

Appendix 1

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 2H2021 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	Jalan Tembusu	1.96	2.8	645	0	0	Sep-2021	URA
2	Lentor Hills Road (Parcel A) ⁽²⁾⁽³⁾	1.71	3.0	595	0	0	Sep-2021	URA
3	Dairy Farm Walk	1.56	2.1	385	0	0	Oct-2021	URA
4	Bukit Batok West Avenue 8 (EC) ⁽²⁾	1.25	3.0	375	0	0	Dec-2021	HDB
	Total (Confirmed List)			2,000	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 ⁽⁹⁾	Sales Agent
Reserve List								
Residential Sites								
1	Dunman Road	2.52	3.5	1,035	0	0	Available	URA
2	Hillview Rise	1.03	2.8	335	0	0	Available	URA
3	Tampines Street 62 (Parcel B) (EC)	2.80	2.5	700	0	0	Available	HDB
4	Lentor Hills Road (Parcel B) ⁽²⁾	1.09	2.1	265	0	0	Sep-2021	URA
5	Pine Grove (Parcel A) ⁽²⁾⁽⁴⁾	2.25	2.1	520	0	0	Nov-2021	URA
6	Pine Grove (Parcel B) ⁽²⁾⁽⁵⁾	2.48	2.1	565	0	0	Nov-2021	URA
White Sites								
7	Kampong Bugis ⁽⁶⁾	8.29	-	1,000	0	10,000	Available	URA
8	Woodlands Avenue 2 ⁽⁷⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
9	River Valley Road ⁽⁸⁾	1.02	2.8	0	530	2,000	Available	URA
	Total (Reserve List)			4,860	530	90,000		
	Total (Confirmed List and Reserve List)			6,860	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 issued on 17 Oct 2018 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 2H2021.

(3) Site is imposed with a childcare centre of 500 sqm GFA.

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

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

(6) 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.

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

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

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