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GETTING THE FREQUENCY RIGHT

IS IT THE RIGHT **TIME**
TO BUY OR INVEST IN
SINGAPORE
PROPERTY??

**Get The Right
Frequency**

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DEMAND AND SUPPLY

DEMAND VS SUPPLY

(PRICES ARE DETERMINED BY DEMAND AND SUPPLY)

42KM x 25KM

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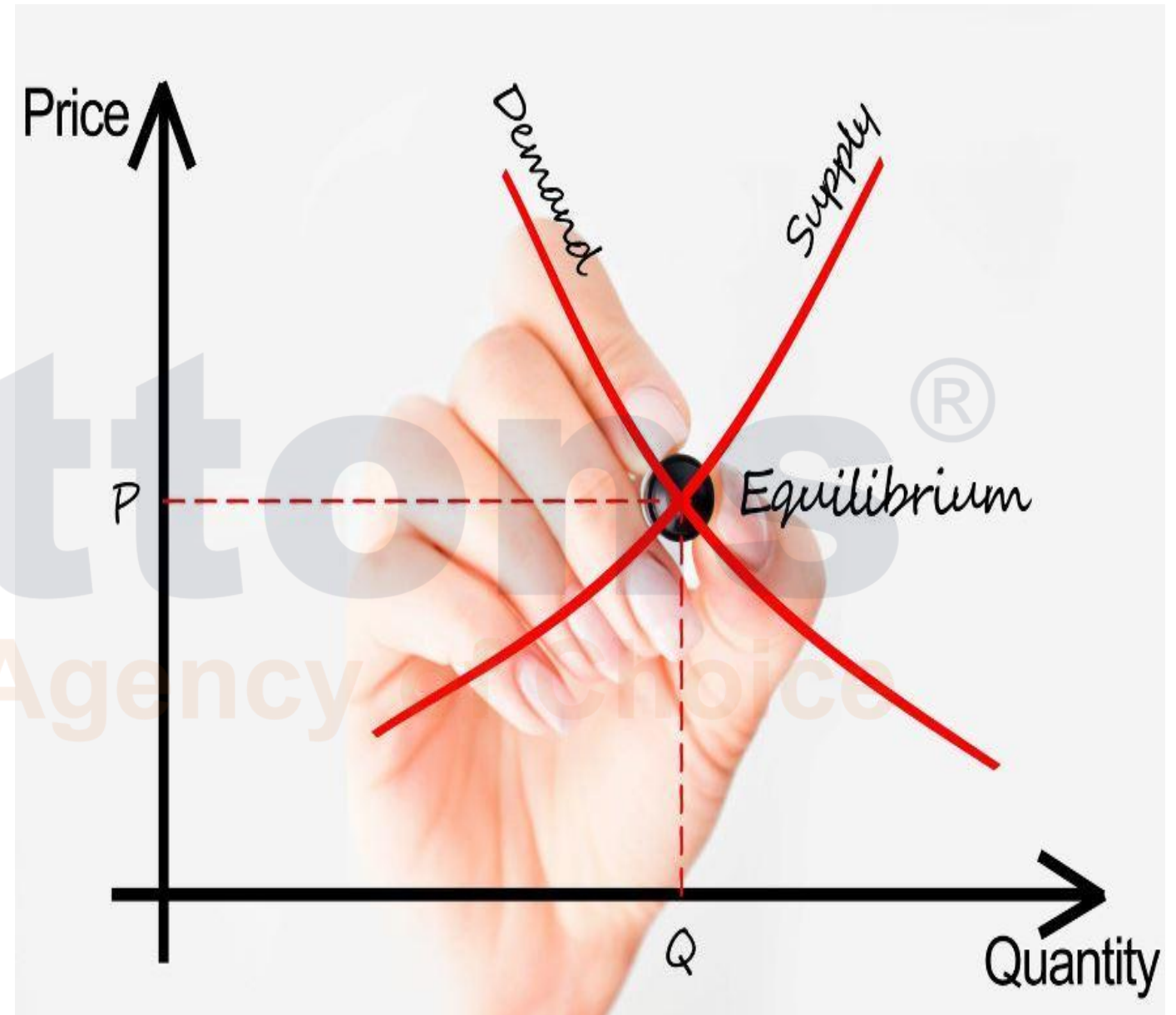
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DEMAND AND SUPPLY

DEMAND AND SUPPLY have an important relationship in determining the prices of most goods and services.

Demand is a measurement of consumer desire and consumer spending on a particular good or service at a specific price. Supply is the amount of a particular good or service available at a given time to consumers.. As demand increases, available supply decreases, vice versa. If supply decreases, prices may continue to increase.



WHAT IS DEMAND?

Demand is driven by **NEEDS** and **WANTS!!**

- ***For Own Stay***
- ***For Investment***
- ***For Capital Protection***
- ***For Capital Appreciation***
- ***For Rental Yield***

Prices are increasing beyond reach

I want to leave a legacy to my next generation

I want some passive income

WHY NOT??

I want my children to be enrol into the best school

I need a bigger place for my family

I want to have my own space

I cannot stand my in-laws

I want to improve my lifestyle




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WWHERE IS DEMAND? DEMAND IS PUSH BY FALLING HDB PRICES



HDB has
dropped
12.58%
since 2013

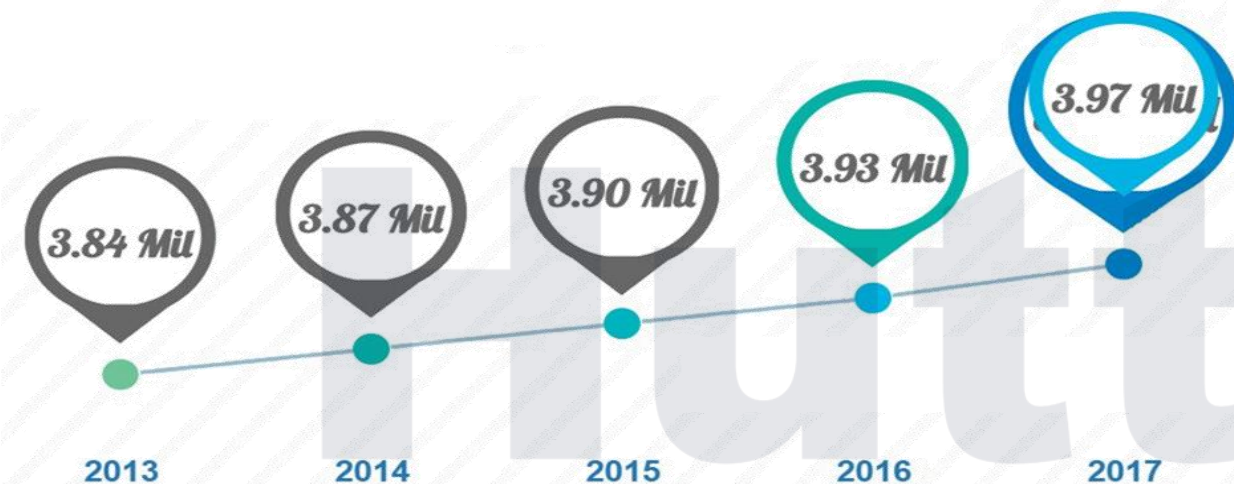
HDB 3RM dropped **18.54%** since 2013
HDB 4RM dropped **10.31%** since 2013
HDB 5RM dropped **8.92%** since 2013
HDB EA/EM dropped **5.09%** since 2013

Source: Huttons Research, HDB

WWHERE IS DEMAND?

DEMAND IS DRIVEN BY INCREASING POPULATION

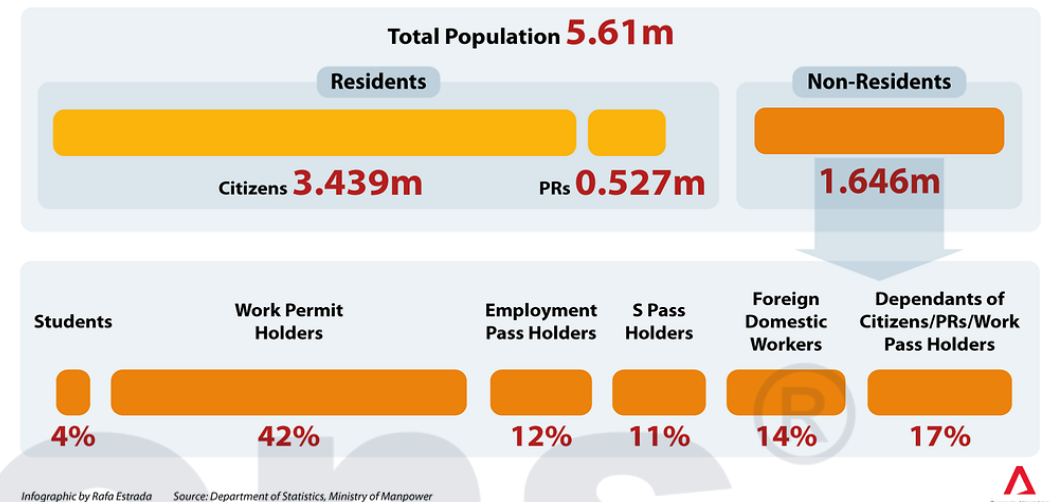
On track to 6,900,000 population by 2030 with 1,290,000 to go, so what's the outcome? Density?



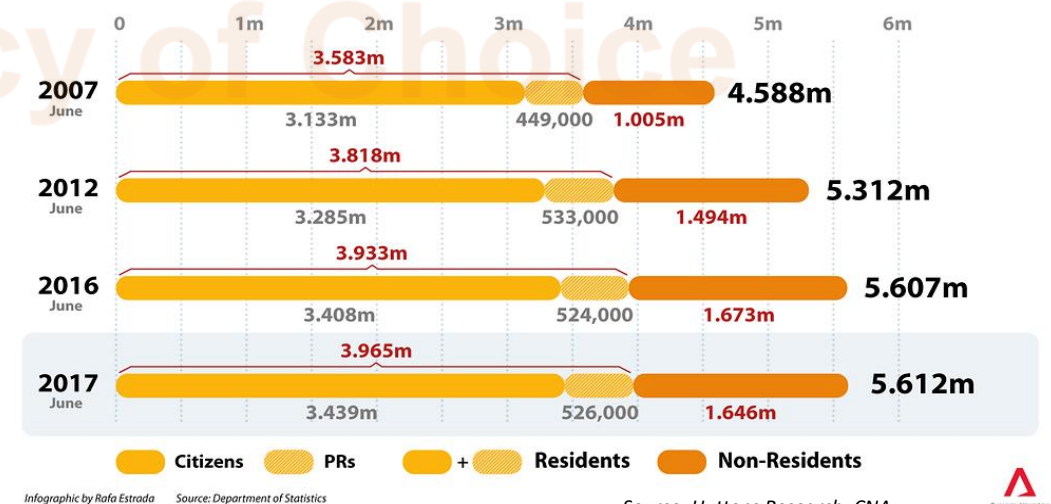
Based on a government white paper released in Jan 2013, Singapore's population is projected to reach 6.5m to 6.9m by 2030. As of 2016, the population stands at 5.61m, growing from 5.312m at end 2012.



OVERALL POPULATION IN 2016



TOTAL POPULATION



Source: Huttons Research, CNA

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WHERE IS DEMAND? DEMAND IS CREATED BY TRANSFORMATION



In Singapore, many relied on URA masterplan and Singapore Transformation Roadmap to make a predictive future on the demand of housing in the future.

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FACTORS AFFECTING DEMAND DEMAND IS CURB BY ABSD

COOLING MEASURES, **WILL IT EVER BE REMOVE??**

Any excessive exuberance will make the property market vulnerable to the continuing risks in the global economy. Should growth turn out weaker than expected, property buyers and speculators could face capital losses as the market corrects. Conversely, if the recovery stays on course, interest rates will eventually rise and drive up financing costs with severe implications for those who have overextended themselves.

Therefore, the Government has decided to introduce calibrated measures now to **temper sentiments and pre-empt a property bubble from forming**. We will tighten the supply of credit to the housing market to encourage greater financial prudence among property purchasers. The Government prefers to take small steps early, rather than be forced to impose more drastic measures after a bubble has formed.

The Government will continue to monitor the property market closely and will introduce additional measures if required later, to promote a stable and sustainable property market.



FACTORS AFFECTING DEMAND

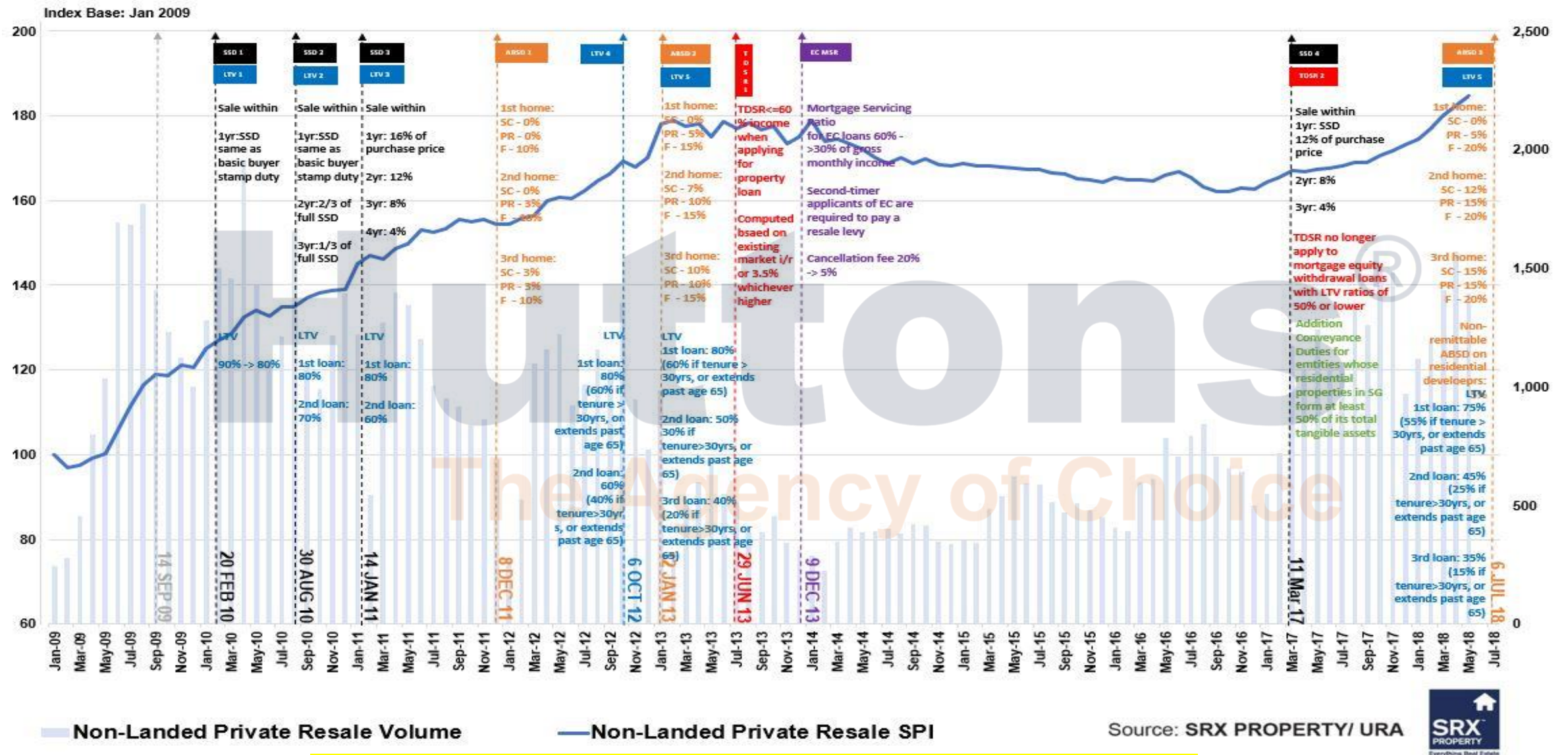
DEMAND IS CURB BY ABSD

	2010	2011	2013	2017	2018
Seller Stamp Duty (SSD)	Holding period increased from 1 to 3 years. SSD Rates: 3%, 2%, 1% if sold within 1 to 3 years	Holding period increased from 3 to 4 years. SSD Rates: 16%, 12%, 8%, 4% if sold within 1 to 4 years	No change	Holding period reduced from 4 to 3 years. SSD Rates: 12%, 8%, 4% if sold within 1 to 3 years	No change
Buyer's Stamp Duty (BSD)	Since 1996: <ul style="list-style-type: none"> • 1% on the 1st \$180k • 2% on the next \$180k • 3% on the remaining 	No change	No change	No change	From 20 Feb 18: <ul style="list-style-type: none"> • 1% on the first \$180k • 2% on the next \$180k • 3% on the next \$640k • 4% on the remaining
Additional Buyer's Stamp Duty (ABSD)	Nil	ABSD introduced: <ul style="list-style-type: none"> • 3% on PR's 2nd & Citizen's 3rd pty • 10% on foreigner 	ABSD revised: <ul style="list-style-type: none"> • 5% on PR's 1st pty, • 7% on Citizen's 2nd pty • 10% on PR's 2nd & Citizen's 3rd pty • 15% on foreigner & companies 	No change	From 6 July 18 <ul style="list-style-type: none"> • Citizen: 12% on 2nd pty & 15% on 3rd • PR: 15% from 2nd pty • 20% on foreigner • 25% on entities (developer 30%)

FACTORS AFFECTING DEMAND

DEMAND IS CURB BY ABSD

Cooling Measures vs. Non-Landed Private (NLP) Resale SPI vs. NLP Resale Volume



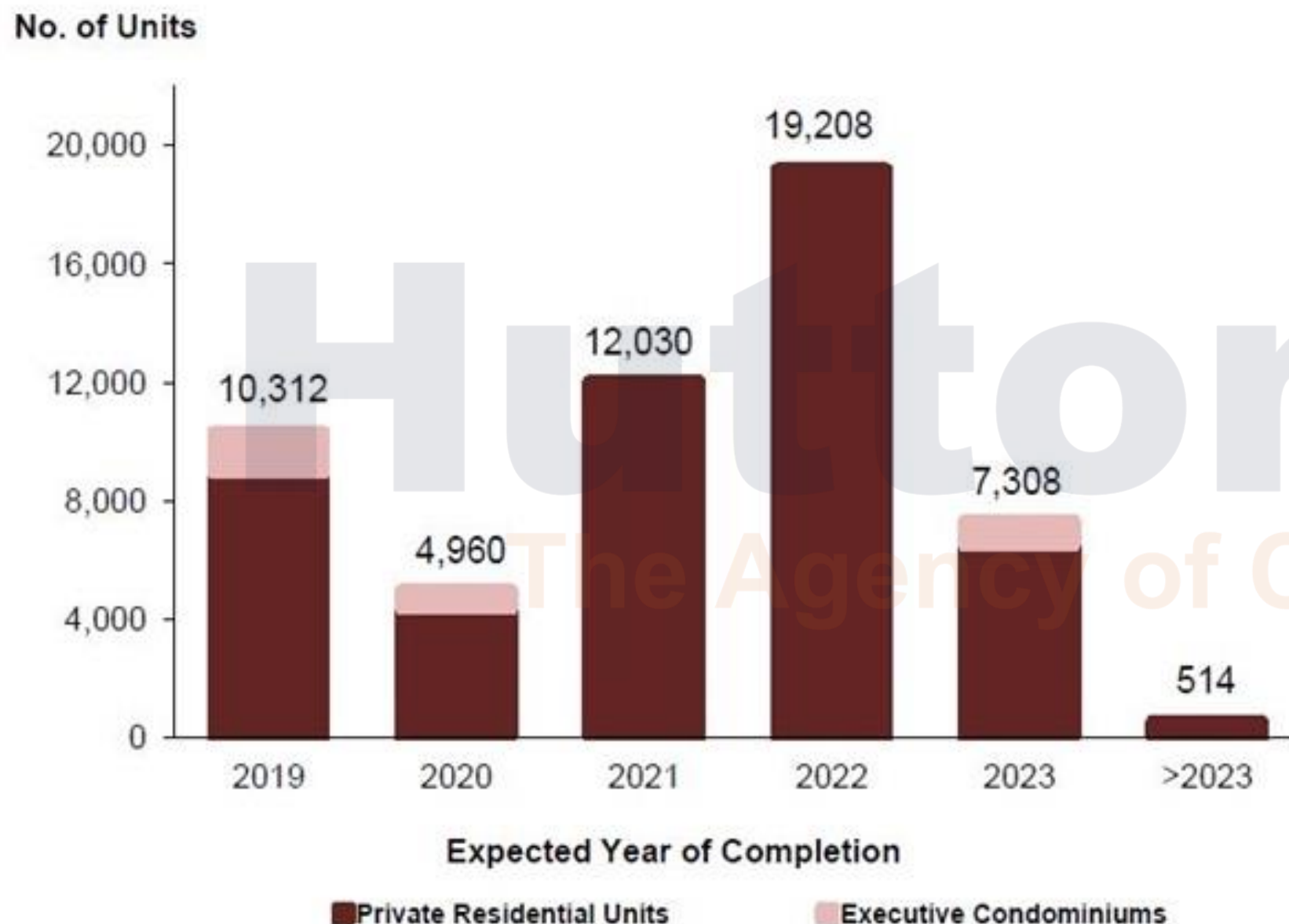
BARRIERS TO ENTRY OR WIDOW OF OPPORTUNITY

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WHERE IS SUPPLY? SUPPLY IS INCREASING BUT WHERE



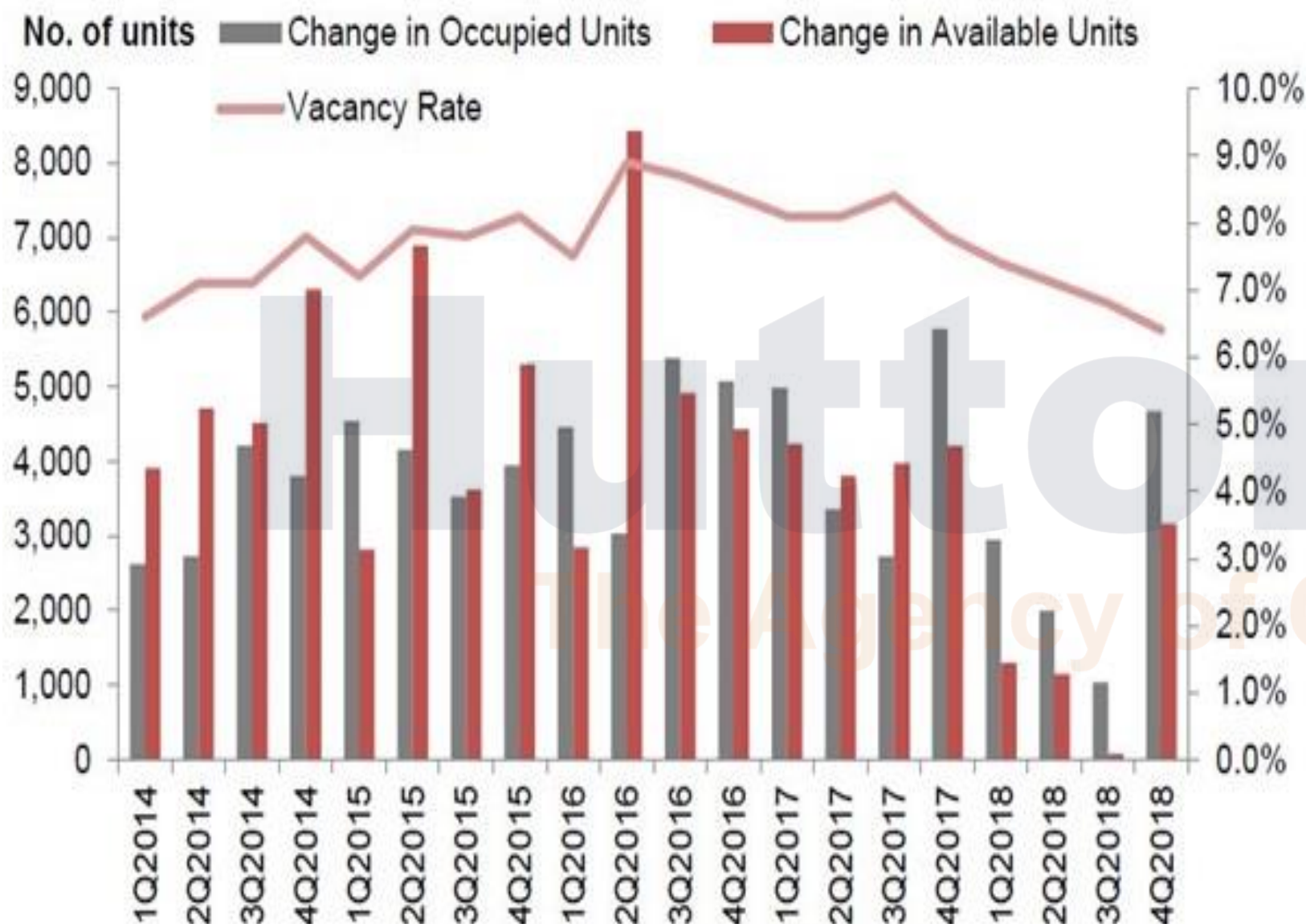
Apart from the 35,649 unsold units (including ECs) with planning approval as at the end of 4th Quarter 2018, there is a potential supply of 9,800 units (including ECs) from Government Land Sales (GLS) sites and awarded en-bloc sale sites that have not been granted planning approval yet. They comprise (a) about 6,500 units from awarded GLS sites and Confirmed List sites that have not been awarded yet, and (b) about 3,300 units from awarded en-bloc sale sites⁵.

WHERE IS THE OVER SUPPLY?

Source: Huttons Research, 99.c0

WHERE IS SUPPLY?

SUPPLY IS REDUCING WITH DECREASING VACANCY RATE



The stock of completed private residential units (excluding ECs) increased by 3,165 units in 4th Quarter 2018, compared with an increase of 83 units in the previous quarter.

The stock of occupied private residential units (excluding ECs) increased by 4,674 units in 4th Quarter 2018, compared with an increase of 1,042 units in the previous quarter. As a result, the vacancy rate of completed private residential units (excluding ECs) decreased to 6.4% at the end of 4th Quarter 2018, compared with 6.8% in the previous quarter

DECREASING VACANCY RATE

Source: Huttons Research, 99.c0

FACTORS AFFECTING SUPPLY SUPPLY IS CONTROLLED BY THE GOVERNMENT

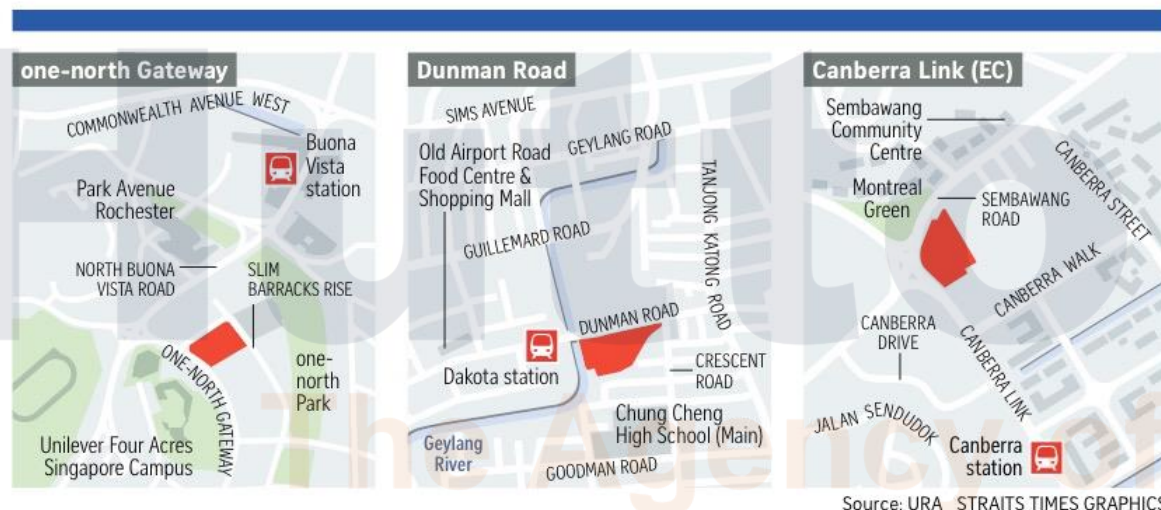
Fewer private homes from upcoming Govt Land Sales

**19.5% drop to 6,475
units amid concerns
of oversupply and
slowing demand**

Grace Leong

Concerns about oversupply and slowing demand following the July cooling measures and general economic uncertainty have put the squeeze on the Government's Land Sales programme for the first half of next year.

