

AMENDMENT NO. MPA20260080 TO MASTER PLAN

Date Approved : 04 September 2026)

2.5 SITE FOR MAXIMUM PERMISSIBLE
PLOT RATIO OF 2.5 (GROSS)

 RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY ZONE

 BUSINESS PARK ZONE

WRITTEN STATEMENT

This amendment involves the (a) Assigning of plot ratio of the site, shown verged in red on this plan, from Business Park Zone with plot ratio "subject to detailed planning" to Business Park Zone at a maximum permissible plot ratio of 2.5 (gross); (b) Change in plot ratio of the site, shown verged in red on this plan, from Business Park Zone at a plot ratio of 4.0 (gross) / 5.0 (gross) to Business Park Zone at a maximum permissible plot ratio of 2.5 (gross); and (c) Rezoning of the site, shown coloured on this plan, from (i) White Zone / Road Zone to Business Park Zone at a maximum permissible plot ratio of 2.5 (gross); and (ii) Road Zone to Residential with Commercial at 1st Storey Zone with plot ratio "subject to detailed planning."

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

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CLAIRE CHAN
for Chief Planner
Urban Redevelopment Authority

