

Annex 1

Details of Land Parcel

Site Location (¹)	Lentor Gardens	River Valley Green (Parcel B)	Marina Gardens Lane	Woodlands Drive 17
Site Area	20,639.4 m ²	11,736.0 m ²	6,007.4 m ² (²)	25,207 m ² (²)
Land Use Zoning / Allowable Development	Residential	Residential with Commercial at 1st storey (³)	Residential with Commercial at 1st storey	Residential (Executive Condominium)
Maximum Gross Floor Area (GFA)	43,343 m ²	41,076 m ²	33,642 m ²	42,852 m ²
Maximum Building Height (⁴)	<u>Low-rise zone</u> -fronting Linear Park: up to a maximum of 5 storeys -fronting Lentor Gardens: up to a maximum of 8 storeys <u>Mid-rise zone</u> up to a maximum of 16 storeys (including sky terraces) Technical height: 120m SHD	Technical height: 164m SHD	<u>Low-rise zone:</u> 10 storeys <u>High-rise zone:</u> 30 storeys	Technical height: 61m SHD
Estimated Number of Housing Units (⁵)	500	475	390	420
Lease Period	99 years	99 years	99 years	99 years

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

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

(³) Serviced apartment / long-stay serviced apartment uses can be allowed subject to approval from technical agencies.

(⁴) Building height is based on Singapore Height Datum (SHD).

(⁵) Actual number of housing units provided by the developer may vary.