

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 1H2025 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	Senja Close (EC) ⁽²⁾	1.01	3.0	295	0	0	Mar-2025	HDB
2	Woodlands Drive 17 (EC) ⁽²⁾	2.52	1.7	420	0	0	Apr-2025	HDB
3	Lakeside Drive ⁽³⁾⁽⁴⁾	1.39	3.6	575	0	1,000	Apr-2025	URA
4	Dunearn Road ⁽³⁾⁽⁵⁾	1.34	2.4	370	0	0	Apr-2025	URA
5	Chuan Grove ⁽²⁾⁽³⁾	1.45	3.0	505	0	0	May-2025	URA
6	Sembawang Road (EC) ⁽³⁾	1.90	1.4	265	0	0	May-2025	HDB
7	Upper Thomson Road (Parcel A) ⁽⁶⁾	2.44	2.2	595	0	2,000	Jun-2025	URA
8	Dorset Road ⁽³⁾	1.05	3.5	430	0	0	Jun-2025	URA
9	Telok Blangah Road ⁽³⁾⁽⁵⁾	1.36	4.7	740	0	0	Jun-2025	URA
Commercial & Residential Sites								
10	Hougang Central ⁽³⁾⁽⁷⁾	4.68	2.5	835	0	40,000	May-2025	HDB
	Total (Confirmed List)			5,030	0	43,000		

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 ⁽¹⁶⁾	Sales Agent
Reserve List								
Residential Sites								
1	Marina Gardens Lane ⁽⁸⁾	0.60	5.6	390	0	150	Available	URA
2	Holland Plain ⁽⁹⁾	1.57	1.8	280	0	0	Available	URA
3	Media Circle ⁽¹⁰⁾	0.57	4.2	520	0	400	Available	URA
4	River Valley Green (Parcel C)	1.15	3.5	470	0	0	Available	URA
Commercial Sites								
5	Punggol Walk ⁽¹¹⁾	1.00	1.4	0	0	13,350	Available	URA
White Sites								
6	Marina Gardens Crescent ⁽¹²⁾	1.73	4.2	775	0	6,000	Available	URA
7	Jurong Lake District ⁽¹³⁾	6.47	-	600	0	100,000	Available	URA
8	Woodlands Avenue 2 ⁽¹⁴⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
9	River Valley Road ⁽¹⁵⁾	1.02	2.8	0	530	2,000	Available	URA
	Total (Reserve List)			3,475	530	199,900		
	Total (Confirmed List and Reserve List)			8,505	530	242,900		

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

(3) New sites introduced in 1H2025.

(4) Site is imposed with a retail cap of 1,000 sqm GFA.

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

(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/long-stay serviced apartment use will not be mandated but can be allowed subject to approval from technical agencies.

(7) A mixed-use development with integrated bus interchange facilities (estimated 5,660 sqm GFA). Retail cap is 40,000 sqm GFA.

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

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

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

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

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

(13) This is a Master Developer site with a total GFA of 365,000 sqm. The estimation of 600 residential units and office quantum of 70,000 sqm GFA is based on the minimum quantum to be developed in Phase 1, which are specified in the sales conditions.

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

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

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