



**norwood  
grand**



**NEW**

**WOW**  
**WONDERS OF  
WOODLANDS**



# **introductory briefing**

***21 august 2024***

**norwood  
grand**



# norwood grand

'Norwood' is a play on the development's location – where residents can find a new life in the new north at Woodlands.

The word Grand is to identify it as part of CDL's portfolio of properties built by a BCA Band 1 Developer.



Preliminary Artist's Impression



## CDL puts in top bid for Champions Way GLS site at \$904 psf ppr

Atiqah Mokhtar

Tue, 12 Sept 2023 • 3-min read

In This Article:

C09.SI +0.78%



Location plan for the GLS site at Champions Way (Picture: URA)

SINGAPORE (EDGEPROP) - The tenders for two government land sale (GLS) sites located at Lentor Central and Champions Way closed on Sept 12.

**Read also: [Lentor Central GLS site receives two bids, highest bid at \\$982 psf ppr](#)**

The Champions Way site, which can yield 350 units, drew six bids. City Developments Limited (CDL) submitted the top bid of \$294.889 million, which reflects a land rate of \$904 psf per plot ratio (psf ppr). CDL's bid is 8.3% higher than the second-highest bid from TID (the Hong Leong Group-Mitsui Fudosan joint venture) at \$272.26 million or \$835 psf ppr.

# Champions Way GLS Won By CDL

**Pent-up demand as 1<sup>st</sup> Mega Launch in 12 Years!**

Last launch Rosewood Drive site (now Parc Rosewood) in June 2012.

### LAND PARCEL AT CHAMPIONS WAY

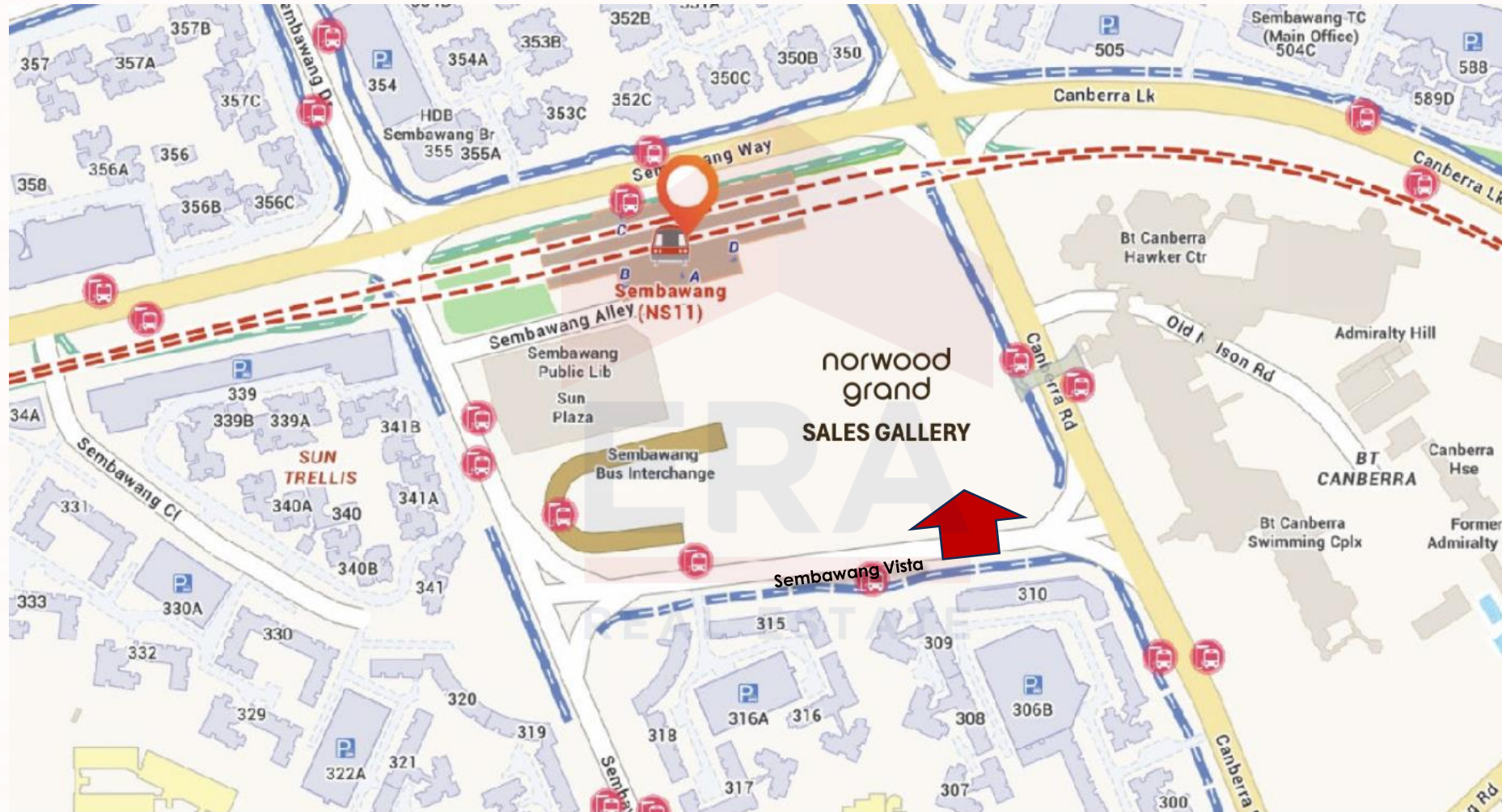
ALLOWABLE DEVELOPMENT	: RESIDENTIAL
SITE AREA	: 14,432.5 m <sup>2</sup>
MAXIMUM PERMISSIBLE GFA	: 30,309 m <sup>2</sup>
DATE OF LAUNCH	: 25 MAY 2023
DATE TENDER CLOSED	: 12 SEPTEMBER 2023
LEASE PERIOD	: 99 YEARS

RANKING	NAME OF TENDERER	TENDERED SALE PRICE (\$)	TENDERED SALE PRICE IN \$PSM OF GFA
1	CDL Stellar Pte. Ltd.	294,889,000.00	9,729.42
2	TID Residential Pte. Ltd.	272,260,000.00	8,982.81
3	CNQC-OS (4) Pte. Ltd. and Forsea Residence Pte. Ltd.	240,010,000.00	7,918.77
4	JBE (S) Pte Ltd	235,332,000.00	7,764.43
5	Golden Ray Edge 3 Pte. Ltd.	215,388,888.00	7,106.43
6	Innova Investments Limited	203,333,333.00	6,708.68



# Sales Gallery located along Sembawang Vista

(Beside Sembawang MRT & Sun Plaza)







# PROJECT INFO





# Project Details

<b>Project Name</b>	<b>Norwood Grand 景林家园 (D25)</b>
<b>Developer</b>	CDL Stellar Pte. Ltd. (Wholly-owned subsidiary of City Developments Limited)
<b>Tenure</b>	99 years leasehold from 18 December 2023
<b>Address</b>	TBA
<b>Description</b>	4 blocks of 11-storey residential development with an early childhood development centre (ECDC), 1 level of basement parking, landscape deck with swimming pool and communal facilities.
<b>Total Units</b>	348 Units
<b>Site Area</b>	Approx 14432.5 sqm (Approx 155,351 sqft)
<b>Expected TOP Date</b>	TBA
<b>Expected Vacant Possession</b>	31 Mar 2030
<b>Car Park</b>	283 carpark lots (inclusive of 2 lots for ECDC, 3 electric vehicle charging lots and 3 accessible lots) 87 bicycle lots
<b>Architect</b>	ADDP Architects LLP
<b>Professional Engineer</b>	TW-Asia Consultants Pte Ltd
<b>M&amp;E Consultant</b>	Belmacs Pte Ltd
<b>Interior Design</b>	Index Design Pte Ltd
<b>Builder</b>	Woh Hup (Private) Limited





# THE DEVELOPER



# City Developments Limited (CDL)

Leading global real estate company in Singapore



City Developments Limited (CDL) is a leading global real estate company with a network spanning 163 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically-diverse portfolio comprises residences, offices, hotels, serviced apartments, retail malls and integrated developments.

With a proven track record of 60 years in real estate development, investment and management, the Group has developed over 50,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

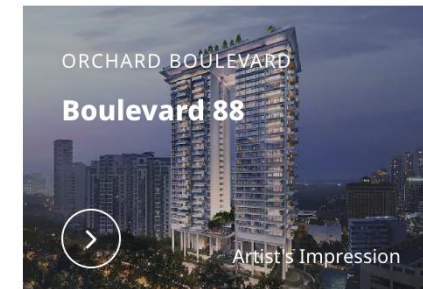
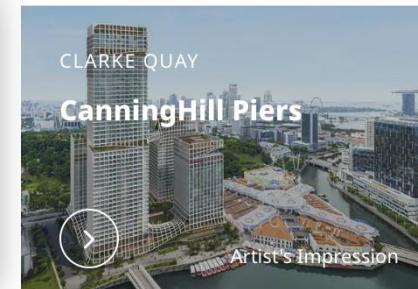
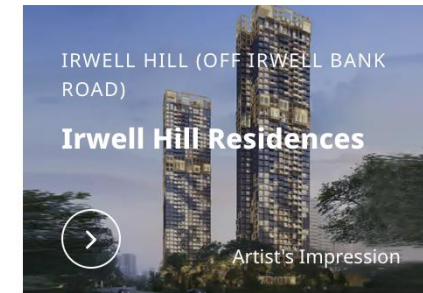
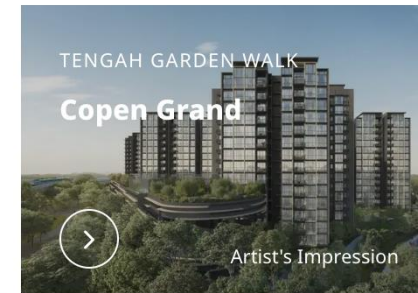
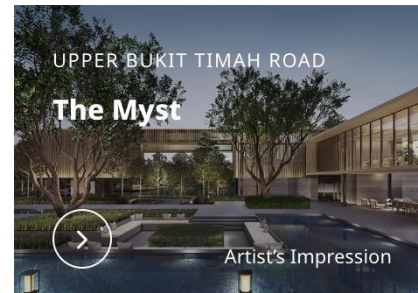
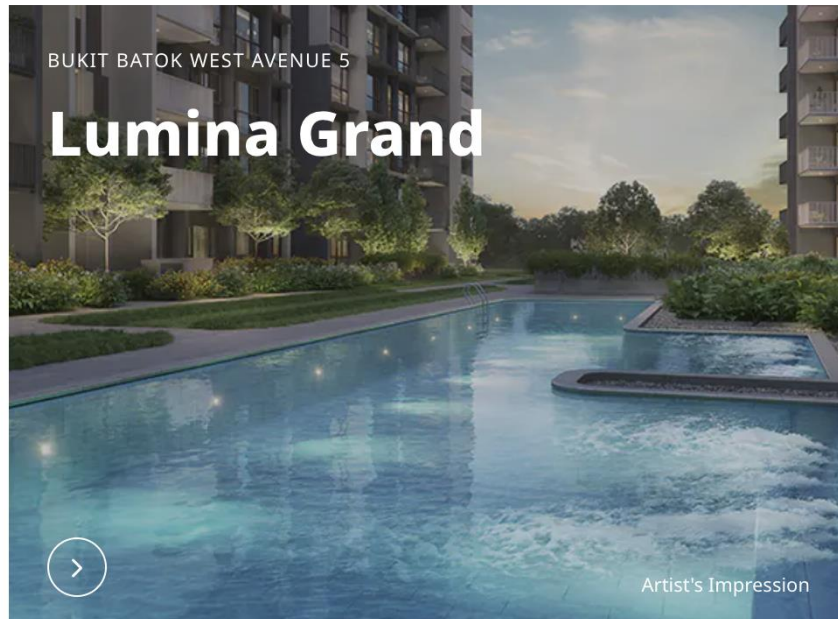
At the Building and Construction Authority (BCA) Awards in 2023, CDL was conferred the Quality Excellence Award – Quality Champion, which recognises leading progressive developers and builders for their commitment and achievement in delivering high quality homes through workmanship excellence and quality assurance programmes. A recognition achieved for 11 consecutive years, this award is a testament to CDL's steadfast commitment in delivering quality green homes and commercial spaces.



# City Developments Limited (CDL)

Leading global real estate company in Singapore

SGX Mainboard-listed City Developments Limited is an established and reputable developer in Singapore – a trusted name behind many residential projects here, including Tembusu Grand, Piccadilly Grand, Echelon, St. Regis Residences, Gramercy Park, South Beach Residences, and Nouvel 18, among others.



**norwood  
grand**





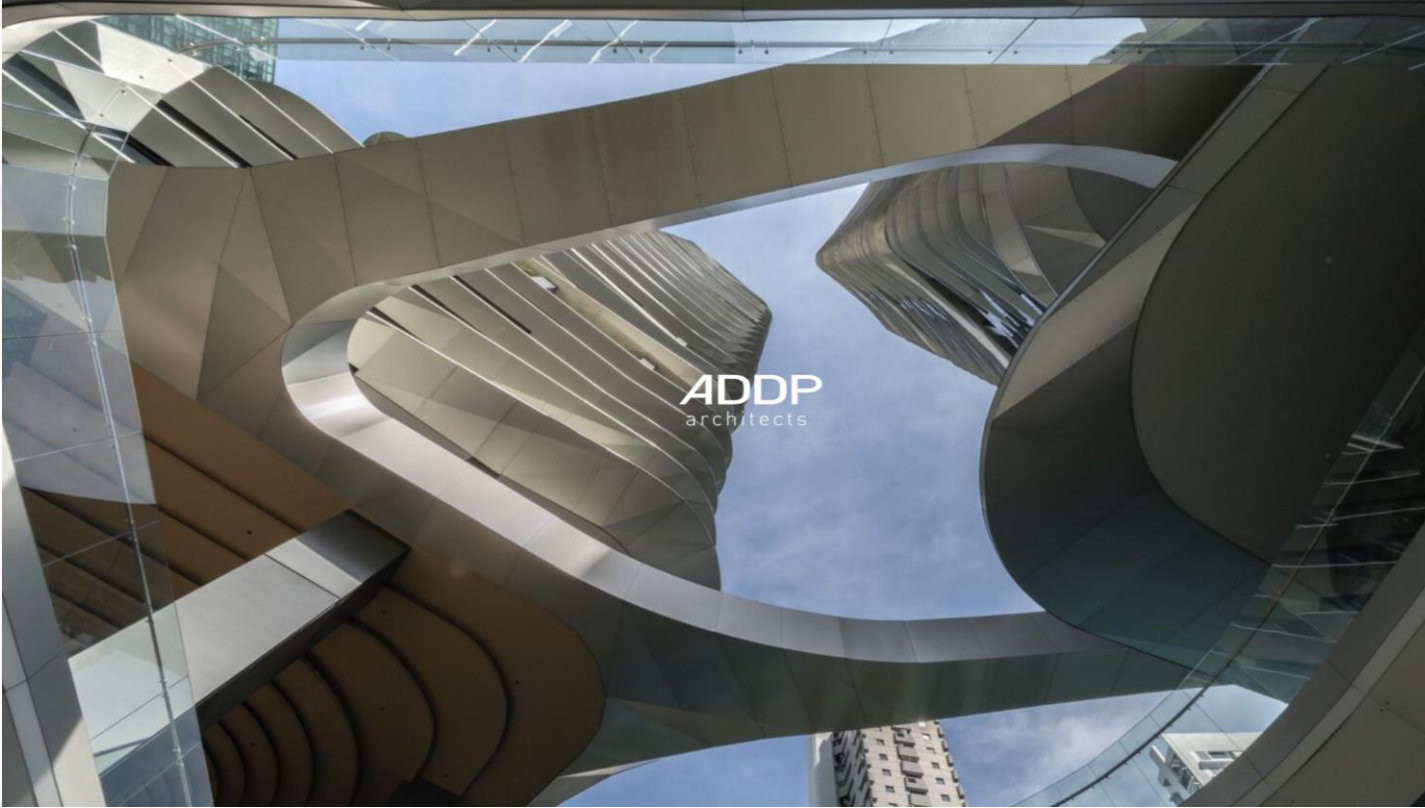
# THE ARCHITECT





# Residential Architect, ADDP Architects LLP

Renowned Architect based in Singapore



Founded in 1986, ADDP Architects (renamed to ADDP Architects LLP in 2011) is a multi-faceted architectural practice based in Singapore. We thrive in extensive levels of experience, expertise and resources that encompasses the fields of Master and Urban planning, Architecture and Interior Design.

