

# Jurong Lake District

A place to grow



An aerial photograph of the Jurong Lake District in Singapore. The image shows a dense urban area with numerous white residential buildings, many featuring green roofs. A large, winding body of water, the Jurong Lake, cuts through the city. The surrounding land is heavily landscaped with green parks and gardens. In the foreground, there is a prominent green roofed building complex. The overall scene is a blend of modern urban development and lush greenery.

Jurong La

## Grow seamlessly, scale easily

A place to create business environments  
tailored to your values and needs.

## More than a CBD

A place with a unique lake setting  
where the vibrancy and attractions of a CBD are  
intertwined with greenery and water.

## Fresh and sustainable living

A place to inspire a better tomorrow,  
where green choices contribute towards  
shared sustainability goals.

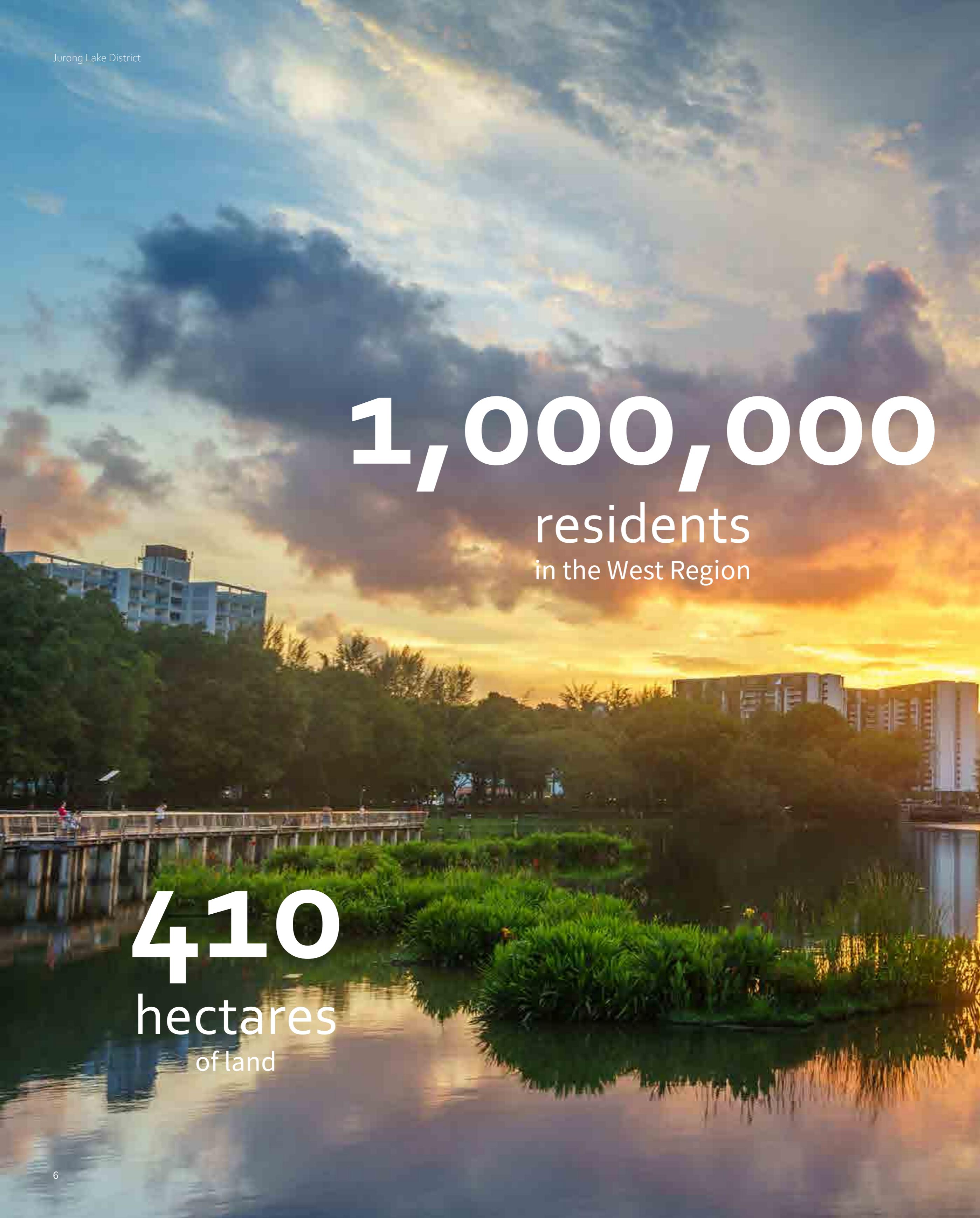
# Lake District

## A place to grow

Grow seam  
scale easily

# hlessly,

Jurong Lake District presents an opportunity for companies to put down roots, create a brand-new campus and scale up easily.



**1,000,000**  
residents  
in the West Region

**410**  
hectares  
of land

A photograph of a sunset over a body of water, likely a lake or river. The sky is filled with warm, orange and yellow clouds. In the background, a city skyline with several apartment complexes and office buildings is visible across the water. The foreground shows some greenery and reeds in the water.

