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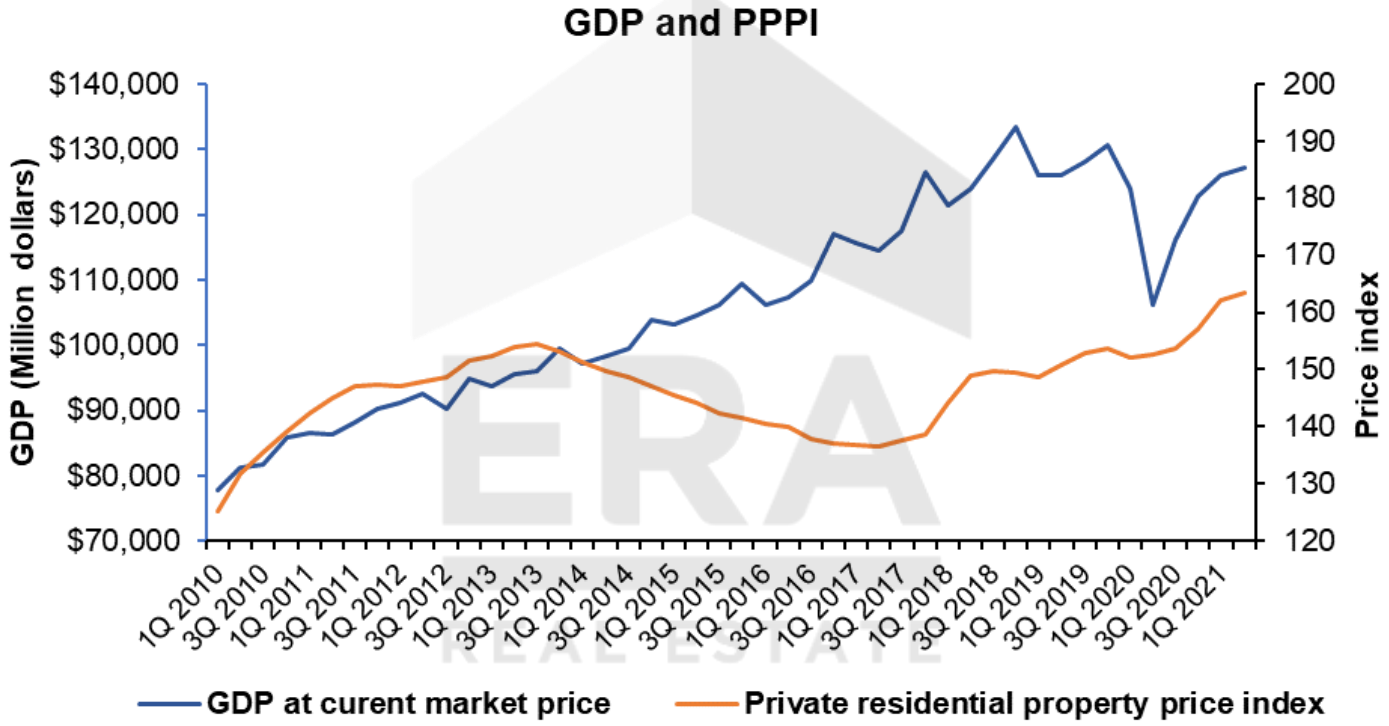
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From 2010 to 2021, GDP increased by 63% while private residential prices only increased by 31%. Hence, there is room for more growth of residential property prices

