



# Draft Master Plan 2025

Singapore as a livable, inclusive and endearing home for generations



**REALION**

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# Overview & Commentary



# Overview



1. **Shaping a Happy Healthy City: Building stronger communities and catering to diverse aspirations**
  - New neighbourhoods for every need and lifestyle
  - Bringing recreation and amenities closer to all
  - More efficient, greener journeys
2. **Enabling Sustainable Growth: Sustaining a thriving, open economy to meet evolving needs of our nation, businesses and workers**
  - Strengthening economic gateways and business nodes
  - Revitalising our city centre
  - Reimagining former Jurong Bird Park and Jurong Hill as a future workspace where innovation meets play



# Overview

3. **Strengthening Urban Resilience: Safeguarding a liveable future by protecting against effects of climate change and leveraging innovative solutions to optimise land**
  - Leveraging technology to protect against climate change
  - Progressing with plans for 'Long Island'
  - Exploring further possibilities for underground space
4. **Enabling Sustainable Growth: Sustaining a thriving, open economy to meet evolving needs of our nation, businesses and workers**
  - A greener city
  - Celebrating our built heritage and enhancing familiar places

# Our Commentary

Housing Area	Housing Mix	Estimated number of new homes
Mount Pleasant	Public	5,000
Pearl's Hill	Public and Private	6,000
Former Keppel Golf Course Site		9,000
Bukit Timah Turf City		15,000 – 20,000
Former Singapore Racecourse		14,000
Dover-Medway		6,000 (Phase I)
Mediapolis	Private	5,000
Newtown		5,000
Paterson		1,000
Marina South	Under Study	10,000
Paya Lebar Air Base – Defu		Under Study
Sembawang Shipyard		Under Study

- Based on URA Draft Master Plan (DMP 2025), the urban planning initiatives for the next decade will elevate our housing standards, enhance our urban landscape and raise the quality of life for Singaporeans.
- The new Master Plan is a notable shift from the previous urban planning frameworks. It focuses on the future needs of Singaporeans, such as how to create an environment to foster a healthier and more active lifestyle, supporting our ageing population, proactively addressing the challenges of climate change, and unlocking new land to accommodate the growing space needs of Singapore's residents.
- There is now a more diverse array of housing options for Singaporeans, giving them the flexibility to choose their ideal living environment across the island, be it near city centres, schools, parks, or waterways.

# Our Commentary



- Each community is thoughtfully designed to be better-connected with essential amenities, ensuring convenient access to schools, healthcare facilities, and recreational areas wherever residents choose to live. All these initiatives will help to create a more balanced, sustainable living experience for all residents regardless of age and budget.
- A bigger emphasis on creating an environment that enhances the quality of life for Singaporeans, through the provision of more homes with sea, river, and park views, the incorporation of more parks and amenities, and the preservation of heritage buildings and cultural sites.
- More transport options built for Singaporeans to increase convenience, such as having 8 in 10 households located within a 10-minute walk from a train station by the 2030s.



# Our Commentary



- There is a concerted effort to build more inclusive and sustainable communities by developing more homes in the central locations and city fringes.
- 12 new neighbourhoods will be developed to improve the living conditions of existing and nearby housing units, many of which will be ageing over time
- These enhancements will cater to the needs of current residents, allowing them to enjoy new facilities should they choose to stay in their homes
- Additional regional hubs will be established, allowing more people to work closer to home. This will enhance convenience and reduce commuting times, ultimately improving the quality of life for Singaporeans



# Central Region

Greater One-North,  
Bishan,  
Turf City,  
Greater Southern  
Waterfront

- **Dover-Medway** will see approximately **6,000** public and private homes constructed in phase 1. Around **5,000** private homes, near the Wessex Estate, Rail Corridor, and One-North Park could also be built in Mediapolis in One-North.
- The **One-North precinct** will be expanded further, whereby more residences will be built. The change is important as more businesses could be set up in future, becoming a bigger hub for various industries like biomedical sciences, info tech, media, education and technology.
- Building more residences will attract more workers, researchers, students and expats to live there, which will support the growth of businesses in the area.



