



SPRINGLEAF RESIDENCE



**A LANDMARK DEVELOPMENT
GUOCOLAND & HONG LEONG HOLDINGS LIMITED JV**



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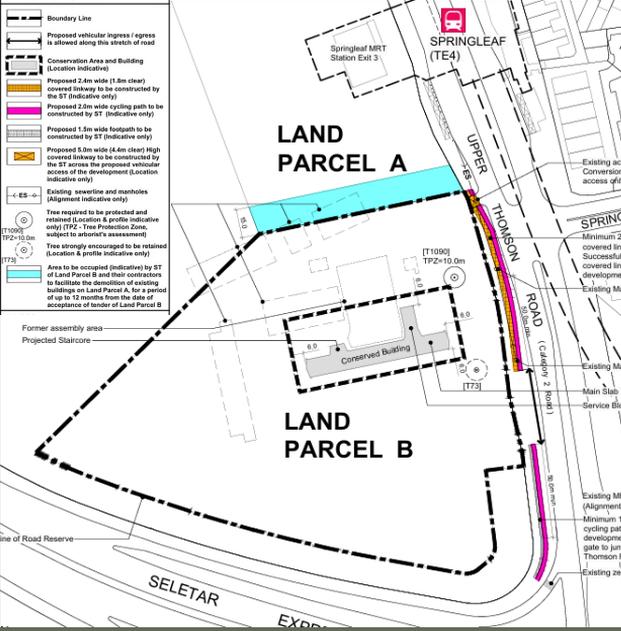
ENTRY PRICE

GuocoLand-Hong Leong JV submit sole bid for Upper Thomson Road GLS site at \$905 psf ppr



The Land Parcel is envisaged as a well-connected and distinctive node for future and existing residents, adding to the existing retail amenities of the area without compromising the tranquility, biodiversity and lushness of the Springleaf Identity Node.

Springleaf Residence is the first residential development among three future plots slated for transformation around the Springleaf MRT area. As the earliest launch in this emerging precinct, it offers buyers a rare first-mover advantage in a neighbourhood poised for growth and rejuvenation.



DEVELOPMENT:
SPRINGLEAF RESIDENCE

DEVELOPER:
GUOCOLAND & HONG LEONG HOLDINGS LIMITED

SITE AREA:
APPROX. 344,700 SQFT

NO. OF UNITS:
941 UNITS (1-5 BR)

ADDRESS:
BLK 811, 813, 815, 817, 819, 821 UPPER THOMSON ROAD

TENURE:
99-YEAR LEASEHOLD

EXPECTED T.O.P DATE:
2H 2029



Springleaf Residence offers a unique blend of nature and convenience. Nestled beside a 30-hectare forest, this 941-unit development boasts unobstructed views of the Central Catchment Nature Reserve, Springleaf Forest and is a mere **2-minute sheltered walk from Springleaf MRT station** on the Thomson-East Coast Line.

The development embraces a **nature-sensitive design approach** to protect and enhance local ecosystems, while preserving part of the former Seletar Institute as a tribute to Singapore's heritage.

2. Multi-Functional Green and Blue Spaces

2C

Springleaf: Building Homes for People and Nature

The new mixed-use development will also be built to take into account its heritage and natural environment.

There are plans to conserve parts of the former Seletar Institute and Nee Soon Post Office buildings, which can be integrated into future developments.

Conserving Heritage

The upcoming buildings and developments will be on disturbed grounds and less sensitive areas. Development will also be carried out in phases to maintain ecological resilience and capitalise on new MRT infrastructure.

Developing with Sensitivity

Buildings in the upcoming development will have small footprints to minimise habitat loss, and come with greener facades to minimise bird strikes.

There will be pedestrian-friendly developments with green public spaces too.

Finally, waterways and drainage infrastructure will integrate features from the Active, Beautiful, Clean Waters (ABC Waters) Programme to maintain hydrological integrity.

Conserving Biodiversity by Design

- Sequestered green area
- Disturbed ground area
- Time sensitive habitat
- Heritage buildings to be integrated
- Significant Conservation Areas

360 degrees view of the surrounding

CLICK HERE



Enjoy unobstructed views from the Springleaf Residence





Nature Sensitive Design Approach



North-South facing, ensuring good airflow into the development and units, 5 tower blocks and 1 conservation building, bringing heritage, nature and living into 1 community space.



Surrounded by greenery, Springleaf Residence offers unblock views overlooking the greenery and water catchments

Enhancing community lifestyle with nature



Activities area within the development, bringing nostalgic elements into the setting



A mesmerizing and tranquil pavilion design that appears to float effortlessly on the water's surface, evoking the serenity of a lily pad.

The structure blends harmoniously into its surroundings, creating an immersive experience that transports residents into the heart of a lush forest canopy

Abundant greenery for recreation and relaxation ~ Adjacent to Springleaf Forest, right next to the 15-hectare Upper Seletar Reservoir Park

Living near a park has several benefits:

- **Physical Health:** Promotes exercise with trails and open spaces.
- **Mental Health:** Reduces stress and boosts mood.
- **Cleaner Air:** Improves air quality, (-) ions
- **Community:** Encourages social connections.
- **Property Value:** Increases home worth.
- **Recreation:** Offers play, sports, and leisure areas.
- **Child Growth:** Safe space for play and learning.
- **Wildlife:** Enjoy local nature.
- **Cooling:** Reduces heat in urban areas.
- **Beauty:** Enhances neighborhood aesthetics.



2. Multi-Functional Green and Blue Spaces

Springleaf: Building Homes for People and Nature

In response to findings from the baseline study, a larger green area in the Springleaf district will be safeguarded than originally planned for. This will protect its rich biodiversity and strengthen the ecological connectivity along the Khatib Nature Corridor.



