

Details of the Land Parcels

Location	Hougang Avenue 2	Upper Serangoon Road / Pheng Geck Avenue
Site Area	30,195.5 m ²	4,971.8 m ²
Land Use / Zoning	Residential	Residential
Allowable Development	Condominium / Flats (Serviced apartments will not be allowed) OR Landed Housing / Strata Landed Housing	Condominium / Flats (Serviced apartments will not be allowed)
Maximum Gross Floor Area	42,274 m ² (for Condominium / Flats only)	17,402 m ²
Maximum Building Height	5 storeys or 64m AMSL [#] whichever is lower (for Condominium / Flats) OR 3 storeys (for Landed Housing / Strata Landed Housing)	Part 5-storey and part 64m AMSL [#]
Lease Period	99 years	99 years

[#] AMSL means Above Mean Sea Level.