



LOCATION OF PROPOSED RESIDENTIAL AND COMMERCIAL SITES FOR UPCOMING & 1H2024 GLS PROGRAMME

THE STRAITS TIMES

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2023

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SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY

LOCATION OF PROPOSED RESIDENTIAL AND COMMERCIAL SITES FOR 1H2024 GLS PROGRAMME

S/N	Location	Site Area (ha)	Proposed GPR	Estimated No. of Residential Units ⁽¹⁾	Estimated Commercial Space (m ²)	Estimated Launch Date	Sales Agent
Confirmed List							
Residential Sites							
1	Holland Drive	1.23	4.7	680	0	Feb-2024	URA
2	River Valley Green (Parcel A) ⁽²⁾	0.93	3.5	380	0	Mar-2024	URA
3	Canberra Crescent ⁽²⁾⁽³⁾	2.05	1.6	375	0	Apr-2024	URA
4	De Souza Avenue ⁽⁴⁾	1.92	1.6	355	0	Apr-2024	URA
5	Jalan Loyang Besar (EC) ⁽²⁾	2.84	2.5	710	0	May-2024	HDB
6	Margaret Drive ⁽²⁾⁽⁴⁾	0.95	4.2	460	0	May-2024	URA
7	Media Circle ⁽²⁾⁽⁵⁾	0.57	4.2	515	400	May-2024	URA
8	Dairy Farm Walk ⁽²⁾	2.16	2.1	530	0	Jun-2024	URA
9	Tengah Garden Avenue ⁽²⁾⁽⁶⁾	2.55	3.0	860	3,000	Jun-2024	URA
Commercial & Residential Sites							
10	Tampines Street 94 ⁽²⁾⁽⁷⁾	2.35	2.6	585	10,500	Jun-2024	HDB
Total (Confirmed List)				5,450	13,900		

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 ⁽¹²⁾	Sales Agent
Reserve List								
Residential Sites								
1	Lentor Gardens ⁽³⁾	2.06	2.1	500	0	0	Available	URA
2	Senja Close (EC) ⁽⁴⁾	1.01	3.0	295	0	0	Available	HDB
3	Tampines Street 95 (EC)	2.24	2.5	560	0	0	Available	HDB
4	Zion Road (Parcel B)	0.93	5.6	610	0	0	Available	URA
5	River Valley Green (Parcel B) ⁽²⁾⁽⁸⁾	1.17	3.5	575	0	500	Mar-2024	URA
6	Bayshore Road ⁽²⁾	0.98	4.2	480	0	0	Jun-2024	URA
Commercial Sites								
7	Punggol Walk ⁽⁹⁾	1.00	1.4	0	0	13,350	Available	URA
White Sites								
8	Woodlands Avenue 2 ⁽¹⁰⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
9	River Valley Road ⁽¹¹⁾	1.02	2.8	0	530	2,000	Available	URA
Total (Reserve List)				3,460	530	93,850		
Total (Confirmed List and Reserve List)				8,910	530	107,750		

(1) The estimated number of dwelling units (DU) for Executive Condominium and private residential sites take into account the average unit sizes of recent comparable developments and prevailing Development Control guidelines.

(2) New sites introduced in 1H2024.

(3) Sites are imposed with a minimum 600 sqm GFA for childcare centre.

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

(5) Site is for long-stay Serviced Apartments use only and imposed with a retail cap of 400 sqm.

(6) Site is imposed with a retail cap of 3,000 sqm GFA.

(7) Site is imposed with a retail cap of 10,500 sqm GFA and a minimum 650 sqm GFA for childcare centre.

(8) A portion of the GFA for the site will be for long-stay Serviced Apartments use. Site is imposed with a retail cap of 500 sqm GFA.

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

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

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

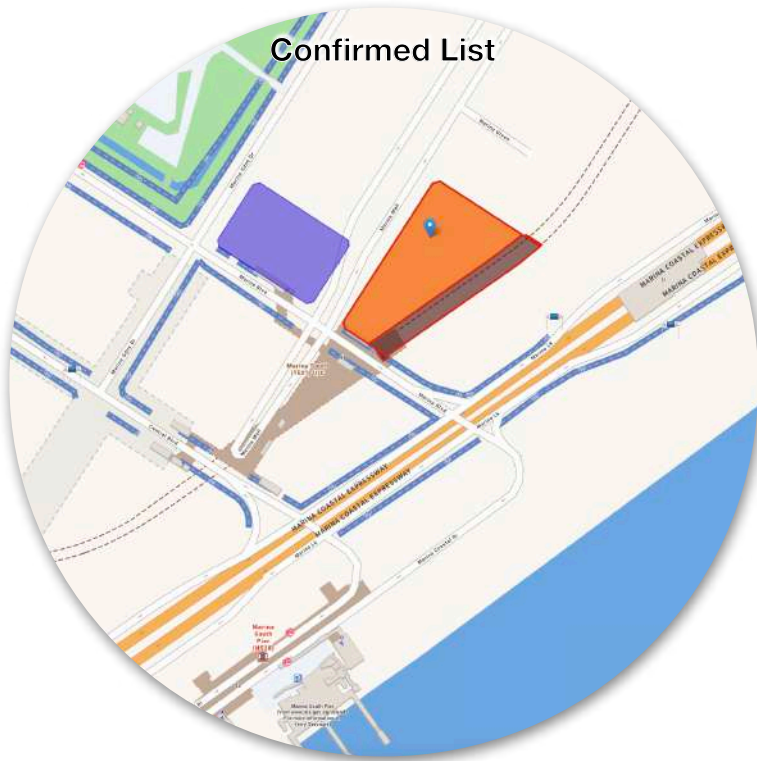
(12) Refers to estimated date the detailed conditions of sale will be available, and applications can be submitted.