The sites listed yesterday for the first half of next year will yield fewer private homes, according to the Ministry of National Development (MND). It is releasing land that can yield 6,475 private home units – including 910 executive condominium (EC) units – the lowest supply since



the first half of 2007, when just 5,475 units were offered.

The confirmed list has 2,025 of the 6,475 units, while the remaining 4,450 units are on the reserve list.

The upcoming supply is 19.5 per cent lower than the 8,040 units – including 1,210 ECs – released in the second half of this year.

A key concern is that the supply

pipeline now stands at 45,000 units – comprising 31,000 unsold homes from Government Land Sales and collective sale sites with planning approval, and 14,000 units from sites

pending planning approval.

There are also around 28,000 existing vacant private housing units, the MND said.

The upcoming programme will comprise five confirmed-list sites, which can be launched regardless of demand, and nine reserve-list sites, which are put on sale only when a developer makes an acceptable minimum bid or when there is sufficient market interest.

Besides the 6,475 homes, these sites can yield commercial space of 86,000 sq m in gross floor area (GFA), as well as 1,115 hotel rooms. That compares with the commercial space of 124,200 sq m in GFA and 930 hotel rooms in this half.

Analysts say most of the upcoming confirmed-list sites have good locations, but developers are likely to be selective. Seven of the 15 sites in the confirmed and reserve lists in the first half of next year are new: one-north Gateway, Bernam Street, Canberra Link (EC), Fernvale Lane (EC), Dunman Road, Hillview Rise and Sims Avenue.

“Some of the (confirmed-list) sites are released to support the residential needs from key development areas like one-north and North Coast Innovation Corridor,” said Mr Desmond Sim, CBRE head of research for Singapore and South-east Asia.

The one-north site should draw healthy interest, given the development of the one-north area and dearth of new homes nearby.

In addition, it is in the central region and not affected by the increase of average sizes to 85 sq m and 100 sq m under new development guidelines, said Cushman & Wakefield research head Christine Li.

Colliers International head of research for Singapore Tricia Song noted that Bernam Street is a “rare fresh site in the Shenton Way (area) and near the future Greater Southern Waterfront development”. “The last time a residential site was offered in that area was in 2007 – two sites in Enggor Street, developed into Altez and Skysuites @ Anson.”

Standout sites on the reserve list include Dunman Road, Marina View, Sims Avenue and Fernvale Lane (EC), she said, adding: “The unexpected plot is perhaps the new hotel site in Sims Avenue. It will complement the Government’s plan to rejuvenate the area and transform Paya Lebar into a regional commercial hub.”

She said the Dunman Road site is the most attractive one, given its proximity to Dakota MRT station and Paya Lebar Quarter. “But a concern could be its relatively larger size – 1,070 buildable units,” she said.

The reserve list includes a white site in Woodlands Avenue 2 for a mixed-use development to help “sustain the development momentum of Woodlands Regional Centre as a major commercial node outside the city”, MND said.

gleong@sph.com.sg

THE government has cut the private housing supply from its first-half 2019 land sales programme by 20 per cent from the current half, bringing it to the lowest level in 12 years. WHO BENEFIT?? BUYERS OR SELLERS??

Source: Huttons Research, The Straits Times

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FACTORS AFFECTING SUPPLY SUPPLY IS COMTROLLED BY THE GOVERNMENT

New guidelines may price some buyers out of market: Redas

Meanwhile, analysts say that developers are likely to speed up design work to beat deadline for new rules

Grace Leong

The new development control guidelines for private condominium projects could price some buyers out of the market, the Real Estate Developers' Association of Singapore (Redas) warned yesterday.

That is because, with the new rules promoting fewer and bigger units, there could be a rise in the overall average prices of new private apartments, analysts said. A smaller future supply could also firm up prices.

Some maintained that the per sq ft price would have to drop if the absolute sale price of a unit with an increased floor area was to be kept affordable.

Targeting potential strains on infrastructure, the revised rules announced on Wednesday by the Urban Redevelopment Authority will have the effect of curbing the proliferation of shoebox units in new projects. They will apply to new development applications submitted on or after Jan 17 next year.

Analysts said developers will not be able to over-intensify land usage now, as they are required to build bigger housing units. They have been building smaller units that are more affordable for buyers in overall price terms, but also more profitable for developers who charge

higher prices per sq ft for them.

But Redas said developers are already scaling back the number of smaller dwelling units.

"They are building fewer smaller dwelling unit sizes... as demand has reduced over the years. Notwithstanding this, with the new guidelines, developers have to build bigger units, which may affect the affordability for people who want to retire and downsize, and millennials who want smaller dwelling units and flexible living."

Under new rules, the maximum number of housing units allowed in a project outside the central area is arrived at by dividing the proposed building gross floor area (GFA) by 85 sq m.

The current formula divides GFA by 70 sq m.

Meanwhile, nine areas will face even more stringent requirements, where the GFA will be divided by 100 sq m.

This means developers can build 18 per cent fewer units with the 85 sq m control, and 30 per cent fewer units for areas with the 100 sq m control, analysts said.

While the July 6 cooling measures dampened transaction volumes, they did not control over-intensification of land, said Withers Khattar-Wong partner Kenneth Szeto.

"It would have been interesting to see if developers would still have



bought land through collective sales had the revised guidelines been implemented first, instead of the cooling measures," he said.

The July 6 measures, which increased the additional buyer's stamp duty and lowered loan-to-value limits for residential properties, are aimed at tempering home price growth.

Meanwhile, the guidelines are also likely to impact projects that are currently in the early stages of design development.

Developers are likely to speed up their design development to apply before the new rules kick in, said Ms Alice Tan, director of residential project marketing at Knight Frank Singapore.

The collective sales done earlier will likely not be affected, said Mr

Eugene Lim, key executive officer of ERA Realty Network.

A CapitalLand spokesman said yesterday that its upcoming developments will not be affected.

City Developments (CDL) said the revisions do not impact its four recently acquired sites – Amber Park, West Coast Vale, Handy Road and Sumang Walk executive condominium site – as planning permissions have been obtained for them.

For its joint-venture Sengkang Central Government Land Sales site, which was awarded in mid-August, CDL said it is in advanced planning stages and on track to obtain its planning permission by the January deadline.

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Some analysts maintain that the per sq ft price of new private apartments will have to drop if the absolute sale price of a unit with an increased floor area is to be kept affordable.

ST FILE PHOTO

SINGAPORE PROPERTY

Bigger average unit size expected to temper condo prices

85 sq m minimum average size expected to snuff out en bloc deals in affected areas

By Nisha Ramchandani
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Singapore

THE average size of new private flats outside the central area will have to be at least 85 sq m, a regulatory change that will cut the number of units allowed in a project – something that developers say would sound the death knell for en bloc deals and moderate condo and land prices in the affected areas.

The Urban Redevelopment Authority (URA) also further announced on Wednesday that nine areas in Singapore – up from four presently – will be subject to an even more stringent minimum average requirement of 100 sq m, namely Marine Parade, Joo Chiat-Mountbatten, Balestier, Telok Kurau-Jalan Eunios, Stevens-Chancery, Pasir Panjang, Kovan-How Sun, Shelford and Loyang.

Under the revised guidelines, the minimum average unit size for such developments – including executive condominiums and residential components of mixed-use developments – outside the central area will go up from 70 sq m to 85 sq m from 17 January 2019, which is also the effective

date for the 100 sq m threshold in the nine designated areas.

This comes as the URA has observed smaller unit sizes in new private housing projects, which in turn could put pressure on local infrastructure.

Goh Chin Chin, URA's group director for development control, said the revised maximum number of allowable dwelling units will help to manage potential strains on local infrastructure and safeguard the liveability of residential estates, while encouraging developers to provide a more balanced mix of unit sizes to cater to the diverse needs of homebuyers.

Cushman & Wakefield head of research Christine Li described the reduction as possibly the "final nail in the coffin for the en bloc market in the outside central area", especially for the nine areas facing a more stringent control.

She said the 85 sq m and 100 sq m limits reduce the number of units in a development by 18 per cent and 30 per cent respectively, curbing developers' ability to prop up profit margins by launching smaller units. The number of shoebox units entering the

market will also come down in the longer term.

JLL national director of research and consultancy Ong Teck Hui shared her view. He said the move will result in a lower number of units being built in a residential project as well as units generally having bigger floor areas.

"This is likely to have the effect of reducing the average (psf) selling price... With an increased floor area, the psf sale price of an apartment or condominium will be lower as the developer will try to maintain an affordable absolute price for the unit."

Residential land prices are expected to be also affected given the lower average psf selling prices, he added, which would moderate the trend of rising prices.

Cushman's Ms Li said: "The new guidelines should not scare away all developers, but they are expected to submit cautious bids for future land tenders, which could lead to downward pressure on land prices. Nonetheless, land prices are not expected to tank as defensive bidding from developers will lend support to current price levels."

Continued on Page 2

Source: Huttons Research, The Straits Times

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FACTORS AFFECTING SUPPLY SUPPLY IS COMTROLLED BY THE GOVERNMENT

Govt pares land supply for private homes amid demand and supply concerns

Total land supply for second half of 2019 will be the lowest since the first half of 2007

By Yunita Ong
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@YunitaOngBT

Singapore

THE government has tempered private housing supply from its land sales programme for the second half of the year, amid continued signs of muted demand and a glut in supply.

The total land supply from sites on both the confirmed and reserve lists for H2 2019 can yield about 6,430 private residential units, just a shade under H1 2019's 6,475 units.

This makes the upcoming half-year's supply the lowest since the first half of 2007, when the figure was 5,475 units. On an annual basis, this year's total supply of 12,905 units is the lowest since 2006's 8,990 units, going by data from Cushman & Wakefield data.

The government is slashing the number of residential units (including executive condominiums or ECs) for the confirmed list by some 15 per cent from the first half of the year to 1,715, making it the lowest since H1 2016's 1,560 units, said Cushman & Wakefield.

Confirmed list sites are those launched for sale at pre-determined dates, mostly through tenders. Reserve sites, on the other hand, are made available for application and then put up for tender when a developer has indicated a minimum price which is accepted by the government.

Explaining the decision to cut the confirmed list supply, the Ministry of

National Development (MND) noted a "large supply" of around 44,000 private housing units in the pipeline that remain vacant, plus around 24,000 existing private housing units standing vacant.

"In contrast, demand has continued to fall since the introduction of the property market cooling measures in July 2018. Overall transaction volume declined for the third straight quarter in the first quarter of 2019, while developers' demand for land has also moderated."

Ong Teck Hui, senior director of research and consultancy for JLL, said the cut in confirmed list supply "reflects concerns over the substantial supply of unsold units in the pipeline that resulted from the robust collective sales in 2017 and first half of 2018. The reduction of the supply of private homes in the confirmed list is appropriate, given the increasingly bearish economic and business outlook."

The market has also observed a moderation in demand among developers for private residential land, Cushman & Wakefield's senior manager for research Wong Xian Yang said.

"Though the slight pull-back of supply is not expected to have a material impact on the current market, it bodes well for the medium- to long-term stability of the private residential market. Unless a good deal comes along, developers are likely to adopt a wait-and-see approach for 2019 and concentrate on selling off

Trimmed

S/N	LOCATION	SITE AREA (HA)	PROPOSED GPR	EST NO OF DUS ⁽¹⁾	EST NO OF HOTEL ROOMS	EST COMMERCIAL SPACE (M2)	EST LAUNCH DATE	SALES AGENT
Confirmed List Residential Sites								
1	Bartley Road / Jalan Bunga Rampai ⁽²⁾	0.47	2.1	115	0	0	Aug '19	URA
2	Irwell Bank Road ⁽³⁾	1.27	2.8	445	0	0	Oct '19	URA
3	Canberra Drive (Parcel A)	1.33	1.4	220	0	0	Nov '19	URA
4	Canberra Drive (Parcel B)	2.77	1.4	455	0	0	Nov '19	URA
5	Fernvale Lane (EC)	1.72	2.8	480	0	0	Dec '19	HDB
Total (Confirmed List)				1,715	0	0		

(1) The estimated number of dwelling units for Executive Condominium sites and sites in Central Area take into account the average unit sizes of recent comparable developments. The Development Control guidelines issued on 17 Oct 2018 for the maximum allowable number of dwelling units are used to estimate the yield of residential units for sites in Outside Central Area. The estimated number of dwelling units for some sites are also adjusted based on revised site areas. (2) Site is imposed with a DU cap of 116 units. (3) New sites introduced in 2H2019.

Source: Ministry of National Development

existing inventory."

In all, there are five confirmed list sites and eight reserve list sites for H22019, compared to the first half's five on the confirmed list and nine on the reserve list.

All the confirmed list sites for H2 are residential, though just one of these – on Irwell Bank Road in River Valley – is a new site.

A site on Canberra Drive from the first half of 2019's GLS programme has now been split into two parcels as part of H22019's confirmed list, one yielding 220 units, and the other, 455.

Desmond Sim, head of South-east Asia research for CBRE, said of this move: "On the back of the growing unsold inventory, developers are ob-

served to be restrained on high-unit yielding sites in light of impending ABSD (Additional Buyer's Stamp Duty) remission rules on development sales success. The site dissection has made the sites more palatable for developers to consider."

Another site from H12019 now on the confirmed list for H2 is at Bartley Road/Jalan Bunga Rampai.

Mr Ong said: "Being a bite-sized site of 0.47 ha generating about 115 units, the absolute land price will be affordable, so competition could be more widespread."

Meanwhile, he thinks that the EC site at Fernvale Lane could pull in more moderated bids because "the supply is not as tight as before and market conditions could be less buoy-

ant". That site could yield 480 units.

On the reserve list, there are four residential sites: Dairy Farm Walk, Dunman Road, Hillview Rise and Tampines Street 62 (an executive condominium or EC site). There are also three white sites – Marina View, Woodlands Avenue 2 and Kampong Bugis.

A River Valley Road hotel site will also be on the reserve list.

The reserve list sites can yield a combined 4,715 private residential units (including an estimated 1,000 units from the first phase of the Kampong Bugis project), 92,000 sq m gross floor area (GFA) of commercial space and 1,100 hotel rooms.

➔ **Kampong Bugis site makes it to GLS programme for H2, Page 14**

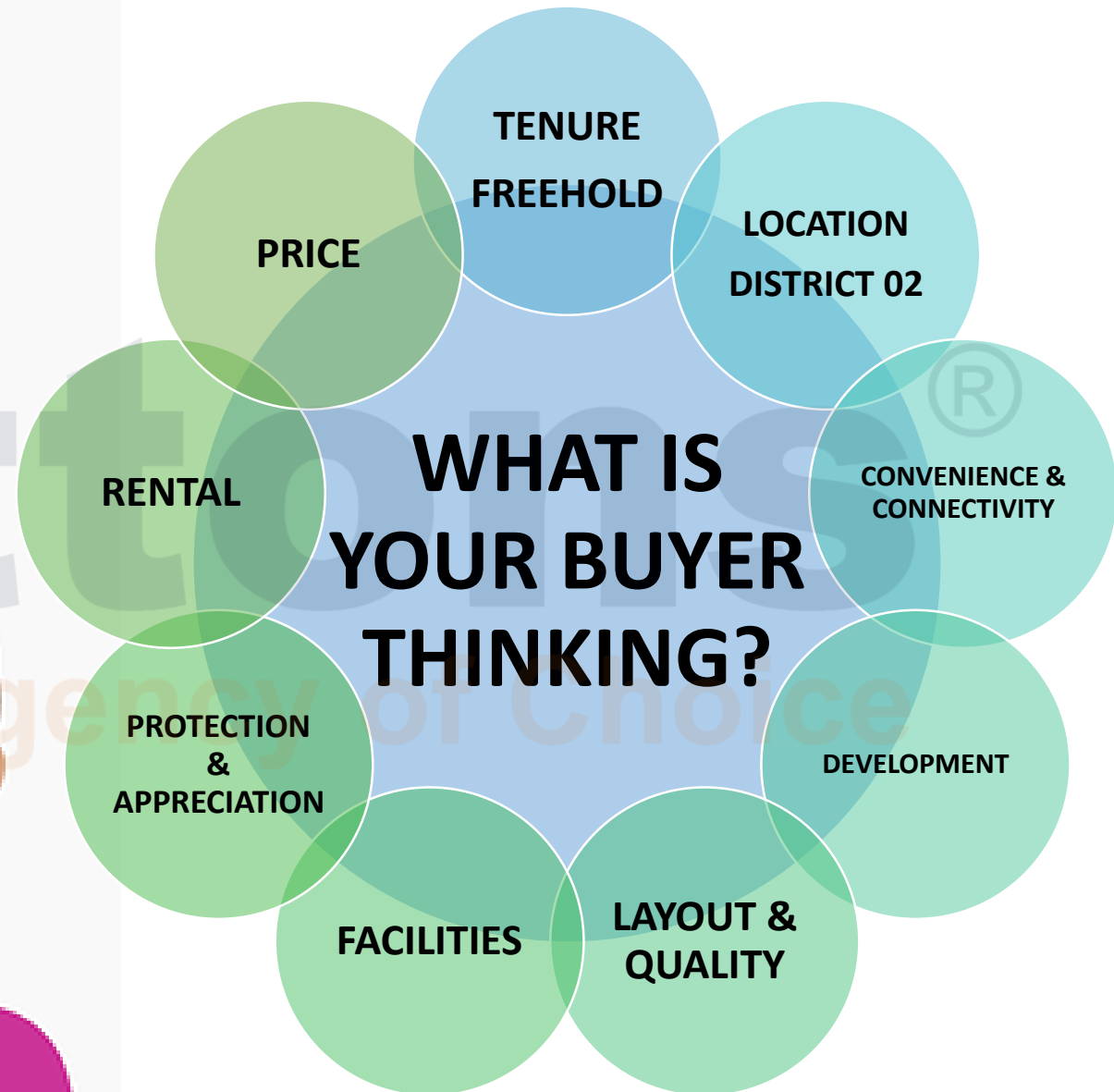
The government has tempered private housing supply from its land sales programme for the second half of the year, amid continued signs of muted demand and a glut in supply.

Question: Where is the oversupply? Which area? District 2?

Source: Business Times 07.06.2019

BUYERS'S CONSIDERATIONS

- ***For Own Stay***
- ***For Investment***
- ***For Capital Protection***
- ***For Capital Appreciation***
- ***For Rental Yield***



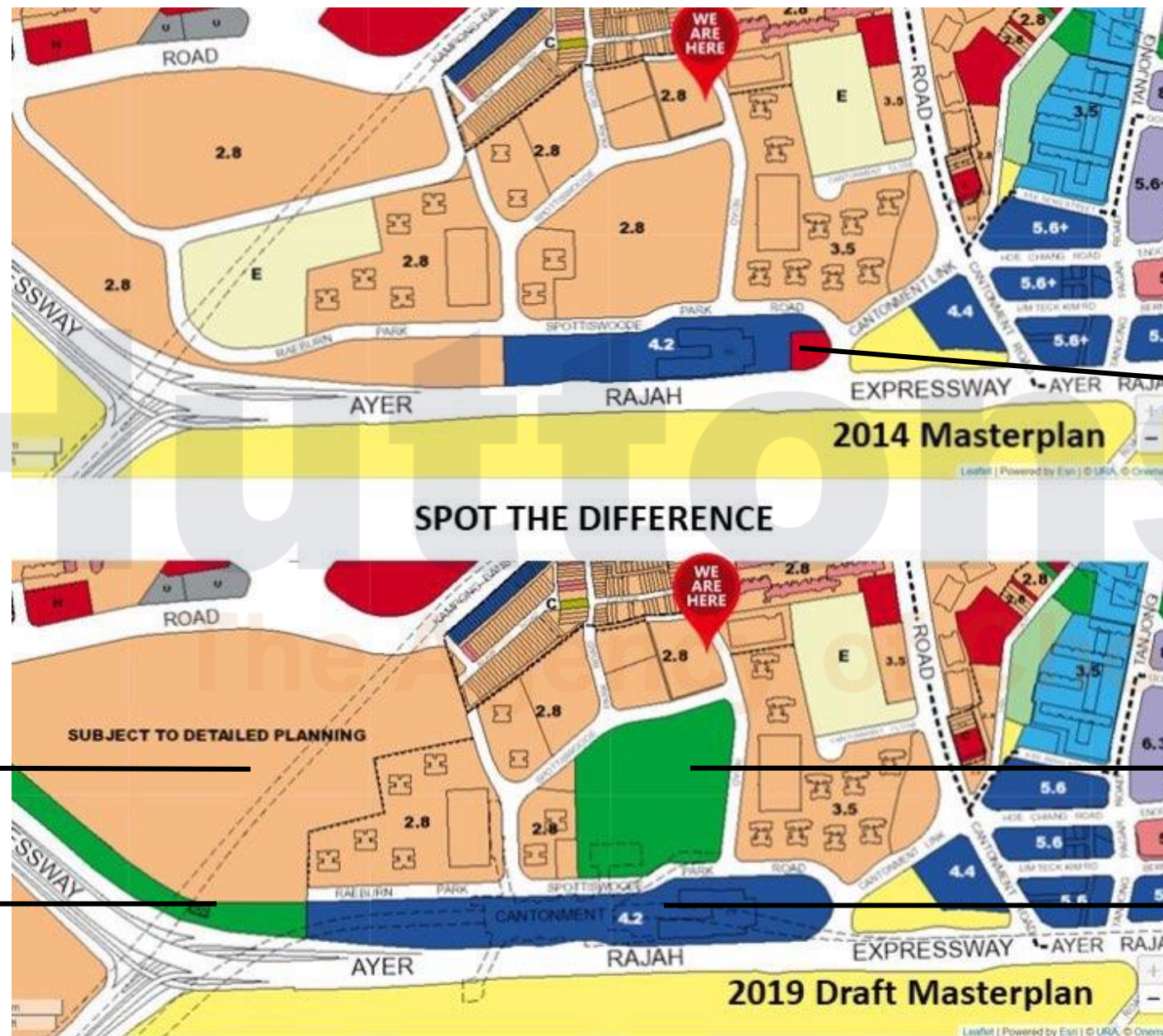
FREEHOLD

DISTRICT 2

CORE CENTRAL REGION

DISTRICT 2 IMMEDIATE TRANSFORMATION

According to the 2019 draft masterplan, the immediate precinct of Everton Road saw many major transformation



**CHANGE OF
PLACE OF WORSHIP**

RESERVED PARK

**CANTONMENT MRT
STATION CC31**

**RESIDENTIAL
LAND**

(Subject To Detailed
Planning)

RAIL CORRIDOR

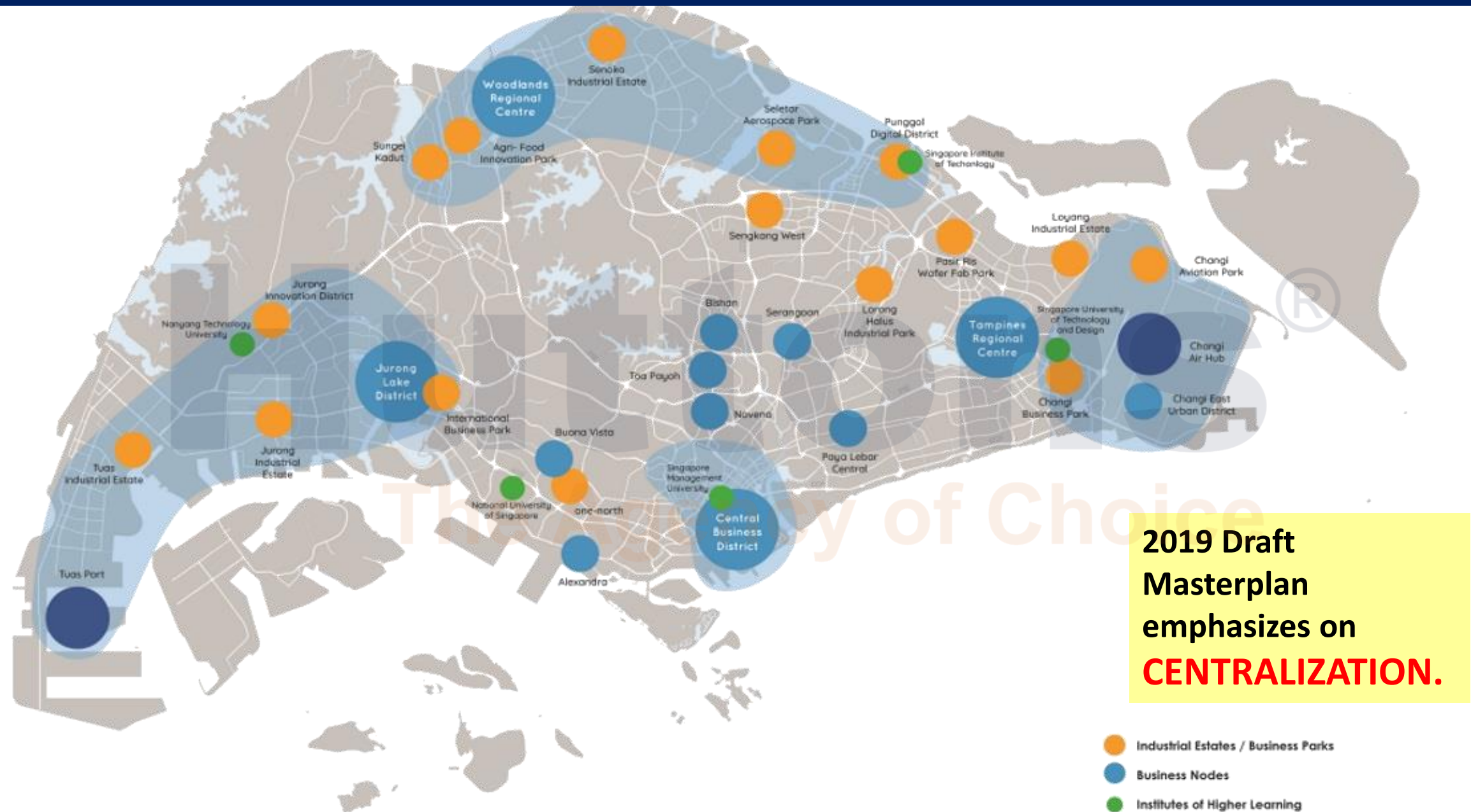
Source: Huttons Research, URA

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DISTRICT 2 CORE CENTRAL REGION



**2019 Draft
Masterplan
emphasizes on
CENTRALIZATION.**

Source: Huttons Research, URA

DISTRICT 2

CORE CENTRAL REGION REJUVENATION

Singapore CBD to see identity shift

source: *Bustiness Times*, Mar 28, 2019

National Development Minister Lawrence Wong says Draft Master Plan 2019 will help in the long-term rejuvenation of the City Centre

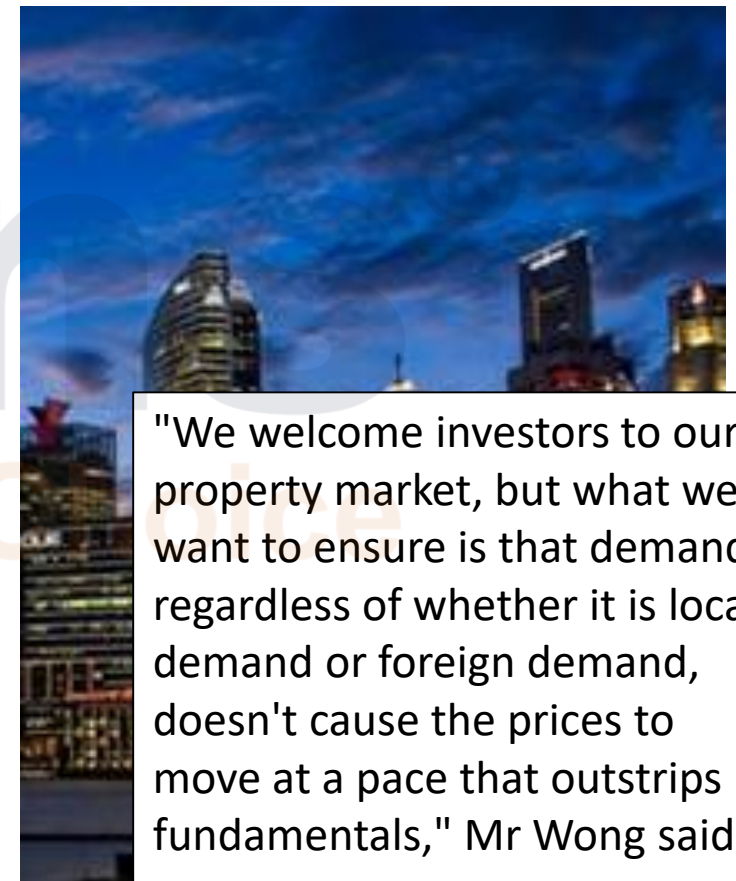
Singapore

STATE planners unveiled a scheme on Wednesday to try to make "work-live-and-play" more of a norm throughout the currently office-dominated Central Business District (CBD), which is likely to get developers crunching their numbers for possible redevelopment.

