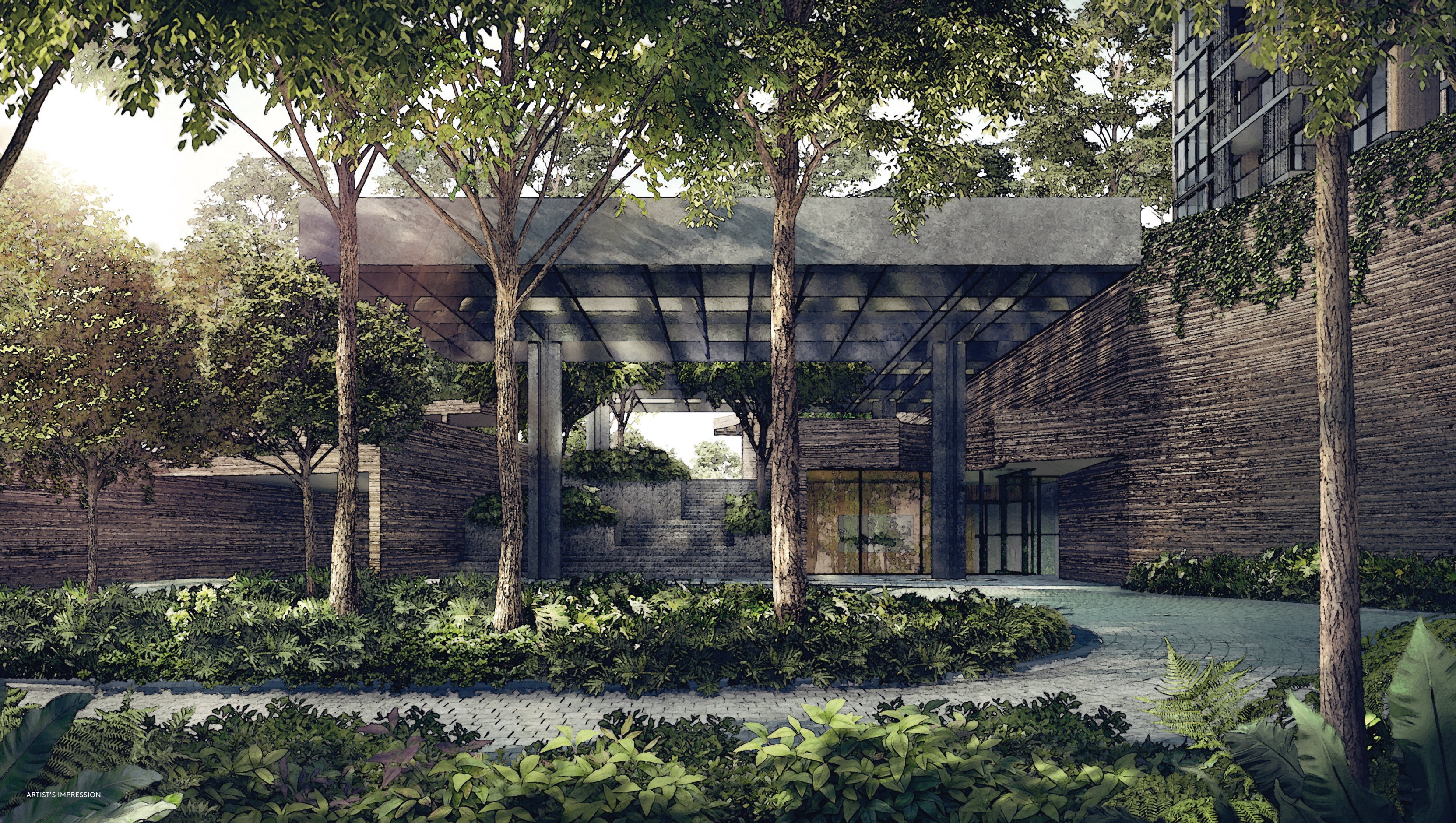




M A R T I N
M O D E R N

DESIGN CONCEPT



ARTIST'S IMPRESSION

ARRIVAL COURT

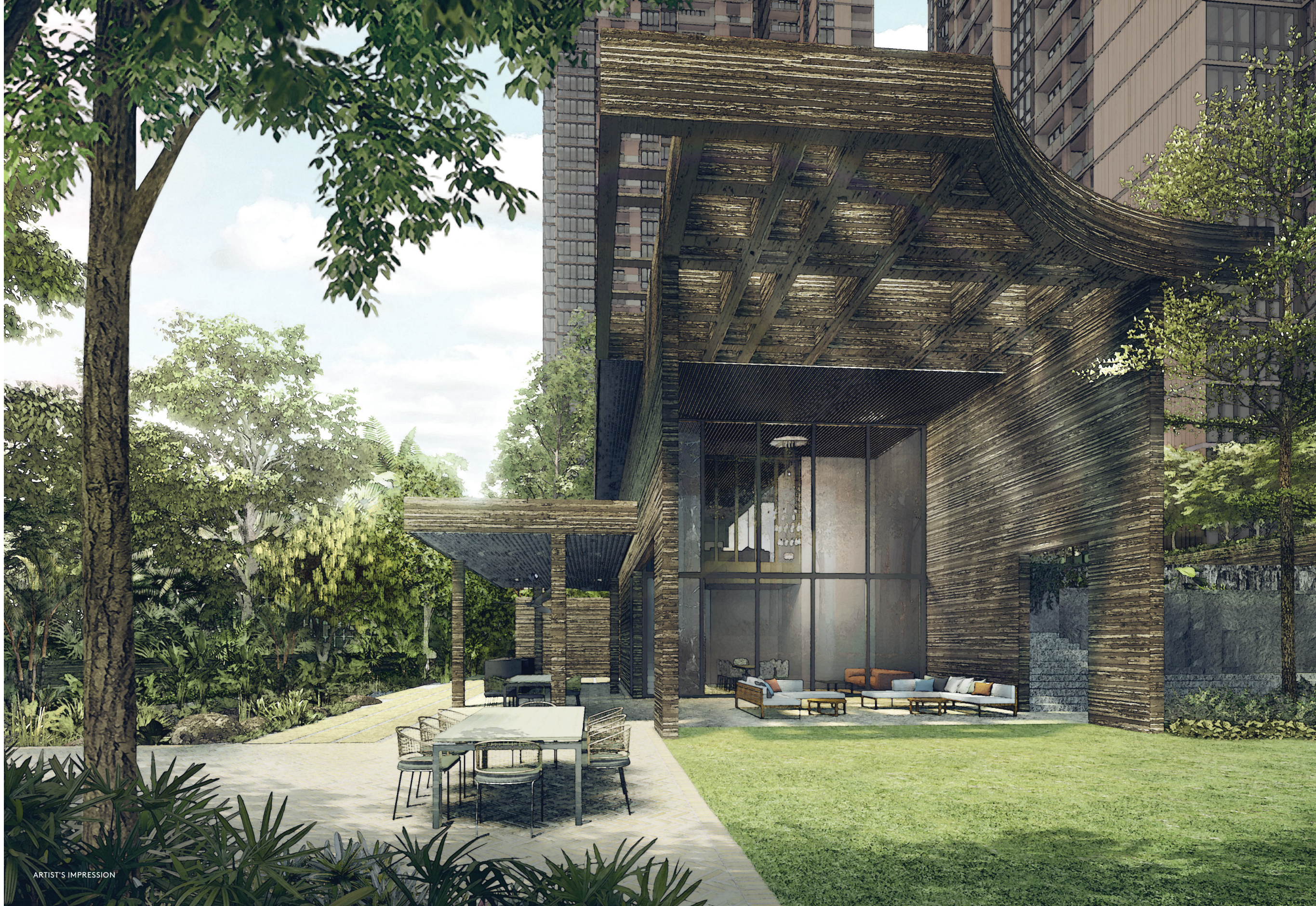
VERDANT, INVITING,
IMMERSE IN YOUR INNER PEACE,
REST IN NATURE'S LAP



ARTIST'S IMPRESSION

PARTY LAWN

TREADING THE SOFT GRASS,
IN THE HAPPY AFTERNOON,
WELCOME YOUR GUESTS



ARTIST'S IMPRESSION

DINING LOUNGE

A HAPPY STOMACH,
BEAUTEOUS FORMS IN VIEW,
BREATHE PURE, FRESH AIR AS YOU DINE



ARTIST'S IMPRESSION

LAP POOL

LITTLE WAVES RIPPLE,
A SAPPHIRE POOL RINGED BY TROPICAL FOLIAGE,
PEARL-LIKE DROPLETS SPLASH ABOUT



CLUB LOUNGE

BREAKFAST WITH FRIENDS AND
FAMILY WHILE KIDS FROLICK
WAVING FROM THE POOL



DIPPING POOL

SWEAT IT OUT IN THE GYM,
THE WATER HUMS A SOOTHING SONG,
TICKLES YOUR FEET



ARTIST'S IMPRESSION

GARDEN SPRING

BE REJUVENATED
BY THE CALM, MEDITATIVE SPRING
AND SMILE WITH NATURE



ARTIST'S IMPRESSION

FOREST TRAIL

TALL TREES AND MYSTICAL PATHS,
THE FOREST INVITES YOU IN TO
EMBARK ON AN ADVENTURE



ARTIST'S IMPRESSION

SECRET GARDEN

SECRET, SILVER GARDEN
THE ROOFTOP ENCHANTS AND
THE SCENERY GLISTENS



ARTIST'S IMPRESSION

CROWN

THE ICONIC TOWERS OF YOUR BEAUTIFUL ABODE
CALL YOU INTO A WORLD WHERE YOUR MIND
IS AT PEACE AND YOUR HEART, FULL OF JOY.



ACTUAL SITE PHOTO

MILLENNIAL MODERN LIVING

An orchestrated arrival, 15 curated gardens, spacious and functional unit layout, each with its private view, and a one-of-a-kind architectural design. Understated, elegant, 21st century luxury — this is Martin Modern, designed by the four-time President’s Design Award winning architect, Yip Yuen Hong.

On approaching Martin Modern, Yip’s signature tropical brutalist sensibilities will immediately arrest your attention and capture your imagination. It is part of GuocoLand’s deliberate strategy to create something distinctive, and Yip, known for his bold and visionary architectural statements, was the choice architect. He says of his own architecture, “It might surprise you at first glance, and because of that, it compels you to want to take a second look, ... it is about creating a timeless design that you grow to love more and more the longer you stay.”