Source From URA

Contents and information subject to the full disclaimer at the 2nd page of this material. Accurate as at 07 Dec 2023

LOCATION OF PROPOSED RESIDENTIAL AND COMMERCIAL SITES FOR UPCOMING & 1H2024 GLS PROGRAMME





Location : Marina Gardens Crescent

District : 1

Site Area (HA) : 1.73

Gross Plot Ratio : 4.2

Estimated No. Of Units : 775

Estimated Commercial Space (sqm) : 6,000

Tender Submission Date : 18 Jan 2024

Project Surrounding Marina Gardens Crescent Site



District : 1
Tenure : 99 Years
Total Units : 68
Est. TOP : Completed

<u>TYPE</u>	<u>SIZE (sqft)</u>	<u>PRICES FROM</u>
Penthouse	6200 - 6814	\$18,800,000

V
ON SHENTON



District : 2
Tenure : 99 Years
Total Units : 181
Est. TOP : Completed

<u>TYPE</u>	<u>SIZE (sqft)</u>	<u>PRICES FROM</u>
2 Bedroom	915	\$3,758,000
3 Bedroom	1647 - 1679	\$5,288,000
4 Bedroom	1991	\$9,098,000

WALLICH
RESIDENCE



District : 2
Tenure : 99 Years
Total Units : 351
Est. TOP : Mar 2026

<u>TYPE</u>	<u>SIZE (sqft)</u>	<u>PRICES FROM</u>
1 Bedroom	441 - 463	\$1,557,000
2 Bedroom	700 - 732	\$1,994,000
2 + Study	807 - 872	\$2,340,000
3 Bedroom	1421	\$3,650,000
Penthouse	1744 - 4306	\$6,996,000

ONE
BERNAM



Location : Margaret Drive

District : 5

Site Area (HA) : 0.95

Gross Plot Ratio : 4.2

Estimated No. Of Units : 460

Estimated Launch Date : May 2024



Location : Media Circle

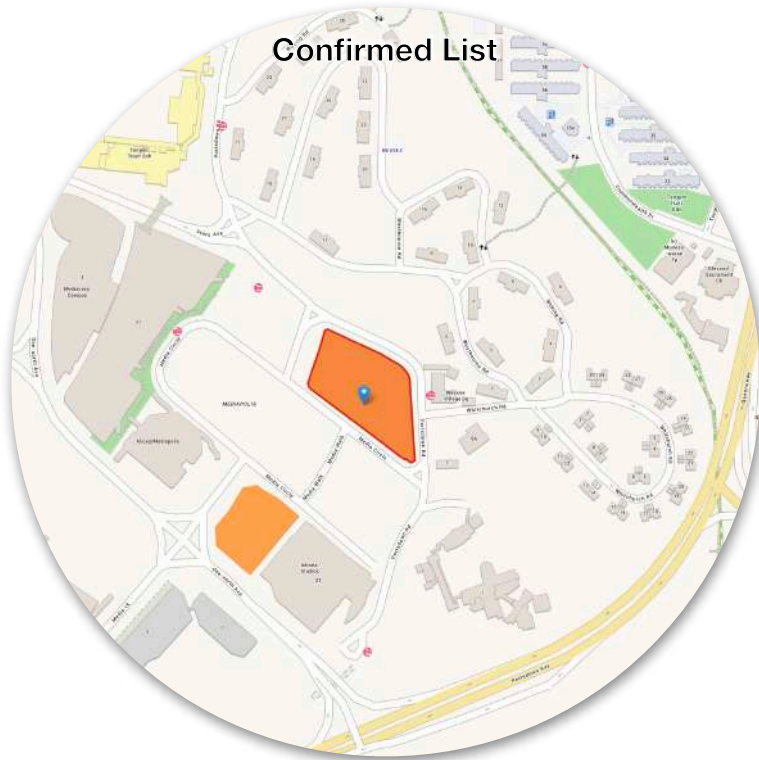
District : 5

Site Area (HA) : 0.57

Gross Plot Ratio : 4.2

Estimated No. Of Units : 515

Estimated Launch Date : May 2024



Location : Media Circle

District : 5

Site Area (HA) : 1.06

Gross Plot Ratio : 2.9

Estimated No. Of Units : 335

Estimated Commercial Space (sqm) : 400

Tender Submission Date : 18 Jan 2024

Project Surrounding Margaret Drive & Media Circle Sites



District : 5
Tenure : 99 Years
Total Units : 275
Est. TOP : Dec 2027

TYPE	SIZE (sqft)	PRICES FROM
3 Bedroom	1044 - 1227	\$2,619,000
3 Dual Key	915 - 1033	\$2,386,000
4 Bedroom	1302 - 1539	\$3,172,000
4 Premium	1507 - 1884	\$3,402,000

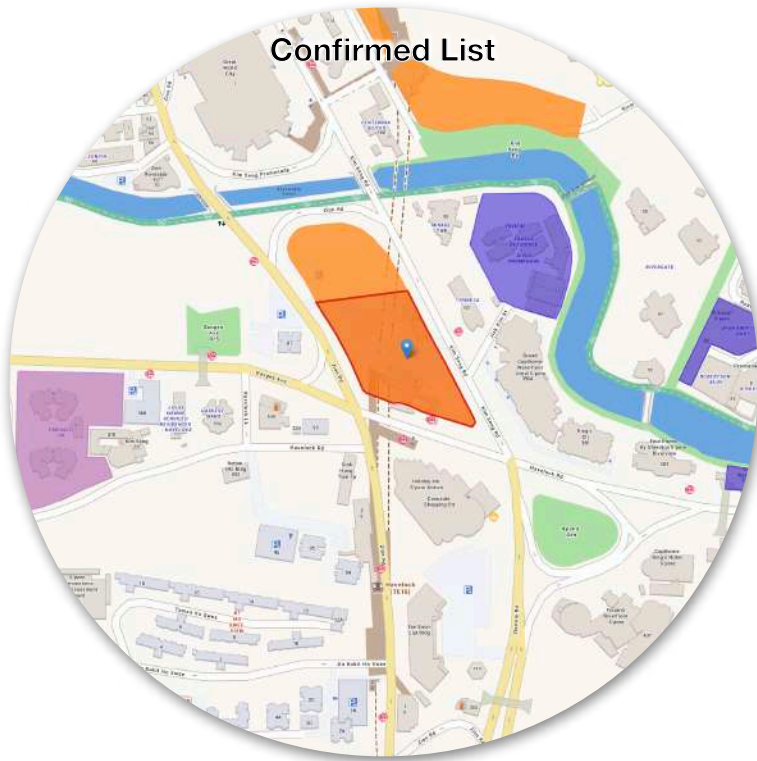
BLOSSOMS
by the Park 博盛苑



District : 5
Tenure : Freehold
Total Units : 270
Est. TOP : Q3 2026

TYPE	SIZE (sqft)	PRICES FROM
2 Bedroom	678 - 840	\$1,865,000
2 + Study	807	\$2,103,000
3 Bedroom	904 - 1335	\$2,352,000
4 Bedroom	1302 - 1894	\$3,451,000
5 Bedroom	2120 - 3035	\$5,483,000

