

# ONE-NORTH EDEN . ONE ERA

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EDEN



ERA Project Marketing Department  
One-North Eden - Preliminary Information

*\*Information subject to changes without prior notice. <Pending Approval For Sales>\**



**1998**

- Plan for a \$5 billion Science Hub in the Buona Vista area announced at TechVenture 98.

**1999**

- Buona Vista Science Hub (later renamed one-north) announced as a key thrust of the Technopreneurship 21 initiative.

**2000**

- The JTC appointed lead agency for developing the Buona Vista Science Hub.

**2001**

- Phase Z.Ro Technopreneur Park developed as a pilot.
- one-north officially launched by then Deputy Prime Minister Tony Tan.
- Zaha Hadid Architects appointed as master plan consultant.
- Groundbreaking ceremony of Biopolis.

**2002**

- The JTC appointed master tenant of Chip Bee Gardens by The Singapore Land Authority (SLA).

**2003**

- Biopolis Phase One opened.

**2004**

- The JTC assumed ownership of Wessex.

**2005**

- one-north Park at Biopolis completed.

**2007**

- Official launch of PIXEL.

**2008**

- Fusionopolis Phase One (Connexis and Symbiosis) completed.
- Wessex Village Square launched.

**2009**

- Development of Mediapolis started.

**2010**

- Fusionopolis Phase 2B (Solaris) completed.
- Biopolis Phase 3 (Synapse and Amnios) completed.

**2011**

- Development of Mediapolis Phase Zero (later renamed LaunchPad @ one-north) and Fusionopolis 2A started.
- The Star Vista and The Rochester opened.
- one-north Mass Rapid Transit (MRT) station on the Circle Line opened.

**2013**

- Fusionopolis Phase 3 (Nexus) completed.
- Biopolis Phase 4 and 5 (Procter & Gamble Singapore Innovation Centre and Nucleos) completed.

**2014**

- Official opening of LaunchPad @ one-north.
- Fusionopolis Phase 4 (Sandcrawler) completed.
- The Metropolis opened.
- Fusionopolis Phase 5 (Galaxis) completed.
- Infinite Studios at Mediapolis opened.

**2015**

- Fusionopolis Phase 2A (Innovis, Kinesis, and Synthesis) completed.
- one-north Park at Mediapolis opened.
- Mediacorp moved into Mediapolis as anchor tenant.
- Autonomous vehicle trials permitted in one-north.

**2016**

- one-north Park at Rochester West, Rochester East, Fusionopolis North and Fusionopolis South opened.

**2017**

- one-north announced as first business park in Singapore to implement an open platform where Personal Mobility Devices (PMD) sharing service operators are able to testbed their operating models.

**2018**

- one-north designated as the first drone estate in Singapore.
- Ascendas-Singbridge won the JTC tender for development of Mixed-use Executive Centre, Singapore's first dedicated shared executive learning centre.
- First Car-Free Sunday Singapore organised outside Civic District was held at one-north.

**THE STRAITS TIMES**

## Campus-style development for one-north by end-2021



1 of 3 An artist's illustration of Rochester Commons, which will feature a green trail, interspersed with a sky garden, viewing decks, event spaces and meeting pods. PHOTO: CAPITALAND

A cluster of 12 heritage bungalows in Rochester Park in Buona Vista will house a mix of office, retail and food outlets as part of a new integrated development to be built by the end of next year.

These black-and-white bungalows, some of which used to be leased out to food and beverage operators, will soon be part of Singapore's first campus-style integrated development spread across 2.4ha of land in one-north, said CapitaLand in a press statement yesterday.

Rochester Commons, the 400,000 sq ft project developed and managed by the company, will have a 17-storey Grade A office tower.