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# New Sub-regional Centre

## Bishan 2.0

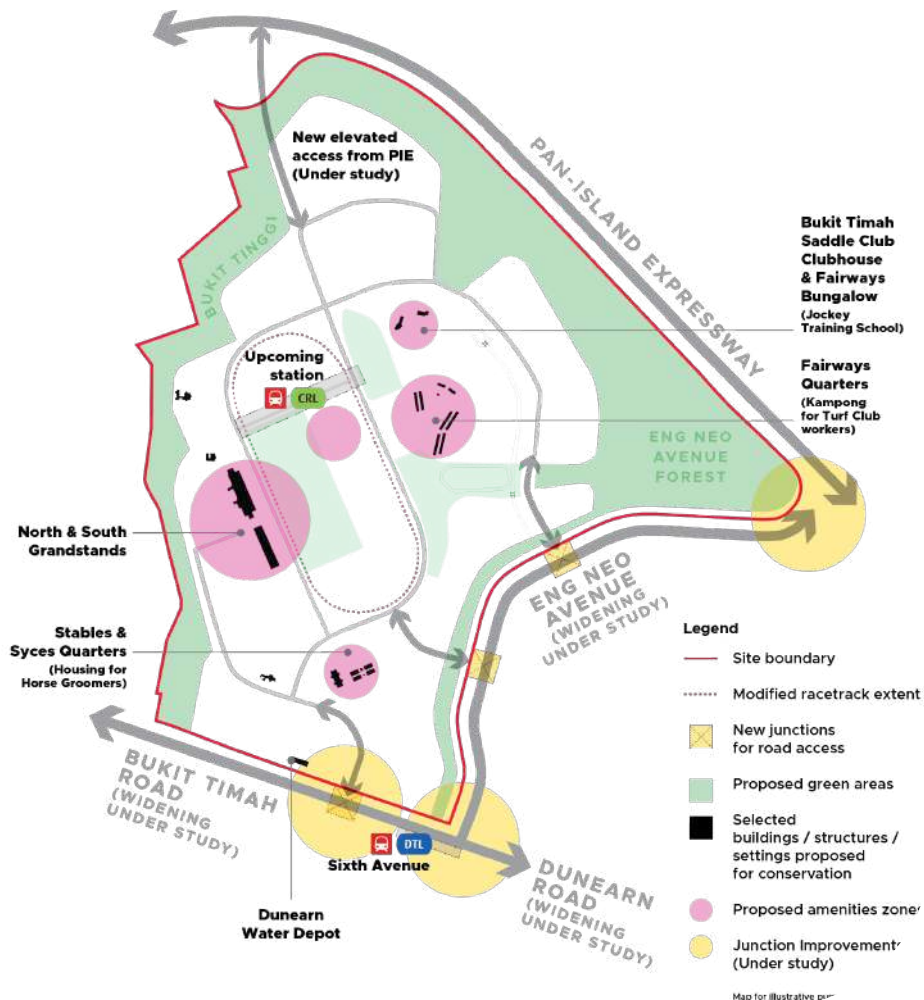
- New sub-regional centre to be built in Bishan, consisting of new **office spaces, amenities and community areas**
- Some government agencies exploring relocation to Bishan sub-regional centre
- Sub-regional centre will encourage more firms to occupy offices **outside of CBD**, concept maybe similar to Paya Lebar Central
- This may draw more Singaporeans to live in Bishan, a popular area that has seen many million-dollar flat transactions.
- As more people work in Bishan, we anticipate increased demand for housing in here and its surroundings such as Toa Payoh, Bidadari, Caldecott, Serangoon, and Hougang