**ADDP's philosophy** emphasizes vibrant growth through the production of innovative and quality designs, which at the same time are responsive to client's operating budgetary needs. We are committed to providing professional services that employ a holistic and sustainable approach, providing green building designs that preserve the integrity of the natural environment.

- Progressive and innovative design
- Sustainable design + green architecture
- Universal design
- Constructability and buildability



# Residential Architect, ADDP Architects LLP

## Most Recent Projects



The Tapestry

BCA Universal Design Mark Award 2021 (Gold)



The Garden Residences



Park Colonial



Ki Residences @ Brookvale



Seaside Residences

BCA Green Mark Award 2013 (Gold Plus)



Martin Modern

# Residential Architect, ADDP Architects LLP

## Renowned Architect based in Singapore



ADDP has been awarded BCI Asia Top 10 architectural firms in Singapore for years 2005 to 2022, achieving 241 awards for their projects.

ADDP was consistently awarded the prestigious 'BCI Asia's Top 10 Architectural Firms' in Singapore from 2005-2022. This award honors Architecture firms that possess the highest aggregate value of projects during the last full calendar year measured through their consideration towards sustainability and confirmed green building ratings.

### Selected Residential and Mixed Development projects in Singapore:

- The Garden Residences
- The Tapestry
- Grandeur Park Residences
- Seaside Residences
- Park Colonial
- Grandeur Park Residences
- Amber 45
- iNz Residence
- Thompson Impressions
- The Brownstone
- Westwood Residences
- Bellewaters
- Bellewoods
- RiverTree Residences
- Lush Acres
- Q-bay Residences
- Waterbay
- The Cascadia
- Horizon Garden
- Horizon Green
- Eastwood Ville
- Riverbay
- Parc Riviera
- Le Quest
- Martin Modern
- Treehouse
- Parc Emily
- Freesia Woods
- Clementi Woods
- The Clement Canopy
- Gloucester Mansions
- Cote d' Azur
- Thomson 800
- Waterfall Gardens
- Eco Sanctuary
- The Azure
- Nathan Suites
- Hallmark Residences
- Uber 388
- Nin Residence
- The Luxurie
- Flo Residence
- River Isles
- Bartley Ridge
- Saint Ritz
- Botanique at Bartley
- The Linc
- Grand Duchess at St Patrick's
- New Futura
- Sims Urban Oasis
- Lake Grande
- Seaside Residences
- Cliveden at Grange
- The Arc at Draycott
- Cube 8
- Compass Heights
- The Calrose
- The Warren
- Ris Grandeur
- Goldenhill Park
- The Petals
- D'Marine
- North Park Residences
- The Poiz Residences / The Poiz Centre
- One Jervois
- Wilkie Studio
- Forest Hills
- Optima @ Tanah Merah





# UNIT TYPES





# Unit Types

UNIT TYPE	EST. SIZE (SQ FT)	TOTAL UNITS	%
1 BEDROOM + STUDY	495	31	72%
2 BEDROOM (2 BATH)	624	77	
2 BEDROOM + ENSUITE STUDY	667	11	
2 BEDROOM + STUDY (SHOWFLAT)	710	43	
3 BEDROOM DELUXE	872 – 883	33	
3 BEDROOM + STUDY	904	22	
3 BEDROOM PREMIUM + STUDY	1044	33	
4 BEDROOM DELUXE + STUDY	1173	22	28%
4 BEDROOM PREMIUM + STUDY (SHOWFLAT)	1313 - 1335	76	
		348	100%





# LOCATION

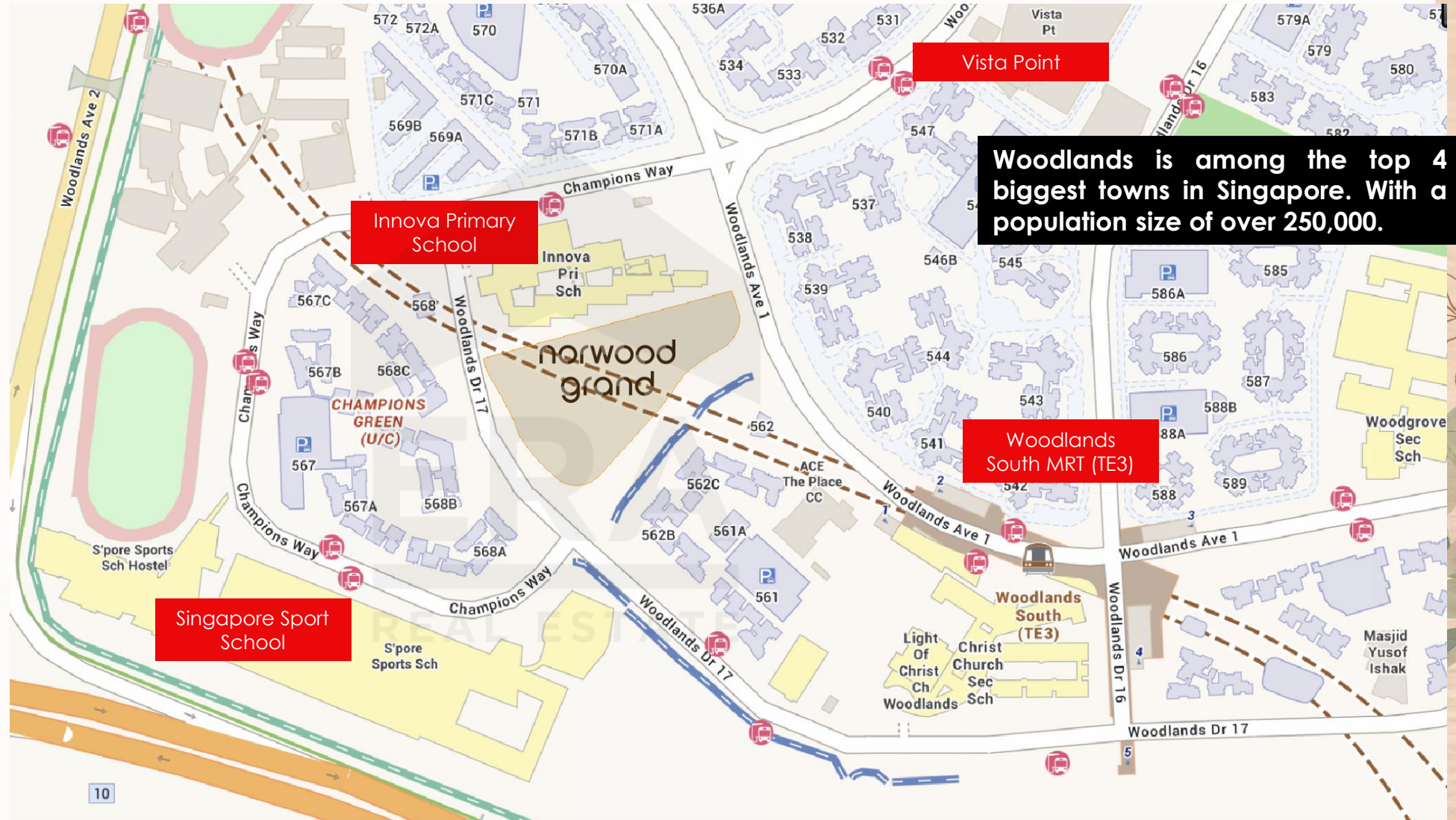


# Woodlands – Champions Way

## First world amenities

Woodlands is a town buzzing with activity, with the Woodlands Civic Centre as a one-stop service centre to serve the administrative needs of residents living in the north. The place also houses the Woodlands Regional Library, one of the largest neighbourhood libraries in Singapore.

As well as existing specific centres for the elderly, there will shortly be a fully integrated healthcare hub with a community hospital, an acute hospital and nursing home.





# Approx 3mins walk to **Woodlands South MRT**







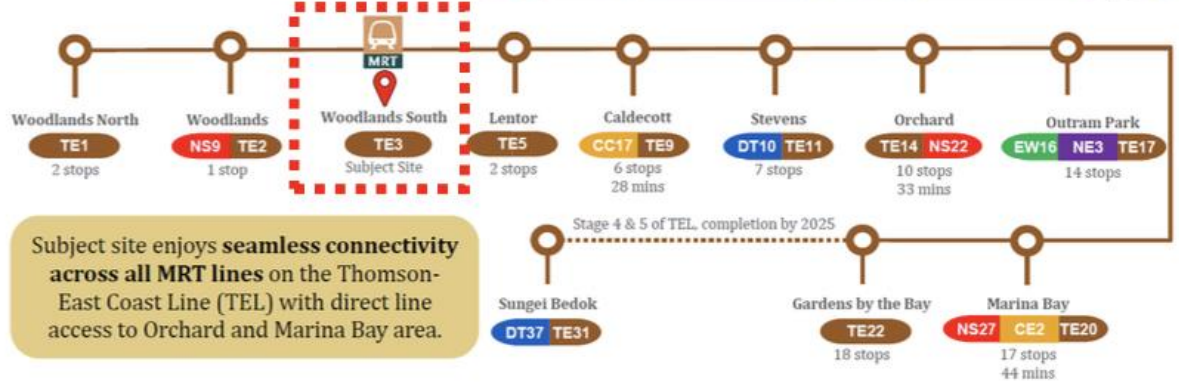
# MRT LINE







Source: One Map 3D





norwood  
grand

Woodlands North  
Woodlands  
Woodlands South  
**TE3**  
Woodlands South

### THOMSON-EAST COAST LINE

Operational: 27 stations  
Stage 5: 2 stations (2026)  
Founders' Memorial (2028)  
Mount Pleasant & Marina South (TBA)  
Merger with Changi Airport Line (mid-2030s)

○ Station    ● Interchange

Woodlands

21 mins  
via NSL

Jurong  
Lake  
District

31 mins  
with TEL

Orchard

38 mins  
with TEL

CBD

Merger with existing  
Changi Airport Line

Changi Airport  
Expo  
Tanah Merah

Proposed station at  
Changi Airport Terminal 5

STAGE 5 (2026)



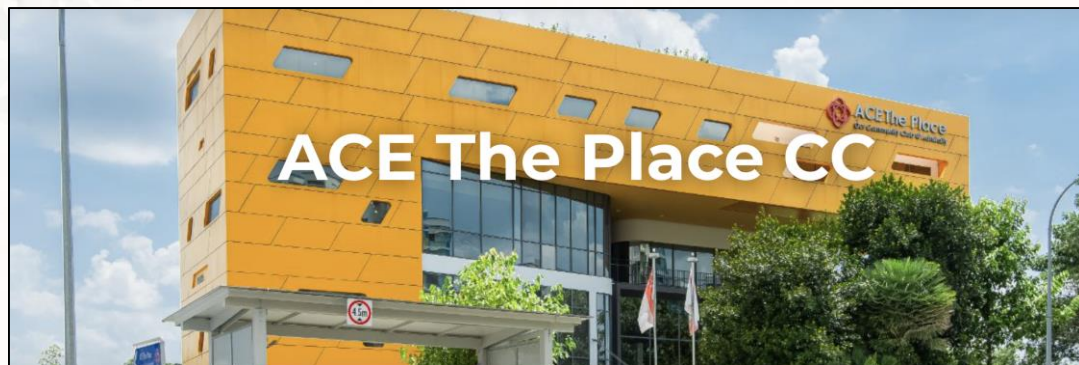


# **LIFESTYLE & AMENITIES**





# ACE THE PLACE COMMUNITY CENTRE



## About CC

### Address

120, WOODLANDS AVENUE 1, 739069

### Office Hours

Facilities: 10:00 AM-10:00 PM

Counter Services: 10:00 AM-6:00 PM



Badminton Court



Basketball Court



BBQ Pit (CC)



BBQ Pit (RC)



Futsal Court



Soccer Field



Squash Court



Table Tennis Room



Tennis Court



# WIDE CHOICE OF SHOPPING CENTRES



## Causeway Point

1 MRT away

- FairPrice Finest
- Metro
- UNIQLO
- BOC, Maybank, OCBC



## Woodlands Civic Centre

1 MRT Away

- HDB, CPF, SP, Singpost
- Regional Library
- DBS, UOB
- NTUC FairPrice
- Mcdonalds



## Vista Point

5 mins Walk

- Giant Supermarket
- Kofu, Kopitiam Corner
- Unity Pharmacy
- McDonalds, Subway



## Woods Sqaure

1 MRT Away

- Over 18 F&B outlets



# WOODLANDS HEALTH CAMPUS

17 Woodlands Drive 17, Singapore 737628

Singapore's newest integrated acute and community hospital, Woodlands Health, opening specialist clinics and 40 community hospital beds. The 7.7ha facility located at 17 Woodlands Drive 17 includes the emergency department and acute wards. It will have 1,000 acute and community beds, and almost 400 beds in its long-term care facility, with the capacity to expand to 1,800 beds to meet future needs.

## Health hub of the future

### INTEGRATED ACUTE AND COMMUNITY HOSPITAL

- Trauma lifts connect the emergency department to the podium, enabling the quick transfer of critically-ill patients.
- Acute and community hospital wards are located in the same building for the seamless transfer of care.

### SPECIALIST OUTPATIENT CLINICS

- Located in a dedicated block linked to the podium by a bridge.
- Supported by satellite radiology, outpatient rehabilitation and outpatient pharmacy.
- Clinics for various diseases so patients can consult specialists, nurses and therapists in one visit.
- Provision of community farming at the rooftop.

### LONG-TERM CARE FACILITY

- A cluster-living environment to promote dignity and independence of patients.
- Dementia-friendly facility with living room space for patients to spend time with family.
- Sited with a garden to enable meaningful programmes for the elderly and young people.




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Singapore

## Woodlands Health opening offers nearby residents 'more convenient access' to hospital services: SM Lee

The Woodlands Health Campus integrates an acute hospital, community hospital and a nursing home.

Lutfil Jumadi  
13 Jul 2024 09:25PM  
(Updated: 15 Jul 2024 12:34PM)



Senior Minister Lee Hsien Loong delivering his speech at the official opening of Woodlands Health Campus on Jul 13, 2024. (Photo: Woodlands Health)

Listen to this article  
6 min

This audio is generated by an AI tool.

SINGAPORE: Residents in Sembawang, Choa Chu Kang and those living in nearby areas can have easier access to acute hospital services with the opening of Woodlands Health Campus.

Speaking at its official opening on Saturday (Jul 13), Senior Minister Lee Hsien Loong noted that it is set to boost bed capacity in the northern region of Singapore, "providing 1,000 more acute and community hospital beds when fully opened".