Spearheading the vision for Martin Modern is Cheng Hsing Yao (Group Managing Director of GuocoLand Singapore) who is intent on creating a sanctuary of greenery, a physical and spiritual sanctum that gives respite from the busyness of city living.

Cheng sees the need to champion an evolution — if not a revolution — in the design of the new condominium. Martin Modern, through its strong architectural presence, has a magic and tranquillity that coaxes you to relax and recharge. Martin Modern is defined as much by its softscape as it is by the hardscape. In fact, as one meanders through the series of gardens tiered to the terrain of the site, the journey culminates at the enchanting secret garden.

The luxurious secret garden at the rooftop is Cheng’s unconventional but strategic approach to inject uniqueness here. Responding to the global trend of creating customised amenities driven by locations for luxury condominiums residents, Martin Modern presents the best view and experience to be enjoyed by all the residents. This is a reader’s point of quietude but can easily be transformed for weekend parties as well. There are two lush dining areas on the rooftop for hosting private parties and entertaining guests under a gorgeous night sky surrounded by an opulence of shimmering silver greenery.



Martin Modern sits on rich heritage that provides both the master architect and landscape architect conceptual and visual inspiration to draw from. Aesthetically, Yip feels particularly drawn to the textures and feel of the old godowns and doing what he does best — creating beauty out of rawness. Conceptually, he is inclined to extract from the past to create the future. In particular, the secret garden at the rooftop is largely inspired by the qualities of the old godowns.