The retained areas will be turned into the upcoming Nee Soon Nature Park to offer the public access to more nature-based recreation.

Introducing More Nature-Based Recreation

Significant Conservation Areas and their immediate surroundings will be kept to protect sensitive habitats. In addition, new habitats will be created and ecological connectivity between existing habitats will be enhanced through targeted tree planting.

Retaining Natural Assets





Site Plan

GROUND LEVEL

- 1 Arrival Court
- 2 Drop-off
- 3 Forest Drive
- 4 Guard House
- 5 Side Gate
- 6 Heritage Walk
- 7 Heritage Lift Lobby
- 8 Springleaf Club
- 8a. Gym (1st Storey)
- 8b. Study Room (2nd Storey)
- 8c. Craft Room (3rd Storey)
- 9 The ECA House
- 9a. Celebrities' Kitchen
- 9b. Multi-function Room 1
- 9c. Multi-function Room 2
- 9d. Multi-function Room 3
- 10 Grand Lawn
- 11 Running Track (125m)
- 12 Recreational Tennis Court
- 13 Recreational Court
- 14 Recreational Bocce Ball Lawn
- 15 Taichi Lawn
- 16 Outdoor Gym
- 17 Tree House Play
- 18 Allotment Garden
- 19 50m Lap Pool
- 20 Spa Pool
- 21 Hydrotherapy Pool
- 22 Leisure Pool
- 23 Wading Pool
- 24 Pool Terrace
- 25 Garden Alcove
- 26 Reflective Pool
- 27 Outdoor Classroom
- 28 Cascades
- 29 Games Lounge
- 30 Chess Lounge
- 31 Social Lounge
- 32 Wellness Lounge
- 33 Changing Room with Steam Room
- 34 Grand Cocoon
- 35 Yoga Cocoon
- 36 Lounge Cocoon 1
- 37 Lounge Cocoon 2
- 38 Lounge Cocoon 3
- 39 Eco Cocoon
- 40 Bio-Pond
- 41 Pets' Cocoon
- 42 Pets' Play Lawn
- 43 Dining Pavilion
- 44 Lounge Pavilion
- 45 Jogging Trail
- 46 Forest Boardwalk
- 47 Rain Garden
- 48 Forest Trail
- 48a. Forest Bath Alcove
- 48b. Forest Trail
- 48c. Forest Rest
- 48d. Forest Gubion with Gate
- 49 Bird Hide 1
- 50 Bird Hide 2
- 51 Genset

BASEMENT

- 52 Management Office
 - 53 Bicycle Parking Spaces
 - 54 Bin Centre
 - 55 Substation(s)
-  Water Tank

BLK 811 9TH & 16TH STOREY



BLK 813 9TH & 16TH STOREY



SKY TERRACE

BLK 811 9TH & 16TH STOREY

- 1 Sky Lounge
- 2 Gourmet Lounge
- 3 Lookout Cocoon
- 4 Work Corner
- 5 Chill Out Terrace

BLK 813 9TH & 16TH STOREY

- 6 Sky Lounge
- 7 Gourmet Lounge
- 8 Lookout Cocoon
- 9 Work Corner
- 10 Chill Out Terrace

BLK 815 13TH & 20TH STOREY



BLK 817 9TH & 16TH STOREY



BLK 815 13TH & 20TH STOREY

- 11 Sky Lounge
- 12 Gourmet Lounge
- 13 Lookout Cocoon
- 14 Work Corner
- 15 Chill Out Terrace

BLK 817 9TH & 16TH STOREY

- 16 Sky Lounge
- 17 Gourmet Lounge
- 18 Lookout Cocoon
- 19 Work Corner
- 20 Chill Out Terrace

BLK 819 9TH & 16TH STOREY



BLK 819 9TH & 16TH STOREY

- 21 Sky Lounge
- 22 Gourmet Lounge
- 23 Lookout Cocoon
- 24 Work Corner
- 25 Chill Out Terrace

B2 2 Bedroom - Showflat

60 sqm . 646 sqft



C3 3 Bedroom - Showflat

84 sqm . 904 sqft



Plans are not to scale

D1

4 Bedroom - Showflat

114 sqm . 1227 sqft



E1

5 Bedroom - Showflat

135 sqm . 1453 sqft



Plans are not to scale

URA PLANS IN SPRINGLEAF



URA plan is to provide about 2,000 new housing units and more nature-based recreation opportunities to the public, leveraging on improved accessibility in this area after the opening of Springleaf MRT station in 2021.



URA PLANS IN SPRINGLEAF

2. An Island of Green, Blue and Fun



Our network of nature parks and nature corridors are planned to be multi-functional. Beyond safeguarding our natural capital, many of these green spaces and corridors, like Chestnut Nature Park and the Rail Corridor, also allow us to enjoy outdoor activities such as running, hiking and mountain biking. We will continue to expand this network and establish more islandwide recreational opportunities for different users.

Growing the Green Network

- Nature Reserves
- Nature Areas
- Parks/Nature Parks
- Marine Parks
- Waterbodies
- Park connectors & trails
- Key recreational routes
- - - Potential coastal parks/promenade
- Future parks (selected for illustration)

Map for illustrative purposes only



Find out more about our multi-functional green and blue spaces at [Steward: The Green and Blue](#)

2A

Expanding Our Nature-Based Recreation Network

Our green and blue spaces can be unlocked for recreational uses. It will bring us closer to nature and expand the options for leisure and play in our compact city.

