



HIGHLIGHTS

An anomaly in the market, price gaps of homes in the CCR, RCR & OCR have been narrowing since April 2022.

Six more MRT stations will be built in Phase 2 of the Cross Island Line, spanning 15km, the stations will improve connectivity for residents in the west such as Sunset Way & West Coast, which are currently not served by any MRT Lines.

4,993 new flats have been launched for sale under the August 2022 BTO exercise. Large flats in mature estates saw the highest application rates.

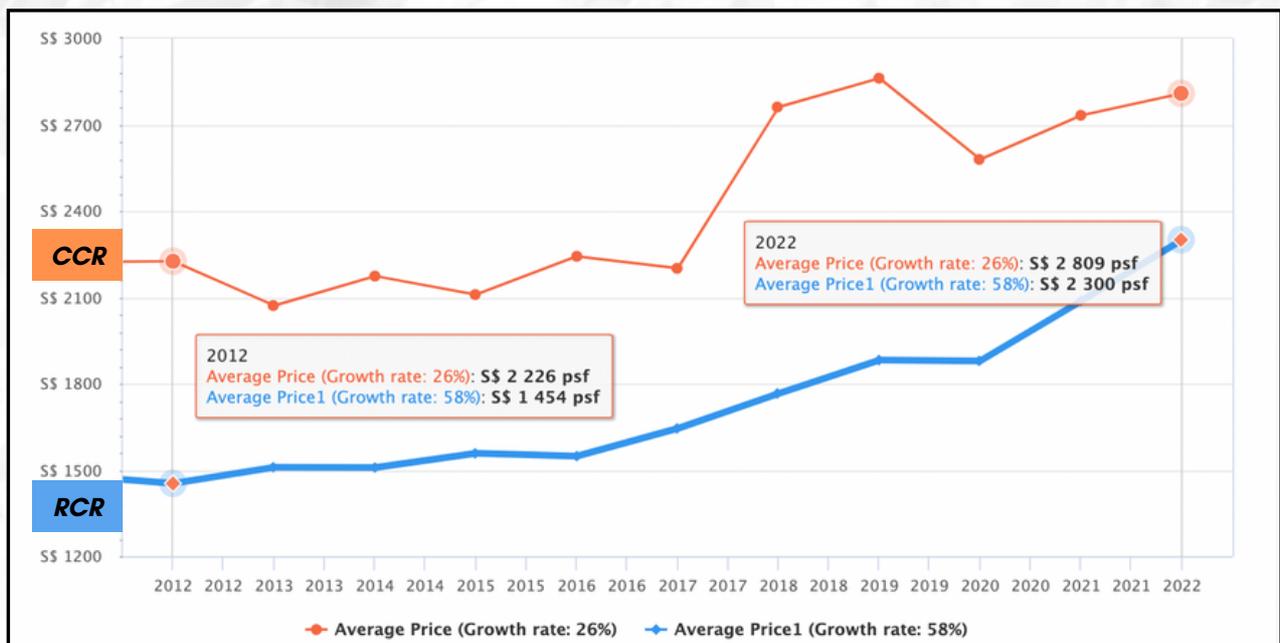
Upcoming COPEN GRAND is under the spotlight for many as OCR Developments inch above the \$2,000 psf mark. Preview will be from 7 Oct to 17 Oct. Booking on 22 Oct.

2 more sites released under the 2H 2022 Government Land Sale Program.

- PROPERTY MARKET**
- CROSS ISLAND LINE**
- BTO**
- PROJECT LAUNCHES**
- GOVERNMENT LAND SALE**
- COLLECTIVE SALES**



Property Market



NARROWING PRICE GAP

Homes in the Core Central Region (CCR) typically cost more than homes in the RCR and OCR. In the past ten years (2012 to 2021), the median price per sqft gap between CCR and RCR non-landed new homes averages at around 42.7%. This price gap started narrowing in April to 25.7%. The gap further closed in August to 14.9%.

