URA Berlayar And Upper Changi Sites: What The May Land Release Means

Description

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URA released two Government Land Sales sites at Berlayar Drive and New Upper Changi Road on 15 May 2026, adding fresh private-housing supply into the pipeline. For readers, the useful part is not tender jargon; it is where future homes may appear and how supply affects the property market over time.

The New Upper Changi Road site has a 99-year lease, a site area of 30,769 sq m and maximum gross floor area of 86,154 sq m. The tender closes on 1 September 2026.

Why The Sites Matter

Land releases do not translate into homes immediately, but they shape future launch locations, unit supply and developer interest. A site near New Upper Changi Road will draw attention from buyers watching the east, while Berlayar Drive points to continuing interest around the Greater Southern Waterfront corridor.

The release also follows URAâ??s 1Q2026 statistics, which showed a large private residential pipeline and repeated calls for households to exercise prudence when buying property and taking mortgage loans.

What To Watch

Watch tender participation, winning bids and eventual launch timing. Those signals will say more about developer confidence than the land-release headline alone.

Location

New Upper Changi Road, Singapore
Google Maps | Apple Maps

Land-sale details are on URAâ??s media release and New Upper Changi Road tender page.

For more local planning reads, try our guides to SkillsFuture mid-career support, SME financing support and ACM and Peranakan Museum events.

Date Created
19/05/2026
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