

Date Tender Launch	Date Tender Closed	Date Tender Awarded	Land Parcel	Street Name	Land Area (sq m)	Lease Term (years)	Permissible GFA / (GPR)	Successful Tenderer's Name	Tender Price	** No. of Bidders	Project Name
29/5/2025	16/12/2025	14/1/2026	Hougang P3	Hougang Avenue 10/ Hougang Central	46,899.4	99	118,268 sqm / (2.5)	Horizon Residential Pte. Ltd. and Horizon Commercial Trustee Pte. Ltd. (as trustee of Horizon Commercial Trust)	\$1,500,738,338.00	3	
26/9/2024	11/9/2025	26/9/2025	Yishun P6	Chencharu Close	29,450.30	99	96,008 sqm / (3.26)	Evia MCS Pte. Ltd., Gamuda (Singapore) Pte. Ltd. and H108 Pte. Ltd.	\$1,012,588,989.89	3	
27/6/2024	19/09/2024	10/10/2024	Tampines P18	Tampines Street 94	23,510.7	99	61,834 sqm / (2.63)	Hoi Hup Realty Pte Ltd and Sunway Developments Pte. Ltd.	\$668,280,000.00	6	
23/12/2022	27/06/2023	11/7/2023	Tampines P17	Tampines Avenue 11	50,679.7	99	126,700 sqm / (2.5)	Topaz Residential Pte. Ltd. and Topaz Commercial Pte. Ltd.	\$1,206,390,880.00	3	ParkTown Tampines & ParkTown Residence
27/8/2018	14/12/2018	22/3/2019	Pasir Ris P2	Pasir Ris Drive 3/ Pasir Ris Drive 8/ Pasir Ris Central	38,003.7	99	95,010 sqm / (2.5)	Phoenix Residential Pte. Ltd. & Phoenix Commercial Pte. Ltd.	\$699,999,999.99	3	Pasir Ris Mall & Pasir Ris 8
6/3/2017	13/6/2017	21/6/2017	Bidadari P1	Upper Serangoon Road	25,440.8	99	89,043 sqm / (3.5)	Elara 1 Pte. Ltd. And Callisto 1 Pte. Ltd.	\$1,132,000,000.00	12	Woodleigh Mall & Woodleigh Residences
18/11/2014	13/1/2015	26/1/2015	Yishun P5	Yishun Avenue 4	9,759.80	99	27,327.44 sqm / (2.8)	Northern Resi Pte. Ltd. and Northern Retail Pte. Ltd.	\$185,090,000.00	5	Wisteria Mall & The Wisteria
28/6/2013	5/9/2013	9/9/2013	Yishun P3	Yishun Avenue 2 / Yishun Central 1	41,084.90	99	123,254.7 sqm / (3.0)	North Gem Development Pte. Ltd. & FC North Gem Trustee Pte. Ltd. (as Trustee-Manager of North Gem Trust)	\$1,428,880,000.00	5	Northpoint City & North Park Residences
27/11/2012	24/1/2013	31/1/2013	Yishun P4	Yishun Ring Road / Yishun Avenue 9	8,858.30	99	24,803.24 sqm / (2.8)	CEL Property Pte Ltd	\$212,100,000.00	13	Junction nine & Junction Nine Residences
30/11/2010	15/2/2011	18/2/2011	Punggol P1	Punggol Central / Punggol Walk	29,999.30	99	125,997.06 sqm / (4.2)	Emerald Star Pte Ltd and FC Retail Trustee Pte Ltd (as Trustee of Sapphire Star Trust)	\$1,021,000,000.00	7	Waterway Point & Watertown
2/7/2010	1/9/2010	6/9/2010	Bedok P1	New Upper Changi Road / Bedok North Drive	24,902.20	99	87,157.7 sqm / (3.5)	Brilliance Residential (1) Pte. Ltd. and Brilliance Trustee Pte. Ltd.	\$788,888,888.00	9	Bedok Mall & Bedok Residences

