

Design and Development Summary

The Urban Health Campus (UHC) is designed as a communal space that responds to forward-looking sustainable cities rooted in the concept: **environmental education for all**. Knowledge is the key to collectively organic and rich understanding of sustainable choices which is everyone's responsibility. By strategizing to provide for the **health of animals and plants, health of the environment, and health of humans**, the UHC invites all citizens of Singapore to learn and thus contribute to green living.

Urban Health Concept with Education

Urban health is dependent on an entire ecosystem of nature, urbanization, and human activity working collaboratively for the sustained health of living organisms and environments. To mitigate the effects of climate change which threatens Singapore's urban health, the environmentally designed UHC provides open knowledge and innovation opportunity to equally empower *all* citizens in understanding how, why, and what kind of change must and can occur. The site is therefore designed for, but not limited to, the residential community that the UHC is located within (both residents of UHC and nearby) by offering attractive and safe open space and engaging public facilities for all to enjoy.

Health of Animals and Plants

Maintaining biodiversity is a prioritized goal of the UHC. To do so, the existing **Eco-Garden** is preserved and the **Waterfront** is left both unfragmented and undisturbed. Both, however, are sites for individuals to explore and appreciate the beauty of nature which plays a fundamental role in the urban ecosystem. The UHC landscape (building design) also strongly incorporates physical greenery which has multiple interconnected benefits to various organisms, climate, and humans, but also reflects Singapore's current and progressing physical identity as a 'City in Nature.'

Health of Environment

To respond to current climate concerns and damages, the UHC is designed to align with Singapore's Net-Zero and Green Plan 2030 goals. With Singapore's advanced public transport for connectivity, the UHC streets/roads are designed to prioritize pedestrian friendliness, and the **main road** encourages walking, cycling, or the use of UHC E-shuttles. Rainwater catchment systems are also located along the main road and waterfront which has **observatory towers** that function as rainwater catchment infrastructure. Lastly, each building is BCA certified with energy-efficient structures that rely on self-generated solar power.

Health of Humans

While the Science Center has undergone interior renovation and is now called the **UHCenter**, the UHCenter serves a continued purpose of education and community to respect the buildings original identity within Singapore. However, the education is focused on environmental living practices (food sufficiency, recycling, energy, and research) which will complement both the new Science Center and the residential quality of the UHC. Human health concerns both mental and physical wellbeing, and the UHC offers opportunities to nourish both in the sustainability-focused indoor and outdoor spaces.

Fundamentally, the three components of the UHC are seamlessly integrated to positively guide societal growth, drive inclusive innovation, and demonstrate the fabric of strong, environmental future cities.

Financial Summary

The Urban Health Campus has a three-phase financial and development timeline. It is important to note that Phase I and Phase II share some development components to align construction to completion goals and other influenced costs. Given that condition, Phase I consists of 68% of total development with \$986.3 million SGD in the construction timeframe January 2025 to December 2026. Phase II contributes to 14.3% of total development with \$137.8 million SGD in the construction timeline January 2027 to December 2028. Lastly, Phase III develops the remaining 17.7% with \$261.8 million SGD during January 2029 to December 2031. All are within 2-3 years excluding predevelopment time.

Phase I

Phase I begins constructions in the central and north areas of the site. However, its main completion is the renovation of the existing Science Center (to UHCenter) and the majority of infrastructure which is financially supported by the UHCenter development. The reason for doing so is to benefit the surrounding community, ensure a comfortable environment for the incoming residents of the UHC residential buildings, and align with other Jurong Lake improvements. Phase I also begins the construction of the hotel and five residential buildings.

Phase II

During Phase II, the first to be completed by the end of 2027 is the hotel. The reason is to align with the completion of the New Science Center, as well as expected surge in tourism or business opportunity in Singapore. Finally, carrying from Phase I, four executive condominiums and one high-end) will be completed aligning with Jurong Region Line completion that may likely increase sale prices and make the UHC site an attractive option to reside.

Phase III

Phase III sees construction in the south of the site which strategically does not effect the use of the central and north areas of the site, nor any major infrastructural costs.

In total, 49% of development is residential. Considering the high demand of housing in Singapore, the major improvements that will be seen in the Jurong Lake District, and the estimated development costs, all units were made for-sale. However, among the residential, almost 50% are executive condominiums which are also in high demand within the housing market among Singaporean residents. They are also a much more affordable gap to upgrade from the HDB (which are surrounding the site). The buildings are also financially considered for green building costs which include renewable energy.

Of the financing sources, 40.2% will be funded from developer equity, 59.4% from construction loans, and the remaining 0.4% from extra private sourcing which is planned to gain from the SportsHub Pte Ltd given the costs are for developing the Sports Center. With regards to the UHCenter, the Convention Centers, and the Sports Center, these are considered within the financial plan as private-public partnerships that will thus changes land acquisition costs. Our goal is to provide both a high quality living environment, as well as a space for all the enjoy, especially considering the neighboring community and site surrounding demographics.