

Joint News Release

6 October 2022

**E-APPLICATION TO OPEN FOR COPEN GRAND –
FIRST EXECUTIVE CONDOMINIUM IN TENGAH TOWN,
SINGAPORE’S FIRST SMART AND SUSTAINABLE PRECINCT**

- **Highly anticipated luxury Executive Condominium in a futuristic new town**
- **E-application starts from 7 October 2022**
- **Unmatched connectivity with three upcoming MRT stations within walking distance**
- **Close to Jurong Lake District and Jurong Innovation District hubs**
- **Singapore’s first Green Mark Platinum Super Low Energy Executive Condominium**

Homebuyers with their eye on being the first movers in the upcoming Tengah Town can look forward to the first Executive Condominium (EC) in the area – Copen Grand. Developed by City Developments Limited (CDL) and MCL Land, this 639-unit EC in Tengah Garden Walk is nestled in the heart of Tengah Town, which is envisioned as Singapore’s first smart and sustainable precinct. It comprises 12 blocks of 14-storey residential towers.

Applications for eligible EC buyers will start from Friday, 7 October till Monday, 17 October 2022. Sales bookings will commence on Saturday, 22 October 2022. Eligible first-time buyers will be entitled to a Central Provident Fund (CPF) housing grant of up to S\$30,000. A good mix of apartment types is available for selection, with sizes ranging from 807 square feet (sq ft) for a two-bedroom plus study to 1,722 sq ft for a top-floor five-bedroom premium unit. Apartments are attractively priced from S\$1.08 million for a two-bedroom plus study, S\$1.18 million for a three-bedroom deluxe, S\$1.28 million for a three-bedroom premium, S\$1.48 million for a four-bedroom deluxe, S\$1.58 million for a four-bedroom premium and S\$1.88 million for a five-bedroom premium.

Copen Grand has unrivalled public transport accessibility as it is located within a short walking distance of three MRT stations on the upcoming Jurong Region Line – Tengah, Hong Kah and Tengah Plantation – as well as a bus interchange. It is well connected to the nearby Choa Chu Kang, Boon Lay and Jurong East MRT stations. Residents will also have convenient access to two neighbouring hubs – the Jurong Lake District, earmarked as the largest mixed-use business district outside the city centre, and the Jurong Innovation District, a hub for advanced manufacturing.

Mr Sherman Kwek, CDL Group Chief Executive Officer, said, “The Government’s visionary masterplan for Tengah will see it transform into a sustainable town that offers us a glimpse into future living – where urbanisation and nature integrate seamlessly. Together with our valued partner MCL Land, we are honoured to launch Copen Grand, the first EC in this futuristic precinct. This nature-inspired EC reflects our ethos as sustainable developers. Copen Grand is thoughtfully designed as a smart and resource-efficient project. It offers exceptional convenience as it is located within walking distance of three upcoming MRT stations, which is unique for an EC.”

Mr Rob Garman, MCL Land Chief Executive Officer, said, “We are delighted to be launching Copen Grand, our second development alongside our esteemed partner CDL. Copen Grand is the first EC to be built in Tengah Town, Singapore’s pioneering smart and sustainable town. Buyers stand to gain from first-mover advantage in the new future-forward precinct, benefiting from its evolution around them. As Singapore’s first Green Mark Platinum Super Low Energy EC, Copen Grand integrates green design, smart technology and luxury living throughout. Following the successful launch of Piccadilly Grand, our first joint-venture project with CDL, we are confident that Copen Grand will achieve a similar response.”

Tengah Town – Singapore’s Futuristic Enclave

As the first HDB town to be fully integrated with its surrounding natural environment, lush greenery will feature strongly in the planning and design of Tengah’s districts. Residents can enjoy access to a wide variety of green spaces, such as the future Central Park, an extensive 20-hectare green lung. To encourage green commute, Tengah will have a car-free town centre, with roads running underground, freeing up the space at the ground level for dedicated walking and cycling paths.

While the town is still in its development stage, future amenities include a sports centre, community club and polyclinic. Meanwhile, nearby malls such as JEM, Westgate and IMM provide plentiful shopping, dining and entertainment options. In addition, several primary schools such as Shuqun Primary School and Princess Elizabeth Primary School are in close proximity.