Minister for National Development and Second Minister for Finance Lawrence Wong announced the CBD Incentive Scheme at the launch of the Draft Master Plan 2019.

He commented: "Even though (the city centre) is the most developed part of Singapore today, we have to continue to **rejuvenate** our city centre to keep it competitive and vibrant.

"We hope this incentive will encourage property owners with older buildings in the CBD to consider rejuvenating their buildings," he added



"We welcome investors to our property market, but what we want to ensure is that demand, regardless of whether it is local demand or foreign demand, doesn't cause the prices to move at a pace that outstrips fundamentals," Mr Wong said.

Source: *Straits Times* 31st May 2019

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OUR IMMEDIATE NEIGHBOUR DISTRICT 2 – Shenton Way

Master Plan 2019



Master Plan 2014



WHAT IS THE IMPLICATION?

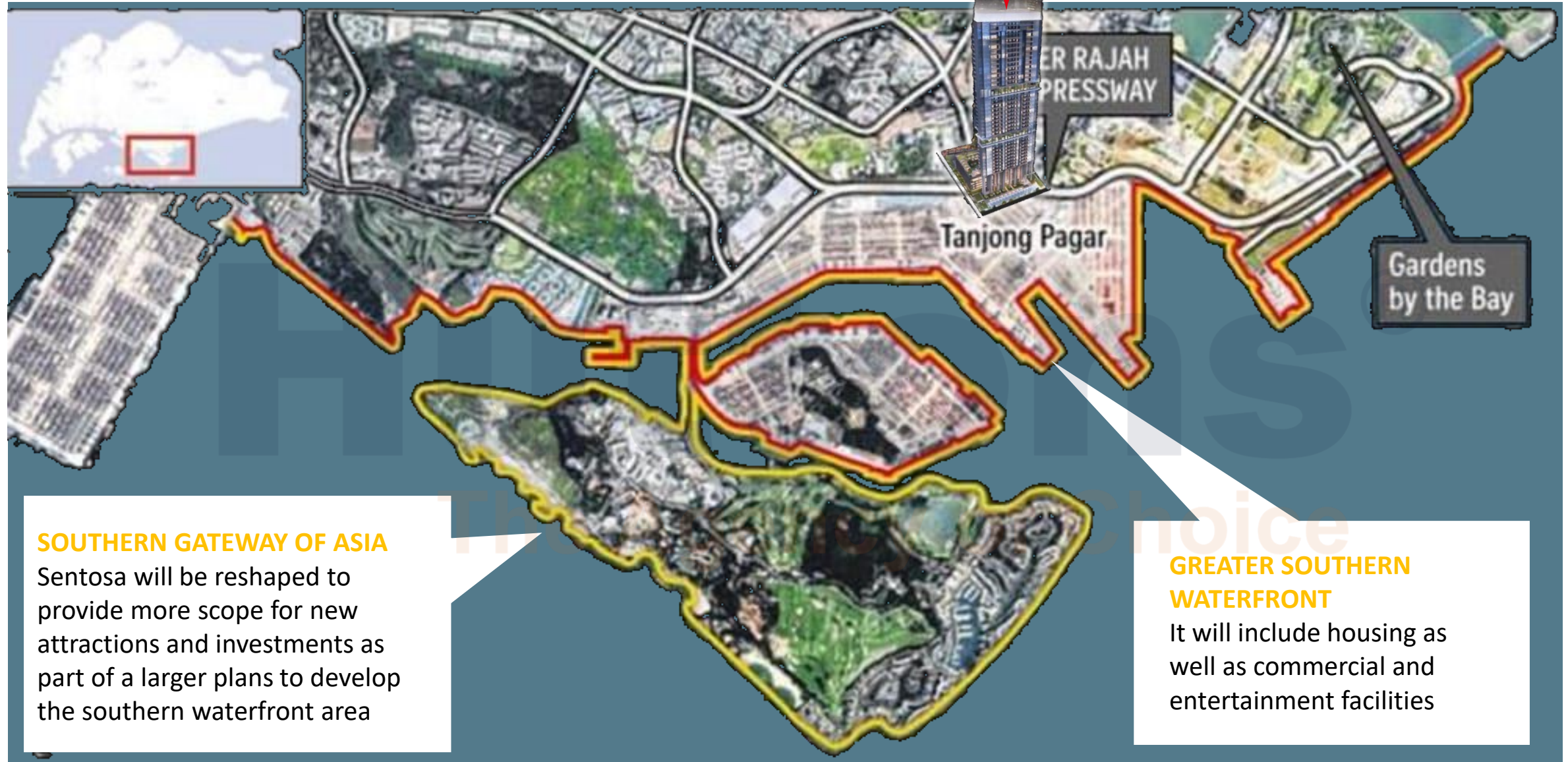
Source: Huttons Research, URA

DISTRICT 2 GREATER SOUTHERN WATERFRONT

DEVELOPMENT of the Greater Southern Waterfront will begin in five to ten years with certain precincts, kicking off with Pasir Panjang Power District and the site of the existing Keppel Club.



DISTRICT 2 GREATER SOUTHER WATERFRONT



source: The Newspaper

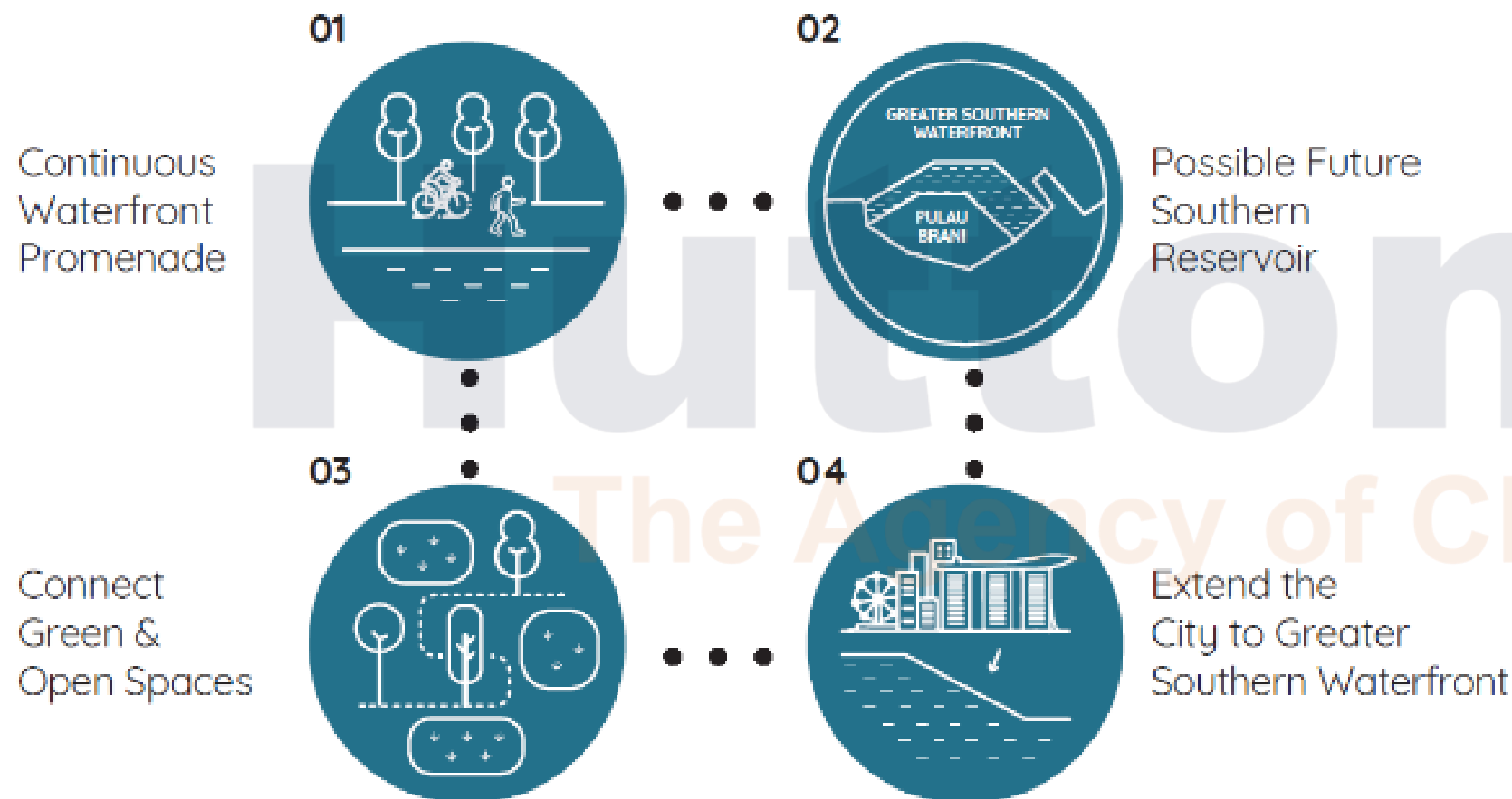
DISTRICT 2 GREATER SOUTHER WATERFRONT

2019 DRAFT MASTERPLAN

6 TIMES THE SIZE OF MARINA BAY

The Greater Southern Waterfront will stretch from Marina East all the way to Pasir Panjang and will redefine the meaning of waterfront living in years to come.

Work has began earlier than expected starting with the shift of the existing Tanjong Pagar container terminal to Tuas.



Source: Huttons Research, URA

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DISTRICT 2 GREATER SOUTHER WATERFRONT



Source: Huttons Research, URA

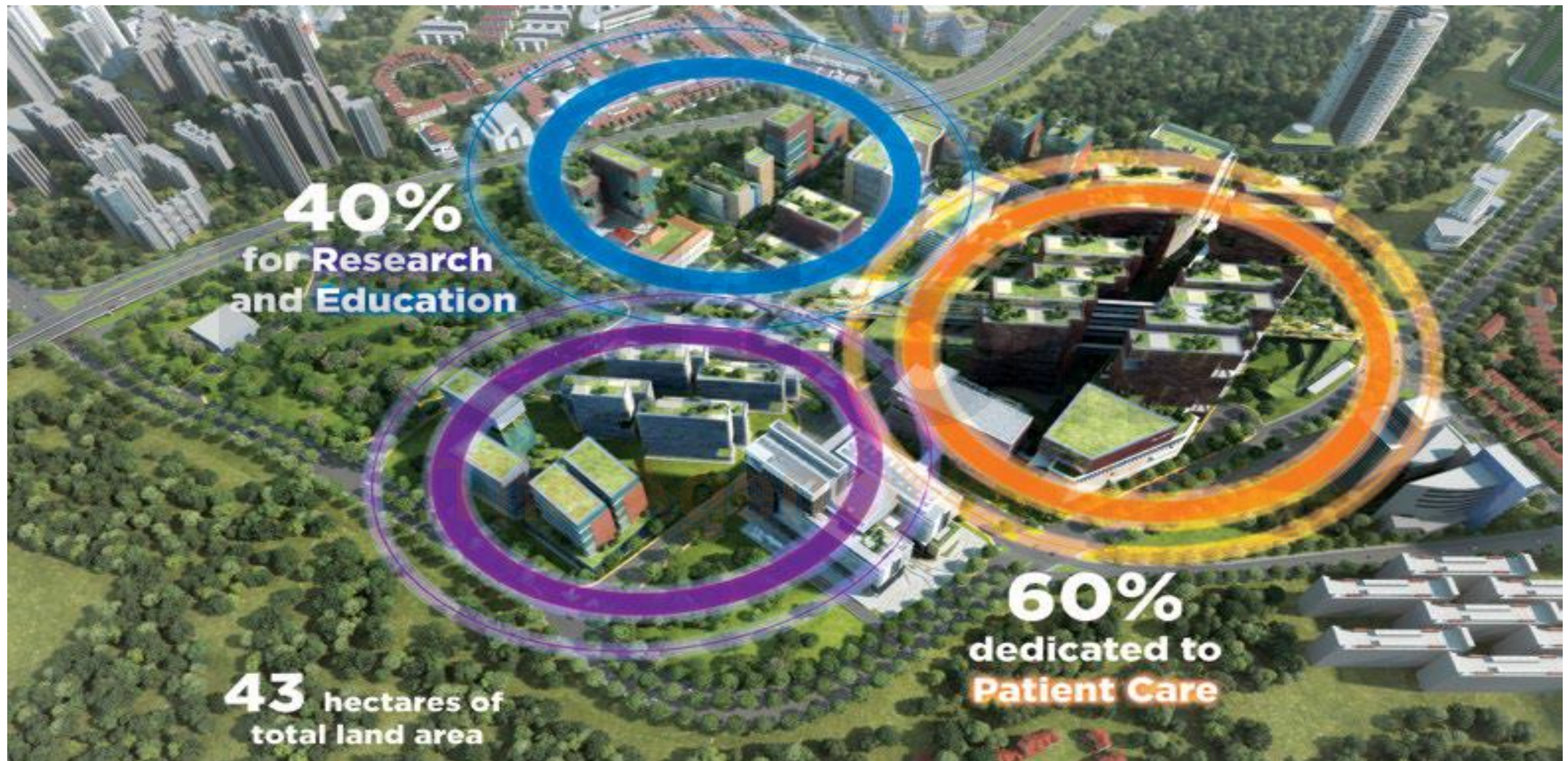
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DISTRICT 2

SINGAPORE GENERAL HOSPITAL CAMPUS MASTERPLAN



Source: Huttons Research, SGH Masterplan

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DISTRICT 2

SINGAPORE GENERAL HOSPITAL CAMPUS MASTERPLAN



The SGH Campus Master Plan anticipates the healthcare needs of Singaporeans and will provide an environment that supports the latest models of care that are holistic, multidisciplinary and team based with integration across the whole spectrum of care.

The SGH Campus of the future will be **Singapore's largest medical campus** when completed. It will provide patients with healthcare that is easily accessible, integrated and seamlessly connected to cutting-edge research and education, translating to better health outcomes for patients.

Designed to deliver a seamless continuum of care, the resulting vibrant healthcare ecosystem will also drive a world-class Academic Medical Centre that will define healthcare for Singapore.

Source: Huttons Research, SGH Masterplan

DISTRICT 2

LIFESTYLE WITH 24KM RAIL CORRIDOR



Tanjong Pagar Railway Station

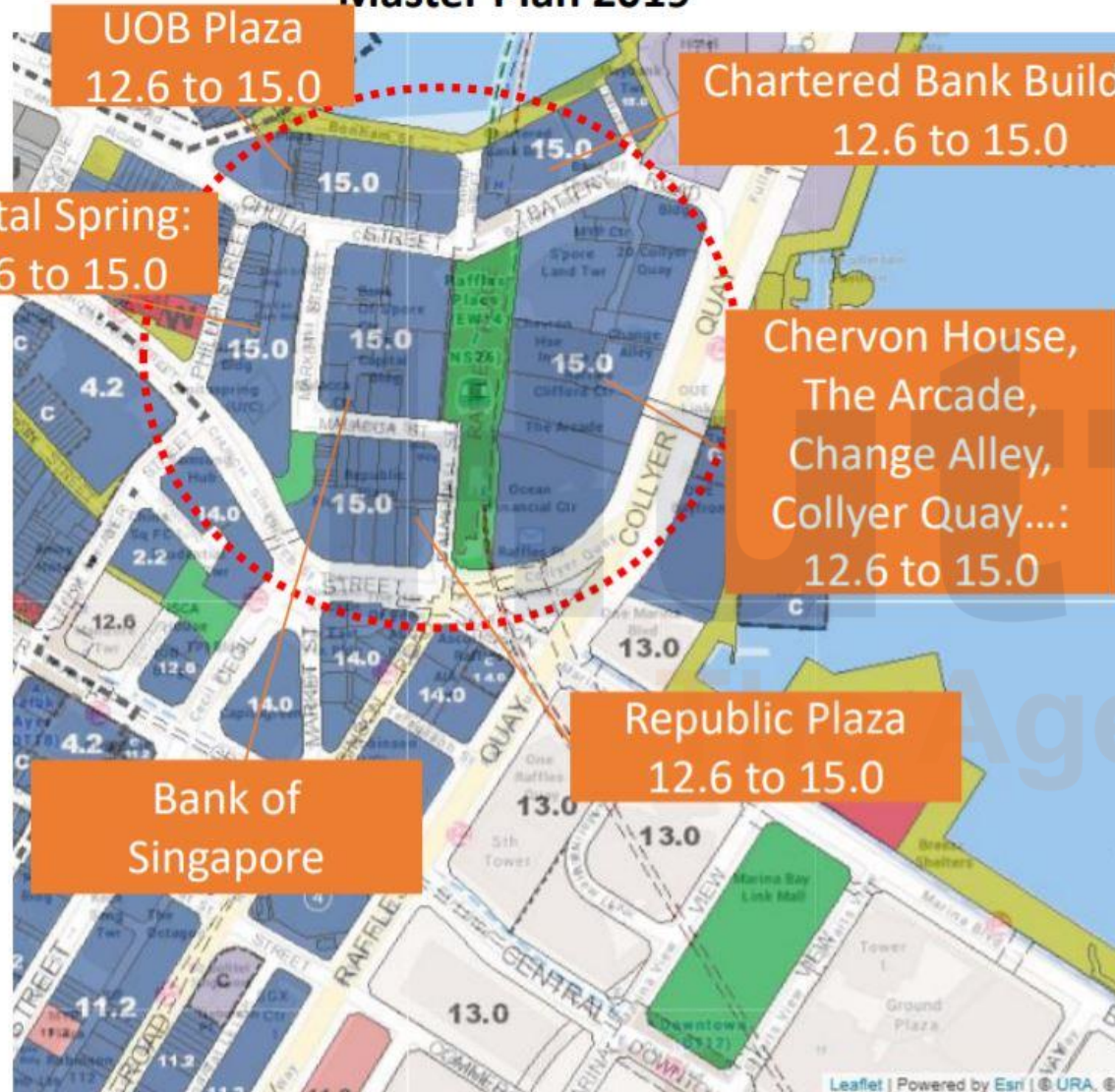
To complement the station as a multi-functional community building, the car park will be converted into an attractive lawn for large-scale events.



Source: Huttons Research, URA

OUR IMMEDIATE NEIGHBOUR DISTRICT 1 – Marina Area

Master Plan 2019



Master Plan 2014



WHAT IS THE IMPLICATION?

Source: Huttons Research, URA

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OUR IMMEDIATE NEIGHBOUR DISTRICT 1 – Marina Area

Master Plan 2019



Master Plan 2014



WHAT IS THE IMPLICATION?

Source: Huttons Research, URA

OUR IMMEDIATE NEIGHBOUR DISTRICT 4 - Keppel

Master Plan 2019



Master Plan 2014



WHAT IS THE IMPLICATION?

Keppel Club lease expiration in 2021 and plans have been put in place to transform it into a waterfront residential area

Source: Huttons Research, URA

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CONNECTIVITY

CONNECTIVITY



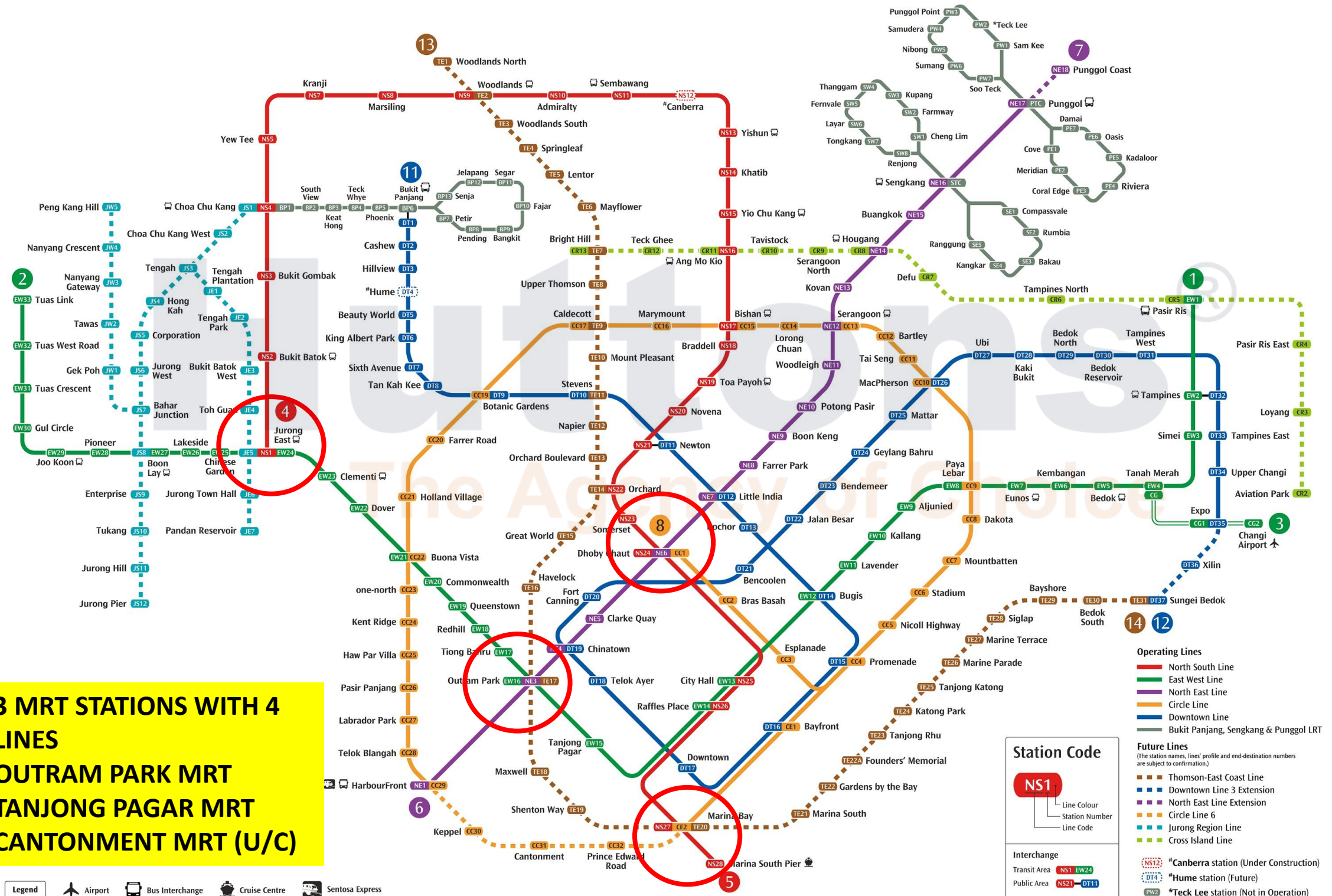
CONNECTIVITY



MRT

LRT

System Map



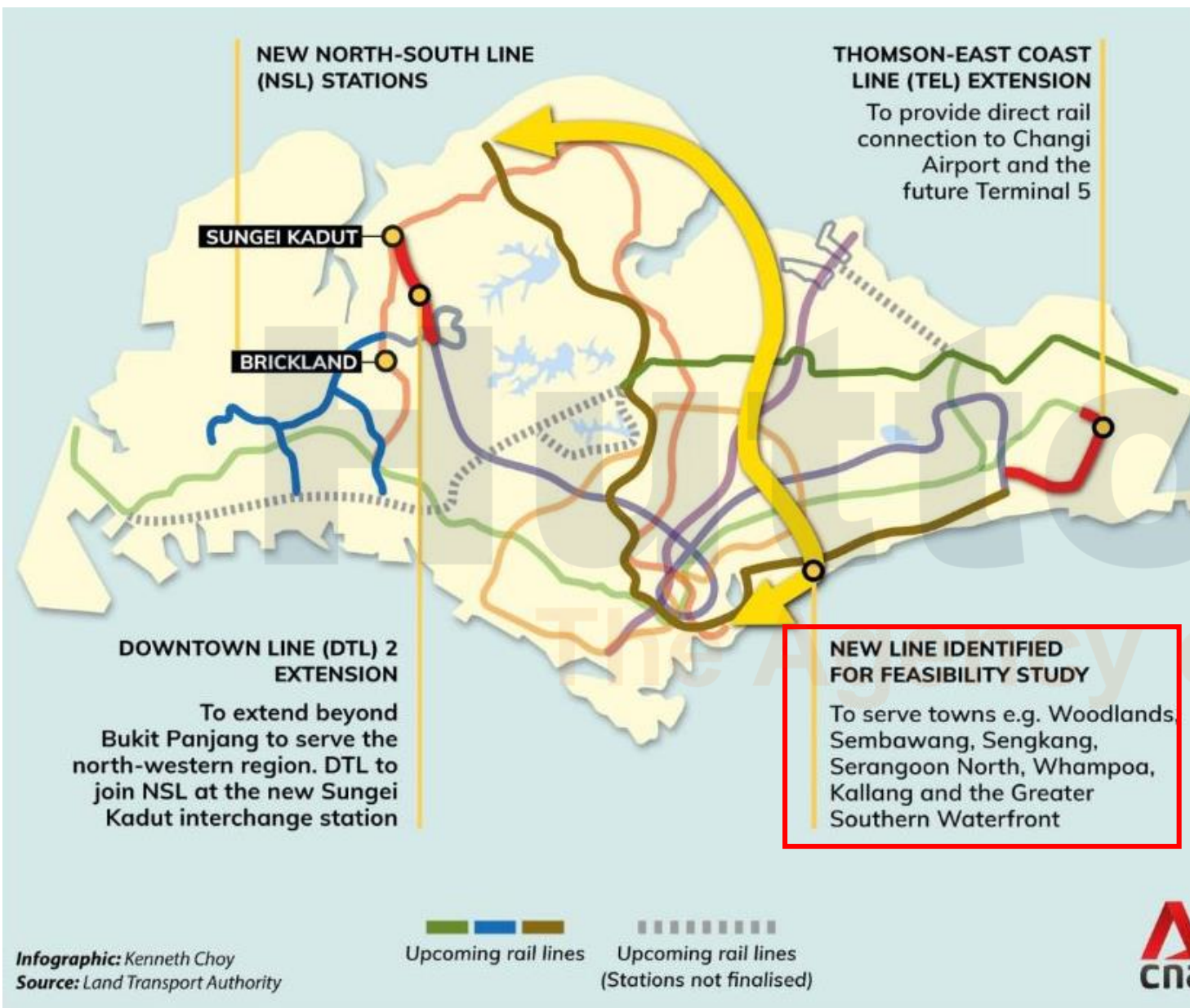
CONNECTIVITY

SINGAPORE RAIL NETWORK 2040

New stations, line extensions planned for Singapore's rail network

SINGAPORE: Accessibility to the rail network is set to be further improved with the extension of some lines and the development of new stations. Among the proposals announced on Saturday (May 25) by the Land Transport Authority (LTA) in its Land Transport Master Plan 2040 (LTMP 2040) is the addition of two new stations on the North-South Line (NSL).