The history of the site has also a direct influence over the landscape architecture. Drawing references from the Singapore River, one of the two key concepts in the landscaping is to celebrate “expressions of water”; and lifting inspiration from the nearby historical greenery of Fort Canning and the Singapore Botanic Gardens, the other key concept is to preserve our “Botanical Heritage”. Using key tropical species to guide the 15 curated gardens which span 80% of the site area (with the building footprint standing on only 20% of the land), this might be the most generous private garden that anyone can possess.

Looking set to be a Singapore architectural icon, Martin Modern is a forward-looking property that redefines the aesthetics of luxury condominiums and ups the game in defining the standards of luxury living. In placing equal importance on both form and function, Martin Modern stands by the GuocoLand philosophy of designing from inside out. Great emphasis is placed on a good floor plan that ensures a workable expanse of spaces; only the best and exclusive building materials are used and every single unit is entitled to a view.

So how is a luxury condominium re-defined in GuocoLand terms? Cheng sums it up, “The hallmarks of a GuocoLand luxury property are great location, high quality and poetic ambience. Martin Modern bears all these characteristics and exudes a luxury that is sophisticated and liveable.”



ORCHARD
ROAD

BRAS BASAH BUGIS
CULTURAL DISTRICT

THE
ISTANA

SPORTS
HUB

SINGAPORE
MANAGEMENT
UNIVERSITY

SOMERSET
MRT

CIVIC
DISTRICT

FORT
CANNING
HILL

THE
ESPLANADE

MARINA
BAY

FORT
CANNING
MRT

SINGAPORE
RIVER

CENTRAL
BUSINESS
DISTRICT

TANJONG
PAGAR
CENTRE

MARTIN
MODERN

ROBERTSON
QUAY

FUTURE
WATERFRONT
CITY

GREAT
WORLD
MRT

SENTOSA



DEVELOPER

CHENG HSING YAO
GROUP MANAGING DIRECTOR

Mr. Cheng Hsing Yao is Group Managing Director of GuocoLand Singapore, the country head of the Singapore business of GuocoLand Limited, which is listed on the Main Board of the Singapore Exchange. GuocoLand is a premier developer and investor of prime projects like Tanjong Pagar Centre – Singapore’s tallest building, Leedon Residence and Martin Modern. He is also a Director of Eco World International, a developer with key investments in prime London and Australia. Prior to joining GuocoLand, he was with the Singapore public service. There, he held leadership positions at the Centre for

Liveable Cities and the Urban Redevelopment Authority, and was involved in projects like the Marina Bay and the Sino-Singapore Tianjin Eco-City. He was awarded the Public Administration Medal (Bronze) in 2006. He is a World Cities Summit Young Leader, a member of Singapore’s Committee for Future Economy’s Future City Committee, as well as a member of the Urban Redevelopment Authority Design Advisory Committee. He holds a Bachelor of Architecture from Newcastle University, UK and a Master in Design Studies from Harvard University.

GUOCOLAND LIMITED

Listed on the Singapore Exchange since 1978, GuocoLand Limited (“GuocoLand”) is a premier regional property company with operations in the geographical markets of Singapore, China, Malaysia and Vietnam. In 2017, GuocoLand marked its expansion beyond Asia into the new markets of the United Kingdom and Australia. The company’s portfolio comprises a number of residential, hospitality, commercial, retail and integrated developments, focused on achieving scalability, sustainability and growth in the core markets through property development, investment and management businesses.

ACCOLADES

BCI Asia Awards 2016 Top Ten Developers Award
FIABCI Singapore Property Awards 2015
South East Asia Property Awards 2015
World Architecture News Awards 2014



“MARTIN MODERN GIVES YOU A STRONG FEELING OF FAMILIARITY, AS IF IT HAS BEEN THERE ALL ALONG. THIS FAMILIARITY IS POWERFUL, AND PERTINENT TO THIS DAY AND AGE, WHEN THINGS AROUND US CHANGE SO RAPIDLY.”

CHENG HSING YAO

What is the hallmark of a GuocoLand luxury property?

Great location, high quality and poetic ambience.

We choose sites that are already beautiful, and locations with easy accessibility and are close to amenities — sites we can create a strong sense of arrival and with large spaces for landscaping and water features, and also splendid views from the units.

We then zoom in on the user. We think about the lifestyle we want to create for the residents. Our residential units are designed from “inside out” so that the spaces are comfortable and usable. We invest in quality finishes and fittings. You can feel the quality when you step in a GuocoLand luxury property.

The common areas are very important. The amenities are always generous, and the ambience, elegant and delightful. We want residents to always look forward to coming home.

How do you select your architects, and consultants or partners?

We have a strong team of experts in GuocoLand, and established standards that

allow us to have a clear and unique vision for each project. We then select partners who have the expertise and sensibilities to realise that vision. We also hold design competitions, and through them, select the team with the best concepts and capabilities.

What are the design objectives and philosophies for Martin Modern?

Martin Modern sits on a lush site with a sloping terrain and beautiful views. Very early on, we had envisioned a very private and exclusive condominium sitting on high ground, nestled within a botanic garden or a forest. The site opens to good views all round and we wanted each of the 450 units to claim a view of either the gardens, the city or the Singapore River.

Being in prime District 9 and close to the hip Robertson Quay, and a new MRT station, we feel it will attract people who are affluent, very well heeled and with a taste for luxury that is more sophisticated. We need a luxury that is liveable, and with a little more attitude. We considered how they will entertain their friends and families at home, at the club house, the pool and so on. We wanted homes that people will be proud to own and showcase.



“THE HALLMARKS OF A GUOCOLAND LUXURY PROPERTY ARE GREAT LOCATION, HIGH QUALITY AND POETIC AMBIENCE. MARTIN MODERN BEARS ALL THESE CHARACTERISTICS AND EXUDES A LUXURY THAT IS SOPHISTICATED AND LIVEABLE.”

CHENG HSING YAO

What did ip:li Architects bring to the development?