With the increase in price psf in the RCR since April, the median price paid for a new non-landed home has exceeded that in the CCR. A rare window has opened in the CCR where buyers can buy a similar-sized home with the same budget for a RCR home. With recent project launches in the OCR like Sky Eden@Bedok achieving an average price of \$2,100 psf and Lenton Modern going as high as \$2,538 psf, buyers have accepted that \$2,000 psf or higher will be the norm for OCR projects moving forward.

Homes in the CCR may not be as pricey as one thinks. With prices in the RCR and OCR closing the gap with the CCR, it is a matter of time before homes in the CCR are repriced upwards. Currently, the median price gap between CCR and RCR homes has narrowed to 14.9% from the 10-year average of 42.7%. If the price gap between CCR and RCR homes returns to 40%, it means the median price for CCR homes will potentially increase to \$3,400 psf from the current price level of \$2,801 psf. This is an upside of more than 20%.

Cross Island Line



CROSS ISLAND LINE

Six more MRT stations will be built in Phase 2 of Cross Island Line; to open by 2032. The stations are (1) Jurong Lake District, (2) West Coast, (3) Clementi, (4) Maju, (5) King Albert Park, (6) Turf City, forming Phase 2 of the Cross Island Line.

Spanning 15km, the stations will improve connectivity for residents in the west, including areas such as Sunset Way and West Coast that are not currently served by any MRT lines. Two of the stations will be interchanges, with King Albert Park linking to the Downtown Line and Clementi to the East-West Line.

The Cross Island Line is Singapore's eighth MRT line and the longest fully underground line at more than 50km. It will be constructed in three phases.

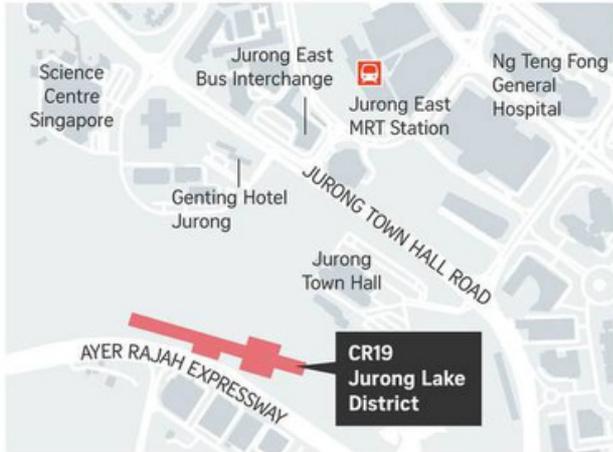
PHASE 1, which was announced in 2019, comprises 12 stations from Bright Hill in the Sin Ming area to Aviation Park in the east. It stretches through areas such as Ang Mo Kio, Serangoon North, Defu, Tampines North and Loyang.

PHASE 2, which will shorten travel times for commuters in the west, particularly for those in the West Coast. Construction work on phase 2 of the CIL is expected to begin in 2023. It is slated to open by 2032.

Possible Interchange for Cross Island Line and Jurong Regional Line, the authorities are studying whether the Jurong Lake District station on the Cross Island MRT line (CIL) and the Jurong Town Hall station on the Jurong Region Line will be linked as an interchange, said Transport Minister S. Iswaran on Saturday.

