



UPDATES ON EN BLOC

8 June 2026

To: All Owners
Evergreen Park

Dear Residents of Evergreen Park,

We wish to provide an update regarding the collective sale efforts and the discussions that have taken place over the past several months.

To date, we have engaged in discussions with no fewer than six major property agencies, including JLL, Savills, CBRE, Huttons, PropNex, among others, to gain a clearer understanding of the current market outlook and the redevelopment potential of Evergreen Park.

The consistent feedback received from all agencies is that the present timing may not yet be optimal for actively commencing a collective sale exercise. The primary reason is that the current Master Plan has not yet been revised to reflect the future redevelopment potential arising from the planned decommissioning of the Paya Lebar Air Base in 2030.

At present, there remains insufficient clarity on several key planning parameters, in particular:

- Potential increases in plot ratio
- Possible height deregulation and increased permissible building heights
- Future zoning and redevelopment intensity within the surrounding area (possible increase in gross plot ratio)

In the absence of clearer guidance on these matters, developers are presently unable to accurately evaluate the full redevelopment value of the site. Accordingly, the agencies have collectively advised that a prudent and strategic approach be adopted at this juncture.

Their recommendations include the following:

- Continue engaging with URA to gain a better understanding of future planning intentions
- Foster relationships with developers and relevant industry stakeholders
- Closely monitor policy developments and updates to the Master Plan
- Position Evergreen Park favourably when greater clarity becomes available

In line with these recommendations, we have engaged URA through Minister Chee Hong Tat to seek further insight into the possible future planning direction for our area. URA has responded and informed us that additional time will be required before any updates can be provided regarding future plans, including potential plot ratio considerations for the area.

We will continue to keep residents informed as further information becomes available. Our objective remains to ensure that any future collective sale efforts are undertaken at an appropriate time and under the most favourable conditions for all owners.

In the meantime, we recommend that the Collective Sale Committee (CSC) remain in place to continue engaging with the relevant government authorities and agencies. The Committee will monitor developments closely and seek greater clarity on the future master planning parameters, including the Gross Floor Area (GFA) and plot ratio applicable to the site.

Based on our current understanding, greater certainty is expected around 2029, when the authorities may be in a position to provide clearer guidance on the planning framework for the area. Once such clarity is obtained, the Committee will be better placed to engage developers and marketing agents to assess market interest and determine the optimal strategy for any future collective sale exercise.

The Committee remains committed to acting in the best interests of all owners and will continue to provide updates as and when significant developments arise. Thank you for your continued support and patience.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Vincent Chia".

Vincent Chia

Head of Evergreen Park Collective Sale Committee
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Please scan QR code to leave your contact information for us to update you when there are further developments.