

Dentons Rodyk represents Sim Lian Group in the project sales of Singapore's largest residential condominium development and collective sales acquisition

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Dentons Rodyk is acting as project development lawyers for real estate developer, Sim Lian Group (Sim Lian) in their project sales of Treasure at Tampines. The project site of about 656,000 sq ft is situated in the eastern part of Singapore and will comprise 28 blocks of about 2,300 units making it the largest residential condominium development in Singapore in terms of the number of units.

Dentons Rodyk also acted for Sim Lian in the acquisition of the project site (formerly known as Tampines Court) in 2017 via a Collective Sale acquisition. Factoring in the lease upgrading premium (to upgrade the lease to a fresh 99-year tenure) and a differential premium to intensify the use of the land, the project land cost is nearly S\$1.2 billion, making this deal the largest (in terms of land value) since the Farrer Court deal (in which Dentons Rodyk acted) more than a decade ago.

Corporate Real Estate Senior Partner Lee Liat Yeang leads on both mandates. He is assisted by Partner Chua Shang Chai in the acquisition work (and team) and Partner Nadia Cardoz (and team) in the project sales work.

## About Dentons Rodyk

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