

Appendix 1

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 1H2022 GLS PROGRAMME

S/N	Location	Site Area (ha)	Proposed GPR	Estimated No. of Residential Units ⁽¹⁾	Estimated No. of Hotel Rooms	Estimated Commercial Space (m ²)	Estimated Launch Date	Sales Agent
Confirmed List								
Residential Sites								
1	Pine Grove (Parcel A) ⁽³⁾	2.25	2.1	520	0	0	Feb-2022	URA
2	Dunman Road	2.52	3.5	1,035	0	0	Mar-2022	URA
3	Lentor Central ⁽²⁾	1.34	3.0	470	0	0	May-2022	URA
4	Lentor Hills Road (Parcel B)	1.08	2.1	265	0	0	May-2022	URA
5	Bukit Batok West Avenue 5 (EC) ⁽²⁾	1.66	3.0	495	0	0	Jun-2022	HDB
Total (Confirmed List)				2,785	0	0		

S/N	Location	Site Area (ha)	Proposed GPR	Estimated No. of Residential Units ⁽¹⁾	Estimated No. of Hotel Rooms	Estimated Commercial Space (m ²)	Estimated Available Date ⁽⁸⁾	Sales Agent
Reserve List								
Residential Sites								
1	Hillview Rise	1.03	2.8	335	0	0	Available	URA
2	Pine Grove (Parcel B) ⁽⁴⁾	2.50	2.1	565	0	0	Available	URA
3	Tampines Street 62 (Parcel B) (EC)	2.80	2.5	700	0	0	Available	HDB
4	Lentor Gardens ⁽²⁾	2.18	2.1	535	0	0	May-2022	URA
5	Bukit Timah Link ⁽²⁾	0.41	3.0	140	0	0	Jun-2022	URA
White Sites								
6	Kampong Bugis ⁽⁵⁾	8.29	-	1,000	0	10,000	Available	URA
7	Woodlands Avenue 2 ⁽⁶⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
8	River Valley Road ⁽⁷⁾	1.02	2.8	0	530	2,000	Available	URA
Total (Reserve List)				3,715	530	90,000		
Total (Confirmed List and Reserve List)				6,500	530	90,000		

(1) The estimated number of dwelling units (DU) for Executive Condominium sites and sites in Central Area take into account the average unit sizes of recent comparable developments. The Development Control guidelines for the maximum allowable number of residential units are used to estimate the yield of residential units for sites in Outside Central Area. The estimated number of residential units have been adjusted based on revised site areas.

(2) New sites introduced in 1H2022.

(3) Site is imposed with a DU cap of 520 residential units.

(4) Site is imposed with a DU cap of 565 residential units.

(5) This is a Master Developer site with a total GFA of 390,000 sqm to be completed in phases over an estimated 11 to 13 years. The residential units for the site will be capped at 4,000 units and the non-residential GFA is capped at 50,000 sqm (including a retail cap of 10,000 sqm GFA). The estimation of 1,000 residential units and 10,000 sqm GFA of commercial space is based on the respective quanta expected to kick-start Phase 1 of the development and build up critical mass for this car-lite precinct.

(6) Site is imposed with a retail cap of 33,000 sqm GFA and a minimum office quantum of 45,000 sqm GFA.

(7) Site is imposed with a retail cap of 2,000 sqm GFA.

(8) Refers to estimated date the detailed conditions of sale will be available and applications can be submitted.