20,000  
new homes

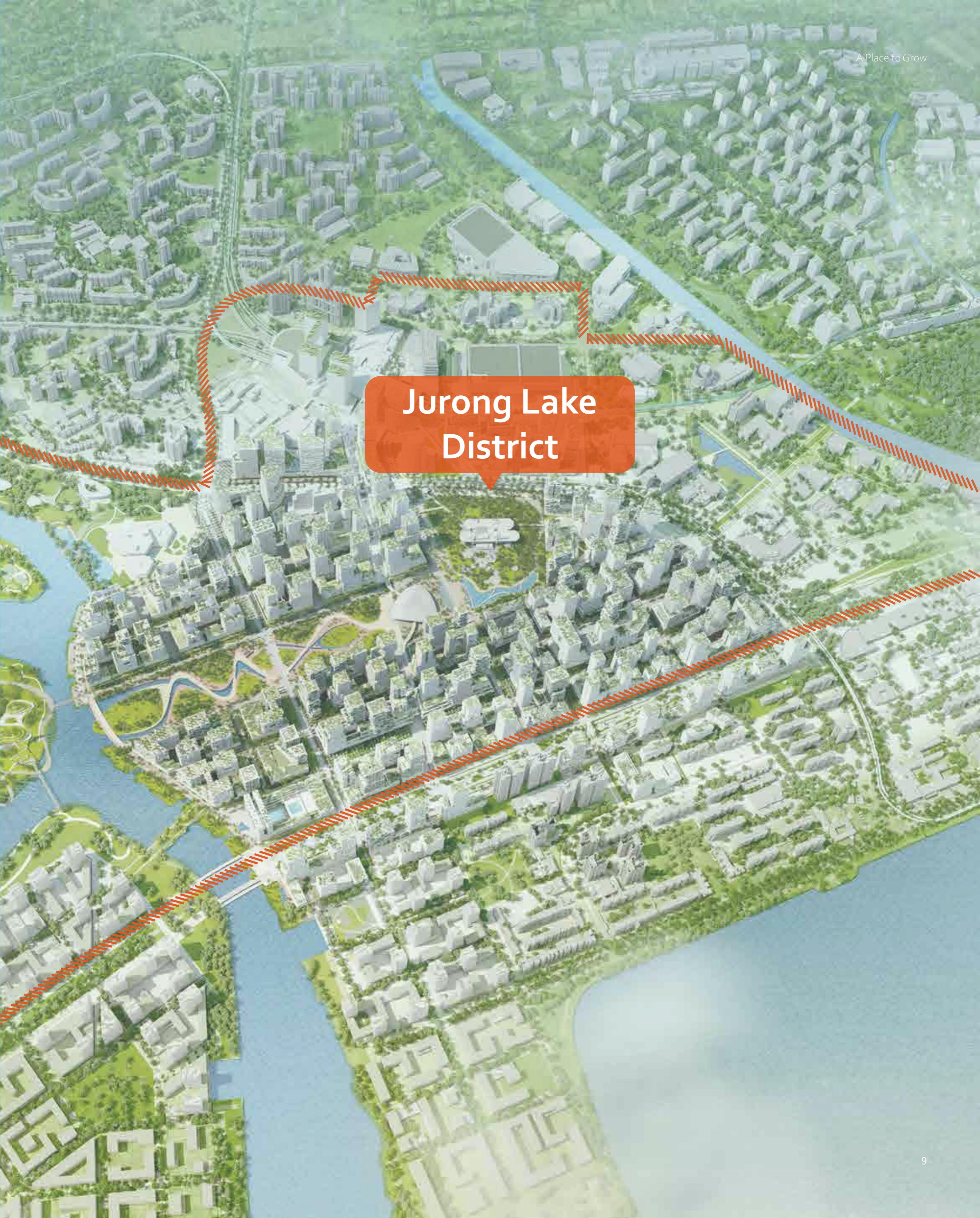
100,000  
new jobs

# Our next largest business district

Jurong Lake District will be the largest of all business districts outside of the central area.

The new district will have more than 120 ha of land available for development over the next 30 years. With more flexibility in zoning, land tenure and phasing compared to other districts, companies can experiment with new development concepts and innovative ways to integrate live, work and play.

Jurong Lake District will be the focus of new development in the next two decades, with the government prioritising the sale of sites within the district.



Jurong Lake  
District

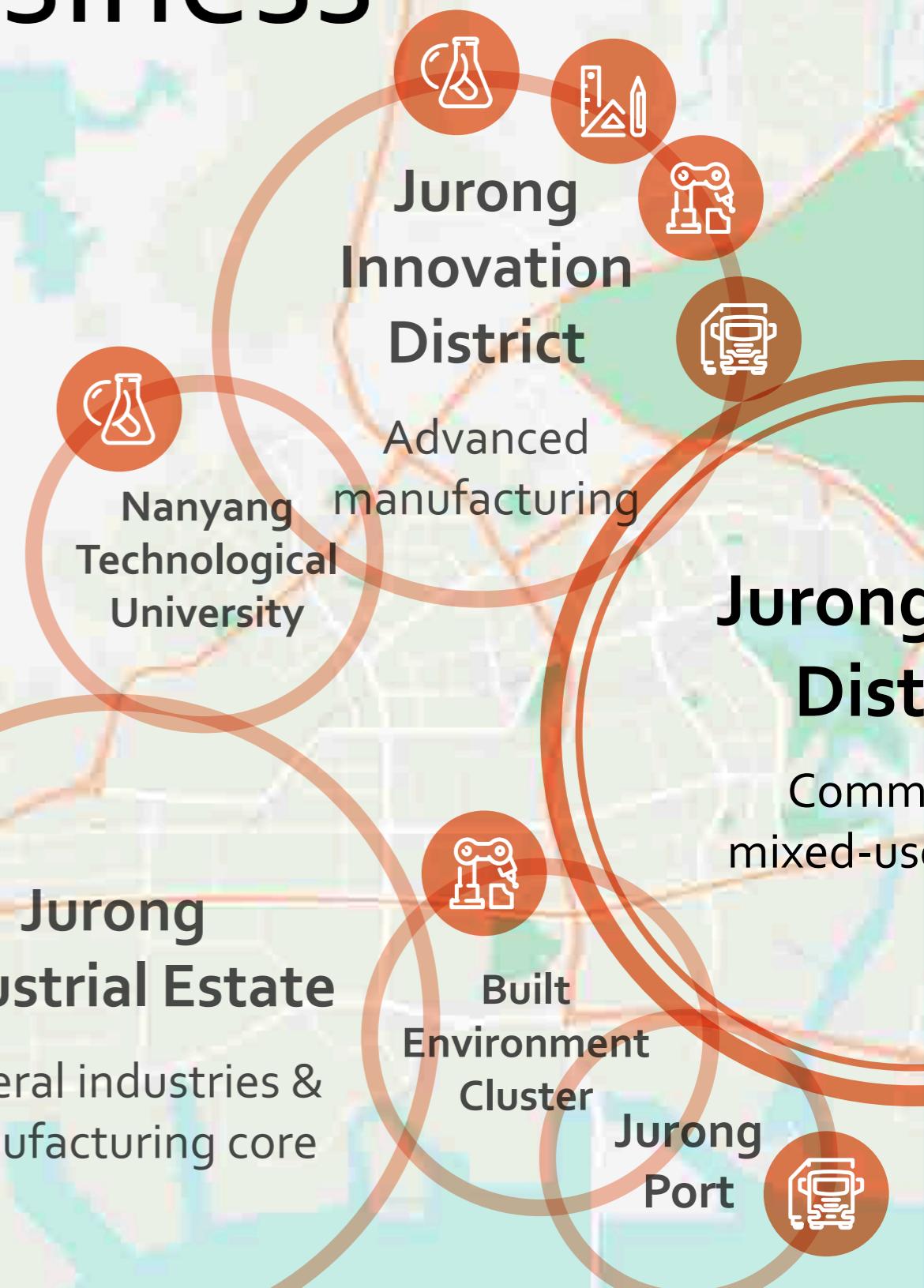
# A dynamic ecosystem to grow your business



**Tuas Mega Port**  
World's largest  
transhipment hub



**Jurong Industrial Estate**  
General industries &  
manufacturing core



# em



## Jurong Lake District

Commercial  
district

Dover  
Knowledge  
District

National  
University  
of  
Singapore

one-north

Biomedical  
sciences,  
infocomm and  
media

The West Region is home to Singapore's top two universities, providing a deep talent pool. Tuas Port, Jurong Innovation District and one-north are close by, making Jurong Lake District the ideal location to tap on the academia, port and industry synergies in a dynamic ecosystem.

As the district grows, an ecosystem of innovation, collaboration and synergy within the region will emerge.