# New Neighbourhoods

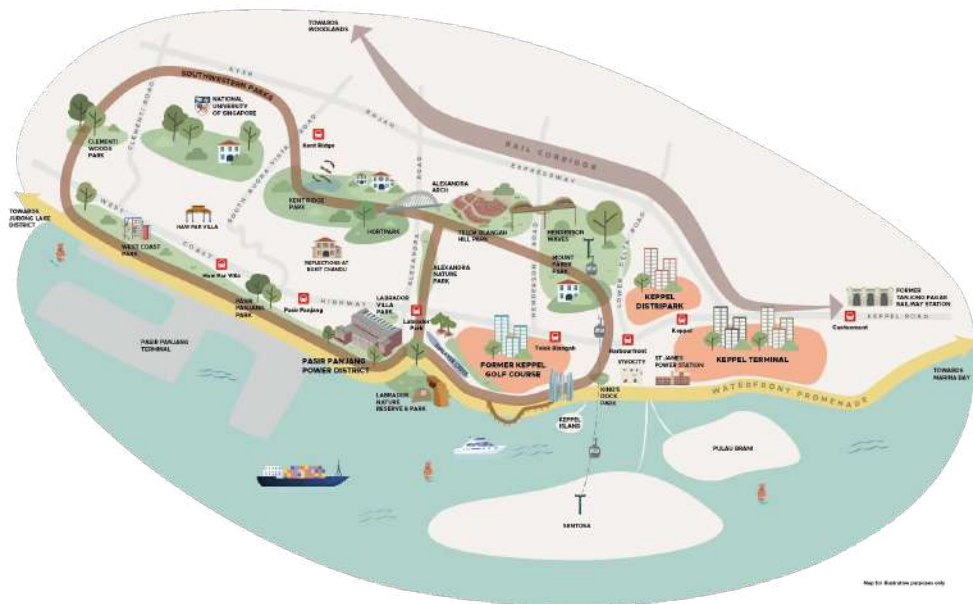
## Bukit Timah Turf City



- **15,000 to 20,000** new public and private housing homes
- **22 heritage buildings** across different clusters and building types will be integrated into the estate and adapted for new community uses
- **Lush greenery and well-connected routes** to nearby nature spaces
- Good **public transport connectivity** and sustainable travel options

# New Neighbourhoods

## Greater Southern Waterfront



- **9,000** new public and private homes in former Keppel Golf Course
- **Keppel Terminal and Keppel Distripark** to welcome new homes once PSA port vacates