Cross Island Line

JURONG LAKE DISTRICT



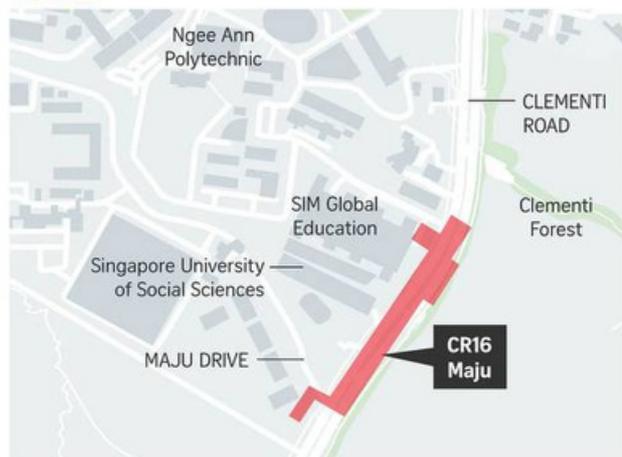
WEST COAST



CLEMENTI



MAJU



KING ALBERT PARK



TURF CITY



BTO

TOWN	PROJECT	Starting From	# Units	# Applicants	Elderly	First Timer	Second Timer	Singles	Overall	
Choa Chu Kang	Keat Hong Grange	2-room	\$ 102,000	194	512	2.0	0.2	0.7	4.9	2.6
		3-room	\$ 194,000	96	220		1.2	8.6		2.3
		4-room	\$ 277,000	374	733		1.5	11.5		2.0
		5-room	\$ 390,000	323	919		2.0	19.9		2.8
Jurong	Jurong East Breeze	2-room	\$ 97,000	223	1,126	2.7	0.3	1.2	10.4	5.0
		3-room	\$ 283,000	87	354		2.1	15.5		4.1
		4-room	\$ 283,000	252	1,678		4.7	46.5		6.7
Woodlands	Woodlands South Plains	2-room	\$ 98,000	275	1,822	4.6	0.8	1.6	11.7	6.6
		3-room	\$ 188,000	87	709		4.4	29.4		8.1
		4-room	\$ 303,000	268	3,131		9.3	58.8		11.7
Ang Mo Kio	Central Weave @ AMK	2-room	\$ 198,000	126	1,074	9.9	1.2	58.0		8.5
		4-room	\$ 535,000	398	5,033		8.7	90.8		12.6
		5-room/3GEN	\$ 713,000	372	6,513		8.2	199.9		17.5
Tampines	Sun Plaza Spring	4-room	\$ 381,000	150	3,347		17.2	127.4		22.3
		5-room	\$ 520,000	117	3,082		18.5	201.2		26.3
Bukit Merah	Alexandra Vale (PLH)	3-room	\$ 370,000	353	967		1.0	37.8		2.7
Bukit Merah	Havelock Hillside (PLH)	4-room	\$ 531,000	1,298	7,916		3.7	53.0		6.1
TOTAL UNITS				4,993	39,136					7.8

BTO LAUNCHES

As part of the Government's efforts to ramp up BTO's supply, HDB has launched 4,993 flats for sale under the August 2022 Build-To-Order (BTO) exercise. Spread across seven projects, it includes two located in Bukit Merah under the Prime Location Public Housing (PLH) model – Havelock Hillside and Alexandra Vale offers a total of 1,651 units. The other projects are located in Ang Mo Kio, Jurong East, Choa Chu Kang, Tampines and Woodlands.

Large flats in mature estates saw the highest application rates. Four- and five-room apartments at Sun Plaza Spring in Tampines saw application rates of 22.3 and 26.3 for the 150 and 177 available flats, respectively.

For Central Weave@AMK in Ang Mo Kio, the 398 four-room flats registered a 12.6 application rate, while five-room and Three-Generation (3Gen) flats totalling 372 units received a 17.5 application rate. The popularity of the projects in mature estates can be attributed to the ample amenities and proximity to MRT stations.

In tandem with the August BTO exercise, HDB has announced it will increase the number of BTO flats in non-mature estates for first-timer applicants. At least 85% of the three-room flats and 95% of the four-room and larger flats will be set aside for first-timer families, up from 70% and 85% respectively. For first-timer singles, up to 65% of the non-senior two-room flexi flats will be set aside, up from 50%.

Upcoming Launches

**7 Oct 2022
PREVIEW**



COPEN GRAND is an executive condominium consisting of 628 units. Proudly developed by City Developments (CDL) and MCL Land. It is strategically located along Tengah Garden Avenue in District 24 in the new township of Tengah estate, Tengah Garden Walk. Within close proximity to 3 upcoming Jurong Regional Line MRTs. Nearest schools are Jurongville Secondary School and Hong Kah Secondary School.

