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JURONG LAKE DISTRICT



As part of the Draft Master Plan 2008, Mr Mah Bow Tan, Minister for National Development, recently announced a blueprint to transform Jurong East into a unique lakeside destination for business and leisure in the next 10 to 15 years. Come journey ahead of time with Skyline to discover what is in store.

Key Strategies

- Develop Jurong Gateway into an attractive commercial hub with an integrated network of pedestrian walkways between buildings and public amenities.
- Create new and unique leisure destinations around Jurong Lake with edutainment attractions for the whole family.
- Bring the Lake closer to Jurong Gateway through the introduction of possible new waterways and pedestrian linkages.
- Heighten the sense of greenery with new landscaped malls, open spaces and park connectors and skysrise greenery.

Untapped potential

1. Jurong Lake District is one of three regional centres identified under the Concept Plan to provide attractive locations for commercial development outside the city centre. The aim is to cater to the diverse needs of businesses and to create job opportunities closer to where people live.
2. Companies that set up their offices and businesses here will be able to:



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3. Gain ready access to a large labour and customer pool from more than one million residents in the surrounding towns of Clementi, Bukit Batok, Jurong East and Jurong West
4. Enjoy close proximity to more than 3,000 MNCs and SMEs around the International Business Park and the Jurong and Tuas Industrial Estates
5. Tap on a large talent pool from the many surrounding tertiary institutions such as the Nanyang Technological University, National University of Singapore, as well as research hubs such as One-North and the Science Park

Jurong Gateway: Biggest commercial hub outside the city

6. Located around the Jurong East MRT Station, the new plans for the 70 ha Jurong Gateway is to develop it into a vibrant commercial hub with a good mix of office, retail, residential, hotel, entertainment, food & beverage (F&B) and other complementary uses.
7. It will be the biggest commercial hub outside the city centre providing:
 - a. 500,000 sqm of office space
 - b. 250,000 sqm of retail, F&B and entertainment space
8. About 2,800 hotel rooms will also be introduced at the fringe of Jurong Gateway, next to Lakeside, to meet the increasing demand for hotel rooms and to cater to the new leisure attractions and businesses that will be introduced around Jurong Lake and Jurong Gateway.
9. In addition to the commercial space, at least 1,000 new homes will be added around the Jurong East MRT station, providing more opportunities to live and work in the area.
10. Singaporeans and visitors can look forward to seamless connections at Jurong Gateway. From Jurong East MRT station, pedestrians can walk conveniently and comfortably to most developments and public facilities around the area through an extensive network of walkways. They can also stroll to attractions at Jurong Lake area through a new pedestrian walkway.
11. Lush greenery and panoramic views of the lake also await visitors. New landscaped open spaces and park connectors will be introduced at the street-level, while skyrise and rooftop greenery will also be encouraged on many of the buildings in the area. Key developments in the area will also offer scenic views of the lake.

Jurong Gateway's plus points

12. Jurong Gateway offers a highly attractive location outside the Central Business District for company headquarters, business services as well as companies in the science

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and technology sectors. Companies that set up their offices at Jurong Gateway will be able to:

- a. **Customer Pool:** Gain ready access to a large labour and customer pool from more than one million residents in the surrounding towns of Clementi, Bukit Batok, Jurong East and Jurong West.
- b. **Proximity to businesses:** Enjoy the close proximity to a substantial cluster of multinational and global businesses of more than 3,000 companies around the International Business Park and the Jurong and Tuas Industrial Estates.
- c. **Talent Pool:** Tap on a large talent pool from the many surrounding tertiary institutions and research hubs like the Nanyang Technological University, National University of Singapore, One-North and the Science Park.
- d. **Connectivity:** Jurong Lake District is just about 20 mins from the CBD and the Tuas Second Link. It is well served by 2 major expressways (PIE and AYE), 2 major MRT lines (North-South and East-West), 3 MRT stations and a bus interchange.
- e. **Capitalising on Natural Assets:** Jurong Lake District is the only regional centre with a lakeside setting and gardens right at its doorstep. These unexploited assets offer enormous opportunities– to transform the area from a sleepy expanse, into a place with life and activity amid pockets of respite.
- f. **The Right Mix:** A diverse mix of uses has been planned for the area to meet the needs of businesses, workers, residents and visitors. There will be offices, shops, hotels, F&B, homes, sports and recreation facilities, civic and community institutions, parks and community spaces.

Lakeside: New waterfront playground

13. Spread over 220 ha of land and 70 ha of water, Lakeside is envisaged to be developed into a major leisure destination for Singaporeans and tourists.

14. The first anchor attraction is the new world class Science Centre which will be moved next to the Chinese Garden MRT station. There are plans to accommodate four or five new edutainment attractions targeted at families with young children, in addition to the existing attractions of the Jurong Bird Park, Chinese and Japanese Gardens. The URA will be working with the Singapore Tourism Board to encourage investors to develop appropriate attractions in this area. The attractions could be those with edutainment



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theme or nature-based attractions leveraging on the lake, or attractions with hotels, F&B and retail uses.

15. A new lakeside village will be created next to the Jurong Lake. Just 10 minutes walking distance away from Jurong Gateway, the village offers an alternative shopping and dining experience, with F&B, retail and entertainment uses and boutique hotels by the lakeside. This village will be connected to Jurong Gateway through a network of walkways, making it a natural gathering place for residents, visitors and people working nearby.



16. A new public park will be developed at the western edge of Jurong Lake. New water activities like kayaking and dragon boating will also be introduced.

17. New waterways and a landscaped walkway will be created to bring the experience of the lake closer to the main commercial hub at Jurong Gateway.

Just around the corner...

18. While the Jurong Lake District may take 10 to 15 years to be fully developed, we need not wait so long to see the transformation. We present to you some of the projects that are already shaping up.



19. By 2009, Jurong Lake will be enhanced to facilitate water-based activities such as kayaking and dragon-boating. We will also see new facilities such as a golf resort hotel, hospital, boardwalks and wetlands being developed here.

20. A new Big Box development by TT International is currently under construction near the Jurong East MRT Station. This development will be similar to the Warehouse-Retail development cluster at Tampines. When ready by the end of 2009, this Big Box development will add approximately 34,000 sqm of new retail space, similar in size to the Tampines cluster.



21. The Jurong Entertainment Centre will also be redeveloped by next year. It will be home to Singapore's first Olympic-sized ice skating rink.