Increase Green connectivity via linear parks (Park Connector Network)

1. Stewardship of Natural Capital

- Central Catchment Nature Reserve
- Parks/Nature Parks
- Green spaces
- Waterbodies
- Park connectors, trails & Nature Ways
- Key recreational routes
- Ecological Corridors

Map for illustrative purposes only



1C

Khatib Nature Corridor: Ecological and Recreational Connectivity in the North

The Ecological Profiling Exercise has identified important core (source) habitats of native biodiversity in the Central Catchment Nature Reserve and Khatib Bongsu Nature Park, with ecological corridors between these two core (source) habitats running along Lower Seletar Reservoir.

Map for illustrative purposes only

URA PLANS FOR FUTURE HOMES

1

How do Singaporeans play?

A survey on the public's recreational preferences and aspirations found:

Top 5 recreational activities before COVID-19

35% Eating out

21% Walking, jogging and running

10% Retail shopping

7% Entertainment (e.g. movies, concerts, etc)

6% Gym exercise or workout

Respondents did not anticipate significant changes in usage patterns for recreational facilities after the pandemic.

Top 5 factors for choosing a recreational facility

- 1 Free or low cost
- 2 Conveniently located near house or workplace
- 3 Conveniently located near transport node
- 4 Quality of facility
- 5 Availability of open spaces and lack of crowds

While accessibility is one of the most important factors, respondents were willing to travel further to large-scale national attractions.

More Recreation Closer to Homes

A well-connected network of recreational facilities in our towns ensures that we all have good access to places where we can relax and unwind daily.

New types of green spaces bring respite to urban living and foster community bonding.

1C Bringing Nature to Our Doorsteps

Everyone can play a part in designing and curating their own recreational spaces.

1B Co-creating Play Spaces with Residents

By integrating a variety of recreational opportunities at one place, we can also offer residents more options while optimising land use.

1A Supporting Diverse Play in More Facilities

Springleaf Residence will offer recreation & nature to your Doorsteps

1. More Recreation Closer to Homes

1C

Bringing Nature to Our Doorsteps

From waterways to parks, our living spaces offer many opportunities for residents to enjoy nature. New types of green spaces are also being developed for gardening hobbyists and to encourage bonding among residents and with nature.

See how green and blue spaces can help multiple functions be realised at one place. The Green and Blue



The upcoming community farmways in Tengah have been planned to provide residents with hobby farming and gardening opportunities. Upon completion, Tengah residents can grow their own plants or produce, and even sell their harvests at farmers' markets.

New Types of Green Spaces



To provide more opportunities for recreational activities amid nature, a hierarchy of green spaces, namely town parks, neighbourhood parks and common greens, will continue to be provided within our housing estates. More efforts will also be put into ensuring green and blue spaces are well integrated with our new housing projects.

Green Living



Within housing estates, greenery can be introduced on different floors from the ground to middle level or rooftop sky gardens, with fitness and play facilities available close to homes. An example is the SkyVillage Dawson housing project located at the rejuvenated Dawson estate in Queenstown.

Housing in a Park



CONNECTIVITY



Being on one of Singapore's most connected MRT lines, residents could enjoy direct access to key destinations such as Orchard, the CBD, Woodlands and East Coast—all in a single train ride.



More route options with eight interchanges that connect to all the major lines:

- East-West Line (EWL)
- North-South Line (NSL)
- North-East Line (NEL)
- Circle Line (CCL)
- Downtown Line (DTL)
- Cross Island Line (CRL).



