

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 1H2023 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	2.05	3.5	840	0	0	Mar-2023	URA
2	Tampines Street 62 (Parcel B) (EC)	2.80	2.5	700	0	0	Mar-2023	HDB
3	Lentor Central ⁽²⁾	1.47	2.8	475	0	0	Apr-2023	URA
4	Champions Way ⁽²⁾⁽³⁾	1.44	2.1	345	0	0	May-2023	URA
5	Media Circle ⁽³⁾⁽⁴⁾	1.06	2.9	355	0	400	Jun-2023	URA
White Sites								
6	Marina Gardens Crescent ⁽³⁾⁽⁵⁾	1.73	4.2	775	0	6,000	Jun-2023	URA
7	Jurong Lake District ⁽³⁾⁽⁶⁾	6.80	-	600	0	100,000	Jun-2023	URA
Total (Confirmed List)				4,090	0	106,400		

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 ⁽¹³⁾	Sales Agent
Reserve List								
Residential Sites								
1	Pine Grove (Parcel B) ⁽⁷⁾	2.50	2.1	565	0	0	Available	URA
2	Clementi Avenue 1 ⁽⁸⁾	1.34	3.5	500	0	0	Available	URA
3	Senja Close (EC) ⁽²⁾	1.01	3.0	295	0	0	Available	HDB
4	Lentor Gardens ⁽³⁾⁽⁹⁾	2.06	2.1	500	0	0	Apr-2023	URA
5	Lorong 1 Toa Payoh ⁽³⁾	1.55	4.2	765	0	0	May-2023	URA
6	Plantation Close (EC) ⁽³⁾	2.01	2.8	560	0	0	Jun-2023	HDB
Commercial Sites								
7	Punggol Walk ⁽³⁾⁽¹⁰⁾	1.00	1.4	0	0	13,350	May-2023	URA
White Sites								
8	Woodlands Avenue 2 ⁽¹¹⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
9	River Valley Road ⁽¹²⁾	1.02	2.8	0	530	2,000	Available	URA
Total (Reserve List)				3,625	530	93,350		
Total (Confirmed List and Reserve List)				7,715	530	199,750		

(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) Sites are imposed with a minimum 500 sqm GFA for childcare centre.

(3) New sites introduced in 1H2023.

(4) Site is imposed with a retail cap of 400 sqm GFA.

(5) Site is imposed with a retail cap of 6,000 sqm GFA and a minimum 500 sqm GFA for childcare centre.

(6) This is a Master Developer site with a total GFA of 375,000 sqm. The estimation of 600 residential units and office quantum of 70,000 sqm GFA is based on the minimum quantum to be developed in Phase 1, which will be specified in the sales conditions.

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

(8) Site is imposed with a DU cap of 501 residential units.

(9) Site is imposed with a minimum 600 sqm GFA for childcare centre.

(10) Site is imposed with a minimum office quantum of 8,400 sqm GFA and a minimum 650 sqm GFA for childcare centre.

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

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

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