Read more at
<https://www.channelnewsasia.com/news/singapore/new-mrt-stations-lines-lta-master-plan-11564622>



source: CNA 25 May 2019

GREATER SOUTHER WATERFRONT

THE MOST DESIRED ADDRESS OF TOMORROW

50 Everton Road

POSITION YOURSELF IN A LOCATION
LIKE NEVER BEFORE. EXPERIENCE AN
EXTRAORDINARY EXPRESSION
OF PURE PLEASURE, OF VISION, OF SPACE,
LIGHT AND QUALITY

PERSONALITY | CHARACTER | SLEEK | FREEHOLD

GREATER SOUTHERN WATERFRONT

SIX TIMES THE SIZE OF MARINA BAY, THE GREATER SOUTHERN WATERFRONT WILL STRETCH FROM PASIR PANJANG ALL THE WAY TO MARINA EAST.

It is part of Singapore's Master Plan for a new gateway that will take urban waterfront living into the next era and beyond. Six broad ideas have been proposed and will form the groundwork for this mega project. Development will begin in phases and will start earlier than scheduled, in just 5 to 10 years' time. And you will enjoy being at the heart of it all at Sky Everton.



1 NEW WATERFRONT DISTRICTS

When all port activities relocate to Tuas, Tanjong Pagar and Pasir Panjang will open up for unique waterfront live-work-play concepts. Keppel Club will also be redeveloped into a new residential precinct.

3 CIRCLE LINE 6 OPENING IN 2025

In 2025, the Circle line will be completed with the opening of Keppel, Cantonment and Prince Edward Road stations. Commuters will be able to enjoy faster access from areas such as Kent Ridge and Haw Par Villa to the CBD and Marina Bay area.

5 MAXIMISING WATER RESOURCES

After the success of Marina Bay as our first city reservoir, a new one could be developed for the Greater Southern Waterfront. Canals could also be planned to enhance the waterfront appeal of the area.

7 BRINGING PEOPLE CLOSER TO THE WATER

Taking advantage of beautiful sea views, a scenic continuous waterfront promenade will link places of interest along the Greater Southern Waterfront.

9 PASIR PANJANG POWER STATION TO GO UNDERGROUND

Singapore will build its largest underground substation by 2025, freeing up more than three hectares of land. A commercial development will be built on top of it. The remaining land area will be used for lifestyle and other purposes.

2 EXPANDING THE CENTRAL BUSINESS DISTRICT (CBD)

The existing CBD and Marina Bay could be expanded as a growth catalyst and to bring work places closer to home. This could also inject a new energy for more lively areas after office hours.

4 ST JAMES POWER STATION TO BE DEVELOPED INTO AN OFFICE COMPLEX

The national monument, St James Power Station, will be refurbished into an office complex.

6 DEVELOPMENT OF PULAU BRANI

Anchored to be part of the Southern Gateway for Asia, Pulau Brani will provide exciting opportunities to develop new tourism attractions. A green corridor that links Labrador Park, Berlayer Creek and Mount Faber to Pulau Brani may be created and be connected to Gardens by the Bay and island-wide green network.

8 CONNECTING NATURE

More parks and eco-corridors could be planned to seamlessly connect from one park to another. The new Pasir Panjang Linear Park will link West Coast Park to Labrador Nature Reserve.

10 NEW PASIR PANJANG LINEAR PARK

The upcoming Pasir Panjang Linear Park will connect West Coast Park to Labrador Nature Reserve, offering park users a glimpse of the Power District up close. Future connections will also link up places of interest from the waterfront to the hilltops, allowing visitors to enjoy a distinctive recreational experience.



Asia Gardens, along Everton Road, is a 23-storey freehold development, with 80 apartment units and four penthouses. BT FILE PHOTO

Asia Gardens sold en bloc for S\$343m to consortium

A group led by developer Sustained Land hopes to redevelop the site into a 36-storey condo with 264 units

By Yunita Ong
yunitaso@sph.com.sg
@YunitaOngBT

Singapore

ASIA Gardens, located along Everton Road in the Spottiswoode enclave, has been sold for S\$343 million via collective sale to a consortium here led by developer Sustained Land.

The other partners are builder-cum-developer Ho Lee Group and an investment holding company fully owned by Loi Pok Yen, logistics company CWT's group chief executive.

Owners at the 23-storey freehold development, which has 80 apartment units and four penthouses, are expected to receive gross sale proceeds of between S\$3.476 million and S\$7.73 million per unit.

The sale price reflects a land rate of S\$1,722 per square foot per plot ratio (psf ppr). Due to the high develop-

ment baseline, there is no development charge payable, which translates to S\$1,565 psf ppr including the 10 per cent bonus balcony area.

The development, which was completed in the late 1980s, has a land area of approximately 72,059 square feet (sq ft) and a gross plot ratio of 2.8.

It is close to the Central Business District (CBD) and a short drive from Marina Bay, Clarke Quay, Orchard Road and Harbourfront, said marketing agent Edmund Tie & Company in a statement on April 17.

It can potentially be redeveloped into a 36-storey residential condominium project with approximately 264 apartment units, subject to authorities' approvals.

Its asking price when the tender was launched in March was S\$338 million.

"Asia Gardens represents probably

the last freehold residential redevelopment site in the precinct," Edmund Tie & Company's senior director of investment advisory Swee Shou Fern said. "It is ideally oriented north-south facing and units in the new development will enjoy unobstructed panoramic views of the city skyline and sea beyond the Tanjong Pagar port area."

Sustained Land's director Douglas Ong told *The Business Times* that it had fully sold its projects with over 1,000 units in total — Sturdee Residences near Farrer Park MRT, TRE Residences in Geylang (jointly with MCC Land) and Poiz Residences at Potong Pasir — and has been seeking to replenish its land bank.

It led a consortium that acquired Parkway Mansion along Amber Road in an en bloc deal for S\$146.99 million in December 2017. Sustained Land also bought The Albracca in a

S\$69.1 million collective sale in July 2017.

Ho Lee Group, incorporated in 1996, has developed residential and commercial projects such as the built-to-order Mauser Factory in Tuas, The Watercolour Executive Condominium and The Heron Bay Executive Condominium.

It is also involved in general building construction and specialised metal works, among other construction-related work.

It is the first local deal for Mr Loi — and his largest so far — under his fully owned Penjuru Capital, which has also invested abroad in property in the United Kingdom and Japan, he told BT.

Edmund Tie & Company is also handling the collective sale of Peak Court and Casa Meyfort, with their tenders closing on May 9 and May 21 respectively.

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Artist Impression

LEGEND

- | | |
|------------------|--|
| Retail | Greater Southern Waterfront |
| Parks | Central Business District & Marina Bay |
| Dining | Medical City |
| Education | Orchard Belt |
| Work | Kim Seng & Outram Precinct |
| Market | |
| Country Club | |
| East West Line | |
| North South Line | |
| North East Line | |
| Circle Line | |
| Downtown Line | |

A POSITION OF EXCELLENCE

Enjoy the very best of city centre living where all you want is conveniently within easy reach. Tanjong Pagar Centre, 100 AM and Chinatown are just around the corner. Marina Bay and VivoCity are mere minutes away by car. Discover some of Singapore's best restaurants, cafes and eateries within walking distance. In an enclave surrounded by parks, schools, shops and more, everything you need is right here. What's more, the future Cantonment MRT station at your doorstep will enhance Sky Everton's offering as one of the most accessible and well-connected residences.





161.5M TOWER | 36 STOREY

EXCLUSIVE

6,696sqm 262 Units SKY EVERTON

9,447sqm 351 Units Spotiswoode
Residences

3,890sqm 251 Units Spotiswoode 18

3,588sqm 183 Units Spotiswoode
Suites

Artist Impression

PROJECT SPECIFICATION

Project Name	SKY EVERTON
Description	PROPOSED RESIDENTIAL HOUSING DEVELOPMENT COMPRISING 1 TOWER OF 36-STOREY RESIDENTIAL FLATS (TOTAL 262 UNITS WITH 4-STOREY CARPARK, A BASEMENT AND COMMUNAL FACILITIES TS23 ON LOT00818A,0108 AT EVERTON ROAD (BUKIT MERAH)
Address	50 EVERTON ROAD
District	02
Developer	SL CAPITAL (6) PTE LTD
Tenure	ESTATE IN FEE SIMPLE (FREEHOLD)
Site Area	6,694.5 sqm / 72,048 sq.ft
No. of Storey	36 STOREYS
No. of Units	262 UNITS
Expected Date OF Vacant possession	3 SEPTEMBER 2023
Expected Date of legal Completion	3 SEPTEMBER 2026
Total Units	262
No. Of Lifts	4 UNITS FOR THE BUILDING

STRICTLY FOR HUTTONS INTERNAL USE ONLY. NOT FOR CIRCULATION

Car Park Lots	<p>262 LOTS + 3 BARRIER FREE CARPARK LOT AS FOLLOWS;</p> <ol style="list-style-type: none"> 1) Basement - 53 lots 2) 1st Storey – 41 lots & 3 barrier free lots 3) 2nd Storey – 44 lots 4) 3rd Storey – 50 lots 5) 4th Storey – 48 lots 6) 4th Storey Mezzanine – 26 lots
Floor to Floor Height	<ul style="list-style-type: none"> • Overall height 161.55m (Road AMSL 104.6) • Basement 2.8m (AMSL 103.6m to 106.4m) • 1st to 5th Storey – 13.8m (AMSL 106.4m to 120.2m) • 5th to 6th Storey – 10.5m (AMSL 120.2m to 130.7m) • 6th to 12th Storey, 15th to 22nd Storey, 25th to 35th Storey – 3.5m • 13th Storey & 14th Storey & 23rd to 24th Storey – 6m For Living/5m For Dining & Master Bedroom, 3.5m for Bedroom 2 & 3.
Floor to False ceiling Height	<ul style="list-style-type: none"> • Toilet, Kitchen, Bathroom & Corridor – 2.7M • Master Bedroom, Living Dining, Bedroom (Typical Floor 3.25m) • Master Bedroom (4.75m for 13th & 23rd Storey) • Living/Dining (5.75m for 13th & 23rd Storey) • Bedroom 2 & 3 (3.25m for 13th & 23rd Storey)
Estimated Maintenance Fee	\$58 Per Share
Project Acct No.	UNITED OVERSEAS BANK LIMITED FOR PROJECT ACCOUNT NO. 451-308-976-1 OF SL CAPITAL (6) PTE LTD

PROJECT SPECIFICATION

Architect	ADDP
Main Contractor	TO BE CONFIRMED
Quality Surveyor	DAVIS LANGDON KPK
Landscape Consultant	ECOPLAN ASIA PTE LTD
Civil & Structural Engineer	KCL CONSULTANT PTE LTD
Mechanical & Electrical Engineer	BELMACS PTE LTD
Interior Designer	2 nd EDITION PTE LTD & SUPEFAST DESIGNS
Sanitary Wares & Fittings	LAUFEN (From SWITZERLAND)
Kitchen Appliances	SMEG (From ITALY)
Air Condition	DAIKIN HEAT RECOVERY SYSTEM
Main Door Lock	SAMSUNG
Audio Video Intercom	COMELT (From ITALY)
Gym Size	4m X 11m

	TYPE	SIZE	NO. OF UNITS	PERCENTAGE		FACING	MAINTENANCE
1 BEDROOM	A1	463	30	11.45%	12.98%	SOUTH	\$290
	A2	592	4	1.53%		SOUTH	
1 BEDROOM + STUDY	A3	506	14	5.34%	6.10%	NORTH	\$290
	A4	635	2	0.76%		NORTH	
2 BEDROOM	B1	646	38	14.50%	28.24%	NORTH	\$348
	B2	807	2	0.76%		NORTH	
	B3	624	30	11.45%		SOUTH	
	B4	764	4	1.53%		SOUTH	
2 BEDROOM + STUDY	B5	657	22	8.40%	14.50%	SOUTH	\$348
	B6	678	14	5.34%		NORTH	
	B7	840	2	0.76%		NORTH	
3 BEDROOM	C1	915	38	14.50%	15.26%	NORTH	\$348
	C2	1066	2	0.76%		NORTH	
3 BEDROOM + STUDY (WITH PRIVATE LIFT)	C3	958	30	11.45%	12.98%	SOUTH	\$348
	C4	1109	4	1.53%		SOUTH	
4 BEDROOM (WITH PRIVATE LIFT)	D1	1346	22	8.40%	8.40%	SOUTH	\$348
5 BEDROOM PENTHOUSE	PH1	1819	2	0.76%	1.52%	NORTH	\$406
6 BEDROOM PENTHOUSE (WITH PRIVATE LIFT)	PH2	2228	2	0.76%		SOUTH	\$464

PROJECT SPECIFICATION

A) 1st Storey (THE GARDEN OASIS)

- 1) Arrival Plaza
- 2) Arrival Lounge
- 3) Atrium
- 4) Tree Courtyard
- 5) Arrival Water Court
- 6) Pool Deck
- 7) Banquet Lawn
- 8) 50m Lap Pool
(50m x 7m wide)
- 9) Water Loungers
- 10) Poolside Dining
- 11) Alfresco Garden Lounge
- 12) Family Pavilion
- 13) Day Bed
- 14) Tower Lobby
- 15) Playground
- 16) Lift Lobby
- 17) Firefly Garden Cabana
- 18) Firefly Garden
- 19) Maze Garden
- 20) Recreational Tennis Court
- 21) Substation
- 22) Standby Genset
- 23) Bicycle Parking Lots
- 24) Guard House
- 25) MDF Room
- 26) MCST Room

B) 5th Storey (THE PIAZZA)

- 1) Piazza Deck
- 2) Nature Walk
- 3) Nature Lounge
- 4) Gourmet Kitchen
- 5) Aqua Gym
- 6) Hydro Foot Massage
- 7) Hydro Back Massage
- 8) Hydro Massage Bed
- 9) Hot SPA
- 10) Medium SPA
- 11) Cold SPA
- 12) Foot SPA
- 13) Pool Side Lounge Bed
- 14) Tropical Pool Deck
- 15) Bubbling Jet
- 16) Tropical Family Pool
- 17) Nature Terrace
- 18) Tropical Courtyard
- 19) Tropical Stream Trail
- 20) Party Deck
- 21) Horizon Infinity Pool

C) 14th Storey (SKY FOREST)

- 1) Fitness Park
- 2) Wonderland Play Area
- 3) Sky Forest Lounge
- 4) Yoga Deck
- 5) Hammock Alcove
- 6) Gym
- 7) Herb Garden
- 8) Green Bar

D) 24th Storey (THE SKY CLUB)

- 1) Sky Bar
- 2) Sky Lounge
- 3) Starlight Dining
- 4) Reading Lawn
- 5) Skyline Co-working Space
- 6) Social Pad
- 7) Sky Cabana
- 8) Swing Cabana
- 9) Sky Teppanyaki Grill
- 10) Observation Deck
- 11) Sky Event Room
- 12) Alfresco Dining

PROJECT SPECIFICATION – UNIT TYPE

TYPES	BEDROOMS	UNIT SIZE		TOTAL
		SQ.FT	SQ M	
A1 (#06-04 to #12-04 & #15-04 to #22-04) Mirror Image (#06-07 to #12-07 & #15-07 to #22-07)	1	463	43	30
A2 (#13-04 & #23-04) Mirror Image (#13-07 & #23-07) *13th & 23rd STY High Ceiling 6m for Living/Dining. 5m for Master room	1	592	55	4
A3 (#06-01 to #12-01) Mirror Image (#06-10 to #12-10)	1 + S	506	47	14

PROJECT SPECIFICATION – UNIT TYPE

TYPES	BEDROOMS	UNIT SIZE		TOTAL
		SQ.FT	SQ M	
A4 (#13-01) Mirror Image (#13-10) <i>*6m High Ceiling for Living/Dining.</i> <i>5m for Master room</i>	1 + S	635	59	2
B1 (#15-01 to #22-01 & #25-01 to #35-01) Mirror Image (#15-10 to #22-10 & #25-10 to #22-10)	2	646	60	38
B2 (#23-01) Mirror Image (#23-10) <i>*6m High Ceiling for Living/Dining.</i> <i>5m for Master room</i>	2	807	75	2

PROJECT SPECIFICATION – UNIT TYPE

TYPES	BEDROOMS	UNIT SIZE		TOTAL
		SQ.FT	SQ M	
B3 (#06-05 to #12-05 & #15-05 to #22-05) Mirror Image (#06-06 to #12-06 & #15-06 to #22-06)	2	624	58	30
B4 (#13-05 & #23-05) Mirror Image (#13-06 & #23-06) <i>*13th & 23rd STY High Ceiling 6m for Living/Dining. 5m for Master room</i>	2	764	71	4
B5 (#25-05 to #35-05) Mirror Image (#25-06 to #35-06)	2 + S	657	61	22

PROJECT SPECIFICATION – UNIT TYPE

TYPES	BEDROOMS	UNIT SIZE		TOTAL
		SQ.FT	SQ M	
B6 (#06-02 to #12-02) Mirror Image (#06-09 to #12-09)	2 + S	678	63	14
B7 (#13-02) Mirror Image (#13-09) <i>*6m High Ceiling for Living/Dining. 5m for Master room</i>	2 + S	840	78	2
C1 (#15-02 to #22-02 & #25-02 to #35-02) Mirror Image (#15-09 to #22-09 & #25-09 to #35-09)	3	915	85	38

PROJECT SPECIFICATION – UNIT TYPE

TYPES	BEDROOMS	UNIT SIZE		TOTAL
		SQ.FT	SQ M	
C2 (#23-02) Mirror Image (#23-09) <i>*6m High Ceiling for Living/Dining.</i> <i>5m for Master room</i>	3	1066	99	2
C3 (#06-03 to #12-03 & #15-03 to #22-03) Mirror Image (#06-08 to #12-08 & #15-08 to #22-08)	3 + S With Private Lift	958	89	30
C4 (#13-03 & #23-03) Mirror Image (#13-08 & #23-08) <i>*13th & 23rd Storey, 6m High Ceiling for Living/Dining.</i> <i>5m for Master room</i>	3 + S With Private Lift	958	89	4

PROJECT SPECIFICATION – UNIT TYPE

TYPES	BEDROOMS	UNIT SIZE		TOTAL
		SQ.FT	SQ M	
D1 (#25-03 to #35-03) Mirror Image (#25-08 to #35-08)	4 with Private Lift	1435	125	22
PH 1 (#36-01 & #36-10)	5	1819	169	2
PH 1 (#36-03 & #36-08)	6	2228	207	2

AMENITIES

	AMENITIES	DISTANCE	WALK	DRIVE
SUPERMARKET	5 TANJONG PAGAR ROAD - FAIRPRICE	0.51M	7 MINS	2 MINS
	TANJONG PAGAR PLAZA	0.52M	7 MINS	2 MINS
	TANJONG PAGAR PLAZA MARKET	0.56KM	7 MINS	2 MINS
	100 AM - FAIRPRICE FINEST	0.65KM	8 MINS	3 MINS
	TIONG BAHRU MARKET	1.2KM	-	4 MINS
EATERIES	BLK 1/3/3/7 EVERTON PK - SHOPHOUSE	0.11KM	1 MIN	1 MIN
	TANJONG PAGAR PLAZA FOOD CENTRE	0.56KM	7 MINS	2 MINS
	MAXWELL FOOD CENTRE	0.87KM	11 MINS	3 MINS
	SHOPHOUSES	0.18KM	3 MINS	1 MIN

AMENITIES

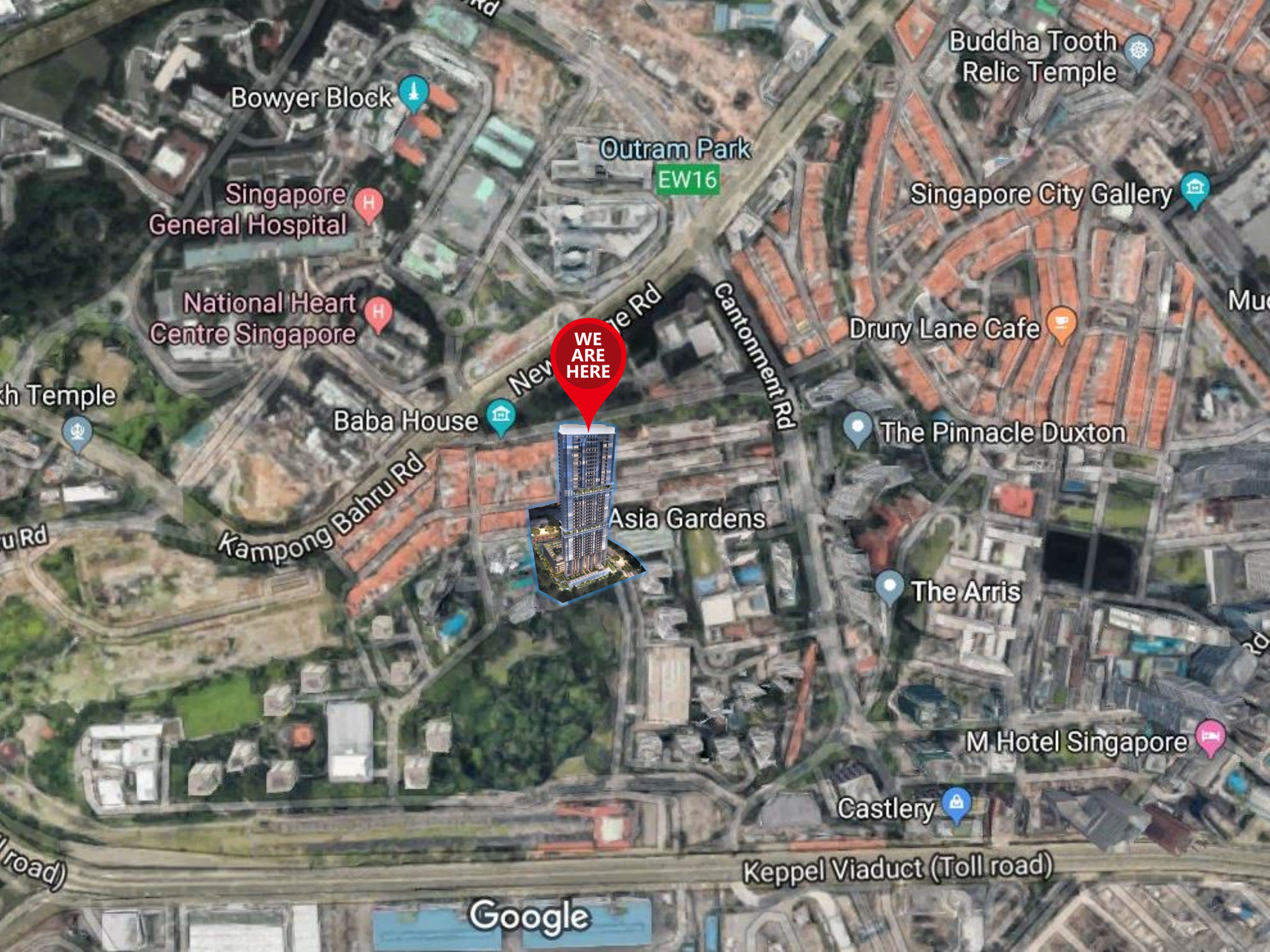
	SHOPPING MALLS			
MALLS	CHINATOWN PLAZA	0.51KM	7 MINS	2 MINS
	100 AM MALL	0.65KM	8 MINS	3 MINS
	TANJONG PAGAR XCHANGE	0.78KM	10 MINS	3 MINS
	TIONG BAHRU PLAZA	1.7KM	-	5 MINS
	MARINA BAY SANDS	1.8KM	-	6 MINS
	VIVO CITY	2.1KM	-	6 MINS
	PLAZA SINGAPURA	2.7KM	-	9 MINS
	TRANSPORTATION & CONNECTIVITY			
MRT	CANTONMENT MRT (U/C) - CCL	0.27KM	3 MINS	1 MIN
	OUTRAM PARK MRT - EWL/NEL	0.42KM	6 MINS	2 MINS
	TANJONG PAGAR MRT - EWL	0.78KM	10 MINS	3 MINS

AMENITIES

	TRANSPORTATION & CONNECTIVITY			
BUS STOPS	BLK 3 (BUS: 61,120,166,167,196,197)	0.16KM	2 MINS	-
	OPP NEW BRIDGE RD TER (BUS: 124,143,147,961C,961)	0.21KM	2 MINS	-
	BEF HOSP DR (BUS: 61,120,124,143,147,166,167,196,197,961C,961)	0.25KM	3 MINS	-
	NEW BRIDGE RD TER (BUS: CT8,CT28,CT18,2,12,54,120,174E,174,190)	0.26KM	3 MINS	-
	MARITIME HOUSE (BUS: 75,167,196)	0.28KM	3 MINS	-
	FORMER RAILWAY STN (BUS: 10,30,57,80,97E,97,100,131,145)	0.39KM	4 MINS	-
	OPP FORMER RAILWAY STN (BUS: NR6,NR1,10,30,57,80,97E,97,100,131,145)	0.4KM	4 MINS	-
MAJOR EXPRESSWAY	CTE	1.05KM	-	3MINS
	AYE (ECP-KPE/WEST COAST HIGHWAY)	0.52KM	-	2MINS

