

Decentralisation

99-year site at Paya Lebar Road/Sims Avenue

Site area/	Plot 1: 20,694.7 sq m
Cross-sectional area	Plot 2: 18,541.8 sq m
	Plot 3: 3,288.1 sq m
	Plot 4: 1,957.9 sq m
Maximum Gross Floor Area (GFA)	164,794 sq m
	Office: minimum 90,000 sq m
	Retail: maximum 39,000 sq m with another maximum 1,000 sq m for Outdoor Refreshment Area use
	Up to 440 residential units (including serviced apartments)
	Hotel use not allowed
Strata subdivision	Cap on strata subdivision: <ul style="list-style-type: none">■ 440 residential units or a single lot for serviced apartments■ 5 lots for office■ 3 lots for the remaining GFA such as retail, and other activity generating uses

Plot 3 – Subterranean space for an underground vehicular and pedestrian connection between Plots 1 & 2

Plot 4 – Airspace for an elevated pedestrian link-bridge between Plots 1 & 2