THE STRAITS TIMES

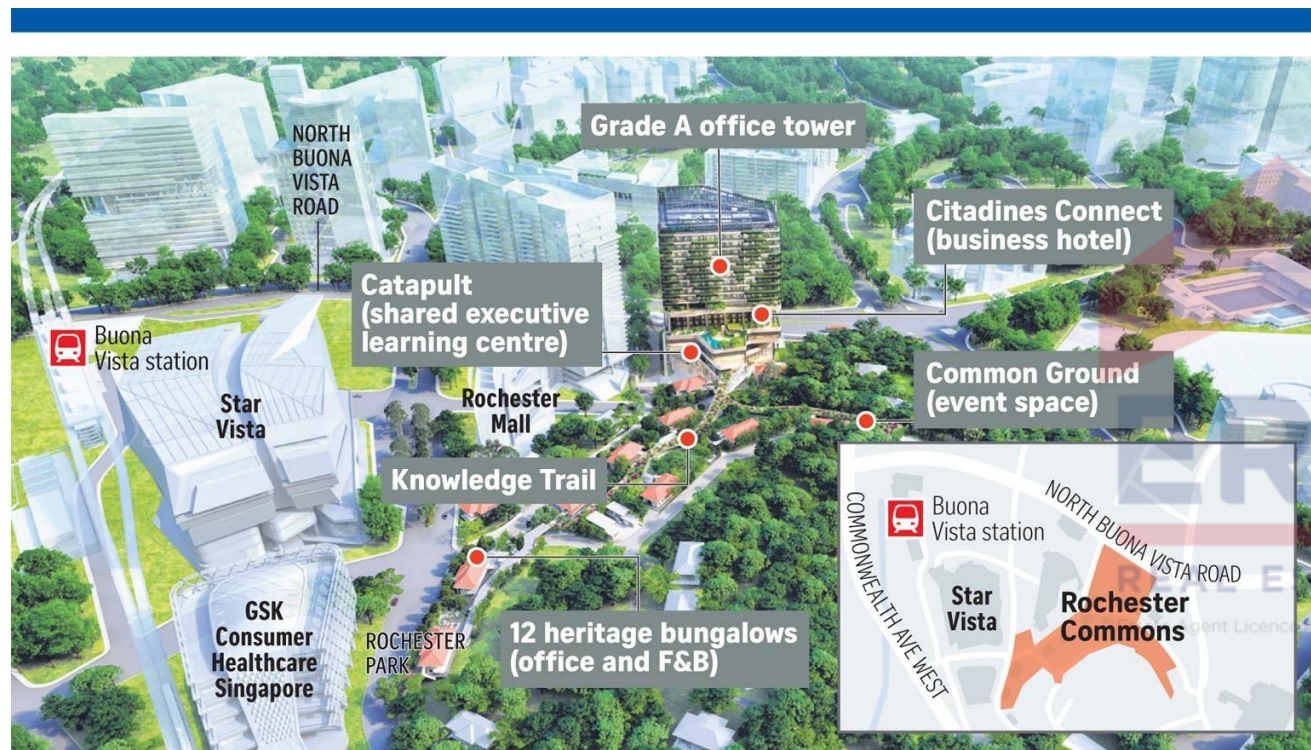


PHOTO: CAPITALAND STRAITS TIMES GRAPHICS

Of the 12 bungalows, seven are for offices and the remaining five for food and beverage or retail use.

The development cost for Rochester Commons is around \$550 million. It will also have a hotel that will be operated by CapitaLand's lodging unit, The Ascott Limited, under the Citadines Connect brand.

One of the key features of the development will be Catapult, South-east Asia's first shared executive learning centre that will use technologies such as virtual reality (VR) and augmented reality to deliver training programmes.

The centre, which focuses on areas such as leadership and innovation, is aimed at grooming executives for leadership agility and equipping them with future-ready skills.

Some of its learning approaches have already been trialled at Catapult's showroom at the Bridge+ co-working space in the Ascent building at Singapore Science Park 1. The showroom's centrepiece is a 180-degree immersive screen that allows shared VR viewing experience during workshops and is equipped with virtual conferencing capabilities.

CapitaLand Singapore's chief executive Tan Yew Chin said: "As companies and individuals adapt to the post Covid-19 environment, executive education and reskilling will be increasingly important."

"Catapult is designed to facilitate cross-learning and networking in a state-of-the-art campus. Catapult will also feature an online platform where learners and knowledge providers can learn, co-create and innovate for the future economy."