TERRA HILL



Location : Zion Road (Parcel A)

District : 9

Site Area (HA) : 1.52

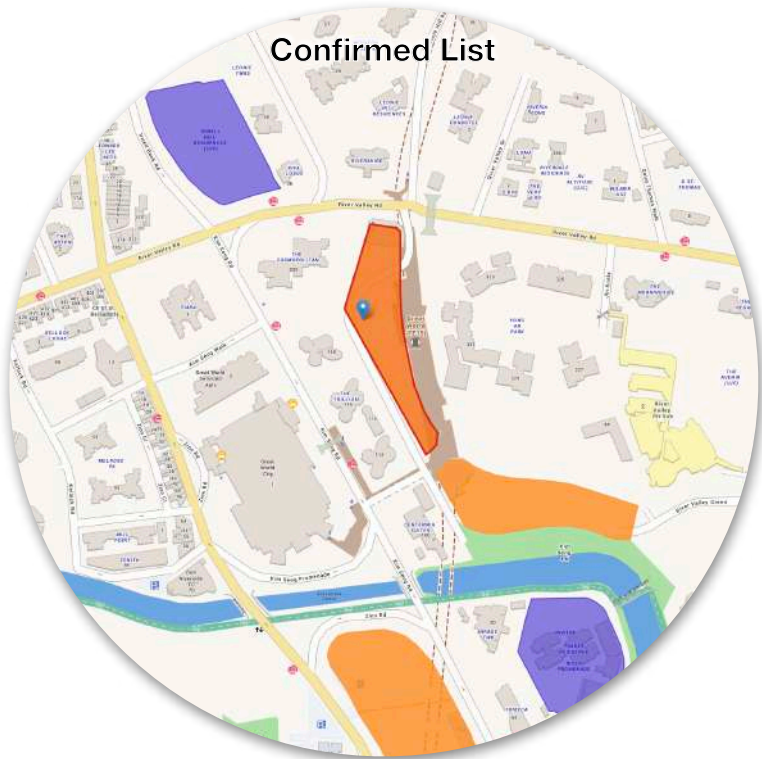
Gross Plot Ratio : 5.6

Estimated No. Of Units : 1,170

(Inclusive of 435 Service Apartment Units)

Estimated Commercial Space (sqm) : 2,400

Tender Submission Date : 04 Apr 2024



Location : River Valley Green (Parcel A)

District : 9

Site Area (HA) : 0.93

Gross Plot Ratio :3.5

Estimated No. Of Units : 380

Estimated Launch Date : Mar 2024



Location : Zion Road (Parcel B)

District : 9

Site Area (HA) : 0.93

Gross Plot Ratio : 5.6

Estimated No. Of Units : 610



Location : River Valley Green (Parcel B)
District : 9
Site Area (HA) : 1.17
Gross Plot Ratio : 3.5
Estimated No. Of Units : 575
Estimated Commercial Space (sqm) : 500

Project Surrounding Zion Road & River Valley Green Sites



ORCHARD
SOPHIA

District : 9
Tenure : Freehold
Total Units : 78
Est. TOP : 1Q 2027

TYPE	SIZE (sqft)	PRICES FROM
1 Bedroom	474 - 484	\$1,315,000
2 Deluxe	581	\$1,593,000
2 Premium	592 - 689	\$1,659,000
2 Prestige	710	\$1,976,000
3 Bedroom	764	\$2,100,000
3 Dual Key	829 - 840	\$2,252,000



SOPHIA
REGENCY

District : 9
Tenure : Freehold
Total Units : 38
Est. TOP : Dec 2025

TYPE	SIZE (sqft)	PRICES FROM
1 Bedroom	474 - 506	\$1,469,400
1 + Study	570 - 592	\$1,692,900
2 + Study	753	\$2,195,748
2 Premium+S	947	\$2,698,950
2 Dual Key	861	\$2,587,305



IRWELL
HILL
RESIDENCES

District : 9
Tenure : 99 Years
Total Units : 540
Est. TOP : Dec 2025

TYPE	SIZE (sqft)	PRICES FROM
1 + Study	624	\$1,647,000
4 BR Penthouse	2228	\$9,452,000
5 BR Penthouse	2605	\$11,080,000



HILL
HOUSE

District : 9
Tenure : 999 Years
Total Units : 72
Est. TOP : 3Q 2026

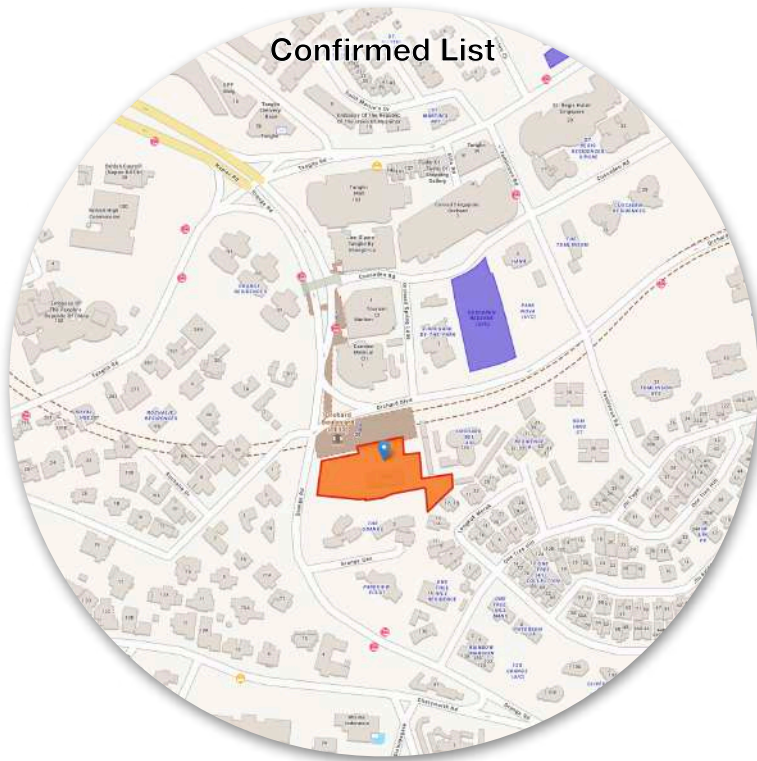
TYPE	SIZE (sqft)	PRICES FROM
1 Bedroom	431	\$1,382,000
1 + Study	452	\$1,482,000
2 Bedroom	624	\$1,937,000
3 Bedroom	753	\$2,210,000