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# Central Area

Newton,  
Orchard,  
Marina South,  
Pearl's Hill,  
Downtown



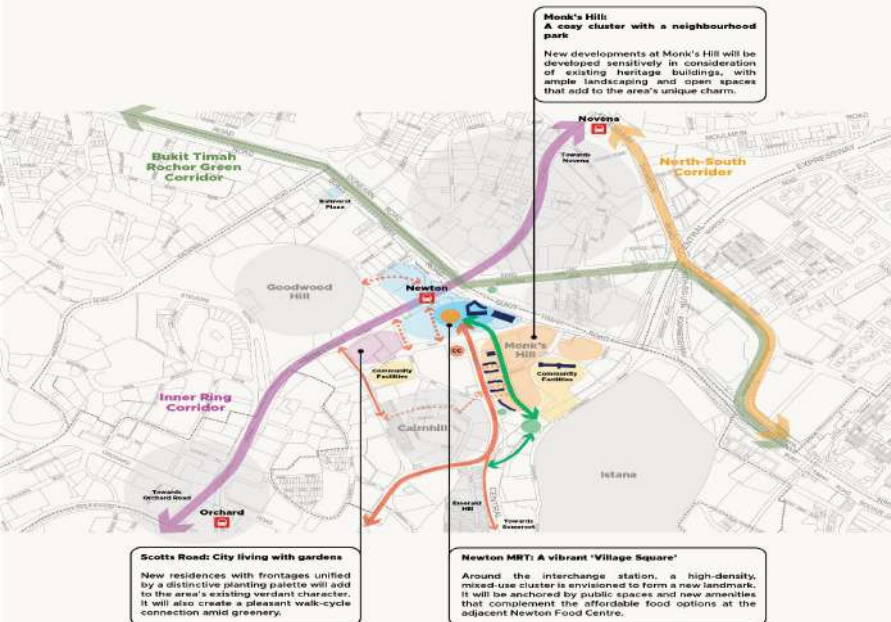


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# New Neighbourhoods

## Newton and Orchard Area

- **5,000** new private residences to be developed across three clusters along Newton Circus, Scotts Road and Monk's Hill
- At Paterson Road, a new integrated development will be built above Orchard MRT station, including **1,000** private homes, retail, F&B and office spaces
- Expanding the residential landscape in the Orchard Road precinct is a good move due to the scarcity of available land in prime areas.
- As most government land sales (GLS) sites are in the suburbs and city fringe regions, new sites in the prime areas, particularly in Orchard Road, are quite rare.





## Marina South and Pearl's Hill

- More than **10,000** new homes will be built across the new Marina South precinct, which will span 45-hectares
- Approximately **6,000** new public and private homes will be built at Pearl's Hill, the only other hill in the city besides Fort Canning Hill

# CBD Rejuvenation

## Downtown

### Live, Work, Play, and More

- Downtown to evolve into vibrant **mixed-use district**
- Downtown to have **more MICE facilities**, positioned as leading business and tourism destination for major events and conferences



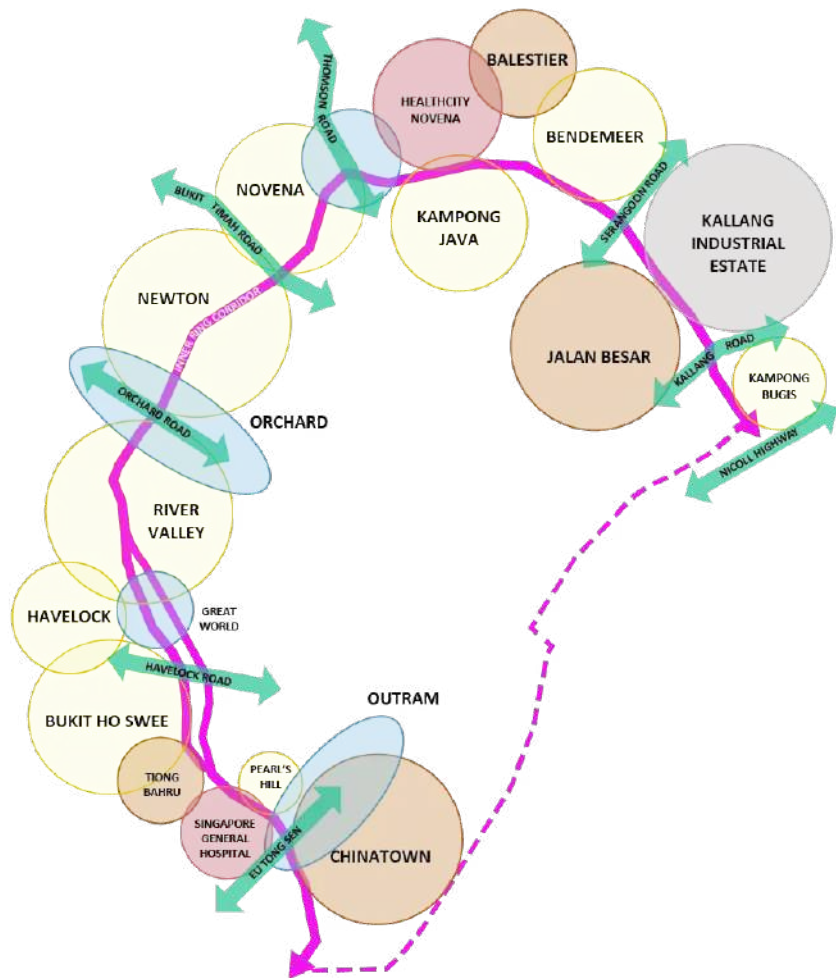


# Linking Green & Blue Spaces

## Downtown

### Inner Ring Identity Corridor

- **10km walk** through various parks, open spaces and waterfronts
- **New cyclist paths** enhance connections to other key routes like Rail Corridor, Round Island Route, and Kallang River



