



News Release

16 July 2013

LUSH ACRES – CDL'S NEW EXECUTIVE CONDOMINIUM OVER-SUBSCRIBED IN OPENING WEEKEND

City Developments Limited's (CDL) latest executive condominium, the exclusive 380-unit Lush Acres, received a buoyant debut as eligible EC buyers filed their applications over the opening weekend. As at 14 July 2013, Lush Acres has been over-subscribed by about 1.6 times.

The application period for eligible EC buyers is from 13 to 21 July 2013, and bookings will be conducted on 17 August 2013.

The strong response to Lush Acres is testament to the various attractive factors that this development offers. Set amidst an enclave consisting of private condominiums, it affords residents an exclusive environment. The development, which was also awarded the Building and Construction Authority (BCA) Green Mark Platinum status, boasts of an array of amenities, comprehensive transport networks and schools – adding to its convenience.

The unique features within Lush Acres are also alluring – its low density build up, the option of a distinctive Balcony Entrance concept which mirrors the entrance experience of landed living, and the custom-made Agri-Cube Hydroponic Farm where residents can try their hand at growing fresh vegetables by utilising hygienic hydroponic technology.

In recent times, two hotly contested private residential land sites in the area also transacted at significantly higher prices, reflecting the potential growth in value within this locale. Eligible buyers can look forward to benefitting from the attractive and affordable pricing for Lush Acres EC.

Mr Chia Ngiang Hong, CDL's Group General Manager, said: "The warm reception that Lush Acres received over its opening weekend attests to the development's appeal in terms of its location, value, convenience, unique features and potential appreciation. It is a reflection of the right ingredients coming together to command the interest and demand. We expect more eligible buyers to apply this week before the E-Applications close on 21 July 2013."

The Lush Acres Sales Gallery is open from 10am to 7pm daily. For sales enquiries, please call the sales hotline: 6247 5565/ 6247 5515.

Please refer to the fact sheet enclosed for details on Lush Acres.

For media queries, please contact:

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LUSH ACRES

LUXURY EXECUTIVE CONDOMINIUM

FACT SHEET

DEVELOPMENT DETAILS		
Developer	Verspring Properties Pte. Ltd. (A wholly-owned subsidiary company of City Developments Limited)	
Project Name	Lush Acres	
Address	1, 3, 5, 7 Fernvale Close	
Development Layout	Three blocks of 25-storey and one block of 22-storey apartments (total 380 units) with landscape deck, common basement carparks and communal facilities	
Tenure of Land	99 years leasehold with effect from 13 February 2013	
Site Area	Approx. 14,100.80 square metres / 151,781 square feet	
Number of Apartments	380	
Configuration / Sizes	3-Bedroom:	915 – 1,130 square feet: 68 units
	3-Bedroom Suite:	1,055 – 1,399 square feet: 148 units
	4-Bedroom:	1,238 – 1,485 square feet: 48 units
	4-Bedroom Suite:	1,302 – 1,658 square feet: 71 units
	4-Bedroom Premium:	1,356 – 1,690 square feet: 21 units
	5-Bedroom:	1,507 – 1,722 square feet: 24 units

Recreational Facilities	<p>ENTRANCE</p> <ul style="list-style-type: none"> ▪ Guard House ▪ Arrival Plaza ▪ Cascading Waterfall <p>SCULPTURAL CLUBHOUSE</p> <ul style="list-style-type: none"> ▪ Gymnasium ▪ The Vista Room (Function Room) ▪ Male & Female Changing Rooms with steam rooms <p>VELOCITY</p> <ul style="list-style-type: none"> ▪ 100m Lap Pool ▪ Jacuzzi ▪ Timber Sun Deck ▪ Aqua Lounge Beds ▪ Aqua Bikes ▪ Aqua Climbers ▪ Raindrops Kiddie Pool ▪ Wave Wall <p>TRANQUILITY</p> <ul style="list-style-type: none"> ▪ Garden Lounge ▪ Flora Pond ▪ Blossom Garden ▪ Agri-Cube Hydroponic Farm <p>VIVACITY</p> <ul style="list-style-type: none"> ▪ The Green Lounge ▪ Pavilion By The Pond ▪ Picnic Lawn ▪ BBQ On The Garden ▪ BBQ On the Deck <p>VITALITY</p> <ul style="list-style-type: none"> ▪ Tennis Court ▪ Jogging Track ▪ Outdoor Fitness Corner ▪ Kiddie Playland
	<p>Estimated Completion</p> <p>2016</p>