Designed with Wellness and Convenience in Mind

With a comprehensive range of more than 45 recreational facilities spread across eight clubs, Copen Grand provides residents with a plethora of options for relaxation, recreation and rejuvenation. This includes an iconic multi-tiered clubhouse which overlooks a 50-metre lap pool and hydro pool, equipped with various facilities such as co-working spaces, study pods, gymnasium, entertainment room, and dance studio. Multiple BBQ pavilions, a tennis court and a zone for pets are some of the other offerings that residents can look forward to.

All apartments come with quality fittings from Rigel and Grohe. In addition, every apartment will be integrated with a Smart Home System for enhanced convenience and security. Within each unit is a Smart Hub gateway that allows homeowners to remotely control appliances, such as the air conditioning and lighting, via a mobile app and a Smart Power Monitoring system that allows easy tracking of household energy consumption.

Singapore’s First BCA Green Mark Platinum Super Low Energy EC

Designed with sustainability in mind, Copen Grand is the first Building and Construction Authority (BCA) Green Mark Platinum Super Low Energy (SLE) EC in Singapore. The design, layout and orientation of the overall development take into consideration the site’s natural attributes and integrates passive design strategies to enhance energy efficiency and natural ventilation. For example, units are thoughtfully designed in a north-south facing orientation with adequate openings to provide better cross-ventilation. In addition, Copen Grand incorporates renewable energy technology in the form of photovoltaic systems that tap on solar power, providing partial energy replacement for the clubhouse, function room, swimming pool and gymnasium.

Copen Grand is also the first private residential project to qualify for the BCA Built Environment Transformation Gross Floor Area (GFA) Incentive Scheme, which aims to encourage the greater adoption of enhanced Construction Industry Transformation Map (ITM) standards in areas of digitalisation, productivity and sustainability in private sector developments.

Both CDL and MCL Land are familiar with the area, having developed past EC projects, The Rainforest and Sol Acres respectively, in the vicinity. Copen Grand will be CDL’s 10th EC project.

The Copen Grand sales gallery, located next to Lakeside MRT station, is open from 7 October 2022, 10.00 am to 7.00 pm daily, by appointment only. Marketing agents are ERA, PropNex, Huttons and OrangeTee & Tie. For enquiries, please call the sales hotline: +65 8783 1818 or visit www.copengrand.com.sg.

About City Developments Limited (www.cdl.com.sg)

City Developments Limited (CDL) is a leading global real estate company with a network spanning 104 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, retail malls and integrated developments.

With over 55 years in real estate development, investment, and management, the Group has developed over 48,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

Along with its wholly-owned hotel subsidiary, Millennium & Copthorne Hotels Limited (M&C), the Group has 155 hotels worldwide, many in key gateway cities.

For more information on CDL, please visit www.cdl.com.sg.

Follow CDL on social media:

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LinkedIn: [linkedin.com/company/citydevelopments](https://www.linkedin.com/company/citydevelopments)

Twitter: @CityDevLtd / twitter.com/citydevltd

About MCL Land (www.mclland.com)

Established in 1963, MCL Land is a member of the Jardine Matheson Group under Hongkong Land Holdings. Hongkong Land is a major listed property investment, management and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore, Beijing and Jakarta.

As a leading residential developer with a legacy of consistently building quality developments in Singapore and Malaysia, MCL Land continues to evolve with practical and innovative residential solutions whilst providing investment assets with long-term sustainable value.

(Recent) Remarkable developments include Leedon Green, Parc Esta, Margaret Ville, Lake Grande and Sol Acres.

For more information on MCL Land, please visit www.mclland.com.