# West Jurong



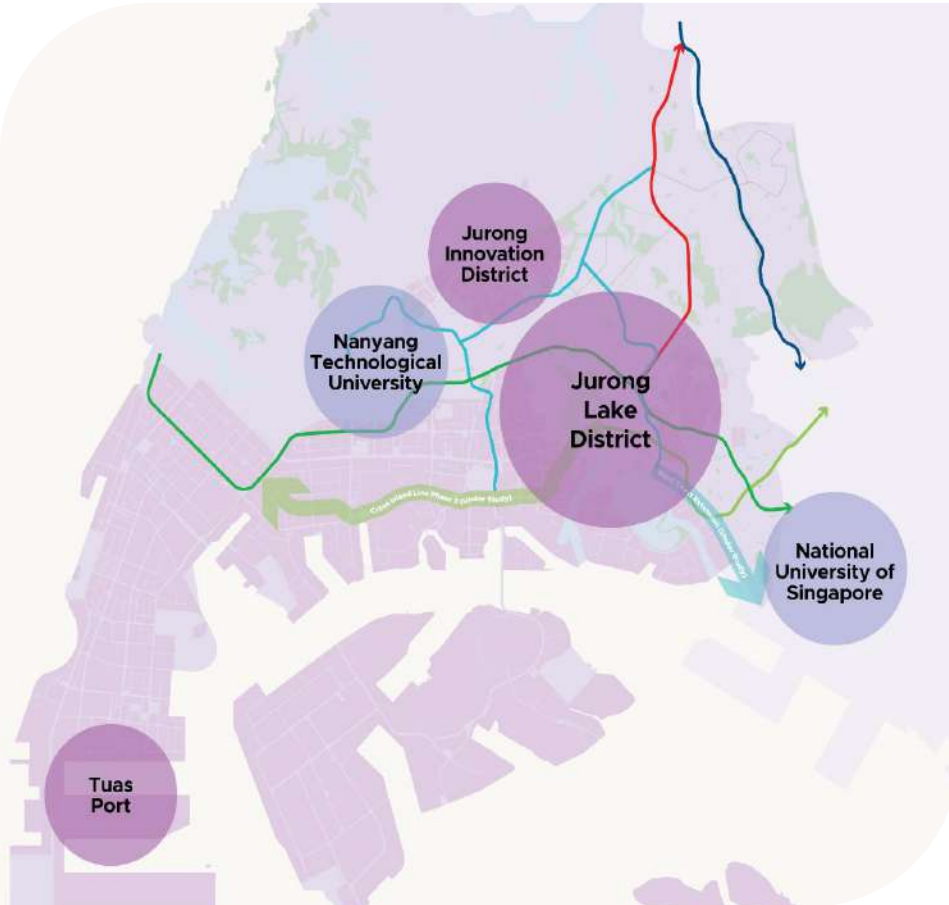
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# New Master Plan Zoning

## Jurong

### Foundations for Future Industries

- The Jurong Lake District (JLD), Jurong Innovation District (JID) and Tuas Port as key economic engine
- **Business-White** plots to be introduced to provide greater flexibility and amenities
- Enhancing the district will attract more workers and businesses to the area, transforming the area into a more vibrant, sustainable, and attractive environment for businesses to operate
- Landlords in the area are likely to benefit from higher occupancy rates and more attractive rental yields





# New Green & Blue Sites

## Jurong

### Curating more green, blue and heritage spaces

- Adaptation of heritage structures for suitable uses
- Former Jurong Bird Park and Jurong Hill as a space for work and play
- Science Centre Singapore to undergo rejuvenated to integrate learning with nature and recreation