CONNECTIVITY

TRAVEL TIME VIA THOMSON-EAST COAST LINE



2 MINS TO FUTURE
MALL



3 MINS TO LENTOR
MODERN MALL



7 MINS TO
CAUSEWAY POINT



10 MINS TO
THOMSON PLAZA



23 MINS TO ION
MALL/ WISMA



25 MINS TO GREAT
WORLD CITY



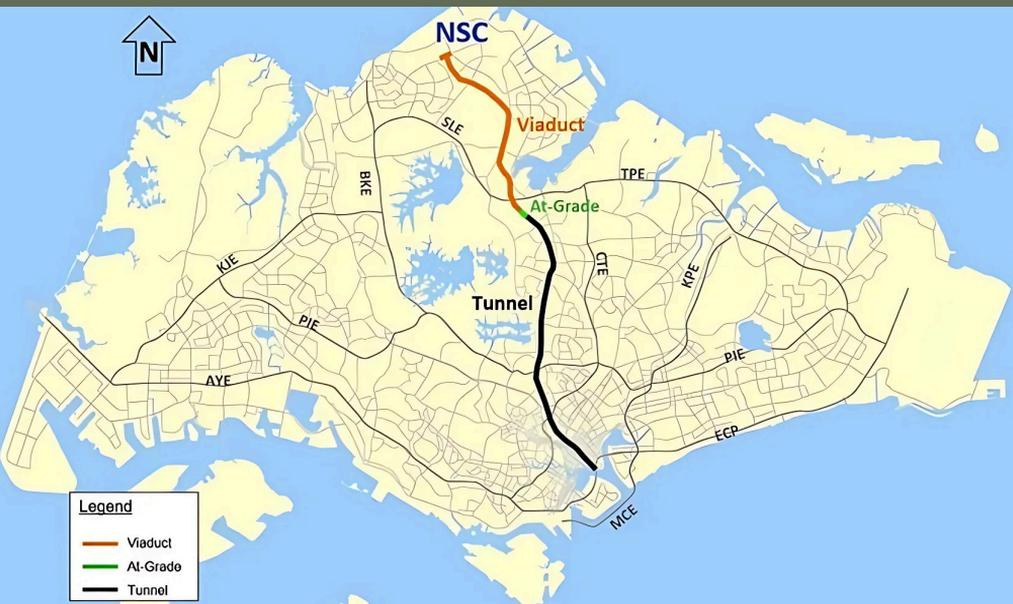
32 MINS TO CBD



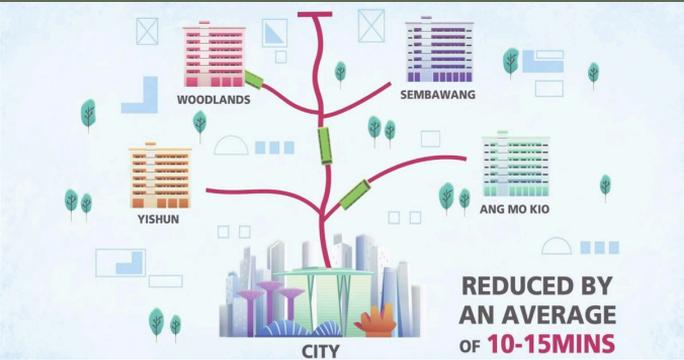
CONNECTIVITY



The North-South Corridor (NSC) is a multi-modal transportation corridor that will enhance connectivity from the northern region to the city, serving towns such as Sembawang, Yishun, Ang Mo Kio, Toa Payoh, Novena and Rochor. It will help to relieve traffic along Singapore's north-south transportation axis and support new developments along the corridor.



SLE connectivity to North-South Corridor (To be completed by 2029), offers faster travel to city area.



Travelling to City and back home will be faster by 2029, with dedicated bus lane for quicker travel, promoting car-lite with more convenience on public transport

MRT TO SCHOOLS



7 STOPS TO SCHOOLS

1. Woodlands South

- Innova Primary
- Christ Church Secondary
- Woodgrove Secondary

2. Mayflower

- Ang Mo Kio Primary
- Mayflower Secondary
- CHIJ St. Nicholas Girls'
- Mayflower Primary

3. Bright Hill

- Ai Tong
- Eunoia Junior College
- Pierce Secondary

3. Woodlands North

- Republic Polytechnic

3. Woodlands > Admiralty

- Admiralty Primary
- Greenwood Primary
- Spectra Secondary
- Woodlands Ring Secondary

4. Woodlands > Sembawang

- Wellington Primary
- Sembawang Primary
- Sembawang Secondary
- Canberra Primary

5. Caldecott

- CHIJ Toa Payoh
- Marymount Convent
- Raffles Girls' Secondary
- St. Joseph's Institution l'ntl

6. Caldecott > Marymount

- Raffles Junior College
- Raffles Institution

6. Woodlands > Yishun

- Xishan Primary
- Yishun Primary
- Jiemin Primary
- Yishun Town Secondary

7. Woodlands > Khatib

- Chung Cheng High
- Peiyang Primary
- Naval Base Secondary

7. Stevens

- St. Joseph's Institution
- Singapore Chinese Girls' School

POTENTIAL

Why does Singapore need more housing?

Even if our population remains unchanged in the future, the land we need for housing may change in line with the following:

- Ageing population and specific requirements for senior-friendly housing.
- Changing household sizes, for example, increase in single-person or single-generation households would increase land needed for housing, and.
- Families' flat size preferences.

Past	Future (More singles, empty nesters households)
Population 10,000	Population 10,000



Our living spaces and environment must also cater to other future trends, such as:



- Legend:
- Existing housing areas
- Map for illustrative purposes only

1A
Developing Sensitive for the Future

New areas will be built while keeping in mind existing greenery and heritage as well as future needs.

1B
Increasing Homes in Convenient Locations

More homes will be built in and around the city as well as closer to key amenities such as major transport and job nodes.

1C
Diversifying Housing Types for Different Lifestyles

A range of residential designs will be developed to cater to a wider variety of households.

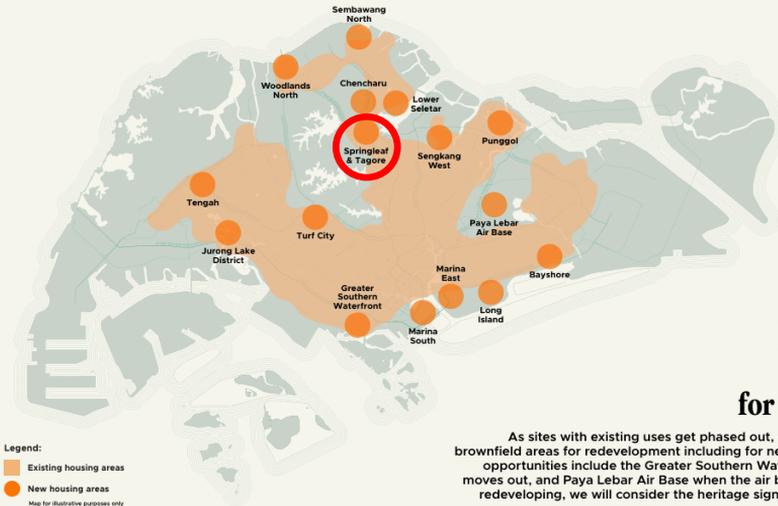
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More Homes for New Needs and Aspirations?

Providing inclusive and accessible homes for all continues to be central to Singapore's housing goals. We will need more land to build homes to cater for demographic changes and growing aspirations. In addition, we need to balance having enough homes with safeguarding sufficient land to meet unforeseen needs of the future.

Expect increase in housing demands due to change in household sizes

1. More Homes for New Needs and Aspirations



1A

Developing Sensitive for the Future

As sites with existing uses get phased out, we will prioritise these brownfield areas for redevelopment including for new housing. Upcoming opportunities include the Greater Southern Waterfront when the port moves out, and Paya Lebar Air Base when the air base moves out. When redeveloping, we will consider the heritage significance of these sites.

But the scarcity of land in Singapore means there will also be a need to build on undeveloped sites (greenfield). When there is a need to do so, we will develop sensitively in areas with significant greenery.

Springleaf & Tagore have been identified as new housing areas for future, and with sensitive considerations to the heritage significance and greenery when building new housing in the areas.