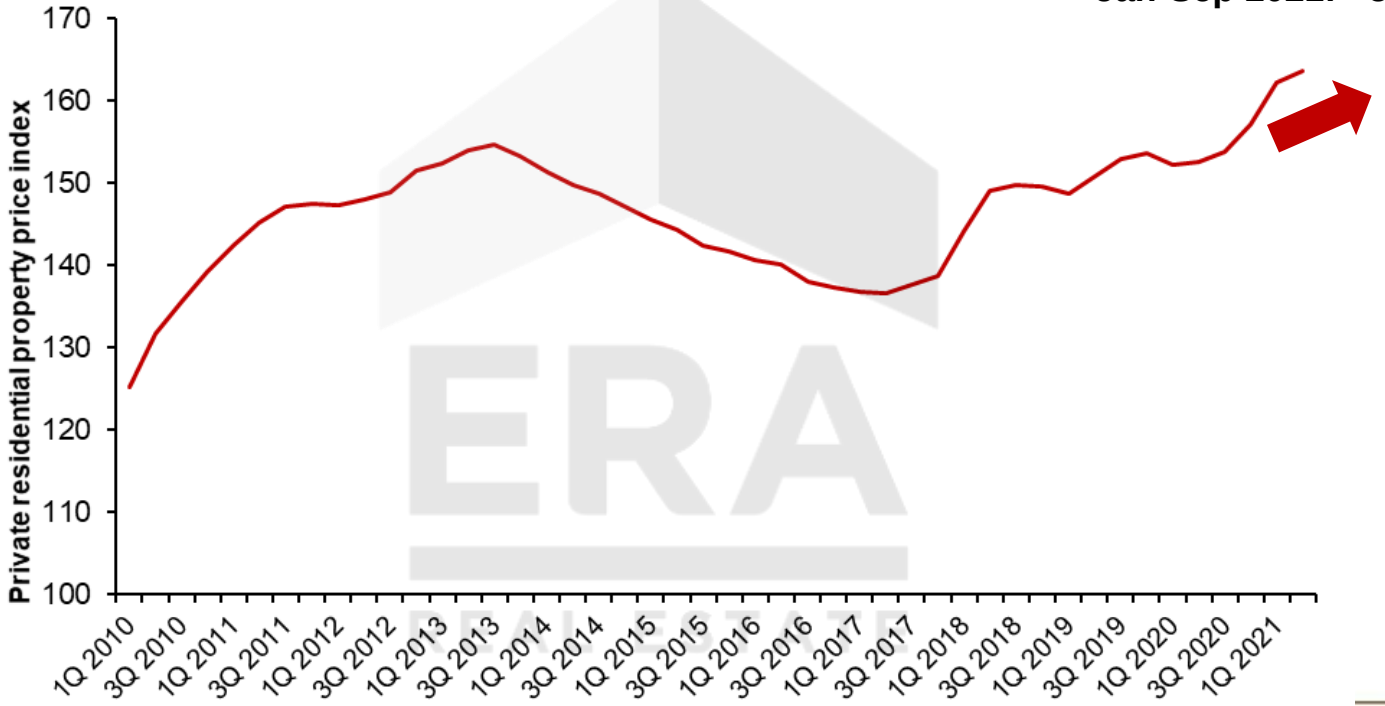


Source: Department of Statistics, ERA Research & Consultancy

ERA REAL ESTATE
PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Private housing prices continue growth momentum in 2021

Jan-Sep 2021: +5.1%



Source: URA, ERA Research & Consultancy

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

New private home prices jump 3.3% in first quarter

Landed properties, city fringe condos fuel sharp rise, sparking talk of cooling measures

Grace Leong
Senior Business Correspondent

Buyers buoyed by the expected economic rebound in Singapore piled into new homes in the first quarter and sent prices soaring above market expectations, while also raising the spectre of more cooling measures.

Data from the Urban Redevelopment Authority (URA) released yesterday showed the private home price index shot up 3.3 per cent from the previous three months – eclipsing its flash estimate of 2.9 per cent.

This marked the fourth consecutive quarterly rise and the steepest increase since the second quarter of 2018, when private home prices advanced 3.4 per cent before property curbs hit in July that year.

Prices have been picking up momentum: they rose 2.1 per cent in the fourth quarter and are up 6.6 per cent year on year. Private home prices are now 8.4 per cent above the recent peak in the third quarter 2018 and 4.9 per cent ahead of the all-time high hit in the third quarter 2013.

Prices are tipped to keep heading north in the near term as construction delays and additional safety measures at workers' dormitories may raise costs in a market already constricted by supply lags.

Coronavirus-related construction disruptions have delayed project completions.

Around 6,800 private homes are expected to be completed by the end of this year, and 11,264 next year.

"These figures are significantly lower than those provided by URA in the first quarter last year – 10,816 units to be completed in 2021 and 15,160 for 2022," noted Mr Ong Teck Hui, senior director of research and consultancy at JLL.

Mr Ong questioned if the shortage of construction workers will affect the pace of new launches as well as developers' landbanking activities. "If construction costs go up, that could affect how much they will bid for land in GLS (government land sales) and en-bloc sales," he said.

While the likelihood of more property cooling measures has risen, Colliers International research head Tricia Song noted that these could be "premature, given that the year-on-year private home price increases are still in the single digits".

"However, we do not rule out more curbs should prices outpace economic fundamentals," she added.

The first quarter's price increases were led by landed properties, which jumped 6.7 per cent, outpacing a 2.5 per cent rise in the non-landed segment.

Prices of non-landed homes in the prime or core central region grew 0.5 per cent in the first quarter compared with a 3.2 per cent rise in the fourth quarter.

But well-received new launches such as Normanton Park and The Reef At King's Dock pushed prices of apartments in the city fringe or the rest of central region up 6.1 per cent compared with a 4.4 per cent rise in the previous quarter.

Prices in the suburbs or outside central region rose 1.1 per cent, compared with a 1.8 per cent gain in the fourth quarter of 2020.

Developers capitalised on buyers' fear of missing out by launching 3,716 new private homes – the highest volume for the first quarter in seven years – up from 3,147 units put on the market in the preceding quarter and a 78 per cent increase on the same three months last year, JLL said.

The robust launches sent new home sales surging 34 per cent from the fourth quarter of 2020 to 3,493 units – the highest sales for that quarter since the first three months of 2013, JLL said.

Resale volumes also strengthened, with 4,519 units sold during the quarter, up from 4,249 units in the preceding three months.

The economic recovery coupled with fewer units being completed led to vacancy rates falling from 7 per cent in the fourth quarter last year to 6.4 per cent in the first three months of this year.