# East

Tanah Merah,  
Pasir Ris,  
Bedok,  
Tampines

# Revitalised Spaces

## Tanah Merah, Tampines & Pasir Ris Areas

**Better connectivity with green spaces across towns in East region**

- New green spines to connect parks in Pasir Ris, Tampines and Simei, including the Eastern Corridor, East Coast Central Green Corridor and Coast-to-Coast Southern Trail
- Repurposing rail spaces into community spaces
  - Park at Tanah Merah Viaduct
  - Revitalising underused viaduct spaces as community spaces





# New Neighbourhoods

## Pasir Ris, Tampines and Bedok



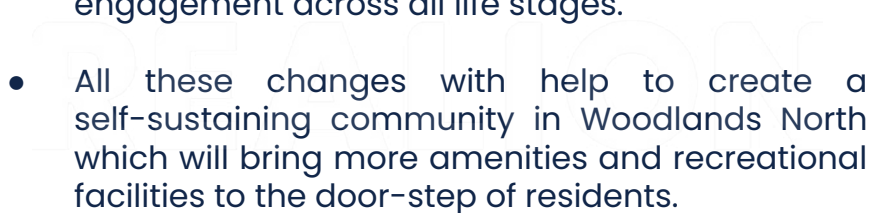
- Plans are being studied for a new neighbourhood at Sungei Loyang, including homes, commercial and community & park facilities
- Other areas that would be fully developed include Bayshore, Tampines North, Tampines South, and Pasir Ris Town Centre



# North

Woodlands,  
Sembawang,  
Kranji

- Located near Woodlands North MRT and the upcoming Johor Bahru–Singapore Rapid Transit System (RTS) Link terminus
- The Woodlands Integrated Community Hub will provide key sports, healthcare and community spaces for residents in the area
- Together with the nearby Admiralty Park, the hub will offer a well-balanced environment that promotes health, wellness, and community engagement across all life stages.
- All these changes will help to create a self-sustaining community in Woodlands North which will bring more amenities and recreational facilities to the door-step of residents.







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# New Neighbourhoods

## Sembawang Shipyard



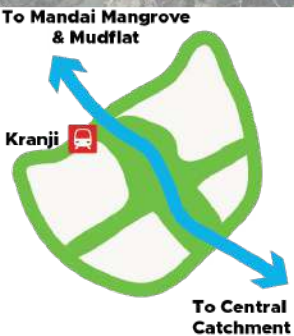
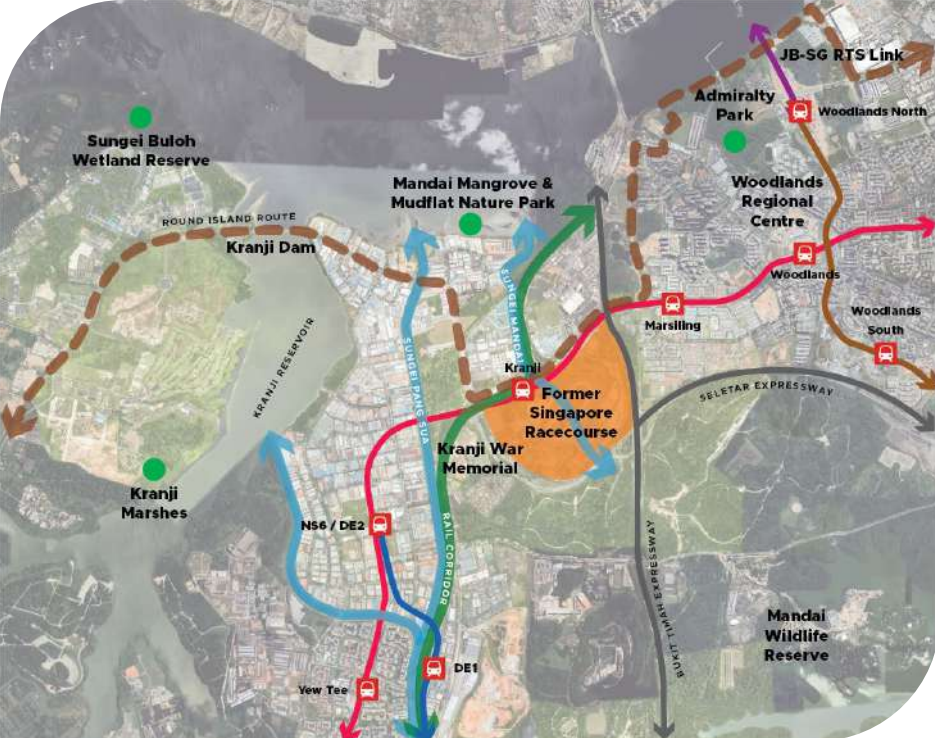
- As the shipyard winds down in 2028, the area is set to be transformed into a mixed-use waterfront lifestyle district with new homes, public spaces and key heritage buildings adapted for community, sports and cultural activities
- The new homes are expected to be moderately well-received due to the waterfront living, integrated with more amenities.