31/8/2005	27/9/2005	3/10/2005	Choa Chu Kang P2	Yew Tee Close / Choa Chu Kang North 6	8500	99	27,200 sqm / (3.2)	Choice Homes Alpha Pte Ltd	\$90,288,888.00	9	Yew Tee Point & Yew Tee Residences
25/5/2005	21/6/2005	28/6/2005	Jurong West P3	Jurong West Central 3 / Jurong West St 64	33,523.80	99	117,333.30 sqm / (3.5)	Prime Point Realty Development Pte Ltd	\$415, 013,888.00	3	The Centris
27/11/1998	4/3/1999	30/3/1999	Sengkang P1	Sengkang East Way	27,067.3	99	113,682.66 sqm / (4.2)	Centrepont Properties Ltd	\$172,300,000.00	7	Compass Point & Compass Height
30/5/1997	24/7/1997	8/9/1997	Sengkang N1NC	Rivervale Drive	22,553.3	99	67,659.9 sqm / (3.0)	NTUC Choice Homes Co-operative Ltd	\$203,198,000.00	7	Rivervale Mall & Rivervale Crest
24/11/1995	25/1/1996	29/3/1996	Sembawang P1	Canberra Road	8,600.0	99	30,100 sqm / (3.5)	Heeton Development Pte Ltd / Koh Brothers Development Pte Ltd	\$102,900,000.00	4	Sun Plaza
24/11/1995	25/1/1996	29/3/1996	Woodlands N4NC	Woodlands Avenue 1	10,000.0	99	12,000 sqm / (1.2)	Heeton Development Pte Ltd / King Wan Construction Pte Ltd	\$28,300,000.00	3	The Woodgrove
28/7/1995	28/9/1995	30/11/1995	Hougang N9NC	Hougang Avenue 9	15,500.0	99	18,600 sqm / (1.2)	Golden Development Pte Ltd	\$70,180,000.00	7	Central Place
25/2/1994	28/4/1994	19/8/1994	Hougang N5NC	Hougang St 51 / Buangkok Green	16,500.00	99	19,900 sqm	Hiap Hoe Holdings Pte Ltd	\$38,800,000.00	4	Hougang Green

Land Parcel: Hougang N5NC

S/N	Tenderer	Tender Bid (\$)
1	Hiap Hoe Holdings Pte Ltd	38,800,000.00
2	Far East Organization Centre Pte Ltd	34,390,000.00
3	United Industrial Corporation Ltd/Shenton Holdings Pte Ltd	26,888,000.00
4	Wing Tai Land Pte Ltd	18,000,000.00

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Land Parcel: Hougang N9NC

S/N	Tenderer	Tender Bid (\$)
1	Golden Development Pte Ltd	70,180,000.00
2	Ruby Holdings Pte Ltd	61,135,000.00
3	Gutherie GTS Ltd, Tang Eng Pte Ltd, Bellora Investments Pte Ltd, First Systems Holding Pte Ltd, Columbia Trading Pte Ltd, Mr Pang Pok / Proposed J. Y. Pte Ltd, Ang Hock Beng Pte Ltd	55,000,000.00
4	UIC Development Pte Ltd	52,800,000.00
5	Heeton Development Pte Ltd	43,100,000.00
6	SuperBowl Holdings Ltd	38,308,000.00
7	Silverdale Investment Pte Ltd	21,000,000.00

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Land Parcel: Woodlands N4NC

S/N	Tenderer	Tender Bid (\$)
1	Heeton Development Pte Ltd & King Wan Construction Pte Ltd	28,300,000.00
2	Hiap Hoe Holdings Pte Ltd	22,656,000.00
3	Peak Properties Pte Ltd	21,000,000.00