GRANGE
1866

District : 10
Tenure : Freehold
Total Units : 60
Est. TOP : Dec 2026

TYPE	SIZE (sqft)	PRICES FROM
1 Bedroom	527 - 700	\$1,685,000
2 Bedroom	710 - 850	\$2,241,000
2 Premium	764 - 1012	\$2,430,000



Location : Orchard Boulevard

District : 10

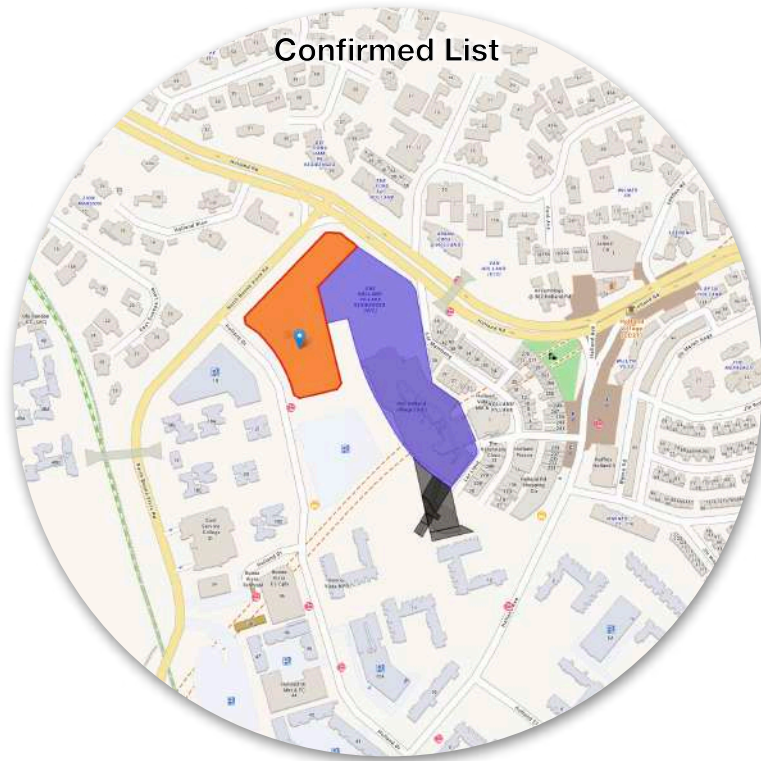
Site Area (HA) : 0.70

Gross Plot Ratio : 3.5

Estimated No. Of Units : 280

Estimated Commercial Space (sqm) : 500

Tender Submission Date : 01 Feb 2024



Location : Holland Drive

District : 10

Site Area (HA) : 1.23

Gross Plot Ratio : 4.7

Estimated No. Of Units : 680

Estimated Launch Date : Feb 2024

Project Surrounding Holland Drive & Orchard Boulevard Sites



District : 10
Tenure : Freehold
Total Units : 64
Est. TOP : Completed

TYPE	SIZE (sqft)	PRICES FROM
2 Bedroom	732 - 797	\$2,360,000
2 Premium	1345	\$3,809,000

ONE
DRAYCOTT



District : 10
Tenure : Freehold
Total Units : 638
Est. TOP : Mar 2024

TYPE	SIZE (sqft)	PRICES FROM
1 + Study	538	\$1,693,000
3 Exclusive	1356	\$4,783,000

LEEDON
GREEN



District : 10
Tenure : Freehold
Total Units : 77
Est. TOP : Completed

TYPE	SIZE (sqft)	PRICES FROM
2 Bedroom	1066	\$3,837,600
3 Bedroom	2583	\$10,045,287
3 BR Loft	2583	\$10,045,287
4 Bedroom	3251	\$12,643,139

3 ORCHARD
BY THE PARK



District : 10
Tenure : Freehold
Total Units : 60
Est. TOP : Dec 2026

TYPE	SIZE (sqft)	PRICES FROM
1 Bedroom	527 - 700	\$1,685,000
2 Bedroom	710 - 850	\$2,241,000
2 Premium	764 - 1012	\$2,430,000

GRANGE
1866



District : 10
Tenure : Freehold
Total Units : 154
Est. TOP : 2H 2023

TYPE	SIZE (sqft)	PRICES FROM
2 + Study	1313	\$5,005,000

BOULEVARD 88

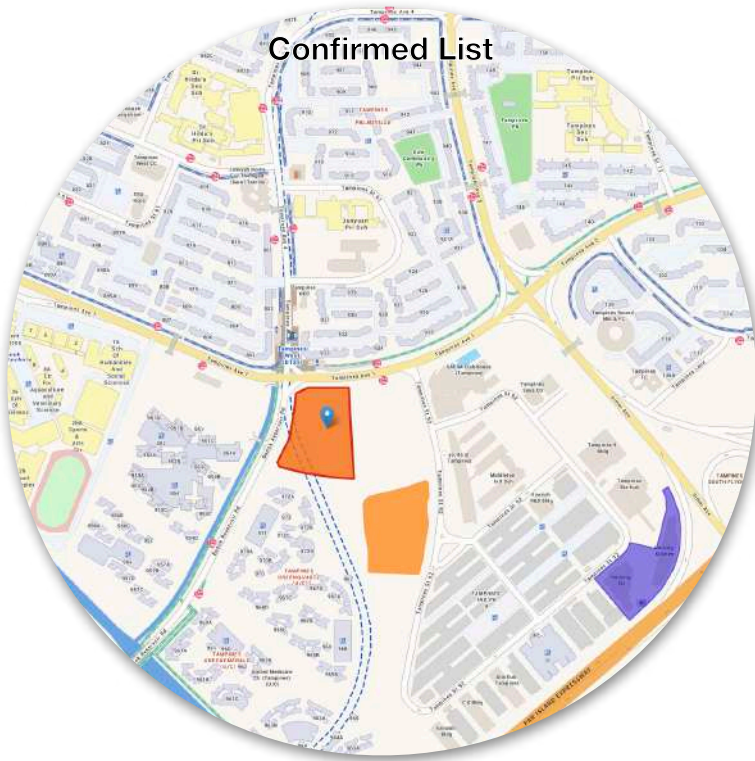


District : 21
Tenure : 99 Years
Total Units : 520
Est. TOP : Sep 2027

TYPE	SIZE (sqft)	PRICES FROM
1 + Study	538	\$1,336,000
2 Bedroom	700 - 915	\$1,702,000
2 + Study	797	\$1,908,000
3 Bedroom	969 - 1173	\$2,353,000
3 + Study	1216 - 1421	\$2,824,000
4 Deluxe (PL)	1292 - 1485	\$3,205,000
4 Premium (PL)	1464 - 1668	\$3,454,000
5 Premium (PL)	1733	\$4,315,000