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# New Neighbourhoods

## Kranji

- The site of the **former Singapore Racecourse at Kranji** will be redeveloped into a new housing estate near the new Kranji Nature Corridor.
- Around **14,000** new public and private homes will be built here



# North East

Paya Lebar  
Air Base, Yio  
Chu Kang,  
Punggol,  
Sengkang

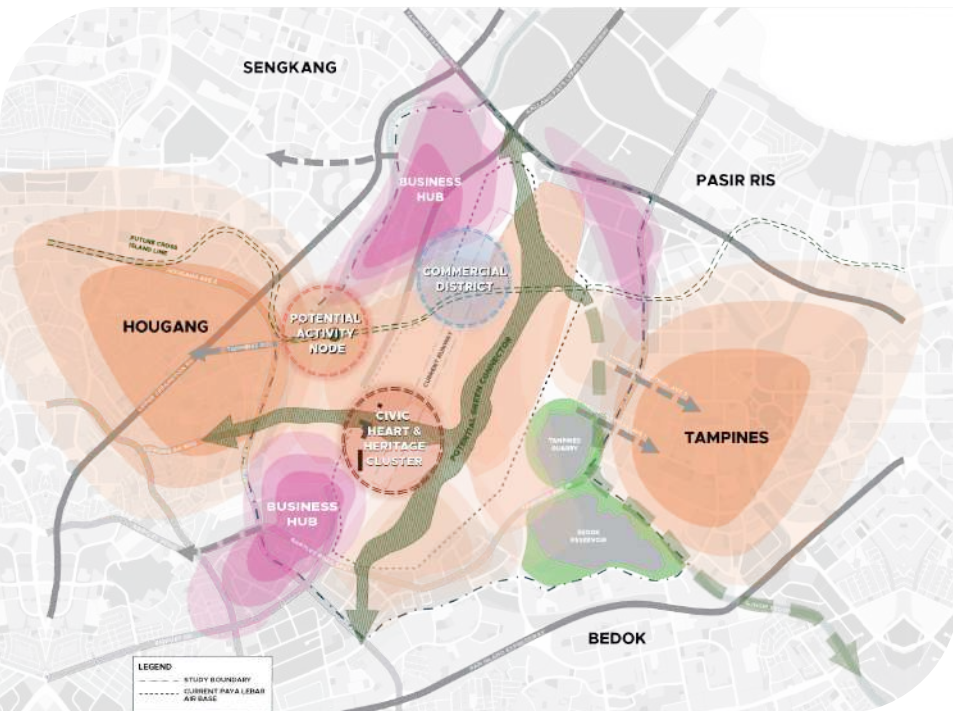




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# New Neighbourhoods

## Paya Lebar Air Base and Defu



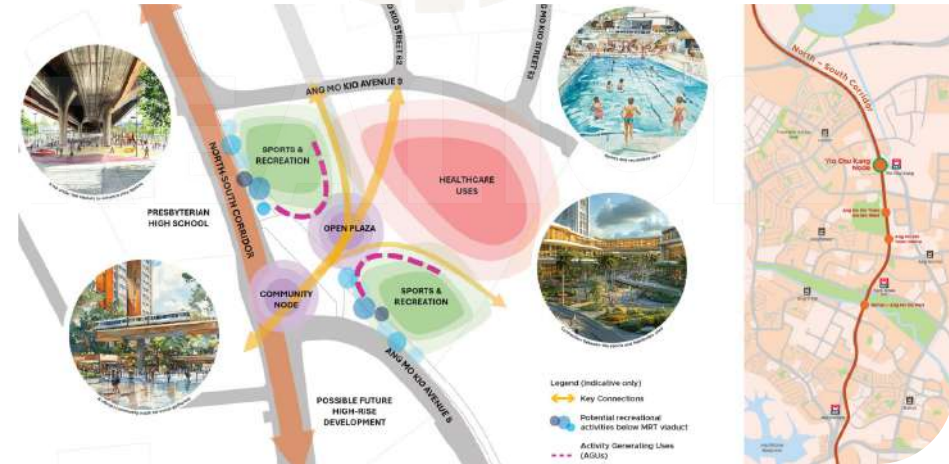
- Redevelopment of the whole area will start with Defu, which is located just next to the air base. It will be transformed into community-oriented neighbourhood
- The whole air base will be relocated from **2030s** onward, freeing up **800 hectares** of land for a new town
- Building height restrictions will be lifted around the area
- The new town will be seamlessly connected with the neighbouring areas, and will also integrate the site's rich aviation heritage

