

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 2H2025 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	Bukit Timah Road ⁽²⁾	0.59	4.9	340	0	0	Aug-2025	URA
2	Bedok Rise ⁽²⁾	2.03	1.6	380	0	0	Sep-2025	URA
3	Woodlands Drive 17 (EC) ⁽²⁾⁽³⁾	2.70	2.1	560	0	0	Oct-2025	HDB
4	Dairy Farm Walk ⁽²⁾	3.06	1.4	500	0	0	Nov-2025	URA
5	Dover Road ⁽²⁾⁽⁴⁾	1.35	4.2	625	0	3,000	Nov-2025	URA
6	Tanjong Rhu Road ⁽²⁾⁽³⁾	1.23	3.7	525	0	0	Nov-2025	URA
7	Dunearn Road ⁽²⁾⁽⁵⁾	1.91	1.6	335	0	1,400	Dec-2025	URA
8	Kallang Avenue ⁽²⁾⁽⁶⁾	1.12	3.5	450	0	115	Dec-2025	URA
9	Lentor Central ⁽²⁾	1.65	3.0	580	0	0	Dec-2025	URA
10	Miltonia Close (EC) ⁽²⁾	1.54	2.8	430	0	0	Dec-2025	HDB
	Total (Confirmed List)			4,725	0	4,515		

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 ⁽¹⁸⁾	Sales Agent
Reserve List								
Residential Sites								
1	Holland Plain ⁽⁷⁾	1.57	1.8	280	0	0	Available	URA
2	Marina Gardens Lane ⁽⁸⁾	0.60	5.6	390	0	150	Available	URA
3	Media Circle ⁽⁹⁾	0.57	4.2	520	0	400	Available	URA
4	Media Circle (Parcel B) ⁽¹⁰⁾	1.00	4.3	500	0	400	Available	URA
5	River Valley Green (Parcel C)	1.15	3.5	470	0	0	Available	URA
6	Cross Street ⁽²⁾⁽¹¹⁾	0.23	6.3	300	0	750	Sep-2025	URA
Commercial Sites								
7	Punggol Walk ⁽¹²⁾	1.00	1.4	0	0	13,350	Available	URA
White Sites								
8	Marina Gardens Crescent ⁽¹³⁾	1.73	4.2	775	0	6,000	Available	URA
9	Jurong Lake District ⁽¹⁴⁾	6.47	-	600	0	70,000	Available	URA
10	Woodlands Avenue 2 ⁽¹⁵⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
11	River Valley Road ⁽¹⁶⁾	1.02	2.8	0	530	2,000	Available	URA
12	Telok Ayer Street ⁽²⁾⁽¹⁷⁾	0.42	7.0	200	350	2,750	Dec-2025	URA
	Total (Reserve List)			4,475	880	173,800		
	Total (Confirmed List and Reserve List)			9,200	880	178,315		

(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 2H2025.

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

(4) Site is imposed with a retail cap of 3,000 sqm GFA and a minimum 550 sqm GFA for childcare centre.

(5) Site is imposed with a retail cap of 1,400 sqm GFA and a minimum 600 sqm GFA for childcare centre.

(6) Site is imposed with a retail cap of 117 sqm GFA and a minimum 500 sqm GFA for childcare centre.

(7) Site is imposed with DU cap of 282 residential units.

(8) Site is imposed with a retail cap of 150 sqm GFA.

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

(10) Site is imposed with a retail cap of 400 sqm GFA.

(11) Site is for long-stay Serviced Apartments use only and imposed with a retail cap of 750 sqm GFA.

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

(13) Site is imposed with a retail cap of 6,000 sqm GFA and a minimum 500 sqm GFA for childcare centre.

- (14) This is a Master Developer site with a total GFA of 365,000 sqm. The estimation of 600 residential units and office quantum of 40,000 sqm GFA is based on the minimum quantum to be developed in Phase 1, which are specified in the sales conditions.
- (15) Site is imposed with a retail cap of 33,000 sqm GFA and a minimum office quantum of 45,000 sqm GFA.
- (16) Site is imposed with a retail cap of 2,000 sqm GFA.
- (17) Site is imposed with a retail cap of 2,750 sqm GFA. Long-stay Serviced Apartments use will be required for the site.
- (18) Refers to estimated date the detailed conditions of sale will be available and applications can be submitted.