### Related Topics

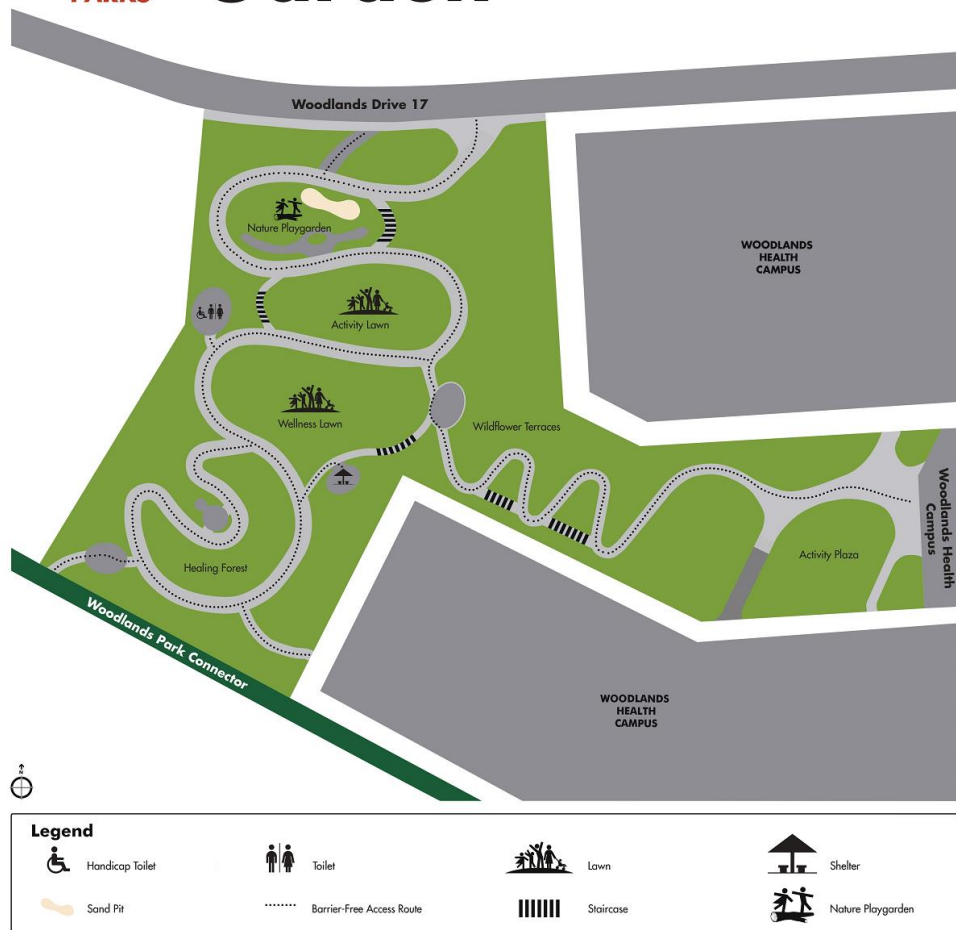
Woodlands hospital hospital bed Lee Hsien Loong

ADVERTISEMENT





# Woodlands Healing Garden



Integrated with Woodlands Health, this healing garden is **Singapore's largest therapeutic garden to date.**

The sizable green space, built into the hillside next to Woodlands Health's campus, has been designed to a place to get an escape into natural surroundings for some peace and calm.

The Woodlands Healing Garden is made up of several zones. Visitors can take a walk through the Wildflower Terraces and enter the Healing Forest, while kids can hide away at the park's nature playgarden.

- Healing Forest
- Wildflower Terraces
- Nature Playgarden
- Activity & Wellness Lawns



# NORTHERN EXPLORER LOOP

## Northern Explorer Loop



### How to get there

- Sembawang Park**
  - Sembawang MRT → Sembawang Bus Interchange → Bus 882 to Sembawang Road (End)
- Admiralty Park**
  - Woodlands MRT → Woodlands Regional Interchange → Bus 856 to Admiralty Road
  - Woodlands MRT → Woodlands Regional Interchange → Bus 902 or 189 to Woodlands Ave 9 (Republic Polytechnic)
  - Yuhon MRT → Yuhon Interchange → Bus 856 to Admiralty Road
  - Ang Mo Kio MRT → Ang Mo Kio Interchange → Bus 149 to Woodlands Ave 9 (Republic Polytechnic)
- Where to park**
  - Sembawang Park: via Tuak Rd
  - Admiralty Park: via Riverside Rd and Admiralty Rd
  - Lower Seletar Reservoir Park: via Yuhon Ave 1
  - Yuhon Park: at Yuhon SAFRA, via Yuhon Ave 4

- Lower Seletar Reservoir Park**
  - Yuhon MRT → Yuhon Interchange → Bus 851, 852, 853, 854, 855 to 957 to Yuhon Ave 2
  - Woodlands MRT → Woodlands Regional Interchange → Bus 856, 965 or 965 to Yuhon Ave 2
  - Bus 39 or 85 to Yuhon Ave 2
- Yuhon Park**
  - Yuhon MRT → Yuhon Interchange → Bus 854, 856 or 812 to Yuhon Ring Road, Yuhon Ave 11 and Yuhon Ave 4 respectively



The **25-kilometre** Park Connector Network (PCN) **Northern Explorer Loop** connects **11 parks and nature areas**, including Woodlands Town Garden, Admiralty Park and the Woodlands Waterfront, and also links the towns of Sembawang, Woodlands and Yishun.

Dwelve into the midst of the island's thriving natural environments as you wander along green belts that connect the various parks.

Seek out unique species of flora and fauna in their natural habitats. You can also visit places of rich heritage and learn about their colourful histories.

### Highlights along the Loop





# ADMIRALTY PARK PLAYGROUND

- Admiralty Park is the largest park in the North.
- 26 slides different slides.
- Longest outdoor slide (34m) in Singapore.







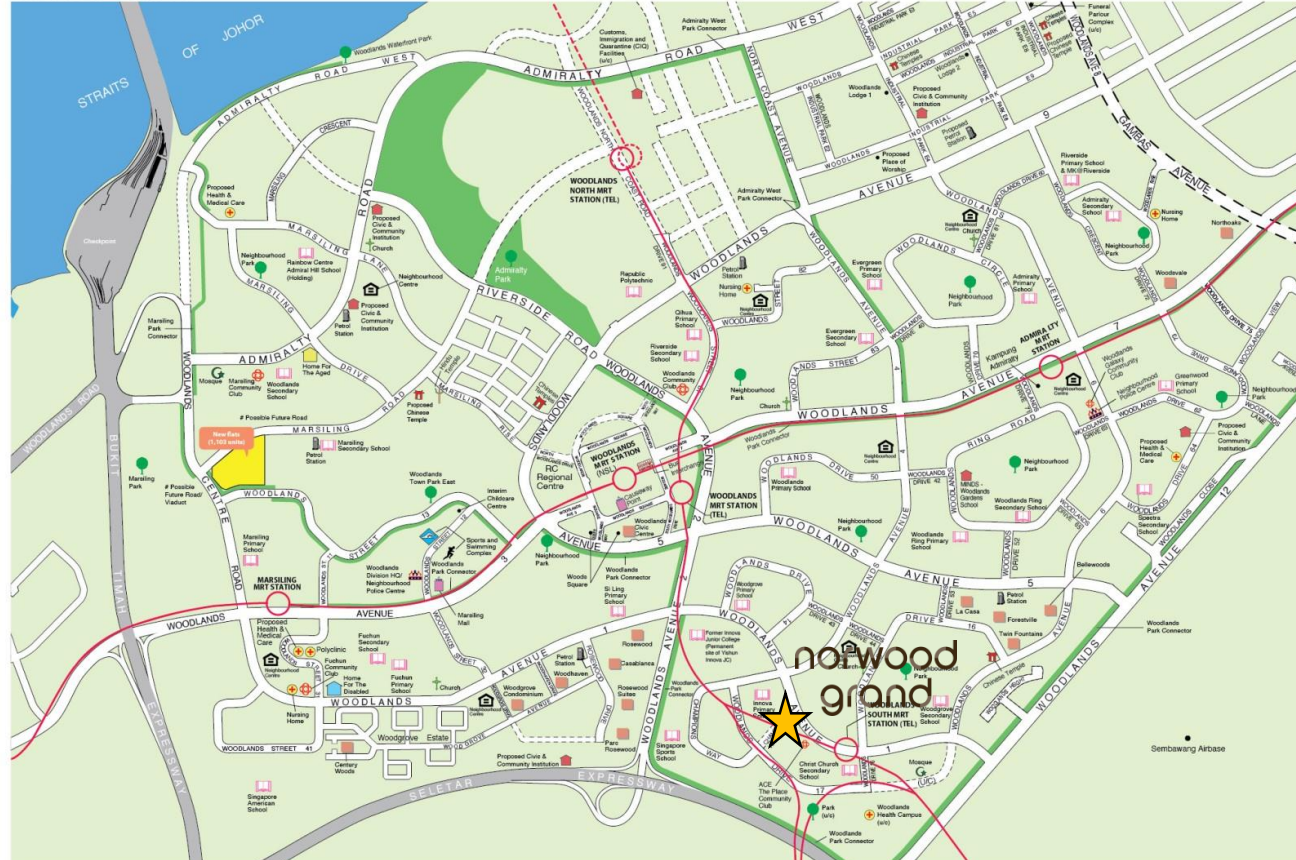
# SCHOOLS





# Proximity To More Than 20 Schools

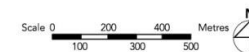
## WOODLANDS



-○- MRT Line & Station (u/c) Under Construction  
 - - - Under Construction/ Future Road  
 - - - North-South Corridor (u/c)  
 - - - Rapid Transit System Link (u/c)  
 - - - MOE Kindergarten  
 2-rm Flexi flats in Champions Court, Golden Saffron, Kampung Admiralty, Marsiling Heights, Treegrove@Woodlands, and Woodlands Peak come with elderly fixtures and fittings. They will be sold on a short lease between 15 - 45 years.

### Notes:

1. All proposed developments and facilities as well as their locations shown are indicative only and are subject to change and planning approval. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, Home for the Aged, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and ElderCare Facilities, etc.
5. Kampung Admiralty is an Integrated Development which includes 2-Room Flexi flats, shops, supermarket, hawkker centre, medical centre, eldercare and childcare centre.
6. The developments and facilities shown (whether existing or proposed) may include other ancillary uses allowed under URA's prevailing Development Control guidelines. For example, places of worship and funeral parlours may include columbarium, community centres may include childcare centres, and schools may be upgraded or built with higher-rise blocks.
7. The future land use for former school sites are subject to review or changes by the relevant authorities.
8. Fuchun Secondary School and Woodlands Ring Secondary School will merge in 2025 at the site of Woodlands Ring Secondary School.
9. In view of the COVID-19 situation, temporary COVID-19 related facilities may be set up near residential areas by the relevant authorities.
10. # There may be possible road enhancements and viaducts in the vicinity of Woodlands Centre Road and Marsiling Road, which is subject to detailed studies.



The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

## Within 1km Primary School

- Innova Primary School
- Si Ling Primary School
- Woodlands Primary School
- Woodgrove Primary School
- Woodlands Ring Primary School

## Primary schools

- Admiralty Primary School
- Evergreen Primary School
- Fuchun Primary School
- Greenwood Primary School
- Marsiling Primary School
- Qihua Primary School
- Riverside Primary School

## Secondary schools

- Admiralty Secondary School
- Christ Church Secondary School
- Evergreen Secondary School
- Fuchun Secondary School
- Marsiling Secondary School
- Riverside Secondary School
- Woodgrove Secondary School
- Woodlands Secondary School
- Woodlands Ring Secondary School

## Polytechnics

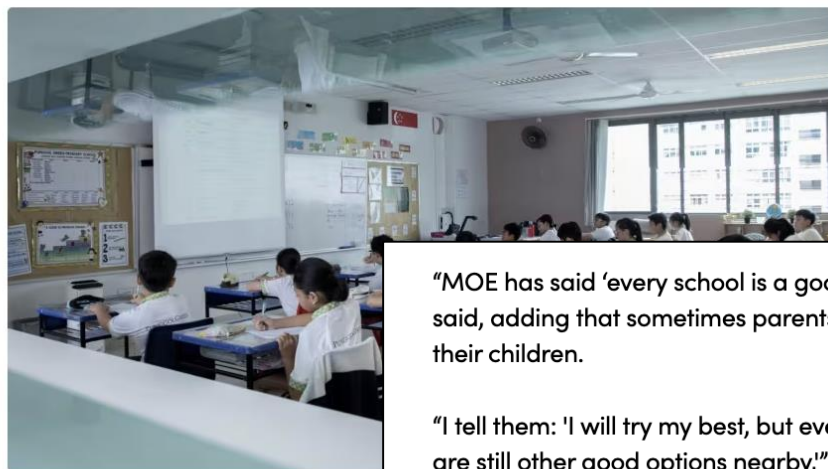
- Republic Polytechnic



Singapore

# NDR 2024: GEP will be revamped to cater to more students, all primary schools to offer high-ability programmes

The Gifted Education Programme will be discontinued in its current form, says Prime Minister Lawrence Wong in his first National Day Rally speech.



Primary school students in a classroom. (File photo: Png)

Ang Hwee Min  
@HweeMinCNA

18 Aug 2024 09:15PM  
(Updated: 18 Aug 2024 09:19PM)



"MOE has said 'every school is a good school'. But not everyone is convinced," he said, adding that sometimes parents seek his help to appeal to a specific school for their children.

"I tell them: 'I will try my best, but even if you can't get your preferred choice, there are still other good options nearby,'" Mr Wong said.

Listen to this article



5 min

This audio is generated by an AI tool.

SINGAPORE: The gifted programme, a curriculum catering to intellectually gifted students, will be overhauled and replaced with a new approach for high-ability learners in all primary schools.

At his first National Day Rally on Sunday (Aug 18), Prime Minister Lawrence Wong said the Gifted Education Programme (GEP) will be "discontinued in its current form".

## Related Topics

National Day Rally 2024

Education

Ministry of Education

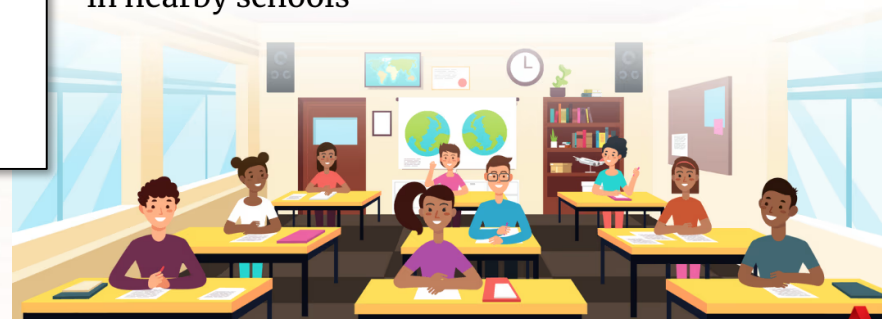
schools

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## NATIONAL DAY RALLY 2024

### Changes to Gifted Education Programme: What you need to know

- Students will no longer have to transfer to a school offering GEP and can **continue in their schools**
- Primary schools will be equipped to identify their own **high-ability learners**
- **Every primary school** will have its own programmes to stretch these students in their areas of strength and interest
- Students who can benefit from being **stretched even further** in particular subjects can come together for after-school enrichment modules in nearby schools



Infographic: Clara Ho  
Source: Prime Minister's Office, Aug 18, 2024



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# Higher Demand For Housing

International schools

## Singapore American School

*4000+ Students, 700+ Employees*





# Singapore Sports School To Move To Kallang


## Land Free Up For New Transformation

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### Singapore

## NDR 2024: Singapore Sports School to move to Kallang Alive precinct as part of master plan

Prime Minister Lawrence Wong said this will allow student athletes to study and train together with senior athletes.



Screenshot from a video of the Kallang Alive Masterplan. (Screenshot: Prime Minister's Office Video)

Matthew Mohan @MatthewMohanCNA  
18 Aug 2024 09:28PM  
(Updated: 18 Aug 2024 10:03PM)

Listen to this article  
6 min  
This audio is generated by an AI tool.

SINGAPORE: Two decades after it first opened its doors, the Singapore Sports School will move its campus from Woodlands to Kallang as part of the Kallang Alive Masterplan.

