Bathroom Fittings and Accessories:</b></p> <ul style="list-style-type: none"> <li>Designer fittings and accessories by Hansgrohe</li> </ul> <p><b>Kitchen:</b></p> <ul style="list-style-type: none"> <li>Cooker hob, Cooker hood and built-in oven from Bosch Collection</li> </ul> <p><b>Air-con and Lighting System:</b></p> <ul style="list-style-type: none"> <li>Split-unit air-conditioning system to Living, Dining, Bedrooms, Family &amp; Lounge (where applicable)</li> <li>Lighting Dimming System for Living and Dining.</li> <li>Remote control to on/off lighting switches for all bedrooms</li> </ul>
<b>Eco-friendly Green Features in the Development</b>	<ul style="list-style-type: none"> <li>Balconies and planters for sun-shading</li> <li>Eco-friendly timber decking from protected sources</li> <li>Energy-efficient inverter split-unit air-conditioning system with “4 tick” label</li> <li>Pneumatic Waste Conveyance System for an odour-free and pest-free environment</li> <li>Water harvesting system for landscape irrigation</li> <li>Biological Ponds with a biological system to filter the water</li> </ul>

<b>CONSULTANTS</b>	
<b>Architect</b>	MKPL Architects
<b>Project Interior Designer</b>	MKPL Architects
<b>M&amp;E Engineer</b>	Beca Carter Hollings & Ferner (S.E. Asia Pte Ltd) Pte Ltd
<b>C&amp;S Engineer</b>	LSW Consulting Engineers
<b>Quantity Surveyor</b>	Davis Langdon & Seah Singapore Pte Ltd
<b>Landscape Consultant</b>	Cicada Pte Ltd