



**CITY  
DEVELOPMENTS  
LIMITED**

## News Release

14 May 2015

### **BCA AWARDS 2015 – CDL IS THE MOST-AWARDED DEVELOPER AND BIGGEST WINNER OF INAUGURAL GREEN MARK PEARL AWARD**

- Conferred 36 accolades, up from 30 in 2014
- Only developer to win top honours Quality Excellence Award – Quality Champion (Platinum) and for three consecutive years
- Sole winner of top-tier Green Mark Pearl Prestige Award for outstanding commercial tenant engagement efforts
- About 80% of CDL's commercial tenants signed the Green Lease MOU under its Green Lease Partnership Programme
- Introduced rebate, new energy-efficient fittings and digital energy monitoring portal for commercial tenants

City Developments Limited (CDL) continues to lead the green building movement as the most-awarded developer, across the private and public sectors, at the Building and Construction Authority (BCA) Awards 2015 Ceremony to be held this evening. CDL has garnered 36 accolades, up from 30 in 2014, including the top honours Quality Excellence Award – Quality Champion (Platinum) for the third consecutive year. CDL is the only developer to have attained this highest tier for its sustained leadership and commitment in delivering quality homes.

In line with BCA's 3rd Green Building Masterplan, CDL has also emerged the biggest winner of the inaugural Green Mark Pearl Award for developers and building owners that actively engage tenants to use less energy through changes in behaviour and daily operations. CDL has garnered three out of the seven awards under this category, and its City House building is the sole winner of the top-tier Pearl Prestige Award. In addition, for the Construction Productivity Awards' Projects category, all three Platinum accolades have been won by CDL's developments.

CDL's Deputy Chairman Mr Kwek Leng Joo said, "Sustainable development has increasingly become a national priority as Singapore has limited land and lacks natural resources. With a growing and highly urbanised population, businesses face numerous challenges such as the need to raise productivity and increased expectations for corporate environmental stewardship to mitigate climate change. Greening buildings is key to realising our vision of a clean, green, sustainable and smart nation."

"Beyond brick and mortar, the building sector as a whole must continually seek green innovations, sustainable engineering solutions and more efficient use of resources. With the collective effort of all stakeholders, the drive for sustainable development will be pushed a notch higher."

BCA CEO Dr John Keung said, "For two decades, CDL has been a visionary industry leader, setting new benchmarks in high quality and sustainable buildings. With its strong and unwavering leadership commitment, CDL has distinguished itself as the most-awarded developer in the BCA Awards 2015. Through innovative technologies, CDL has greatly raised productivity, safety excellence and workmanship. CDL has also pioneered effective engagement initiatives to transform mindsets, influence occupant behaviour and foster greater stakeholder collaboration. These efforts have paved the way forward for a future-ready built environment in Singapore."

## Engaging Stakeholders for Greener Buildings

As one of Singapore's biggest landlords, CDL has set a target to achieve a minimum of BCA Green Mark Gold<sup>Plus</sup> for all existing buildings since 2011. CDL has also worked in tandem with its commercial tenants to achieve greater environmental sustainability.

This year, CDL's City House in the Central Business District, has been conferred the Green Mark Pearl Prestige Award, while Manulife Centre along Bras Basah Road and 7 & 9 Tampines Grande have received the Green Mark Pearl Award.

Beyond retrofitting City House with a more energy-efficient chiller plant, CDL has engaged tenants of this Green Mark Platinum building through initiatives such as the "1°C Up" Programme to reduce energy usage by raising the air-conditioning temperature. Since 2009, City House has achieved 100% tenant participation for this initiative. Tenants also received kits with practical tips to green fit their premises and were encouraged to recycle. Moreover, City House has several green features such as motion sensors along common areas and water-efficient fittings. The building has achieved annual energy savings of about 1.9 million kWh (equivalent to about S\$500,000\* annually)

At Manulife Centre, some of the environmentally-friendly features include efficient lighting at common areas, hybrid car park lots and water efficient shower facilities. At Tampines Grande, one of the tenants, ING Singapore, has embraced green practices by using recycled paper for general office printing, advocating the use of recycled furniture, and encouraging employees to bike rent and cycle instead of driving during lunch hours.

Since September 2014, CDL has also progressively implemented its Green Lease Partnership programme. As of April 2015, close to 80% of its commercial tenants have signed the CDL Green Lease Memorandum of Understanding (MOU), pledging to monitor and reduce energy consumption.

