

ISSUED BY MINISTRY OF NATIONAL DEVELOPMENT

3 June 2026

Private housing supply under the Government Land Sales programme sustained at a high level in the second half of 2026

- *The Government is sustaining a high and steady supply of private housing for the second half of 2026 (2H2026) Government Land Sales (GLS) Programme. 4,745 private residential units will be launched via the 2H2026 Confirmed List, compared to the 4,575 units launched under the Confirmed List of the 1H2026 GLS Programme. This will bring the full year GLS Confirmed List supply for 2026 to 9,320 units, which is more than 50% higher than the annual average Confirmed List supply over the past 10 years.*
- *This supply injection will bring the total pipeline supply of private housing [including Executive Condominiums (EC)] to around 61,000 units and boost the inventory of units available for sale in the next two years or so to around 32,000 units.*
- *To advance the development of Jurong Lake District (JLD) and cater to medium term office demand, the White site at Town Hall Link will be launched for tender in July 2026 under the 2H2026 Confirmed List. Anchored by strong connectivity via four MRT lines and supported by district-level infrastructure, the site will catalyse development of the new JLD precinct and drive Singapore's decentralisation efforts.*
- *The Government will continue to monitor economic and property market conditions, and calibrate the release of GLS supply to keep the property market stable and sustainable.*

- 1 The Government has announced the GLS Programme for 2H2026. Comprising nine Confirmed List sites and 13 Reserve List sites, the Programme can yield 9,200 private residential units, 188,100 sqm gross floor area (GFA) of commercial space and 970 hotel rooms (see [Appendix 1](#) and [Appendix 2](#)).
- 2 The Confirmed List, which comprises eight private residential sites and one White site, can yield 4,745 private residential units (including 735 EC units) and 83,350 sqm GFA of commercial space.
- 3 The Reserve List comprises eight private residential sites, one commercial site, two White sites and two hotel sites, which can potentially yield an additional 4,455 private residential units, 104,750 sqm GFA of commercial space, and 970 hotel rooms.

Sustained high supply of private housing to cater to demand

- 4 To cater to the resilient demand for private housing and keep the property market stable and sustainable, the Government will sustain a high level of supply of private residential units under the Confirmed List in 2H2026, with additional supply to be made available on the Reserve List for developers to activate for development if they assess that there is demand.

- 5 With the supply injection from the Confirmed List in 2H2026, the total supply of private residential (including EC) units¹ in the overall supply pipeline will be increased to around 61,000 units, from the current 57,000 units. These include around 32,000 unsold units that could be released by developers for sale in the next two years or so. The supply will come from a good spread of sites, supporting the development of both conventional private residential units and long-stay Serviced Apartments, to meet demand from both owner-occupiers and the rental housing market.

Driving next phase of Jurong Lake District's development with White site on Confirmed List

- 6 The Government remains committed to developing JLD as Singapore's largest mixed-use business district outside the city centre. It will integrate homes and workspaces with retail, dining and entertainment options, offering a vibrant live-work-play environment.
- 7 Development of JLD has progressed steadily over the years. The area around the Jurong East MRT interchange station is already an established business node with about 185,000 sqm of office space and 2,000 homes, supported by a wide range of amenities, healthcare and institutional uses.
- 8 In recent years, the Government has invested significantly in major infrastructure and development projects in the district, including the revitalised 90 ha Jurong Lake Gardens, the new Science Centre, Jurong Gateway Hub (comprising a bus interchange, library, community club, sports facilities, offices and shops next to the Jurong East MRT station) and two new MRT lines – Jurong Region Line (JRL) and Cross Island Line (CRL) Phase 2. The JRL will open in stages from around mid-2028, while CRL Phase 2 will open in 2032. Together with the existing North-South and East-West lines, these four rail lines will provide JLD with excellent connectivity within the West region and to the rest of the island, including the city centre and future Changi Airport Terminal 5. Some government agencies are also studying plans to move their offices to JLD.
- 9 To drive the next phase of development of JLD and cater to market needs across various market segments, the Government will be launching the White site at JLD for tender in July 2026 under the 2H2026 Confirmed List (see [Appendix 3](#)). With a total potential yield of about 186,000 sqm, comprising a minimum of 40,000 sqm of office space, up to 1,200 private residential units and 44,000 sqm GFA of space for complementary uses (e.g. retail, hotel, serviced apartments, community uses), the proposed integrated mixed-use development next to the existing Jurong Town Hall monument and a future park will connect to the four MRT lines and surrounding developments via an extensive network of multi-level pedestrian linkages, dedicated cycling paths and bus-only corridors.
- 10 The development will also incorporate a District Cooling Plant and District Pneumatic Waste Conveyance System Central Station. Future developments in the new precinct will be able to plug into these district-level infrastructure, improving energy efficiency and quality of the living environment, and supporting the sustainability objectives of JLD.

¹ This comprises about 42,000 units with planning approval and about 19,000 units from GLS sites and awarded en-bloc sites that have not been granted planning approval yet.

Reserve List hotel sites will be made available

- 11 The 2H2026 Reserve List includes the sites at River Valley Road and Telok Ayer Street carried over from the 1H2026 Reserve List, which will allow developers to increase the supply of hotel rooms based on market demand.
- 12 The Government will continue to closely monitor economic and property market conditions, to inform the half-yearly review of the GLS programme, so as to meet Singapore's housing, commercial and hospitality needs.