Besides fulfilling our brief, Yuen Hong also brought poetry and craftsmanship to the project. The building is like a hand-crafted sculpture. Moving through Martin Modern is similar to going on a journey of discovery and surprises. The architecture of Martin Modern is very unique. It always feels luxurious and lush, but more importantly, it feels “real”. It gives you a strong feeling of familiarity, as if it has been there all along. This familiarity is powerful, and pertinent to this day and age, when things around us change so rapidly.

How have the landscapes created by ICN given a unique identity to Martin Modern?

ICN has combined the science of botany and horticulture and the art of aesthetics to create a “botanic garden” with more than 200 species of trees and plants. Many of the species are significant scientifically and historically. What I find truly amazing are the 15 different gardens and spaces, each with a very different character and ambience. Depending on your mood or the activity you have in mind, you can choose to go to a different part of the botanic garden.

Who is your target resident for Martin Modern?

The person is cosmopolitan, savvy and sophisticated.



MASTER ARCHITECT

YIP YUEN HONG PRINCIPAL

A four-time winner of the prestigious President's Design Award, Yip Yuen Hong is a firm believer in functionality and simplicity and he seeks to create designs that are both timeless and explorative.

Born in Singapore, he obtained his graduate degree in architecture from the National University of Singapore. He has worked with the Housing and Development Board, and established firms like William Lim & Associates and Arkitek Tenggara II. With a vision that gives equal importance to the pursuit of creativity

and innovation with productivity, he and his partner, Lee Ee Lin, founded ip:li Architects in 2002.

For Yuen Hong, architecture is more than a profession; it is also an explorative search and a personal journey. His practice is driven by curiosity and a solution-based approach to design. With a varied and accomplished portfolio in his name, he seeks to create designs that are subtle both in form and approach, yet, innovative and soulful in character.

IP:LI ARCHITECTS

Since its establishment in 2002, ip:li Architects has been on a pursuit towards innovation and creativity that is aided by efficiency in approach. With over a decade of awards and accomplishments in its name, the firm continues to push the boundaries of architectural design and nurture each project throughout its life cycle.

ACCOLADES

Design Of The Year, President's Design Award 2016
Designer Of The Year, President's Design Award 2013
Design Of The Year, President's Design Award 2012
Design Of The Year, President's Design Award 2011

"I ASPIRE TOWARDS DESIGNS THAT
ARE TIMELESS WITH POCKETS OF
DELIGHT, AND ABOVE ALL ARE
ENJOYED BY RESIDENTS FOR YEARS
AND YEARS TO COME."

YIP YUEN HONG





ARTIST'S IMPRESSION

“WHEN VIEWED AS A WHOLE, THE
ROUGH STRUCTURES STANDING TALL IN
THE MIDST OF A COLLAGE OF GREENERY
MAKE THE SPACE QUITE MAGICAL.”

YIP YUEN HONG

Every artist and designer has a particular interest that inspires him or her. What drives you in your architectural designs?

I have always been very inspired by the work of Eduardo Chillida, the Spanish Basque sculptor known for his colossal abstract sculptures. His works of art have this rawness and power about them that thoroughly fascinates me.

However, what really inspires me is my audience, particularly my clients and future residents. When you design for people, you are extremely conscious about its functionality and utility.

I like to explain this approach by using an analogy of one of my favourite jazz musicians, Keith Jarett. His music often starts off with a recognisable melody and then slowly wanders off into something truly magical before finally returning again to that familiar tune.

Architecture, for me, should be like that. It has to be something that people can relate to but at the same time, within that recognition they must be able to find something that is different and unique — something that will give them a sense of magic.

This is a collaborative project between ip:li Architects and GuocoLand. How did you manage to marry the philosophies of the two companies in this design?

ip:li Architects has always strived for a certain way of living — a sense of comfort and timelessness in all aspects, from the day-to-day activities to the architecture of the space. GuocoLand too, aims to continuously provide an effortless luxury for the people.

The philosophies of both companies coincide and our approaches are quite similar, making this collaboration capable of developing a promising product.

Most projects taken up by ip:li in the past have been Good Class Bungalows. This is the first time that your strong design language will be delivered to a much bigger audience. How do you balance your artistic approach with the demands of the public?

I would have never been able to manage this balance if it wasn't for the people. I design for them and they are the inspiration for the strength in my designs.

In all these years of working on Good Class Bungalows, I've noticed a change in the wealthy in this country. There is now a receptivity and sophistication which is different from what I saw in the past. Their viewpoints have shifted to an almost poetic kind of sensibility.

Today, everyone is well-travelled and knowledgeable. They have seen and experienced things that have completely altered their outlook. They understand that luxury is not synonymous with highly polished surfaces and glass walls. I was never afraid that my

unconventional style would not appeal to my audience, because I truly believe that people are ready for such an interpretation.

What were some of your initial inspirations for the design of Martin Modern?

The area that Martin Modern is situated in has a strong historical background. It used to be a warehouse district, with large storage units towering over the green area, primarily occupied by nutmeg plantations. I wanted to incorporate that into my design to recapture some of that historical spirit.

Warehouses have a unique charm to them, in terms of the textures and the loftiness of space. We wanted to extrapolate these elements and design a development that, in some capacity, reflected on the landscape that existed before. The crowns of the two towers, for instance, can be visually compared to gutted-out warehouse structures housing a secret garden within them. The nutmeg plantations, on the other hand, give the space a lush, green look. We wanted to return as much of the greenery as possible to the land.

These were the two most important historical elements that inspired us to incorporate such raw textures and extensive greenery to the design.

What is the identity you have tried to craft for Martin Modern that sets it apart from other luxury condominiums in Singapore?

In order to heighten the sense of luxury and grandeur, we wanted to give the development an identity that juxtaposes the rawness of materials with the sophistication of design.

The exteriors of the building structures have a rugged look, which may be daunting for some, but when viewed as a whole, with the rough structures standing tall in the midst of a collage of greenery, the space becomes quite magical.

There was a deliberate effort made to orchestrate a heightened sense of arrival for Martin Modern. Could you talk more about the intent and strategy?