As an incentive, CDL has introduced a 1% electricity rebate for commercial tenants who attain 2% savings over the last quarter's bill. CDL also partnered Tuas Power to develop a digital monitoring portal that provides real-time half hourly updates of energy consumption. Tenants can access the portal conveniently via mobile devices to better track and manage their electricity usage.

To further incentivise commercial tenants that participate in the Green Mark for Office Interior (GMOI) scheme, CDL undertook the cost of replacing T8 light fittings with the more energy-efficient T5 models at their premises, with an estimated total energy savings of over 45,000 kWh per year (equivalent to over S\$11,000\* annually).

## Raising Productivity through Game Changing Technologies

CDL has continuously explored ways to build in a more productive and sustainable manner. For this year's Construction Productivity Awards' Projects category, all three Platinum winners are CDL's condominiums – Tree House at Chestnut Ave, and 368 Thomson and Cube 8 both at Thomson Rd.

At Tree House, for instance, a 2,289 m<sup>2</sup> vertical garden, which achieved a Guinness World Record, was assembled using various prefabricated components instead of being constructed from scratch onsite. Thus, no scaffolding, formworks, concreting or reinforcement bars were required onsite to construct the world's largest vertical garden. This led to estimated manpower savings of 50%, productivity increase of about 78%, less wastage of materials and a lower risk of worksite accidents.

Moving forward, in 2015, CDL will be the first in Asia to apply the advanced construction technology, Prefabricated Prefinished Volumetric Construction (PPVC), for a large scale residential project. Over 5,000 building modules will be used to construct an Executive Condominium, The Brownstone, at Canberra Drive, Sembawang. Likely the world's largest PPVC application of its kind, it is expected to boost construction productivity by more than 40% and save some 55,000 man days.

Since 2011, CDL has also raised its target to achieve BCA Green Mark Gold<sup>Plus</sup> for all new developments, above the mandatory Green Mark certification level. To date, CDL has over 80 Green Mark certified developments and office interiors, of which 33 attained the highest Green Mark Platinum rating.

\*Based on 2014's average electricity tariff of S\$0.2559.

Please refer to:

ANNEX A: List of CDL's BCA Awards in 2015

ANNEX B: Fact Sheet on CDL's Green Mark Pearl Award Buildings

ANNEX C: CDL's Green Tenant Engagement Initiatives

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## ANNEX A

### LIST OF CDL'S BCA AWARDS IN 2015

| CDL'S BCA AWARDS 2015 – HONOURS ROLL   |   |
|--|---|
| <ul style="list-style-type: none"> <li>• <b>Most-awarded</b> developer with a total of <b>36</b> accolades, up from 30 in 2014</li> <li>• <b>Only</b> developer to receive <b>top honours</b>, Quality Excellence Award – Quality Champion (Platinum) and for <b>three consecutive years</b>, in recognition of its firm commitment and leadership in delivering high quality homes</li> <li>• <b>Leads in 'greening' existing buildings</b> <ul style="list-style-type: none"> <li>• <b>Biggest</b> winner of inaugural Green Mark Pearl Award – three buildings</li> <li>• City House – <b>sole winner</b> of the inaugural BCA <b>Green Mark Pearl Prestige</b></li> </ul> </li> <li>• <b>All</b> three Construction Productivity Awards – Projects (Platinum) accolades have been awarded to CDL developments</li> </ul> |   |
| CORPORATE AWARD  |   |
| QUALITY EXCELLENCE AWARD   | <ul style="list-style-type: none"> <li>• Quality Champion (Platinum)</li> </ul>   |
| PROJECT AWARDS   |   |
| CONSTRUCTION EXCELLENCE AWARD  | <p><u>Award</u></p> <ul style="list-style-type: none"> <li>• Hundred Trees</li> <li>• The Glyndebourne</li> <li>• Cube 8</li> <li>• Tree House</li> </ul> <p><u>Merit</u></p> <ul style="list-style-type: none"> <li>• NV Residences</li> </ul> |
| CONSTRUCTION PRODUCTIVITY AWARDS – PROJECTS  | <p><u>Platinum</u></p> <ul style="list-style-type: none"> <li>• 368 Thomson</li> <li>• Cube 8</li> <li>• Tree House</li> </ul>  |
| GREEN MARK PEARL AWARD   | <p><u>Pearl Prestige</u></p> <ul style="list-style-type: none"> <li>• City House</li> </ul> <p><u>Pearl</u></p> <ul style="list-style-type: none"> <li>• 7 &amp; 9 Tampines Grande</li> <li>• Manulife Centre</li> </ul>                        |
| GREEN MARK AWARDS  | <p><u>Platinum</u></p> <ul style="list-style-type: none"> <li>• City Square Mall*</li> <li>• 7 &amp; 9 Tampines Grande*</li> </ul> <p><u>Gold<sup>Plus</sup></u></p> <ul style="list-style-type: none"> <li>• 11 Tampines Concourse*</li> </ul> |

