

Details of Land Parcel

Location⁽¹⁾	Town Hall Link
Site Area⁽²⁾	37,227.7 m ² (Main Land Parcel ⁽³⁾)
Land Use Zoning	White
Maximum Gross Floor Area (GFA)	186,139 m ²
Allowable Development	Mixed-use development with: <ul style="list-style-type: none"> a) At least 40,000 m² of the maximum permissible GFA for Office use b) A maximum of 126,000 m² of GFA for Residential use⁽⁴⁾ c) At least 20,000 m² but not more than 44,000 m² of GFA for Retail uses⁽⁵⁾ d) The remaining GFA shall be used for additional Office, Hotel, Entertainment, Sports & Recreation, Civic and Community Institution, Medical Clinics, Attractions and other complementary uses⁽⁶⁾.
Maximum Building Height	<u>Low-Rise Zone A</u> Maximum 23.0m SHD <u>Low-Rise Zone B</u> Maximum 6 storeys <u>High-Rise Zone</u> Subject to technical height control of 140.0m SHD ⁽⁷⁾
Lease Period	99 years

(1) Click on the location name to view the site location plan.

(2) Final site area is subject to cadastral survey.

(3) There is an airspace stratum for the construction of an elevated pedestrian link bridge and an optional subterranean stratum to provide the successful tenderer flexibility to house car parking, servicing, district infrastructure and other uses.

(4) Of which a maximum GFA of 102,000 m² (estimated to be 1,200 dwelling units) shall be for Flats and a maximum GFA of 24,000 m² can be for Serviced Apartments.

(5) Retail uses being uses for shop, food and beverage, entertainment, and outdoor refreshment areas, of which at least 1,000 m² shall be for a food court and at least 1,000 m² for a supermarket.

(6) A minimum GFA of 800 m² for childcare centre is stipulated for the site.

(7) Building height is based on Singapore Height Datum.