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Land Parcel: Sembawang P1

S/N	Tenderer	Tender Bid (\$)
1	Heeton Development Pte Ltd & Koh Brothers Development Pte Ltd	102,900,000.00
2	Guthrie GTS Ltd & Lee Kim Tah Holdings Ltd	102,000,000.00
3	UIC Development Pte Ltd	87,180,000.00
4	Allgreen Properties Ltd / Hoe Seng Company (Pte) Ltd / Pacific Carriers Ltd	69,300,000.00

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Land Parcel: Sengkang N1NC

S/N	Tenderer	Tender Bid (\$)
1	NTUC Choice Homes Co-Operative Ltd	203,198,000.00
2	Centrepont Properties Ltd	176,000,000.00
3	Orchard Terminal Pte Ltd	136,198,000.00
4	Hiap Hoe Holdings Pte Ltd	135,000,000.00
5	Keppel Land Investment Pte Ltd	130,133,000.00
6	MCL Land Ltd	125,998,800.00
7	Winwave Investment Pte Ltd	100,100,000.00

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Land Parcel: Sengkang P1

S/N	Tenderer	Tender Bid (\$)
1	Centrepont Properties Ltd	172,300,000.00
2	Pidemco Realty Pte Ltd / Germiston Pte Ltd / Bryon Pte Ltd / I. P. Property Fund Asia (Sengkang) Ltd	149,999,990.00
3	Straits Construction Co Pte Ltd / Jian Yu Development Pte Ltd & Others	106,300,000.00
4	First Capital Corporation Ltd	102,880,000.00
5	City Developments Ltd	100,000,000.00
6	MCL Land Ltd / DBS Realty Pte Ltd	88,128,889.00
7	Mansfield Realty Pte Ltd / TLB Land Ltd	70,800,000.00

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Land Parcel: Jurong West P3

S/N	Tenderer	Tender Bid (\$)
1	Prime Point Realty Development Pte Ltd	415,013,888.00
2	Jubilee Realty Pte Ltd	377,160,000.00
3	Centrepont Properties Ltd	348,000,000.00

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Land Parcel: Choa Chu Kang P2

S/N	Tenderer	Tender Bid (\$)
1	Choice Homes Alpha Pte Ltd	90,288,888.00
2	Jubilee Realty Pte Ltd	87,288,000.00
3	High Oak Properties Pte Ltd	81,000,000.00
4	Rivaldo Investments Pte Ltd	78,200,000.00
5	Superbowl Holdings Ltd & Hiap Hoe Ltd	71,300,000.00
6	Wincove Investment Pte Ltd	67,470,000.00
7	Sim Lian Land Pte Ltd	66,000,000.00
8	Centrepont Properties Ltd	64,400,000.00
9	Heeton Holdings Ltd / Koh Brothers Development Pte Ltd Joint Venture	63,206,750.00

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Land Parcel: Bedok P1

S/N	Tenderer	Tender Bid (\$)
1	Brilliance Residential (1) Pte. Ltd. and Brilliance Trustee Pte. Ltd.	788,888,888.00
2	Moon Holdings Pte. Ltd. and UED Capital Venture Pte. Ltd.	650,888,099.00
3	Emerald Star Pte Ltd and FC Retail Trustee Pte Ltd	650,028,000.00
4	Keppel Land Realty Pte Ltd / Jewel Development Pte. Ltd.	640,100,000.00
5	Trimost Development Pte. Ltd. and Trifort Investments Pte. Ltd.	596,888,000.00
6	United Venture Development Pte. Ltd. and United Venture Investments Pte. Ltd.	588,000,000.00
7	Gold Yield Pte. Ltd. and East Peak Development Pte. Ltd.	563,463,288.00
8	Choice Homes Zeta Pte Ltd and The R Hub Pte Ltd	542,298,000.00
9	Sim Lian Land Pte Ltd & Sim Lian Development Pte Ltd	539,000,000.00