Great Demand for projects near MRT station

Project	% Sold on Launch Day	Average PSF on Launch Day
One Marina Gardens	38%	\$2,953
Grand Dunman	55%	\$2,500
The Reserve Residences	70%	\$2,460
Lentor Mansion	75%	\$2,104 - \$2,478
Chuan Park	76%	\$2,579
Norwood Grand	84%	\$2,067
The Orié	86%	\$2,704
Parktown Residence	87%	\$2,360
J'Den	88%	\$2,451
Lentor Central Residences	93%	\$2,215
LyndenWoods	94.5%	\$2,450
Emerald of Katong	99%	\$2,621

Executive Condominium closing price gap to Private Condominium?

Site	Location	Estimated Launch	Land Cost	Remarks
Tampines Street 62	Tampines	2025	\$543.28m (\$721 psf ppr)	Aurette of Tampines Average \$1,766psf
Plantation Close (Parcel B)	Tengah	2025	\$423.38m (\$701 psf ppr)	Site awarded in Oct 2023
Jalan Loyang Besar	Pasir Ris	2025	\$557m (\$729 psf ppr)	Site awarded in Feb 2024
Tampines Street 95	Tampines	2026	\$465m (\$768 psf ppr)	Site awarded in Aug 2024
Senja Close	Bukit Panjang	End 2026/ Early 2027		Site Tender in Mar 2025
Woodlands Drive 17	Woodlands	Early 2027		Site Tender in Apr 2025
Sembawang Road	Sembawang	End 2026/ Early 2027		Site Tender in May 2025

Sim Lian sets new high for EC land with \$S768 psf ppr top bid for Tampines site

By Samuel Oh
samueloh@sph.com.sg

Provisional tender results for Tampines Street 95 EC plot

BIDDERS	BID PRICE (S\$)	PRICE IN S\$ PSF PPR
1 Sim Lian Land and Sim Lian Development	465,000,000	768
2 Consortium of Santarli Construction, Apex Asia, Kay Lim and Heeton Holdings	457,520,000	756
3 Sing Holdings	439,550,000	726
4 CSC Land Group	438,758,670	725
5 Intrapital Investments and TID Residential	425,700,000	703

SOURCE: HOH, ACR, GRAPHIC, ESSIE LAM, BT

AN EXECUTIVE condominium (EC) site in Tampines Street 95 drew strong participation from developers, with the top bidder Sim Lian setting a new record for EC land with its offer of \$S768 per square foot per plot ratio (psf ppr).

The Housing and Development Board (HDB) tender that closed on Thursday (Oct 24) attracted five bids. Market watchers had expected bids to come in at between \$S650 and \$S730 psf ppr.

While the strong showing did not surprise market watchers too much, the latest result showed that developers see EC projects as a "sure thing" in an uncertain market, said Nicholas Mak, Mogul.sg's chief research officer.

Eugene Lim, ERA Singapore's key executive officer, made a similar point: "EC sites generally translate to lower risks for developers due to the lower development cost and higher demand from buyers who are drawn in by the affordable prices, relative to those of new private home launches."

Sim Lian's \$S465 million bid at \$S768 psf ppr was 1.6 per cent higher than the next highest offer of \$S756 psf ppr (\$S457.5 million) from a consortium comprising Santarli Construction, Apex Asia, construction group Kay Lim Realty and Heeton Holdings.

This was followed by Sing Holdings, with its bid of \$S439.6 million

or \$S726 psf ppr; Chinese developer CSC Land put in an offer of \$S438.8 million or \$S725 psf ppr. The lowest bid came from Hong Leong Holdings' intrepid Investments, and TID Residential, at \$S425.7 million or \$S703 psf ppr.

If Sim Lian wins this tender for the Tampines Street 95 plot (as is likely), it would count as the developer's third EC project in Tampines.

Last October, it acquired an EC site in Tampines Street 62, where it is now building the 760-unit Aurette of Tampines, slated to hit the market in the first half of 2025.

Sim Lian is also behind The Tampines Trilliant in Tampines Central, completed in 2015. Sim Lian also has completed EC projects in Choa Chu Kang and Anchorvale.

Propnex head of research and content Wong Sing Yiew described

the site as a strategic move to defend its market position.

Mogul's Mak added: "This land bidding strategy not only reduces competition for Sim Lian in the Tampines area, but also empowers the developer to set pricing for their two EC projects without the risk of being undercut by other developers."

"As a result, it can effectively corner the EC market in Tampines for the next two to three years, enhancing its influence and profitability before the government sells another EC site in Tampines," he said.

Pricing
At the top bid of \$S768 psf ppr, analysts said that the latest EC project in Tampines could be priced at between \$S1,500 and \$S1,750 psf.

Given the 15-month waiting period from the time of land acquisition to the launch of the EC, this project will be launched only sometime in 2026, noted Justin Quek, OrangeTee & Tie's chief executive officer.

There will not be too much competing demand to divert buyers' attention away, so the gap between launches may help to ensure sufficient demand, he added.

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Sim Lian's \$S768 psf ppr bid was also 5.1 per cent higher than the winning bid at the last EC tender. A site in Jalan Loyang Besar in Pasir Ris was awarded in August to a joint venture between CNQX International (the parent company of Qinglian Realty, China Communications Construction Company, and ZACD at \$S557 million or \$S729 psf ppr).

Lower financing costs with recent interest rate cuts could also have given developers more confidence, ERA's Lim suggested.

EC land rates have been steadily rising over the past few tenders. Qinglian's bid of \$S729 psf ppr for

Project at Tampines Street 95



SOURCE: HOH, GRAPHICS, TECH YI CHEE, BT

The last EC project launched for sale in Tampines was Tenet, jointly developed by Qinglian Realty, Santarli and Heeton. Launched in December 2022, the project is almost sold out, with one unit left as of October.