AMENITIES

	EDUCATIONAL INSTITUTES			
CHILDCARE	CARPE DIEM SPRINGS - BLK 108 SPOTTISWOODE PK	0.36KM	4 MINS	2 MINS
	KIDSCAMPUS TANJONG PAGAR - BLK 101 CANTONMENT RD	0.38KM	4 MINS	2 MINS
	LIFE JOURNIZ - BLK 48 CRAIG RD	0.48KM	5 MINS	2 MINS
	MY FIRST SKOOL - BLK 2 TANJONG PAGAR PLAZA	0.5KM	6 MINS	2 MINS
PRE-SCHOOL	PCF TANJONG PAGAR - BLK 1E CANTONMENT RD	0.34KM	4 MINS	2 MINS
PRIMARY SCHOOL	CANTONMENT PRIMARY SCHOOL	0.2KM	2 MINS	1 MIN
	CHIJ (KELLOCK)	1.15KM	-	4MINS
	RADIN MAS PRIMARY SCHOOL	1.6KM	-	5 MINS
	ZHANGDE PRIMARY SCHOOL	1.7KM	-	6 MINS
SECONDARY SCHOOL	OUTRAM SECONDARY SCHOOL	1.15KM	-	4 MINS
	CHIJ ST. THERESA'S CONVENT	1.8KM	-	6 MINS
	GAN ENG SENG SECONDARY SCHOOL	2.2KM	-	7 MINS
TERTIARY SCHOOL	INSPIRATION DESIGN INTERNATIONAL SCHOOL	0.36KM	4 MINS	2 MINS
	DUKE-NUS GRADUATE MEDICAL SCHOOL SG	0.71KM	9 MINS	3 MINS



Bowyer Block

Singapore General Hospital

National Heart Centre Singapore

Outram Park

EW16

Buddha Tooth Relic Temple

Singapore City Gallery

Drury Lane Cafe

The Pinnacle Duxton

The Arris

M Hotel Singapore

Castlery

Keppel Viaduct (Toll road)

Baba House

Asia Gardens

Kampong Bahru Rd

New Bridge Rd

Cantonment Rd

Google

WE ARE HERE

NORTH - TOWARDS CONSERVATION HOUSES



THE GARDEN OASIS & THE PIAZZA

- 01 Arrival Plaza
- 02 Arrival Lounge
- 03 Atrium
- 04 Alfresco Garden Lounge
- 05 Poolside Dining
- 06 50m Lap Pool (50x7m)
- 07 Water Loungers
- 08 Day Bed Lawn
- 09 Family Pavilion
- 10 Banquet Lawn
- 11 Playground
- 12 Maze Garden
- 13 Firefly Garden
- 14 Firefly Garden Cabana
- 15 Pool Deck
- 16 Tower Lobby
- 17 Tree Courtyard
- 18 Arrival Water Court
- 19 Lift Lobby
- 20 Leisure Tennis Court
- 21 Horizon Infinity Pool
- 22 Tropical Courtyard
- 23 Tropical Stream Trail
- 24 Party Deck
- 25 Gourmet Kitchen
- 26 Aqua Gym
- 27 Hydro Foot Massage
- 28 Nature Walk
- 29 Piazza Deck
- 30 Nature Lounge
- 31 Hydro Massage Bed
- 32 Hydro Back Massage
- 33 Foot Spa
- 34 Cold Spa
- 35 Medium Spa
- 36 Hot Spa
- 37 Bubbling Jet
- 38 Tropical Family Pool
- 39 Tropical Pool Deck
- 40 Poolside Lounge Bed
- 41 Nature Terrace



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SOUTH - TOWARDS GREATER SOUTHERN WATERFRONT

NORTH - TOWARDS CONSERVATION HOUSES

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SKY FOREST

42. Fitness Park

43. Wonderland Play Area

44. Gym

45. Sky Forest Lounge

46. Yoga Deck

47. Hammock Alcove

48. Green Bar

49. Herb Garden



SOUTH - TOWARDS GREATER SOUTHERN WATERFRONT

NORTH - TOWARDS CONSERVATION HOUSES

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THE SKY CLUB

- | | |
|------------------------------------|--------------------------|
| 50. Sky Bar | 56. Swing Cabana |
| 51. Sky Lounge | 57. Sky Teppanyaki Grill |
| 52. Starlight Dining | 58. Sky Cabana |
| 53. Reading Lawn | 59. Observation Deck |
| 54. Skyline Coworking Space/Dining | 60. Sky Event Room |
| 55. Social Pod | |



SOUTH - TOWARDS GREATER SOUTHERN WATERFRONT



Artist Impression



Artist Impression



Artist Impression



Artist Impression



Artist Impression



Artist Impression



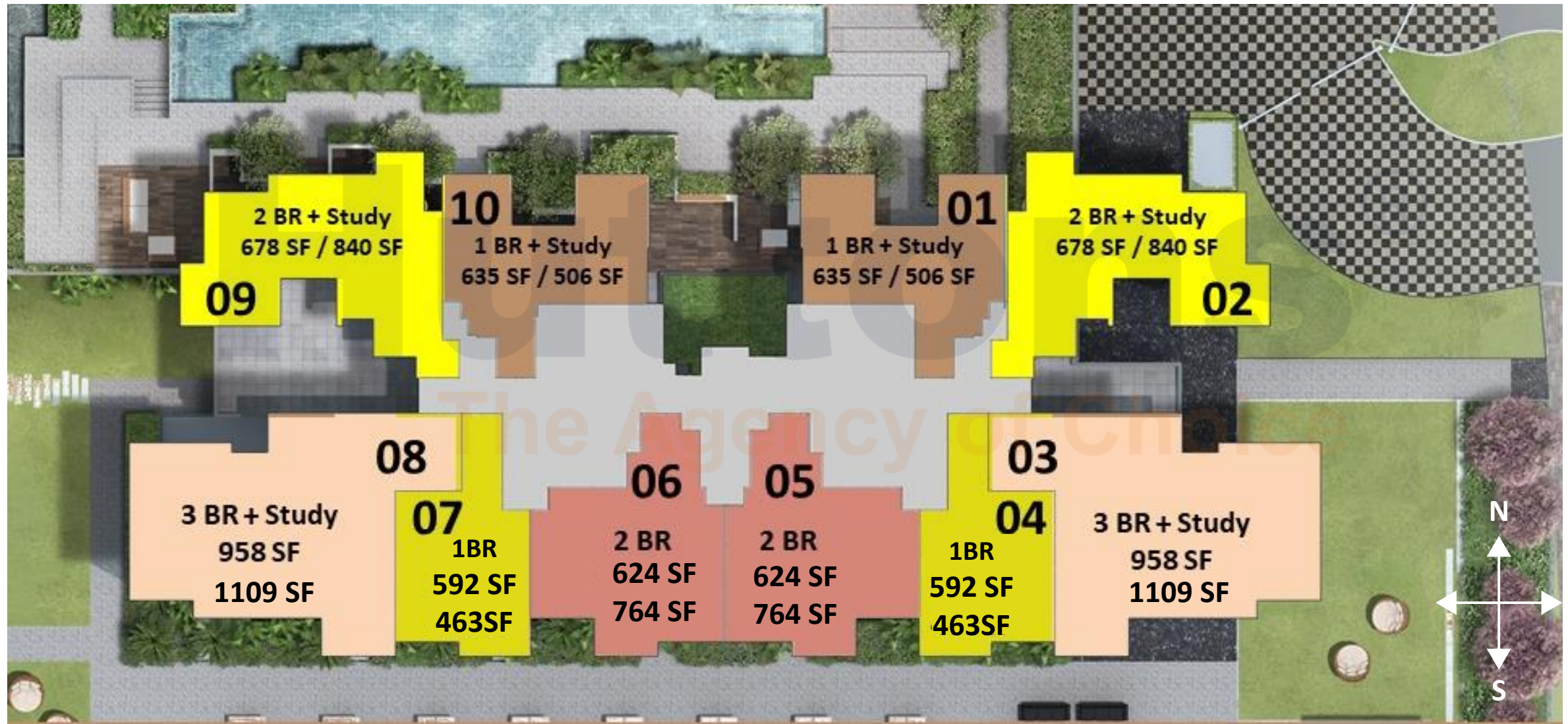
Artist Impression



Artist Impression

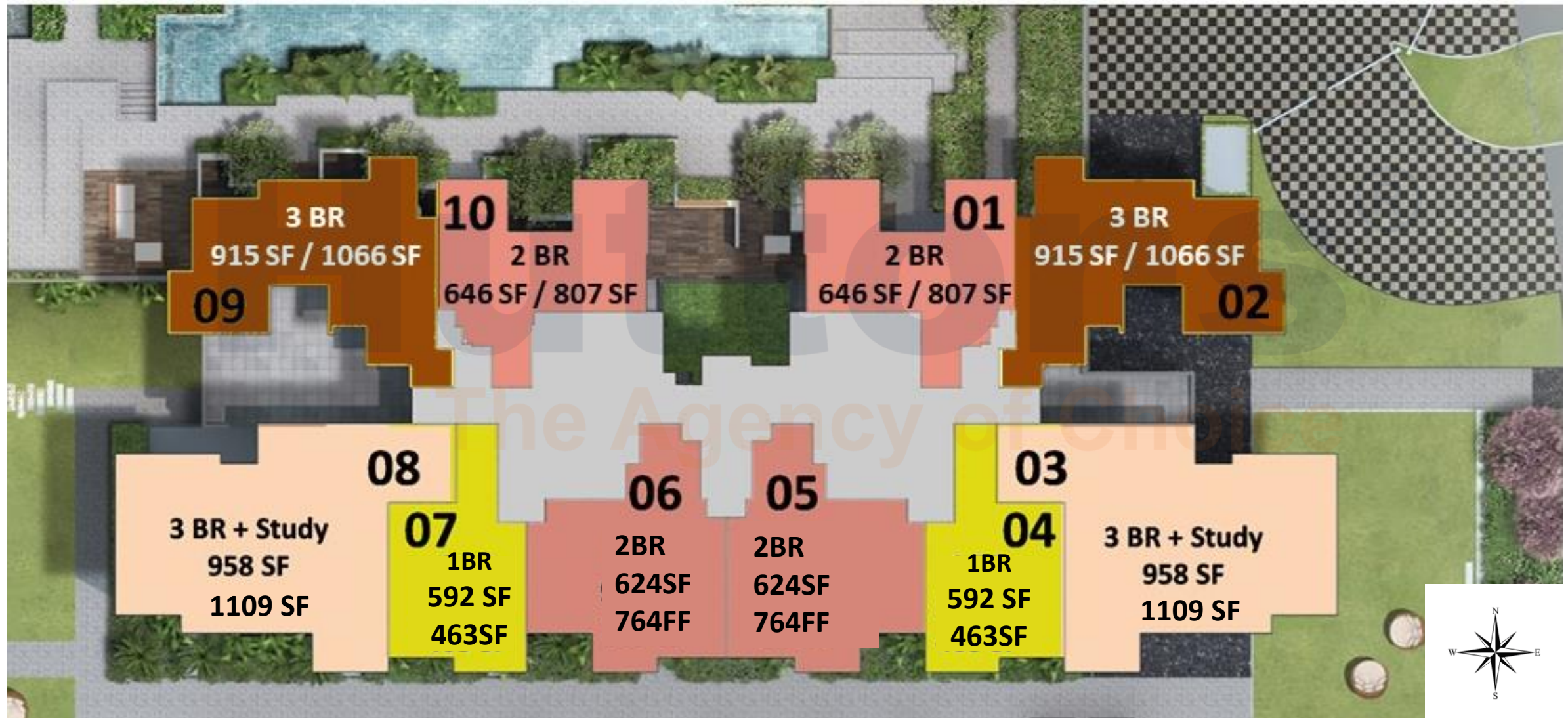
SITE PLAN

6th to 13th Storey



SITE PLAN

15th to 23rd Storey



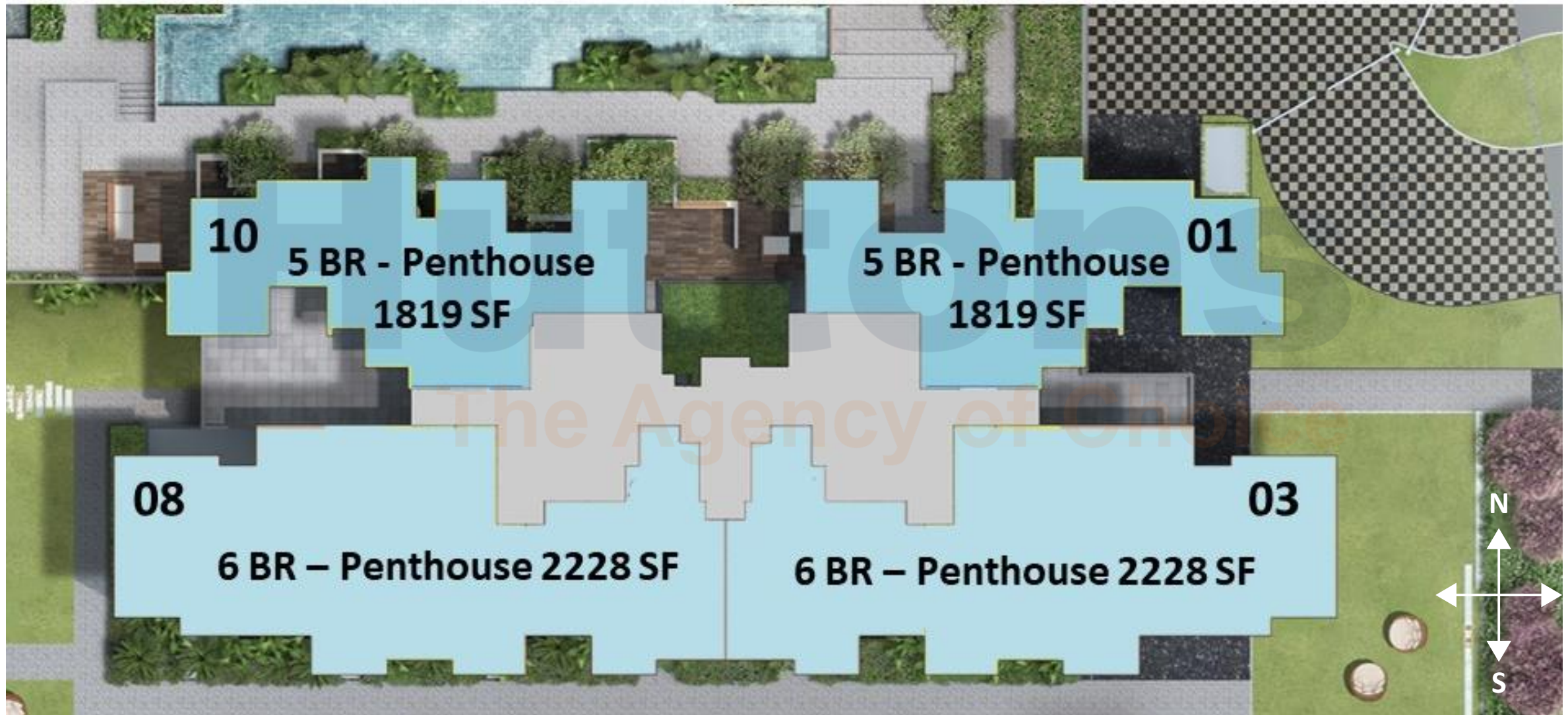
SITE PLAN

25th to 35th Storey



SITE PLAN

36th Storey





Artist Impression



FLOOR PLANS

SKY EVERTON ELEVATION CHART

SOUTH FACING

NORTH FACING

APPROXIMATE HEIGHT

	STACK 08	STACK 07	STACK 06	STACK 05	STACK 04	STACK 03		STACK 02	STACK 01	STACK 10	STACK 09		
36	6BR PH (2228 SF) #36-08		6BR PH (2228 SF) #36-03					5BR PH (1819 SF) #36-01		5BR PH (1819 SF) #36-10		36	161 M
35	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	35	
34	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	34	
33	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	33	
32	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	32	
31	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	31	
30	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	30	
29	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	29	
28	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	28	
27	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	27	
26	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	26	
25	D1 (1346 SF)		B5 (657 SF)	B5 (657 SF)		D1 (1346 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	25	
24	SKY CLUB - SKY BAR, STARLIGHT DINING, SKYLINE CO-WORKING SPACE, SOCIAL POD, SKY EVENT ROOM											24	
23	C4 (1109 SF)	A2 (592 SF)	B4 (764 SF)	B4 (764 SF)	A2 (592 SF)	C4 (1109 SF)		C2 (1066 SF)	B2 (807 SF)	B2 (807 SF)	C2 (1066 SF)	23	88 M
22	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	22	
21	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	21	
20	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	20	
19	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	19	
18	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	18	
17	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	17	
16	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	16	
15	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		C1 (915 SF)	B1 (646 SF)	B1 (646 SF)	C1 (915 SF)	15	
14	SKY FOREST - GYM (4X11M), FITNESS PARK, HAMMOCK ALCOVE											14	
13	C4 (1109 SF)	A2 (592 SF)	B4 (764 SF)	B4 (764 SF)	A2 (592 SF)	C4 (1109 SF)		B7 (840 SF)	A4 (635 SF)	A4 (635 SF)	B7 (840 SF)	13	46 M
12	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		B6 (678 SF)	A3 (506 SF)	A3 (506 SF)	B6 (678 SF)	12	
11	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		B6 (678 SF)	A3 (506 SF)	A3 (506 SF)	B6 (678 SF)	11	
10	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		B6 (678 SF)	A3 (506 SF)	A3 (506 SF)	B6 (678 SF)	10	
9	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		B6 (678 SF)	A3 (506 SF)	A3 (506 SF)	B6 (678 SF)	9	
8	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		B6 (678 SF)	A3 (506 SF)	A3 (506 SF)	B6 (678 SF)	8	
7	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		B6 (678 SF)	A3 (506 SF)	A3 (506 SF)	B6 (678 SF)	7	
6	C3 (958 SF)	A1 (463 SF)	B3 (624 SF)	B3 (624 SF)	A1 (463 SF)	C3 (958 SF)		B6 (678 SF)	A3 (506 SF)	A3 (506 SF)	B6 (678 SF)	6	
5	THE PIAZZA - INFINITY POOL(25M X 7M), FAMILY POOL, AQUA GYM MASSAGE POOL, NATURE WALK, PARTY DECK											5	14 M
4	CARPARK (48 LOTS)											4	
3	CARPARK (50 LOTS)											3	
2	CARPARK (44 LOTS)											2	
1	GARDEN OASIS - ARRIVAL, TENNIS COURT, POOL DECK, LAP POOL(50M X 7.0M) / CARPARK (41 LOTS)											1	
B1	CARPARK (53 LOTS)											B1	GROUND



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1 BEDROOM	A1/A2	2 BEDROOM	B1/B2/B3/B4	3 BEDROOM	C1/C2	5 BEDROOM	PH1
1 + STUDY	A3/A4	2 + STUDY	B5/B6/B7	3 + STUDY	C3/C4	6 BEDROOM	PH2
				4 BEDROOM	D1		



SKY EVERTON

1 - BEDROOM

TYPE A1

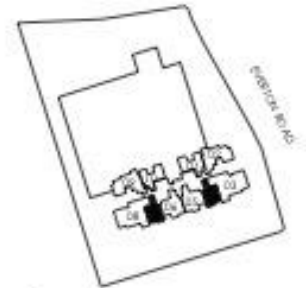
43 sq m / 463 sq ft

#06-04* to #12-04*

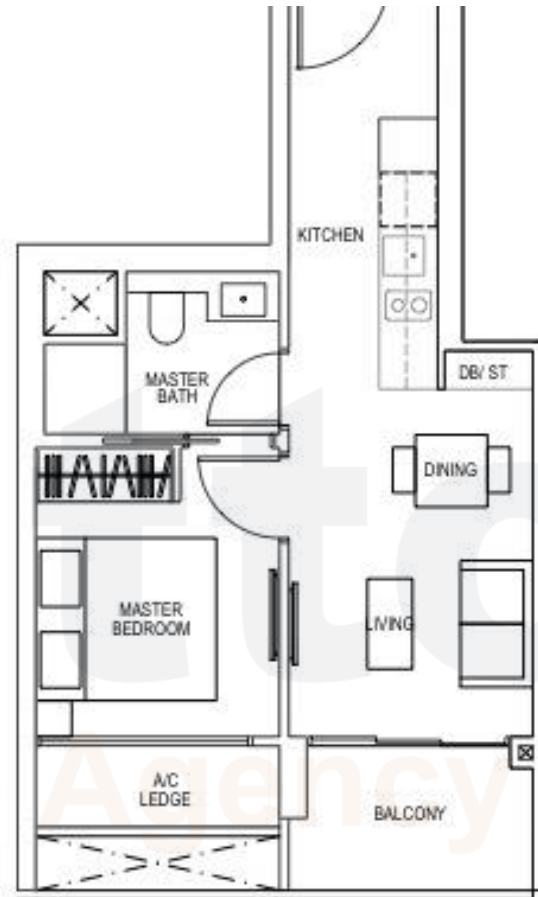
#06-07 to #12-07

#15-04* to #22-04*

#15-07 to #22-07



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

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SKY EVERTON

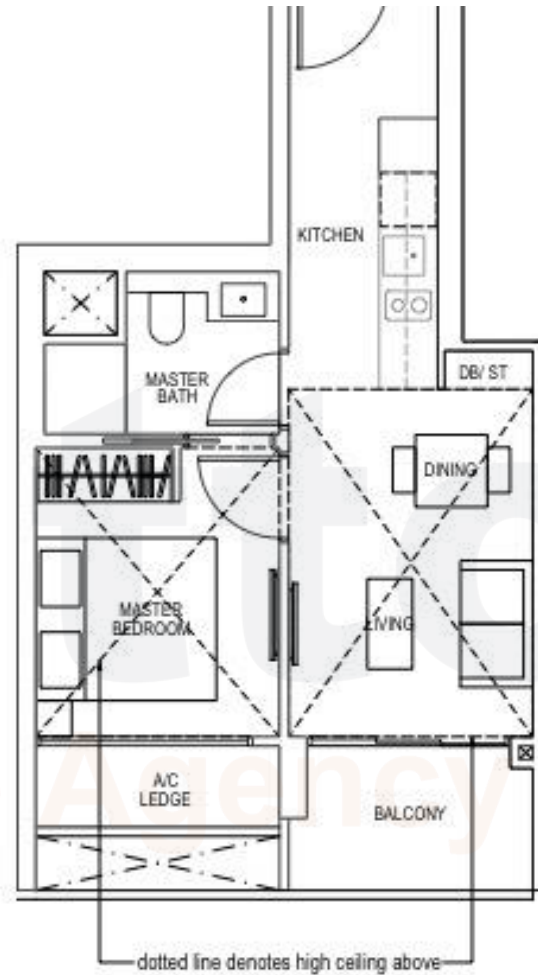
1 - BEDROOM

TYPE A2

55 sq m / 592 sq ft

including strata void area of 12 sq m / 129 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living
and dining
Approximate 5.0 m floor to ceiling height at
master bedroom

#13-04*, #13-07, #23-04*, #23-07



*Mirror Image



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

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SKY EVERTON

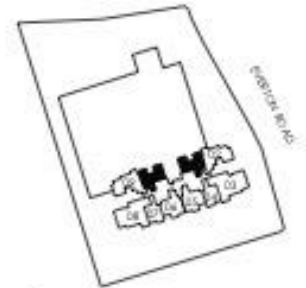
1 - BEDROOM + STUDY

TYPE A3

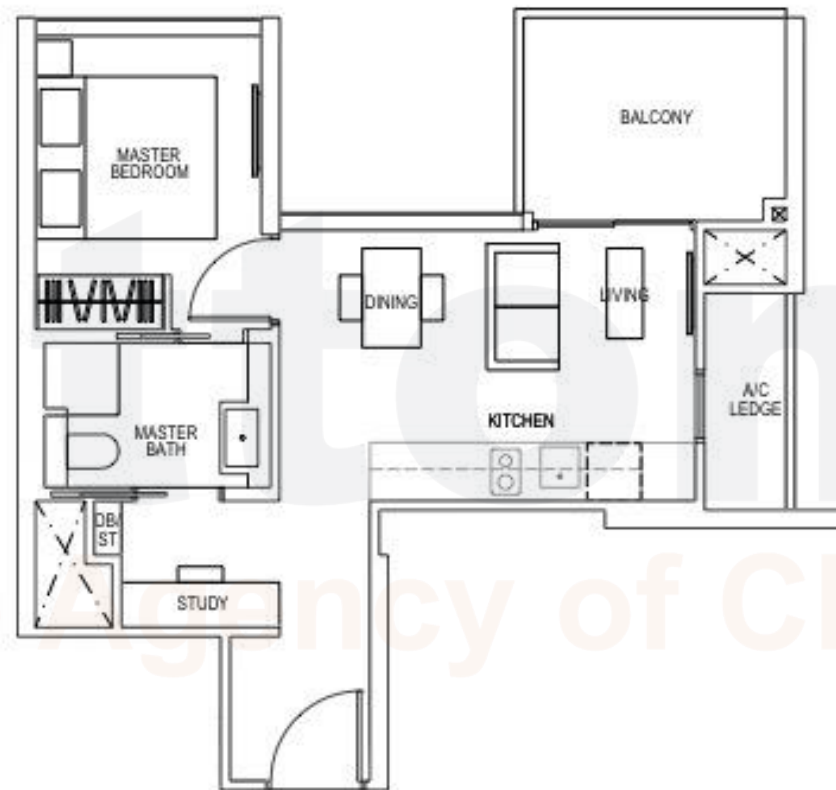
47 sq m / 506 sq ft

#06-01* to #12-01*

#06-10 to #12-10



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

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SKY EVERTON

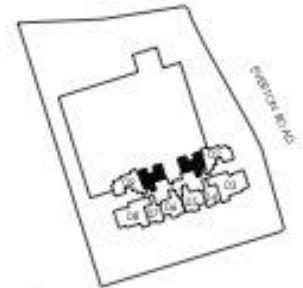
1 - BEDROOM + STUDY

TYPE A4

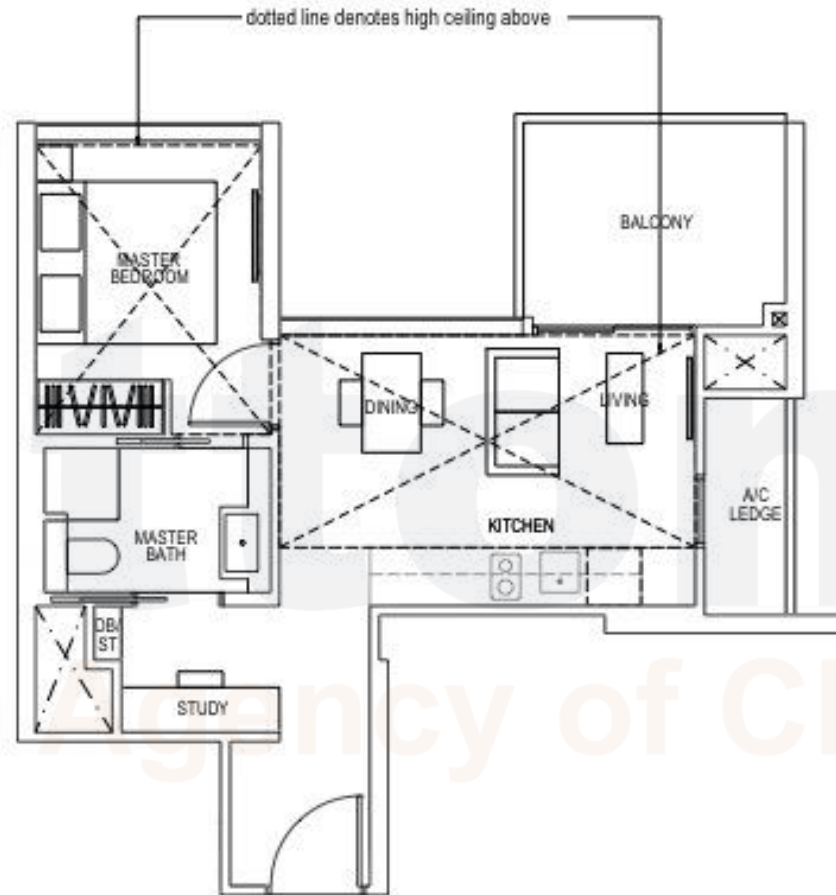
59 sq m / 635 sq ft

including strata void area of 12 sq m / 129 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living and
dining
Approximate 5.0 m floor to ceiling height at master
bedroom