CapitaLand said the development of Rochester Commons is in line with the Government's vision of a world-class learning ecosystem in the research and knowledge hub of one-north.

Designed by global architecture firm Gensler, Rochester Commons will feature a single digital identity access that allows tenants to move through the entire development via facial recognition, QR code scanning or access cards.



## GREATER ONE-NORTH AREA



Aerial view of one-north.  
Photo courtesy of JTC Corporation.

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The land on which one-north was to be developed had been safeguarded as a potential science park under the 1991 Concept Plan as part of a strategy to develop Buona Vista as a sub-regional centre.<sup>74</sup> The proposed Science Hub would be the centrepiece of a wider knowledge and innovation zone for research and development (R&D), akin to what Raffles Place was to the financial services sector. The district would not only boost the economic value of homegrown industries, it would also attract and cultivate local talent. This investment would have the two-pronged benefit of revitalising Singapore's economic infrastructure along with its human capital.<sup>75</sup>

The innovation district was not planned in isolation. Queenstown, where one-north is sited, has a planning area of 600 hectares (6 km<sup>2</sup>) and

provides more than 120,000 jobs, accounting for 5% of Singapore's employment. one-north was to be connected with the wider region by creating relationships with the National University Hospital (NUH) and National University of Singapore (NUS), the existing Science Park, Dover, Queensway and the surrounding mature housing estates. There were plans to extend the development belt linking Holland Village as an entertainment area, to Pasir Panjang Village in the south, and further west to the Nanyang Technological University (NTU). In terms of transport connectivity, one-north was to be served by the existing Buona Vista Mass Rapid Transit (MRT) station on the East-West Line and the then upcoming Circle Line. The one-north site is almost equidistant from the city centre and the Jurong Industrial Estate. It is also served by optimal east-west and north-south linkages that form visual and physical barriers across the site.

Project Name	ONE-NORTH EDEN
Site Area	5,778.7 sqm
Gross Floor Area (GFA)	14,447 sqm
Development	Residential with commercial on 1st Storey. 6 Restaurants / Retail Commercial 2 Residential Blocks. 13 Storeys and 15 Storeys 1 Level of Basement Carpark. Swimming Pools and Communal Facilities
Tenure	99 years leasehold
Est No. of Units	165 Residential Units
Unit Mix	1 Bedroom   2 Bedroom   3 Bedroom   4 Bedroom