PINETREE HILL

Confirmed List



Location : Tampines Street 94

District : 18

Site Area (HA) : 2.35

Gross Plot Ratio : 2.6

Estimated No. Of Units : 585

Estimated Commercial Space (sqm) : 10,500

Estimated Launch Date : Jun 2024



Location : Bayshore Road

District : 16

Site Area (HA) : 0.98

Gross Plot Ratio : 4.2

Estimated No. Of Units : 480

Project Surrounding Tampines Street 94 & Bayshore Road Site



SCENECA
景乐苑 RESIDENCE

District : 16
Tenure : 99 Years
Total Units : 268
Est. TOP :

TYPE	SIZE (sqft)	PRICES FROM
3 Classic	904 - 1055	\$1,864,000
3 Deluxe	1044	\$2,148,000
3 Grande	1119 - 1292	\$2,342,000
3 Premium	1163 - 1367	\$2,350,000
4 Luxury	1518	\$3,046,000
4 BR PH	2400 - 2756	\$5,158,000



SKY EDEN
@BESSEK

District : 16
Tenure : 99 Years
Total Units : 158
Est. TOP : Jun 2027

TYPE	SIZE (sqft)	PRICES FROM
3 BR Premium	1087 - 1302	\$2,232,000
4 BR Premium	1302	\$2,647,000



PASIR RIS

District : 18
Tenure : 99 Years
Total Units : 487
Est. TOP : Jun 2028

TYPE	SIZE (sqft)	PRICES FROM
3 + Guest	1259 - 1302	\$2,292,000
4 Flexi	1464	\$2,596,000



Location : De Souza Avenue
District : 21
Site Area (HA) : 1.92
Gross Plot Ratio : 1.6
Estimated No. Of Units : 355
Estimated Launch Date : Apr 2024

Project Surrounding De Souza Avenue Sites



District : 21
Tenure : 99 Years
Total Units : 520
Est. TOP : Sep 2027

TYPE	SIZE (sqft)	PRICES FROM
1 + Study	538	\$1,336,000
2 Bedroom	700 - 915	\$1,702,000
2 + Study	797	\$1,908,000
3 Bedroom	969 - 1173	\$2,353,000
3 + Study	1216 - 1421	\$2,824,000
4 Deluxe (PL)	1292 - 1485	\$3,205,000
4 Premium (PL)	1464 - 1668	\$3,454,000
5 Premium (PL)	1733	\$4,315,000


PINETREE HILL



District : 21
Tenure : 99 Years
Total Units : 732
Est. TOP : Q1 2028

TYPE	SIZE (sqft)	PRICES FROM
3 Bedroom	1313 - 1378	\$3,395,941
4 Bedroom	1625 - 1894	\$3,826,295
4 + Study	1561 - 1991	\$4,232,103
5 Bedroom	1765 - 3003	\$4,911,675