Foreigners seem to be comin back, with mainland Chinese th top buyers, said Ms Christine Sui OrangeTee & Tie's senior vice-pres ident of research and analytics.

There were 281 non-lande homes (excluding executive condo miniums) bought by foreigners i the first quarter, up from the 199 i the fourth quarter. This is also th highest volume transacted sinc the fourth quarter of 2019, whe 284 units were sold, she said.

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ST PHOTO: DESMOND WEE

Source: The Straits Times 24 April 2021

Despite tightened curbs, private home prices still grew in 2Q 2021

Business

Singapore's private home prices rise at slower pace of 0.8% in Q2 amid heightened alert



File photo of private homes in Singapore. (Photo: Jeremy Long)

23 Jul 2021 08:57AM
(Updated: 23 Jul 2021 11:15AM)

Source: Channel News Asia 23 Jul 2021

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Prices continued to rise in July

THE STRAITS TIMES

Wednesday, August 11, 2021

Condo resale prices advance 1% in July: SRX flash data

Estimated 1,817 units resold last month – 22.5% increase from 1,483 units in June

Michelle Ng

Demand for non-landed private homes remained strong in July, with prices climbing and more units changing hands, despite tightened Covid-19 measures in the second half of the month.

Condominium resale prices jumped 1 per cent month on month, growing at a faster pace from the 0.2 per cent increase in June, according to flash figures from real estate portal SRX Property yesterday.

Year on year, resale prices were up 8 per cent from July last year, with increases across all regions.

An estimated 1,817 units were resold last month, a 22.5 per cent increase from the 1,483 units in June.

Transactions were 68.2 per cent higher than those in July last year, and 83 per cent more than the five-year average volume for the month of July.

ERA Singapore head of research and consultancy Nicholas Mak said the transaction volume in July has returned to the levels seen in March and April this year, when there were less stringent Covid-19 restrictions in place.

He noted that it was the "healthy growth" of condo prices by 1.6 per cent in the suburbs that pulled up the overall price index.

Condo resale prices rose marginally by 0.1 per cent in the core central region and 0.3 per cent in the city fringes, SRX data showed.

Mr Mak said the price expansion for mass-market condos in suburban areas can be partly attributed to the robust Housing Board resale market.

"Some owners of HDB flats are taking advantage of the high prices of HDB resale flats and cashing out to upgrade to private condominium units," he said.

"Typically, a higher proportion of the buyers of suburban condos are local residents who are buying these as their own homes, rather than for speculative investment. Hence, an increase in the demand for such suburban housing is a healthy sign as such demand is more sustainable."

Some developers of various new condo launches have recently increased the prices in their latest revisions and this may have had a "spillover effect" on the prices of resale condo units, added Mr Mak.

Ms Christine Sun, senior vice-president of research and analytics at real estate firm OrangeTee & Tie, made similar observations, noting that the "steep jump" in prices of new mass-market condo projects may have resulted in some buyers looking to the secondary resale market.

The strong showing last month could also be due to some buyers rushing to close deals before Sunday, the beginning of the seventh lunar month, during which market activities typically slow down.

"Other buyers may have decided to proceed with their purchases as prices of properties have been rising across the board, which include new condos, private resale properties and HDB resale flats," said Ms Sun.

ERA's Mr Mak said: "In the absence of any government intervention, the SRX resale condo price index would continue to appreciate and could end the year with a 10 per cent to 15 per cent year-on-year increase."

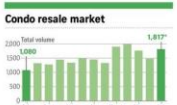
The highest transacted price for a resale condo unit last month was $18.5 million at Le Nouvel Ardmore, a freehold condominium in District 10's Ardmore Park.

In the city fringes, the highest transacted price was $6.5 million for a freehold unit at Amber Skye in Marine Parade.

In the suburban areas, a unit at Breeze By The East Condominium in Upper East Coast Road scored the highest transacted price at $3.5 million.

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Condo resale market



NOTE: *Flash estimate

Source: SRX PROPERTY, STRAITS TIMES GRAPHICS



PHOTOS: LIM SIN THAI, KIMLY CONSTRUCTION, BREEZE BY THE EAST CONDO/FACEBOOK





$18.5m
LE NOUVEL ARDMORE (Ardmore Park)
Highest transacted price for a resale condo unit last month.

$6.5m
AMBER SKYE (Marine Parade)
Highest transacted price in the city fringes last month.

$3.5m
BREEZE BY THE EAST CONDOMINIUM (Upper East Coast Road)
Highest transacted price in the suburban areas last month.

Wednesday, August 11, 2021

THE BUSINESS TIMES

BT businesstimes.com.sg

Singapore condo resale volumes rebound in July, up 22.5%: SRX

Gains in overall volumes and prices driven by demand for condos outside of central region (OCR)

By Vivienne Tay
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Singapore

SINGAPORE condominium resale volumes rebounded in July after falling for two consecutive months. Overall prices, meanwhile, continued to climb, according to flash figures from SRX Property on Tuesday.

