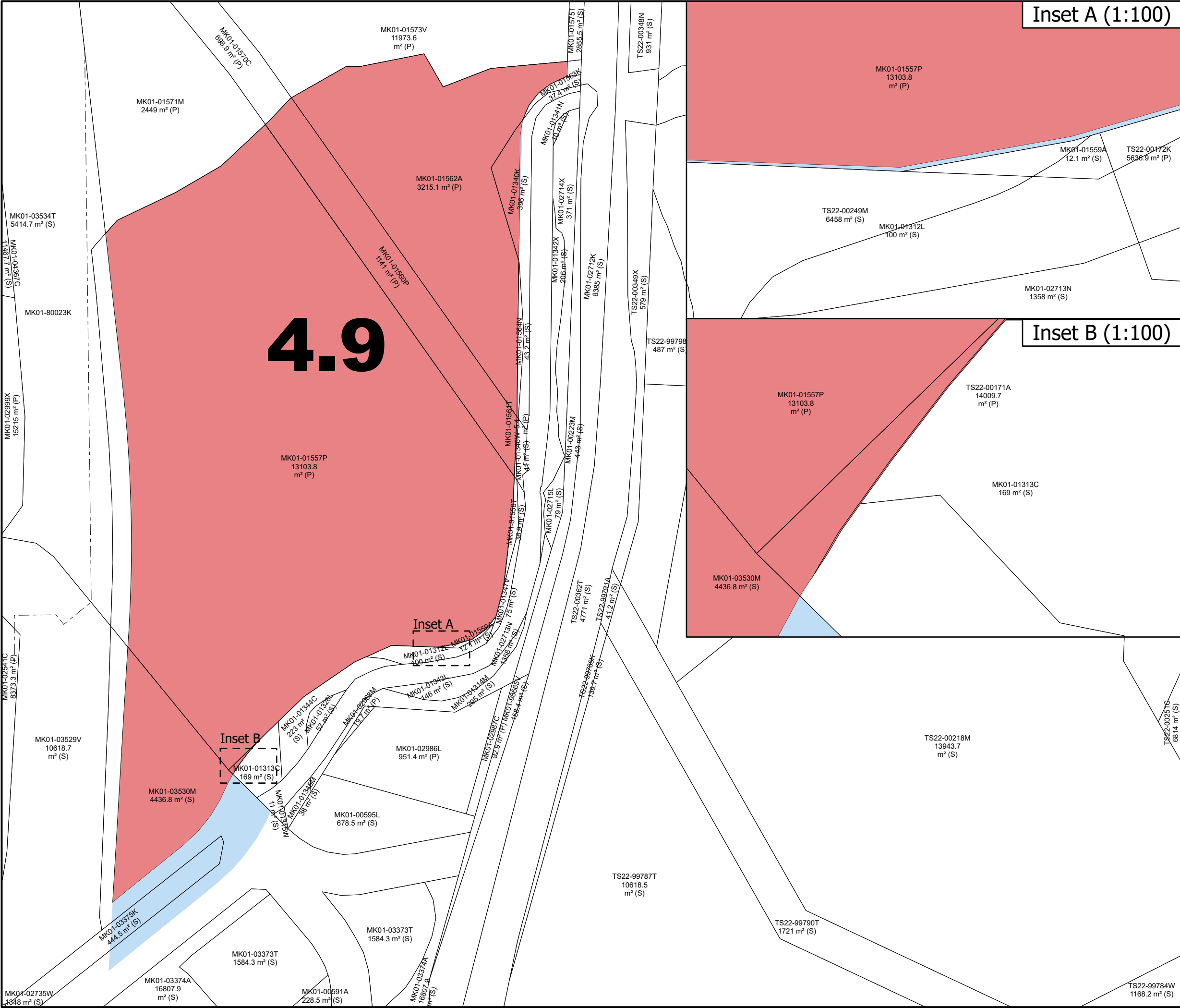




Inset A (1:100)

Inset B (1:100)

AMENDMENT NO. MPA20260120
TO MASTER PLAN

- RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY ZONE WITH MAXIMUM PERMISSIBLE PLOT RATIO OF 4.9 (GROSS)
- WATERBODY ZONE

WRITTEN STATEMENT

This amendment involves the rezoning of the site, shown coloured on this plan, from:
(i) Business 1 Zone at a plot ratio of 3.1 (gross) to Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 4.9 (gross) / Waterbody Zone;
(ii) Residential Zone at a plot ratio of 2.1 (gross) to Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 4.9 (gross) / Waterbody Zone; and
(iii) Waterbody Zone to Residential with Commercial at 1st Storey Zone at a maximum permissible plot ratio of 4.9 (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 PROPOSED AMENDMENT

SOON_Min_ Hau@ura.gov.sg
Digitally signed by SOON_Min_Hau@ura.gov.sg
Date: 2026.10.26 08:10:13 +08'00'

SOON MIN HAU
for Chief Planner
Urban Redevelopment Authority

050 M

SCALE : 1:1,000

MPA REF : MPA20260120

DATE : 07 OCTOBER 2026

GROUP : DEVELOPMENT CONTROL GROUP

URBAN REDEVELOPMENT AUTHORITY

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