The intention behind this strategy ties in with our aim to create a botanical garden space in the midst of the city. Martin Modern is located in a very busy area and we wanted to create an enclave to which one can retreat. The minute you drive into the development, the tall walls, the expansive green spaces and the all-embracing plantations carry you into a slower and more relaxed world. It will be like your home being situated in an environment completely different from the outside world.

What are some of the elements in this design that speak of luxury in terms of functionality?

No matter how small the space is, I try to incorporate a sense of spaciousness. Without that, the magic cannot happen.

The lavishness of Martin Modern exists in its expanse and the views that have been created. From the size of the windows to the manoeuvring of the towers, the space has been carefully considered to deliver this feeling of spaciousness and openness.

A few decades ago, luxury was defined by fashion brands and material objects. How do you think this concept fits in with architecture?

If you draw a parallel between fashion and luxury living, there are a few commonalities. Fashion, for instance, draws inspiration from the streets or the lifestyles people desire. Therefore, it is not always about incorporating the most sophisticated and stylish materials, but juxtaposing materials in a manner that represents luxury and style. Architecture functions the same way. Through the years, people have come to understand the concept of luxury, not as something defined by its materiality and richness but as something that is authentic and innovative.

Where, for you, does the “modern” come into this design?

The modernity in this development is not just in the use of smart technology or provision for services, but in the way the future residents will perceive the space.

“Modern” is no longer defined by material objects, but by the way we understand and perceive things. We have evolved from the stereotype of luxury in terms of materiality to a greater understanding of what it means to live lavishly. Modernity is moving forward to a luxury of space rather than that of materials and that is the approach this development introduces.



LANDSCAPE ARCHITECT

SIMON MORRISON DIRECTOR

The Director of ICN Design, Simon Morrison has over 20 years of experience in landscape architecture and a background in the construction industry. He has worked as a leader, advisor and consultant for established companies in Australasia, Asia, Europe and the Middle East, acquiring valuable experience working in wide ranging environments, climates and cultures around

the world. With an honours graduate degree in Landscape Architecture, Simon has worked on a wide range of projects in private, government and commercial sectors. He is also active in promoting a clear understanding of the landscape design process, and advocating development of the design profession.

ICN DESIGN

Established in 2000, ICN Design is an award-winning design practice in landscape architecture, master planning and urbanism. The team comprises talented and accomplished individuals from across the globe and aims to create distinctive landscapes with an innovative and unique design approach.

ACCOLADES

International Federation of Landscape Architects IFLA President's Award 2014
Numerous Singapore Institute of Landscape Architects Awards



ARTIST'S IMPRESSION

"WE BELIEVE THAT IN ORDER TO CREATE A COMPLEMENTARY LANDSCAPE, THE IDEAS OF THE ARCHITECT NEED TO BE UNDERSTOOD THOROUGHLY. THE LANDSCAPE CAN THEN CREATE ITS OWN MAGIC THAT ENHANCES THE ARCHITECTURE, GROUNDING IT WITHIN ITS UNIQUE PLACE, AND HARMONIZING VISUAL CHARACTER."

ICN DESIGN

How did your philosophy as landscape architects fit in with GuocoLand's vision for Martin Modern?

ICN: Landscape Architecture is about taking the natural elements and reorganising them to create a new environment for our contemporary urban lives. That's the philosophy we, at ICN, work with. Since GuocoLand aims to create an environment that is social, comfortable and human, the landscape design proposed by us, helps to enhance this vision.

To put it simply, landscapes are created for the people by people. In the case of Martin Modern, GuocoLand intends to build a comfortable space for the residents, so we have to create something that would entice the residents to come out of their homes and experience the landscape. A successful landscape is not just aesthetically sound, but also encourages social mingling.

How does the landscape design define the identity of Martin Modern?

ICN: Identity comes from the creation of a space, and all the elements, from the buildings to the trees contribute to its definition. Landscape, particularly, adds character to the setting, with its stylistic composition and amalgamation of soft and hard materials. In Martin Modern, the landscape presence becomes the strongest element, thereby creating a distinctive identity for the development.

What were some of the inspirations for the landscape design of this development?

ICN: The botanic heritage of this region was one of our main inspirations for the design. Some of the more tangible inspirations were the irregular terrain of the site, and the scattered remaining old trees in the district.

Every element used in the landscape design, from the botanical material to the layout, has been inspired by the space itself. In fact, we wanted to create a link to our botanic heritage within this development located in the middle of the city. In terms of the botanic materials, some inspiration was also derived from other natural and man-made green spaces in Singapore, from the Bukit Timah Nature Reserve to the Botanic Gardens. We wanted to use the native species, plants and trees that would be familiar to most to populate the space, and also to create an experience as natural as possible so as to instil in people an appreciation of our native landscape.

This is not a conventional space considering its irregular terrain and surroundings. What were some of the initial strategies you used to tackle this challenge?

ICN: When we first discussed the project, we looked at the topography, particularly in the slopes, because that usually gives us the opportunity to create drama in the landscape. It was certain to us, right at the beginning that the change in levels is going to be a great

challenge and yet a creative advantage for the site.

Creating a multi-level tiered landscape gave a second dimension to the existing single-tiered space.

What are the experiential qualities you want to convey through this design?

ICN: The gardens are designed in such a way that they can be accessed at all times of the day, and at each time the environment will be something completely different both in terms of its visual aesthetics as well as sensorial experiences. The framework of the design is based on different shades and textures of green. The plants in bloom are only incorporated to enhance the environment further and to satisfy the need for fragrances and visual appeal.

The landscape has also been planned to create a trail of completely separate yet complementary experiences. There are 15 garden types with over 200 species of plants and trees within the landscape of Martin Modern. When you journey through the entire landscape, you will be able to feel the difference and transitions between the different gardens.

How did you manage to harmonise with Yuen Hong's design for the development?