#13-01*, #13-10



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



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2 - BEDROOM

TYPE B1

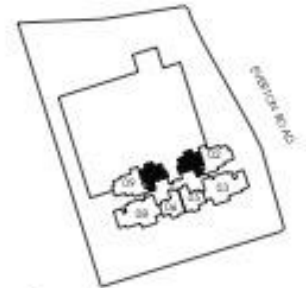
60 sq m / 646 sq ft

#15-01*to #22-01*

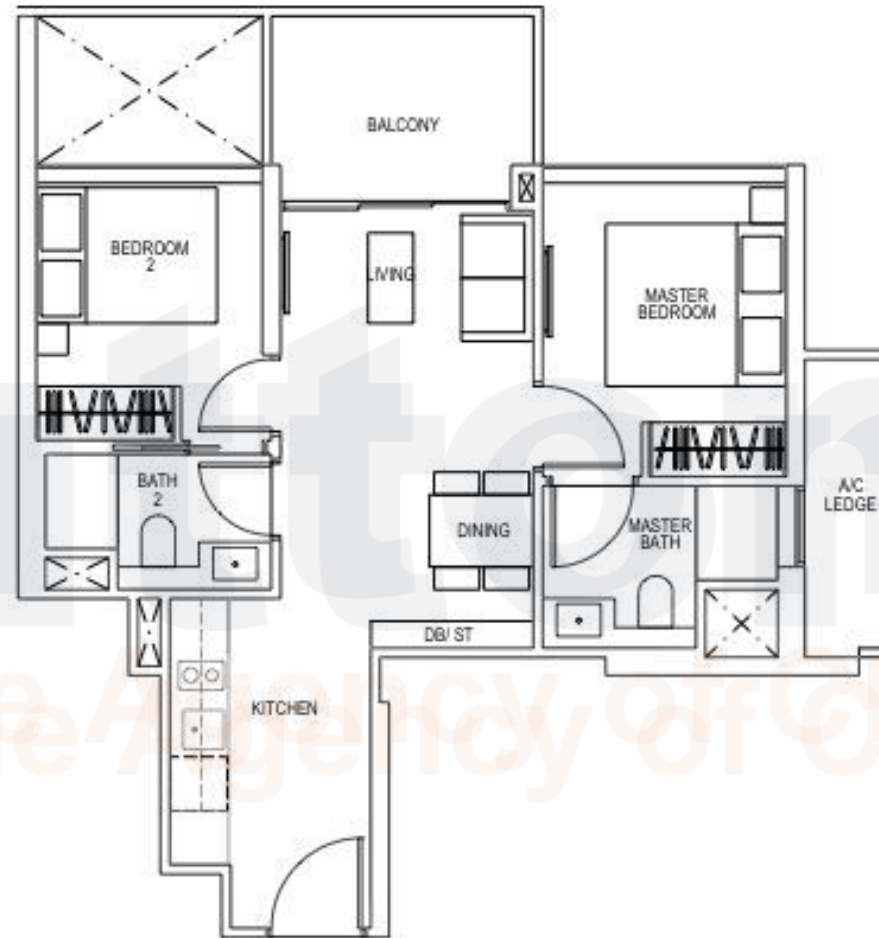
#15-10 to #22-10

#25-01*to #35-01*

#25-10 to #35-10



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



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SKY EVERTON

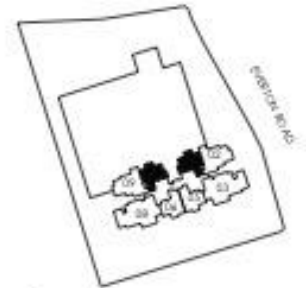
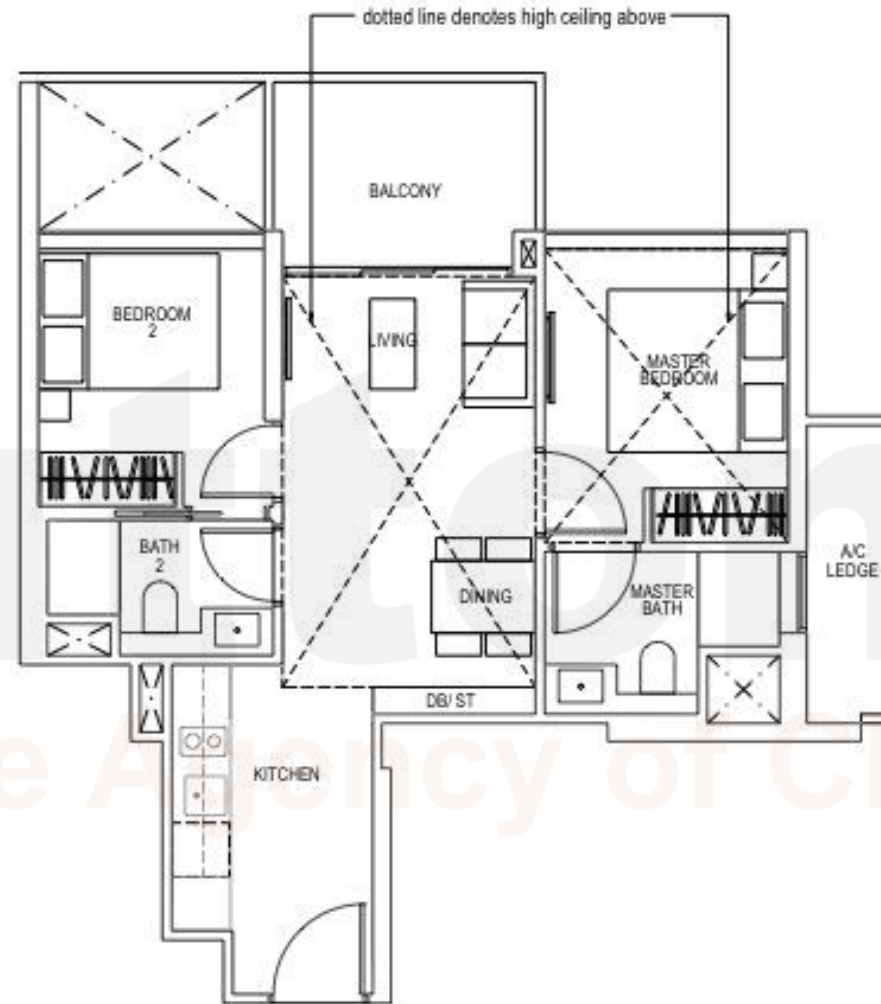
2 - BEDROOM

TYPE B2

75 sq m / 807 sq ft

including strata void area of 15 sq m / 161 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living
and dining
Approximate 5.0 m floor to ceiling height at master
bedroom

#23-01*, #23-10



KEY PLAN
Keyplan is not drawn to scale

*Mirror Image



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SKY EVERTON

2 - BEDROOM

TYPE B3

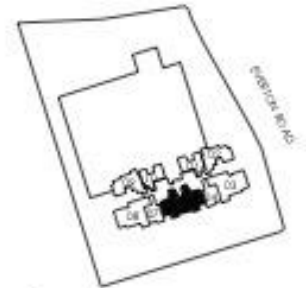
58 sq m / 624 sq ft

#06-05*to #12-05*

#06-06 to #12-06

#15-05*to #22-05*

#15-06 to #22-06



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



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SKY EVERTON

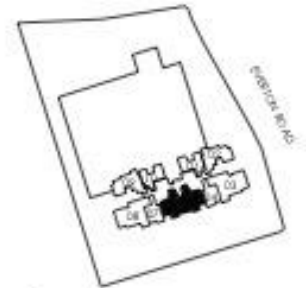
2 - BEDROOM

TYPE B4

71 sq m / 764 sq ft

including strata void area of 13 sq m / 140 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living
and dining
Approximate 5.0 m floor to ceiling height at master
bedroom

#13-05*, #13-06
#23-05*, #23-06



KEY PLAN
Keyplan is not drawn to scale



dotted line denotes high ceiling
above for unit type B4

*Mirror Image



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SKY EVERTON

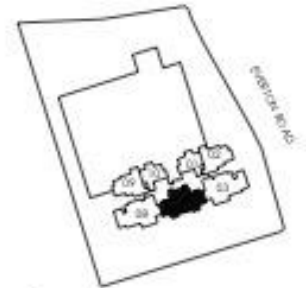
2 - BEDROOM + STUDY

TYPE B5

61 sq m / 657 sq ft

#25-05* to #35-05*

#25-06 to #35-06



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



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SKY EVERTON

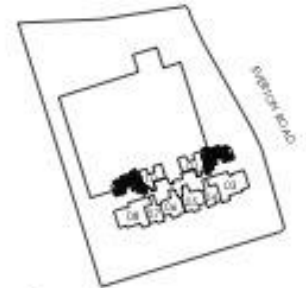
2 - BEDROOM + STUDY

TYPE B6

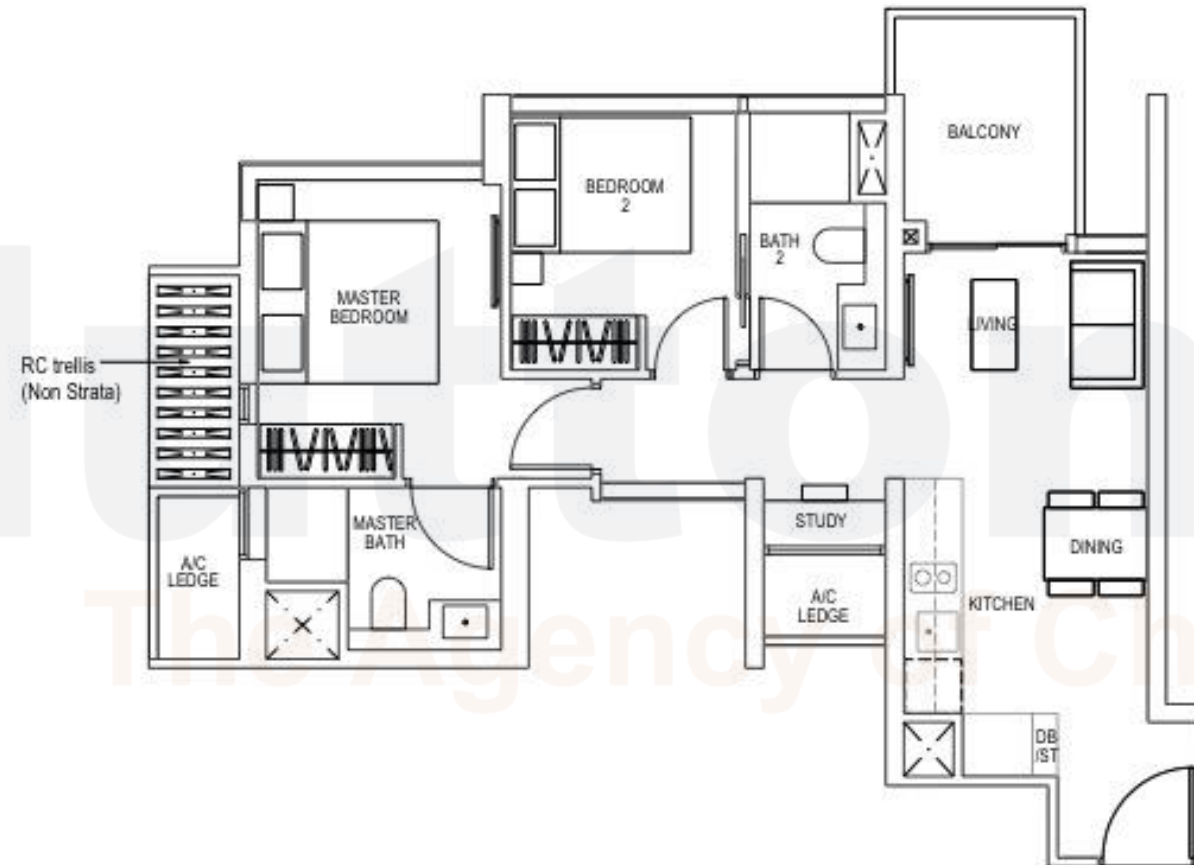
63 sq m / 678 sq ft

#06-02* to #12-02*

#06-09 to #12-09



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

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SKY EVERTON

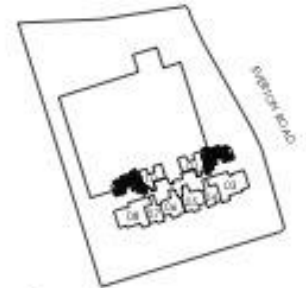
2 - BEDROOM + STUDY

TYPE B7

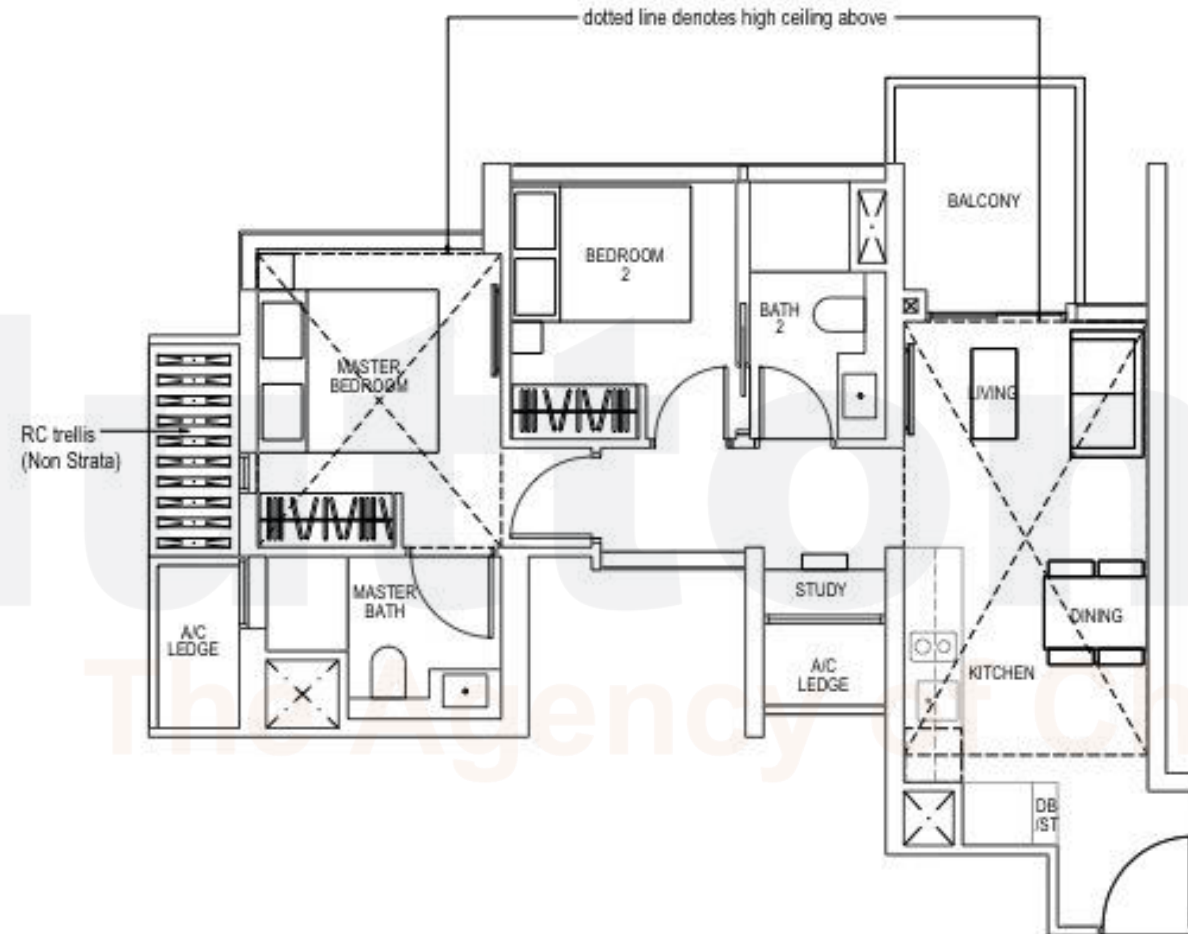
78 sq m / 840 sq ft

including strata void area of 15 sq m / 161 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living and
dining
Approximate 5.0 m floor to ceiling height at master
bedroom

#13-02*, #13-09



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



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3 - BEDROOM

TYPE C1

85 sq m / 915 sq ft

#15-02* to #22-02*

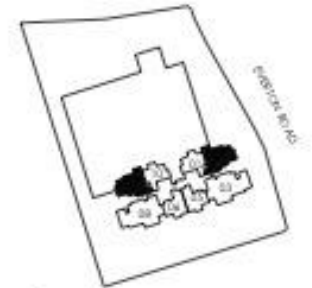
#15-09 to #22-09

#25-02* to #35-02*

#25-09 to #35-09



SKY EVERTON



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

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SKY EVERTON

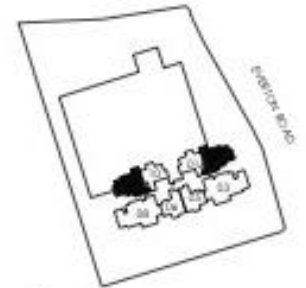
3 - BEDROOM

TYPE C2

99 sq m / 1066 sq ft

including strata void area of 14 sq m / 151 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living
and dining
Approximate 5.0 m floor to ceiling height at master
bedroom

#23-02*, #23-09



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

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SKY EVERTON

3 - BEDROOM + STUDY

TYPE C3

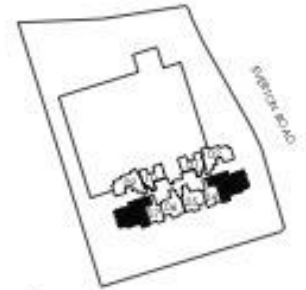
89 sq m / 958 sq ft

#06-03*to #12-03*

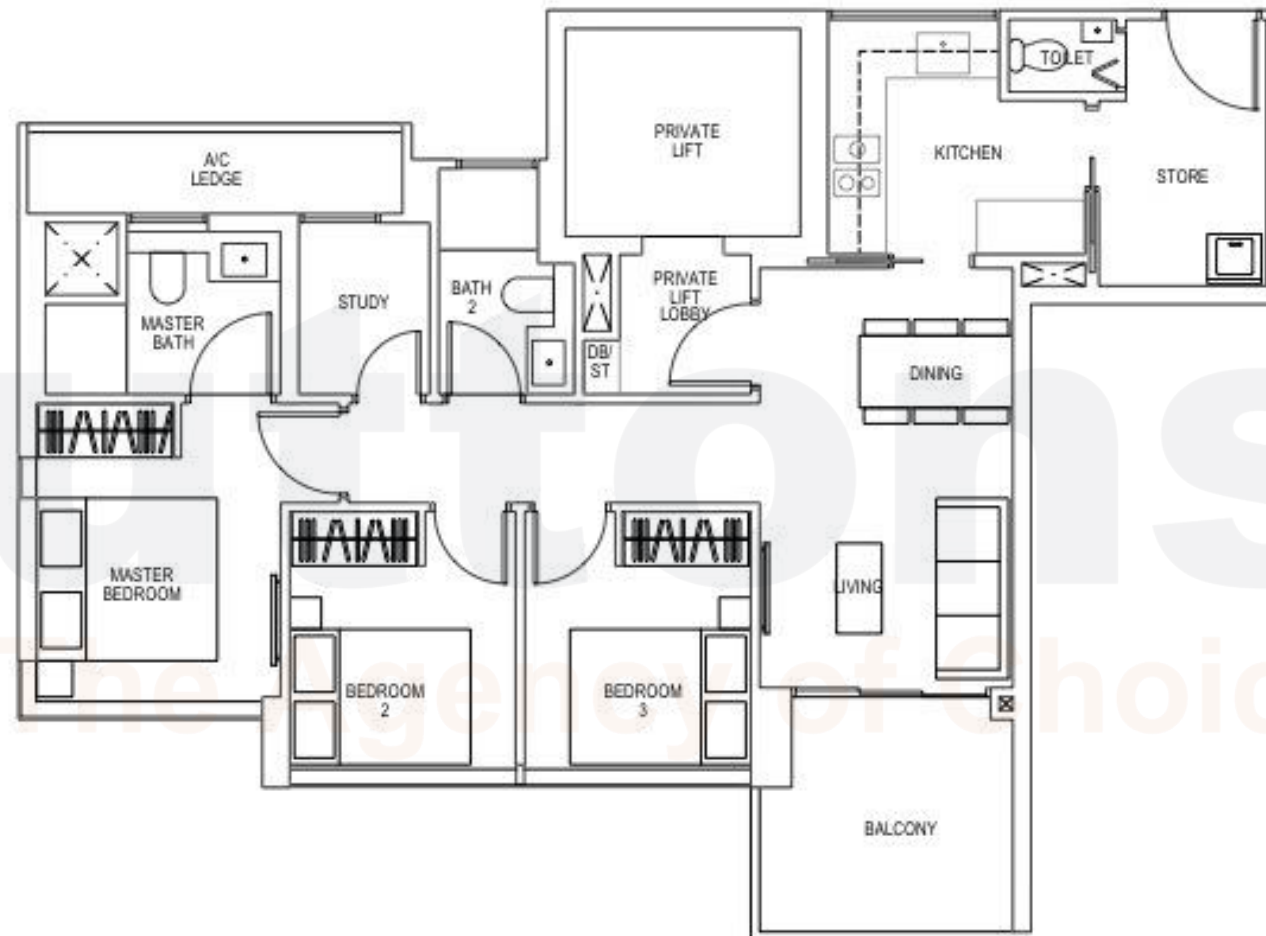
#06-08 to #12-08

#15-03*to #22-03*

#15-08 to #22-08



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

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SKY EVERTON

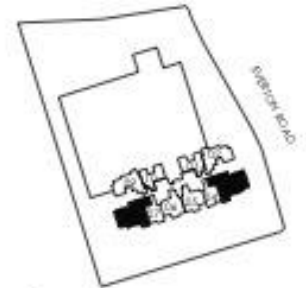
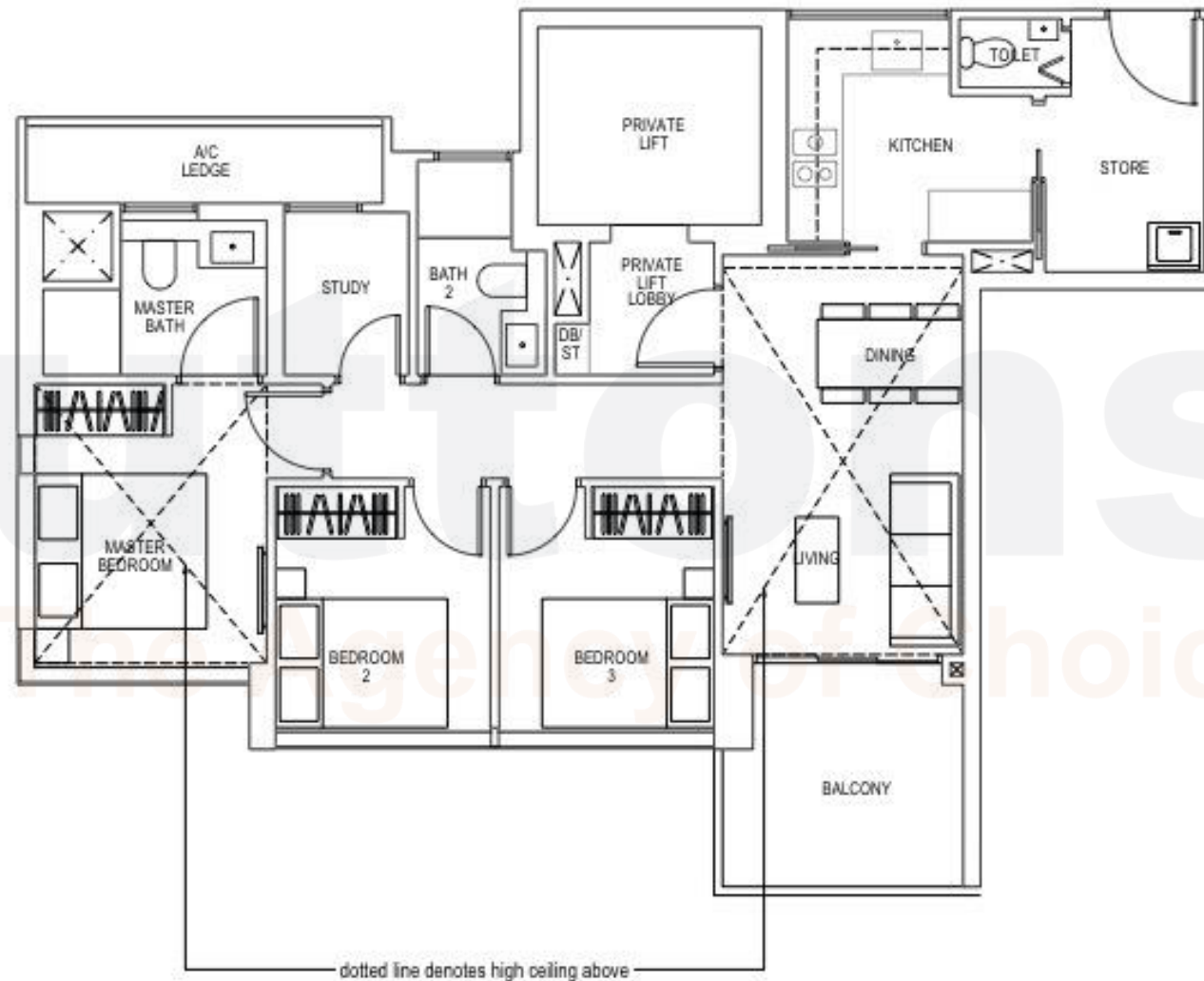
3 - BEDROOM + STUDY

TYPE C4

103 sq m / 1109 sq ft

including strata void area of 14 sq m / 151 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living
and dining
Approximate 5.0 m floor to ceiling height at master
bedroom

