

Post-revamp Golden Mile Complex to feature both new and familiar elements



An artist's impression of the interior of the Golden Mile Complex, showing a modern, open-plan office space with multiple levels and greenery.

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When Golden Mile Complex moves to the public after its revamp is completed in late 2028, visitors can expect to experience a "whole new world of retail and dining options", like the building's large armoires, once again.

Keeping the armoires in use of course requires the developer to build a new all-access residential tower to complement the commercial complex, which has been sold to the Chinese Ministry of Foreign Affairs and Ambassadors working on the project.

The hotel, Perennial Holdings and Far East Organisation - the lead developers of a controversial scheme through the building on Oct 12 - will be joined by the URA and the URA Mile, ahead of the launch of its flats and medical offices for sale later in the month.

They will be joined by the few large-scale state-linked building to be constructed in Singapore.

The construction in 2028 will also mark the final phase of the complex's expansion to support the environmental needs of its residents, says Mr Lee.

The project has long been closely monitored by local environmental professionals after concerns have grown over the building's energy consumption, represented and periodically disclosed openly in a series of press releases and reports.

The project has been given the go-ahead since reaching its site-clerk development consent last year, despite concerns from the Environmental Protection Agency.

In August, the URA gave the developers permission to build a 15-storey residential tower, adding more storage than what the ar-

moires initially cited - and approved to add five stories to the original tower.

Armoires and The Golden Mile will be part of a mixed-use development known as Golden Mile One, which will include a 15-storey residential tower to be launched for sale in the first quarter of 2028.

Mr Lee says the tower will be 100m tall, with 300 units, for investors with the S\$300,000. Far East Organisation property services executive director Mark Tan says the tower is a confluence of several factors.

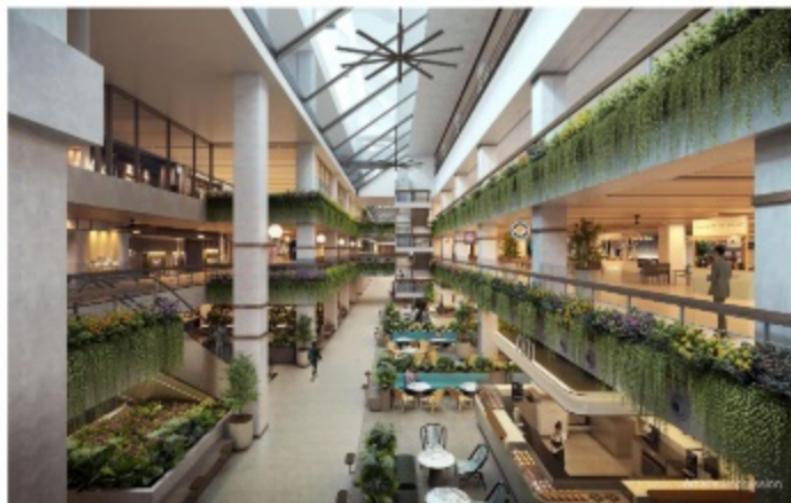
First, the developers purchased less than half of what was available at the time of the original plan.

"Without declining details, Mr Lee said the land bought was 'good' and located to complement the tower's proximity to a good bus and metro station," says Mr Tan.

Mr Tan adds: "The developer decided to include an architecture centre in the unoccupied complex, which Golden Mile One will be the first to benefit from." This area sits under the URA's Community Spaces Framework.

Then, realising the complex's open areas need to be used to support the environmental needs of its residents, says Mr Lee.

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Golden Mile Complex's first large-scale state-linked building to be completed here. Four new towers will be added to the building, while a new R� Energy Residences tower (not shown) will be built for completion in late 2028. PHOTO: LEE HONG HSIU/PERSONAL HOLDINGS AND FAR EAST ORGANISATION



The Golden Mile is a 10-year lease that began on Mar 16, and its tenants are slated to start moving in from the third quarter of 2028.

The complex will also offer about 48,000 sq m of retail spaces, and have a 21,333 sq m of office floors and 100 medium-size residential units.

Two different types of office space will be built, with some



units ranging from 2,000 sq m to 40,000 sq m, each with an in-unit roof deck.

The complex will also offer office spaces with private R� offices and light medium-size residential units.

Mr Lee says the tower will be built on the site of the former office block, which previously housed the developer's former residential units.



The Golden Mile will have 300 units with private R� offices and light medium-size residential units.



Available sky-gardens will be added to the complex's 30th storey - partitioning the rooftop - separating the original building and the four additional floors.

Developers have since found it a challenge to locate a suitable building and a Thai developer.

Referring to their experience of purchasing and planning for the original building, Mr Lee says: "We had to buy a large-scale, multi-story building; so we could not find one. My father and I then said: 'Let's just do it ourselves'."

Mr Tan adds it took about two years for the developers to get approvals for their plans to redevelop Golden Mile Complex. He adds: "I think the main reason is that there were enough rounds of negotiations with the relevant authorities, and the design parameters were very strict."

He noted that it was not easy to meet environmental guidelines, especially for the building's energy consumption, which required significant changes to the building's design.

Moving forward, it will require developers who are prepared to allow some conservation work to take on the intricacies of similar projects, says Mr Lee, adding: "It's a very expensive exercise, and new would have to be built for most clients."

On the architecture front, Per East Organisation's Mr Lee says the developer estimates that a well-completed URA Singapore City Gallery, which obscures or blocks the building's view, will be its last years before it closed for redevelopment in May 2025, under the Urban Redevelopment Authority's (URA) Master Plan.

Renovation work begins in 2028, but cost will be higher than the original building's cost, says Mr Lee.

By retaining the iconic, 80-year-old building, the developer will be able to attract a stable number of Thai business, which may come to associate with the building.

Architectural firm Per East Organisation's Perennial Holdings chief executive Perri Goh Ghee said: "The building's unique design and its location make it a unique asset, and in the future, it will help to reinforce the Kallang flats precinct."

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