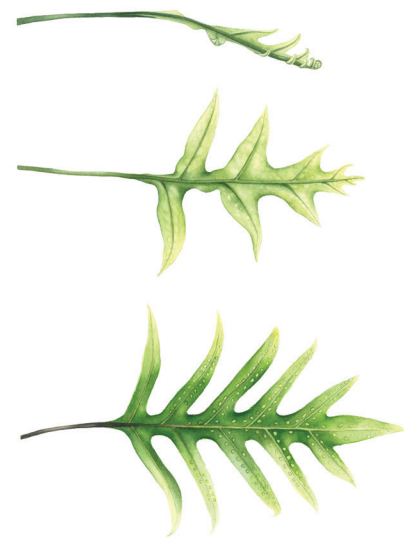
ICN: In order to make the best use of the space and maintain a consistent design language,

it is important for the architects to collaborate very closely. In the case of Martin Modern, we definitely took cues from some of Yuen Hong's ideas and inspirations. For instance the architectural materiality that he intended recalled heritage stone and tiles, which we thought would be something very interesting to work with in creating rich earthy tones in the landscape. Essentially, it is about working out a happy combination of all the elements involved whether in the architecture or in the landscape.

It is all about collaboration. We believe that in order to create a complementary landscape, the architecture and the ideas of the architect need to be understood thoroughly. The landscape should never overpower the architecture, but rather, enhance its visual appeal.



Rhipis Exeelsa



Phymatosorus Scolopendria



Microsorium Punctatum



Monstera Deliciosa



Thyrsostachys Siamensis



Tabernaemontana Divaricata



Calathea Leoseneri



Asplenium Nilus



Costus Woodsonii



Philodendron Kanadu



IMAGE FOR ILLUSTRATION PURPOSES ONLY

THE ENCHANTED GARDEN OF KLINGSOR BY MAX BRUCKNER (1836-1919)

Speaking of the architecture, the roof gardens at the top of the towers sound like an exciting endeavour! What is the design language that was used in those spaces and what were the inspirations behind it?

ICN: The architectural qualities of the space — the crown and the material design — gave us a very unique environment to work with up there. The plants are very protected and there are various views of the Singapore River and cityscape. The plants used in this area are species that can survive in high altitudes. These species have a different sort of variation in terms of colour — sometimes, they even have a silverish sheen to them. This gave us an opportunity to add to the architecture and design of the space with the plantations. The structure itself is quite shady but these plants help us to make the area a little more highlighted.

You are in a very exposed area right at the top of the building, but you are still protected inside the space. Being on the crown, you would expect to have a clean, open area, instead you are surprised by this spectacular contrast.

The warehouses that existed in this space in the past also inspired us. These buildings were later abandoned, but the plant life managed to re-colonise itself and grow its way nonetheless to take over the building.

Where does the “modern” come into the landscape design?

ICN: Spaces should have a clear function, an expressive design and a role in terms of the micro and macroclimates. They should also be cognizant of future maintenance and be environmentally sustainable. For me, that is modern! Thinking about how the current situation and the needs of the client come together as a landscape package that is expressive, contemporary and sustainable is the approach modern design should take.

Martin Modern is for the people. It's not just modern in terms of design, but also modern in terms of lifestyle. We have reached an era where everything is rapidly digitised. Does anyone still go out into the garden to read a book? Maybe. In this development, the space will entice or invite you to interact with it. Modern design is about creating that experience between the future and now.

SITE PLAN

- 1 Pedestrian Entrance
- 2 Arrival Court
- 3 Reception Lounge
- 4 Lower Rain Garden
- 5 Pets' Corner
- 6 Pneumatic Refuse Room
- 7 Substation
- 8 Guard House
- 9 BBQ Pavilion 01
- 10 Party Lawn
- 11 Water Feature
- 12 Dining Lounge
- 13 BBQ Pavilion 02
- 14 Upper Rain Garden
- 15 Fitness Court 02
- 16 Tennis Court
- 17 Bamboo Grove
- 18 Club Lounge
- 19 Pool Deck
- 20 50m Lap Pool
- 21 Jacuzzi
- 22 Changing Room
- 23 Gym
- 24 Dipping Pool
- 25 Bio Pond
- 26 Garden Spring
- 27 Garden Court
- 28 Aquatic Garden
- 29 Forest Pavilion
- 30 Fitness Court 01
- 31 Forest Play
- 32 Forest Trail
- 33 Maze