Related Topics  
National Day Rally 2024

Search address, postal code, MK/TS Lc X

### SINGAPORE SPORTS SCHOOL

1 CHAMPIONS WAY  
Singapore 737913  
WOODLANDS PLANNING AREA

Master Plan - Latest

LAND USE #  
EDUCATIONAL INSTITUTION **E**

GROSS PLOT RATIO  
-

Note:  
# These are areas used or intended to be used mainly for educational purposes including tertiary education.

1. Kindergarten
2. Primary School
3. Secondary School
4. Junior College
5. Institute of Technical Education
6. Polytechnic
7. University
8. Religious School/Institute
9. Foreign System School
10. Special Education School (e.g. School for the Disabled)

Nil







# CONNECTIVITY



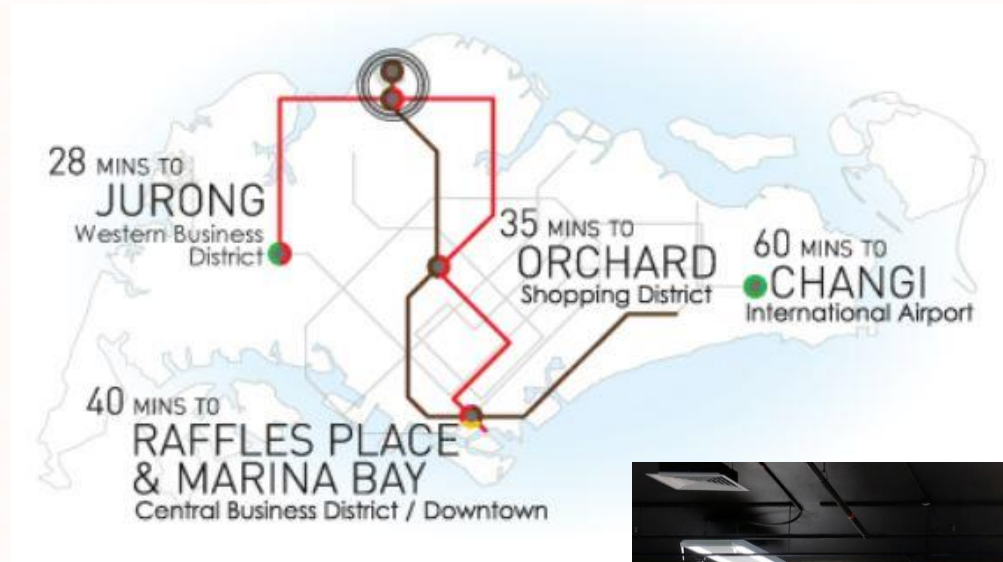


# Largest Integrated Transport Hub (ITH)

Woodlands boasts **Singapore's largest Integrated Transport Hub** (opened in 2021), seamlessly linking the bus interchange with Woodlands MRT station on the North-South Line and Thomson-East Coast Line (TEL). The TEL cuts travel time from Woodlands South to Orchard to just 35 minutes.

Underground air-conditioned bus interchanges integrated with MRT stations and commercial developments.

Rail connections are offered via **Woodlands station** along the **North South Line** (NSL) and **Thomson-East Coast Line** (TEL).





# North South Corridor

The North-South Corridor, which is expected to be **completed in 2027**, will be **Singapore's longest Transit Priority Corridor**, featuring bus lanes, cycling trunk routes, and pedestrian paths. When completed, the **21.5km corridor** will directly connect the **Northern region and the city centre**. It will alleviate traffic on the Central Expressway (CTE) and major arterial roads such as Thomson and Marymount road. Furthermore, with the dedicated and continuous bus lanes, commuters can expect to **save around 10-15 minutes** of their travel time.





# What's Unique About North South Corridor?

The NSC is that it will have dedicated and **continuous bus lanes**. A typical journey by bus to the city using the NSC will save commuters an average of **10-15 minutes**.

The NSC completes the “corridor” concept with the inclusion of **cycling trunk routes and pedestrian paths**. These, in turn, will link with the Park Connector Network (PCN) and cycling paths in HDB towns.

Originally conceived as the North South Expressway (NSE), the project was reimaged to become the NSC in 2016 to enhance the Walk-Cycle-Ride (WCR) experience, and now comprises the **NSC Expressway (Viaduct and Tunnel) and the NSC surface streets**.

The NSC is expected to be completed in phases from 2027. Target to open the viaduct portion of the NSC from Admiralty Road West to Lentor Avenue in 2027; and the rest, comprising a road tunnel from Lentor Avenue to East Coast Parkway (ECP), in 2029.



Continuous bus lanes and bus priority measures for faster bus journeys.



Cycling trunk route for a healthier commuting experience.



More space for those who Walk-Cycle-Ride.



More green spaces along the corridor.



ORCHARD MRT (TEL / NSL)



Orchard MRT

**norwood grand**



**WOODLANDS SOUTH MRT (TEL)**  
Vista Point / Singapore Sports School /  
Innova Primary School



**Woodlands South MRT**  
Less than 5 mins' walk to  
Woodlands South MRT



**WOODLANDS MRT (TEL / NSL)**  
Integrated Transport Hub / Causeway Point /  
Woods Square / Republic Polytechnic



Woodlands Bus Interchange



**WOODLANDS NORTH MRT (TEL)**  
/ RTS Link (U/C)  
Admiralty Park



Woodlands North MRT



**JOHOR BAHRU**  
Bukit Chagar RTS Link (U/C)



**RTS Link Bukit Chagar Station**  
An artist's impression of the RTS Link Bukit  
Chagar station. PHOTO: MRT CORP

## Woodlands Regional Centre

The nexus of new possibilities

Primed for Growth – Largest future economic hub in the north



Woods Square



Woodlands MRT





# TRANSFORMATION





# Decentralization of CBD

The map illustrates the decentralization of the Central Business District (CBD) in Singapore, showing various regional centers and business nodes. The map is divided into several colored regions, each representing a different type of development:

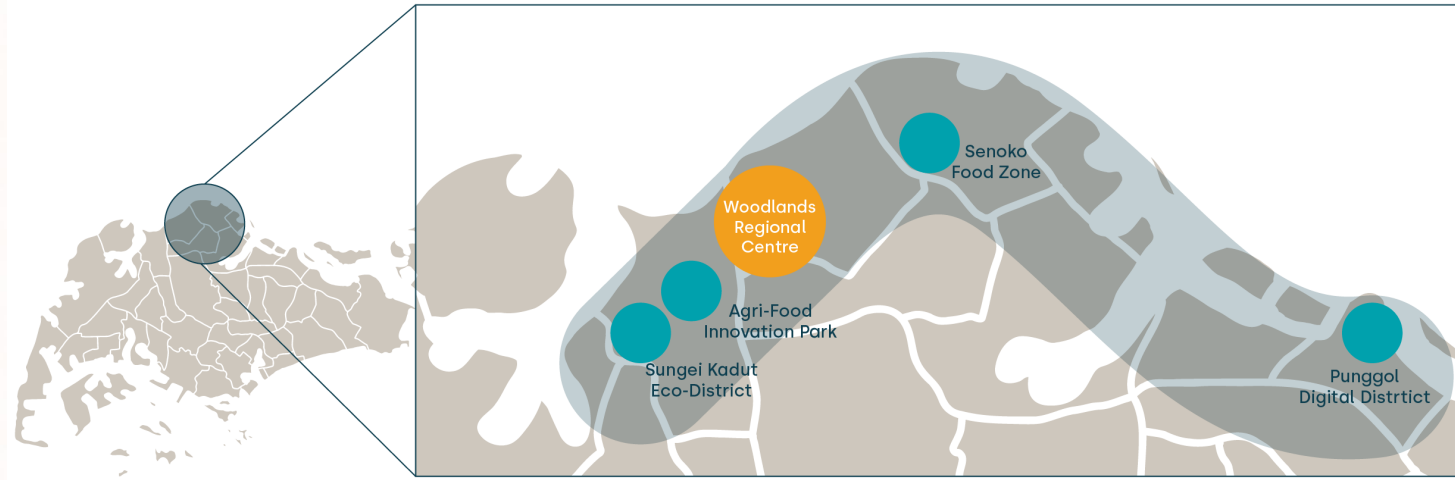
- Industrial Estates / Business Parks:** Represented by orange circles. These include locations such as Sungei Kadut, Sengkang Industrial Estate, Sengkang West, Punggol Digital District, Singapore Institute of Technology, Lanyang Industrial Estate, Changi Aviation Park, Changi Business Park, Changi East Urban District, Tuas Industrial Estate, Jurong Industrial Estate, and Jurong Innovation District.
- Business Nodes:** Represented by blue circles. These include locations such as Woodlands Regional Centre, Jurong Lake District, Tampines Regional Centre, Central Business District, and various other nodes like Sungei Kadut, Sengkang West, Punggol Digital District, Lanyang Industrial Estate, Changi Aviation Park, Changi Business Park, Changi East Urban District, Tuas Industrial Estate, Jurong Industrial Estate, and Jurong Innovation District.
- Institutes of Higher Learning:** Represented by green circles. These include locations such as Nanyang Technological University, National University of Singapore, and Singapore Management University.

The map also shows the locations of various universities and research institutions, including Nanyang Technological University, National University of Singapore, and Singapore Management University. The map highlights the strategic placement of these centers to support the decentralization of the CBD and promote sustainable development across the island.

The northern region in Singapore is set to have greater growth potential.



# North Coast Innovation Corridor (NCIC)



The NCIC is slated to be a new economic corridor in the north. It will start from the Woodlands Regional Centre and stretch across the redeveloped Sembawang Shipyard, to the future Seletar Regional Centre and **Punggol Digital District**. One advantage enjoyed by industrialists located in Woodlands is the proximity to the residential estates there. The NCIC will integrate the future **Agri-Food Innovation Park** and **Woodlands Regional Centre** with synergistic elements of the ecosystem in the north that includes farms, Republic Polytechnic, and the **Senoko Food Zone**. This will create a strategic mix of commercial and industrial spaces across the corridor, which will house companies involved in research and development (R&D) and innovation.

According to the Singapore Department of Statistics, the current resident population in Woodlands is estimated at 250,000. Using a straight-line projection, the projected population there by **2040 is estimated to be 268,000**, which means an additional 18,000 residents. The large and growing population in Woodlands is another attraction for industrialists to locate their businesses there.



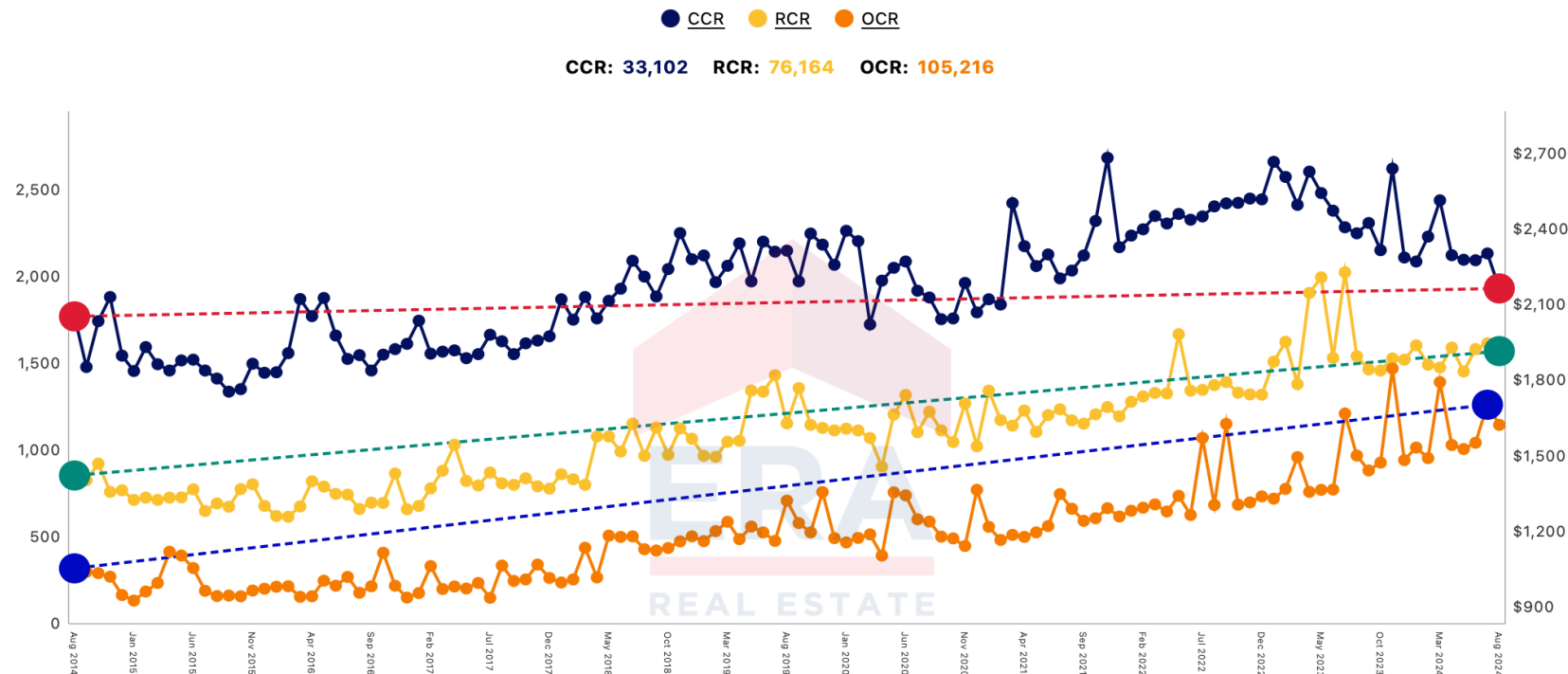
# OCR Prices Rise The Fastest over the Last 10 Years

## SALES+. Trends & Analysis

### Region Trend - All Types

Past 10 Years (Aug 2014 - Aug 2024)

DATE GENERATED  
Aug 16, 2024



CCR +5.4%

RCR +34.7%

OCR +61.7%



Source: Sales+, ERA Research

**norwood  
grand**



# Woodlands Regional Centre

**Woodlands Regional Centre** will be a unique live-work-play-learn gateway district in the north of Singapore within the 100-hectare Woodlands Regional Centre, an area which will be developed into a commercial hub. With the strategic positioning of Woodlands as the biggest business centre in the North.

The Woodlands Regional Centre comprises two precincts – **Woodlands Central** and **Woodlands North Coast**.

Well-connected to each other via green, pleasant cycling and walking paths, including two pedestrian thoroughfares, the **WoodsVista Gallery** and the **Central Spine**, a community link with designated cycling and walking paths.

This will provide a seamless connection between the Woodlands MRT Interchange Station/bus interchange and the Woodlands North Coast precinct. It will be flanked by low-rise commercial developments with activities and community events, to create an intimate street experience.

Woodlands Regional Centre has the potential to eventually **provide up to 100,000 jobs** when its transformation is completed.





# Woodlands Central

## Woodlands Central- *Retail & Mixed Use Cluster*

Woodlands Central will be a regional hub with a good mix of office, retail, residential, entertainment, F&B and other complementary uses. Woodlands Central will be a major commercial node, enhancing its position as the main regional centre serving residents and businesses in the North.

The 30-hectare Woodlands Central will grow into an appealing, vibrant and well-connected environment for companies from business services, science and technology, and food and agri-tech sectors.

### Key highlights:

- A regional business hub, with office and retail developments conveniently close to new homes
- Thomson-East Coast Lines.
- Woods Square: Integrated office development with retail, F&B and a childcare centre, and direct connectivity to Woodlands MRT station.
- Woodlands Avenue 2: Future mixed-use development with residential, office and retail components seamlessly connected to upcoming Woodlands Thomson-East Coast Line MRT station.





