

**ENABLING SUSTAINABLE GROWTH: SUSTAINING A THRIVING, OPEN ECONOMY
TO MEET EVOLVING NEEDS OF NATION, BUSINESSES AND WORKERS**

1. Our decentralisation strategy has helped to sustain Singapore's economy by providing thousands of businesses with a variety of choice locations across the island, beyond the Central Business District (CBD). Over the last couple of decades, new business and job nodes have progressively been developed while existing ones are rejuvenated, bringing together more job opportunities and complementary uses such as homes, amenities, and vibrant public spaces. Commutes between home and workplaces have also been enhanced with better public transport, walking and cycling connections to neighbourhoods and across the island, shortening travel time and boosting convenience.

Rejuvenating our city centre

Keeping our Downtown relevant to meet future needs

2. Even as we grow our business nodes across the island, the city centre will continue to anchor Singapore as an international financial and business hub. To ensure our Downtown remains resilient, vibrant and inclusive in the long term, it will continue to be transformed into a more dynamic mixed-use district enjoyed by office workers, residents and visitors.

3. To strengthen Singapore's position as a leading business and tourism destination, Marina Bay will see more facilities for meetings, incentives, conventions and exhibitions (MICE). For example, the Marina Bay Sands expansion will feature 21,000 square metres of MICE facilities, in addition to a 15,000-seater entertainment arena. This will boost Singapore's capacity to host major international events and conferences, keeping the city centre vibrant and conducive not only for locals, but also business and leisure travellers.

4. Marina Bay will also welcome new recreational additions, such as the PAssion Wave Outpost @ Bayfront and NS Square, that will facilitate better use of The People's Bay for activities such as water sports. With a greater mix of uses, the Marina Bay area will have something for people of all ages and walks of life.

5. When the revamp of Raffles Place Park is completed in 2028, it will be an accessible, green public space in the heart of the CBD where people can gather and seek respite in an urban environment.

6. To shape a more vibrant and inclusive CBD, the Central Business District Incentive (CBDI) scheme encourages the rejuvenation of older office buildings by incorporating a greater mix of uses such as homes, public spaces and lifestyle amenities.

Enlivening other strategic areas in the city centre

7. Beyond the CBD, we are also facilitating the rejuvenation of older developments in strategic areas across Singapore, such as in Orchard Road and along the Singapore River. The Strategic Development Incentive (SDI) scheme encourages redevelopment proposals that can bring about a positive transformative impact to their surroundings. Since the launch of both the CBDI and SDI urban rejuvenation schemes in November 2019, 21 proposals have received in-principle approvals, with several of the approved projects underway.

8. Orchard Road is set to be further rejuvenated with new landscaped spaces, lush planting and street furniture introduced from 2025 onwards. Agencies are also exploring plans for refreshed pedestrian-friendly green spaces in the Orchard Road area. This includes a new destination park in the heart of the city, by merging Istana Park and Dhoby Ghaut Green with a 500-metre stretch of Orchard Road, in addition to a new elevated pedestrian link connecting Dhoby Ghaut Green to the nearby Fort Canning Park. When completed, these efforts will offer families, visitors, and tourists greater accessibility to enhanced recreational spaces, such as a nature play garden in the middle of Singapore's signature shopping precinct.

Strengthening our economic gateways

9. Our economic gateways will sustain Singapore's status as a global economic hub and nexus for international and regional trade via sea, land, and air.

10. Home to Jurong Lake District, Jurong Innovation District and Tuas Port, the Western Gateway will continue to be Singapore's key economic engine and be boosted by upcoming public transport infrastructure such as the Jurong Region Line, Cross Island Line and integrated transport hubs. Synergistic industries and world class universities in the gateway will let businesses tap on a ready ecosystem of talent.

11. Jurong Lake District is envisioned as Singapore's largest mixed-use business district outside the city centre. Jurong Gateway Hub, comprising office, retail, community facilities, and a bus interchange, is currently being constructed next to Jurong East MRT station. Construction for a new Science Centre, scheduled to open in 2027, has also started. The 6.5ha Master Developer site, planned for mixed uses including office, retail and residential, also remains open for tender on the Reserve List of the Government Land Sales programme.

12. The Northern Gateway is home to a significant proportion of Singapore's general industry and advanced manufacturing activities. Cross-border connectivity and local travel will be significantly enhanced for people and businesses in the North region and beyond, with the Johor-Singapore Special Economic Zone, the Johor Bahru-Singapore Rapid Transit System (RTS) Link targeted for completion by end-2026, and a future Multi-Modal Transport Hub (MMTH) linking MRT and bus services with the RTS. Beyond transport services, the MMTH will feature a welcoming arrival plaza with public spaces, creating a gateway experience for visitors entering Singapore. It will also be part of a larger Business-White development to provide more flexible spaces for businesses as well as retail and leisure opportunities for the community, commuters and workers.

13. At the same time, the Woodlands Experimental Zone will continue to provide businesses with greater flexibility to co-locate knowledge-intensive and service-orientated activities with manufacturing operations under one roof.

14. The Eastern Gateway, anchored by Changi Airport, Changi Aviation Park and Changi City, continues to anchor Singapore's trade flows. Business nodes within the gateway will continue to be developed, to complement Singapore's strengthened position as a global aviation hub, with the opening of Changi Airport Terminal 5 in the mid-2030s.

Future-ready business and job nodes

Bishan Sub-Regional Centre

15. Bishan Town Centre will be rejuvenated as part of the Bishan Sub-Regional Centre, with a polyclinic and more retail and F&B options, to bring more workspaces and community amenities closer to homes. Other planned improvements include enhanced connections to key transport nodes and pedestrian-friendly streets. A variety of public spaces and skyrise greenery will also be integrated with future developments to support the community in bonding and forging closer ties.

16. Agencies are also studying the feasibility of adding a new hawker centre in the town centre, integrated with a revamped bus interchange. To kickstart the development of this business node, selected agencies are exploring the possibility of relocating their offices to Bishan Town Centre.

Seletar East Industrial Estate

17. Situated between Punggol Town and Seletar Aerospace Park, this 138ha industrial estate is planned for high value-added industries such as a wafer fab park, which will also bring jobs closer to homes in the North-East region. Environmental studies will be carried out to ensure that the site is developed sensitively.

Supporting businesses' evolving needs

18. Business-White sites, which allow the co-location of synergistic non-industrial activities alongside manufacturing operations, will be introduced around key transport nodes in the Jurong and Tuas industrial estates, in addition to existing sites in Woodlands. These sites will support the growth of new business models, provide greater flexibility for businesses, better optimise and intensify land use, and inject amenities such as retail and F&B options to serve workers and nearby residents.

19. URA is also reviewing its industrial land use zone guidelines to better respond to business needs in an evolving economic landscape, by providing businesses with more flexibility in allowable uses on industrial zoned land. More details will be shared when ready.