Gains in overall resale volumes and prices were driven by demand for condos in the suburban or outside of central region (OCR). The OCR had contributed to more than half (58 per cent) of volumes; prices meanwhile, were up 1.6 per cent, the highest increase among the different regions.

The other regions are the rest of central region (RCR) and core central region (CCR), which rose 0.3 per cent and 0.1 per cent, respectively. Year on year, the OCR, RCR and CCR advanced 7.7 per cent, 8.3 per cent and 8.2 per cent, respectively.

The steep jump in prices comes as supply remained the lowest among all segments, noted Christine Sun, OrangeTee & Tie's senior vice-president of research and analytics.

"Prices of some new projects increased in recent weeks, which may have resulted in some buyers diverting their attention to the secondary market," she said.

Some buyers could have also rushed to close deals before the start of the Hungry Ghost month, Ms Sun said.

ERA Realty head of research and consultancy Nicholas Mak said the price expansion of suburban condos was also due to HDB owners taking advantage of the high prices of HDB resale flats by cashing out and upgrading to private condos.

Overall, resale prices rose 1 per cent month on month and 8 per cent year on year. In terms of volume, about 1,817 units were resold last month, up 22.5 per cent from the 1,483 units resold in June 2021.

Year on year, resale volumes were 68.2 per cent higher, and 83 per cent higher than the five-year average volumes for the month of July. By region, 24 per cent of resale volume was from the RCR and 17.9 per cent was from the CCR.

The bump in volumes may also be due to buyers rushing to complete deals before tighter restrictions kick in, said Huttons Asia chief executive Mark Yip. He added that more buyers are also seeking more affordable options in the market.

SRX said a resale unit at Le Nouvel Ardmore fetched the highest transacted price at S$18.5 million. In the RCR, the most expensive resale unit was resold for S$6.5 million at Amber Skye, while the highest transacted price in the OCR was for a unit at Breeze By The East condominium, resold for S$3.5 million.

The overall median capital gain stood at S$180,170 in July 2021, up S$10,170 from June 2021.

District 21 (Clementi and Upper Bukit Timah) saw the highest median capital gain at S$435,000, while District 4 (Sentosa and Harbourfront) was the only district that posted a median capital loss of S$7,500.

SRX calculates the capital gain or loss of a condo resale unit by comparing the current transacted price with the same unit's previous transacted price. Capital gain data includes only districts with more than 10 matching transactions.

Source: The Straits Times, The Business Times 11 August 2021

OCR had the fastest rate of price growth in 2Q 2021

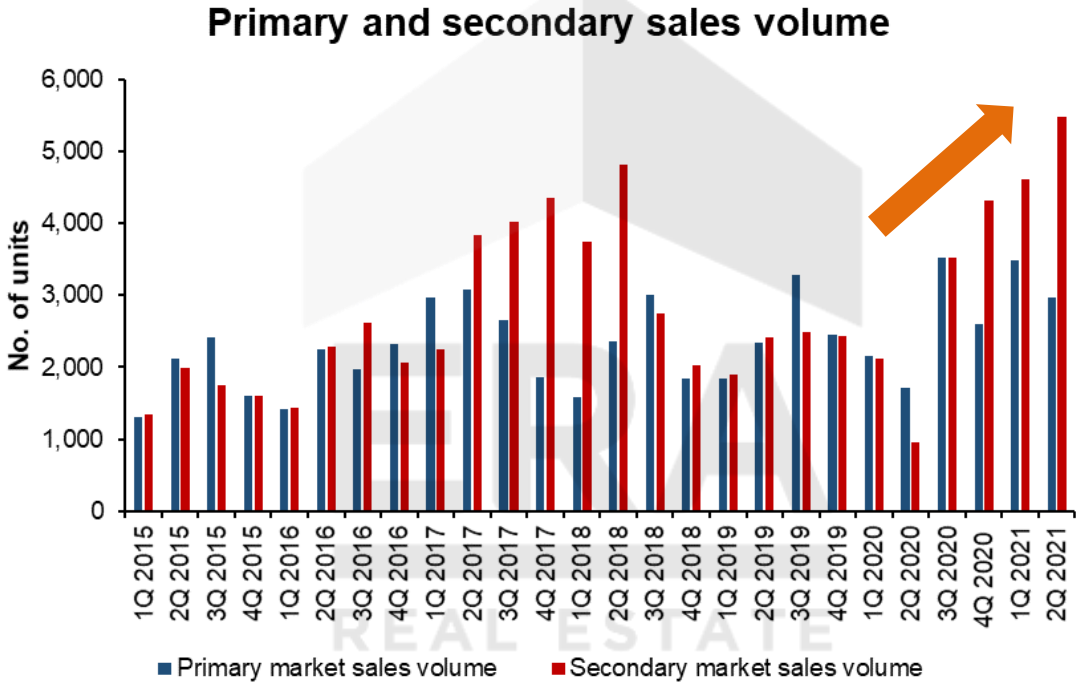
COMPARISON OF PROPERTY PRICE INDEX FOR 1ST QUARTER 2021 AND 2ND QUARTER 2021

	Price Index		% Change over Previous Quarter	
	1Q/21	2Q/21	1Q/21	2Q/21
All Residential (1Q09=100)	**162.2**	**163.5**	**3.3**	**0.8**
Landed Property	185.4	184.8	6.7	-0.3
Non-Landed Property	157.1	158.8	2.5	1.1
CCR[1/]	134.3	135.8	0.5	1.1
RCR[2/]	170.4	170.6	6.1	0.1
OCR	185.6	189.1	1.1	1.9