Ranging from 2 bedroom to 5 bedroom units, Copen Grand stands majestic, equipped with full condominium facilities. Copen Grand will have a Multi-storey car park and an underground car park spanning across two of its three blocks. All three blocks will be able to access the underground car park.

As Executive Condominiums are strategically priced 20% to 30% lower than private developments, Copen Grand is sure to be in the spotlight. Especially with Outside Central Region (OCR) Developments inching above \$2,000 psf. To top it off, purchasing an EC will not require you to sell your existing HDB. This will definitely save home owners from the trouble of moving twice. Eligible buyers will also be able to have up to \$30,000 of Grants.

Launch of Copen Grand will commence from 7 Oct to 17 Oct 2022 with Booking Day on 22 Oct 2022.

BOOK YOUR SHOWFLAT PREVIEW WITH US!!

Post-Launches



LENTOR MODERN is an integrated development comprising three 25-storey towers with around 605 residential units. Developed by the premier regional real estate group GuocoLand, which is known for other mixed-use projects like Midtown Modern and Midtown Bay, as well as Wallich Residence.

Situated near the Lentor Hillock Park within walking distance to nature reserves, Lentor Modern's residents will enjoy unblocked views of lush greenery and the landed enclave. There will be a sky terrace in each tower and the project will have a mix of 1 to 4-bedroom units. Lentor Modern will be the first new launch condominium in the upcoming Lentor Hills estate under the GLS programme. There will be five other new condos, including *Lentor Hills Residences*.

Lentor MRT station (**TE8**) on the Thomson-East Coast Line (**TEL**) will be at the doorstep of Lentor Modern's residents. The TEL brings residents close to the famous Orchard Road Shopping Belt and those who work in the city area can conveniently get to Shenton Way and the Central Business District (CBD) with one direct line. Significantly cutting the travel time from the north to the city center.

The Lentor Modern shopping mall will offer 96,000 sq ft of commercial, retail spaces and F&B options including cafes, restaurants as well as clinics and more. Residents of Lentor Modern and the neighborhood can look forward to the convenience of having a plethora of F&B and retail options at their doorstep, including a 12,000 sq ft supermarket and a 10,000 sq ft childcare center. This design is in line with GuocoLand's goal to bring forward the 'live, work and play all in one place' lifestyle, as envisaged by the group in this post-pandemic situation.

Post-Launches



SKY EDEN @ BEDOK is an upcoming mixed-use development located in the heart of Bedok Central, located at the site where the former Bedok Point used to be. Frasers Property bought Bedok Point from Frasers Centrepoint Trust for \$108 million in 2020. Frasers is also known for projects like Rivière, Boathouse Residences, Camelot, Seaside Residences, Northpoint City and more.

The 17-storey development comprises 158 residential units offering 2 to 4-bedroom apartments. There will also be 12 commercial units on the first floor of the development. As the first new launch condominium in Bedok in 10 years, Sky Eden@Bedok is expected to generate interest among buyers.

Conveniently located just a 5-minute walk from Bedok MRT station, Sky Eden is also close to Bedok Integrated Transport Hub and Bedok Bus Interchange. Residents will be able to get to the city center in just 15 minutes via the East-West line, and the Orchard Road Shopping Belt in 20 minutes. Strategically located in between the Paya Lebar Commercial Hub and Changi Business Park, Changi Aviation Park and the Tampines Regional Hub.

Residents of Sky Eden@Bedok will be delighted to know that the area around it is a retail and food haven. Besides the shops that will open at Sky Eden @ Bedok itself, it is a mere 6-minute walk to Bedok Mall, which is filled with F&B and retail outlets. Bedok Interchange Hawker Centre, Bedok South Market & Food Centre and plenty of other food options are also within close proximity. There are also plenty of hangout spots and dining options in the east. Just a short drive from Sky Eden@Bedok, residents can enjoy the F&B offerings at the East Coast/Siglap food enclave, Simpang Bedok, Katong and East Coast Park.