# New Integrated Community Hub

## Yio Chu Kang

- The upcoming Yio Chu Kang Integrated Community Hub is expected to span the existing Yio Chu Kang Bus Terminal, Sports Complex, and Tennis Centre

- The integrated community hub will provide a better utilization of the area to expand on health, wellness, medical, and community facilities for the region



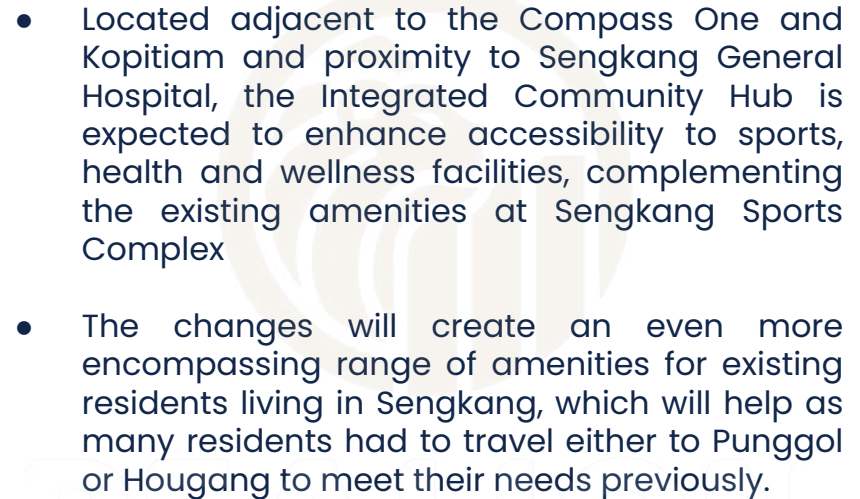
# Regional Hub

## Punggol

- More job nodes will be introduced in the North-east region, including the Punggol Digital District
- This is expected to bring in **28,000** jobs in Punggol, especially in key sectors such as Fintech, cybersecurity, robotics and AI (collaboration with the neighbouring SIT campus and JTC Business park)
- Punggol will also include new homes, amenities and community spaces







# Thank You

Source: <https://www.uradraftmasterplan.gov.sg/>

**Realion Group Research & Consultancy**

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