Source: URA

ERA REAL ESTATE
PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Strong buying demand for both primary and secondary markets since Circuit Breaker in 2020



Source: URA, ERA Research & Consultancy

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Strong new home sales in OCR despite the tightened curbs

	CCR -Primary mkt sales (units)	**RCR** -Primary mkt sales (units)	**OCR** -Primary mkt sales (units)	**Total primary market sales (units)**
1Q 2021	681	1,798	1,014	**3,493**
2Q 2021	813	1,123	1,030	**2,966**

Source: URA

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

OCR private property prices growth

OCR 15-year
248% growth

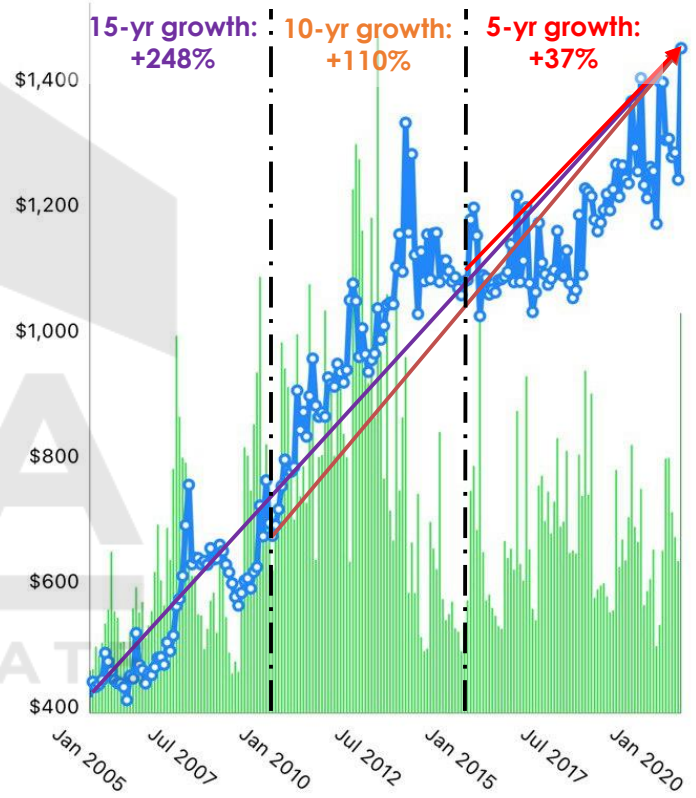
Jan 2005 Avg PSF: $418 | Volu
Dec 2020 Avg PSF: $1,453 | V
Compare Avg PSF: +247.61%

OCR 10-year
110% growth

Jan 2010 Avg PSF: $692 | Volu
Dec 2020 Avg PSF: $1,453 | Vo
Compare Avg PSF: +109.86%

OCR 5-year
37% growth

Jan 2015 Avg PSF: $1,059 | V
Dec 2020 Avg PSF: $1,453 |
Compare Avg PSF: +37.17%



Source: iERA, URA

Let's review the recent land sales with 10% to 25% profit margin to predict future launch pricing.

GuocoLand top bidder for Lentor Central plot; Tampines EC site sets price record

By Kalpana Rashiwala
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Singapore

RESIDENTIAL land prices continue to rise, reflecting developers' optimistic outlook on private home prices and continuing hunger for land, going by the latest state land tender closings.

GuocoLand emerged as the highest bidder for a plot next to the upcoming Lentor MRT station on the Thomson-East Coast Line (TEL), the site is designated for private housing development with commercial space at first storey. GuocoLand's bid of S$784.1 million, or S$1,204 per square foot per plot ratio (psf ppr) surpassed the expectations of property consultants polled by BT before the tender close.

The tender for the other plot that also closed the same day, for an executive condominium or EC site in Tampines Street 62, saw a fresh record price for EC land, toppling the S$903 psf ppr set in May for a plot in Tengah Garden Walk.

In the latest tender, the top bid for the Tampines plot was S$422 million or S$659 psf ppr, exceeding the forecasts of most property consultants. The highest bid was placed by a consortium comprising a Qingjian Realty and Octava Pte Ltd joint venture, and Santarli Realty. The top bid was 1.4 per cent higher than the second highest offer, from Intrepid Investments and TID Residential, of S$650 psf ppr. It's sane a public-private housing hybrid.

The tenders for both plots drew nine bids each.

