

ANNEX A

Details of Land Parcel

Site Location ⁽¹⁾	Dorset Road	Upper Thomson Road (Parcel A)	Telok Blangah Road
Site Area	10,399.0 m ² ⁽²⁾	24,421.9 m ²	13,688.9 m ² ⁽²⁾
Land Use Zoning / Allowable Development	Residential	Residential with Commercial at 1 st Storey	Residential
Maximum Gross Floor Area (GFA) ⁽³⁾	36,397 m ²	53,729 m ² ⁽⁴⁾	64,338 m ²
Maximum Building Height ⁽⁵⁾	104m SHD	<u>Low-Rise Zone:</u> 5 Storeys <u>High-Rise Zone:</u> 80m to 100m SHD	<u>Low-Rise Zone:</u> 40m SHD <u>High-Rise Zone (fronting existing Bukit Chermin Canal):</u> 30 Storeys <u>High-Rise Zone (fronting adjacent land parcel along Eastern boundary):</u> 164m SHD
Estimated Number of Housing Units ⁽⁶⁾	425	595	745
Lease Period	99 years	99 years	99 years

⁽¹⁾ Click on the location name to view the site location plan.

⁽²⁾ Final site area is subject to cadastral survey.

⁽³⁾ A minimum GFA of 1,000 m² and 600 m² for childcare centre is stipulated for the Upper Thomson Road (Parcel A) and Telok Blangah Road sites respectively.

⁽⁴⁾ Long-stay Serviced Apartments (SA2) use will not be mandated but can be allowed subject to approval from technical agencies.

⁽⁵⁾ Building height is based on Singapore Height Datum (SHD).

⁽⁶⁾ Actual number of housing units provided by the developer may vary.