Government Land Sales

2022 GOVERNMENT LAND SALES						
SITE	TYPE	STATUS	DEVELOPER	DATE	BIDS	PSF PPR
Jalan Tembusu	Residential	Awarded	CDL	26-Jan-22	8	\$ 1,302
Lentor Hills Road (Parcel A)	Residential	Awarded	GuoccoLand & TID	26-Jan-22	4	\$ 1,060
Bukit Batok West Avenue 8	EC	Awarded	CNQC & SNC	8-Mar-22	9	\$ 662
Dairy Farm Walk	Residential	Awarded	Sim Lian Group	11-Mar-22	7	\$ 980
Pine Grove (Parcel A)	Residential	Awarded	UOL	14-Jun-22	5	\$ 1,318
Dunman Road	Residential	Awarded	Singhaiyi	14-Jun-22	2	\$ 1,350
Lentor Central	Residential	Awarded	Yanlord, Soilbuild	13-Sep-22	3	\$ 1,108
Lentor Hills Road (Parcel B)	Residential	Awarded	TID	13-Sep-22	2	\$ 1,130
Bukit Batok West Avenue 5	EC	Awarded	CDL	13-Sep-22	4	\$ 626
Bukit Timah Link	Residential	Open for Tender	Residential	-	-	-
Hillview Rise	Residential	Open for Tender	Residential	-	-	-
Lentor Gardens	Residential	Launching Soon	Residential	-	-	-
Marina Gardens Lane	Residential	Launching Soon	Residential	-	-	-

RESULTS OF LAND BIDS - Lentor Central & Lentor Hills Road (Parcel B)

The two land parcels are located within close proximity to each other and less than 500m from the Lentor MRT station. Part of the TEL which has opened for operation, this line will see another 11 new stations including Orchard Road and Havelock Stations, which are set to open by end of this year. Future residents of Lentor can commute conveniently by MRT to the central region such as Orchard Road and CBD within just 12 stops. According to the URA master plan for Lentor, the residential enclave will be connected via pedestrian paths, a future Hillcock Park and an upcoming commercial mall.

The tender for the sites at Lentor Central attracted 3 bids while the parcel at Lentor Hills Road (Parcel B) has gotten 2 bids. The bid for the Lentor Central site closed at \$481million, translating to \$1,108psr ppr, while the bid for Lentor Hills Road (Parcel B) closed at \$276.36 million or \$1,130psr ppr. Land rates for both sites are higher than the land price for the closest site, Lentor Hills Residences, which was sold in January 2022 at \$1,060psf ppr.

The reason for the low tender participation rate could be that the developers choose not to compete in the Lentor area with major developers such as Guocoland and Hong Leong Holdings. Guocoland already has stakes in the projects Lentor Modern and the upcoming project of Lentor Hills Residences which adds up to 1,200 units. Hence, giving Guocoland a strong competitive advantage in the Lentor residential market. In addition, the increased competition for the future developments in the Lentor area with more future land parcels would deter developers from bidding for the parcels.

Government Land Sales

RESULTS OF LAND BIDS - EC site at Bukit Batok West Avenue 5

The EC land parcel at Bukit Batok West Avenue 5 is located within a cluster of HDB flats with accessibility to a shopping mall, two community centres and a park. It is also within 400m away from the upcoming Tengah New Town. This parcel is expected to yield about 495 housing units. The tender for this EC site attracted 4 bids, with City Developments Limited submitting the top bid of \$336,068,000 or \$626 psf ppr.

This site is located beside another EC development site at Bukit Batok West Avenue 8, which was sold early March this year. It was sold at a record-breaking land price for an EC site of \$662 ppr psr. The closest comparable EC within the vicinity is a fully privatised EC called The Dew. Resale units at The Dew were transacted at a median price of \$1,020psf year to date. With rising construction, labour and material cost, these would put pressure on the developer's profit margins. Therefore, the new EC projects scheduled to be launched next year could test the \$1,300psf price ceiling.

LATEST RELEASED SITE - Bukit Timah Link & Hillview Rise

BUKIT TIMAH LINK - at 49,633 sqft, the land can potentially build up to 160 housing units. Its location is about 100m away from Beauty World MRT station. Retail malls such as Bukit Timah Shopping Centre, Beauty World Centre and Beauty World Plaza are a stone's throw away from the site. To top it off, popular school – Pei Hwa Presbyterian Primary School is located within the 1km radius. This would attract young families with children.