#13-03*, #13-08, #23-03*, #23-08



N
KEY PLAN
Keyplan is not drawn to scale

*Mirror Image



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SKY EVERTON

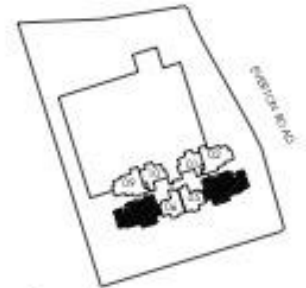
4 - BEDROOM

TYPE D1

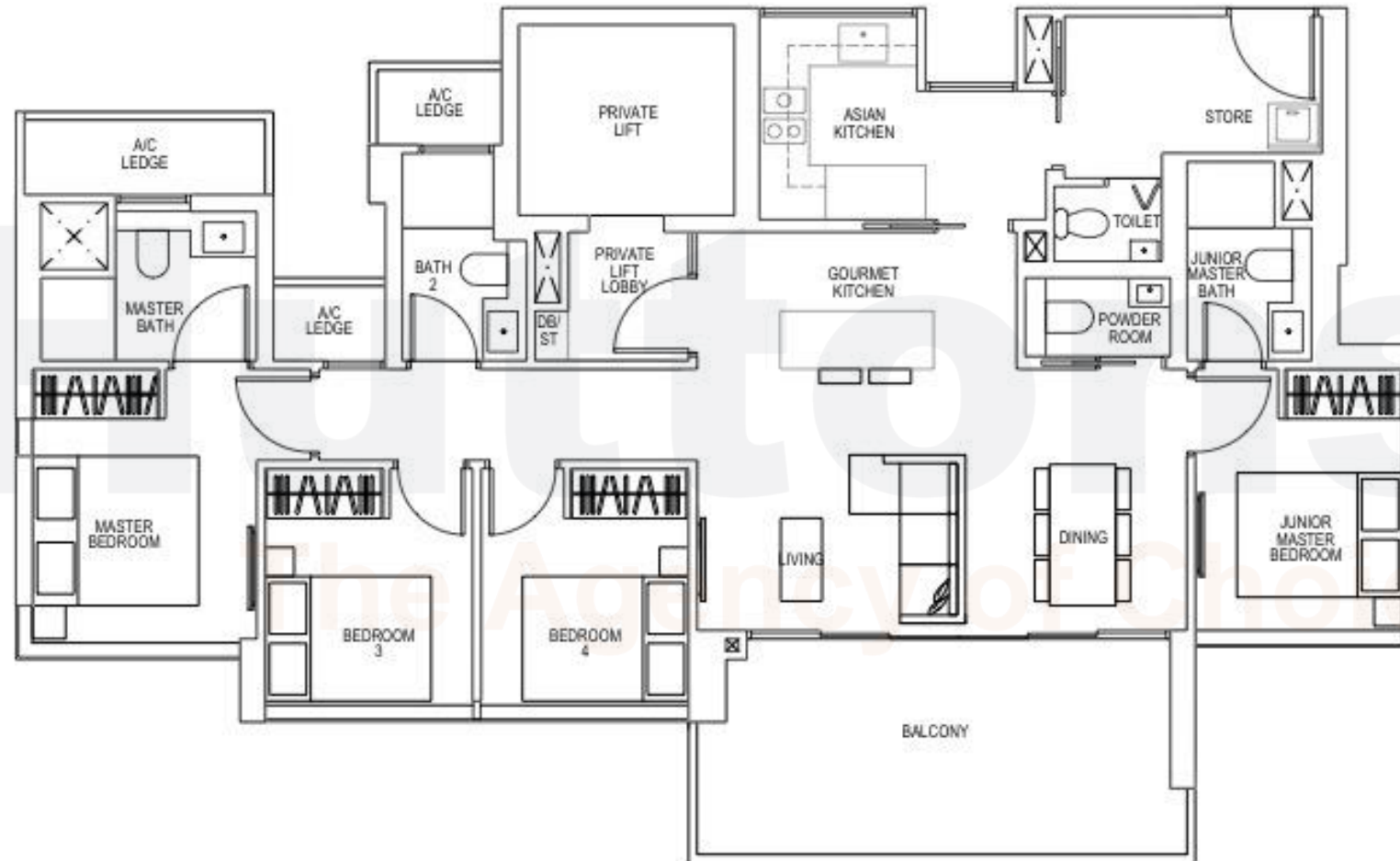
125 sq m / 1346 sq ft

#25-03* to #35-03*

#25-08 to #35-08



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



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SKY EVERTON

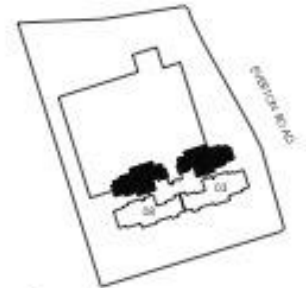
5 - BEDROOM

TYPE PH1

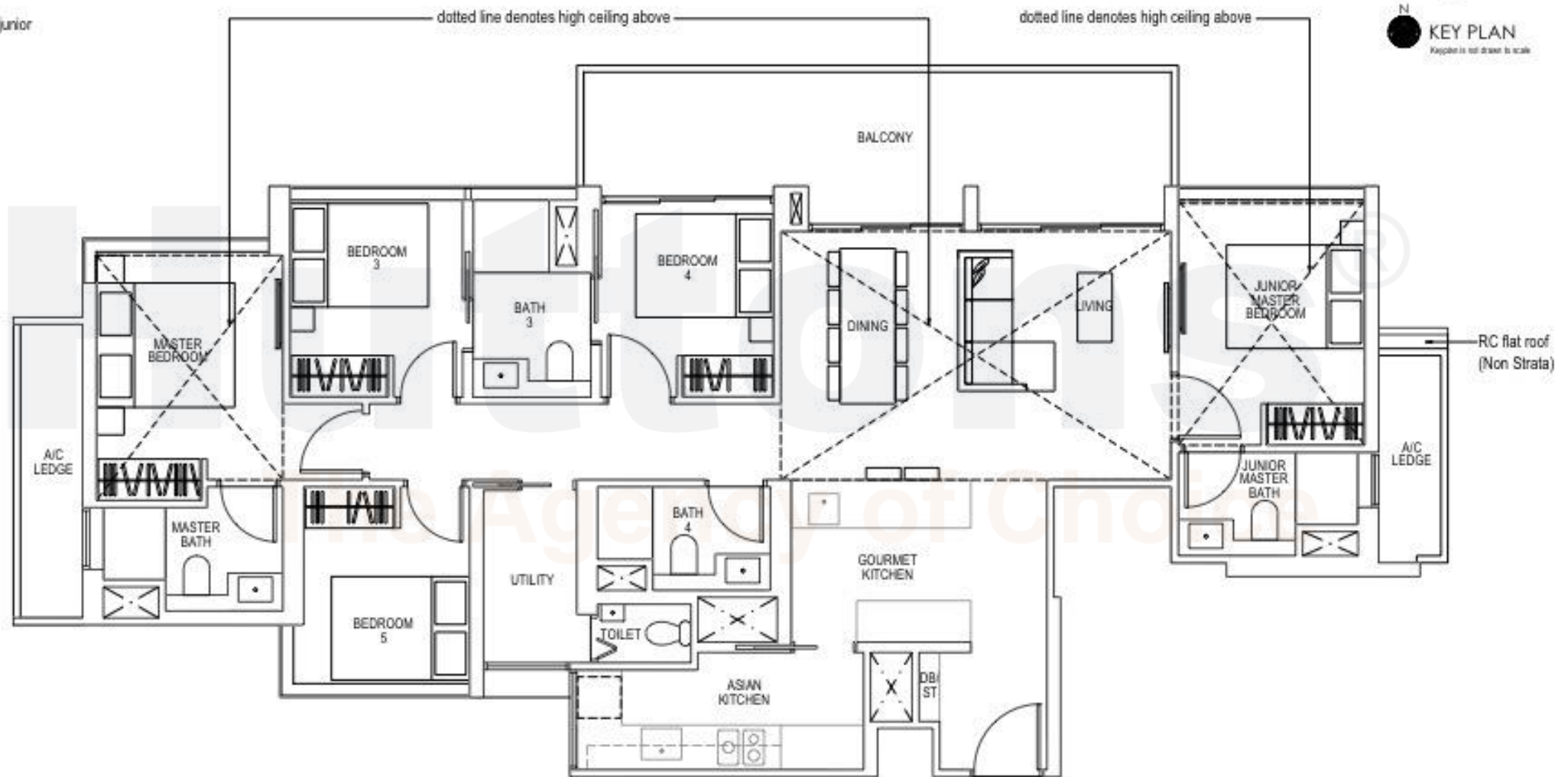
169 sq m / 1819 sq ft

including strata void area of 22 sq m / 237 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living
and dining
Approximate 5.0 m floor to ceiling height at junior
master and master bedroom

#36-01*, #36-10



N
KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



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SKY EVERTON

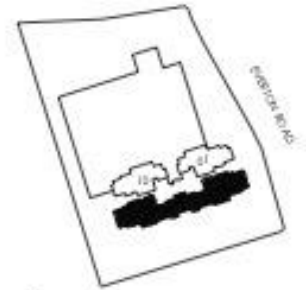
6 - BEDROOM

TYPE PH2

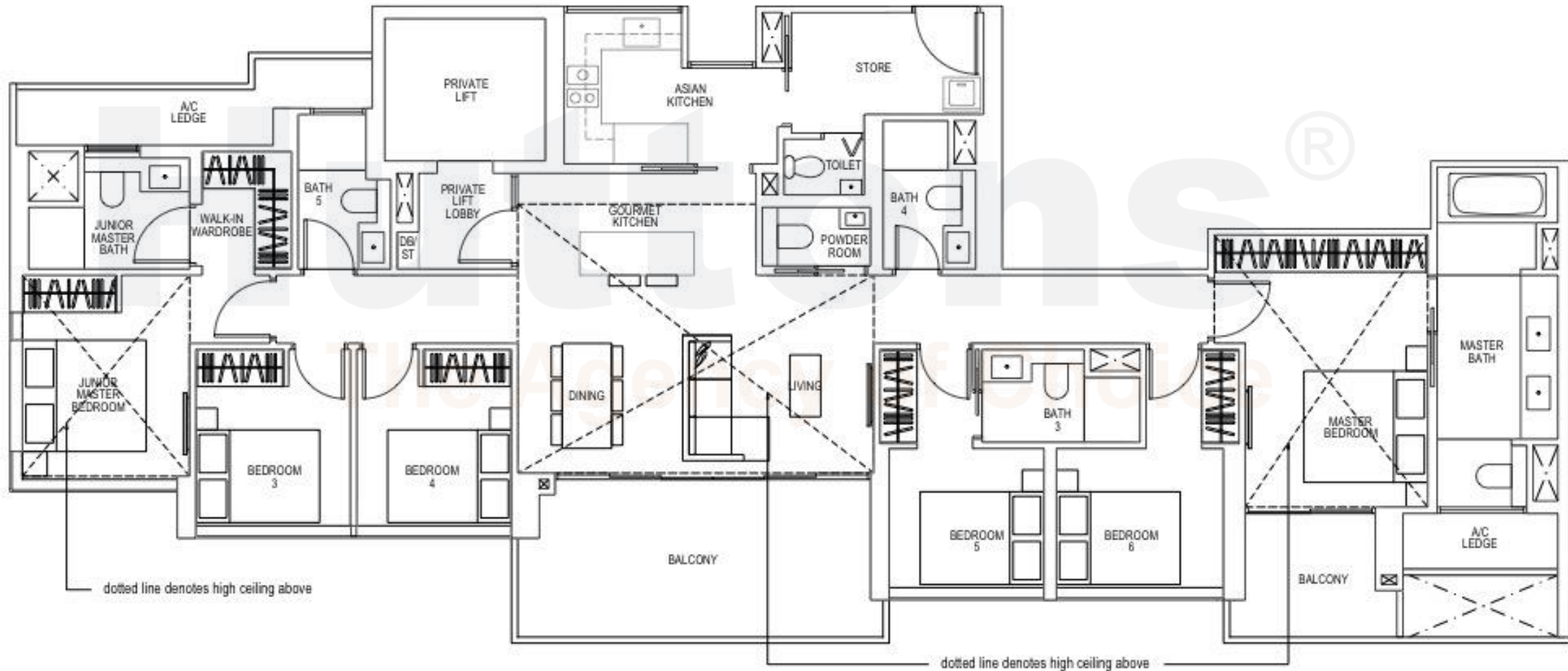
207 sq m / 2228 sq ft

including strata void area of 25 sq m / 269 sq ft
above living and dining
Approximate 6.0 m floor to ceiling height at living
and dining
Approximate 5.0 m floor to ceiling height at junior
master and master bedroom

#36-03*, #36-08



KEY PLAN
Keyplan is not drawn to scale



*Mirror Image



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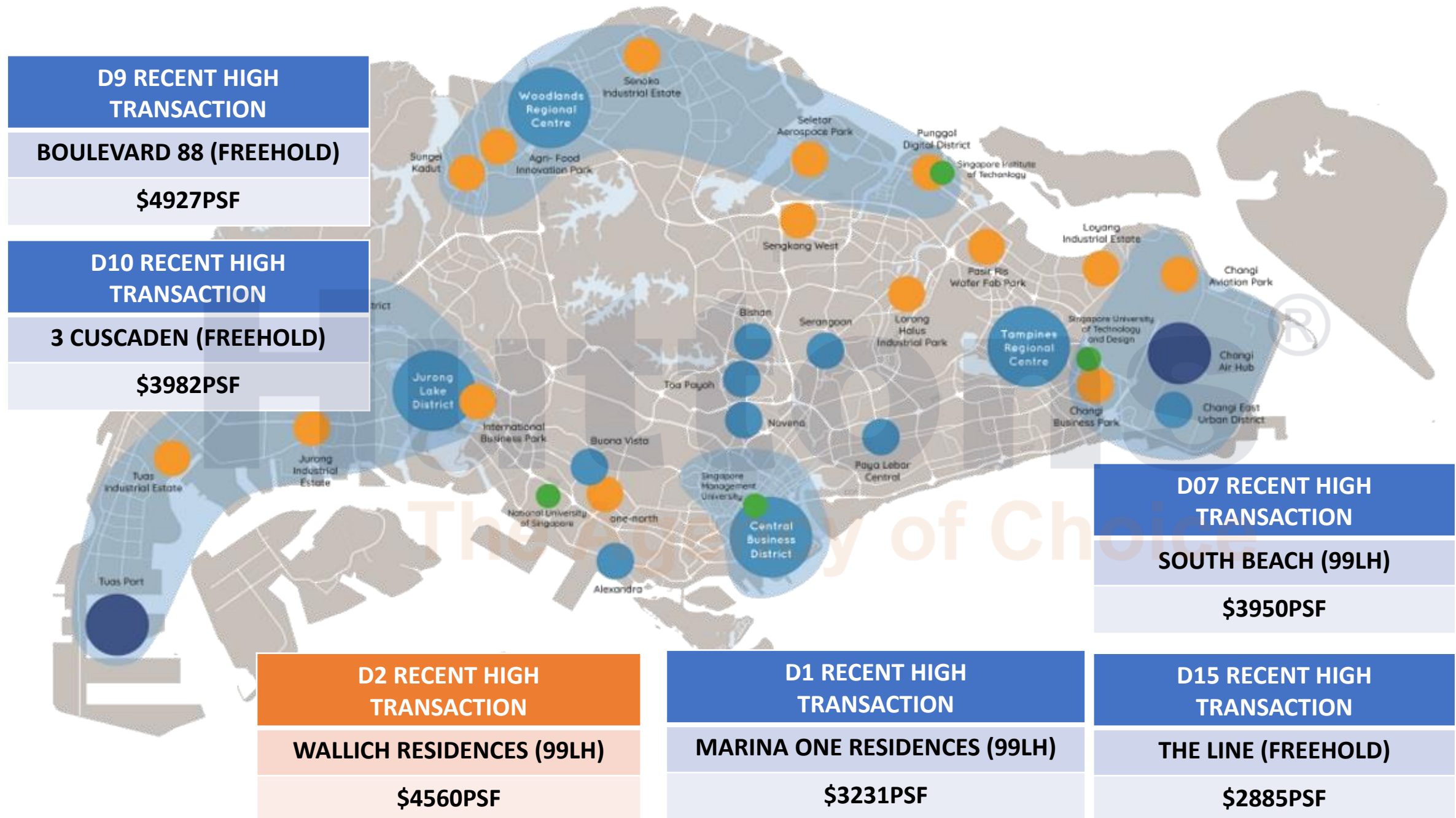
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PRICE

PRICE COMPARISON

source: Huttons Research, URA



source: Huttons Research, URA

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PRICE GUIDE

	TYPE	SIZE	\$2,400	\$2,500	\$2,600	\$2,700	\$2,800	\$2,900	\$3,000	MAINTENANCE
1 BEDROOM	A1	463	\$1,111,200	\$1,157,500	\$1,203,800	\$1,250,100	\$1,296,400	\$1,342,700	\$1,389,000	\$290
	A2	592	\$1,420,800	\$1,480,000	\$1,539,200	\$1,598,400	\$1,657,600	\$1,716,800	\$1,776,000	
1 + STUDY	A3	506	\$1,214,400	\$1,265,000	\$1,315,600	\$1,366,200	\$1,416,800	\$1,467,400	\$1,518,000	\$290
	A4	635	\$1,524,000	\$1,587,500	\$1,651,000	\$1,714,500	\$1,778,000	\$1,841,500	\$1,905,000	
2 BEDROOM	B1	646	\$1,550,400	\$1,615,000	\$1,679,600	\$1,744,200	\$1,808,800	\$1,873,400	\$1,938,000	\$348
	B2	807	\$1,936,800	\$2,017,500	\$2,098,200	\$2,178,900	\$2,259,600	\$2,340,300	\$2,421,000	
	B3	624	\$1,497,600	\$1,560,000	\$1,622,400	\$1,684,800	\$1,747,200	\$1,809,600	\$1,872,000	
	B4	764	\$1,833,600	\$1,910,000	\$1,986,400	\$2,062,800	\$2,139,200	\$2,215,600	\$2,292,000	
2 + STUDY	B5	657	\$1,576,800	\$1,642,500	\$1,708,200	\$1,773,900	\$1,839,600	\$1,905,300	\$1,971,000	\$348
	B6	678	\$1,627,200	\$1,695,000	\$1,762,800	\$1,830,600	\$1,898,400	\$1,966,200	\$2,034,000	
	B7	840	\$2,016,000	\$2,100,000	\$2,184,000	\$2,268,000	\$2,352,000	\$2,436,000	\$2,520,000	
3 BEDROOM	C1	915	\$2,196,000	\$2,287,500	\$2,379,000	\$2,470,500	\$2,562,000	\$2,653,500	\$2,745,000	\$348
	C2	1066	\$2,558,400	\$2,665,000	\$2,771,600	\$2,878,200	\$2,984,800	\$3,091,400	\$3,198,000	
3 + STUDY	C3	958	\$2,299,200	\$2,395,000	\$2,490,800	\$2,586,600	\$2,682,400	\$2,778,200	\$2,874,000	\$348
	C4	1109	\$2,661,600	\$2,772,500	\$2,883,400	\$2,994,300	\$3,105,200	\$3,216,100	\$3,327,000	
4 BEDROOM	D1	1346	\$3,230,400	\$3,365,000	\$3,499,600	\$3,634,200	\$3,768,800	\$3,903,400	\$4,038,000	\$348
5 BEDROOM PH	PH1	1819	\$4,365,600	\$4,547,500	\$4,729,400	\$4,911,300	\$5,093,200	\$5,275,100	\$5,457,000	
6 BEDROOM PH	PH2	2228	\$5,347,200	\$5,570,000	\$5,792,800	\$6,015,600	\$6,238,400	\$6,461,200	\$6,684,000	\$464

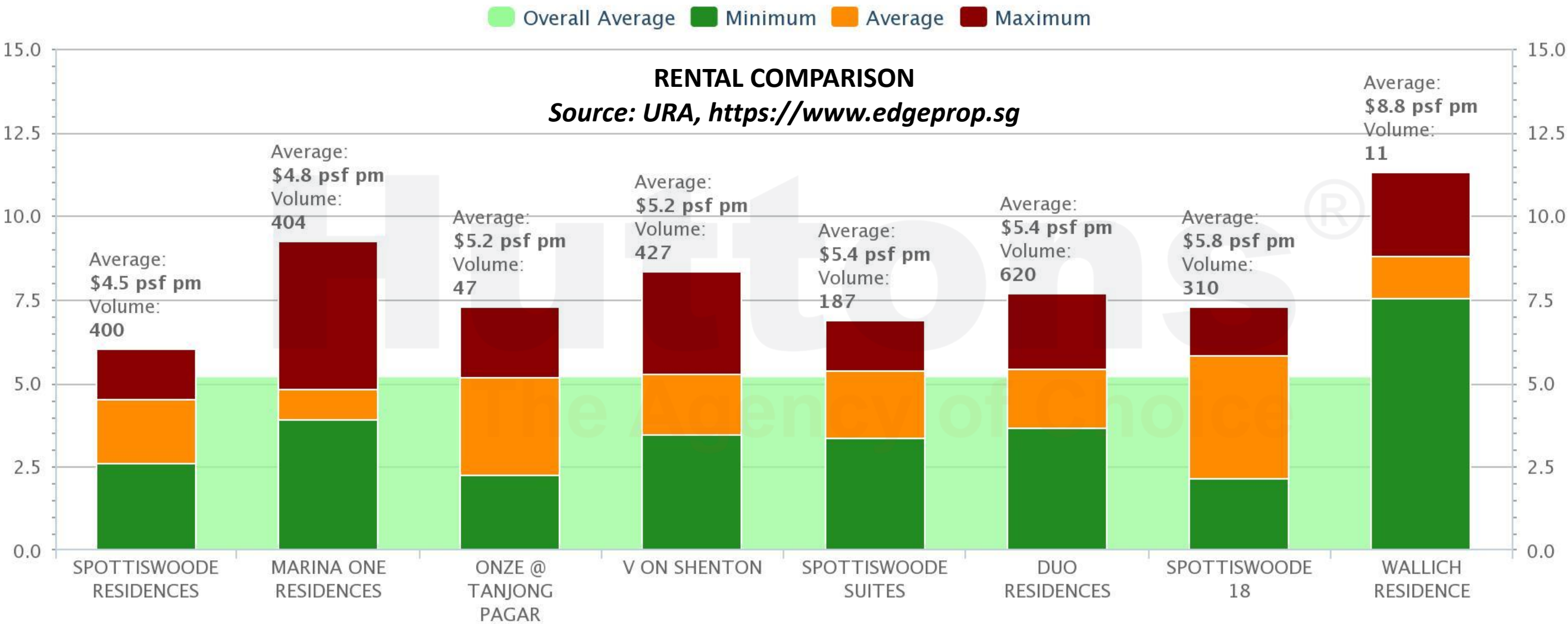
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COMPARATIVE MARKET ANALYSIS



Mixed-use site at Bernam Street in Tanjong Pagar up for tender

THE BUSINESS TIMES

By Fiona Lam

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@FionaLamBT

Singapore

A LAND parcel at Bernam Street in Tanjong Pagar, slated for residential-with-commercial at first-storey use, is now up for sale by public tender.

The Urban Redevelopment Authority (URA) launched the tender on Thursday, under the confirmed list of the first half 2019 Government Land Sales (GLS) programme.

The site can potentially yield up to 325 residential units, and comes with commercial space on the first floor.

It has a 99-year lease period with a site area of around 41,400 square feet (sq ft) or 3,846.2 square metres (sq m), and a maximum gross floor area of 3,01,400 sq ft or 28,001 sq m.

The maximum building height is 35 storeys in the high-rise zone, 20 storeys in the mid-rise zone, and four storeys in the low-rise zone.

Said Tricia Song, head of research for Singapore at commercial real estate services firm Colliers International: "The Bernam Street site is a rare fresh site in the mostly built-up Shenton Way Central Business District (CBD), and could ride on the future Greater Southern Waterfront development and CBD Incentive Scheme unveiled in the URA Draft Master Plan 2019 recently."

Ms Song pointed out that 99-year leasehold residential projects in that area, such as Altez, Skysuites@Anson and Icon, transacted at S\$1,700-2,500 per square foot (psf) on average in the past 12 months, depending on age and unit size.

"We expect this Bernam Street site, with a site area of 41,400 sq ft, to fetch a top bid of S\$535 million or S\$1,780 psf per plot ratio. Developers could look to price the new project at an average of S\$2,600-2,700 psf," she added.

The tender for the Bernam Street site will close at 12pm on Sept 5. It will be batched with the tender close of another site at Tan Quee Lan Street, which was launched in March under the first half 2019 GLS programme.

On Thursday, URA also said that a hotel site at Sims Avenue will be removed from the GLS programme to facilitate a review of development plans in the area.

The site was originally scheduled to be released on the reserve list of the first half 2019 GLS programme this month.