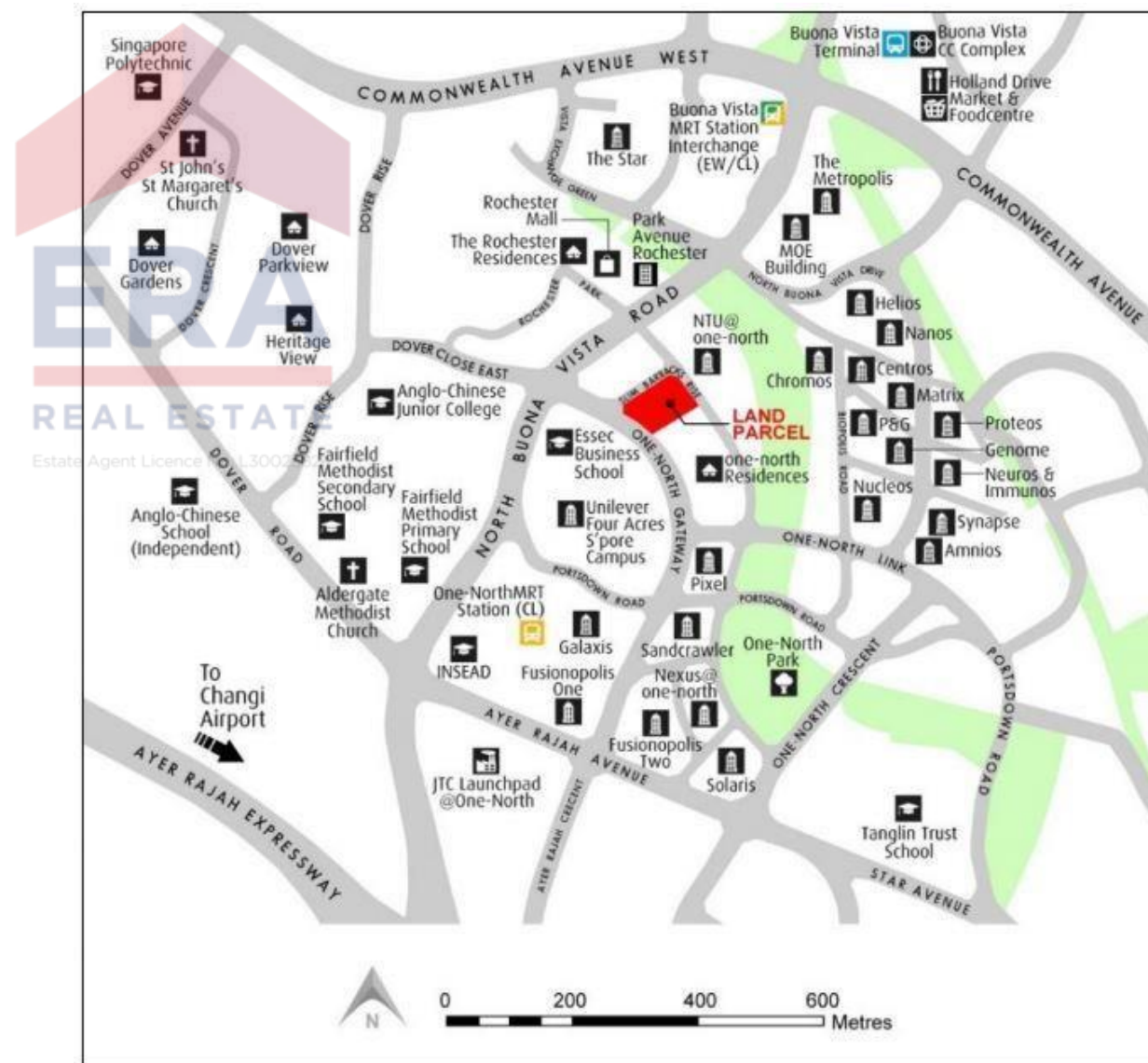


# ONE-NORTH EDEN

## SLIM BARRACKS RISE (D5)

- Target preview: Q1 2021
- JMA: ERA / PN

Unit Type 户型	Size (sqft) 面积 (平方英尺)	Number of Units 单位
1 Bedroom + Study 1卧+书房	517	24
2 Bedroom 2卧	689	22
2 Bedroom + Study 2卧+书房	764 - 797	48
3 Bedroom Compact 3卧 (紧凑型)	947	13
3 Bedroom Premium 3卧 (高端型)	1,119	26