This subject site is also closely situated to a bigger site sold one year ago to Far East Organization & Sino Group which is a mixed development. Residents of the future developed Bukit Timah Link development could enjoy the conveniences provided by the retail amenities and F&B outlets of the larger site. This location is popular amongst buyers as the comparable condominiums that had already been launched by developers in nearby vicinity such as Ki Residences at Brooksvale, Forett at Bukit Timah and Verdale are about 95% to 100% sold.

HILLVIEW RISE - With a land size of 111,893 sqft, one can expect about 335 housing units from this site. It is about 350m from the Hillview MRT station. This location is at the heart of a growing private residential enclave, served by a commercial development, HillV2. The new comparable condominiums are Midwood and Dairy Farm Residences where both are fully sold.

Collective Sales



EURO ASIA PARK

Euro Asia Park is a low-rise development on a land area of around 129,793 sq ft. The site is zoned for residential use with a gross plot ratio of 2.8. Completed in 1996, it has a total of 163 units. Euro Asia Park, a freehold residential development on Woodleigh Close off Upper Serangoon Road in District 13, will be put up for collective sale via public tender on Sept 13 with a guide price of \$500 million.

The site has a maximum allowable gross floor area (GFA) of 338,860 sq ft, including a 7% bonus floor area for private outdoor spaces. The guide price works out to a land rate of \$1,520 psf per plot ratio, including a land betterment charge of \$71.5 million. Upon redevelopment, the site could potentially yield up to 397 new units, subject to approval from the relevant authorities.

As the Euro Asia Park site is being made available when the supply of land parcels in the Rest of Central Region (RCR) is quite limited, it might be worth looking for developers who wish to replenish their fast-depleting land stock.

Euro Asia Park is a 10-minute walk from the Woodleigh MRT Station on the North-East Line. Above Woodleigh MRT Station is the 300,000 sq ft Woodleigh Mall, currently under construction. Together with other nearby malls such as The Poiz Centre and The Venue, it promises to offer residents of the development myriad shopping and dining options. The site is close to Bidadari Park, a new 10 ha (107,639 sq ft) space slated to open in 2023. It will include a lake, open lawns, a 700m heritage walk and 6 km of wooded experiential trails. The development is close to several schools, which will appeal to families with school-going children. Stamford American International School is adjacent to Euro-Asia Park, while Cedar Primary School, St. Andrew's Junior School, Maris Stella High School and Pei Chun Public School are all within a 2km radius.

Collective Sales



HORIZON TOWERS

Horizon Towers, a 99-year leasehold residential development in the Leonie Hill area in prime District 9, is launching for collective sale by tender with a reserve price of \$1.1 billion. The reserve price works out to a land rate of about \$2,049 psf per plot ratio (psf ppr) after factoring in an estimated \$277 million lease top-up premium. As the site has a high development baseline, no land betterment charge is payable for intensification of the site. Taking into account the 10% bonus gross floor area (GFA), the land rate would be adjusted to \$1,862 psf ppr.

Built in the 1970s, Horizon Towers has a total of 211 units. It sits on a 1.9ha elevated site with double road access from Leonie Hill and Leonie Hill Road. The site is zoned for residential use with an “as-built” gross plot ratio of around 3.28. The site can be redeveloped into a new project of up to 36 storeys. Horizon Towers is within walking distance of two MRT stations: Great World MRT Station and the Orchard MRT Station on the Thomson-East Coast Line. The shopping malls along Orchard Road such as Ngee Ann City, Wisma Atria and Paragon are also within walking distance. Meanwhile, River Valley Primary School is also located within a 1km range.