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ENBLOC & GOVERNMENT LAND SALES

Asia Gardens (En Bloc)

SOLD on 17 April 2018



LAND ATTRIBUTES

Site use	Residential
Tenure	fh
Site area (sqm)	6,694.5
Site GFA (sqm)	20,361.5
Highest bid (\$m)	343.0
Highest bid (\$psf)	1,565.0
Number of bids	

ESTIMATED BREAKEVEN

Land (\$m)	343
Construction (\$m)	65.8
Land Financing (\$m)	24
Professional / Legal / Taxes (\$m)	28.5
Marketing / Others (\$m)	5.5
Est. Total Cost (\$m)	466.8
Est. Breakeven (\$psf ppr)	2,130

Developer
Sustained Land-led consortium, including Ho Lee Group

Chinatown Plaza (En Bloc)

SOLD on 18 May 2018



LAND ATTRIBUTES

Site use	Mixed
Tenure	fh
Site area (sqm)	3,154.3
Site GFA (sqm)	12,610.9
Highest bid (\$m)	260.0
Highest bid (\$psf)	1,915.0
Number of bids	

ESTIMATED BREAKEVEN

Land (\$m)	260
Construction (\$m)	40.7
Land Financing (\$m)	18.2
Professional / Legal / Taxes (\$m)	20.5
Marketing / Others (\$m)	4.1
Est. Total Cost (\$m)	343.5
Est. Breakeven (\$psf ppr)	2,530

Developer
Royal Golden Eagle

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ENBLOC & GOVERNMENT LAND SALES

Landmark Tower (En Bloc)

SOLD on 22 May 2018



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	5,650.5
Site GFA (sqm)	22,680.9
Highest bid (\$m)	343.0
Highest bid (\$psf)	1,406.0
Number of bids	

ESTIMATED BREAKEVEN

Land (\$m)	343
Construction (\$m)	73.2
Land Financing (\$m)	24
Professional / Legal / Taxes (\$m)	29.4
Marketing / Others (\$m)	5.6
Est. Total Cost (\$m)	475.3
Est. Breakeven (\$psf ppr)	1,947

Developer
ZACD Holdings and Sin Soon Lee Realty

Pearl Bank Apartments (En Bloc)

SOLD on 12 February 2018



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	7,653.0
Site GFA (sqm)	56,998.8
Highest bid (\$m)	929.4
Highest bid (\$psf)	1,515.0
Number of bids	

ESTIMATED BREAKEVEN

Land (\$m)	929.4
Construction (\$m)	184.1
Land Financing (\$m)	81.3
Professional / Legal / Taxes (\$m)	133.6
Marketing / Others (\$m)	15.9
Est. Total Cost (\$m)	1,344.3
Est. Breakeven (\$psf ppr)	2,191

Developer
CapitaLand

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ENBLOC & GOVERNMENT LAND SALES

Chancery Court (En Bloc)

SOLD on 17 May 2018



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	24,074.0
Site GFA (sqm)	33,704.1
Highest bid (\$m)	584.2
Highest bid (\$psf)	1,610.0
Number of bids	

ESTIMATED BREAKEVEN

Land (\$m)	584.2
Construction (\$m)	108.8
Land Financing (\$m)	40.9
Professional / Legal / Taxes (\$m)	48.1
Marketing / Others (\$m)	9.4
Est. Total Cost (\$m)	791.4
Est. Breakeven (\$psf ppr)	2,181

Developer

Holland Road

SOLD on 16 May 2018



LAND ATTRIBUTES

Site use	Mixed
Tenure	99
Site area (sqm)	22,967.0
Site GFA (sqm)	59,715.0
Highest bid (\$m)	1,213.0
Highest bid (\$psf)	1,888.0
Number of bids	15

ESTIMATED BREAKEVEN

Land (\$m)	1213
Construction (\$m)	192.8
Land Financing (\$m)	84.9
Professional / Legal / Taxes (\$m)	95.9
Marketing / Others (\$m)	19
Est. Total Cost (\$m)	1,605.7
Est. Breakeven (\$psf ppr)	2,498

Developer

Far East consortium

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ENBLOC & GOVERNMENT LAND SALES

Dunearn Gardens (En Bloc)

SOLD on 23 April 2018



LAND ATTRIBUTES

Site use	Residential
Tenure	fh
Site area (sqm)	8,866.9
Site GFA (sqm)	25,817.1
Highest bid (\$m)	511.6
Highest bid (\$psf)	1,841.0
Number of bids	

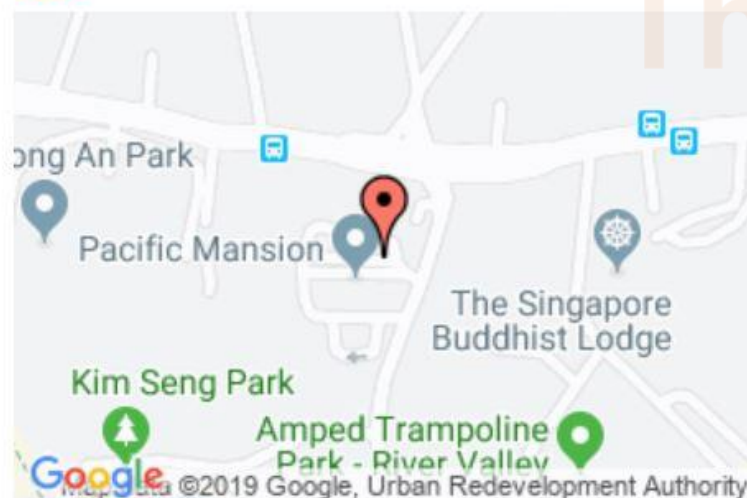
ESTIMATED BREAKEVEN

Land (\$m)	511.6
Construction (\$m)	83.4
Land Financing (\$m)	35.8
Professional / Legal / Taxes (\$m)	40.7
Marketing / Others (\$m)	8.1
Est. Total Cost (\$m)	679.5
Est. Breakeven (\$psf ppr)	2,445

Developer
EL Development

Pacific Mansion, River Valley Close (en bloc)

SOLD on 19 March 2018



LAND ATTRIBUTES

Site use	Residential
Tenure	fh
Site area (sqm)	11,924.3
Site GFA (sqm)	50,404.0
Highest bid (\$m)	980.0
Highest bid (\$psf)	1,806.0
Number of bids	

ESTIMATED BREAKEVEN

Land (\$m)	980
Construction (\$m)	162.8
Land Financing (\$m)	68.6
Professional / Legal / Taxes (\$m)	78.3
Marketing / Others (\$m)	15.5
Est. Total Cost (\$m)	1,305.2
Est. Breakeven (\$psf ppr)	2,406

Developer
GuocoLand-Hong Leong Holdings JV

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Stamp Duty Changes on Singapore Residential Properties

	2010	2011	2013	2017	2018
Seller Stamp Duty (SSD)	Holding period increased from 1 to 3 years. SSD Rates: 3%,2%,1% if sold within 1 to 3 years	Holding period increased from 3 to 4 years. SSD Rates: 16%,12%,8%,4% if sold within 1 to 4 years	No change	Holding period reduced from 4 to 3 years. SSD Rates: 12%,8%,4% if sold within 1 to 3 years	No change
Buyer's Stamp Duty (BSD)	Since 1996: <ul style="list-style-type: none"> • 1% on the 1st \$180k • 2% on the next \$180k • 3% on the remaining 	No change	No change	No change	From 20 Feb 18: <ul style="list-style-type: none"> • 1% on the first \$180k • 2% on the next \$180k • 3% on the next \$640K • 4% on the remaining
Additional Buyer's Stamp Duty (ABSD)	Nil	ABSD introduced: <ul style="list-style-type: none"> • 3% on PR's 2nd & Citizen's 3rd pty • 10% on foreigner 	ABSD revised: <ul style="list-style-type: none"> • 5% on PR's 1st pty, • 7% on Citizen's 2nd pty • 10% on PR's 2nd & Citizen's 3rd pty • 15% on foreigner & companies 	No change	From 6 July 18 <ul style="list-style-type: none"> • Citizen: 12% on 2nd pty & 15% on 3rd • PR: 15% from 2nd pty • 20% on foreigner • 25% on entities (developer 30%)

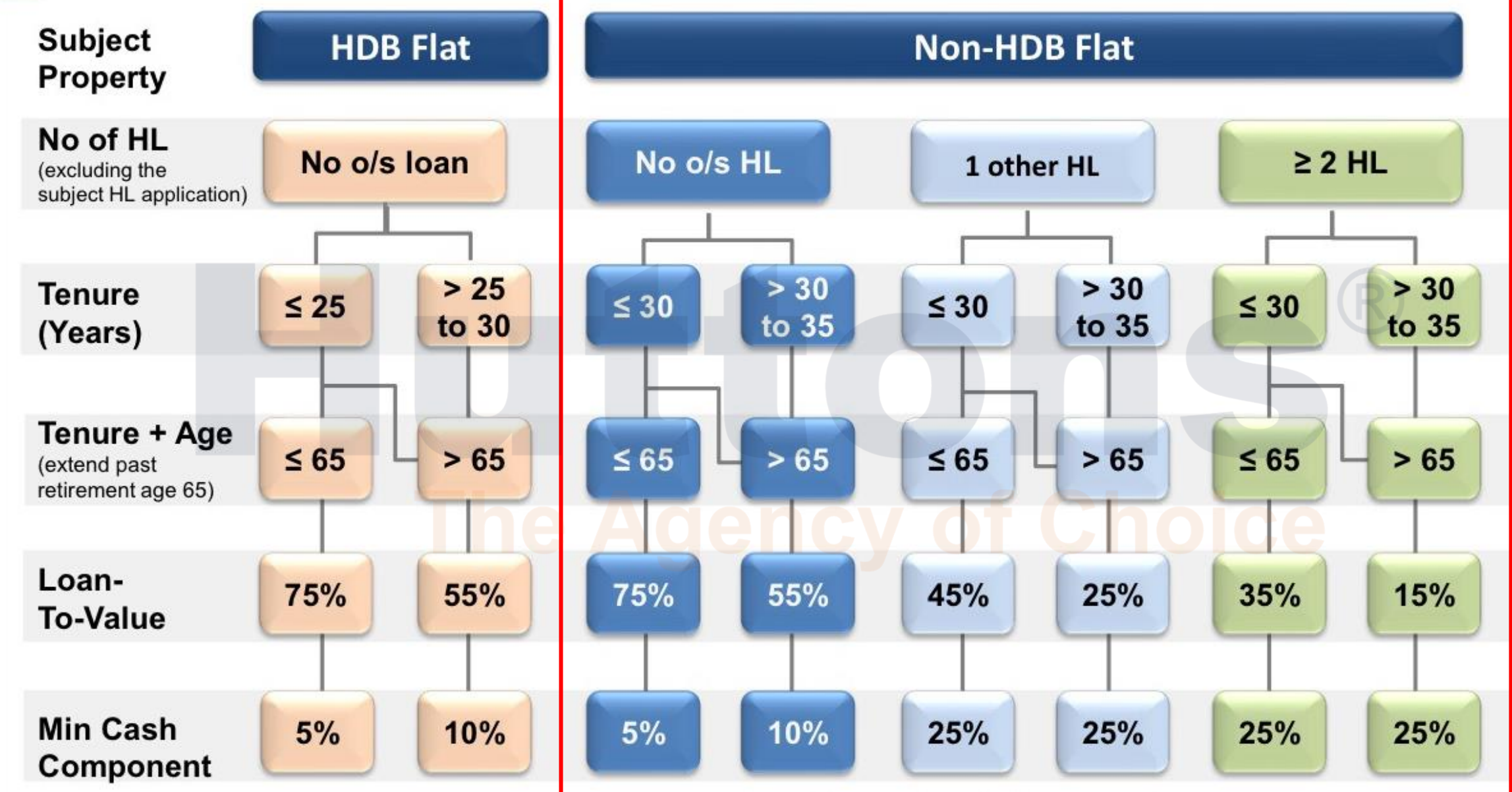
Increases in Additional Buyer's Stamp Duty for properties purchased from 6 July 2018

Additional BSD	 1 st Property Purchase	 2 nd Property Purchase	 3 rd Property Purchase
Singapore Citizens	0%	12% (↑ 5%)	15% (↑ 5%)
Singapore PRs	5%	15% (↑ 5%)	15% (↑ 5%)
Foreigners	20% (↑ 5%)	20% (↑ 5%)	20% (↑ 5%)
Corporate Entities	25% (↑ 10%)	25% (↑ 10%)	25% (↑ 10%)

Total Stamp Duty on a \$1m Property

Singapore Citizens	\$24,600	\$144,600 (↑ \$50K)	\$174,600 (↑ \$50K)
Singapore PRs	\$74,600	\$174,600 (↑ \$50K)	\$174,600 (↑ \$50K)
Foreigners	\$224,600 (↑ \$50K)	\$224,600 (↑ \$50K)	\$224,600 (↑ \$50K)

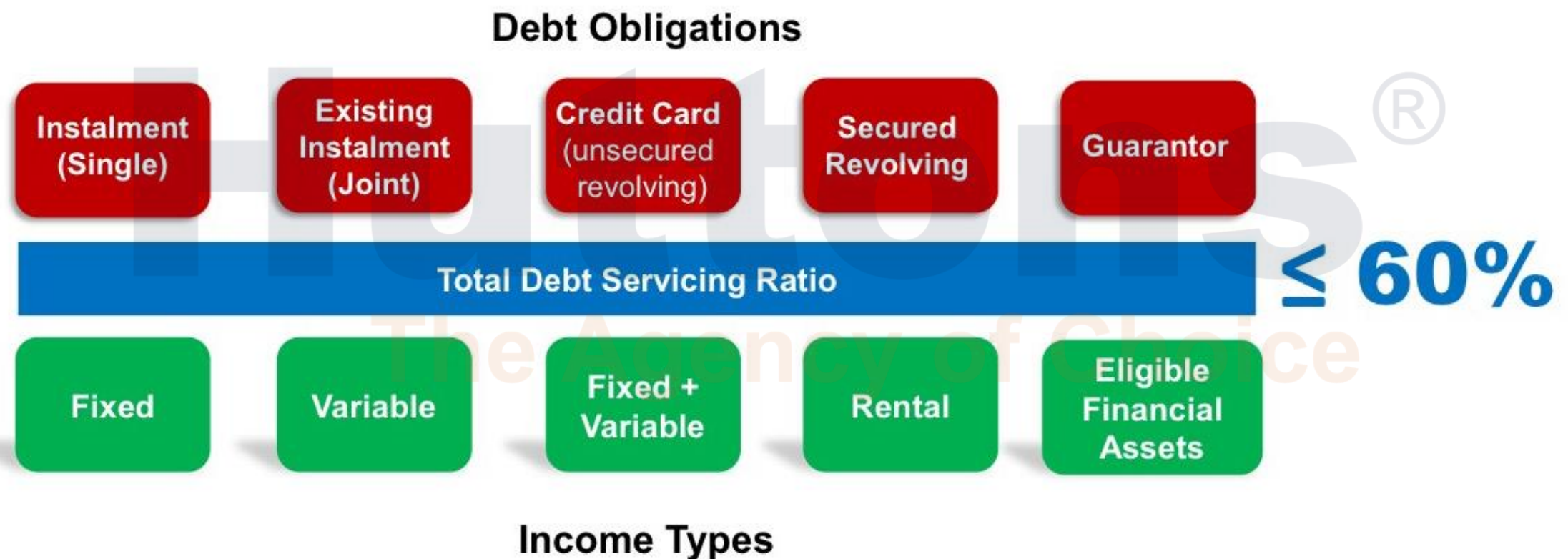
LTV, Tenure & Min Cash Down payment for property purchase



^ If more than 1 HL, LTV would be reduced, similar to non HDB flats.
LTV for companies is 15%

The amount of loan granted is determined by affordability as defined by regulatory Total Debt Servicing Ratio framework

Monthly total debt obligations cannot exceed 60% of gross monthly income



Loan tenure is determined by Income Weighted Average Age of Borrowers (borrowers must be mortgagors)

	Income of Younger Borrower > Income of Older Borrower	Income of Younger Borrower < Income of Older Borrower
Outcome	IWAA is lower Max loan tenure to qualify for 75% LTV is longer	IWAA is higher Max loan tenure to qualify for 75% LTV is shorter
Income-Weighted Average Age (IWAA)	<p>A age 30 earns \$7,000 pm B age 50 earns \$3,000 pm</p> $\text{IWAA} = \frac{(30 \times \$7K) + (50 \times \$3K)}{\$7K + \$3K}$ $= 36 \text{ years}$	<p>A age 30 earns \$3,000 pm B age 50 earns \$7,000 pm</p> $\text{IWAA} = \frac{(30 \times \$3K) + (50 \times \$7K)}{\$3K + \$7K}$ $= 44 \text{ years}$
Private Home Loan Tenure	Max tenure for 75% LTV is 29 years (no other outstanding HL)	Max tenure for 75% LTV is 21 years (no other outstanding HL)

Income may be derived from eligible financial assets

	Income Stream	Operational Treatment as per Acceptable Income Documents
1	Deposits in Singapore	<ul style="list-style-type: none"> Evidence of the deposits through FD advice/statement, savings passbook or statement, and current account statement Prior to disbursement, banks to check that the deposits is available
2	Foreign Currency Deposits (in Singapore or outside Singapore)	<ul style="list-style-type: none"> Typically banks accept major currencies: USD, GBP, AUD, Euro, Yen, Canadian Dollars, New Zealand Dollars Funds need not be transferred to Singapore before disbursement Recognition at 70% if pledged or 30% if unpledged
3	Unit Trusts in Singapore	<ul style="list-style-type: none"> Must be a listed fund in Singapore recognised under the Securities & Futures Act Recognition at 70% if pledged or 30% if unpledged
4	Structured Deposits in Singapore	<ul style="list-style-type: none"> Banks have their internal criteria for evaluation Recognition at 70% if pledged or 30% if unpledged
5	Stocks in Singapore	<ul style="list-style-type: none"> Banks have their internal criteria for evaluation Recognition at 70% if pledged or 30% if unpledged
6	Bonds in Singapore	<ul style="list-style-type: none"> Banks have their internal criteria for evaluation Recognition at 70% if pledged or 30% if unpledged
7	Gold	<ul style="list-style-type: none"> Banks have their internal criteria for evaluation Recognition at 70% if pledged or 30% if unpledged

Income includes rental Income & financial assets

Types	Key Requirements									
Rental Income	<ul style="list-style-type: none">Not more than 70% can be included provided borrower is the landlord. Apportion rental according to the number of landlordsStamped tenancy agreement with remaining rental period of at least 6 months.[From 6 July 2018] Submit a copy of the OTP or S&P with the assignment of the existing tenancy agreement to the borrower as a condition for the purchase of the property; and a copy of the original stamped tenancy agreement signed by both the seller of the property (as the existing lessor) and the lessee of the property.									
Financial Assets	<ul style="list-style-type: none">Apply % deduction on the value of the unencumbered assets, then divide the value of the assets over 48 months:For joint deposits, divide by number of account holders before applying deduction <table><tr><th>% Deduction</th><th>Pledge ≥ 4yr for subject loan</th><th>Unpledged / Pledge < 4 yr</th></tr><tr><td>SGD Deposit</td><td>0%</td><td>70%</td></tr><tr><td>Other Eligible Assets</td><td>30%</td><td>70%</td></tr></table>	% Deduction	Pledge ≥ 4yr for subject loan	Unpledged / Pledge < 4 yr	SGD Deposit	0%	70%	Other Eligible Assets	30%	70%
% Deduction	Pledge ≥ 4yr for subject loan	Unpledged / Pledge < 4 yr								
SGD Deposit	0%	70%								
Other Eligible Assets	30%	70%								

Increase in Additional Buyer's Stamp Duty and 5% Reduction in Loan-To-Value for home purchasers from 6 July 2018

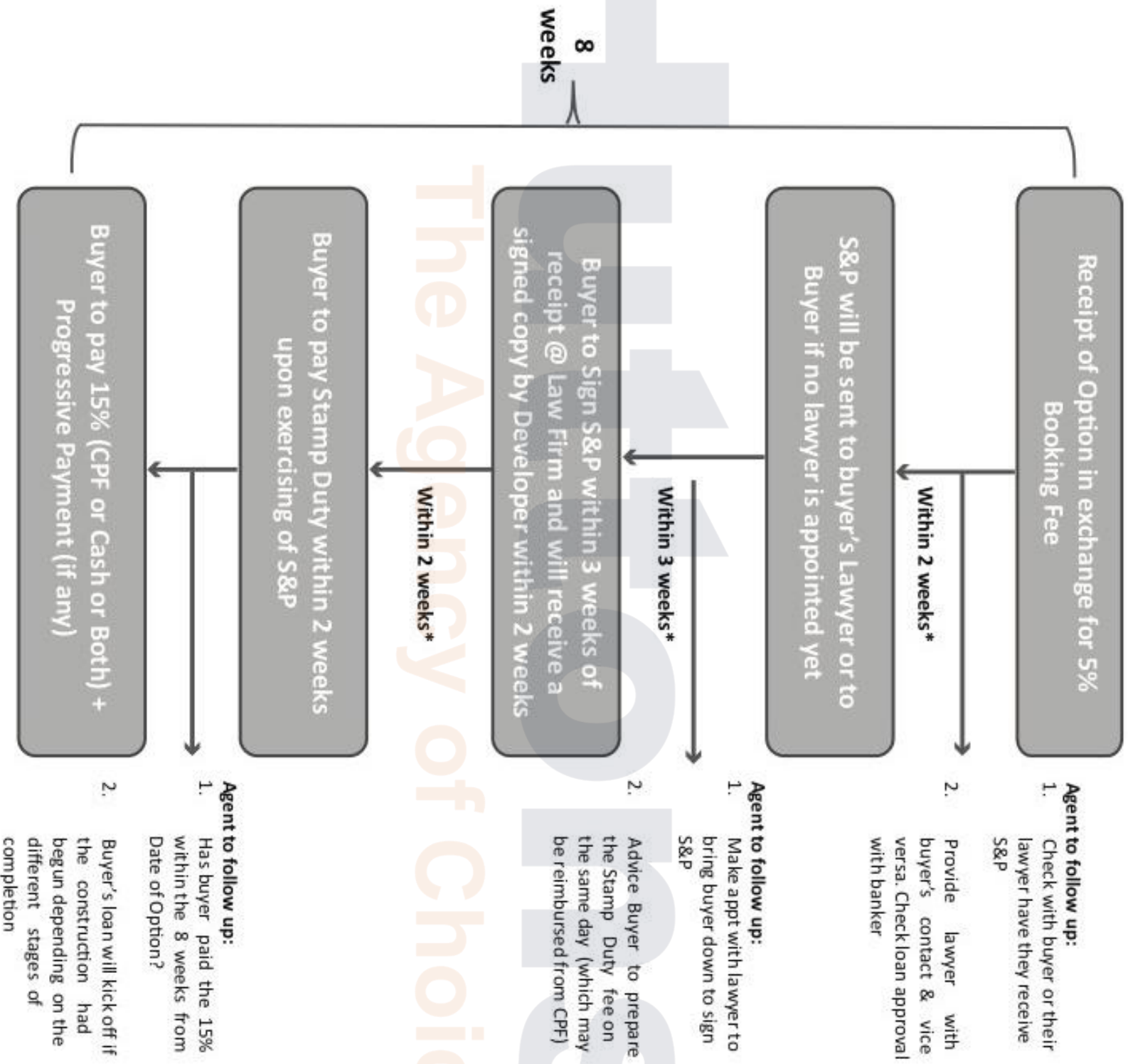
Additional Buyer's Stamp Duty

SG Citizens	12% for 2nd Pty & 15% from 3rd <i>5% increase for the 2nd and subsequent properties</i>
SG PRs	5% for 1st Pty & 15% from 2nd <i>5% increase for the 2nd and subsequent properties</i>
Foreigners	20% for each property <i>5% increase for first & subsequent properties</i>
Entities & Developers	25% for each property <i>10% increase & additional 5% for property developers</i>

5% Reduction in Loan-To-Value

1 o/s Home Loan	Max LTV 75% <i>55% if tenure > 30 years or extends past age 65</i>
2 o/s Home Loans	Max LTV 45% <i>25% if tenure > 30 years or extends past age 65</i>
3 o/s Home Loans	Max LTV 35% <i>15% if tenure > 30 years or extends past age 65</i>
Non-Individuals	Max LTV 15%
Equity Term Loan	Max LTV 75% or 45% <i>Max 75% (↓5%) if no HL & max 45% if HL on another pty (↓15%)</i>

Timeline of a New Launch Sales Transaction



*This duration can be EARLIER than stated, however the Completion Date for the whole process is EIGHT WEEKS from the Date of the Option and not S&P. Any delay must be requested in writing to the Developer subject to Approval from the Developer

PROJECT NAME : The Jovell

Blk & Unit No. : Blk : Unit # :

Purchase Price : _____

5 % : _____ (Cash Only) Upon Booking

To be carried out within 8 weeks from Booking day

15 % : _____ (Cash or CPF) within 8 Weeks

Stamp Duty (3% / 4%) % : _____ To be done 14 Days Upon S&P

ABSD _____ % : _____ To be done 14 Days Upon S&P

Progressive Payment Schedule & Estimated Duration- Cash Payment

Est 6 - 12 months	:	5% Cash/CPF	:	5%	:	Foundation for Unit Completed
Est 3 - 9 months	:	10%	:		:	Reinforce Concrete Framework for Unit Completed
Est 3 - 6 months	:	5%	:		:	Brick Walls for Unit Completed
Est 3 - 6 months	:	5%	:		:	Ceiling of Completed Unit
Est 3 - 6 months	:	5%	:		:	Door/Windows Frames/Electrical Wiring/Plumbing Completed
Est 3 - 6 months	:	5%	:		:	Carparks/Roads/Drains Serving Projects Completed
Est 3 - 6 months	:	25%	:		:	TOP/Vacant Possession
Est 6 - 12 months	:	15%	:		:	Completion of S&P 2%, CSC 8%, 12 months from Date of Notice to take vacant Possession 5%

REPAYMENT (\$S) PER \$100,00 LOAN

	5 YEARS	10 YEARS	15 YEARS	20 YEARS	25 YEARS	30 YEARS	35 YEARS
1.00%	1710	876	598	460	377	322	282
1.25%	1720	887	610	471	388	333	294
1.50%	1731	898	621	483	400	345	306
1.75%	1742	909	632	494	412	357	319
2.00%	1753	920	644	506	424	370	331
2.25%	1764	931	655	518	436	382	344
2.50%	1775	943	667	530	449	395	358
2.75%	1786	954	679	542	461	408	371
3.00%	1797	966	691	555	474	422	385
3.25%	1808	977	703	567	487	435	399
3.50%	1819	989	715	580	501	449	413

**Figures are Estimates & For reference Only*

CITIZENSHIP	ABSD Rate On 1st Purchase	ABSD Rate On 2nd Purchase	ASBD Rate On 3rd & Subsequent Purchase
Singapore Citizens (SG)	NA	12%	15%
Permanent Residents (PR)	5%	15%	15%
Foreigners	20%	20%	20%
Corporate Entities	25%	25%	25%

***Foreigners under Free Trade Agreements (FTAs) will be accorded with the same treatment as Spore Citizens Nationalis & PRs of Switzerland, Liechtenstein, Norway, Iceland Nationalis of United States of America**

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PROJECT NAME : The Jovell

Blk & Unit No. : Blk : Unit # :

Purchase Price : _____

5 % : _____ (Cash Only) Upon Booking

To be carried out within 8 weeks from Booking day

15 % : _____ (Cash or CPF) within 8 Weeks

Stamp Duty (3% / 4%) % : _____ To be done 14 Days Upon S&P

ABSD _____ % : _____ To be done 14 Days Upon S&P

Progressive Payment Schedule & Estimated Duration- Cash Payment

Est 6 - 12 months	:	5% Cash/CPF	:	5%	:	Foundation for Unit Completed
Est 3 - 9 months	:	10%	:		:	Reinforce Concrete Framework for Unit Completed
Est 3 - 6 months	:	5%	:		:	Brick Walls for Unit Completed
Est 3 - 6 months	:	5%	:		:	Ceiling of Completed Unit
Est 3 - 6 months	:	5%	:		:	Door/Windows Frames/Electrical Wiring/Plumbing Completed
Est 3 - 6 months	:	5%	:		:	Carparks/Roads/Drains Serving Projects Completed
Est 3 - 6 months	:	25%	:		:	TOP/Vacant Possession
Est 6 - 12 months	:	15%	:		:	Completion of S&P 2%, CSC 8%, 12 months from Date of Notice to take vacant Possession 5%

REPAYMENT (\$S) PER \$100,00 LOAN

	5 YEARS	10 YEARS	15 YEARS	20 YEARS	25 YEARS	30 YEARS	35 YEARS
1.00%	1710	876	598	460	377	322	282
1.25%	1720	887	610	471	388	333	294
1.50%	1731	898	621	483	400	345	306
1.75%	1742	909	632	494	412	357	319
2.00%	1753	920	644	506	424	370	331
2.25%	1764	931	655	518	436	382	344
2.50%	1775	943	667	530	449	395	358
2.75%	1786	954	679	542	461	408	371
3.00%	1797	966	691	555	474	422	385
3.25%	1808	977	703	567	487	435	399
3.50%	1819	989	715	580	501	449	413

**Figures are Estimates & For reference Only*

CITIZENSHIP	ABSD Rate On 1st Purchase	ABSD Rate On 2nd Purchase	ASBD Rate On 3rd & Subsequent Purchase
Singapore Citizens (SG)	NA	12%	15%
Permanent Residents (PR)	5%	15%	15%
Foreigners	20%	20%	20%
Corporate Entities	25%	25%	25%

***Foreigners under Free Trade Agreements (FTAs) will be accorded with the same treatment as Spore Citizens Nationalis & PRs of Switzerland, Liechtenstein, Norway, Iceland Nationalis of United States of America**

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住宅产业- 付款方式

Residential Properties – Schedule of Payments

<u>工程进度</u> <u>Progress of Payment</u>		<u>应还购买价之% 率</u> <u>Percentage of Payment</u>
第一期付款 1 st Payment	取得购买权 Upon obtaining Option To Purchase 签订买卖合同 Upon signing of Sales & Purchase Agreement	5% 15%
第二期付款 2 nd Payment	完成地基 On completion of foundation work	10%
第三期付款 3 rd Payment	完成三和土框，钢筋混凝土 On completion of reinforced concrete framework	10%
第四期付款 4 th Payment	完成砖墙 On completion of brick wall	5%
第五期付款 5 th Payment	完成天花板，屋顶 On completion of ceiling/roofing	5%
第六期付款 6 th Payment	完成门窗框，电线，水管及内部抹灰 On completion of doors and window frames are in position, electrical wiring (without fittings) & plumbing & internal plastering	5%
第七期付款 7 th Payment	完城停车场，道路与沟渠 Completion of car park, roads and drains serving the housing project	5%
第八期付款 8 th Payment	临时入伙签证发出 On production of the Temporary Occupation Permit And the Architect's Certificate of Completion	25%
第九期付款 9 th Payment	完成买卖 Upon completion of the Sale & Purchase 入伙签证发出 Upon production of the Certificate of Statutory Completion 发出交房通知书后满十二个月 On the expiry of 12 months from the date of notice to take vacant possession.	2% 8% 5%



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[illegible]

BUYER'S CHOICE UNITS

The following are my list of choice units:

S/NO.	TYPE	UNIT	REMARKS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

My Salesperson's Name:

BUYER'S CHOICE UNITS

The following are my list of choice units:

S/NO.	TYPE	UNIT	REMARKS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

My Salesperson's Name:

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