

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 2H2026 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	Marina Gardens Lane ⁽²⁾	0.60	5.6	390	0	150	Aug-2026	URA
2	Orchard Boulevard ⁽³⁾	0.34	2.8	110	0	0	Aug-2026	URA
3	East Coast Road ⁽³⁾⁽⁴⁾	0.55	1.6	85	0	0	Sep-2026	URA
4	De Souza Avenue ⁽³⁾	2.22	1.6	415	0	0	Nov-2026	URA
5	Tanjong Rhu Close ⁽³⁾	1.23	3.5	505	0	0	Nov-2026	URA
6	Berlayar Close ⁽³⁾	2.82	2.1	695	0	0	Dec-2026	URA
7	Holland Plain ⁽³⁾⁽⁵⁾	3.42	1.8	610	0	0	Dec-2026	URA
8	Jurong East Avenue 1 (EC) ⁽³⁾⁽⁶⁾	1.49	5.0	735	0	0	Dec-2026	HDB
White Sites								
9	Town Hall Link ⁽⁷⁾	3.72	5.0	1,200	0	83,200	Jul-2026	URA
Total (Confirmed List)				4,745	0	83,350		

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 ⁽¹⁸⁾	Sales Agent
Reserve List								
Residential Sites								
1	Cross Street ⁽⁸⁾	0.23	6.3	315	0	500	Available	URA
2	Media Circle ⁽⁹⁾	0.57	4.2	520	0	400	Available	URA
3	Media Circle (Parcel B) ⁽¹⁰⁾	1.00	4.3	500	0	400	Available	URA
4	Morrison Lane ⁽¹¹⁾	0.66	2.8	205	0	500	Available	URA
5	Kitchener Link	0.42	3.0	145	0	0	Jun-2026	URA
6	Serangoon North View ⁽³⁾	0.80	2.5	235	0	0	Sep-2026	URA
7	Chuan Grove ⁽³⁾	3.18	2.5	935	0	0	Oct-2026	URA
8	Plymouth Avenue/Dunearn Road ⁽³⁾⁽¹²⁾	1.14	2.1	250	0	2,500	Oct-2026	URA
Commercial Sites								
9	Punggol Walk ⁽¹³⁾	1.00	1.4	0	0	13,350	Available	URA
White Sites								
10	Marina Gardens Crescent ⁽¹⁴⁾	1.73	4.2	775	0	6,000	Available	URA
11	Woodlands Avenue 2 ⁽¹⁵⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
12	River Valley Road ⁽¹⁶⁾	1.02	2.8	0	530	2,000	Available	URA
13	Telok Ayer Street ⁽¹⁷⁾	0.41	7.0	135	440	1,100	Available	URA
Total (Reserve List)				4,455	970	104,750		
Total (Confirmed List and Reserve List)				9,200	970	188,100		

(1) The estimated number of dwelling units (DU) for Executive Condominium (EC) 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 a retail cap of 150 sqm GFA.

(3) New sites introduced in 2H2026.

(4) Site is stipulated with minimum average DU size of 100 sqm as it is located within an area with traffic issue.

(5) Site is imposed with DU cap of 610 residential units and a minimum 700 sqm GFA for childcare centre.

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