Put up for collective sale in September 2018 at a reserve price of \$1.1 billion, but the tender closed with no bids as it had coincided with the announcement of property cooling measures in July 2018. It was then relaunched for collective sale in January 2019 at the same reserve price, but failed to find a successful bidder. In the immediate vicinity of Horizon Towers is the upcoming 540-unit Irwell Hill Residences, a 99-year leasehold development by City Developments (CDL). The project sits on a Government Land Sale (GLS) site at Irwell Bank Road that was awarded to CDL in January 2020 for \$583.9 million, or \$1,515 psf ppr. Since its launch in April 2021, 90% of units have been taken up at an average price of \$2,693 psf, based on caveats lodged.

Collective Sales

ALL SITES RELEASED FOR COLLECTIVE SALES IN 2022

Orchard

HIGH POINT
Asking: S\$550 million
Tenure: Freehold
Land rate: S\$2,508 psf ppr
Land area: 47,606 sq ft

ELIZABETH TOWERS
Asking: S\$630 million
Tenure: Freehold
Land rate: S\$2,400 psf ppr
Land area: 54,317 sq ft

Oxley, River Valley

OXLEY GARDEN
Asking: S\$200 million
Tenure: Freehold
Land rate: S\$2,346 psf ppr
Land area: 58,207 sq ft

5 OXLEY RISE
Asking: S\$300 million
Tenure: Freehold
Land rate: S\$1,984 psf
Land area: 151,205 sq ft

10A, 10B INSTITUTION HILL
Sold: S\$33.6 million
Buyer: Macys Group, Rovy Pacific Holdings, LWH Holdings / 10/2022
Tenure: Freehold
Land rate: S\$1,811 psf ppr
Land area: 18,761 sq ft

THE BEAUMONT
Asking: S\$468 million
Tenure: Freehold
Land rate: S\$2,448 psf ppr
Land area: 74,739 sq ft

Tanglin

21 ANDERSON
Sold: S\$45 million
Buyer: Kingsley Capital and Tech / 9/2022
Tenure: Freehold
Land rate: S\$2,450 psf ppr
Land area: 49,000 sq ft

TANGLIN SHOPPING CENTRE (commercial)
Sold: S\$968 million
Buyer: Pacific Eagle Real Estate / 1/2022
Tenure: Freehold
Land rate: S\$2,769 psf ppr
Land area: 68,914 sq ft

ORCHARD BEL AIR
Asking: S\$387.5 million
Tenure: 99-year leasehold
Land rate: S\$2,600 psf ppr
Land area: 93,126 sq ft

Jurong

LAKEPOINT CONDO
Asking: S\$640 million
Tenure: 99-year leasehold
Land rate: S\$989 psf ppr
Land area: 562,286 sq ft

LAKESIDE APARTMENTS
Sold: S\$273.9 million
Buyer: Wincor Retail / 1/2022
Tenure: Freehold
Land rate: S\$1,250-S\$1,260 psf ppr
Land area: 134,172 sq ft

PARK VIEW MANSIONS
Sold: S\$260 million
Buyer: Chip Eng Seng, K.H. Singapore / 2022
Tenure: 99-year leasehold
Land rate: S\$1,023 psf ppr
Land area: 158,774 sq ft

Thomson

THOMSON VIEW CONDO
Asking: S\$850 million
Tenure: 99-year leasehold
Land rate: S\$1,294 psf ppr
Land area: 540,319 sq ft

Pasir Panjang

GLORIA MANSION
Asking: S\$70.3 million
Buyer: AIA Capital and Tech / 9/2022
Tenure: Freehold
Land rate: S\$1,958 psf ppr
Land area: 45,742 sq ft

FLYNN PARK
Sold: S\$371 million
Buyer: H&S (1) Realty, Sunway Commercial / 5/2022
Tenure: Freehold
Land rate: S\$1,919-S\$1,355 psf ppr
Land area: 208,443 sq ft

Serangoon

CHUAN PARK CONDO
Sold: S\$495 million
Buyer: Kinokor, Kinokor MCC, SCS, SCS / 1/2022
Tenure: 99-year leasehold
Land rate: S\$889 psf ppr
Land area: 559,588 sq ft

KENSINGTON PARK
Asking: S\$1.28 billion
Tenure: 99-year leasehold
Land rate: S\$1,371-S\$1,414 psf ppr
Land area: 491,000 sq ft

