AMENDMENT NO. MPA20260075 TO MASTER PLAN

Date Approved: 12 October 2026

HOTEL ZONE

C CONSERVATION AREA

WRITTEN STATEMENT

This amendment involves the rezoning of the site containing a conserved building, shown coloured on this plan, from Commercial Zone at a plot ratio of 4.2 (gross) to Hotel Zone at a maximum permissible plot ratio of 4.2 (gross).

Note:

This Amendment Plan is to be read in conjunction with the Master Plan Written Statement.

The Plot Ratio indicated in this Amendment Plan only prescribes the maximum permissible intensity for the development of the land. The actual intensity to be permitted shall be determined by the Competent Authority and may be below the maximum permissible intensity.

The plot ratio indicated in this Amendment Plan shall not be used as basis for the calculation and payment of land betterment charge.

CERTIFIED APPROVED AMENDMENT

Martin_TAN@ura.gov.sg

Digitally signed by Martin_TAN@ura.gov.sg
Date: 2026.10.22 15:28:03 +08'00'

TAN CHUI MING, MARTIN
for Chief Planner
Urban Redevelopment Authority

0 25 M

SCALE : 1:500

MPA REF : MPA20260075

DATE : OCTOBER 2026

GROUP : DEVELOPMENT CONTROL GROUP

URBAN REDEVELOPMENT AUTHORITY

To make Singapore a great city to live, work and play

HONGKONG STREET

SOUTH BRIDGE ROAD

NORTH CANAL ROAD

C 4.2

TS07-00300P 2722 m² (S)

TS07-00297C 5144 m² (S)

TS07-00001V 7550.4 m² (S)

TS07-00002P 13232.1 m² (S)

TS04-00636N 3194 m² (S)

TS04-00640X 2737 m² (S)

TS07-00347A 515.2 m² (S)
TS07-99329X 353 m² (S)
TS07-99357A 159.5 m² (P)
TS07-00174N 168 m² (P)
TS07-00355C 324.3 m² (P)
TS07-00363T 162.3 m² (P)
TS07-99951P 159.5 m² (P)
TS07-00185T 315.8 m² (P)
TS07-00452T 151.5 m² (P)
TS07-00434P 157.2 m² (P)
TS07-00168T 161 m² (P)
TS07-99947V 164.4 m² (P)
TS07-00393P 190.8 m² (P)
TS07-99351C 198.5 m² (P)
TS07-00428M 192.5 m² (P)
TS07-99349M 154.3 m² (P)
TS07-00438N 149.2 m² (P)
TS07-00378A 150.3 m² (P)
TS07-00413C 295.4 m² (P)
TS07-00361V 493.8 m² (P)
TS07-99848K 170.3 m² (P)
TS07-00339M 157.6 m² (P)
TS07-99852N 165.8 m² (P)
TS07-99811M 172.1 m² (P)
TS07-00380T 157.1 m² (P)
TS07-00436A 153 m² (P)
TS07-00264X 158 m² (P)
TS07-99813V 164.3 m² (P)
TS07-00391W 263 m² (P)
TS07-99304M 24 m² (S)
TS07-00411X 16.1 m² (S)
TS07-99320C 140.8 m² (P)
TS07-00410N 266.7 m² (P)
TS07-99317C 142.5 m² (P)
TS07-99316L 138.9 m² (P)
TS07-99315X 139.3 m² (P)
TS07-00431M 329.2 m² (P)
TS07-99306V 333 m² (S)
TS07-00432N 13.4 m² (S)
TS07-99303C 359 m² (S)
TS07-00433Y 26.6 m² (S)
TS07-00392U 65.2 m² (S)
TS07-99334C 55.1 m² (S)
TS07-00356M 8.5 m² (S)
TS07-00364A 4.2 m² (S)
TS07-99328N 132 m² (S)
TS07-90399L 10.8 m² (S)
TS07-00398X 315.4 m² (P)
TS07-00317K 4.2 m² (S)
TS07-90441N 4.5 m² (S)
TS07-00315T 123.4 m² (P)
TS07-00440K 163.1 m² (P)
TS07-99919A 170.7 m² (P)
TS07-99921T 154.3 m² (P)
TS07-99337V 160.8 m² (P)
TS07-00184P 144.8 m² (P)
TS07-00455N 308.4 m² (P)
TS07-00400M 160.7 m² (P)
TS07-00426L 303.1 m² (P)
TS07-99340V 152.2 m² (P)
TS07-00388W 147 m² (P)
TS07-99342T 150.1 m² (P)
TS07-00458C 290.3 m² (P)
TS07-00336X 122.4 m² (P)
TS07-00333A 137 m² (P)
TS07-00330V 127.7 m² (P)
TS07-99334P 306 m² (S)
TS07-99333L 82.8 m² (S)
TS07-00453A 3.6 m² (S)
TS07-00435T 3.8 m² (S)
TS07-99923K 51.2 m² (S)
TS07-00456X 8.4 m² (S)
TS07-99332X 17 m² (S)
TS07-99327K 67 m² (S)
TS07-90401W 4.5 m² (S)
TS07-00394T 4.8 m² (S)
TS07-00427C 8.2 m² (S)
TS07-99326A 16 m² (S)
TS07-00429W 4.7 m² (S)
TS07-00389V 4.2 m² (S)
TS07-99331N 165.9 m² (S)
TS07-00439X 3.6 m² (S)
TS07-00379K 3.9 m² (P)
TS07-00459M 8.2 m² (S)
TS07-99325T 51 m² (S)
TS07-00338C 3.7 m² (S)
TS07-99330K 75.7 m² (S)
TS07-00335N 4.1 m² (S)
TS07-00332T 6.3 m² (S)
TS07-00337L 14.4 m² (S)
TS07-00334K 15.8 m² (S)
TS07-00331P 19.7 m² (S)
TS07-00414M 9.4 m² (S)
TS07-00189X 25.3 m² (S)
TS07-00191N 119 m² (P)
TS07-00190K 45.4 m² (S)
TS07-00358V 16.1 m² (S)
TS07-00359P 97 m² (P)
TS07-00263N 16.2 m² (P)
TS07-00204C 17.4 m² (S)
TS07-00261A 101.5 m² (P)
TS07-00357W 25.4 m² (S)
TS07-00188A 17.4 m² (S)
TS07-00206W 104.5 m² (P)
TS07-00262K 27.4 m² (P)
TS07-00188N 103.1 m² (P)
TS07-00205M 27.6 m² (S)
TS07-99934P 145.8 m² (P)
TS07-00187K 27.3 m² (S)
TS07-00294N 3085 m² (S)
TS07-00210V 15.8 m² (S)
TS07-99935T 144.7 m² (P)
TS07-00207V 17.5 m² (S)
TS07-00212T 94.8 m² (P)
TS07-00209T 103.4 m² (P)
TS07-00211P 26.5 m² (S)
TS07-00208P 29 m² (S)
TS07-99938N 219.7 m² (P)
TS04-00524W 29.9 m² (S)
TS04-00526A 211.2 m² (P)
TS04-99659K 129.5 m² (P)
TS04-99657T 130.3 m² (P)
TS04-99655V 799 m² (P)
TS04-99656P 76.6 m² (S)
TS04-99723L 119.9 m² (P)
TS04-99716A 28.3 m² (P)
TS04-99724C 122.3 m² (P)
TS04-99715T 28.1 m² (P)
TS04-99725M 128.3 m² (P)
TS04-99720K 117.2 m² (S)
TS04-99726W 133.4 m² (P)
TS04-99717K 58.6 m² (P)
TS04-99719X 362.5 m² (P)