

Town Hall Link Site: Catalysing the Next Phase of Growth in JLD

Growing population and workforce catchment

1 Covering over 410ha, Jurong Lake District (JLD) will be developed into the largest mixed-use business district outside the city centre to support our decentralisation efforts. When fully developed, it will provide more than 100,000 new jobs and 20,000 new homes, on top of serving close to one million residents and more than 3,000 companies already established in the West region.

2 Strategically located near the Nanyang Technological University, National University of Singapore, Jurong Innovation District, and Tuas Port, JLD presents unique opportunities for companies to access talents, cutting-edge R&D, and provide business and professional services to high-value industries (such as advanced manufacturing, biomedical, energy and chemicals, port logistics, engineering and infrastructure and software technology) in Jurong, Tuas and the surrounding areas. The growing residential population in the nearby Choa Chu Kang, Jurong East, Jurong West, Clementi, Bukit Batok and Bukit Panjang towns as well as Tengah New Town, which will offer more than 42,000 new homes in the town when it is progressively completed in the next 10 to 15 years, will further expand the catchment of residents and workers in the western region, adding to the growth potential of JLD.

3 Since the new blueprint for JLD was released as part of URA's Master Plan in 2008, the area around Jurong East MRT interchange station (Jurong Gateway precinct) has developed into a vibrant mixed-use precinct with a critical mass of about 185,000 sqm of office space and about 2,000 homes supported by a range of retail, healthcare, institutional, and sports and recreational uses. New projects, such as the Jurong Gateway Hub next to Jurong East MRT station, comprising a bus interchange, offices, shops, library, community club and sports facilities, will be ready in the next few years.

Right-sized site with strong development potential

4 The 3.7 ha White site at Town Hall Link is intended to kickstart the next phase of development in the new 120 ha precinct in JLD as well as support medium term growth in demand for housing and offices. With a total potential GFA yield of 186,139 sqm, comprising a minimum office space of 40,000 sqm, about 1,200 private residential units, and 44,000 sqm GFA of space for complementary uses (e.g. retail, hotel, serviced apartments, sport, recreation and community spaces, medical clinics, attractions), the site has the critical mass needed to catalyse the next phase of development in JLD. The total GFA for the site is about half of the previous Master Developer site, to make the development opportunity more accessible to a broad pool of developers.

Enhancing site readiness through Government infrastructure works

5 To reduce development complexity and make the site more attractive to developers, the Government will undertake a greater share of infrastructure and land preparation works for the area south of Jurong Town Hall Road. These include the demolition of State properties, construction of a new road and sewer with Utilities Specific Ducts (USD), expunction of part of Science Centre Road and the diversion of existing services, which were requirements initially imposed for the previous Master Developer site.

6 The upfront implementation by the Government of the Common Services Tunnel (CST), which will house essential district-level infrastructure (e.g. district cooling and district pneumatic waste conveyance system pipes), alongside the laying of USD, watermains and sewer network within the new roads, will enable cleaner, more efficient and future-ready urban solutions to serve future developments in the new precinct. This will also provide capacity for expansion to meet the evolving utility needs of businesses and communities. Demolition and services diversion works are expected to be completed by end-2026, while the CST, USD, as well as its accompanying road and sewer works are expected to be completed by 2031.

7 In addition, the Land Transport Authority (LTA) will undertake the construction of an underground pedestrian link connecting the Town Hall Link site to the upcoming CR19 MRT station on the Cross Island Line (CRL) which is scheduled to open in 2032. LTA will also build covered linkways to provide seamless and sheltered connectivity between the White site and Jurong East MRT station along Jurong East Street 12, until more permanent at-grade and elevated pedestrian walkways are implemented when the two plots immediately south of the MRT station are developed.

Commitment to develop JLD

8 The Government's substantial upfront investment in infrastructure in JLD underscores its strong commitment to the district's transformation into a major business and lifestyle destination. In addition to the revitalised 90 ha Jurong Lake Gardens (Singapore's third national garden), JLD will be served by two new MRT lines – the Jurong Region Line (JRL) and the CRL, with JE5 MRT station at Jurong East MRT station and JE6 MRT station serving International Business Park (planned to open in 2028), while CR19 MRT station will be located in the heart of the new JLD precinct (planned to open in 2032).

9 Together with the existing North-South and East-West lines, these will significantly enhance JLD's connectivity within the West region and to the rest of the island, including the city centre and upcoming Changi Airport Terminal 5. The CRL will save commuters about 20 minutes of travel time between JLD and Pasir Ris Central compared to today. The CRL will be fully completed when it is extended further westwards from CR19 MRT station, improving public transport connectivity to Jurong and the western industrial areas. In addition, LTA has announced plans for the West Coast Extension (WCE), which will extend the JRL from JE7 MRT station at Teban / Pandan Gardens to connect to the CRL at the CR18 MRT station at West Coast by the late 2030s, and to the Circle Line at Kent Ridge station by the early 2040s, cutting travel time between the West and the city centre by up to 20 minutes.

10 Beyond public transport infrastructure, key developments such as the new Science Centre fronting Jurong Lake and the Jurong Gateway Hub are progressing well and will be completed in the next few years. A wider range of housing options near Jurong East MRT station and Jurong Lake Gardens is also being introduced, enhancing the area's liveability and vibrancy. Some government agencies, including the Land Transport Authority and the Ministry of Sustainability and the Environment, are also studying plans to move their offices to JLD, joining agencies such as Jurong Town Corporation (JTC), Building and Construction Authority (BCA) and Singapore Food Agency (SFA), which already have their offices in the district, further anchoring demand and activities in the district. For example, companies in the infrastructure and built-environment sectors that have frequent interactions with these agencies may find it attractive to set up their offices in the district for operational efficiency.

11 As JLD will be developed into a model sustainable district with ambition for the district to achieve net-zero emissions by around 2045, companies that develop sustainability solutions and capabilities, and those aligned with sustainability values can establish their operations in this new growth district to tap on the ecosystem.

12 Government agencies are also working with existing stakeholders in the adjacent International Business Park to progressively rejuvenate the estate with more mixed-uses, to leverage connectivity to the upcoming Jurong Region Line JE6 station and to support new economic sectors and the thriving R&D community.

13 The launch of the Town Hall Link site on the Confirmed List reflects the Government's continued commitment to shape JLD as a choice location for businesses, quality housing and recreation, and provides an attractive, well-supported development opportunity for the market.

14 For more information on JLD, please visit <https://www.jld.gov.sg>.