



EN BLOC SALE UPDATE 2

17 July 2026

To: All Owners / Residents
Evergreen Park

Dear Residents of Evergreen Park,

I would like to provide everyone with an update regarding our engagement with the Urban Redevelopment Authority (URA) on the future development potential of Evergreen Park following the planned relocation of Paya Lebar Air Base.

I recently received a formal response from URA regarding our enquiry on whether Evergreen Park's plot ratio may be reviewed in conjunction with the redevelopment plans for the surrounding region.

Key Points from URA's Response

1. **No decision has been made on plot ratio changes.**
URA has confirmed that while the relocation of Paya Lebar Air Base in the 2030s will unlock significant redevelopment opportunities, the detailed planning studies are still ongoing. As such, they are currently unable to provide any information on whether Evergreen Park's plot ratio will be revised.
2. **Height restrictions are only one consideration.**
URA explained that any future increase in development intensity depends on many factors beyond the removal of aviation height restrictions. These include:
 - Transport infrastructure capacity
 - Utilities and public services
 - Urban design considerations
 - Compatibility with surrounding developments
 - Overall liveability of the neighbourhood
3. **Defu will be one of the first areas to be redeveloped.**
Under the Draft Master Plan 2025, URA has announced preliminary plans for the redevelopment of Defu into a new community-oriented "10-minute neighbourhood" comprising new housing, jobs and amenities. This demonstrates that planning for the broader northeastern region is progressing.
4. **Evergreen Park remains zoned Residential with a Gross Plot Ratio of 2.8.**
The current Master Plan 2025 continues to designate Evergreen Park as Residential with a Gross Plot Ratio of 2.8.
5. **URA has indicated a possible avenue for further consideration.**
While they cannot comment on future plot ratio changes, URA has advised that landowners may engage professional planning consultants or a Qualified Person (QP) to undertake the necessary studies and submit an Outline Application proposing a different plot ratio for URA's formal assessment.

What This Means for Evergreen Park

Although URA has not provided any commitment regarding an increase in plot ratio, their response confirms that planning for the post-Paya Lebar Air Base redevelopment is still evolving. Importantly, they have not ruled out future changes.

The suggestion that an Outline Application may be submitted indicates that there is an established planning process through which alternative development proposals can be formally assessed when supported by appropriate professional studies.

Proposed Next Step

In view of URA's response, the CSC intends to place a proposal before residents at the next Annual General Meeting (AGM) for consideration.

Specifically, residents will be invited to consider whether the CSC should be authorised to appoint a Qualified Person (QP), together with the necessary planning professionals, to undertake a planning study on the redevelopment potential of Evergreen Park. The objective of the study would be to assess whether there is a sound planning basis to support a higher plot ratio than the current 2.8 and, if appropriate, to prepare and submit an Outline Application to URA seeking formal consideration for 3.0, 3.2 or even 3.5 plot ratio depending on the consultant's recommendation.

This would be a collective decision by the residents. Should the proposal receive the support of the subsidiary proprietors at the AGM, the CSC will proceed to engage the appropriate professionals and represent the collective interests of Evergreen Park in discussions with the relevant authorities.

Looking Ahead

The redevelopment of the Paya Lebar Air Base represents one of Singapore's most significant long-term urban transformation projects. As planning progresses over the coming years, Evergreen Park should be well positioned to evaluate opportunities that may enhance the future redevelopment potential and long-term value of the estate.

We will continue to monitor developments, engage constructively with the relevant authorities, and keep all residents informed of any significant updates.

Thank you for your continued support and participation.

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.