|   |   |
|---|---|
| <p><b>GREEN MARK AWARDS FOR OFFICE INTERIOR</b></p>           | <p><b><u>Corporate Office</u></b></p> <p><u>Gold<sup>Plus</sup></u></p> <ul style="list-style-type: none"> <li>• City House – B1 &amp; L21</li> <li>• City House – L19, L20 &amp; L23</li> <li>• City House – L2 &amp; L5*</li> </ul> <p><u>Gold</u></p> <ul style="list-style-type: none"> <li>• City House – L3, L4 &amp; L22*</li> <li>• Republic Plaza – L36*</li> </ul> <p><b><u>Subsidiary Offices</u></b></p> <p><u>Gold<sup>Plus</sup></u></p> <ul style="list-style-type: none"> <li>• City Square Mall Management Office*</li> </ul> <p><u>Certified</u></p> <ul style="list-style-type: none"> <li>• City Serviced Offices – City House</li> <li>• City Serviced Offices – Tampines Grande</li> <li>• Central Mall Management Office</li> <li>• 7 &amp; 9 Tampines Grande Management Office</li> <li>• Manulife Management Office</li> </ul> |
| <p><b>UNIVERSAL DESIGN MARK AWARDS</b></p>                    | <p><u>Gold<sup>Plus</sup></u></p> <ul style="list-style-type: none"> <li>• Coco Palms^</li> </ul> <p><u>Gold</u></p> <ul style="list-style-type: none"> <li>• The Venue Residences and Shoppes^</li> <li>• Buckley Classique</li> <li>• 368 Thomson</li> <li>• Blossom Residences</li> <li>• The Glyndebourne</li> </ul> <p><u>Certified</u></p> <ul style="list-style-type: none"> <li>• UP@Robertson Quay and M Social Hotel^</li> </ul>  |
| <p><b>DESIGN AND ENGINEERING SAFETY EXCELLENCE AWARDS</b></p> | <p><u>Award</u></p> <ul style="list-style-type: none"> <li>• 368 Thomson</li> </ul> <p><u>Merit</u></p> <ul style="list-style-type: none"> <li>• Blossom Residences</li> <li>• Tree House</li> </ul>  |

\*Recertification

^Design

## ANNEX B

### FACT SHEET ON CDL'S GREEN MARK PEARL AWARD BUILDINGS

| BUILDING INFORMATION   | GREEN FEATURES   | BENEFITS  |
|--|--|---|
| <p><b>Green Mark Pearl Prestige Award: City House</b></p>  <ul style="list-style-type: none"> <li>• 23-storey Green Mark Platinum office building</li> <li>• Gross Floor Area: 20,181 m<sup>2</sup></li> <li>• Net Lettable Area: 14,601 m<sup>2</sup></li> <li>• Located within the Central Business District (CBD)</li> <li>• Near Raffles Place and Telok Ayer MRT stations</li> </ul> | <p><b>Shared features with tenants</b></p> <ul style="list-style-type: none"> <li>• Upgrading of chiller plant</li> <li>• Air Handling Units (AHUs) with carbon dioxide (CO<sub>2</sub>) sensors</li> <li>• Motion sensors along common areas</li> <li>• Water-efficient fittings installed at all toilets and pantries. Monthly monitoring of water consumption is shared with all tenants.</li> <li>• Daylighting provisions</li> <li>• Designated recycling corners</li> <li>• Lamp tube recycling efforts</li> </ul> | <ul style="list-style-type: none"> <li>• Greater efficiency, less maintenance required</li> <li>• Maintain good indoor air quality</li> <li>• Conserve energy</li> <li>• Reduce operational costs</li> <li>• Aid and encourage recycling efforts</li> </ul> |
| <p><b>Green Mark Pearl Award: Manulife Centre</b></p>  <ul style="list-style-type: none"> <li>• 11-storey Green Mark Platinum office building</li> <li>• Gross Floor Area: 27,850 m<sup>2</sup></li> <li>• Net Lettable Area: 11,631 m<sup>2</sup></li> <li>• Near Bras Basah, Dhoby Ghaut and City Hall MRT stations</li> </ul>  | <p><b>Shared features with tenants</b></p> <ul style="list-style-type: none"> <li>• Highly efficient chiller plant system</li> <li>• Efficient light fittings at common areas</li> <li>• AHUs with Variable Speed Drives and CO<sub>2</sub> sensors</li> <li>• Water-efficient fittings installed at all toilets and pantries</li> <li>• Hybrid car park lots</li> <li>• Bicycle bays</li> </ul>   | <ul style="list-style-type: none"> <li>• Greater efficiency, less maintenance required</li> <li>• Maintain good indoor air quality</li> <li>• Reduce operational costs</li> <li>• Promote environmental conservation</li> </ul>                             |