4 Bedroom Compact 4卧（紧凑型）	1,259	8
4 Bedroom Premium 4卧（高端型）	1,399 - 1,410	24
TOTAL 总单 位		165

*\*unit sizes stated are approximate and unit mix are subject to changes.*





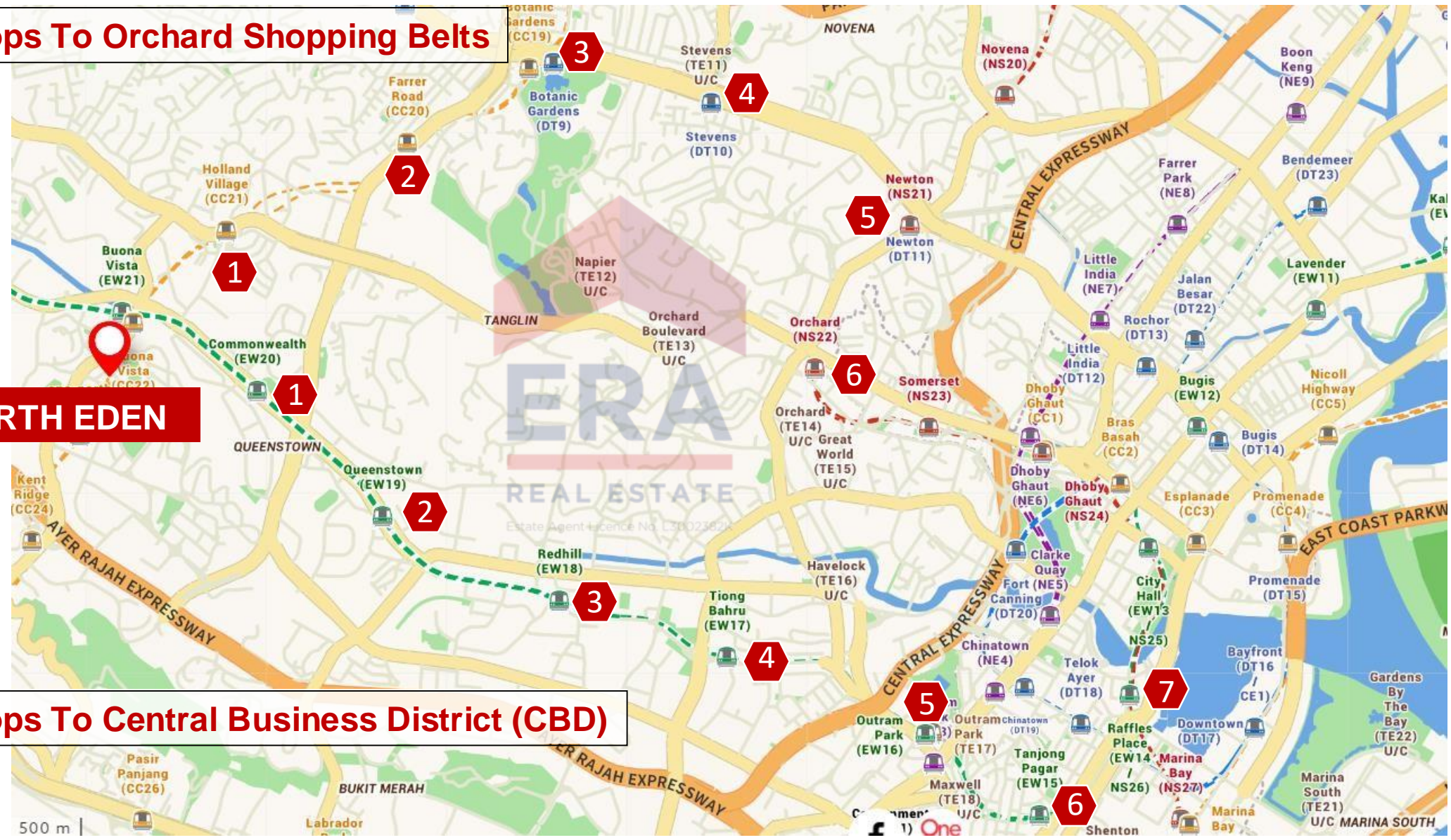




6 MRT Stops To Orchard Shopping Belts

ONE-NORTH EDEN

7 MRT Stops To Central Business District (CBD)





Conceptualised in 2001, one-north is a vibrant work-live-play-learn research and business park that serves as a fertile ground for collaboration, innovation and business growth.

JTC was appointed as the lead agency to master plan and develop this 200-hectare development. Today, one-north has grown to become an icon of Singapore's knowledge economy with a focus on key growth sectors, namely biomedical sciences, infocomm technology and media, supported by capabilities in science and engineering.



## WORK

Thrive at this innovation hotbed, equipped with world-class research and business park facilities, and designed to support companies in key growth sectors and foster networking and collaboration.



## LIVE

Experience the comfort and convenience of the accommodations in one-north, from black-and-white semi-detached houses and walk-up apartments, to modern condominiums, hotels and serviced apartments.



## PLAY

Discover a wide spectrum of retail and F&B options, sports facilities, business amenities, a state-of-the-art performance theatre, and a 16-hectare recreational park.



## LEARN

Maximise your potential at the global hub for leadership training and talent development, with top corporate universities, leading business schools, as well as learning centres for children and youths all within close range.



JTC is also stepping up community building efforts to create a vibrant work environment at one-north. Public spaces are enhanced with user-centric designs and activated with an exciting range of activities. These include the Fantastic Fridays and Lunch & Learn series, the one-north Run and the one-north Festival!



