

ISSUED BY MINISTRY OF NATIONAL DEVELOPMENT

29 June 2017

Release of Second Half 2017 Government Land Sales (GLS) Programme

- 1 The Government today announced the second half 2017 (2H2017) Government Land Sales (GLS) Programme, which comprises six Confirmed List sites and 10 Reserve List sites. These sites can yield up to 8,125 private residential units and 83,590 sqm gross floor area (GFA) of commercial space (see Appendices 1 & 2).
- 2 The Confirmed List comprises four private residential sites (including one Executive Condominium site) and two commercial & residential sites which can yield 2,840 private residential units and 26,800 sqm GFA of commercial space.
- 3 The Reserve List comprises nine private residential sites and one commercial site. These sites can yield 5,285 private residential units and 56,790 sqm GFA of commercial space, mostly for office use.

Supply of Private Housing

- 4 The supply of 2,840 units from the Confirmed List is higher than the 2,330 units from the 1H2017 Confirmed List, whereas the supply of 5,285 units from the Reserve List is close to the 5,135 units from the 1H2017 Reserve List.
- 5 Overall, the total supply of 8,125 units from the 2H2017 GLS Programme is higher than the supply of 7,465 units from the 1H2017 GLS Programme.
- 6 As the demand for new private housing from home buyers continued to rise in the first half of 2017, the number of unsold private housing units in the pipeline has declined. Hence, there is a need to inject a larger supply of residential sites through the GLS Programme to ensure that there is an adequate pipeline supply of new private housing units to meet the needs of our population.

Supply of Commercial Space

- 7 The 2H2017 Reserve List includes one site at Woodlands Square for a mixed-use development comprising mainly office space. This site will allow developers to initiate the development of more office space if they assess there is demand.

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 2H2017 GLS PROGRAMME

S/N	Location	Site Area (ha)	Proposed GPR	Estimated No. of DUs ⁽¹⁾	Estimated No. of Hotel Rooms	Estimated Commercial Space (m ²)	Estimated Launch Date	Sales Agent
Confirmed List								
Residential Sites								
1	Chong Kuo Road ⁽²⁾	0.48	1.4	90	0	0	Oct-17	URA
2	Handy Road ⁽²⁾	0.52	2.8/1.4	130	0	0	Nov-17	URA
3	Sumang Walk (EC)	2.71	3.0	815	0	0	Dec-17	HDB
4	Hillview Rise ⁽²⁾	1.43	2.8	535	0	0	Dec-17	URA
Commercial & Residential Sites								
5	Holland Road ⁽³⁾	2.30	2.6	570	0	13,500	Nov-17	URA
6	Sengkang Central ⁽²⁾⁽⁴⁾	3.63	2.1	700	0	13,300	Dec-17	URA
Total (Confirmed List)				2,840	0	26,800		
Reserve List								
Residential Sites								
1	Bartley Road / Jalan Bunga Rampai ⁽⁵⁾	0.47	2.1	115	0	0	Available	URA
2	Yishun Avenue 9	2.15	2.8	805	0	0	Available	URA
3	Jiak Kim Street ⁽⁶⁾	1.35	3.8	525	0	1,500	Jun-17	URA
4	Fourth Avenue	1.85	1.8	445	0	0	Jun-17	URA
5	West Coast Vale ⁽²⁾⁽⁷⁾	1.95	2.8	730	0	0	Sep-17	URA
6	Cuscaden Road ⁽²⁾	0.57	2.8	170	0	0	Oct-17	URA
7	Canberra Drive ⁽²⁾	4.11	1.4	765	0	0	Nov-17	URA
8	Mattar Road ⁽²⁾	0.64	3.0	255	0	0	Nov-17	URA
9	Silat Avenue ⁽²⁾⁽⁸⁾	2.50	3.5	1,160	0	450	Dec-17	URA
Commercial Sites								
10	Woodlands Square ⁽⁹⁾	2.24	3.5	315	0	54,840	Available	URA
Total (Reserve List)				5,285	0	56,790		
Total (Confirmed List and Reserve List)				8,125		83,590		

(1) The estimated number of dwelling units for some sites carried forward from 1H2017 Reserve List have been updated to take into account the average unit sizes of recent developments in comparable areas and the revisions to site areas.

(2) New sites introduced in 2H2017.

(3) Site is imposed with DU cap of 570 units and a retail cap of 13,500 sqm GFA.

(4) A mixed-use development with integrated community and bus interchange facilities (estimated 10,400 sqm GFA). Retail cap is 12,000 sqm GFA.

(5) Site is imposed with a DU cap of 116 units.

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

(7) Site is imposed with a DU cap of 730 units.

(8) Site is imposed with a retail cap of 450 sqm GFA.

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

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

Status of the GLS Programme for the First Half of 2017 (as at 29 June 2017)

- 1 The first half of 2017 (1H2017) GLS Programme comprised 15 sites, of which five are on the Confirmed List and 10 are on the Reserve List.
- 2 To date, tenders for three Confirmed List site have been awarded and two Confirmed List sites have been launched for sale and their tenders are on-going.
- 3 The Reserve List sites at Stirling Road and Beach Road have been successfully triggered. The Stirling Road site has been sold and Beach Road site will be sold by September 2017.
- 4 The residential site at Owen Road which was originally scheduled to be made available for sale through the Reserve List in June 2017, will be removed from the Reserve List to facilitate a review of development plans in the area.
- 5 As a result, a total of seven sites [i.e. five residential sites (including 1 Executive Condominium site), one commercial & residential site and one commercial site] remain on the 1H2017 Reserve List and will be carried over to the second half 2017 (2H2017) GLS Programme. The maximum retail GFA for the Woodlands Square site will be reduced from 8,000 sqm to 3,000 sqm after a review which took into consideration the development plans and provision of commercial amenities in the area. In addition, the maximum retail GFA for the Holland Road site will be increased from 6,800 sqm to 13,500 sqm following market feedback to allow more flexibility for the successful tenderer to curate a mix of uses that can best activate the public spaces in the Holland Village Extension.