THE RESERVE RESIDENCES

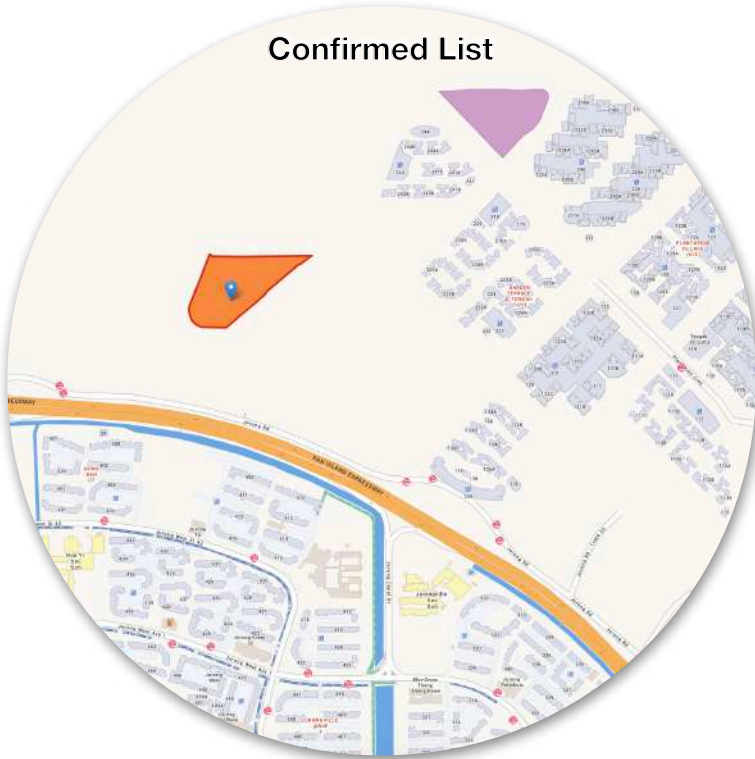


District : 21
Tenure : 999 Years
Total Units : 660
Est. TOP : Jun 2024

TYPE	SIZE (sqft)	PRICES FROM
3 + Yard	936 - 1195	\$2,081,000

KI RESIDENCES AT BROOKVALE

Confirmed List



Location : Tengah Garden Avenue

District : 22

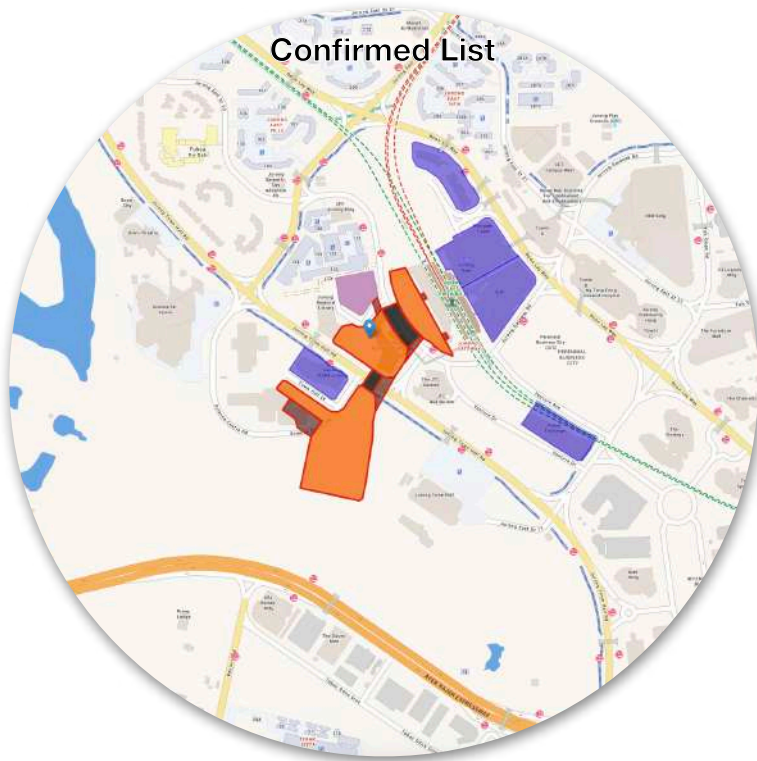
Site Area (HA) : 2.55

Gross Plot Ratio : 3.0

Estimated No. Of Units : 860

Estimated Commercial Space (sqm) : 3,000

Estimated Launch Date : Jun 2024



Location : Jurong Lake District

District : 22

Site Area (HA) : 6.50

Gross Plot Ratio : Nil

Estimated No. Of Units : 600

Estimated Commercial Space (sqm) : 100,000

Estimated Launch Date : 26 Mar 2024

Project Surrounding Tengah Garden Avenue & Jurong Lake District Sites



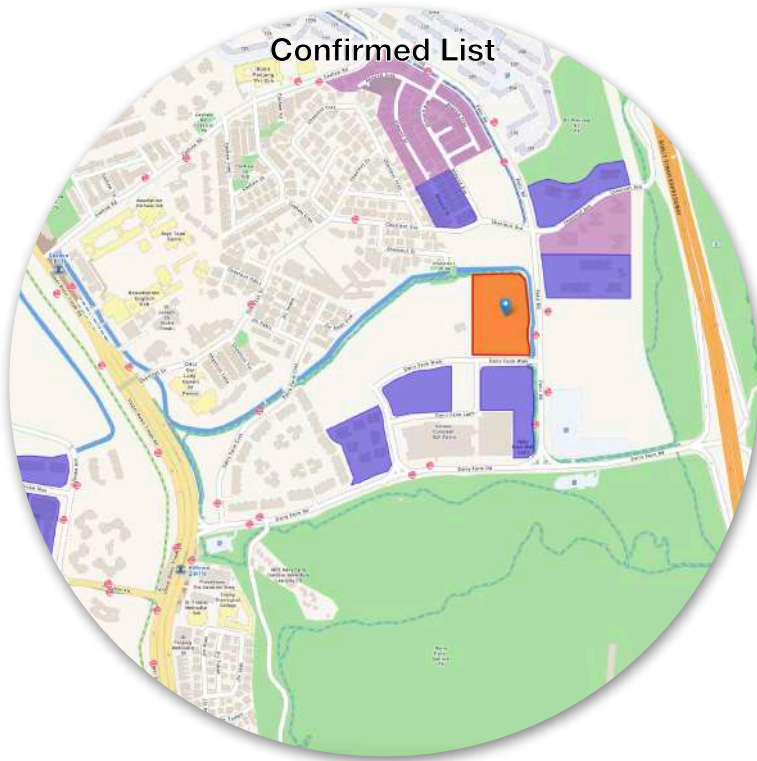
District : 22
Tenure : 99 Years
Total Units : 368
Est. TOP : Nov 2028

TYPE	SIZE (sqft)	PRICES FROM
2 + Study	818	\$2,317,000
3 Bedroom	1184	\$2,965,000
3 + Study	1259	\$2,976,000
4 Bedroom	1485	\$3,371,000



District : 22
Tenure : 99 Years
Total Units : 306
Est. TOP : Aug 2027

TYPE	SIZE (sqft)	PRICES FROM
1 Bedroom	538	\$1,153,300
1 + Study	527 - 635	\$1,176,800
2 Compact	592 - 797	\$1,317,200
2 Premium	732 - 893	\$1,508,000
2 + Study	775 - 936	\$1,563,700
3 Bedroom	926 - 1130	\$1,942,800
3 + Study	1098 - 1313	\$2,166,500
4 Bedroom	1335 - 2034	\$2,797,400
5 Bedroom	1550	\$3,208,800
5 + Study	2260	\$5,645,900



Location : Dairy Farm Walk

District : 23

Site Area (HA) : 2.16

Gross Plot Ratio : 2.1

Estimated No. Of Units : 530

Estimated Launch Date : Jun 2024

Project Surrounding Dairy Farm Walk Sites



District : 23
Tenure : 99 Years
Total Units : 105
Est. TOP : Sep 2027

THE ARDEN

TYPE	SIZE (sqft)	PRICES FROM
2 Bedroom	657 - 753	\$1,239,000
3 Bedroom	1021 - 1141	\$1,812,000
3 + Study	1109 - 1249	\$1,880,000
4 Bedroom	1206 - 1410	\$2,148,000
4 + Study	1389 - 1636	\$2,442,000



District : 23
Tenure : 99 Years
Total Units : 386
Est. TOP : Dec 2027

THE BOTANY DAIRY FARM

TYPE	SIZE (sqft)	PRICES FROM
2 + Study	904	\$1,766,000
3 Bedroom	883 - 1098	\$1,898,000
3 Flexi	1033 - 1216	\$2,054,000
3 Premium	1033 - 1238	\$2,045,000
3 + Study	1076 - 1281	\$2,236,000
4 Bedroom	1270 - 1518	\$2,462,000
5 Bedroom	1539	\$2,967,000