# Woodlands North Coast



## Woodlands North Coast - *Business & Mixed Use cluster*

Woodlands North Coast, a 70ha area between Republic Polytechnic and Woodlands Waterfront, a new waterfront precinct with homes, lush recreational spaces and a range of business spaces.

It is envisaged as a business cluster within the Woodlands Regional Centre - will form one in a belt of key growth nodes across Singapore's north and north-eastern area, bringing jobs closer to homes.

### Key highlights:

- A gateway district linking Woodlands to Johor Bahru
- Woodlands North to be an interchange station to RTS Link to Bukit Chagar.
- Flexible industrial spaces for knowledge-intensive and service-oriented activities alongside manufacturing operations.



# Woodlands – 'Star Destination of the North'

## The 6 "Star attractions"

- **Woodlands Regional Centre** set to be a new hub for businesses, especially those with Malaysian and ASEAN links; comprising Woodlands Central and Woodlands North Coast, is set to become an even more vibrant hub of activity.
- A new **1.9km community link** called **WoodsVista Gallery**, which will have dedicated cycling and pedestrian paths connecting Woodlands Central to the Waterfront;
- The Woodlands Town Garden located in Marsiling will be upgraded and expanded into a new **"Discovery Playground"** and will be renamed Marsiling Park. Residents can enjoy a new playground and garden and learn about the history of the area at the heritage corner.
- An integrated healthcare complex called the **Woodlands Health Campus**. A new Wellness Haven will include a new acute care hospital, community hospital and a long-term care facility — the first to be built in the town.
- A new community hub called the **Community Nexus** next to Admiralty MRT station. It will house facilities such as a medical centre, eldercare and childcare centres, a hawker centre, dining and retail outlets, and housing for the elderly. It will serve as a one-stop hub of facilities for all ages.
- A 4.2km park connector along the North-South MRT line viaduct into a **Social Corridor** where community gardens, pavilions and 3-Generation facilities, will be introduced along the route.

Source: URA

## MAKEOVER FOR WOODLANDS

Woodlands is set to be transformed into the 'Star Destination of the North', in keeping with its status as the northern regional centre and gateway to Singapore. It will comprise six main 'Star Attractions' in the form of new recreational and residential developments to revitalise the town.

### DISCOVERY PLAYGROUND

The Woodlands Town Garden in Marsiling will be upgraded and expanded into a new "Discovery Playground", where residents can enjoy the garden anew and learn about the history of the area. It will feature a new boardwalk, children's play area and heritage corner. When completed, it will be renamed Marsiling Park.

### WOODSVISTA GALLERY

A new 1.9km scenic route called WoodsVista Gallery, which will have cycling and pedestrian paths, will directly connect Woodlands Central to the Woodlands waterfront.

### WOODLANDS REGIONAL CENTRE

The Woodlands Regional Centre will be expanded to include Woodlands Central and Woodlands North Coast. It will be home to residential and commercial developments, including a new hub for businesses, especially those with Malaysian and Asean links.

### SOCIAL CORRIDOR

The existing 4.2km park connector along the North-South MRT line viaduct will be upgraded into a Social Corridor with lush greenery. Community gardens, pavilions and rest points, among other things, will be introduced along the route.

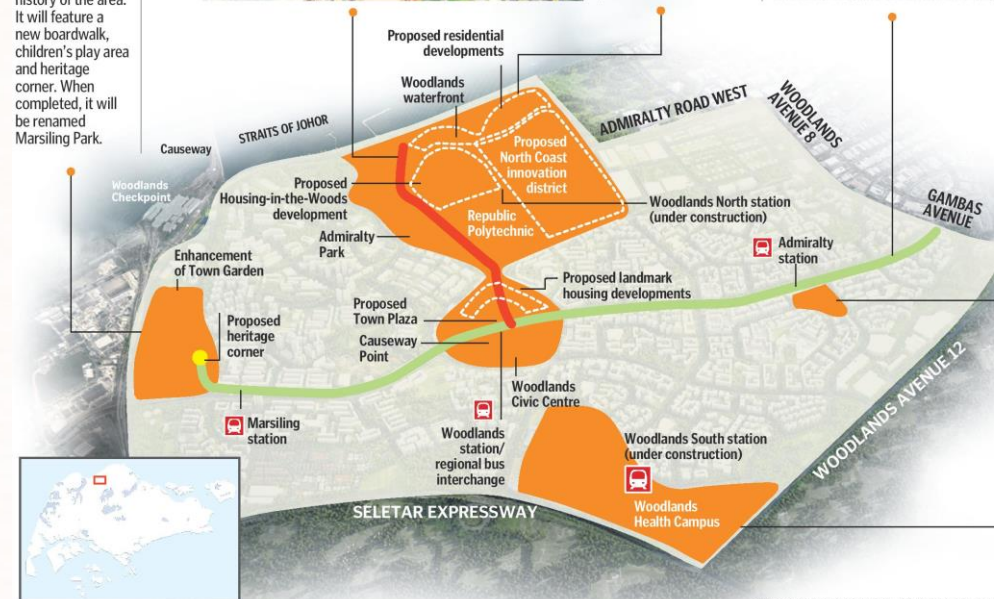
### COMMUNITY NEXUS

On Woodlands' eastern side, next to Admiralty MRT station, residents can look forward to the Community Nexus which will house facilities such as a medical centre, eldercare and childcare centres, a hawker centre, dining and retail outlets, and housing for the elderly.



### WELLNESS HAVEN

An upcoming integrated healthcare complex called the Woodlands Health Campus will be developed. This will include a new acute care hospital, community hospital and a long-term care facility to be opened in phases from 2022.



TEXT: MELODY ZACCHEUS SOURCE HDB PHOTOS: HDB, NParks, ALEXANDRA HEALTH STRAITS TIMES GRAPHICS



## Woodlands North

A 1.9km route named WoodsVista Gallery will establish a seamless community connection, spanning from Woodlands MRT station to the fresh waterfront area in the north. This pathway will also link to other destinations such as Republic Polytechnic and Admiralty Regional Park.

## Woodlands West

The Woodlands Town Garden situated in Marsiling is set to undergo an upgrade and expansion, transforming into a fresh "Discovery Playground" and rebranded as Marsiling Park. This enhancement will offer residents a novel playground and garden experience, while also providing an opportunity to explore the area's history through the heritage corner.



## Woodlands East

Adjacent to the Admiralty MRT station, inhabitants can now take pleasure in the recently established Community Nexus (Kampung Admiralty), a collection of facilities that serve as a comprehensive hub for convenience and communal engagement. Within this integrated space, a medical center, eldercare services, childcare facilities, and a hawker center, along with various retail establishments, will coexist under one roof.

## Woodlands South

An innovative integrated healthcare complex, named the Woodlands Health Campus, will be unveiled in a phased approach, commencing in 2022. This Wellness Hub will encompass a novel acute care hospital, a community hospital, and a facility for long-term care.



# Ride The Rise of Woodlands Transformation

## SALES+. Trends & Analysis

### Non-Landed Properties Trend Analysis

Jan 2020 - Aug 2024

DATE GENERATED  
Aug 17, 2024

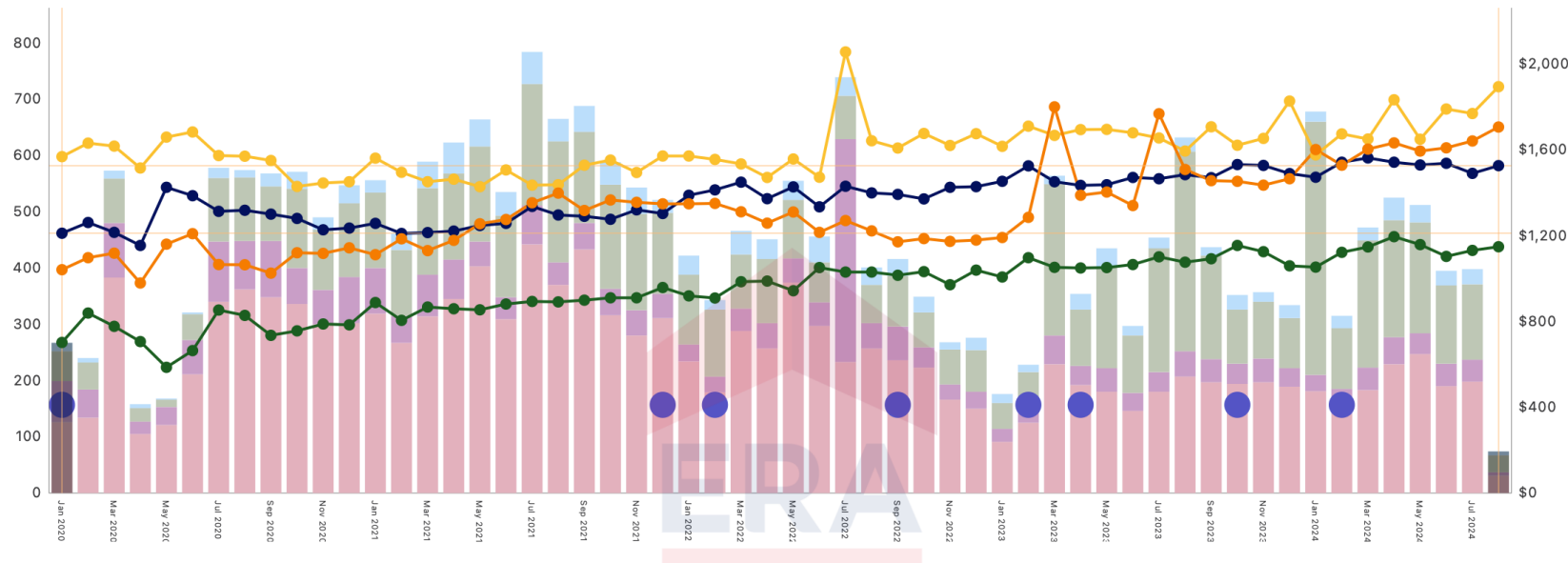
#### Avg PSF

D19  
D20  
D23  
D25

#### Volume

D19  
D20  
D23  
D25

D19: 13,597 D20: 3,031 D23: 7,286 D25: 1,489



D25 +64%

D23 +63%

D19 + 26%

D20 + 20%





# **Rapid Transit System (RTS)**



# RAPID TRANSIT SYSTEM LINK





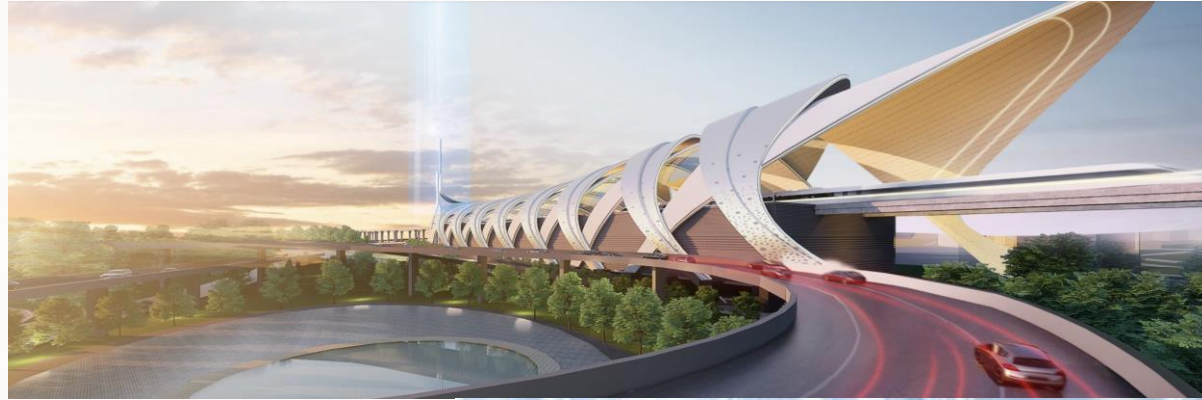
# RAPID TRANSIT SYSTEM LINK (RTS LINK)

## CONNECTING JOHOR BAHRU AND SINGAPORE

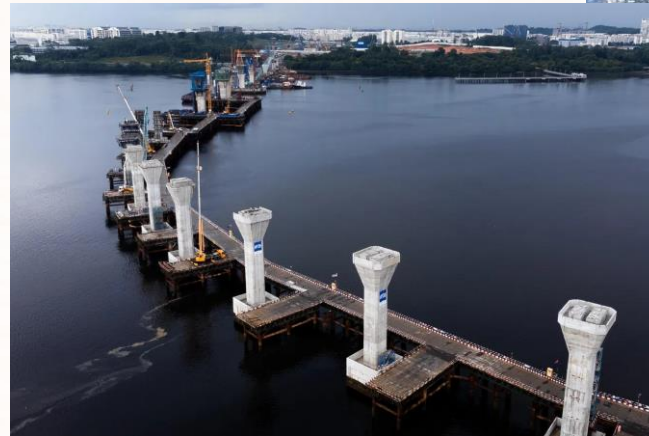
The **RTS Link Project** will be operated by RTS Operations Pte Ltd (RTSO), a Joint Venture Operations Company between Prasarana Malaysia Berhad and SMRT Corporation Ltd of Singapore.

The RTS Link Project is a railway shuttle link approximately 4km length with two stations, one in **Bukit Chagar, Johor Bahru, Malaysia** and one in **Woodlands, Singapore** connecting both places when it is ready by **end-2026**. The project is estimated to cost RM10 billion (\$2.9 billion).

The link will have a capacity of **10,000 passengers per hour**, per direction and an expected ridership of about 40,000 passengers per day.



**RTS LINK**  
PROJECT





# RTS Opening End-2026





# RAPID TRANSIT SYSTEM LINK (RTS LINK) CONNECTING JOHOR BAHRU AND SINGAPORE

A rail shuttle service between the underground Woodlands North station in Singapore and the above-ground Bukit Chagar station in Johor Bahru, crossing the Johor Strait via a bridge.

For the Singapore side, the station will be built at a maximum depth of 28 metres underground.

It will have three stories, with two basement levels and an underground linkway to the current CIQ building (for immigration).






# RAPID TRANSIT SYSTEM LINK (RTS LINK) CONNECTED TO WOODLANDS NORTH MRT

## The RTS route

The four-carriage RTS Link train will travel between the underground Woodlands North station in Singapore and the above-ground terminus at Bukit Chagar, which is next to the JB checkpoint.

Travelling at about 80kmh, it will complete the journey in just **five minutes**. Train frequency is expected to be 3.6 minutes during peak hours.


On the Singapore side, passengers will be able to transfer from the RTS Link to the Thomson-East Coast Line (TEL) via an underground link, without needing to exit the station, and commuters can get to Orchard in 31 mins or the CBD in 38 mins.