ROOF GARDEN

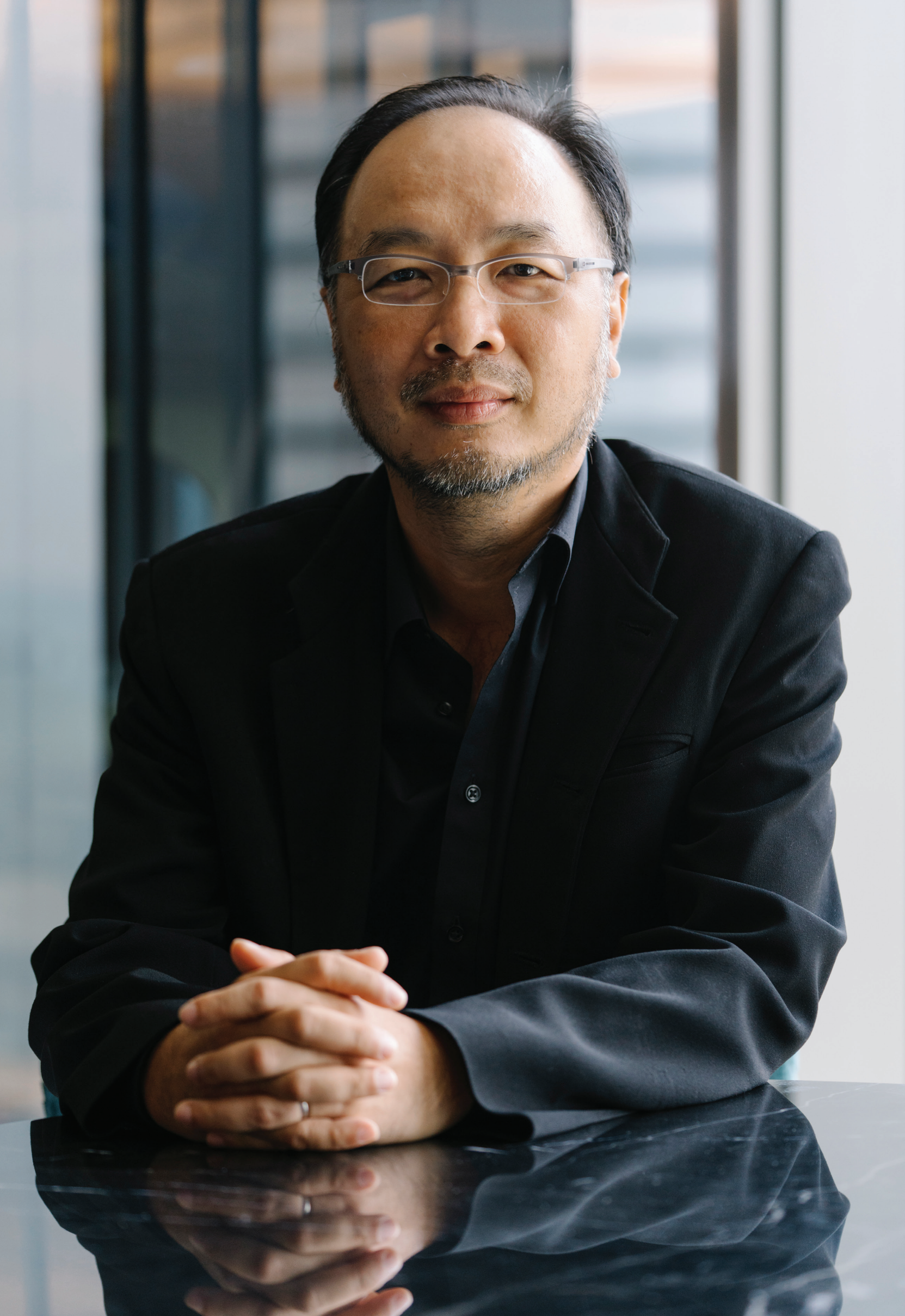
- 34 Reading Pavilion 01
- 35 Dining Pavilion 01
- 36 Dining Pavilion 02
- 37 Reading Pavilion 02
- 38 Secret Garden 01
- 39 Secret Garden 02



0 10 20 30 40 50 METRES

ARTIST'S IMPRESSION





PRINCIPAL ARCHITECT

TANG KOK THYE ASSOCIATE PARTNER

Mr Tang Kok Thye is an Associate Partner with ADDP Architects LLP; he has over 20 years of experience in his field. He graduated from NUS School of Architecture in 1994 and further obtained a Master of Science (Real Estate) degree in 2005. He has been a qualified architect registered with the Board of Architects Singapore since 1997 and a member of Singapore Institute of Architects. He is also registered as an ASEAN and APEC Architect.

A certified Green Mark Manager, he has completed seven Green Mark Platinum projects to date. One of his projects, Treehouse, has been awarded the world's largest vertical garden

by Guinness World Records. In 2012, he was named Green Architect of the year awarded by the Building and Construction Authority of Singapore. In 2014, he designed the first residential project in Singapore using Pre-Finished Pre-Cast Volumetric Construction to improve the productivity in the construction industry.

He is an appointed member of the Building and Construction Authority (BCA) Board, Deputy Chairman of the Green Mark Advisory Committee and Universal Design Mark Advisory Committee. He is also an appointed member of the Singapore Green Building Council Board and REDAS Honorary Architectural Advisor.

ADDP ARCHITECTS LLP

ADDP Architects is founded in 1986 as a professional practice that offers architectural design and services. Over the years, the firm has grown into an international firm with focus on innovation, sustainability and productivity.

ACCOLADES

BCI Asia Top Ten Architects in Singapore, 2005 – 2017
BCA Built Environment Leadership Award – Gold Class



"THE BALANCE BETWEEN PRODUCTIVITY AND INNOVATION IS VERY IMPORTANT, BECAUSE IF WE BASE EVERYTHING SOLELY ON PRODUCTIVITY, WE WILL JUST BE MASS-PRODUCING AND NOT CREATING WORKS OF ARCHITECTURAL ART."

TANG KOK THYE

Principal architects are often the ones fighting the tough battles on site. Could you share more about the role of principal architects?

The principal architect ensures that all different team members, from the developer to the contractors, are working in sync with each other. It is a lot about communication and negotiation, be it with the authorities or between team members. If this is not managed properly, a lot of time will be wasted and ultimately, the project suffers.

The other aspect in which principal architects play an important role is creating a balance between contractors who see things in terms of cost efficiency and the design intent which needs to be achieved.

Productivity involves executing something multiple times, thereby making it a constructive and viable approach. Innovation on the other hand is about doing something completely new, but exciting enough for some risk-taking. The balance between the two is very important for any kind of project, because if we base everything solely on productivity, we will just be mass-producing and not creating works of architectural art.

Speaking of creating a balance, considering the involvement of a number of parties, what kind of planning and strategising went into Martin Modern?

When we took on the project, we went with a collaborative mindset. We undertook the entire project, along with the architects and the developers, as a team, and there was seldom any distinction made between the different roles. The only objective was to ensure the project went smoothly.

What were some of the challenges you faced during the development process for Martin Modern? How were they resolved?

The very first thing that struck me when we visited the site was the irregularity in its terrain. The difference in level from the front of the plot to the back is almost 10 metres. The site is like a small green landscape in a heavily developed area.

The main challenge was to design and construct a development on a land with so much character – to retain as much of its original mood and feel as possible without destroying too much of its surroundings. It was challenging, but in the end, everything

worked out. We managed to use the irregular levels to create an experiential landscape around the development. The land usage was minimised as much as possible so as to maintain the greenness of the plot.

Another challenge was to place the two towers in a way without obstructing the view of our neighbours or have our views obstructed. A lot of time was spent to achieve a position that satisfied all conditions.

In your opinion, what are the essential qualities for the design of Martin Modern?