JLL senior director ... research and consultancy, Ong Teck ... [illegible]

Optimistic outlook

Provisional tender results

BIDDERS	BID PRICE (S$M)	BID PRICE ($ PSF PPR)
Residential with commercial at first storey site in Lentor Central		
GLL D *(GuocoLand)*	784.11	1,204.47
Intrepid Investments, Hong Realty and TID Residential *(Hong Leong Group Singapore)*	750.00	1,152.07
Titus Residential SG and Titus Commercial SG *(City Developments and MCL Land)*	736.00	1,131.41
Hoi Hup Realty and Sunway Developments	705.26	1,083.35
United Venture Investments (No. 1) as trustee-manager for United Venture Trust, and United Venture Development (No. 3) *(UOL Group, Singapore Land Group and Kheng Leong Company)*	691.18	1,061.72
Grand Cullinan *(Jugan Property Singapore)*	683.69	1,050.21
CSL Development *(Chip Eng Seng Corporation)*, Sing-Haiyi Treasure, Chuan Investments and Jun Jie Development	658.00	1,010.75
Laguna Garden, and FEL Retail Trustee in its capacity as trustee-manager of FEL Retail Trust *(Far East Organization)*	637.78	979.69
Sim Lian Land	590.00	906.30
EC site in Tampines Street 62 (Parcel A)		
QJ-OS *(Qingjian Realty and Octava)* and Santarli Realty	422.00	658.93
Intrepid Investments and TID Residential *(Hong Leong Group Singapore)*	416.28	650.01
Hoi Hup Realty and Sunway Developments	415.28	648.44
Tarak Properties SG *(City Developments and MCL Land)*	406.99	635.49
MCC Land (Singapore)	401.08	626.27
CSC Land Group (Singapore)	387.46	605.01
GLL C *(GuocoLand)*	385.00	601.16
Sim Lian Land	366.67	572.53
EL Development	356.10	556.03

Note: Names of trading companies/parent companies in italics

Source: URA | DBS, ACRA

recent return to Phase 2 (Heightened Alert) has not dampened demand for sites, as it is probably seen as a short-term event while current tender sites could be launched for sale a year or more later amid positive market condition:.

"[illegible]

optimistic top bids are indicative of strong demand for residential sites by developers to replenish their land banks."

In similar vein, PropNex CEO Ismail Gafoor said: "The resilient home [illegible] and healthy housing demand [illegible] the [illegible]

housing market, and this has in turn boosted developers' confidence."

For the Lentor Central plot, the top bid by GuocoLand – part of Malaysian tycoon Quek Leng Chan's Hong Leong Group of Malaysia – was 4.5 per cent higher than the second highest bid of S$[illegible], from a tie-up comprising Intrepid Investments, Hong Realty and TID Residential; the trio are part of the Hong Leong Group Singapore, helmed by Mr Quek's Singaporean cousin Kwek Leng Beng.

Interestingly, the third highest bid, at S$1,131 psf ppr, was from a tie-up between City Developments Ltd (CDL) and Hongkong Land unit MCL Land. CDL is the SGX-listed property and hotel arm of Hong Leong Group Singapore.

CBRE's head of research for Southeast Asia, Tricia Song, noted that the top three bids for the Lentor plot surpassed the S$1,118 psf ppr winning bid for the private housing plot in Ang Mo Kio Avenue 1 at the May state tender, reflecting "consensus confidence in the Lentor site due to its proximity to a MRT station, an absence of new supply in the area, and its location in a serene low-rise estate".

That said, Lam Chern Woon, head of research and consulting at Edmund Tie & Co, highlighted that the nine bids received for the Lentor plot is fewer than the 15 bids for the Ang Mo Kio Avenue 1 site in May. This, he says, "reflects cautiousness among developers due to the ongoing uncertainties within the construction sector". Moreover, the high absolute price quantum for the Lentor plot vis-a-vis the S$381.4 million top bid for the Ang Mo Kio site, could have deterred smaller developers. The maximum gross floor area (GFA) for the Ang Mo Kio site is about half that of the Lentor plot.

GuocoLand's proposed scheme for the Lentor Central plot envisions a mixed-use, transit-oriented development of 25 storeys with around 600 residences with the convenience of having a substantial amount of F&B and retail space, including a supermarket and more than 10,000 sq ft of childcare facilities. "Located in the Thomson area that has mostly landed homes, residents will also enjoy unblocked views of the surrounding areas. Living there also means having vast amount of nature reserves and parks in proximity," said GuocoLand's spokesperson.

The plot is also close to established schools such as Presbyterian High School, Anderson Primary School, and CHIJ St Nicholas Girls' School.

Meanwhile, Qingjian Realty, which heads the consortium that placed the record top bid for the Tampines Street 62 EC site, said it is "very confident in the Tampines area as it is a mature estate".

"In planning for about 600 units, we envision a good mix of different bedroom types, from two to five-bedders," said Qingjian Realty's deputy general manager, Yen Chong.