Follow MCL Land on social media:

Facebook: MCL Land Singapore / [facebook.com/mcllandsg](https://www.facebook.com/mcllandsg)

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COPEN GRAND

LUXURY EXECUTIVE CONDOMINIUM

FACT SHEET

DEVELOPMENT DETAILS			
Developer	Taurus Properties SG Pte. Ltd. [A joint venture between CDL Constellation Pte. Ltd. (a wholly-owned subsidiary of City Developments Limited) and MCL Land (Edge) Pte. Ltd.]		
Project Name	Copen Grand		
Location	51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73 Tengah Garden Walk		
Development Layout	12 blocks of 14-storey residential towers		
Tenure of Land	99 years leasehold from 31 August 2021		
Land Area	Approximately 22,020.8 sqm / 237,032 sq ft		
Number of Apartments	639		
Configuration / Sizes	2-Bedroom + Study	807 – 926 sq ft	11 units
	3-Bedroom Deluxe	936 – 1,141 sq ft	218 units
	3-Bedroom Premium	1,001 – 1,184 sq ft	205 units
	4-Bedroom Deluxe	1,184 – 1,378 sq ft	51 units
	4-Bedroom Premium	1,259 – 1,453 sq ft	98 units
	5-Bedroom Premium	1,581 – 1,722 sq ft	56 units
Recreational Facilities	<p>Arrival Club <u>Basement</u></p> <ol style="list-style-type: none"> 1. Guardhouse 2. Arrival Lounge 3. Welcome Lobby 4. Water Cascades 5. Sunken Watercourt <p><u>1st Storey</u></p> <ol style="list-style-type: none"> 6. Arrival Clubhouse <p>Wellness Club <u>1st Storey</u></p> <ol style="list-style-type: none"> 7. Canopy Lounge 8. Pool Lounge 9. Pool Deck 		

10. 50m Lap Pool

Hydro Club

1st Storey

- 11. Floral Canopy
- 12. Central Lawn
- 13. Yoga Deck
- 14. Hydro Pool
- 15. Hydro Pool Lounge
- 16. Hydro Pool Deck

Garden Club

1st Storey

- 17. Chess Corner
- 18. Scented Garden
- 19. Lush Garden
- 20. Exercise Lawn
- 21. Fern Garden

Kids Club

1st Storey

- 22. Family BBQ Pavilion
- 23. Kids Clubhouse
- 24. Play Pool
- 25. Kids Pool Deck
- 26. Play Lawn

Leisure Club

5th Storey

- 27. Kids Play
- 28. Toddlers Play
- 29. Leisure BBQ Pavilion
- 30. Garden BBQ Pavilion
- 31. Herb Garden
- 32. Fitness Corner
- 33. Sports Pavilion
- 34. Tennis Court
- 35. Leisure Garden

Recreation Club

1st Storey

- 36. Co-Working Space
- 37. Study Pods
- 38. Changing Room with Steam Room

3rd Storey

- 39. Entertainment Room
- 40. Games Room
- 41. Music Room

4th Storey

- 42. Gymnasium

5th Storey

- 43. Copen Clubhouse 1
- 44. Copen Clubhouse 2
- 45. Yoga Studio
- 46. Dance Studio