East Coast

MEYER PARK
Asking: S\$420 million
Land rate: S\$1,720 psf ppr
Land area: 95,672 sq ft

LA VILLE
Sold: S\$492 million
Buyer: ZACD Group / Dec 2021
Land rate: S\$1,735-S\$1,940 psf ppr
Land area: 277,146 sq ft

Bukit Timah

WATTEN ESTATE CONDO
Sold: S\$550 million
Buyer: Watten Estate / 1/2022
Tenure: Freehold
Land rate: S\$1,723 psf ppr
Land area: 320,241 sq ft

551-553 BUKIT TIMAH ROAD, 6-8 DUKE ROAD
Sold: S\$68.9 million
Buyer: Frimco, Frimco, Frimco / 1/2022
Tenure: Freehold
Land rate: S\$1,503 psf ppr
Land area: 164,719 sq ft

Kallang

SULTAN PLAZA
Asking: S\$360 million
Tenure: 99-year leasehold
Land rate: S\$1,549 psf ppr (mixed use), S\$1,629 psf ppr (theatle)
Land area: 63,440 sq ft
*including adjoining state land

GOLDEN MILE COMPLEX
Sold: S\$200 million
Buyer: Perennial Media / 1/2022
Land rate: S\$1,181 psf ppr
Land area: 168,000 sq ft

PEACE CENTRE AND PEACE MANSION
Sold: S\$50 million
Buyer: Eng Eng, Eng Eng, Ultra Int'l / 1/2022
Tenure: 99-year leasehold
Land rate: S\$1,368-S\$1,450 psf ppr
Land area: 125,885 sq ft

Selegie

173-183 HAIG ROAD
Sold: S\$49.3 million
Buyer: Frimco, Frimco / 4/2022
Land rate: S\$1,286 psf ppr
Land area: 27,289 sq ft

23, 25, 27, 29 THIAM SIEW AVENUE
Sold: S\$200 million
Tenure: Freehold
Buyer: Frimco, Frimco / Nov 2021
Land rate: S\$1,468 psf ppr
Land area: 135,794 sq ft

Downtown

PEOPLE'S PARK CENTRE
Asking: S\$1.8 billion
Tenure: 99-year leasehold
Land rate: S\$2,620 psf ppr
Land area: 95,467 square feet

MAXWELL HOUSE
Sold: S\$27.6 million
Buyer: SingHar, Chong Sing, Chong Sing / 1/2022
Tenure: 99-year leasehold
Land rate: S\$1,700 psf ppr
Land area: 1,657 sq ft

INTERNATIONAL PLAZA
Asking: S\$2.7 billion
Tenure: 99-year leasehold
Land rate: S\$2,448 psf ppr
Land area: 75,090 sq ft

Note: Per square foot per plot ratio prices for land include development charges, lease top-up premium and bonus GFA if applicable. NA: Not available

About

Kelvin's goal as a Realtor is to make sure that all his clients can retire with a **"Roof over their Heads, Food on the table & enough Money in the Bank"**. He aims to achieve that through Property and Retirement Planning.

He specialises in a wide range of portfolios including **HDBs, Private Residential**, as well as **Commercial** Properties. If you need a committed, sincere and efficient realtor to handle your property matters, Kelvin will be there to understand your Goals, Needs and help you make the right move.

Call him now to see what he can do for you!

RETIREMENT PLANNING

The key to success is by starting with the end in mind. Growing up in a HDB neighbourhood, he understands how difficult it is for average Singaporeans to save for retirement, yet alone leave a legacy for their loved ones. As long as your retirement is covered, the sky is the limit.

ASSET PROGRESSION

While it is necessary to plan for the long-term, it is also essential to live life to the fullest in the short-term. The trick is getting the right balance. If you fail to plan, you plan to fail.

CHOOSING THE RIGHT PROPERTY

A perfect plan is only as good as its execution. Every property is an important decision. There's always the best choice at every stage of the way, you just have to know how to spot one.



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