

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 1H2026 GLS PROGRAMME

S/N	Location	Site Area (ha)	Proposed GPR	Estimated No. of Residential Units ⁽¹⁾	Estimated No. of Hotel Rooms	Estimated Commercial Space (m ²)	Estimated Launch Date	Sales Agent
Confirmed List								
Residential Sites								
1	Holland Plain ⁽²⁾	1.57	1.8	280	0	0	Feb-2026	URA
2	River Valley Green (Parcel C)	1.15	3.5	470	0	0	Apr-2026	URA
3	Peck Hay Road ⁽³⁾	0.55	4.9	315	0	0	Apr-2026	URA
4	Berlayar Drive ⁽³⁾	2.54	1.4	415	0	0	May-2026	URA
5	Canberra Drive (EC) ⁽³⁾	1.16	1.6	185	0	0	May-2026	HDB
6	New Upper Changi Road ⁽³⁾	3.16	2.8	1,040	0	0	May-2026	URA
7	Lorong Puntong ⁽³⁾	0.43	2.8	140	0	0	Jun-2026	URA
8	Sembawang Drive (EC) ⁽³⁾	1.29	3.5	450	0	0	Jun-2026	HDB
Commercial & Residential Sites								
9	Bayshore Drive ⁽³⁾⁽⁴⁾	5.74	2.6	1,280	0	22,500	Mar-2026	URA
Total (Confirmed List)				4,575	0	22,500		

S/N	Location	Site Area (ha)	Proposed GPR	Estimated No. of Residential Units ⁽¹⁾	Estimated No. of Hotel Rooms	Estimated Commercial Space (m ²)	Estimated Available Date ⁽¹⁶⁾	Sales Agent
Reserve List								
Residential Sites								
1	Marina Gardens Lane ⁽⁵⁾	0.60	5.6	390	0	150	Available	URA
2	Media Circle ⁽⁶⁾	0.57	4.2	520	0	400	Available	URA
3	Media Circle (Parcel B) ⁽⁷⁾	1.00	4.3	500	0	400	Available	URA
4	Cross Street ⁽⁸⁾	0.23	6.3	315	0	500	Available	URA
5	Morrison Lane ⁽³⁾⁽⁹⁾	0.66	2.8	200	0	750	Feb-2026	URA
6	Kitchener Link ⁽³⁾	0.39	3.0	135	0	0	Jun-2026	URA
Commercial Sites								
7	Punggol Walk ⁽¹⁰⁾	1.00	1.4	0	0	13,350	Available	URA
White Sites								
8	Marina Gardens Crescent ⁽¹¹⁾	1.73	4.2	775	0	6,000	Available	URA
9	Woodlands Avenue 2 ⁽¹²⁾	2.75	4.2	440	0	78,000	Available	URA
10	Town Hall Link ⁽³⁾⁽¹³⁾	3.72	-	1,200	0	84,000	Mar-2026	URA
Hotel Sites								
11	River Valley Road ⁽¹⁴⁾	1.02	2.8	0	530	2,000	Available	URA
12	Telok Ayer Street ⁽¹⁵⁾	0.42	7.0	135	440	1,100	Dec-2025	URA
Total (Reserve List)				4,610	970	186,650		
Total (Confirmed List and Reserve List)				9,185	970	209,150		

(1) The estimated number of dwelling units (DU) for Executive Condominium and private residential sites take into account the average unit sizes of recent comparable developments and prevailing Development Control guidelines.

(2) Site is imposed with DU cap of 282 residential units.

(3) New sites introduced in 1H2026.

(4) A mixed-use development with integrated bus interchange facilities (estimated 6,500 sqm GFA). Site is imposed with DU cap of 1,280 residential units and a retail cap of 22,500 sqm GFA.

(5) Site is imposed with a retail cap of 150 sqm GFA.

(6) Site is predominantly for long-stay Serviced Apartments use and imposed with a retail cap of 400 sqm GFA.

- (7) Site is imposed with a retail cap of 400 sqm GFA.
- (8) Site is predominantly for long-stay Serviced Apartments use and imposed with a minimum commercial quantum of 500 sqm GFA.
- (9) Site is imposed with a minimum retail quantum of 750 sqm GFA and a minimum 500 sqm GFA for childcare centre.
- (10) Site is imposed with a minimum office quantum of 8,400 sqm GFA and a minimum 650 sqm GFA for childcare centre.
- (11) Site is imposed with a retail cap of 6,000 sqm GFA and a minimum 500 sqm GFA for childcare centre.
- (12) Site is imposed with a retail cap of 33,000 sqm GFA and a minimum office quantum of 45,000 sqm GFA.
- (13) Site is imposed with a minimum office quantum of 40,000 sqm GFA, a minimum 800 sqm GFA for childcare centre and a maximum residential quantum of 102,000 sqm GFA.
- (14) Site is imposed with a retail cap of 2,000 sqm GFA.
- (15) Site is imposed with a minimum long-stay Serviced Apartments quantum of 6,200 sqm GFA.
- (16) Refers to estimated date the detailed conditions of sale will be available and applications can be submitted.