### VISTA

01 **The Metropolis** is a commercial development which provides 10,000 sqm of office space in two towers. It is home to leading multinational corporations such as P&G and Shell and other local businesses.

02 **Ministry of Education, Singapore** serves as the headquarters for the formation and implementation of education policies in Singapore.

03 **BASF Learning Campus** is a 900 sqm development that offers leadership and business-related programmes to BASF employees in Singapore and the Asia-Pacific region.

04 **The Star** is a cine, cultural and retail complex with 62,000 sqm of retail space and a 5,000-seat performing arts theatre.

06 **Rochester Park** features 11 thoughtfully conceived colonial bungalows spread over a 5,500 sqm estate dedicated to F&B, retail and healthcare services.

06 **Rochester Mall** offers a mix of F&B and retail offerings that cater to a wide spectrum of shopping needs. Adjacent to the **Park Avenue Rochester**, a business, hotel-cum-serviced suites, and **The Rochester**, a private condominium.

07 **OSK Asia House** is a 14,000 sqm development that houses the regional headquarters for OSK's Pharmaceutical, Vaccines and Consumer Healthcare businesses in Asia.

08 **one-north Park: Rochester West** is a park with unique light sculptures that encourage interactive shadow play at night.

09 **one-north Park: Rochester East** offers outdoor spaces for recreation, with an event lawn that is suitable as a gathering area.

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### NEPAL HILL

10 **Unilever Four Acres Singapore** is the company's only corporate university outside of London. The 9,000 sqm training centre serves as a global hub for the company's leadership development.

11 **ESSEC Business School** is a 6,500 sqm international students to both Europe and Asia.

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### FUSIONOPOLIS

12 **Fusionopolis One (Connects & Synergises)** features 300,000 sqm of laboratory and office space, serviced apartments, and retail plus lifestyle amenities located in a position between the two towers. The **Fusionopolis Atrium & Porch** and **Fusionopolis Plaza** shared with Galaxia, are key community spaces in one-north.

13 **Fusionopolis Two (Innovate, Kinetics & Synthesis)** is Singapore's largest classroom complex, complete with vibration-sensitive laboratories, wet and dry laboratories, research facilities and office space spread over 100,000 sqm.

14 **Solaris** is a 52,000 sqm development for businesses in the information technology, media, science and engineering sectors.

15 **Nexus @one-north** is home to leading-edge media, information technology, science and engineering companies with 25,000 sqm of business park space.

16 **Sandcrawler** is a 22,000 sqm development inspired by Star Wars and is the regional headquarters of Lucasfilm, The Walt Disney Company (Southeast Asia) and ESPN Asia Pacific.

17 **Galaxia** features a mix of quality business space, Work Office Home-Office units and a retail mall in a 68,000 sqm development.

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## ONE-NORTH EDEN

### one-north Rider

Busse will operate at intervals of about 15 minutes from Mondays to Fridays, from 7:30am - 10:00am, 11:30am - 2:00pm, and 5:00pm - 7:30pm, excluding Public Holidays. For enquiries or feedback, please email: [JTC\\_one-north@jtc.gov.sg](mailto:JTC_one-north@jtc.gov.sg)

#### Route A

- Bussu Vista MRT Station (Exit C)
- Nexus
- Synapse & Aminos
- one-north MRT Station (Exit B)

#### Route B

- Fusionopolis One
- Mediacorp Campus
- Wetlands
- ARCIS@Mediacorp
- Opp. Wessex Village Square
- Tonglin Trust School
- one-north MRT Station (Exit B)

#### Route C

- Fusionopolis One
- THALES
- Lock-down
- Opp. THALES
- Singapore - The Shopp@
- Singapore
- one-north MRT Station (Exit B)

### LAUNCHPAD

24 **LaunchPad @ one-north** is a 56,000 sqm development comprising **Bika 67, 69, 71, 73, 75, 77, 79 and 81** with varying unit size for startups and enablers, and collaborative spaces to foster networking.

25 **Timbre+** is a 2,300 sqm gastronomy, an upgraded urban food hall offering a diversity of restaurant-grade food and casual eats at affordable prices, enveloped by multi-dimensional entertainment experiences where people can unwind and network.