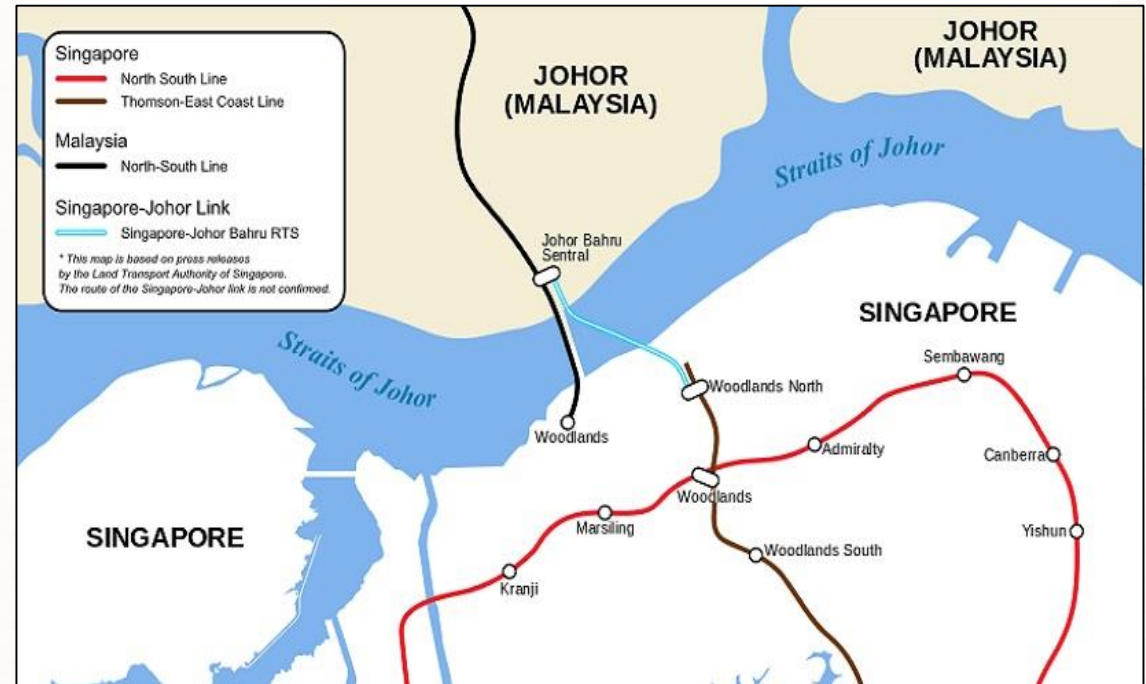
 **Total length**  
**4 km**



 **Capacity**  
**10,000 passengers**  
an hour in each direction

 **Journey time**  
**5 minutes**

 **Operational**  
**End-2026**  
65% (as at Dec 31, 2023)





# RAPID TRANSIT SYSTEM LINK (RTS LINK)

## SEAMLESS TRAVEL TO MALAYSIA



An artist's impression of the RTS Link Woodlands North station.



An artist's impression of the RTS Link Bukit Chagar station platform.

### Immigration, Custom and Quarantine (ICQ)

To facilitate a seamless travelling experience, the Malaysian ICQ and Singaporean CIQ facilities will be co-located within the same building. This will allow the entire immigration process of leaving and entering both countries to be completed at the departing station.

Upon arrival, passenger will just leave the station without needing to go through border crossing formalities again.

Residents staying in Woodlands has ability to choose whether to go north (and shop in JB) or south (and catch up with friends in the CBD) is extremely unique, especially if the station (and CIQ building) is near your doorstep.

If you're a landlord with properties in the area, your tenancy pool would have also increased, since you now cater to residents with family links in Johor who wish to stay and work in Singapore.





# **JOHOR-SINGAPORE SPECIAL ECONOMIC ZONE (SEZ)**



# JOHOR-SINGAPORE SPECIAL ECONOMIC ZONE (SEZ)


The zone would offer business incentives to set up operations, such as a flat income tax rate of 15 per cent for skilled foreign workers, compared to the 30 per cent elsewhere, multiple entry visas, as well as fast track entry for those who are based in Singapore.

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Asia

## Johor's special zones including with Singapore could help its economy outpace other Malaysian states: PM Anwar

Prime Minister Anwar Ibrahim highlighted how Johor is a key growth driver in Malaysia, with the state's progress and development among the top nationally.



19 Apr 2024 12:45PM

Listen to this article  
3 min

This audio is generated by an AI tool.

JOHOR BAHRU: Johor's economy could outpace that of other Malaysian states in the next one to two years as high-impact projects such as the [Johor-Singapore Special Economic Zone \(SEZ\)](#) and the [special financial zone in Forest City](#) spur growth, said Malaysian Prime Minister Anwar Ibrahim on Thursday (Apr 18).

"Both (projects) will ensure a more rapid growth (for Johor). They are still being formulated but will help in accelerating economic growth," he told reporters during a Madani Aidilfitri 2024 celebration in Johor Bahru.

Related Topics  
Malaysia Johor economy

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FAST



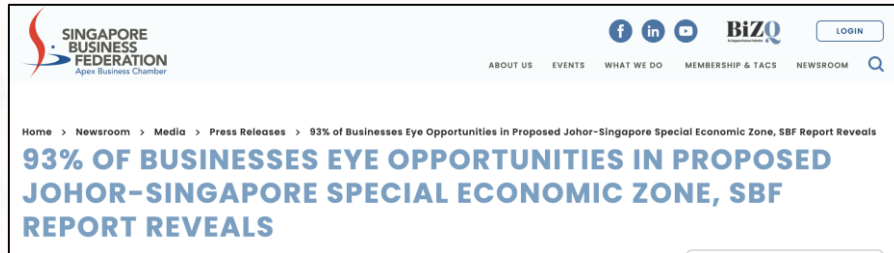
Touted as a potential **"Shenzhen of Southeast Asia"**, details of the geographical scope of the SEZ in the southern Malaysian state are still being finalised, as are the specific economic sectors.

Johor is proposing 16 economic sectors as part of the zone, including electrical and electronics, medical, aviation and manufacturing.

Proposed the zone span across six districts - Johor Bahru, Iskandar Puteri, Pasir Gudang, Pontian, Kulai and Kota Tinggi - encompassing a land mass of 3,505 sq km. This is more than four times the size of Singapore, and nearly double the size of Shenzhen.



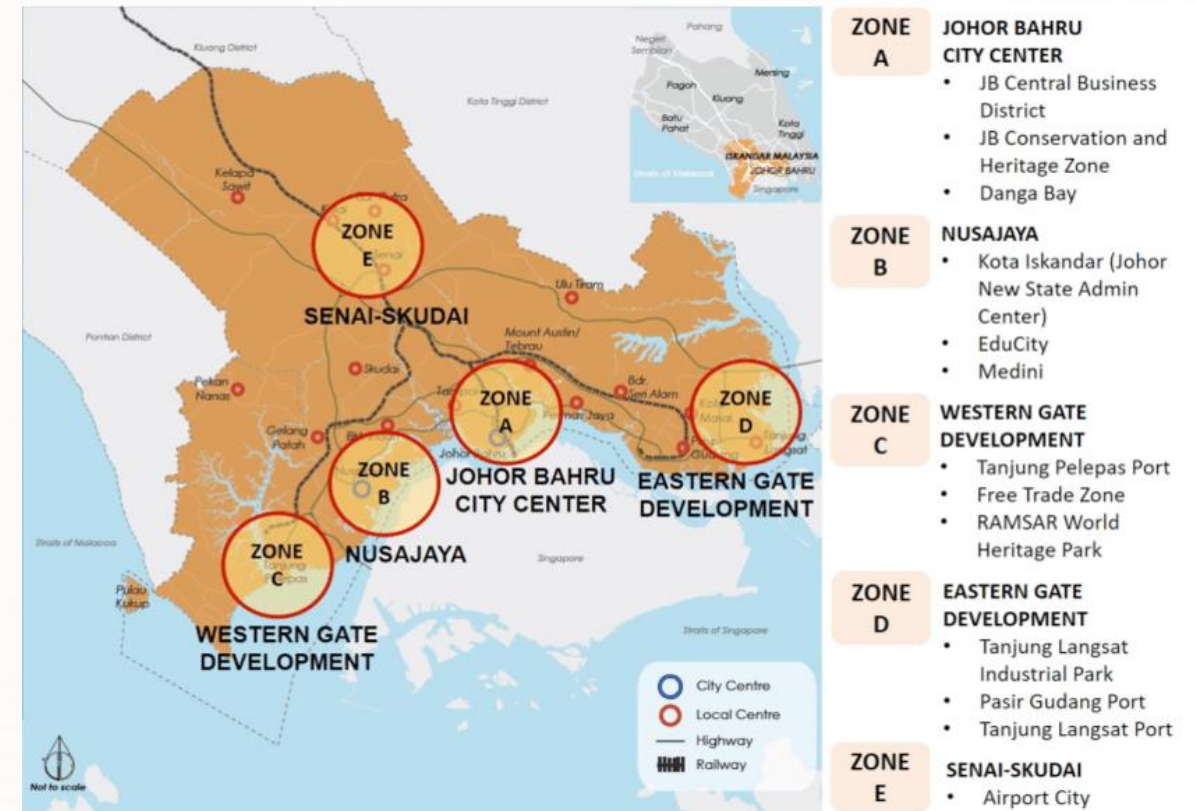
# Target for Johor-Singapore SEZ deal pushed to Year End 2024



1. **Drawing on complementary economic strengths:** The SEZ should leverage Johor's **favourable operating costs and land availability** alongside Singapore's strengths in connectivity, branding, talent pool, and headquarters functions. Target sectors include manufacturing, logistics, digital industries, healthcare, education, and more.

2. **"Two Economies, One EcoSystem":** Steadfast commitment from both Singapore and Malaysian governments will be crucial to ensure success of the JS-SEZ. This approach requires coordinated governmental frameworks, structures, and processes. A designated governing body with authority and autonomy will be important to ensure tailored governance for businesses within the SEZ.

3. **Embracing Experimentation and Agility:** Given that the JS-SEZ is navigating uncharted waters of closer economic integration, embracing flexible approaches such as a policy/regulatory sandbox would create the largest possible inclusive economic space with maximum flexibility.



**Total Population (Singapore + Iskandar SEZ):**  
**Approx. 8 million**

Iskandar Malaysia Region and the Five Flagship Zones  
(Source: Adapted from <http://iskandarmalaysia.com.my/> and <http://www.khazanah.com.my/>)

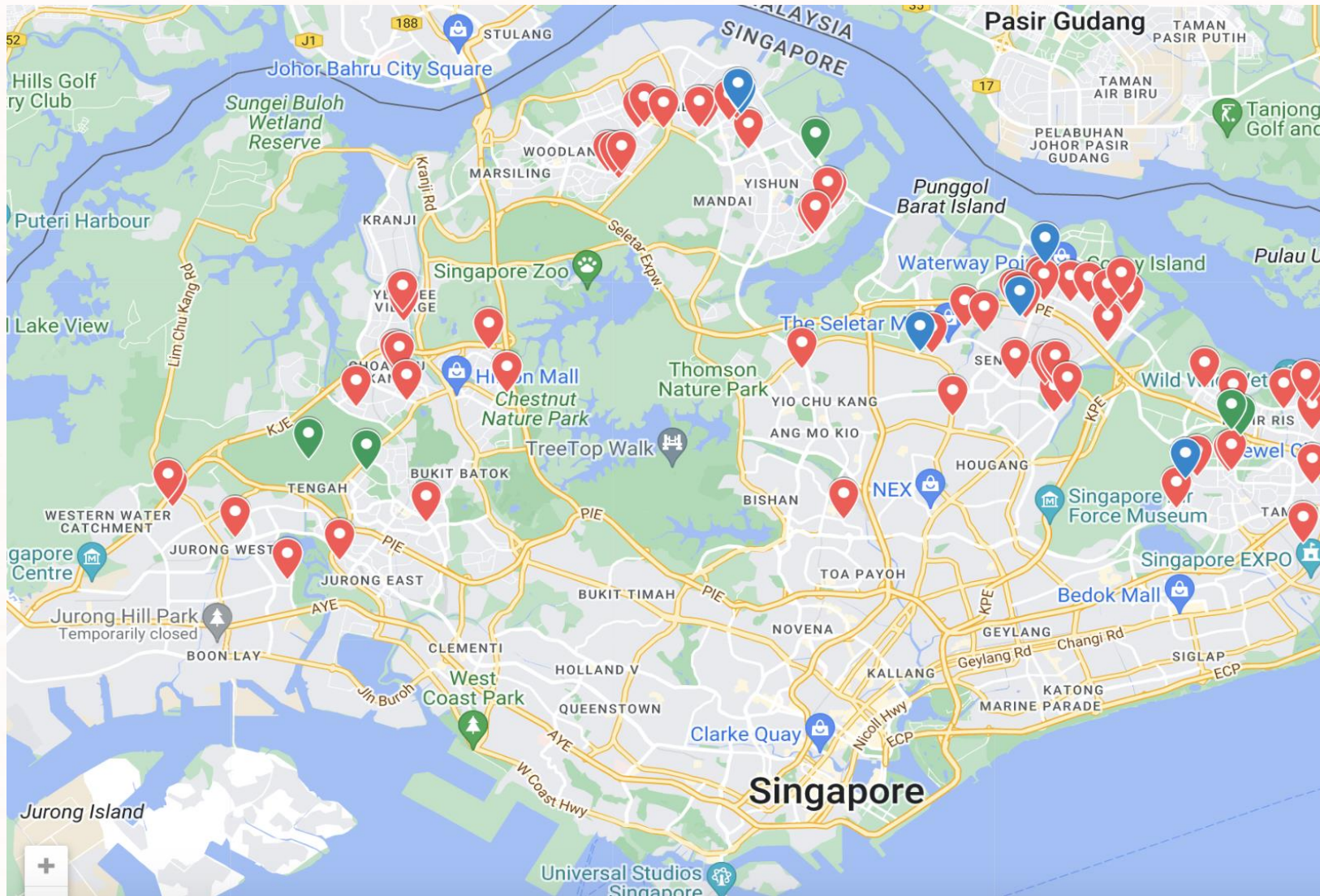




# **EXIT STRATEGY**



# EC Upgrader Demand Pool





# North Region - EC Upgrader Demand

Name of EC	Location	Total Units	TOP Date	Average Gains %
<b>Twin Fountain</b>	Woodlands Avenue 6	418	Mar 2016	+74%
<b>Forestville</b>	Woodlands Avenue 5	653	Apr 2016	+53%
<b>SkyPark Residences</b>	Sembawang Crescent	506	Aug 2016	+68%
<b>Bellewoods</b>	Woodlands Avenue 5	561	Mar 2017	+49%
<b>Parc Life</b>	Sembawang Crescent	628	Mar 2018	+63%
<b>The Visionaire</b>	Sembawang Road	632	Jun 2018	+27%
<b>Northwave</b>	Woodlands Avenue 12	358	Feb 2019	+58%

More than **3500**  
EC Upgraders!



# Why More Millennials in Singapore Are Buying Private Property in 2024



**PropertyGuru**

Mon, 24 June 2024 at 6:49 am SGT · 6-min read



A rising number of young Singaporeans are turning these dreams into fruition, and many of them are going for newly launched developments. An ERA Realty White Paper revealed that the share of new private homebuyers aged 26 to 35 has increased from 9% in 2015 to 35% in 2023.