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Land Parcel: Punggol P1

S/N	Tenderer	Tender Bid (\$)
1	Emerald Star Pte Ltd and FC Retail Trustee Pte Ltd (as Trustee of Sapphire Star Trust)	1,021,000,000.00
2	Punggol Retail Development Pte Ltd and Qingdao Construction (Singapore) Pte Ltd	849,777,000.00
3	Keppel Land Realty Pte Ltd and K-Commercial Management Pte. Ltd. (as Trustee-Manager of K- Commercial Trust)	786,000,000.00
4	Jewel Residential (1) Pte. Ltd. And Jewel Trustee Pte. Ltd. (in its capacity as trustee of Jewel Mall Trust)	763,988,888.00
5	Earth Holdings Pte. Ltd. And UED Capital Venture Pte. Ltd.	692,999,999.00
6	Fica Nominees Pte Ltd and First Capital Holdings Pte Ltd	680,822,000.00
7	Mezzo Development Pte Ltd	250,000,000.00

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Land Parcel: Yishun P4

S/N	Tenderer	Tender Bid (\$)
1	CEL Property Pte Ltd	212,100,000.00
2	Boo Han Holdings Pte. Ltd. And Far East Orchard Limited	193,777,000.00
3	Ho Lee Group / Evia Real Estate (3) Pte Ltd / CNH Investment Pte Ltd	182,600,000.00
4	Cerapure Pte Ltd	167,124,000.00
5	Verwood Holdings Pte. Ltd. And Intrepid Investments Pte Ltd	163,000,000.00
6	Guthrie (Nov) Pte Ltd and Santarli Venture Pte Ltd	161,800,000.00
7	Sim Lian (Focus) Pte Ltd & Sim Lian (Brilliant) Pte Ltd	161,000,000.00
8	Master Contract Services Pte Ltd and Keong Hong Construction Pte Ltd and Asia Development Pte Ltd	155,520,000.00
9	Mezzo Development Pte Ltd	151,800,000.00
10	FCL Place Pte. Ltd.	133,080,000.00
11	Changi Properties Pte. Ltd.	124,500,000.00
12	RP North Pte. Ltd.	121,800,000.00
13	Creative Investments Pte Ltd	55,538,888.00

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Land Parcel: Yishun P3

S/N	Tenderer	Tender Bid (\$)
1	North Gem Development Pte. Ltd. & FC North Gem Trustee Pte. Ltd. (as Trustee-Manager of North Gem Trust)	1,428,880,000.00
2	Far East Civil Engineering (Pte.) Limited, Far East Orchard Limited & Sekisui House, Ltd.	969,333,333.00
3	Zenlead Investments Pte. Ltd. & Zenmost Developments Pte. Ltd.	930,000,000.00
4	Sim Lian (Focus) Pte Ltd & Sim Lian (Brilliant) Pte Ltd	875,000,000.00
5	Yorkshire Investments (1) Pte. Ltd. and Yorkshire Trustee Pte. Ltd. (in its capacity as trustee of Yorkshire Mall Trust)	704,500,000.00

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Land Parcel: Yishun P5

S/N	Tenderer	Tender Bid (\$)
1	Northern Resi Pte. Ltd. and Northern Retail Pte. Ltd.	185,090,000.00
2	KBD Ventures Pte. Ltd. and Changi Properties Pte. Ltd.	181,600,000.00
3	Sim Lian (Focus) Pte Ltd	168,000,000.00
4	Wee Hur Development Pte. Ltd.	160,000,000.00
5	KSH Land Development Pte. Ltd.	94,523,448.00