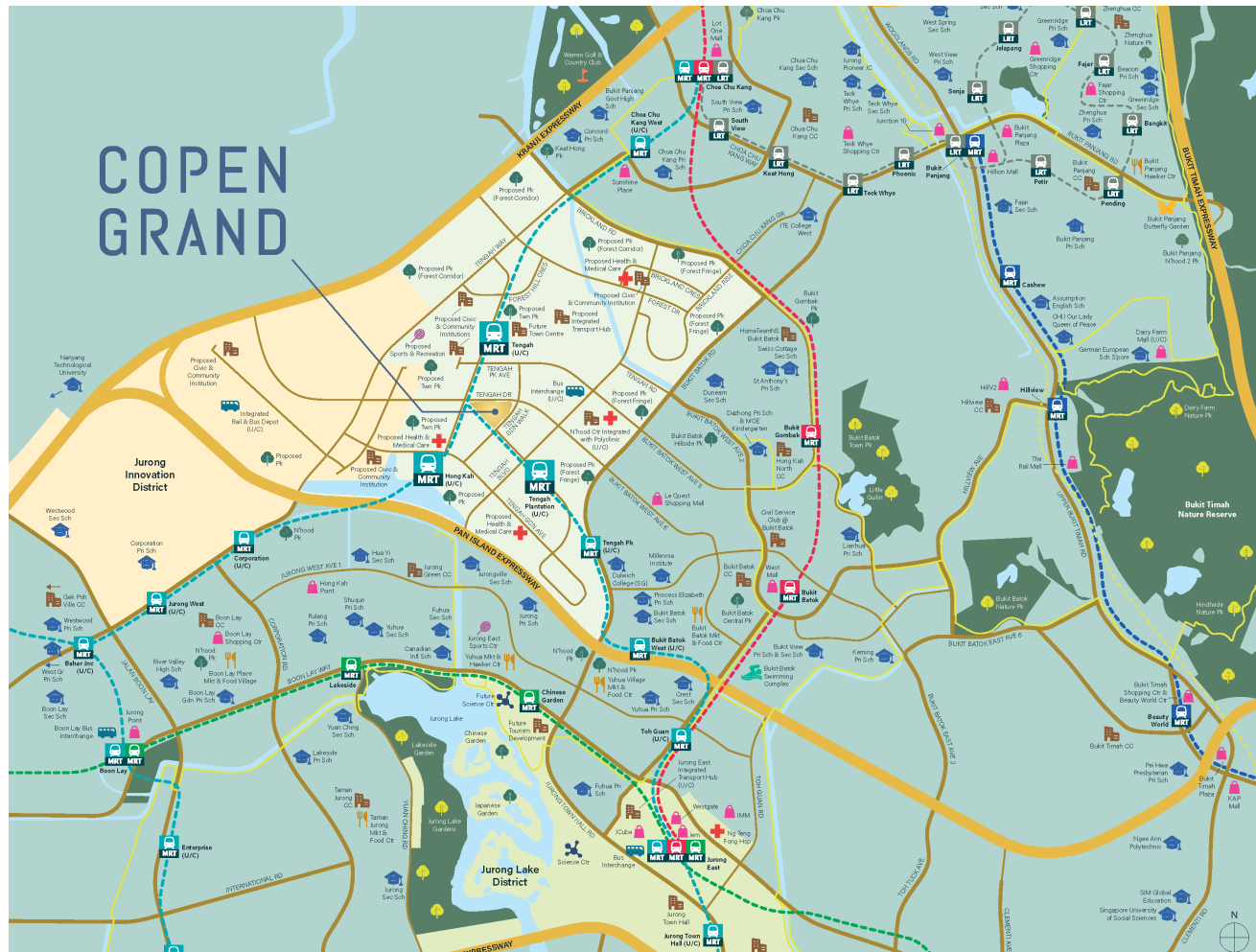
Pets Club

1st Storey

- 47. Pets Corner
- 48. Pets Lawn
- 49. Pets Pavilion

	Ancillary A. Side Gate B. Bin Centre (Basement) C. Substation (Basement) D. Genset E. Carpark Ventilation F. Ventilation Shaft
Expected Vacant Possession	31 December 2027
CONSULTANTS	
Architect	ADDP Architects LLP
Landscape Consultant	Tinderbox Pte Ltd
Builder	Woh Hup (Private) Limited
Project Interior Designer	Index Design Pte Ltd
M&E Engineer	Belmacs Pte Ltd
C&S Engineer	TW-Asia Consultants Pte Ltd

LOCATION MAP



Sales Gallery	Copen Grand – Actual Site
Location: Next to Lakeside MRT station	Location: 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73 Tengah Garden Walk

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

COPEN GRAND – GREEN FACT SHEET



Copen Grand is a 639-unit nature-inspired project comprising an array of eco-luxury facilities surrounded by lush greenery in the upcoming Tengah Town.

As the first BCA Green Mark Platinum Super Low Energy EC and first private residential project to qualify for the BCA Built Environment Transformation Gross Floor Area Incentive Scheme, the thoughtfully designed Copen Grand incorporates numerous smart and sustainable features.

The project's green design is expected to result in energy savings of over 2,100,000 kWh per year which translates to more than S\$425,000 savings annually, and also reduce approximately 1,000 tonnes of carbon emissions per year.