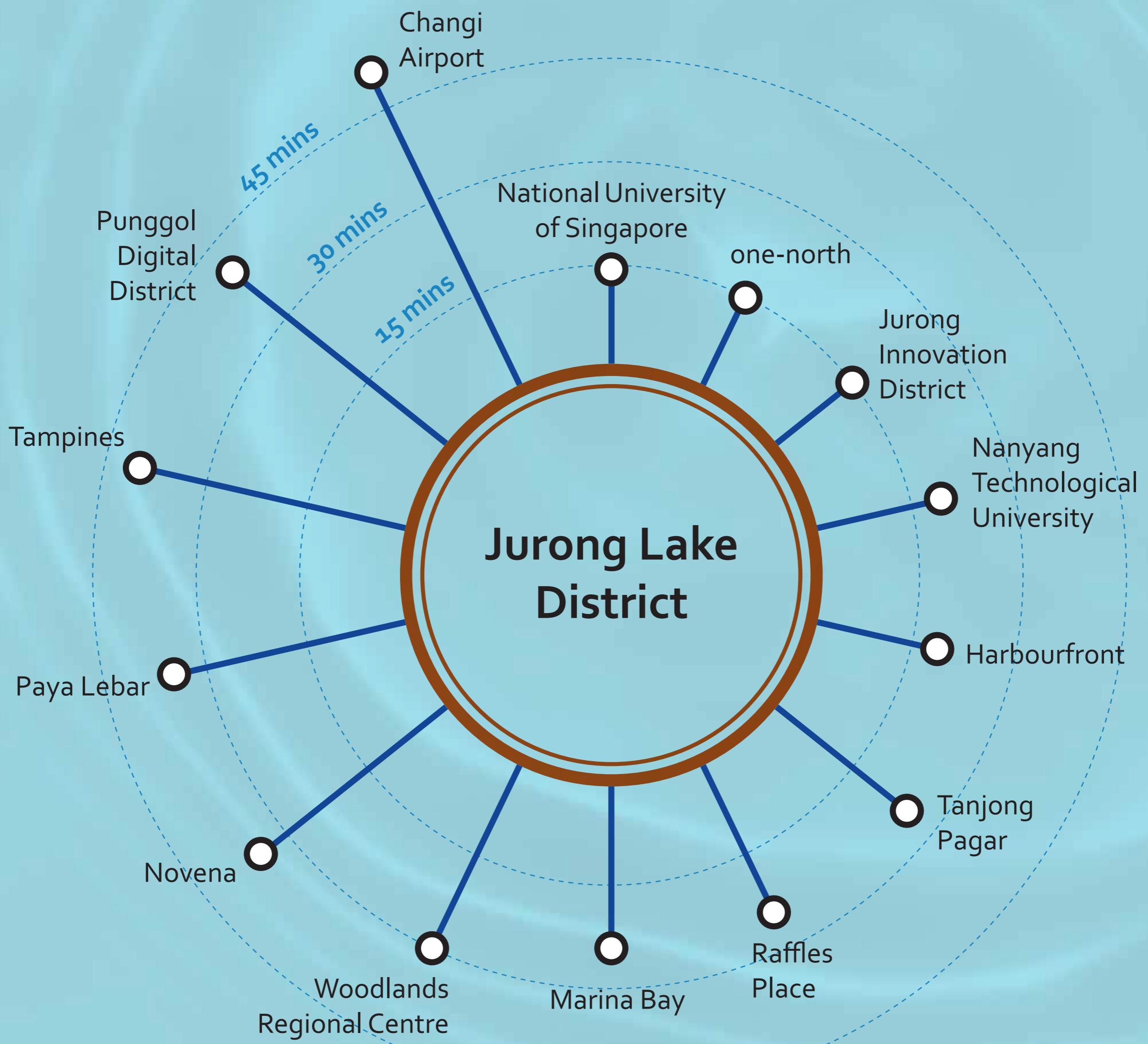
By 2040 to 2050, Jurong Lake District will have 100,000 new jobs and 20,000 new homes, adding to the 1 million residents already in the West Region.

A new, broad planning approach will be adopted for Jurong Lake District where flexi-use sites will be interspersed with business parks. This will allow companies to locate all their activities and teams in one place. Large sites will give developers the flexibility to create scalable campuses tailored to business needs at competitive rents.

# Fast connections to major hubs

Jurong Lake District will have excellent connectivity via two new train lines, Jurong Region Line and Cross Island Line, completing respectively in 2029 and the early 2030s. Together with the existing East-West Line and North-South Line, these new lines will connect people to major business centres and education hubs in the West and Central regions within 30 minutes. All train stations in Jurong Lake District will be within an easy 10-minute walk.

Jurong Region Line will link the district to academic expertise, R&D and skilled talent at Nanyang Technological University, Jurong Innovation District and Jurong Industrial Estate, where many high value-add industries are located. The Cross Island Line will serve existing and future developments in the eastern, western and north-eastern corridors, connecting Jurong Lake District to other major hubs such as Punggol Digital District and the Changi region.



# More than a CBD

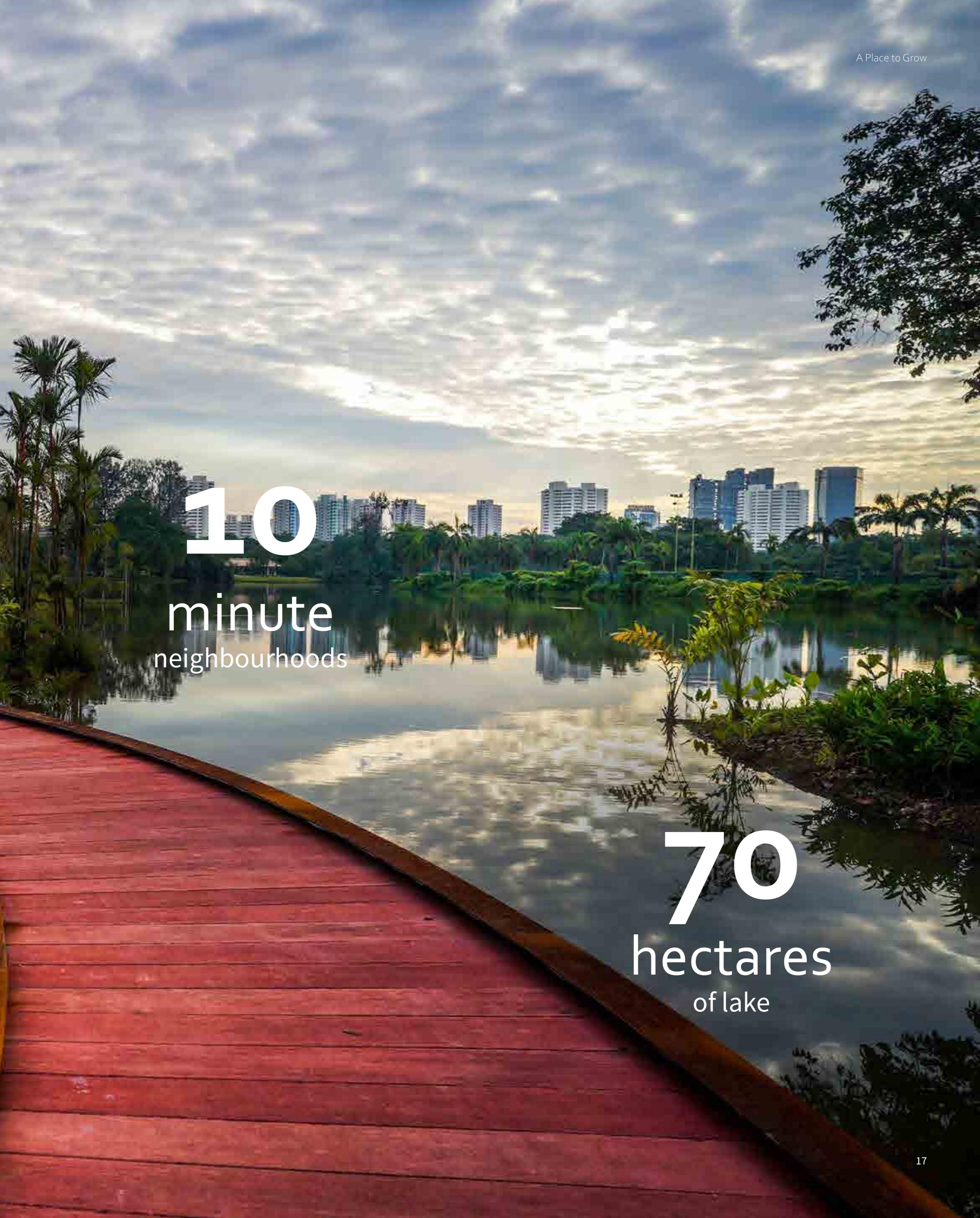


Imagine working, living and playing in the district with familiar squares, intimate public spaces, lush lakefront greenery and wildlife.



