

Proposed Residential, Commercial and Hotel Sites for 2H2023 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	Clementi Avenue 1 ⁽²⁾	1.34	3.5	500	0	0	Aug 2023	URA
2	Pine Grove (Parcel B) ⁽³⁾	2.50	2.1	565	0	0	Aug 2023	URA
3	Lorong 1 Toa Payoh	1.57	4.2	775	0	0	Sep 2023	URA
4	Orchard Boulevard ⁽⁴⁾⁽⁵⁾	0.68	3.5	270	0	500	Oct 2023	URA
5	Plantation Close (EC)	2.01	2.8	560	0	0	Nov 2023	HDB

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
6	Upper Thomson Road (Parcel A) ⁽⁴⁾⁽⁶⁾	2.44	2.2	595	0	2,000	Dec 2023	URA
7	Upper Thomson Road (Parcel B) ⁽⁴⁾	3.20	2.5	940	0	0	Dec 2023	URA
8	Zion Road (Parcel A) ⁽⁴⁾⁽⁷⁾	1.51	5.6	955	0	2,400	Dec 2023	URA
Total (Confirmed List)				5,160	0	4,900		

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 ⁽¹³⁾	Sales Agent
Reserve List								

Residential Sites

1	Lentor Gardens ⁽⁸⁾	2.06	2.1	500	0	0	Available	URA
2	Senja Close (EC) ⁽⁹⁾	1.01	3.0	295	0	0	Available	HDB
3	Holland Drive ⁽⁴⁾	1.23	4.7	680	0	0	Nov 2023	URA
4	De Souza Avenue ⁽⁴⁾⁽⁹⁾	1.91	1.6	350	0	0	Nov 2023	URA
5	Tampines Street 95 (EC) ⁽⁴⁾	2.25	2.5	560	0	0	Nov 2023	HDB
6	Zion Road (Parcel B) ⁽⁴⁾	0.92	5.6	605	0	0	Dec 2023	URA

Commercial Sites

7	Punggol Walk ⁽¹⁰⁾	1.00	1.4	0	0	13,350	Available	URA
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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)				3,430	530	93,350		
Total (Confirmed List and Reserve List)				8,590	530	98,250		

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

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

(4) New sites introduced in 2H2023.

(5) Site is imposed with a retail cap of 500 sqm.

(6) Site is imposed with a retail cap of 2,000 sqm GFA and a minimum 1,000 sqm GFA for childcare centre. Serviced apartment use will be allowed for the site.

(7) Site is imposed with a retail cap of 2,400 sqm GFA and a minimum 600 sqm GFA for childcare centre. Serviced apartment use will be allowed for the site.

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

(9) Sites are imposed with a minimum 500 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.

