

Details of Land Parcel

Location	Jurong Lake District
Site Area⁽¹⁾	Plot 1: 37,232.8 sqm Plot 2: 16,284.2 sqm Plot 3: 11,261.9 sqm (Main Land Parcel ⁽²⁾)
Land Use Zoning	White
Maximum Gross Floor Area (GFA)	365,000 sqm
Allowable Development	Mixed-use development with: a) At least 146,000 sqm of the maximum permissible GFA for office use ⁽³⁾ b) A maximum GFA of 166,000 sqm for residential use ⁽³⁾ The remaining GFA can be used for additional office, shop, restaurants, entertainment, hotel, sports & recreation, community and other complementary uses.
Strata Subdivision	Each strata lot for office use shall have a minimum GFA of 20,000 sqm. The whole of the Development, excluding any GFA for office, residential, hotels and serviced apartments, in each phase of the Development is to be comprised in a single strata lot.
Maximum Building Height	<u>Low-Rise Zone (View Corridor):</u> 23.0m SHD <u>Low-Rise Zone (Wind Corridor):</u> 6 storeys <u>High-Rise Zone:</u> Subject to technical height control of 140m – 160m SHD ⁽⁴⁾
Lease Period	99 years ⁽⁵⁾

(1) Subject to cadastral survey

(2) There are airspace stratum and subterranean stratum for the construction of elevated and underground pedestrian links.

(3) Of which a maximum GFA of 146,000 sqm (estimated to be 1,700 dwelling units) shall be for Condominiums/Flats and a maximum GFA of 20,000 sqm can be for Serviced Apartments. A minimum of 70,000 sqm for office use and 51,000 sqm for residential use (estimated to be 600 private housing units) is to be developed as part of Phase 1 of the development.

(4) Building height is based on Singapore Height Datum

(5) Refers to lease period of each phase, commencing from the handover of the land to the Master Developer at each phase