

Details of Land Parcels

Site Location (1)	Upper Thomson Road (Parcel A)	Upper Thomson Road (Parcel B)	Zion Road (Parcel A)	Zion Road (Parcel B)
Site Area (2)	24,421.9 m ²	32,023.7 m ²	15,276.8 m ²	9,287.8 m ²
Land Use Zoning	Residential with Commercial at 1 st Storey	Residential	Residential with Commercial at 1 st Storey	Residential
Maximum Gross Floor Area (GFA)	53,729 m ² (4)	80,060 m ²	85,551 m ² (5)	52,012 m ²
Maximum Building Height (3)	Low-Rise Zone: 5 Storeys Mid-Rise Zone: 16 Storeys High-Rise Zone: 90m SHD	Low-Rise Zone: 5 Storeys High-Rise Zone: 90m SHD - 100m SHD	Low-Rise Zone: 4 Storeys High-Rise Zone 1: 36 Storeys High-Rise Zone 2: 240m SHD	240m SHD
Estimated Number of Housing Units (6)	640 units (inclusive of 100 SA2 units) (7)	940 units	1170 units (inclusive of 435 SA2 units) ⁽⁸⁾	610 units
Lease Period	99 years	99 years	99 years	99 years

(1) Click on the location name to view the site location plan.

(2) Final site area is subject to cadastral survey.

(3) Building Height is based on Singapore Height Datum (SHD).

(4) A minimum 1,000 m² GFA for childcare centre and minimum 4,700m² of SA2 is stipulated for the site.

(5) A minimum 600 m² GFA for childcare centre and minimum 20,000m² of SA2 is stipulated for the site.

(6) Actual number of housing units provided by the developer may vary.

(7) 540 conventional housing units and 100 - 145 SA2 units.

(8) 735 conventional housing units and 435 - 500 SA2 units.