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Another EC project in Bukit Batok, City Developments' Lumina Grand, was marketed in January this year and has sold 83 per cent out of its 512 units, said Wong.

The next EC to be launched will likely be Novo Place in Tengah, which could yield 504 units.

A joint venture between Hoi Hup Realty and Sunway Developments won the site at \$S422.2 million, or \$S701 psf ppr, in February.

measures 22,488.9 square metres (sq m), and has a maximum gross floor area of 56,223 sq m.

A total of some 560 housing units can be built in the project, which is near the Tampines West MRT station.

The site is also near an upcoming 23,310.7 sq m mixed-use site for up to 585 new residential units and commercial space.

That plot was awarded to the Hoi Hup-Sunway entity at \$S668.3 million or \$S1,004 psf ppr earlier this month.

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EC project in Bukit Batok

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AEW sells Admirax in Woodlands for about \$S155m to family office

By Kalpana Rashiwala
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THERE seems to be more buzz for big-ticket industrial properties in



Do you think prices for Springleaf Residence would be attractive?

POTENTIAL



Government Land Sales since Harmonisation

Date Tender Awarded	Land Parcel	Proposed Property Type (URA Zoning)	Planning District	Land Area (sq m)	No. of expected units	Land cost (\$Sps/tp/gr) Incl. DC/UP	Tender Price Incl. DC/UP	Successful Tenderer's Name
Apr-23	Lentor Gardens	Residential (Non-Landed)	26	21,867	530	985	486,800,222	Guocoland (Singapore) Pte. Ltd. and Intrepid Investments Pte. Ltd.
Jul-23	Marina Gardens Lane	Residential with Commercial at 1st storey	1	12,245	790	1,402	1,034,480,000	Kingsford Huray Development Pte. Ltd., Obsidian Development Pte. Ltd. and Polaris Cultural & Science Park Investment Private Limited.
Jul-23	Tampines Avenue 11	Commercial & Residential	18	50,680	1,130	885	1,206,330,880	Topaz Residential Pte. Ltd. and Topaz Commercial Pte. Ltd.
Aug-23	Jalan Tembusu	Residential (Non-Landed)	15	20,572	840	1,069	828,800,000	Sim Lian Land Pte Ltd and Sim Lian Development Pte Ltd
Sep-23	Tengah Plantation Close (EC)	Executive Condo	23	16,441	495	703	348,500,000	Hoi Hup Realty Pte Ltd and Sunway Developments Pte. Ltd.
Sep-23	Champions Way	Residential (Non-Landed)	25	14,433	350	904	294,889,000	CDL Stellar Pte. Ltd.
Sep-23	Lentor Central	Residential (Non-Landed)	26	14,703	475	982	435,166,426	Intrepid Investments Pte. Ltd., GuocoLand (Singapore) Pte. Ltd. and CSC Land Group (Singapore) Pte. Ltd.
Oct-23	Tampines Street 62 (Parcel B) (EC)	Executive Condo	18	26,000	700	721	543,280,000	Sim Lian Land Pte Ltd and Sim Lian Development Pte Ltd
Nov-23	Clementi Avenue 1	Residential (Non-Landed)	5	13,451	900	1,250	633,447,945	CSC Land Group (Singapore) Pte. Ltd. and Caspian Residential 3Pte. Ltd.
Nov-23	Lorong 1 Toa Payoh	Residential (Non-Landed)	12	15,743	775	1,360	968,000,000	CDL Constellation Pte. Ltd., Frasers Property Phoenix Pte. Ltd. and Sekisui House, Ltd.
Nov-23	Pine Grove (Parcel B)	Residential (Non-Landed)	21	25,039	565	1,223	692,388,000	Golden Ray Edge 3 Pte. Ltd.
Feb-24	Media Circle	Residential (Non-Landed)	5	10,632	355	1,191	395,288,889	CNQC Realty (Clementi) Pte. Ltd. and Forsea Residence Pte. Ltd.
Feb-24	Plantation Close (EC)	Executive Condo	24	20,038	560	701	423,380,000	Hoi Hup Realty Pte Ltd and Sunway Developments Pte. Ltd.
Feb-24	Orchard Boulevard	Residential with Commercial at 1st storey	10	7,031	280	1,617	428,280,980	United Venture Development (No.7) Pte. Ltd.
Apr-24	Upper Thomson Road (Parcel B)	Residential (Non-Landed)	26	32,024	940	905	779,555,000	GuocoLand (Singapore) Pte. Ltd. and Intrepid Investments Pte. Ltd.
Apr-24	Zion Road (Parcel A)	Residential with Commercial at 1st Sty	3	15,278	1,170	1,202	1,106,888,000	CDL-MFA Vega Property Pte. Ltd. and CDL-MFA Altair Property Pte. Ltd.
May-24	Holland Drive	Residential	10	12,388	680	1,285	805,380,000	Holly Development Pte. Ltd.
Jun-24	River Valley Green (Parcel A)	Residential	9	9,291	380	1,326	463,999,999	Winchamp Investment Pte. Ltd.
Aug-24	Canberra Crescent	Residential	27	20,437	375	793	279,000,800	Peak Nature Pte Ltd and Huatland Development Pte. Ltd.
Aug-24	De Souza Avenue	Residential	21	19,245	355	841	278,900,000	SI Capital (8) Pte Ltd
Aug-24	Margaret Drive	Residential	3	9,522	460	1,154	497,000,000	Intrepid Investments Pte. Ltd., Hong Realty (Private) Limited and GuocoLand (Singapore) Pte. Ltd.
Aug-24	Zion Road (Parcel B)	Residential	3	9,286	610	1,304	730,088,888	Valerian Residential Pte. Ltd.
Aug-24	Jalan Loyang Besar (EC)	Executive Condo	18	28,406	710	729	557,000,000	CNQC Realty (Progressive) Pte. Ltd., Forsea Residence Pte. Ltd. and ZACD Laserblue Pte. Ltd.
Oct-24	Tampines Street 94	Commercial & Residential	18	23,511	585	1,004	668,280,000	Hoi Hup Realty Pte Ltd and Sunway Developments Pte. Ltd.
Nov-24	Tampines Street 95 (EC)	Executive Condo	18	22,489	560	768	465,000,000	Sim Lian Land Pte Ltd and Sim Lian Development Pte Ltd
Nov-24	Faber Walk	Residential (Non-Landed)	5	25,795	400	900	349,857,988	GuocoLand (Singapore) Pte. Ltd., TID Residential Pte. Ltd. and Intrepid Investments Pte. Ltd.
Jan-25	Dairy Farm Walk	Residential (Non-Landed)	23	21,881	530	1,020	504,515,000	CNQC Realty Pte. Ltd., Apex Asia Alupa Investment Two Pte. Ltd., Soon Li Heng Civil Engineering Pte Ltd and Kay Lim Realty Pte. Ltd.
Jan-25	Tengah Garden Avenue	Residential with Commercial at 1st Sty	24	25,458	860	821	675,000,000	Intrepid Investments Pte. Ltd., CSC Land Group (Singapore) Pte. Ltd. and GuocoLand (Singapore) Pte. Ltd.
Feb-25	River Valley Green (Parcel B)	Residential with Commercial at 1st Sty	9	11,736	475	1,420	627,835,896	GLI 8 Pte. Ltd.
Mar-25	Media Circle (Parcel A)	Residential with Commercial at 1st Storey	5	7,629	325	1,037	315,000,000	CNQC Realty (Bloomsbury) Pte. Ltd., Forsea Residence Pte. Ltd. and Hoovusan Holding Pte. Ltd.
Mar-25	Bayshore Road	Residential	16	10,497	515	1,388	658,888,998	Sing-Haiyi Garnet Pte. Ltd.
Apr-25	Lentor Gardens	Residential	26	20,639	500	920	429,230,000	Kingsford Huray Development Pte Ltd
Jun-25	Lakeside Drive	Residential with Commercial at 1st Storey	22	13,485	575	1,132	608,000,000	CDL Polaris Properties Pte. Ltd. and CDL Polaris Commercial Pte. Ltd.
Jul-25	Dunearn Road	Residential	11	13,492	380	1,410	491,454,208	CSC Land Group (Singapore) Pte. Ltd., Sekisui House, Ltd. and Frasers Property Phoenix II Pte. Ltd.
Jul-25	Chuan Grove	Residential	19	15,832	550	1,376	703,600,000	Sing Holdings Residential Pte. Ltd. and Sunway Developments Pte. Ltd.