90  
hectares  
of parks and open spaces

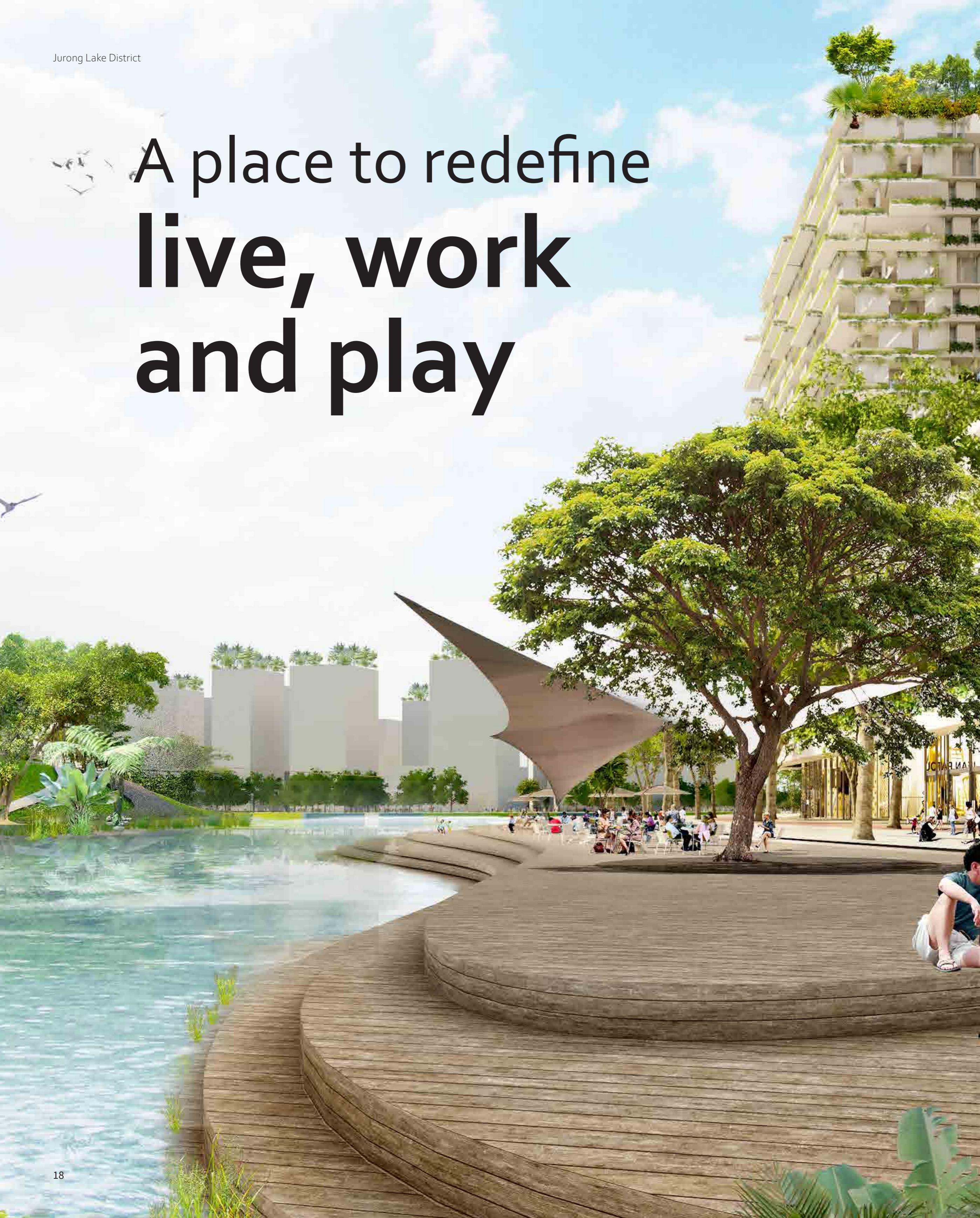
17  
kilometres  
of waterfront fun

A wide-angle photograph of a lake at sunset. The sky is filled with soft, warm-colored clouds. In the background, a dense city skyline with numerous high-rise buildings is visible across the water. The foreground features a wooden boardwalk or path leading towards the lake, with lush green trees and bushes lining the edge. The water is calm, reflecting the light from the sky.

10  
minute  
neighbourhoods

70  
hectares  
of lake

A place to redefine  
live, work  
and play





Jurong Lake District is ideal for the next generation of businesses and talent to redesign the way we work, play and learn.

At Jurong Gateway, residences at J-Gateway and offices at Jem, Westgate and Vision Exchange connect seamlessly to popular malls and major transport nodes. Devan Nair Institute for Employment and Employability offers programmes for continuous learning, and Ng Teng Fong General Hospital and Jurong Community Hospital serve the community's healthcare needs.

New inspiring work campuses that seamlessly integrate with parks, cafes, restaurants, retail, schools and homes will capitalise on the existing infrastructure to appeal to diverse and modern lifestyles.

# Convenient city living in 10-minute neighbourhoods

Jurong Lake District will be a collection of complete neighbourhoods, where everything is within 10 minutes by foot, cycling or public transport.