**Green Mark Pearl Award:  
7 & 9 Tampines Grande**



- Embraces one of the largest and most extensive use of solar technology in a Singapore commercial property
- Green Mark Platinum office building comprising two 8-storey office towers connected by a podium
- Gross Floor Area: 33,599 m<sup>2</sup>
- Net Lettable Area: 26,687 m<sup>2</sup>
- Near Tampines MRT station and bus interchange

**Shared features with tenants**

- Photovoltaic panels and hot water solar panels installed on roofs, measuring a total of 1,910 m<sup>2</sup>
  - Water-efficient fittings installed at all toilets and pantries
  - Daylighting provisions with photocell sensors for perimeter lights installed
  - Hybrid car park lots
  - Designated bicycle lots
  - Extensive greenery and rooftop garden
- Reduce maintenance and operational costs by tapping on renewable energy sources
  - Reduce operational costs
  - Promote environmental conservation

## CDL GREEN TENANT ENGAGEMENT INITIATIVES



Since September 2014, CDL has progressively implemented the **CDL Green Lease Partnership programme** to engage, encourage and enable its commercial tenants to play a more proactive role in Singapore's sustainable development agenda. This is in line with BCA's 3rd Green Building Masterplan to engage tenants to manage and reduce their energy consumption and carbon footprint.

Under the programme, CDL's team of **Green Lease Ambassadors** will advise tenants on "green fitting-out" and using environmentally-friendly materials, fittings, equipment and lighting fixtures to achieve greater energy efficiency.

In a first-of-its-kind collaboration between a property developer and energy retailer, CDL also partnered Tuas Power to jointly develop the **automated meter reading (AMR) portal** for its commercial tenants. The portal provides half-hourly updates of tenants' energy consumption and can be accessed conveniently via mobile devices such as smartphones and tablets. This enables tenants to better keep track of their energy consumption and in turn, reduce electricity usage.

As of April 2015, close to **80%** of CDL's commercial tenants have signed the Green Lease MOU under the CDL Green Lease Partnership programme, pledging their commitment to monitor, manage and reduce energy consumption.



**Project Eco-Office** is a pioneering green campaign established with Singapore Environment Council (SEC) since 2002, with the aim of encouraging office workers, including CDL tenants to cultivate eco-friendly habits and manage precious resources in offices.

CDL provides its new tenants with a Project: Eco-Office Kit to promote the 3Rs – reuse, reduce and recycle. Designated corners with segregated waste disposal bins are strategically located in CDL buildings to promote recycling.

Through a comprehensive distribution exercise of Eco-Office kits, a dedicated online platform and numerous awareness campaigns, Project: Eco-Office has reached out to thousands of office employees working in buildings within and outside the CDL group.

### RECYCLING PROGRAMME

Since 2005, CDL has been tracking the paper recycling rate across its commercial properties. In 2013, CDL achieved a total tenants' participation rate of 94% and all its investment properties collaborated with Global Lamp Recycler (SG) Pte Ltd for the recycling of lamp tubes. **Over 6,700 kg** of lamp tubes have been diverted from landfills. In 2014, CDL's City Square Mall launched e-waste recycling and to date, **over 400 kg** of e-waste has been collected.



In 2007, CDL kicked off a “**1°C Up Programme**” which involves raising the air-conditioning temperature in offices by 1°C, to reduce energy consumption and raise eco-consciousness amongst our tenants.

Since 2009, CDL has achieved a **100% tenant participation rate** and this programme has also achieved **energy savings of 2,080,000 kWh annually** through this campaign.

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**GREEN  
FITTING-OUT  
KIT**

Since 2009, CDL started providing a **green fitting out kit** to tenants in phases.

This kit comprises guidelines and checklists that pertain to fitting out works, and during the tenants’ operation at the premises. The guidelines cover environmentally-friendly designs, materials, fittings, appliances, lighting fixtures, waste management, energy and water conservation measures and use of indoor greenery.

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