CONSULTANTS	
Architect	ADDP Architects LLP
Project Interior Design	Index Design Pte Ltd
Landscape Consultant	Site Concepts International Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	LSW 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.

LUSH ACRES – A CDL ECO-FRIENDLY QUALITY HOME



Lush Acres, CDL's latest Executive Condominium (EC) project, has been awarded the Building and Construction Authority (BCA) Green Mark Platinum Award (2013). This eco masterpiece has been cleverly designed to incorporate energy and water efficient features and innovative unit layouts which provide true cross ventilation. In addition, the lobbies in the development utilise natural ventilation, reducing the overall

need for air conditioning, and units have been arranged in the favourable North-South orientation to reduce sun glare, ensuring living spaces are bright yet cooling at the same time.

As a socially-responsible corporation, CDL is committed to environmental sustainability. It is the only developer to be accorded the Built Environment Leadership Platinum Award, Green Mark Platinum Champion Award and the prestigious President's Award for the Environment in Singapore.

CDL will be investing 4% of the total construction cost into the provision of the development's green innovations. Altogether, Lush Acres' green infrastructure is expected to result in energy savings of approximately 2.8 million kWh per year and total water savings of approximately 62,000 m³ per year.

GREEN FEATURES	BENEFITS
<p>Designed for Energy Efficiency</p> <ul style="list-style-type: none"> • Passive architectural design with good building orientation (North-South direction) • Cross ventilation design for living and dining rooms for most units • Cool paint used for all East- West facing walls • Energy efficient "4-ticks" air-conditioners provided to all units • Provision of gas water heaters • Energy efficient lifts • All lift lobbies have natural ventilation and ample natural lighting 	<ul style="list-style-type: none"> • Minimise solar heat gain • Improve indoor comfort level • Reflect heat, hence minimising heat gain • Enjoy energy savings from energy efficient air-conditioners • Reduce electricity consumption • Minimise use of mechanical ventilation, reducing electricity consumption • Achieve overall energy savings of approx. 2.8 million kWh per year, which translates to approximately S\$728,000 savings annually based on current tariffs

<p>Designed for Water Efficiency</p> <ul style="list-style-type: none"> • Water efficient fittings with “excellent” to “very good” PUB WELS ratings provided for all units 	<ul style="list-style-type: none"> • Minimise water wastage and increase the overall water usage efficiency of each apartment • Achieve overall water savings of approximately 62,000 m³ per year
<p>Implementation of Sustainable Construction Methodology and Good Indoor Environmental Quality</p> <ul style="list-style-type: none"> • Extensive use of prefabrication such as prefabricated bathrooms, dry walls and precast concrete. • Use of low Volatile Organic Compounds (VOC) paints for all internal walls to improve indoor air quality • 100% naturally ventilated wet areas such as bathrooms, yards and kitchens • Use of non-chemical termite treatment system • Provision of compost bins to collect organic waste for recycling 	<ul style="list-style-type: none"> • Encourages recycling to protect the environment
<p>Other Green Features and Innovations</p> <ul style="list-style-type: none"> • Introduction of the innovative Agri-Cube Hydroponic Farm to grow fresh vegetables in a conducive, cool environment • Use of pneumatic waste collection and disposal system at open ventilation areas • Provision of Electrical Vehicle charging points 	<ul style="list-style-type: none"> • Promote healthy and green living, encourage community gardening and support national food resilience • Improve hygiene and efficiency of refuse collection with a less labour intensive collection system • Encourages the usage of eco-friendly electric vehicles

LOCATION MAP