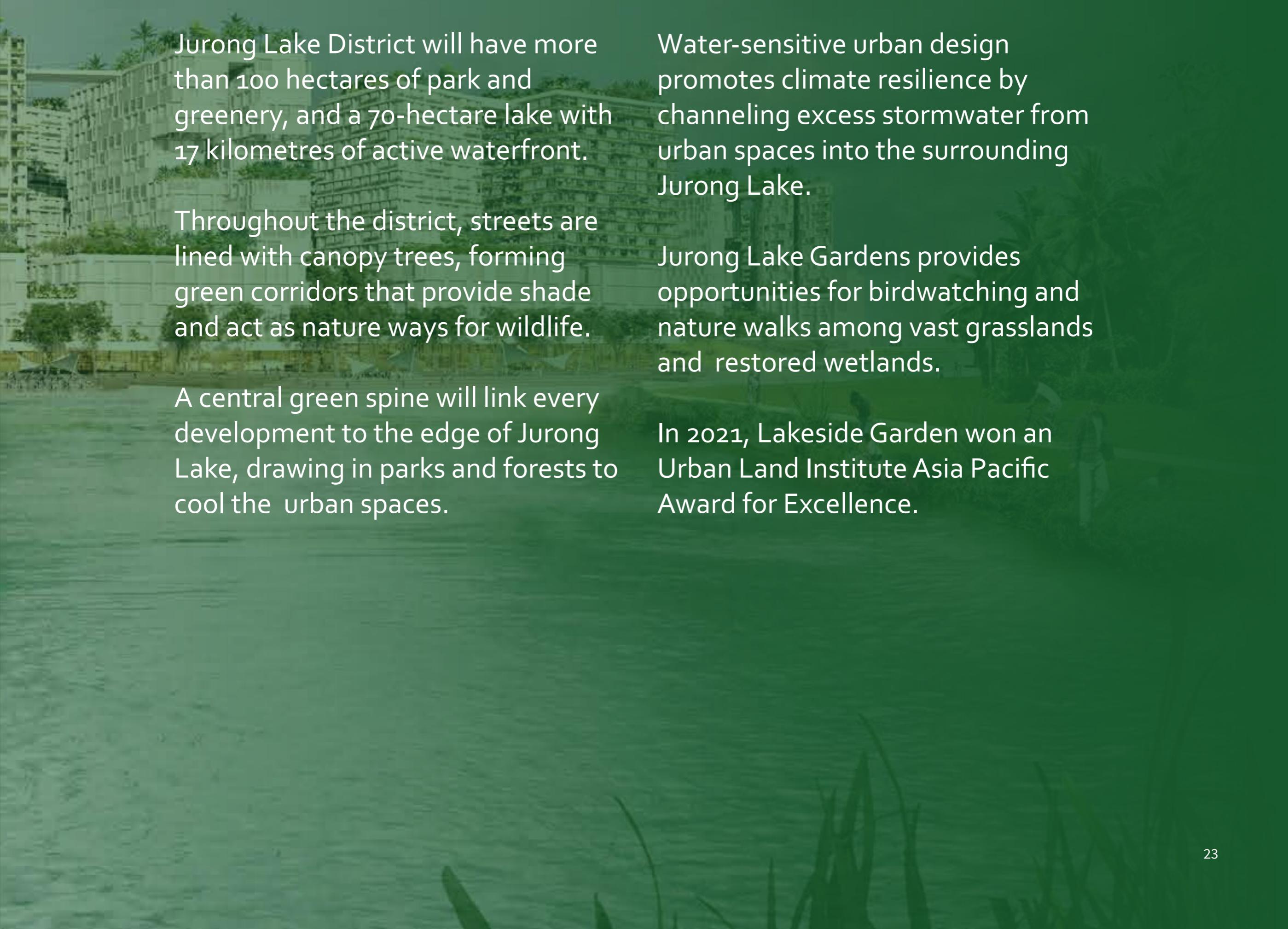
Lively campuses will house business and residential communities, where people meet and interact in generous open spaces and an attractive public realm. Throughout the district, retail, entertainment, healthcare, education, sports and fitness will all be within easy reach.



Jurong Lake District



# A district of gardens and water



Jurong Lake District will have more than 100 hectares of park and greenery, and a 70-hectare lake with 17 kilometres of active waterfront.

Throughout the district, streets are lined with canopy trees, forming green corridors that provide shade and act as nature ways for wildlife.

A central green spine will link every development to the edge of Jurong Lake, drawing in parks and forests to cool the urban spaces.

Water-sensitive urban design promotes climate resilience by channeling excess stormwater from urban spaces into the surrounding Jurong Lake.

Jurong Lake Gardens provides opportunities for birdwatching and nature walks among vast grasslands and restored wetlands.

In 2021, Lakeside Garden won an Urban Land Institute Asia Pacific Award for Excellence.

# Signature attractions at the lake

Unique attractions will surround Jurong Lake, adding to the variety of recreation and water activities around the lake.

From 2023 to 2028, the redeveloped Chinese and Japanese Gardens, the New Science Centre and future tourism development will be progressively completed and line the waterfront with exciting leisure and entertainment offerings.

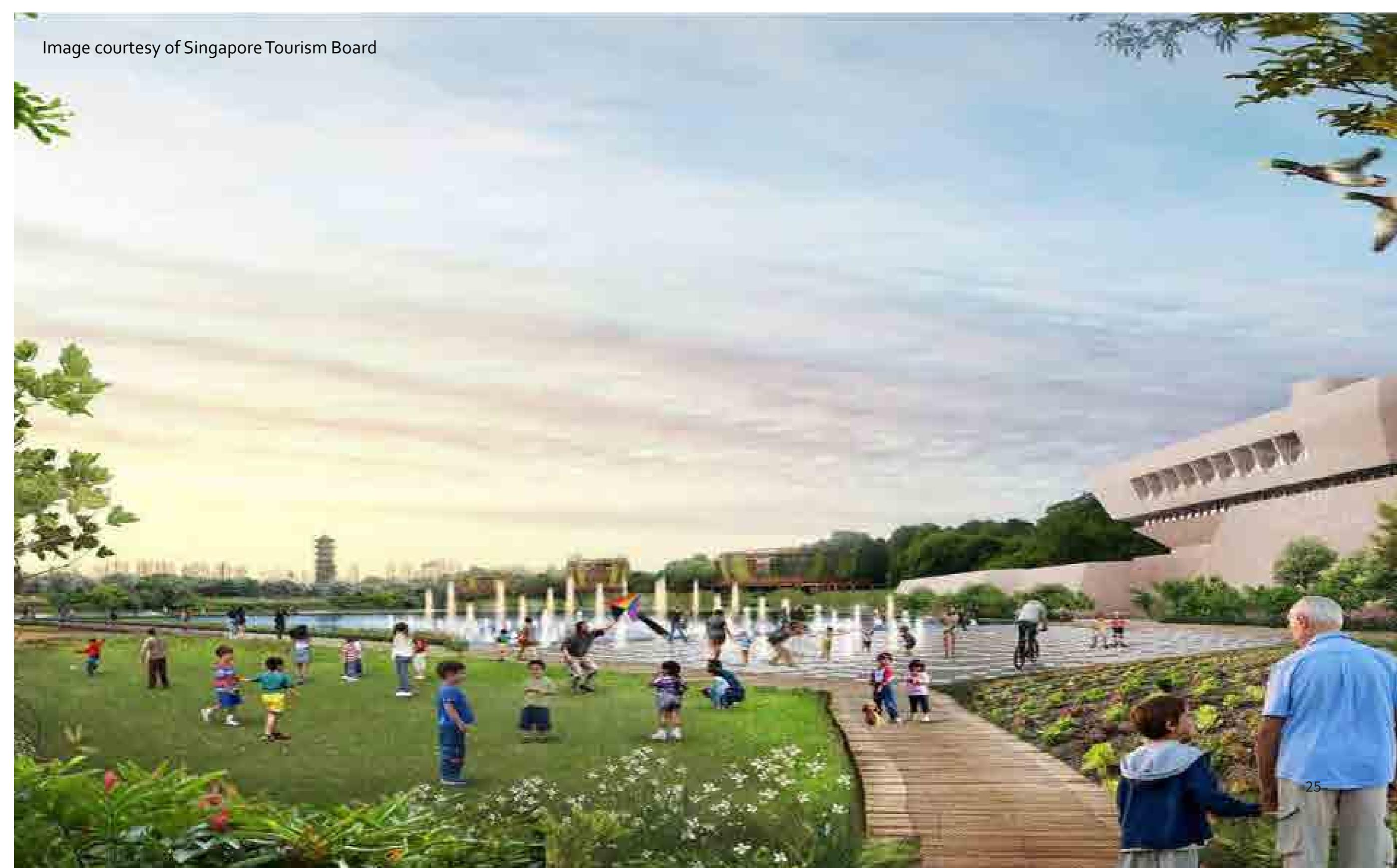
A recreation corridor with active public spaces will link Jurong Town Hall to the existing Science Centre.