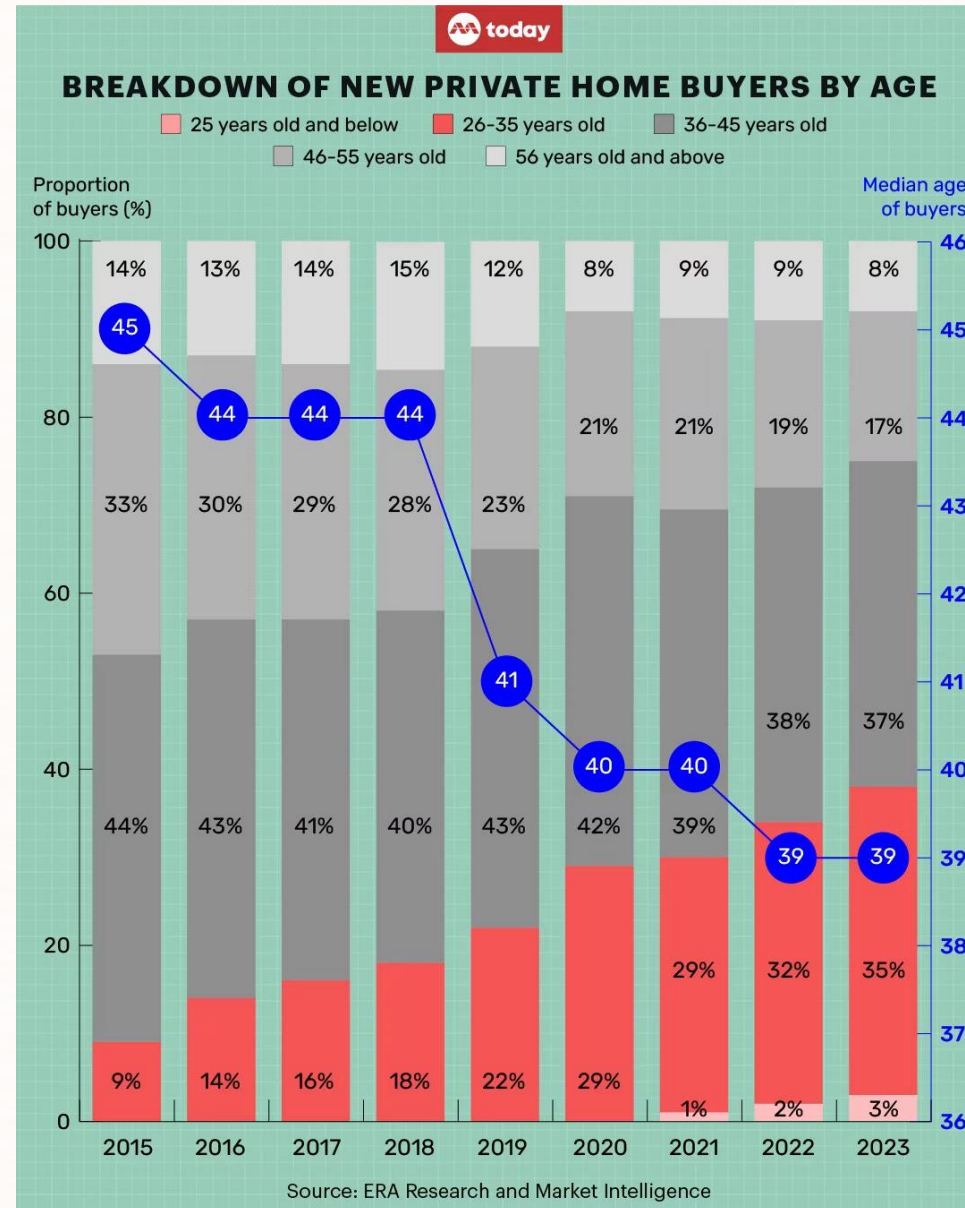
Why More Millennials in Singapore Are Buying Private Property in 2024

Despite still-rising private home prices, buying a condo in Singapore firmly remains a part of young people's aspirations. In the [TODAY Youth Survey 2023](#), 78% of 1000 youths aged 18 to 35 polled said they aspire to own private homes as a life goal.



**More young Singaporeans between the ages of 26 and 35 are buying new private property**

From 9% in Year 2015 to 35% in Year 2023

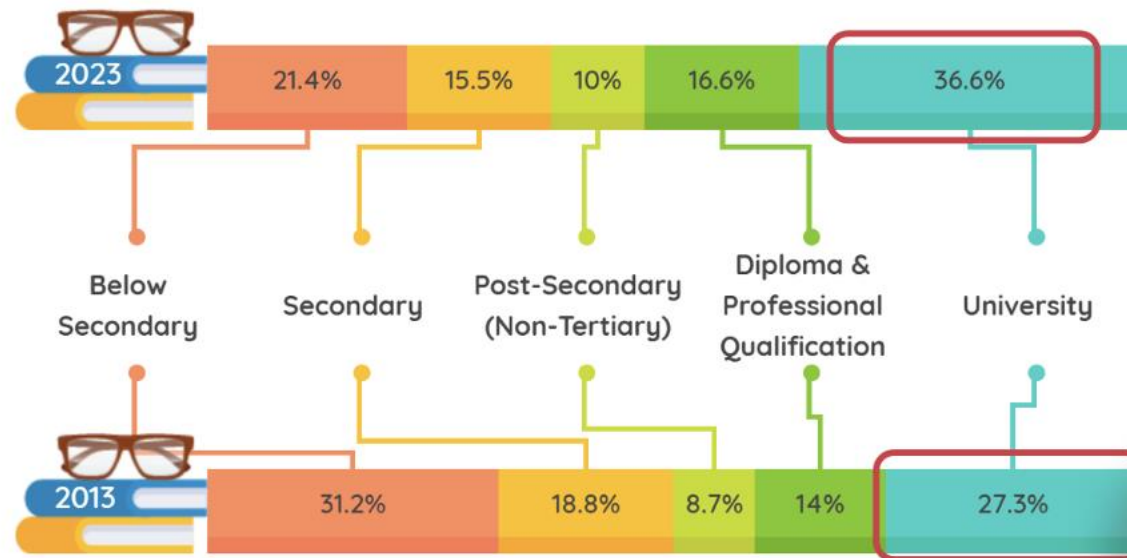




# Singaporean Getting More Educated

## HIGHEST QUALIFICATION ATTAINED

(among Residents aged 25 years and over)



Note: Data pertain to residents aged 25 years and over who were not attending educational institutions as full-time students and include those who were upgrading their qualifications through part-time courses.

Year 2023

Year 2013



# North Region - HDB MOP Upgrader Demand

Estate	BTO Name	Launch	Est Completion	Total Units
Sembawang	Sun Sails	17-Nov-20	2Q 2025	726
Sembawang	Canberra Vista	11-Feb-20	2Q 2024 – 3Q 2024	1467
Sembawang	EastGlen @ Canberra	13-Nov-18	4Q 2020	310
Sembawang	EastDelta @ Canberra	17-Aug-16	3Q 2019 – 4Q 2019	570
Woodlands	Marsiling Peak I & II	19-Jun-24	2029	1609
Woodlands	Woodgrove Edge	21-Feb-24	2029	1127
Woodlands	Urban Rise @ Woodlands	5-Dec-23	2029	848
Woodlands	Woodlands Beacon	5-Dec-23	2029	399
Woodlands	Woodlands South Plains	30-Aug-22	1Q 2027	630
Woodlands	Woodgrove Ascent	25-May-21	3Q 2025	1540
Woodlands	Champions Bliss	12-Aug-20	3Q 2024	349
Woodlands	UrbanVille @ Woodlands	12-Aug-20	2Q 2026	1785
Woodlands	Champions Green	22-May-19	3Q 2023 – 4Q 2023	722
Woodlands	Woodlands Glade	6-Feb-18	4Q 2021	629
Woodlands	Marsiling Grove	18-May-17	1Q 2022	1246
Woodlands	Woodlands Spring	18-May-17	4Q 2020	172
Yishun	Chencharu Hills	19-Jun-24	2029	1277
Yishun	Aranda Breeze @ Yishun	23-Nov-22	2Q 2028	699
Yishun	Miltonia Breeze @ Yishun	23-Nov-22	2Q 2029	1334
Yishun	Vanda Breeze @ Yishun	23-Nov-22	2Q 2029	961
Yishun	Yishun Beacon	27-May-22	2Q 2026	646
Yishun	Grove Spring @ Yishun	17-Feb-22	4Q 2024	987
Yishun	Yishun Boardwalk	17-Feb-22	2Q 2025	852
Yishun	Melody Spring @ Yishun	13-Nov-18	4Q 2020	456
Yishun	Melody Spring @ Yishun	28-Aug-18	4Q 2021	570
Yishun	Yishun Glen	28-Aug-18	4Q 2021 – 2Q 2022	1693
Yishun	Casa Spring @ Yishun	22-May-18	3Q 2021 – 4Q 2021	969
Yishun	Forest Spring @ Yishun	18-May-17	2Q 2021 – 3Q 2021	756
Yishun	Valley Spring @ Yishun	17-Aug-16	4Q 2019 – 1Q 2020	824

With the new norms feeding a trend of '**cashing out**' and upgrading once MOP is obtained, upgrader demand is key to the bigger units.

**More than 26,000  
HDB MOP Upgraders  
in the next  
5 to 10 Years!**



# MASTERPLAN REDEVELOPING KRANJI

THE BUSINESS TIMES

TURF CLUB CLOSURE

## Singapore Turf Club to close in 2027, freeing land in Kranji for housing, other uses

October 2024's 100th Grand Singapore Gold Cup will mark final race amid declining spectator numbers



Wong Pei Ting

Published Mon, Jun 5, 2023 · 05:30 PM

Singapore Turf Club

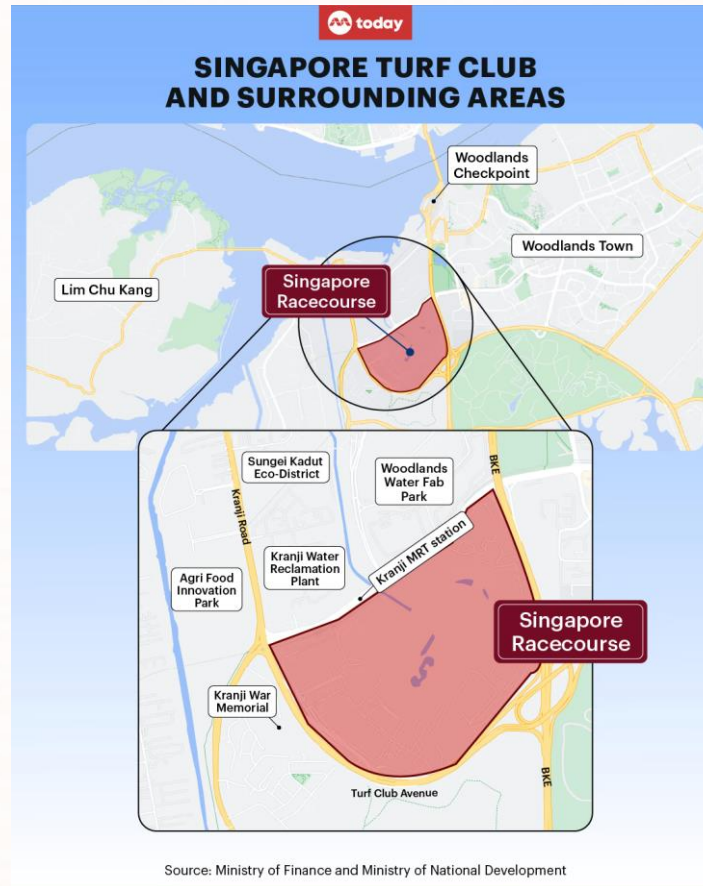
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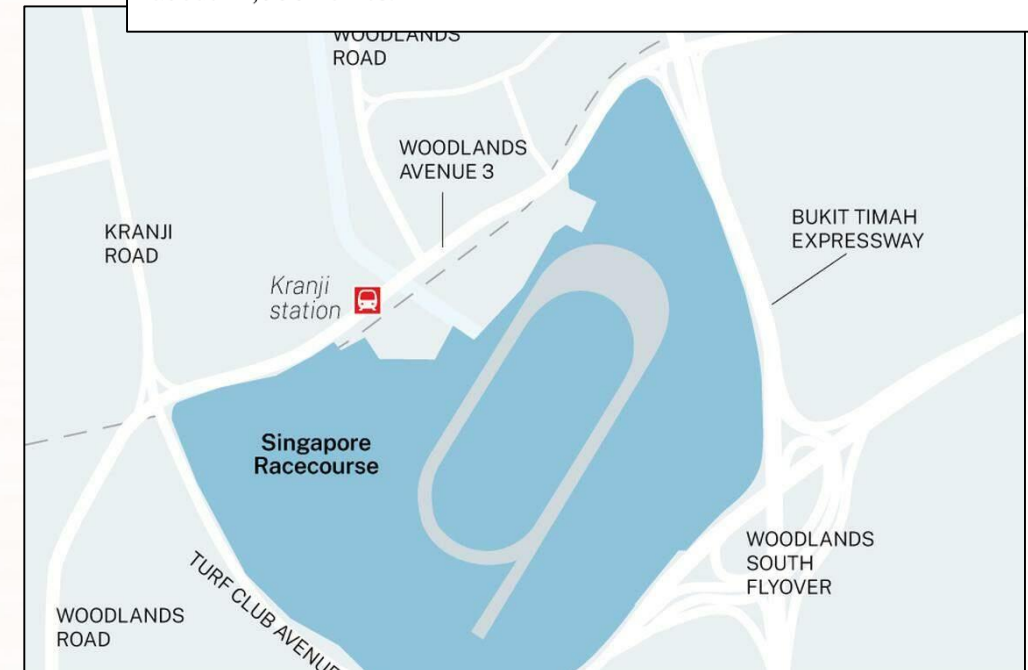
With the handover due in 2027, the Turf Club will host its last race meeting on Oct 5, 2024, and close its facility by March 2027. Its last event will be the 100th Grand Singapore Gold Cup. PHOTO: TOTE BOARD

AFTER almost two centuries, the Singapore Turf Club (STC) will run its last race in 2024. The government on Monday (Jun 5) announced that it will take back 120 hectares of land in Kranji, now occupied by STC, for redevelopment.

Singapore is a “city-state with limited land”, the ministries said the return of the Kranji plot – equivalent to **around 200 football fields** – will enable the land and its surroundings to be “holistically master-planned” in addition to other major plans for Singapore’s northern region. The site will be redeveloped by the Government to “better meet” future land use needs, including for **public housing, leisure and recreation**. The other plans include redeveloping the Woodlands Checkpoint, rejuvenating Woodlands Town, and master-planning Lim Chu Kang into a high-tech agri-food cluster.



At 124ha, the area freed by the club’s closure is larger than newer developments such as the 93ha Bidadari estate, which was previously reported to comprise about 11,000 homes, but much smaller than the 700ha Tengah town, which will yield about 42,000 homes.







# **FUTURE GLS**





# Expect EC price to be launched near \$1,800psf



## Woodlands Drive 17

Land use	Executive condominium
Estimated site area	2.58 ha
Gross plot ratio	1.7
Estimated housing units	435
Sales agent	HDB

## Reserve List

Location	Type of Development	Site Area (HA)	Proposed Gross Plot Ratio (GPR)	Status
Residential Sites				
<a href="#">Senja Close</a>	Executive Condominium	1.01	3.0	Open For Application
<a href="#">Woodlands Drive 17</a>	Executive Condominium	2.58	1.7	October 2024*

\*Site is not ready for application. The detailed conditions of sale will be released on the month indicated.


**15 mths wait-out period.  
Earliest Woodlands EC Launch 2H2026**



# Rising EC Land Prices

THE STRAITS TIMES SINGAPORE LOG IN SUBSCRIBE

## Executive condo site in Tampines Street 62 sets price record



The site in Tampines Street 62 is around 28,000 sq m and can yield about 700 residential units. PHOTO: SCREENGRAB FROM GOOGLE MAPS

**Isabelle Liew**  
UPDATED OCT 09, 2023, 09:35 PM

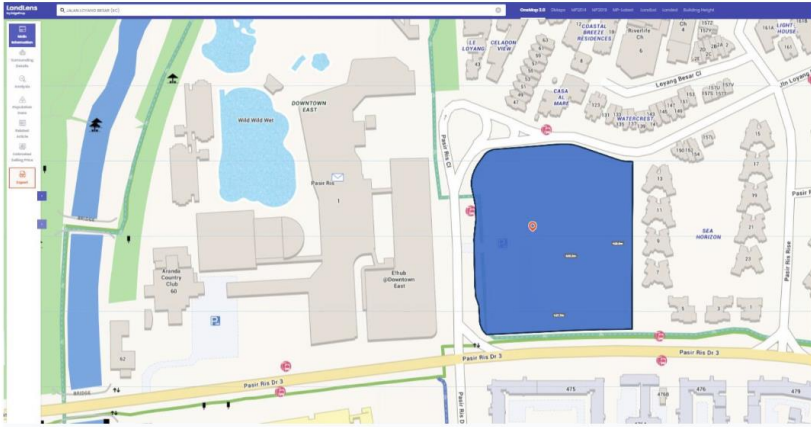
SINGAPORE – An executive condominium (EC) site in Tampines Street 62 has set a new price record.

The tender for the site has been awarded to Sim Lian Land and Sim Lian Development at \$543 million, or \$721 per sq ft per plot ratio (psf ppr), said the Housing Board on Monday.