ERA Realty Network's head of research and consultancy, Nicholas Mak, predicts that the consortium would have to launch the project at above S$1,250 psf. "The current median transacted prices for new EC units sold by developers in Q2 2021 is S$1,154 psf. This new land price will make all the existing EC projects relatively cheap by comparison."

Mr Ismail predicts the launch price for the EC on the Tampines Street 62 plot at S$1,150-1,250 psf.

As for the Lentor Central plot, he estimates the potential selling price for the future development at S$1,950-2,000 psf.

REAL ESTATE



Located along Yew Siang Road off West Coast Highway, Flynn Park comprises 72 apartments and sits on 208,443 square feet of freehold land. It is about 350m from Pasir Panjang MRT station and is near landmarks like Sentosa. PHOTO: SAVILLS

Flynn Park sold en bloc for S$371m to Hoi Hup-Sunway JV

The sale price works out to approximately S$1,355 per plot ratio, which exceeds the S$365 million reserve price

By Michelle Zhu
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@MichZhuBT

Singapore

FLYNN Park in Pasir Panjang has been sold for S$371 million to a joint venture between Hoi Hup Realty and Sunway Developments, property consulting group Savills Singapore announced on Friday.

The sale price works out to approximately S$1,355 per plot ratio (ppr), which exceeds the S$365 million reserve price or S$1,284 ppr when the property was launched for sale by public tender on July 28. (The development's first attempt at an en bloc sale in June 2018 ended without a buyer.)

Including 7 per cent bonus balconies, the land price works out to approximately S$1,318 ppr.

Located along Yew Siang Road off West Coast Highway, Flynn Park comprises 72 apartments and sits on 208,443 square feet of freehold land. It is about 350m from Pasir Panjang MRT station and is near landmarks like Mapletree's business park and Sentosa, as well as amenities such as Pasir Panjang Food Centre and VivoCity.

Based on the Urban Redevelopment Authority's 2019 Master Plan, the site is zoned 'residential' with a plot ratio of 1.4.

The deal was brokered by Savills Singapore, which described this as the largest collective sale site sold so far this year.

Galven Tan, deputy managing director for investment sales and capital markets at Savills Singapore, said the tender exercise was "keenly contested".

"The result is testament to the strong attributes of the site – the unique opportunity to develop a premium product on the fringe of the city centre and just 350m from an MRT station, yet right next to lush and mature nature parks. We are very pleased to have achieved success for the owners of Flynn Park on their second collective sale attempt," he said.

Describing the Flynn Park property as a rare hill-side plot, Hoi Hup Realty's chairman and managing director Wong Swee Chun said the company is looking forward to "developing a premium product on this unique site".

PROPERTY MEGA SHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Source: BT 23 Jul 2021, BT 11 Sep 2021

Apr'21 GLS (RCR)
District 8: Northumberland Road

Northumberland Road
Land cost: $1,129 psf ppr
Est. Breakeven: $1,761 psf
Est. Future Launch: $1,900 - $2,200 psf

- Next to Farrer Part MRT station on North East Line
- Residential with 1st story commercial with infant care and childcare centre
- Est 405 housing units

RANKING	TENDER REF	NAME OF TENDERER	TENDERED SALE PRICE (BY PRICE RANKING) ($)	TENDERED SALE PRICE IN $PSM/GFA
1	10	Maximus Residential SG Pte. Ltd. and Maximus Commercial SG Pte. Ltd.	445,888,000.00	12,156.49
2	23	Winrich Investment Pte. Ltd.	421,888,999.00	11,502.19
3	7	Holland V Properties Pte. Ltd.	418,777,000.00	11,417.35
4	22	CSC Land Group (Singapore) Pte. Ltd.	388,890,565.00	10,602.54
5	28	EL Development Pte Ltd	383,800,000.00	10,463.75
6	26	Sim Lian Land Pte Ltd	368,800,000.00	10,054.80
7	18	Intrepid Investments Pte. Ltd., Garden Estates (Pte.) Limited and TID Residential Pte. Ltd.	351,000,000.00	9,569.51
8	8	Peak Vista Pte Ltd	333,800,000.00	9,100.58
9	20	GLL C Pte. Ltd.	315,847,000.00	8,611.11
10	12	Japura Development Pte Ltd	256,000,000.00	6,979.47

TENDER CLOSED ON 27 APR 2021

NORTHTHUMBERLAND ROAD



SITE USE	RESIDENTIAL WITH 1ST STOREY COMMERCIAL
TENURE	99
SITE AREA (SQM)	8,732.9
SITE GFA (SQM)	36,679.0
HIGHEST BID ($M)	445.9
HIGHEST BID ($PSF)	1,129.1

LAND ($M)	445.9
CONSTRUCTION ($M)	118.4
LAND FINANCING ($M)	39
PROFESSIONAL / LEGAL / TAXES ($M)	67.7
MARKETING / OTHERS ($M)	24.2
EST. TOTAL COST ($M)	695.2
EST. BREAKEVEN ($PSF PPR)	1,761