KEY GREEN FEATURES	BENEFITS
<p>Sustainable Building Design</p> <ul style="list-style-type: none"> ▪ Passive architectural design – the design, layout and orientation take into account the site's natural attributes ▪ Units are designed with adequate openings to obtain high cross-ventilation rates ▪ Units are designed with balconies and feature a good selection of glass specifications to minimise heat gain within ▪ Development is designed to minimise direct west-facing units, with naturally ventilated common areas ▪ Filled with lush greenery and water bodies within the development 	<ul style="list-style-type: none"> ▪ Energy-efficient design allows for good natural ventilation ▪ Mitigates urban heat island effect and minimises solar heat gain within, keeping ambient temperature cooler and mitigates potential exterior noise pollution ▪ Achieves true cross ventilation in more than 60% of units ▪ Encourages better overall wind flow within building and units
<p>Designed for Energy Efficiency</p> <ul style="list-style-type: none"> ▪ Use of photovoltaic systems that tap on solar power to provide partial energy replacement for common areas ▪ Use of LED fittings to achieve 60% energy savings ▪ 5-ticks energy rating for air conditioning units and household equipment ▪ Efficient lighting and air conditioning control ▪ Energy-efficient lift system with regenerative and VVVF drives, and sleep function mode ▪ Provision of renewable energy to offset 30% of clubhouse, function room, swimming pool, gym and the MCST office's electricity consumption to be self-sustainable 	<ul style="list-style-type: none"> ▪ Higher energy savings over the building's life cycle ▪ Achieves minimum 60% energy savings through adoption of energy-efficient measures and onsite renewable energy ▪ Lower energy consumption for homeowners

<p>Implementation of Innovative and Sustainable Construction Methodology</p> <ul style="list-style-type: none"> ▪ Implementation of Integrated Digital Delivery (IDD) and Design for Manufacturing Assembly (DfMA) initiatives ▪ Use of Prefabricated Mechanical Electrical and Plumbing (MEP) riser ▪ Use of more than 65% Prefabricated Prefinished Volumetric Construction (PPVC) method within units 	<ul style="list-style-type: none"> ▪ Improves construction productivity through off-site prefabrication and assembly, improves quality and workmanship with stringent quality control measures in prefabrication plants ▪ DfMA initiatives are expected to improve worksite productivity by at least 30% and reduce dis-amenities ▪ Increases efficiencies in the use of resources and minimise construction wastes, through greater integration of components and systems with the use of PPVC
<p>Designed for Water Efficiency</p> <ul style="list-style-type: none"> ▪ Use of water-efficient sanitary fittings with “Very Good” rating both within units and in common areas 	<ul style="list-style-type: none"> ▪ Lower fees in water bills for homeowners in the long-term
<p>Designed for Good Indoor Environmental Quality and Environmental Protection</p> <ul style="list-style-type: none"> ▪ Use of environmentally friendly products certified by approved local certification bodies for all internal finishes both within units and in common areas ▪ Use of low Volatile Organic Compounds (VOC) paints for internal walls ▪ Careful material selection 	<ul style="list-style-type: none"> ▪ Reduces overall levels of air pollution both indoor and outdoor ▪ Reduces overall embodied carbon of the development, minimising carbon footprint
<p>Smart Home System</p> <ul style="list-style-type: none"> ▪ Wireless smart home system in all units 	<ul style="list-style-type: none"> ▪ Allows control and adjustment of electrical appliances remotely to reduce and better manage energy consumption ▪ Enhances comfort, convenience and security for residents
<p>Other Green Features</p> <ul style="list-style-type: none"> ▪ Provision of bicycle parking lots ▪ Provision of electric vehicle charging points ▪ Smart community features including an application for residents to book facilities and provide operational feedback ▪ Designed for maintainability, ensuring minimum clearance is met for all disciplines (Mechanical, Electrical, Architectural) ▪ Pneumatic waste collection and disposal system 	<ul style="list-style-type: none"> ▪ Encourages green modes of transportation ▪ Use of smart solutions enhance operations and increase labour efficiency ▪ Reduces maintenance works and lowers potential risks, enhances safety for both maintenance team and building occupants