Luxury and modernity lie in the uniqueness of this luxury condominium. There is the beautiful balance of innovation and productivity in its design. The luxury condominium should reflect sophistication in design and efficiency in functionality. From the spaciousness of the rooms to the visual appeal of the building, every aspect is thoroughly considered, and you see this in Martin Modern.

What is outstanding about Martin Modern?

In the case of Martin Modern, you will find that the design of the facade to the landscaping are different from other developments.

The facade, for instance, will not be created using plaster and paint, as with most other developments. Instead, corrugated pre-cast panel will be used. It is not a new technology altogether, but in order to understand the material, a lot of exploration and testing is required. The smallest details like the balcony screens also involve some innovation. Instead of the generic aluminium, we are using a perforated material.

With just 450 units in the two towers, Martin Modern definitely manages to stand out in the market even in terms of the space and unit layout. As compared to the average 70-square-metre size per unit, the development is 99 square metres and this gives the designers a lot of space to play with. The floor-to-floor height has also been maximised to 3.5 metres for a typical floor and 4.2 metres for the ground floor and top floor. Some units even have two balconies to allow residents to enjoy two different views from their home and to enhance cross ventilation.

Martin Modern is unique and novel.



FOR ILLUSTRATION PURPOSES ONLY

HOME WITH A VIEW



GUOCOLAND'S LUXURY PROPERTIES

GuocoLand Limited ("GuocoLand") has been listed on the Singapore Exchange since 1978. Today, it has grown into an award-winning development company distinguished by quality, innovative designs and concepts. In Singapore alone, GuocoLand has in its name over thirty residential projects equating to almost 10,000 apartments and homes. It also has operations in China, Malaysia and Vietnam, and recently ventured into United Kingdom and Australia. In less than three decades, GuocoLand has established itself as a key player in the local market, as well as a corporate giant on the global stage.

Numbers and statistics form only one part of the business. To date, the company continues to forge new directions and scale new heights. With every project, GuocoLand consistently surpasses expectations and establishes not just impeccable developments but also beautiful homes and communities. "We dedicate a lot of time to orchestrating a memorable arrival experience, so that our residents can truly feel the transition from the hustle-bustle of the city to a completely different world of peace and serenity," says Cheng Hsing Yao, Group Managing Director.

Going beyond quality buildings singled out by their remarkable architecture, GuocoLand continues to push the boundaries in order to redefine the art of property development.

From Goodwood Residence located in the prime Bukit Timah residential area to Wallich Residence at Tanjong Pagar Centre, every property is built to exceed the prevailing standard of architecture and achieve innovation in all aspects. Each property houses within its premises an unforgettable landscape scenery and an even more impressive sense of arrival.

Yet, projects by GuocoLand continue to centre on the needs of the prospective residents, be it in terms of amenities, services or architectural aesthetics. Every characteristic of a GuocoLand development is based on and inspired by its users.

'Unique locations, thoughtful products and consistent quality' is the mantra of GuocoLand. Taking advantage of a site with a distinct selling point, their latest venture, located in the heart of the city and in an up-and-coming neighbourhood, carries forward the company's philosophy of delivering a high-end product that is both well-thought-out and highly valued. With an exceptional design, terrific functionality and an incredible atmosphere, Martin Modern is poised to be one of the finest examples of quality and innovation from GuocoLand.

ICONIC HOMES

GOODWOOD RESIDENCE District 10, Singapore

Designed by WOHA Architects for the most discerning of homeowners, Goodwood Residence ushers in a new benchmark in sophisticated luxury. The lush development is nestled in the quiet, green surrounds of Goodwood Hill, just off Orchard and Scotts Road. The shared boundary of approximately 150 metres with Goodwood Hill allows residents to live next to almost 20 hectares of greenery — a rarity in urbanised Singapore.



DESIGN THAT TRANSCENDS TIME

LEEDON RESIDENCE
District 10, Singapore

Located within the Good Class Bungalow enclave, Leedon Residence is a home amidst five hectares of lush greenery, where manicured foliage paves the way to a 200m nature trail. Chan Soo Khian of SCDA Architects has designed lofty double-volume living spaces, large private balconies with magnificent views that make for a sophisticated home with generous facilities.



DISTINCTIVE ADDRESS

WALLICH RESIDENCE
AT TANJONG PAGAR CENTRE
District 2, Singapore

Singapore's tallest residential development, Wallich Residence, is an exclusive collection of 181 luxury homes consisting of one to four bedroom units, four penthouses, and one Super Penthouse. With unparalleled views starting from 180 metres above sea level, each home is impeccably finished with top-of-the-line materials and fittings, a reflection of the distinctive aesthetics that Wallich Residence offers.

Wallich Residence is located on the 39th to 64th floors of Tanjong Pagar Centre, an ambitious vertical city that will be the focal point of the Tanjong Pagar precinct. An integrated development, it houses Grade-A offices, a 5-star business hotel, an extensive variety of retail and F&B options, and a lush 150,000 square feet urban park. Integrated with the park is a 30,000 square feet city room that is designed to be a gathering space for community events and other social activities.



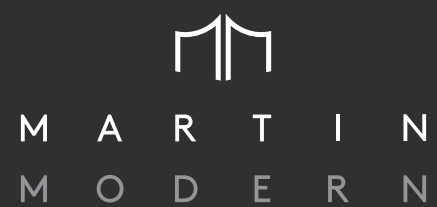
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Name of housing project: Martin Modern • Name of housing developer: Martin Modern Pte. Ltd. (Co. Reg. No. 199603059R) • Licence No. of housing developer: C1215 • Tenure of land: leasehold 99 years commencing on 28 September 2016 • Encumbrance on land: Mortgage No. IE/604090E in favour of Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) • Location of the housing project: Lot 1590P of TS21 at Martin Place • Expected date of vacant possession: 30 June 2022 • Expected date of legal completion: 30 June 2025

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representatives and references are artist's impressions only and may be subject to changes and deviation as further made by the developer or as required by the authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. All plans are not drawn to scale, areas and measurements stated herein are approximate and are subject to adjustments on final survey.

LUXURY PROPERTIES BY