These heritage landmarks will take on new uses, continue to anchor the district and create a strong sense of place. They could become centres for co-working, innovation, museums, art studios, theatres, event grounds and playscapes with open spaces for the community to enjoy.





Image courtesy of Singapore Tourism Board





**Fresh and  
sustainable**

# e living

Connect to a ready  
sustainability eco-system  
where choosing green  
is easy alongside people  
and businesses who care.



Net  
zero  
ambition for waste  
and energy

>85%  
trips

by walking, cycling  
or public transport

**100%**  
of buildings  
to be super-low energy  
and with district cooling

**185**  
kilometres  
of nature ways

Final figure is pending further study

# Primed for the green economy to fuel our future

At Jurong Lake District, residents and businesses will collectively shape a sustainable future through shared goals, higher standards and ready technology.

Identified as a model for urban sustainability under the Singapore Green Plan 2030, the district will support Singapore's ambition to be a carbon services hub and a leading centre for green finance in Asia and globally.

Envisaged to attract a new generation of technology, e-commerce, sustainability and business services sectors, Jurong Lake District will be the epicentre to support talent and companies in creating new growth and new jobs in green innovation.

In this government-supported Built Environment Living Lab, companies can conveniently co-locate R&D and commercial trials in one place to facilitate faster lab-to-market prototyping and scaling.



# Breathe easier among green buildings and communities





Buildings in Jurong Lake District will be planet-friendly, healthy and creatively designed to replace 100% of their footprint in landscaping and greenery.

Developments will meet higher environmental standards by incorporating green materials and solar panels into their designs, and being minimally certified Green Mark Super Low Energy.

Biophilic design will create pleasant indoor environments for better health and wellbeing.

Residents and workers can be part of a green community that grows its own gardens, fruits and vegetables in community plots, and aspires towards higher levels of reducing waste through sharing, reusing and recycling.

**Seamless,  
driverless,  
carbonless  
journeys with a  
smaller footprint**





Jurong Lake District has high ambitions for green mobility.

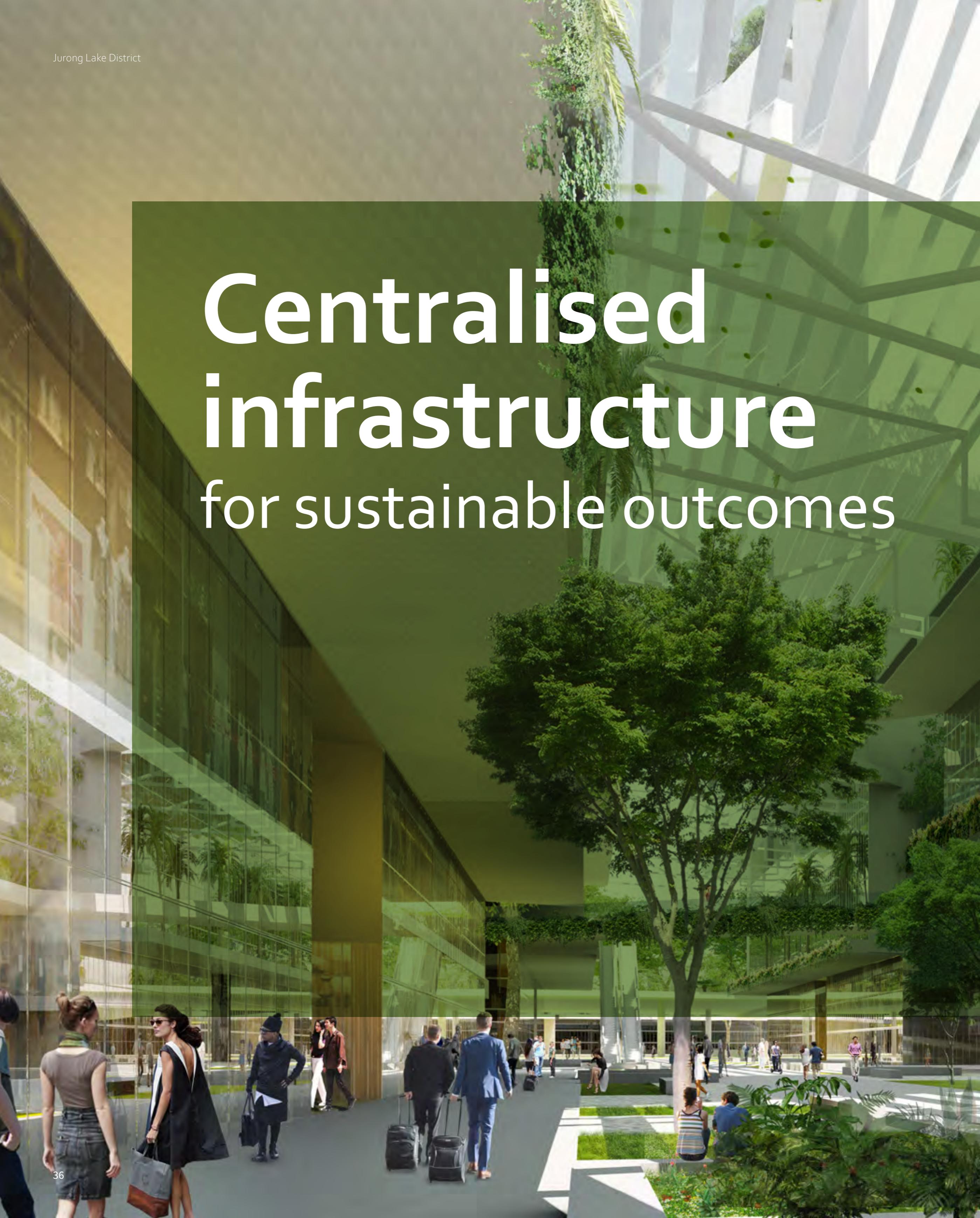
Planned to be car-lite, 85% of all trips to and within the district will be on Walk-Cycle-Ride modes.

New roads in the district will have cycling paths. Some roads will be transit-priority corridors accessible only to buses, bicycles and pedestrians.

People can walk to their destinations comfortably along the J-walk, an elevated weather-proof pedestrian network that links buildings, transit stations and public spaces throughout the district.

Jurong Lake District will be autonomous vehicle (AV)- and electric vehicle (EV)-ready. Parking infrastructure in new developments will be well-sized, conveniently sited and designed to have dedicated pick-up drop-off and charge points for a seamless and efficient transport experience. New developments will also be designed to support emerging technologies such as the use of Autonomous Mobile Robots for last-mile deliveries.infrastructure for electric vehicles.

# Centralised infrastructure for sustainable outcomes





Embedded from the start, centralised district infrastructure will optimise the use of land and energy resources across Jurong Lake District.

Common services tunnels will house district cooling and pneumatic waste conveyance systems to deliver cleaner and more efficient urban services to all buildings. These underground systems also make our streetscape more pleasant by eliminating the need to dig up the roads to lay utilities.

Businesses can tap on these urban technologies to operate more efficiently and sustainably, and collectively demonstrate a greener way of life in an innovative district.