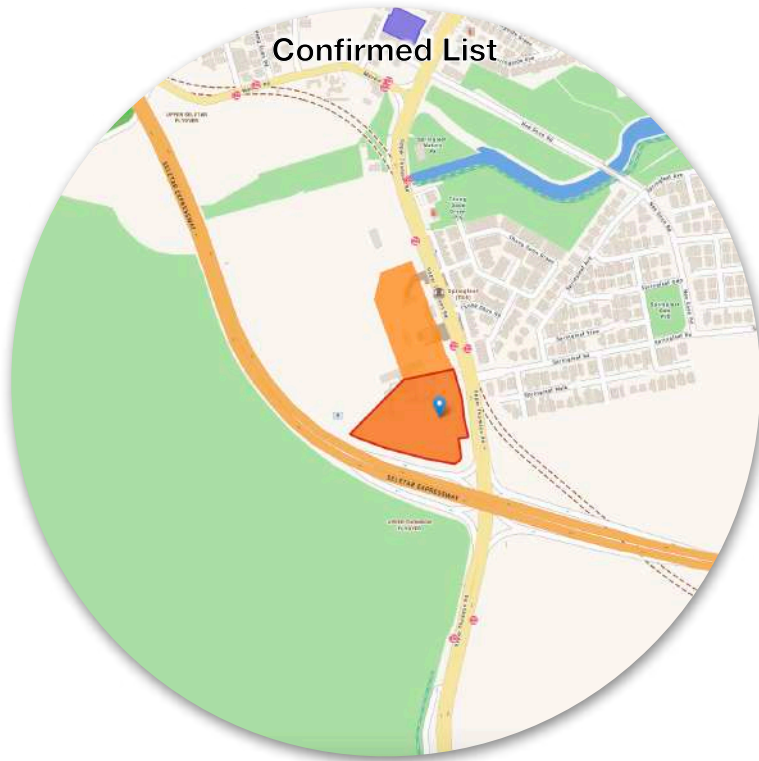
District : 23
Tenure : 99 Years
Total Units : 408
Est. TOP : Mar 2029

THE MYST 秘林嘉園

TYPE	SIZE (sqft)	PRICES FROM
1 + Study	517 - 657	\$1,207,000
2 Bedroom	678 - 840	\$1,480,000
2 + Study	700 - 850	\$1,563,000
3 Bedroom	850 - 1066	\$1,819,000
3 Premium	1033 - 1227	\$1,960,000
3 + Study	1163 - 1378	\$2,172,000
4 Bedroom	1453 - 1851	\$2,746,000
5 Bedroom	1690 - 2034	\$3,180,000



Location : Upper Thomson Road (Parcel A)
District : 26
Site Area (HA) : 2.44
Gross Plot Ratio : 2.2
Estimated No. Of Units : 640
(Inclusive of 100 Service Apartment Units)
Estimated Commercial Space (sqm) : 2,000
Estimated Launch Date : 19 June 2024



Location : Upper Thomson Road (Parcel B)

District : 26

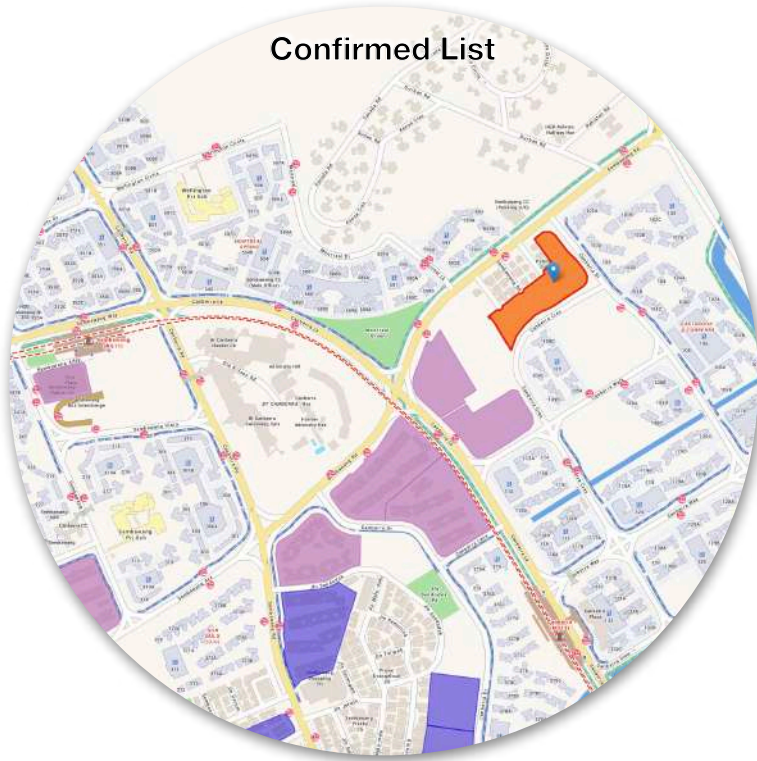
Site Area (HA) : 3.2

Gross Plot Ratio : 2.5

Estimated No. Of Units : 940

Estimated Launch Date : 04 Apr 2024

Confirmed List



Location : Canberra Crescent
District : 27

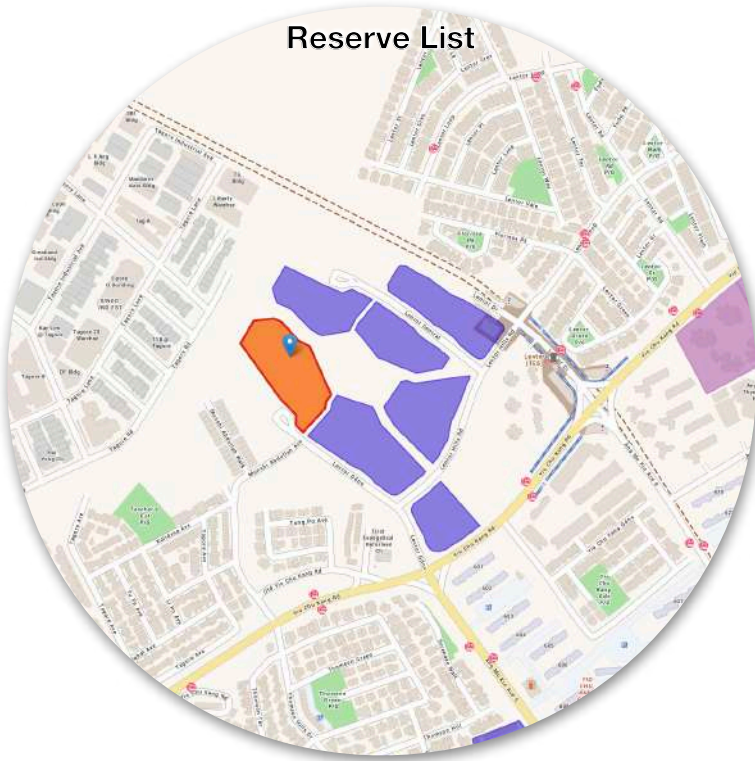
Site Area (HA) : 2.05

Gross Plot Ratio : 1.6

Estimated No. Of Units : 375

Estimated Launch Date : Apr 2024

Reserve List



Location : Lentor Gardens

District : 26

Site Area (HA) : 2.06

Gross Plot Ratio : 2.1

Estimated No. Of Units : 500



Location : Woodlands Avenue 2

District : 27


Site Area (HA) : 2.75

Gross Plot Ratio : 4.2

Estimated No. Of Units : 440

Estimated Commercial Space (sqm) : 78,000

Project Surrounding Upper Thomson Road, Canberra Crescent, Lentor Gardens & Woodlands Avenue 2 Sites