PROPOSED RESIDENTIAL, COMMERCIAL AND HOTEL SITES FOR 2H2026 GLS PROGRAMME

S/N	Location	Site Area (ha)	Proposed GPR	Estimated No. of Residential Units ⁽¹⁾	Estimated No. of Hotel Rooms	Estimated Commercial Space (m ²)	Estimated Launch Date	Sales Agent
Confirmed List								
Residential Sites								
1	Marina Gardens Lane ⁽²⁾	0.60	5.6	390	0	150	Aug-2026	URA
2	Orchard Boulevard ⁽³⁾	0.34	2.8	110	0	0	Aug-2026	URA
3	East Coast Road ⁽³⁾⁽⁴⁾	0.55	1.6	85	0	0	Sep-2026	URA
4	De Souza Avenue ⁽³⁾	2.22	1.6	415	0	0	Nov-2026	URA
5	Tanjong Rhu Close ⁽³⁾	1.23	3.5	505	0	0	Nov-2026	URA
6	Berlayar Close ⁽³⁾	2.82	2.1	695	0	0	Dec-2026	URA
7	Holland Plain ⁽³⁾⁽⁵⁾	3.42	1.8	610	0	0	Dec-2026	URA
8	Jurong East Avenue 1 (EC) ⁽³⁾⁽⁶⁾	1.49	5.0	735	0	0	Dec-2026	HDB
White Sites								
9	Town Hall Link ⁽⁷⁾	3.72	5.0	1,200	0	83,200	Jul-2026	URA
Total (Confirmed List)				4,745	0	83,350		

S/N	Location	Site Area (ha)	Proposed GPR	Estimated No. of Residential Units ⁽¹⁾	Estimated No. of Hotel Rooms	Estimated Commercial Space (m ²)	Estimated Available Date ⁽¹⁸⁾	Sales Agent
Reserve List								
Residential Sites								
1	Cross Street ⁽⁸⁾	0.23	6.3	315	0	500	Available	URA
2	Media Circle ⁽⁹⁾	0.57	4.2	520	0	400	Available	URA
3	Media Circle (Parcel B) ⁽¹⁰⁾	1.00	4.3	500	0	400	Available	URA
4	Morrison Lane ⁽¹¹⁾	0.66	2.8	205	0	500	Available	URA
5	Kitchener Link	0.42	3.0	145	0	0	Jun-2026	URA
6	Serangoon North View ⁽³⁾	0.80	2.5	235	0	0	Sep-2026	URA
7	Chuan Grove ⁽³⁾	3.18	2.5	935	0	0	Oct-2026	URA
8	Plymouth Avenue/Dunearn Road ⁽³⁾⁽¹²⁾	1.14	2.1	250	0	2,500	Oct-2026	URA
Commercial Sites								
9	Punggol Walk ⁽¹³⁾	1.00	1.4	0	0	13,350	Available	URA
White Sites								
10	Marina Gardens Crescent ⁽¹⁴⁾	1.73	4.2	775	0	6,000	Available	URA
11	Woodlands Avenue 2 ⁽¹⁵⁾	2.75	4.2	440	0	78,000	Available	URA
Hotel Sites								
12	River Valley Road ⁽¹⁶⁾	1.02	2.8	0	530	2,000	Available	URA
13	Telok Ayer Street ⁽¹⁷⁾	0.41	7.0	135	440	1,100	Available	URA
Total (Reserve List)				4,455	970	104,750		
Total (Confirmed List and Reserve List)				9,200	970	188,100		

(1) The estimated number of dwelling units (DU) for Executive Condominium (EC) and private residential sites take into account the average unit sizes of recent comparable developments and prevailing Development Control guidelines.

(2) Site is imposed with a retail cap of 150 sqm GFA.

(3) New sites introduced in 2H2026.

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

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

- (6) Site is imposed with a minimum 750 sqm GFA for childcare centre.
- (7) Site is imposed with a minimum office quantum of 40,000 sqm GFA, a minimum 800 sqm GFA for childcare centre and a maximum residential quantum for flats development of 102,000 sqm GFA.
- (8) Site is predominantly for long-stay Serviced Apartments use and imposed with a minimum commercial quantum of 500 sqm GFA.
- (9) Site is predominantly for long-stay Serviced Apartments use and imposed with a retail cap of 400 sqm GFA.
- (10) Site is imposed with a retail cap of 400 sqm GFA.
- (11) Site is imposed with a minimum commercial quantum of 500 sqm GFA and a minimum 500 sqm GFA for childcare centre.
- (12) Site is imposed with a retail cap of 2,500 sqm GFA.
- (13) Site is imposed with a minimum office quantum of 8,400 sqm GFA and a minimum 650 sqm GFA for childcare centre.
- (14) Site is imposed with a retail cap of 6,000 sqm GFA and a minimum 500 sqm GFA for childcare centre.
- (15) Site is imposed with a retail cap of 33,000 sqm GFA and a minimum office quantum of 45,000 sqm GFA.
- (16) Site is imposed with a retail cap of 2,000 sqm GFA.
- (17) Site is imposed with a minimum long-stay Serviced Apartments quantum of 6,200 sqm GFA.
- (18) Refers to estimated date the detailed conditions of sale will be available and applications can be submitted.

**Status of the GLS Programme for 1H2026
(as of 3 June 2026)**

- 1 The 1H2026 GLS Programme comprises 21 sites, of which nine are on the Confirmed List and 12 are on the Reserve List.
- 2 To date, seven of the Confirmed List sites have been launched for tender, and the remaining two Confirmed List sites [i.e. Lorong Puntong and Sembawang Drive (EC)] will be launched in the later part of June 2026.
- 3 The remaining six residential sites, one commercial site, three White sites, and two hotel sites on the Reserve List will be carried over to the 2H2026 GLS Programme.

Location Plan for the White site in Jurong Lake District