# Your next strategic m

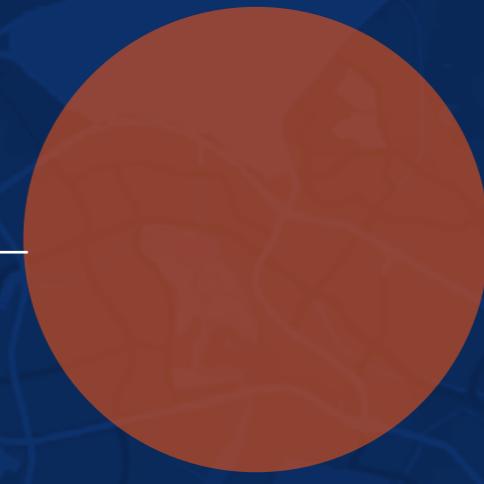
# move

Now is the time to invest  
and join the growing  
network of businesses in  
Jurong Lake District.

# Office quantum in key business centres

## Jurong Lake District

200,000 sqm (existing) 1,400,000 sqm (planned)



## Central Business District

5,000,000 sqm (existing)

## Woodlands Central

70,000 sqm (existing)

## Tampines Regional Centre

130,000 sqm (existing)

## Paya Lebar Central

200,000 sqm (existing)

Amidst a fast-changing landscape,  
our commitment remains steadfast. Investors can  
be confident in the government's commitment  
to focus investment and development in  
Jurong Lake District for the next two decades.

# Precinct plan

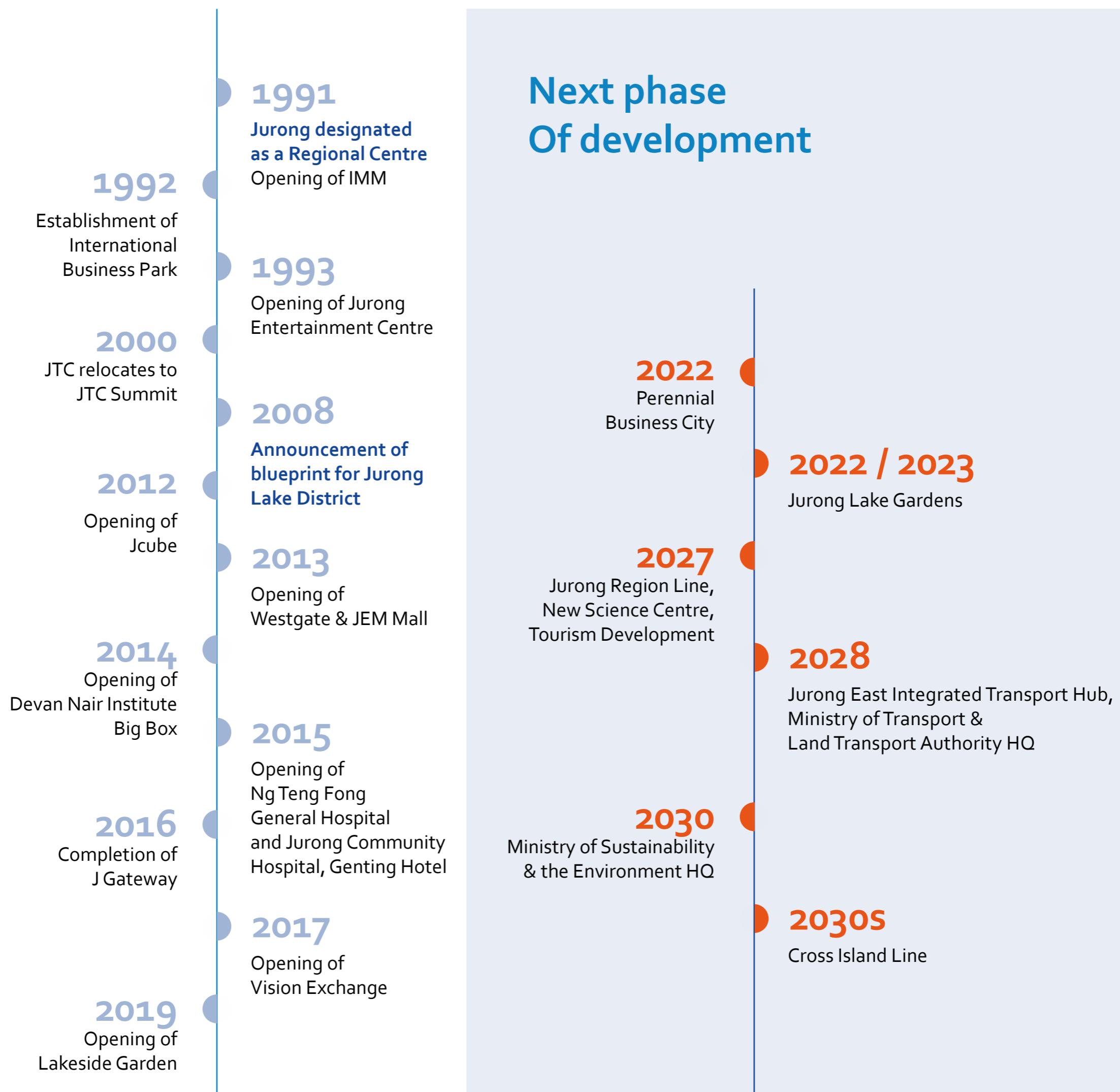




International Business Park is Singapore's pioneer business park supporting R&D and knowledge-based activities since the 1990s. In the coming years, the business park will be progressively rejuvenated to support the needs of new economic sectors and complement the commercial core. The area around the upcoming Jurong Town Hall MRT station will also have more mixed uses to cater to the thriving tech community.

Jurong Lake Gardens - a collection of three unique gardens. A new science centre and tourist development will add to the attractions at Lakeside Garden, Chinese Garden and Japanese Garden. This will make Lakeside West a place for leisure and recreation and a destination for events and entertainment.

# Transforming Jurong Lake District



# Current and future occupiers

## Occupiers in the district today

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### **Professional services and construction**

Beca, Black & Veatch, CPG Corporation, Exyte Singapore, Vopak Terminals Singapore

### **Finance, insurance, information & communications**

Great Eastern, M1 Limited, Realtek Singapore

### **Wholesale and retail trade**

Dell Global, Daimler, Vinda Singapore

### **Energy, transport & storage**

Air Liquide, ExxonMobil, Solstad Offshore Asia Pacific, Trust Maritime Services

### **Public administration and institutions**

Building and Construction Authority, National Parks Board, Singapore Food Agency, JTC Corporation, Devan Nair Institute for Employment and Employability, Ministry of Transport, Land Transport Authority, Ministry of Sustainability and the Environment, National Environment Agency and PUB, Singapore's National Water Agency.