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Land Parcel: Bidadari P1

S/N	Tenderer	Tender Bid (\$)
1	Elara 1 Pte. Ltd. And Callisto 1 Pte. Ltd.	1,132,000,000.00
2	Far East Civil Engineering (Pte.) Limited and Sekisui House, Ltd.	1,117,777,777.00
3	First Meyer Development Pte. Ltd. and GLL A Pte. Ltd.	1,060,000,000.00
4	Kingsford Huray Development Pte Ltd	1,035,000,000.00
5	Blossom Commercial Development Pte. Ltd. and Blossom Residential Development Pte. Ltd.	958,089,288.00
6	Sim Lian (Focus) Pte Ltd & Sim Lian (Treasure) Pte Ltd	939,999,999.00
7	PQJ Retail Management Pte. Ltd. (as trustee - manager of PQJ Retail Trust) and PQJ Residential Development Pte. Ltd.	919,998,000.00
8	Nanshan Group Singapore Co. Pte. Ltd.	906,800,006.00
9	Zenmost Developments Pte. Ltd. And Zenlead Investments Pte. Ltd.	905,807,755.00
10	CEL Unique Development Pte. Ltd.	863,810,000.00
11	FCL Residences Pte. Ltd. and KH Capital Pte. Ltd.	834,000,000.00
12	Soilbuild Group Holdings Ltd	774,488,000.00

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Land Parcel: Pasir Ris P2

S/N	Tenderer	Tender Bid (\$)
1	Phoenix Residential Pte. Ltd. & Phoenix Commercial Pte. Ltd.	699,999,999.99
2	Laguna Garden Limited and Far East Commercial Trustee Pte. Ltd.	677,777,000.00

The tenderer(s) whose concept proposals were not shortlisted are:

1. Elara 1 Pte Ltd and Callisto 1 Pte Ltd

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Land Parcel: Tampines P17

S/N	Tenderer	Tender Bid (\$)
1	Topaz Residential Pte. Ltd. and Topaz Commercial Pte. Ltd.	1,206,390,880.00
2	Pine II Commercial Pte. Ltd. and Pine II Residential Pte. Ltd.	1,058,999,999.99
3	Sim Lian Land Pte Ltd & Sim Lian Development Pte Ltd	909,090,909.00

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Land Parcel: Tampines P18

S/N	Tenderer	Tender Bid (\$)
1	Hoi Hup Realty Pte Ltd and Sunway Developments Pte. Ltd.	668,280,000.00
2	Sing Holdings Residential Pte. Ltd.	655,600,999.00
3	Sim Lian Land Pte Ltd and Sim Lian Development Pte Ltd	560,000,000.00
4	GuocoLand (Singapore) Pte. Ltd., Intrepid Investments Pte. Ltd. and Garden Estates (Pte.) Limited	550,435,633.00
5	Soilbuild Group Holdings Ltd. and UED Bravo Pte. Ltd.	542,888,119.00
6	SNC3 Realty Pte. Ltd., Apex Asia Alpha Investment Two Pte. Ltd., BHCC Development (Projects) Pte. Ltd., Heeton Homes Pte. Ltd. and Soon Li Heng Civil Engineering Pte Ltd	541,888,000.00

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Land Parcel: Yishun P6

S/N	Tenderer	Tender Bid (\$)
1	Evia MCS Pte. Ltd., Gamuda (Singapore) Pte. Ltd. and H108 Pte. Ltd.	1,012,588,989.89
2	Phoenix Property 1 Pte. Ltd. and Phoenix Property 2 Pte. Ltd.	845,000,000.00
3	Sim Lian Land Pte Ltd & Sim Lian Development Pte Ltd	692,400,000.00

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Land Parcel: Hougang P3

S/N	Tenderer	Tender Bid (\$)
1	Horizon Residential Pte. Ltd. and Horizon Commercial Trustee Pte. Ltd. (as trustee of Horizon Commercial Trust)	1,500,738,338
2	Sim Lian Land Pte Ltd & Sim Lian Development Pte Ltd	1,470,500,000
3	Phoenix Property 1 Pte. Ltd. and Phoenix Property 2 Pte. Ltd. (as trustee-manager of Phoenix Mall Trust)	1,400,969,888

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