

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 1H2024 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	Holland Drive	1.23	4.7	680	0	0	Feb-2024	URA
2	River Valley Green (Parcel A) ⁽²⁾	0.93	3.5	380	0	0	Mar-2024	URA
3	Canberra Crescent ⁽²⁾⁽³⁾	2.05	1.6	375	0	0	Apr-2024	URA
4	De Souza Avenue ⁽⁴⁾	1.92	1.6	355	0	0	Apr-2024	URA
5	Jalan Loyang Besar (EC) ⁽²⁾	2.84	2.5	710	0	0	May-2024	HDB
6	Margaret Drive ⁽²⁾⁽⁴⁾	0.95	4.2	460	0	0	May-2024	URA
7	Media Circle ⁽²⁾⁽⁵⁾	0.57	4.2	515	0	400	May-2024	URA
8	Dairy Farm Walk ⁽²⁾	2.16	2.1	530	0	0	Jun-2024	URA
9	Tengah Garden Avenue ⁽²⁾⁽⁶⁾	2.55	3.0	860	0	3,000	Jun-2024	URA
Commercial & Residential Sites								
10	Tampines Street 94 ⁽²⁾⁽⁷⁾	2.35	2.6	585	0	10,500	Jun-2024	HDB
	Total (Confirmed List)			5,450	0	13,900		

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 ⁽¹²⁾	Sales Agent
Reserve List								
Residential Sites								
1	Lentor Gardens ⁽³⁾	2.06	2.1	500	0	0	Available	URA
2	Senja Close (EC) ⁽⁴⁾	1.01	3.0	295	0	0	Available	HDB
3	Tampines Street 95 (EC)	2.24	2.5	560	0	0	Available	HDB
4	Zion Road (Parcel B)	0.93	5.6	610	0	0	Available	URA
5	River Valley Green (Parcel B) ⁽²⁾⁽⁸⁾	1.17	3.5	575	0	500	Mar-2024	URA
6	Bayshore Road ⁽²⁾	0.98	4.2	480	0	0	Jun-2024	URA
Commercial Sites								
7	Punggol Walk ⁽⁹⁾	1.00	1.4	0	0	13,350	Available	URA
White Sites								
8	Woodlands Avenue 2 ⁽¹⁰⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
9	River Valley Road ⁽¹¹⁾	1.02	2.8	0	530	2,000	Available	URA
	Total (Reserve List)			3,460	530	93,850		
	Total (Confirmed List and Reserve List)			8,910	530	107,750		

(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 1H2024.

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

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

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

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

(7) Site is imposed with a retail cap of 10,500 sqm GFA and a minimum 650 sqm GFA for childcare centre.

(8) A portion of the GFA for the site will be for long-stay Serviced Apartments use. Site is imposed with a retail cap of 500 sqm GFA.

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

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

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

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