



Marina Gardens Lane vs Orchard Boulevard: Reading the 2026 Land-Supply Signal

Description

The two central sites URA released on 13 August 2026 are unequal by design. Marina Gardens Lane can yield about 390 homes; Orchard Boulevard about 110. That difference matters more than the shared “prime location” label because density, commercial use, tender timing and eventual launch timing are not interchangeable.

The reader task is to interpret what the two August 2026 GLS sites add to the future pipeline and what cannot yet be known before tender awards and project launches. The article therefore keeps the governing fact, the calculation or comparison, and the final decision in separate steps.

Put the two sites side by side

Marina Gardens Lane

URA lists a 6,007.4 sqm site, maximum GFA of 33,642 sqm, residential use with commercial at the first storey, about 390 homes and a 99-year lease.

[Official source 1](#) was opened on 29 August 2026 and checked for this exact marina gardens lane claim.

[Official source 2](#) was opened on 29 August 2026 and checked for this exact marina gardens lane claim.

A tender release is not a project launch

Orchard Boulevard

URA’s release assigns about 110 homes to the smaller Orchard Boulevard parcel, near Orchard Boulevard MRT.

Read the 4,745-unit backdrop correctly

Tender dates

The Marina Gardens Lane tender closes at noon on 15 October 2026; Orchard Boulevard closes at noon on 29 October 2026.

Use the signal without forecasting one condo

Programme

The two sites form part of 4,745 residential units on the 2H2026 Confirmed List, which URA says is more than 50% above the annual-average Confirmed List supply over the past decade.

Put the two sites side by side

Lag

After tender close come award, design, approvals, marketing and construction. A 2026 release does not create an immediately purchasable unit.

Turn the facts into a decision

The first original tool is a like-for-like table comparing site area, plot ratio, potential homes, land use and tender dates. Create it from the dated source material, show every input and keep the unresolved cells visible. A correct-looking answer with an undocumented input is not ready for a decision.

The second tool is a supply-timeline decision tree separating land release, tender award, project launch and completion. Use it after the first tool, because the comparison only adds value when the underlying person, entity, place, account or time period has already been matched correctly.

Ask another person to repeat the result from the saved evidence without seeing your conclusion. If they cannot reproduce the same branch, inspect the source date, definition, arithmetic and exception before relying on it. This catches errors that a polished summary can conceal.

A decision table you can use

Potential homes	About 390	About 110
MRT context	Marina South	Orchard Boulevard
Tender close	15 Oct 2026, noon	29 Oct 2026, noon
Use signal	Residential with first-storey commercial	Smaller central residential parcel

The table is a working aid. Date the evidence, preserve the original notice or statement, and flag any cell that depends on an assumption rather than a controlling source.

What the headline leaves out

Do not combine marina gardens lane, orchard boulevard, tender dates into one yes-or-no box. Each answers a different question and can change on a different date. A pass on one row does not cure a failure on another.

Do not convert an authority's illustration, capacity figure, proposed rule, programme status, straight-line distance or published operating hour into a personal guarantee. Keep the source's own limitation beside the number whenever it affects money, timing, access, safety or eligibility.

Before choosing, write down the strongest reason the opposite decision could be right. Then identify the evidence that would switch your answer. This small counter-case prevents the first attractive number, convenient route or reassuring label from controlling the whole judgment. If no evidence could change the conclusion, the exercise has become advocacy rather than a decision.

Finally, set a review trigger. Reopen the controlling page when a deadline passes, a formal notice arrives, the person or entity changes, the route is altered or the decision is delayed. The current answer remains useful only while its material inputs remain current.

Worked example

A buyer whose lease ends in mid-2027 should not treat either site as a ready substitute for a current resale unit. A longer-horizon buyer can record tender outcome, bid intensity, project details and launch pricing as separate future checkpoints.

This example is an illustration, not a report of a real person, interview, visit, taste test, price check or transaction. It shows how to apply the decision method while keeping the underlying evidence visible. Replace every sample input with the reader's own current evidence before using the outcome.

What to verify before acting

1. Open the current authority, operator or organiser page instead of relying on a saved social post.
2. Match the rule or listing to the correct person, entity, property, platform, route or account.
3. Record the effective date, closing date or data date separately from the webpage update date.
4. Check any amount, threshold, deadline and exception against the exact source passage that controls it.
5. Keep a stop condition for missing evidence, changed access, conflicting dates or an unaffordable downside.

Limits and next reading

Land-sale details describe planning capacity, not the final unit mix, prices, launch date or investment return. Actual housing numbers can vary, and market outcomes depend on much more than one release.

For useful context on the next decision, LBRD explains how to [place the release beside Q2 market data](#). A second practical progression is to [read private-home comparables properly](#). Both links were checked against the intended live pages before publication.

Featured image: Marina Bay panorama, with Marina South beyond. Photo: CEphoto, Uwe Aranas / Wikimedia Commons (CC BY-SA 3.0). [Image source and rights record](#).

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