

PLOT RATIO APPEAL



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John Gaw from SLP has done extensive enquiries to URA on the plot ratio issue of Ivory Heights. A Dialogue Session was held on 10 Dec 2017 to give SP the updates and findings. An update letter was also sent to SP.

Below is a summary of the findings:-

SLP has established the following facts after undertaking detailed background checks and clarifications namely:

- Reviewed URA's past replies;
- Consulted the planner-in-charge of the Ivory Heights site;
- Consulted with personal contacts within and outside URA;
- Submitted a formal appeal letter to CEO, URA and had follow-up discussions with URA staff; and
- Reviewed URA's maps and exhibits on Jurong Lake District.

URA's Planning Vision and Intent

- Residential Use at Gross Plot Ratio (GPR) 1.6
- Unlikely to change now or in the next Master Plan review in 2019
- URA confirmed they would honour the present as-built GPR of 1.86 for residential use
- Any proposal for change of use to white site or commercial use is unlikely to be approved
- URA's intent is for a low density development
- This is so that future developments around the Jurong East MRT station will have unblocked views of the scenic lake and lush greenery
- This need to preserve views and amenities was mentioned by MP for Yuhua, Grace Fu in her letter to residents dated 4 May 2011, again by URA to a group of SPs who wrote to the Authority in June 2017 and later to SLP (John Gaw) when he verbally consulted with the URA officer-in-charge of the site in August 2017.