District : 26
Tenure : 99 Years
Total Units : 605
Est. TOP : 1Q 2026

TYPE	SIZE (sqft)	PRICES FROM
1 Bedroom	527	\$1,358,000
3 BR + Flex	969 - 1130	\$2,170,000


LENTOR MODERN



District : 26
Tenure : 99 Years
Total Units : 598
Est. TOP : Dec 2028

TYPE	SIZE (sqft)	PRICES FROM
1 + Study	581 - 603	\$1,329,000
2 Bedroom	689 - 721	\$1,622,000
2 + Study	753	\$1,777,000
3 Bedroom	958 - 1130	\$1,958,000
3 Dual Key	1302	\$2,696,000
4 Bedroom	1345 - 1399	\$2,587,000
4 Dual Key	1399	\$2,883,000

LENTOR HILLS RESIDENCES



District : 26
Tenure : 99 Years
Total Units : 598
Est. TOP : Dec 2028

TYPE	SIZE (sqft)	PRICES FROM
1 Bedroom	517 - 689	\$1,192,000
2 Bedroom	624 - 883	\$1,463,000
2 + Study	753 - 958	\$1,598,000
3 Bedroom	904 - 1442	\$1,987,000
3 + Study	1023 - 1270	\$2,080,000
4 Bedroom	1184 - 1582	\$2,360,000

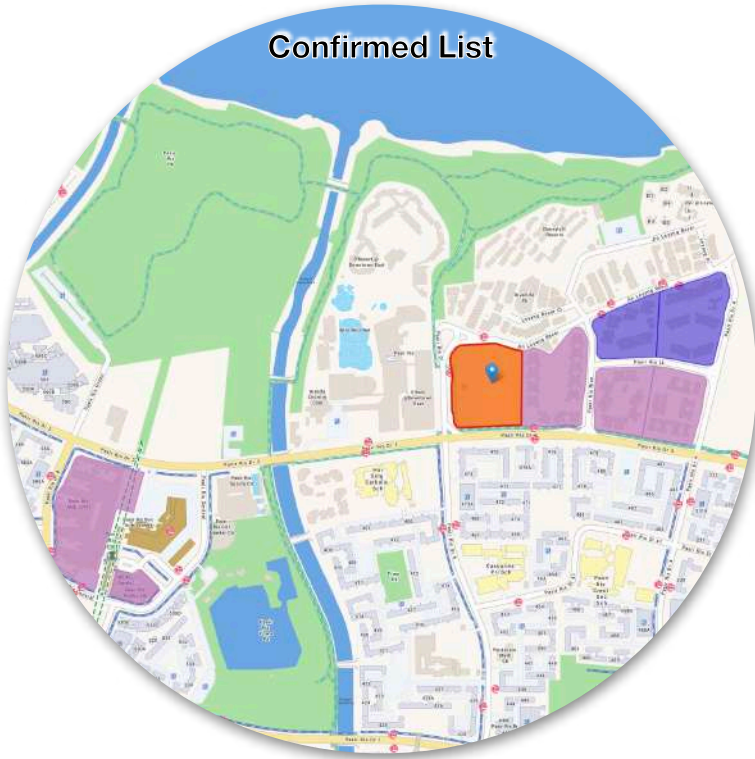
HILLOCK GREEN



**LOCATION OF PROPOSED
RESIDENTIAL, COMMERCIAL AND
HOTEL SITES FOR UPCOMING &
1H2024 GLS PROGRAMME
(Executive Condominium)**

SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY

Confirmed List



Location : Jalan Loyang Besar
(Executive Condominium)

District : 18

Site Area (HA) : 2.84

Gross Plot Ratio : 2.5

Estimated No. Of Units : 710

Estimated Launch Date : May 2024

Reserve List



Location : Tampines Street 95
(Executive Condominium)

District : 18

Site Area (HA) : 2.24

Gross Plot Ratio : 2.5

Estimated No. Of Units : 560

Reserve List



Location : Senja Close
(Executive Condominium)

District : 23





Site Area (HA) : 1.01

Gross Plot Ratio : 3.0

Estimated No. Of Units : 295

Tender Submission Date : 01 Feb 2024

Existing Executive Condominium Projects

	<p>District : 27 Tenure : 99 Years Total Units : 616 Est. TOP : Jun 2027</p>																		
	<table border="1"> <thead> <tr> <th>TYPE</th> <th>SIZE (sqft)</th> <th>PRICES FROM</th> </tr> </thead> <tbody> <tr> <td>3 Bedroom</td> <td>958 - 980</td> <td>\$1,167,000</td> </tr> <tr> <td>3 + Yard</td> <td>1001 - 1033</td> <td>\$1,213,000</td> </tr> <tr> <td>3 + Study</td> <td>1055 - 1076</td> <td>\$1,328,000</td> </tr> <tr> <td>4 Bedroom</td> <td>1313 - 1389</td> <td>\$1,635,000</td> </tr> <tr> <td>5 Bedroom</td> <td>1593</td> <td>\$2,139,000</td> </tr> </tbody> </table>	TYPE	SIZE (sqft)	PRICES FROM	3 Bedroom	958 - 980	\$1,167,000	3 + Yard	1001 - 1033	\$1,213,000	3 + Study	1055 - 1076	\$1,328,000	4 Bedroom	1313 - 1389	\$1,635,000	5 Bedroom	1593	\$2,139,000
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	<p>District : 23 Tenure : 99 Years Total Units : 360 Est. TOP : Mar 2027</p>																		
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