This is higher than the previous record land rate of \$703 psf ppr for an EC site in Plantation Close in Tengah, awarded in September, said Mr Nicholas Mak, chief research officer of property search portal Mogul.sg.

## Qingjian-led consortium submits record bid of \$729 psf ppr for Jalan Loyang Besar EC site

By Nicholas Lam / EdgeProp Singapore | August 1, 2024 5:58 PM SGT



The tender for the 305,757 sq ft site closed on Thursday, August 1.

Join our [Telegram](#) channel and follow our [Facebook](#) for the latest update.

A consortium of developers consisting of Qingjian Realty, China Communications Construction Co. and ZACD Group submitted the top bid of \$557 million for a executive condominium (EC) site at Jalan Loyang Besar in Pasir Ris.

The tender for the 305,757 sq ft site closed on Thursday, August 1. The top bid submitted by the Qingjian-led consortium translates to a land rate of \$729 psf per plot ratio (ppr).

This marks a new record land rate for an EC site in Singapore. The consortium's bid of \$729 psf ppr surpasses the previous record of \$721 psf ppr set by Sim Lian Group when it bid for an EC site on Tampines Street 62 last July.



# FIRST MOVER TRANSFORMATION

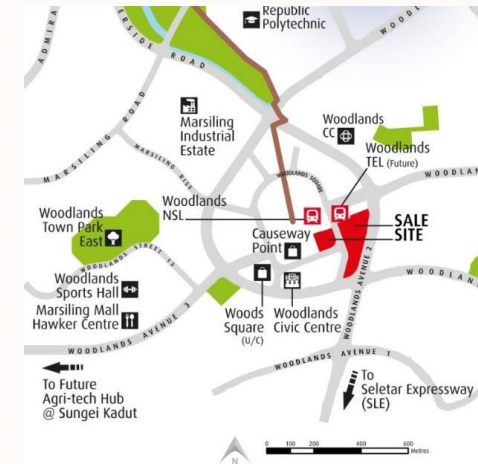
## 'Reserve Site' at Woodlands Ave 2 To Boost Price Growth

### Schedule Of Reserve List Sites

Reserve List sites will be launched for tender only upon successful application. Developers can apply for Reserve List sites once detailed sales conditions are released in the [One-Stop Developer's Portal](#).

No	Location	Site Area (Ha)	Gross Plot Ratio	Status
<b>Residential Sites</b>				
1	Zion Road (Parcel B)	0.92	5.6	Awarded
2	Marina Gardens Lane	0.61	5.6	Oct-2024 #
3	Holland Plain	1.58	1.8	Dec-2024 #
4	River Valley Green (Parcel C)	1.15	3.5	Dec-2024 #
<b>Commercial Sites</b>				
5	Punggol Walk	1.00	1.4	Available for Application
<b>White Sites</b>				
6	Marina Gardens Crescent	1.73	4.2	Available for Application
7	Woodlands Avenue 2	2.75	4.2	Available for Application
<b>Hotel Sites</b>				
8	River Valley Road	1.02	2.8	Available for Application

# Site is not ready for application. The detailed conditions of sale will be released in the month indicated.



Location	Woodlands Avenue 2
Site Area	Plot 1: 21,046.0 m <sup>2</sup> Plot 2: 6,484.7 m <sup>2</sup> Plot 3: 746.2 m <sup>2</sup> (airspace stratum) <sup>(1)</sup>
Lease Period	99 years
Allowable Development	White Site
Maximum Gross Floor Area	115,629 m <sup>2</sup>
Maximum Building Height <sup>(2)</sup>	Part 5 storeys & Part 90 - 100 m SHD (max)
Project Completion Period <sup>(3)</sup>	84 months

<sup>(1)</sup> Estimated horizontal cross-sectional area and subject to cadastral survey.

<sup>(2)</sup> Building height is based on Singapore Height Datum (SHD).

<sup>(3)</sup> Computed from the date of acceptance of the tender by the Authority up to date of issue of Temporary Occupation Permit for the whole of the proposed development.





# **NEW LAUNCH vs RESALE**



# WATERTOWN (2017) vs RESALE CONDOS (2003) (Punggol)

## SALES+. Trends & Analysis

### Non-Landed Properties Trend Analysis

Jan 2010 - Aug 2024

DATE GENERATED  
Aug 17, 2024

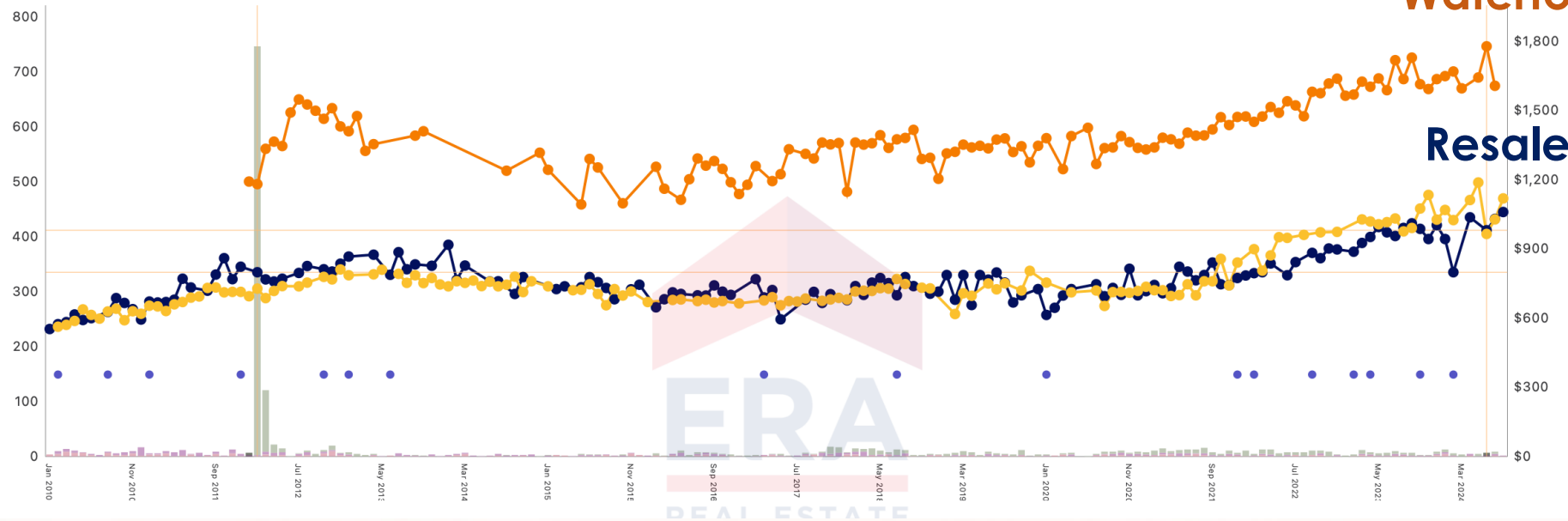
#### Avg PSF

- RIVERVALE CREST
- THE RIVERVALE
- WATERTOWN

#### Volume

- RIVERVALE CREST
- THE RIVERVALE
- WATERTOWN

RIVERVALE CREST: 348 THE RIVERVALE: 368 WATERTOWN: 1,335



Watertown +49%

Resale +38%



# Parc Rosewood (2014) vs The Woodgrove (1998) (Woodlands)

## SALES+. Trends & Analysis

### Non-Landed Properties Trend Analysis

Jan 2010 - Aug 2024

DATE GENERATED  
Aug 17, 2024

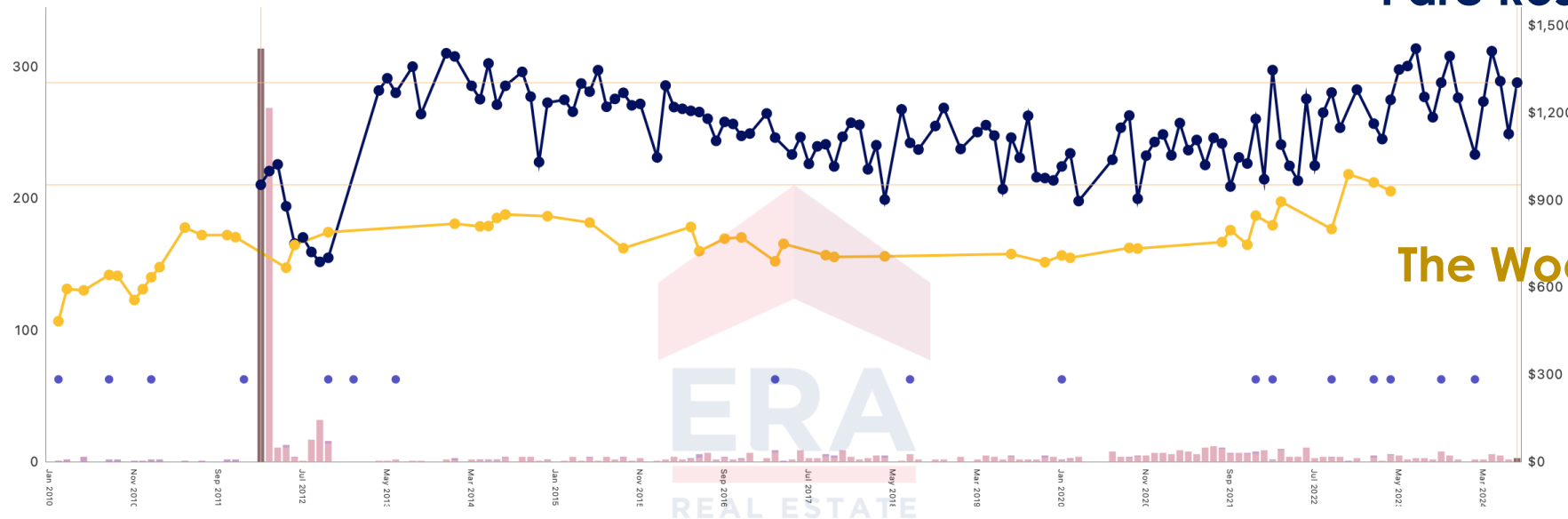
#### Avg PSF

● PARC ROSEWOOD  
● THE WOODGROVE

PARC ROSEWOOD: 1,112 THE WOODGROVE: 71

#### Volume

■ PARC ROSEWOOD  
■ THE WOODGROVE



Parc Rosewood +36.8%

The Woodgrove +20%



# Hillion Res (2018) vs Maysprings (1998) (Bt Panjang)

## SALES+. Trends & Analysis

### Non-Landed Properties Trend Analysis

Jan 2010 - Aug 2024

DATE GENERATED  
Aug 17, 2024

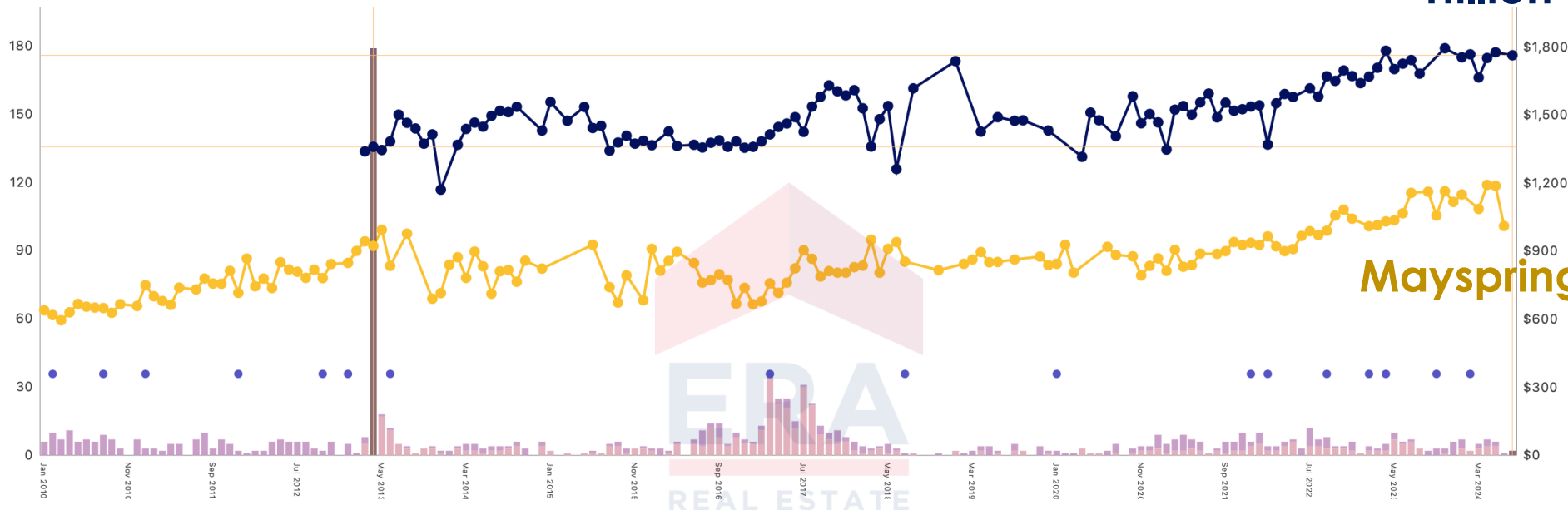
#### Avg PSF

● HILLION RESIDENCES  
● MAYSPRINGS

HILLION RESIDENCES: 652 MAYSPRINGS: 456

#### Volume

■ HILLION RESIDENCES  
■ MAYSPRINGS



Hillion Res +31.6%

Maysprings +7.2%



# Top 10 Selling Points

1. Developed by Singapore's most trusted developer with 60 years of proven track record.
2. Short walk to Woodlands South MRT Station(TEL)with direct train line access to CBD, Orchard Road, 1 MRT stop to Woodlands MRT Station(TEL/NSL)and 2 MRT stops to Rapid Transit System (RTS) Link at Woodlands North MRT Station (TEL).
3. Close proximity to the future largest economic hub in the North : Woodlands Regional Centre, Northern Agri-Tech and Food Corridor, and Woodlands Health Campus.
4. Near to amenities such as Ace The Place Community Centre, Causeway Point, Vista Point, Woodlands North Plaza, Woods Square, Woodlands Civic Centre, Kampung Admiralty etc.
5. Well-connected via the Seletar Expressway (SLE), Bukit Timah Expressway (BKE) and the upcoming North-South Corridor, Singapore's first integrated transport corridor featuring cycling trunk routes.
6. An Early Childhood Development Centre (ECDC) at the doorstep and near to various education institutions like Innova Primary School, Singapore American School, Republic Polytechnic and Future Yishun Innova Junior College.
7. Exclusive 348 units ranging from 1-Bedroom+Study to 4-Bedroom Premium + Study, with efficient layouts and well-appointed interiors.
8. Comprehensive facilities including Treetop walk, a luxurious Grand Club and Tennis Court.
9. BCA's Green Mark Platinum Super Low Energy Building (SLE) Certification.
10. Incorporate the use of efficient renewable energy technology such as solar photovoltaic panels at roof tops, providing partial energy replacement for day-to-day operations at some parts of the common areas.



# **norwood grand**

## **Target Preview: Mid Oct 2024**



**norwood  
grand**



# 8 Pools of Potential Buyers

1. **HDB MOP upgrader** who loves Woodlands as a convenient all-in-one hub.
2. **EC upgraders** who unlocks cash profits and wish to enjoy a new condo lease.
3. Buyers who loves to enjoy **shopping & traveling in Johor Bahru**.
4. **PRs** who requires family convenience with ease of travel to Malaysia.
5. Malaysian PRs & home owners looking to invest in Singapore at lower entry prices.
6. Private Property owners cashing out and seeking for **lifestyle location** and amenities.
7. Investors looking for high rental locations with work, schools and MRT demand.
8. Investors looking for next wave of **price growth** with **transformational** potential NCIC, RTS & Kranji.



Thank  
you!