POTENTIAL



Future developments in the vicinity will bring in new homeowners into the neighborhood and this will become a new township as part of the Springleaf, Tagore Transformation

Upper Thomson Road (Parcel A)

Government Land Sales

YISHUN PLANNING AREA

Government Land Sales

 Location Plan & Technical Details

 Tender Results

LAND USE

Residential with Commercial at 1st Sty

ESTIMATED SITE AREA (HA)

2.44

GROSS PLOT RATIO

2.2

ESTIMATED HOUSING UNITS

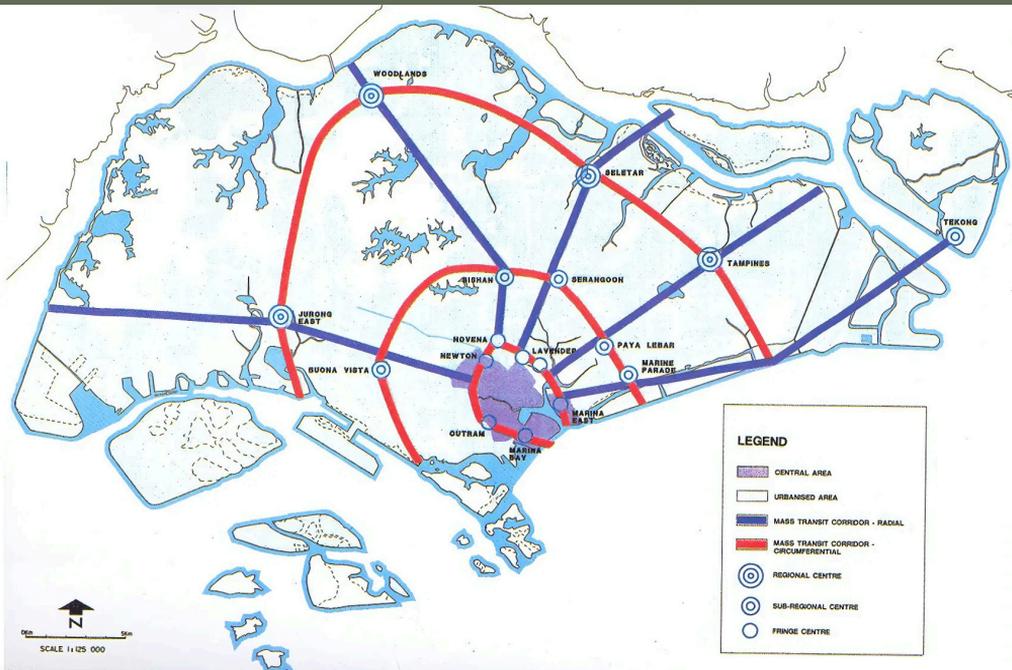
595

ESTIMATED COMMERCIAL SPACE (M²)