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### BIOPOLIS

26 **Chromos, Helios, Nanos, Centros, Matrix, Proteus & Genome** offer 85,000 sqm of space to support the biomedical sciences industry with A\*ST All as the anchor tenant. The **Biopolis Central** is one of the key community spaces in one-north.

27 **Neuro & Immunos** provide 37,000 sqm of biomedical R&D space for various biomedical research institutes and companies.

28 **Synapse & Aminos** house 42,000 sqm of multi-tenanted facilities for translational, clinical and medical technology research.

29 **P&G Singapore Innovation Centre** is a 32,000 sqm development equipped to conduct end-to-end innovation to create breakthrough brand experiences.

30 **Nucleus** offers 46,000 sqm of ready-built spaces or 'shell-plus' facilities pre-fitted with basic laboratory furniture and safety equipment for biomedical startups.

31 **one-north Park: Biopolis** is the first park area developed in one-north, and offers a natural environment for relaxation.

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### WESSEX

32 **Wessex Residences** comprise 58 black-and-white semi-detached houses and 26 blocks of walk-up apartments, set amidst the low hills off Portdown Road in verdant surroundings.

33 **Wessex Village Square** provides 930 sqm of refurbished space that caters to the discerning lifestyle and dining needs of the sprawling residential precinct.

34 **Tanglin Trust School** provides a British-based education to the international community in Singapore. Tanglin Trust School completed its new building, Hoon Building, in 2016, which aims to provide state-of-the-art media facilities for its students.

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### MEDIAPOLIS

35 **Mediacorp Campus** is home to Singapore's national broadcaster, Mediacorp. The 80,000 sqm development is equipped with three large production studios and a 1,500-seat theatre.

36 **Infinite Studio** supports media production through state-of-the-art infrastructure, including two fully featured soundstages in a 24,000 sqm development.

37 **ALICE@Mediapolis** is a green and smart, multi-tenanted business park and office development designed with over 33,400 sqm of space for businesses to collaborate and co-create.

38 **one-north Park: Mediapolis** is a lush recreational area complete with two lawns for community events and recreation. Below it is the **Mediapolis Public Carpark** which provides 260 parking lots for visitors to Mediapolis.

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### AYER RAJAH

39 **Seagate Singapore Design Centre - The Shopt@** is the 40,000 sqm R&D hub for the company's signature small form-factor hard disks and hybrid drives.

40 **STY Medi@hub** is home to a social media analytics lab, adaptive production studio and big data platform, SmartHub.

41 **8th 20 Ayer Rajah Crescent** offers six floors of flatbed factory space for industrial activities. The block also houses the **Technopreneur Centre** which provides a playground with self-innate complete with centralised aircon and power points to enable companies to start up quickly.

42 **Other Tenants and Land Leases** in Ayer Rajah include ASIS, THALES, Nepean@Hub, Utopia@Hub, Tempesta and Lan@Vision.

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Source: [jtc.gov.sg](http://jtc.gov.sg)

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ONE-NORTH EDEN

SCHOOLS & TERTIARY COLLEGES	<ul style="list-style-type: none"><li>• NUS HIGH SCHOOL OF MATH AND SCIENCE</li><li>• FAIRFIELD METHODIST SCHOOL (PR &amp; SEC)</li><li>• NEW TOWN SEC SCHOOL</li><li>• NAN HUA HIGH SCHOOL</li><li>• ACS (INDEPENDENT)</li><li>• ACS (INTERNATIONAL) SINGAPORE</li><li>• ACJC (JUNIOR COLLEGE)</li><li>• DOVER COURT INTERNATIONAL SCHOOL</li><li>• UWC SOUTH EAST ASIA (DOVER CAMPUS)</li></ul>
INSTITUTE OF LEARNING	<ul style="list-style-type: none"><li>• NATIONAL UNIVERSITY OF SINGAPORE (NUS)</li><li>• SINGAPORE POLYTECHNIC (SP)</li><li>• ESSEC BUSINESS SCHOOL – ASIA PACIFIC</li><li>• MEDIACORP CAMPUS</li></ul>