## Potential occupiers

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Technology, professional services, financial institutions, engineering & construction, sustainability

# Development opportunities

# Future Tourism

# Development



Size	7 ha
Land Use Zoning	White
GFA	Max. 84,000 m <sup>2</sup>
	Min. 35,000 m <sup>2</sup> Attraction GFA
	Min. 21,000 m <sup>2</sup> Hotel GFA
	Max. 19,000 Commercial GFA
Lease Period	60 yrs

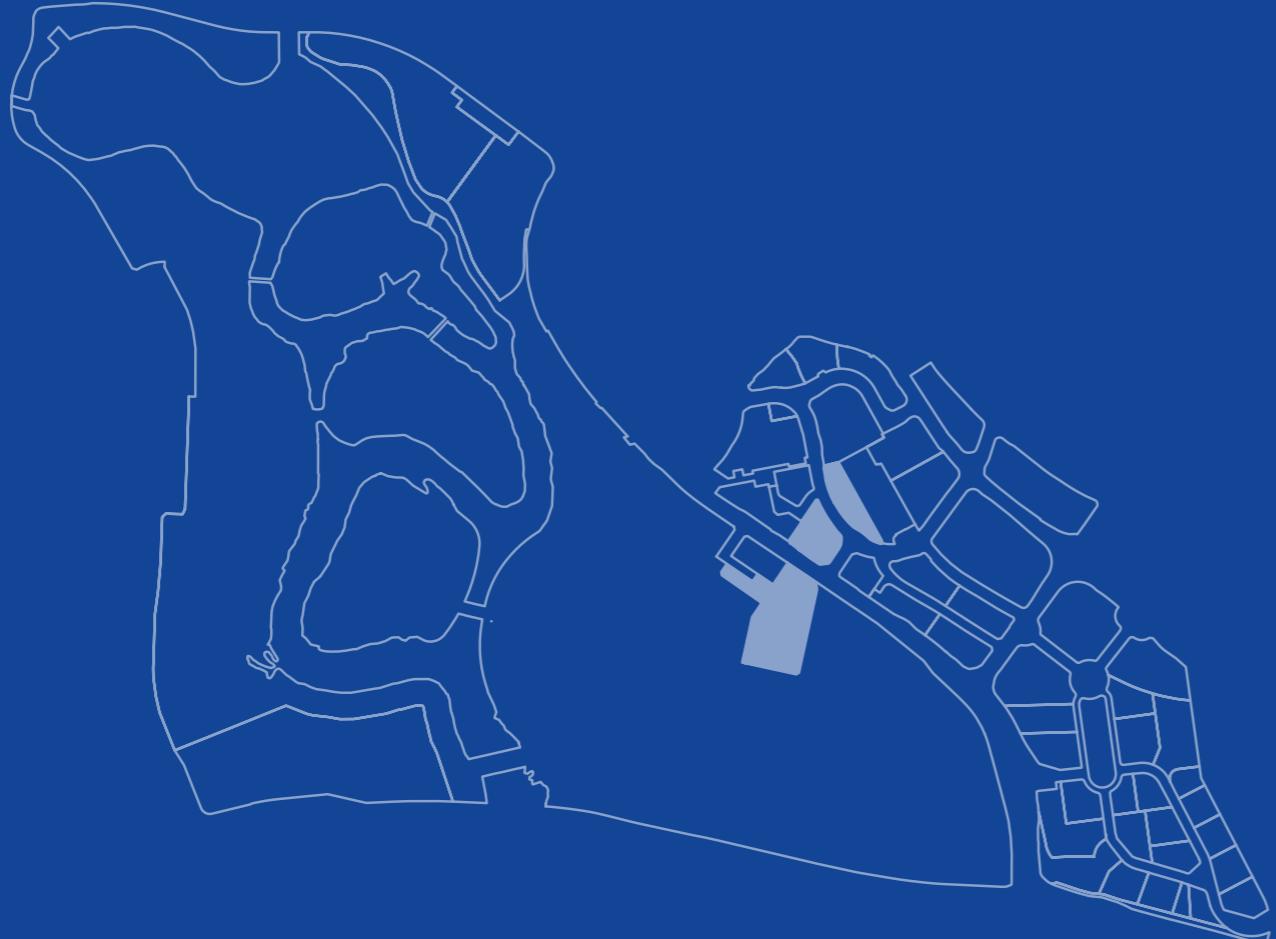
The integrated tourism development will feature a compelling mix of lifestyle offerings that will complement the breadth of existing attractions in Singapore.

Together with the Jurong Lake Gardens and New Science Centre, the Tourism Development will form the heart of Jurong Lake District's new 'must visit' leisure and recreational destination.

A Request for Proposal will be launched in 2021 / 2022. More information is provided at [go.gov.sg/jldtourismdev](http://go.gov.sg/jldtourismdev)



# Development opportunities Master Developer Site



Size	6.7 ha
Land Use Zoning	White
GFA	Max. 375,000 m <sup>2</sup>
	Min. 150,000 m <sup>2</sup> Office GFA
	Max. 150,000 m <sup>2</sup> Residential GFA
	Max. 75,000 Other GFA
Phase 1	Min 70,000 Office GFA and 600 DUs
Lease Period	99 yrs

The flexi-use master developer site will have diverse and complementary uses and a lively community realm, and also be a showcase sustainability development.

Seamlessly linked (5 to 10-minute walk) to Jurong East MRT station, a future Cross-Island Line station and an Integrated Transport Hub, the development will be highly connected and convenient to reach.

Flexibility for flagship buildings to be carved out provide potential for pre-commitment from a large anchor tenant.

The site will be launched for sale in 2023.



# why Singapore?



**#5 in the world**  
for most  
competitive  
economy

2021, by IMD

**#1 in Asia and  
#18 in the world**  
for ease of  
doing business

2020, by TMF Group

**#1 in Asia and  
#2 in the world**  
for intellectual  
property protection

2019, by World Economic Forum

Singapore's robust economy, highly-educated workforce, excellent connectivity and high standard of living makes it an ideal location for business and residency.

Singapore also enjoys unparalleled global connectivity. As a major air, sea and telecommunications hub in Asia, Singapore offers market access to 4 billion people within a 7-hour flight radius. Changi International Airport receives over 7,000 flights a week to 400 cities in 100 countries.

Singapore's pro-business climate supported by infrastructure, talent and regulatory support has raised its rankings:

**#2 in the world**  
for digital  
competitiveness

2020, by IMD

**#1 in Asia and  
#9 in the world**  
for global talent

2020, by IMD

**#1 in Asia and  
#21 in the world**  
for sustainability

2021, by ETI

# Small island Great city





From our year-round summer, first-rate healthcare and education systems to low crime rate, Singapore continually tops international rankings for world-class liveability.

With an exciting and vibrant blend of culture, cuisine, arts and architecture, Singapore is one of the best cities to live, work and play. With aspirations to be a City in Nature, Singapore is also one of the greenest cities in the world. In 2021, Singapore launched the Singapore Green Plan 2030, a demonstration of our global commitment to climate action and sustainable development.

# Get in Touch

The Urban Redevelopment Authority is Singapore's land use planning and conservation authority. Our mission is to make Singapore a great city to live, work and play. We strive to create an endearing home and vibrant city through long-term planning and innovation, in partnership with the community.

URA is the main land sales agent for the state and for Jurong Lake District. Our multifaceted engagement strategy includes the sale of state land to attract and channel private capital investment to develop sites to meet Singapore's land use needs. We spearhead future development efforts at Jurong Lake District, taking a holistic approach to master plan and implement key infrastructure, in collaboration with other government agencies and private stakeholders.

If you are interested in development and business opportunities or to testbed green initiatives and sustainable proposals in Jurong Lake District, please contact:

Urban Redevelopment Authority  
45 Maxwell Road  
The URA Centre  
Singapore 069118

[www.jld.gov.sg](http://www.jld.gov.sg)

Contact us through our [Online Enquiry Form](#) 



To make Singapore a great city to live, work and play