

# GOLDEN MILE COMPLEX 5001 Beach Road



Photo Credit: Darren Soh

16-storey main building is proposed for conservation..



1970s view from Kallang Basin

## Nation Building

Golden Mile Complex is a symbol of the architectural and engineering ingenuity of Singapore's pioneer generation of building professionals, and encapsulates the people's bold vision and imagination for vibrant, inclusive and high-rise living during Singapore's nation building days.

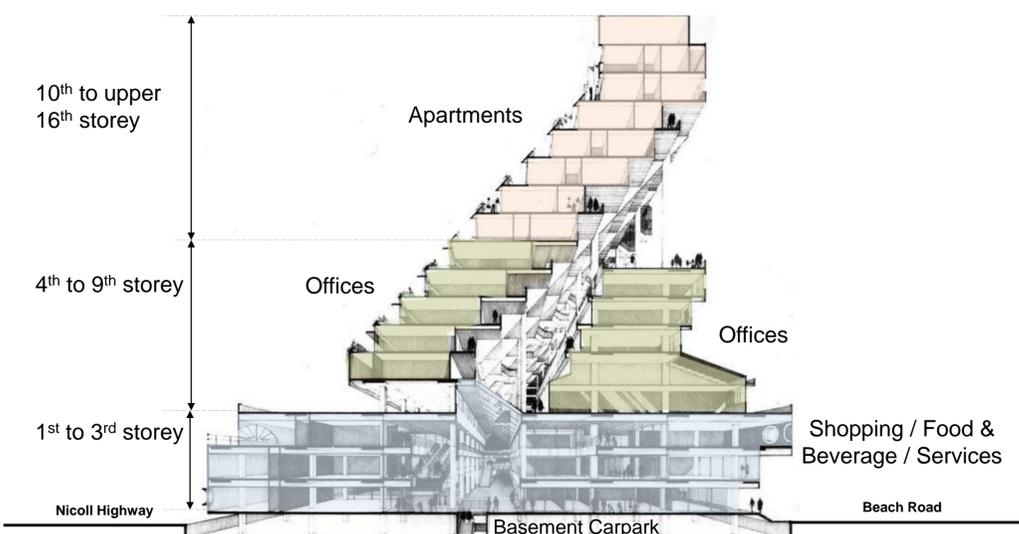
Recognised as a high achievement of 1960s-70s Singapore modern architecture, the building shines a light on the ambitious and innovative creations of our country and people at an exciting chapter in Singapore history.

## History and Architecture

The 16-storey building is located along the reclaimed Beach Road coined as the "Golden Mile" which gave the building its name. It was designed by acclaimed local architects Gan Eng Oon, William Lim, and Tay Kheng Soon of the home-grown Design Partnership (now DP Architects), and built by local developer and contractor firm Woh Hup.

At the time of its opening, Golden Mile Complex was one of the first large scale mixed-use developments in Singapore that integrates commercial, recreational and residential uses in a single building, reflecting a visionary idea to create a livable and compact urban development.

Over the years, the building remains a distinctive landmark.



Section showing mix of uses



Photo Credit: Darren Soh

The building design was structurally ambitious with its “terraced” floor slabs, slanted beams and “floating” staggered staircases, which required skilled construction methods.



Underside of tower provides shade over a communal space

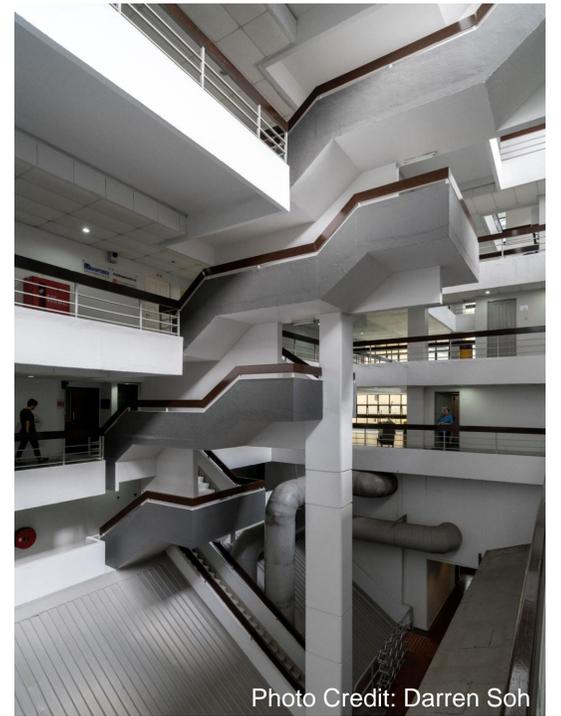


Photo Credit: Darren Soh

Terraced profile brings natural light and ventilation into the heart of the building, marking it a piece of excellent tropical architecture



Photo Credit: Darren Soh

Porthole-like windows



1970s view of sloping façade along Nicoll Highway

## Proposed Conservation and Incentives

The Urban Redevelopment Authority (URA) is proposing to conserve the main building in view of its historical and architectural significance.

The following incentives are available:

- Bonus floor area<sup>1</sup> for an additional 30-storey tower next to the main building within the site
- Partial development charge waiver on the additional floor area<sup>2</sup>
- Development charge waiver for the enhancement in value of the conserved gross floor area<sup>3</sup>
- Option to adjust the site boundary to be more regular
- Option to top up the lease on the land to 99 years
- Flexibility to adapt the building to a mix of possible uses.

<sup>1</sup> This will result in a total Gross Plot Ratio of 5.6 for the site, a one third increase over the existing development intensity.

<sup>2</sup> The partial development charge waiver is capped at 10% of the market value of the entire development, or 10% of the estimated land value of the entire development based on the DC Rates as of September 2020 depending on the approved use mix, whichever is lower.

<sup>3</sup> Enhancement in value may arise from a change of use.

## Feedback

The notice for the proposed conservation of Golden Mile Complex can also be viewed at the URA Centre from 10 October 2020 to 8 November 2020.

Any objection to or representation concerning the proposal to amend the Master Plan must be submitted in writing with justification to the Permanent Secretary of the Ministry of National Development by email to [mnd\\_hq@mnd.gov.sg](mailto:mnd_hq@mnd.gov.sg) or by post to 5 Maxwell Road, Singapore 069110 by 8 November 2020.

The public can provide views at [https://www.ura.gov.sg/feedbackWeb/contactus\\_feedback.jsp](https://www.ura.gov.sg/feedbackWeb/contactus_feedback.jsp)