2,000



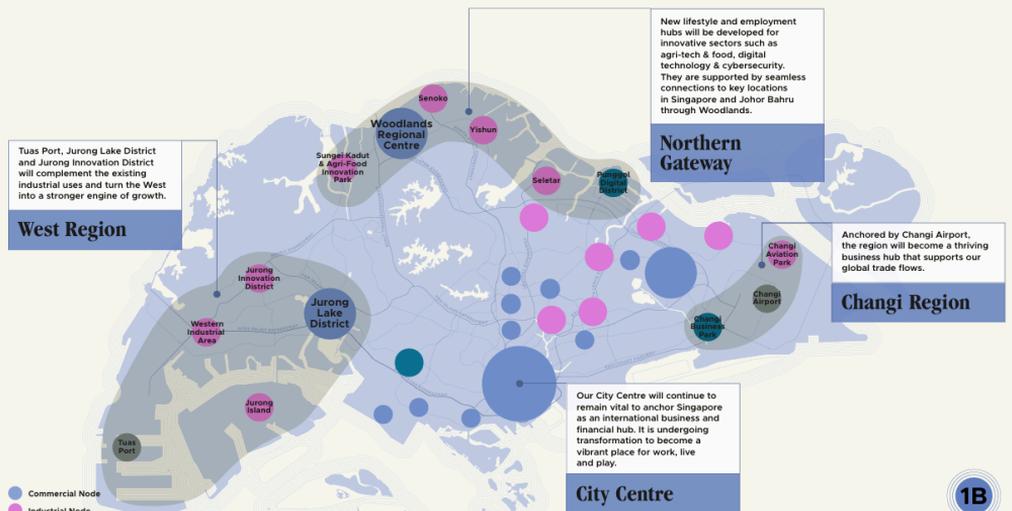
POTENTIAL



Government will strengthen the competitiveness of our Gateways and expand their linkages to external markets.

Complementary industries, innovation districts and institutes of higher learning will be clustered together to foster collaboration between industries, innovation and talent development.

I. Attractive Job Nodes



- Commercial Node
- Industrial Node
- Business Park Node
- Airport / Port

Map for illustrative purposes only.

Developing Bustling Ecosystems



Bishan Sub-Regional Centre



New plans for Bishan town centre include office towers, pedestrian mall and polyclinic

A few government agencies are exploring the feasibility of relocating their offices to Bishan town centre when the area is redeveloped.

POTENTIAL



Seletar Aerospace (Regional Centre)



The government also intends to set up a new industrial estate in Seletar East for "high value-added industries" such as wafer fabrication.

POTENTIAL



To
Johor
Bahru

Woodlands Gateway is poised as a vibrant employment and manufacturing hub. Beyond providing new workplaces, the precinct provides a lush and vibrant public realm with public spaces and seamless connectivity for residents, employees, students and visitors.



Woodlands Gateway will feature a Multi-Modal Transport Hub (MMTH), as part of a larger mixed-use Business-White development. It will be:

- An integrated hub designed to facilitate seamless transfers across public transport modes. It will connect MRT and bus services with the upcoming Johor-Bahru Singapore Rapid Transit System (J-B-SG RTS) Link.
- A vibrant business hub with flexible spaces for industries alongside retail and leisure experiences for the community commuters and workers.
- A welcoming arrival node with public spaces, creating a gateway experience for visitors to Singapore.

Woodlands Waterfront is a live-play precinct offering unique park and waterfront living with views of the Straits of Johor.

Housing by the Woods will have the green spaces and exciting play elements of Admiralty Park at residents' doorsteps, through seamless pedestrian connectivity.



Woodlands Central will continue to be the main commercial hub of the North, centred around Woodlands MRT station and bus interchange. More office and retail spaces will be developed in the future to cater to the needs of businesses and residents.



New generation mixed-use industrial spaces in Woodlands Gateway will:

- Support manufacturing firms with operations in both Singapore and Johor.
- Offer greater flexibility for industrial spaces to co-locate synergistic knowledge-intensive and service-oriented activities alongside manufacturing operations.
- Provide workers with a pleasant experience, away from goods vehicles which will use a dedicated underground vehicular network.

Woodlands Regional Centre

Micron invests US\$7 billion in Woodlands advanced packaging site; 1,400 jobs to be created

The company now employs more than 9,000 people in Singapore

ENTRY PRICE



MOST AFFORDABLE

TEL Thomson-East Coast Line

TOP PROJECT <5 YEARS NEAR MRT

TOP PROJECT <5 YEARS NEAR EXPRESSWAY (NO MRT)

Parc Esta

Sale Price *	
Average	S\$ 2,264 psf
Range	S\$ 1,916 - 2,547 psf

348 Profitable Transactions

Park Colonial

Sale Price *	
Average	S\$ 2,238 psf
Range	S\$ 1,876 - 2,821 psf

167 Profitable Transactions

Clavon

Sale Price *	
Average	S\$ 2,043 psf
Range	S\$ 1,829 - 2,320 psf

118 Profitable Transactions

RECENT LAUNCHES NEAR MRT

RECENT LAUNCH NEAR EXPRESSWAY (NO MRT)

Chuan Park

Sale Price *	
Average	S\$ 2,589 psf
Range	S\$ 2,269 - 2,785 psf

76% sold on Day 1

Lentor Central

Sale Price *	
Average	S\$ 2,222 psf
Range	S\$ 1,982 - 2,586 psf

93% sold on Day 1

ELTA

Sale Price *	
Average	S\$ 2,546 psf
Range	S\$ 2,200 - 2,881 psf

65% sold on Day 1



SPRINGLEAF RESIDENCE

***LAUNCHING 1ST AUGUST
2025***



OrangeTee

***RSVP with your OrangeTee
Consultant***

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