Source: URA, Edgeprop, ERA Research & Consultancy

ERA REAL ESTATE
PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

May'21 En Bloc Sale (CCR)
District 2: Maxwell House

- **Sale price: $276.8m**
- **Land area: 41,799 sft**
- **Plot ratio: 4.3**

Land cost: $1,540 psf ppr
Est. Breakeven: $2,316 psf
Est. Future Launch: $2,500 - $2,800 psf

- **Walking distance to Tanjong Pagar MRT station**



Saturday, May 08, 2021

THE STRAITS TIMES

Maxwell House fetches $276.8m in second collective sale attempt

Joint venture's winning bid is above the $268m reserve price

Grace Leong
Senior Business Correspondent

The 52-year-old Maxwell House has made it second-time lucky with its collective sale bid. It went for $276.8 million, trumping its $268 million asking price.

The commercially-zoned building at 20 Maxwell Road went on the market at a reserve price of $295 million last September but that was lowered in April.

The tender was awarded yesterday to a joint venture between subsidiaries of Singapore-listed developers Chip Eng Seng Corp and SingHaiyi Group, as well as Hong Kong-listed Chuan Holdings.

The sale of the 13-storey building is subject to approval of the Strata Titles Board and other conditions.

The building, which sits on a trapezoidal island plot spanning 41,799 sq ft, comprises 145 strata units and has a plot ratio of 4.3. It is near the dining and entertainment precinct of Tras Street, Duxton Hill and Keong Saik Road.

The joint tenderers – CEL Development, SingHaiyi Investments and Chuan Investments – will seek Singapore Land Authority approval to issue a fresh 99-year lease for the building, whose tenure began in June 1969.

CEL Development, the holding group for Chip Eng Seng's property development division, has the biggest stake in the joint venture at 40 per cent.

SingHaiyi Investments and Chuan Investments have 30 per cent each. Chip Eng Seng and SingHaiyi told the Singapore Exchange yesterday that they are seeking Urban Redevelopment Authority (URA) approval to redevelop the site into a commercial and residential mixed-use development.

This will have a gross plot ratio of at least 5.6 and a gross floor area of at least 21,746.48 sq m, for which the commercial component will be up to 20 per cent of the total gross floor area.

Ms Christina Sim, director of capital markets at marketing agent Cushman & Wakefield, said: "Interest in the site was robust as this was an opportunity to develop a mixed residential-cum-commercial building in the vibrant fringe of Chinatown and Tanjong Pagar.

The additional uplift in the plot ratio from 4.3 to 5.6 in an outline advice given by the URA last year has "enhanced the site's attractiveness as the URA embarks on a rejuvenation plan for certain precincts in the central business district", she added.

Cushman & Wakefield described the sale as the "largest commercial en-bloc by value" sold so far this year.

Chip Eng Seng said it is mindful of "further market uncertainty and volatility" due to the prolonged impact of the pandemic, so it would be "prudent to manage its financial and execution risks by partnering the other joint tenderers to redevelop the property".

SingHaiyi's projects here include a Grade A commercial building at 9 Penang Road and residential projects such as Parc Clematis, City Suites and The Vales EC.

gleong@sph.com.sg

The 52-year-old Maxwell House sits on a trapezoidal island plot spanning 41,799 sq ft. It is near the dining and entertainment precinct of Tras Street, Duxton Hill and Keong Saik Road. ST PHOTO: JASON QUAH

Source: ST 8 May 2021

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

May'21 GLS (EC)
District 24: Tengah Garden Walk

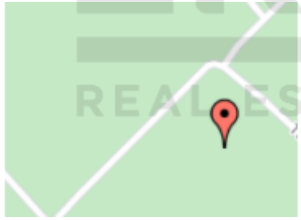
Tengah Garden Walk (EC)
Land Cost: $603 psf ppr
Est. Breakeven: $1,010 psf
Est. Future launch : $1,100 - $1,250 psf

- **Within walking distance to the future Hong Kah MRT station on Jurong Region Line and Tengah's future town centre**
- **Est 620 housing units**

S/N	Name of Tenderer	Tender Price	Spsm/GFA ($)
1	Taurus Properties SG Pte. Ltd.	$400,318,000.00	$6,492.45
2	CSC Land Group (Singapore) Pte. Ltd.	$400,199,999.00	$6,490.54
3	QJ-OS Pte. Ltd. and Santarli Realty Pte. Ltd.	$382,889,000.00	$6,209.78
4	Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd	$379,100,000.00	$6,148.33
5	Intrepid Investments Pte. Ltd. and TID Residential Pte. Ltd.	$351,800,000.00	$5,705.57
6	Sim Lian Land Pte Ltd	$339,000,000.00	$5,497.98
7	GLL B Pte. Ltd.	$331,111,404.00	$5,370.04

TENDER CLOSED ON 25 MAY 2021

TENGAH GARDEN WALK



SITE USE	EC	LAND ($M)	400.3
TENURE	99	CONSTRUCTION ($M)	146
SITE AREA (SQM)	22,020.8	LAND FINANCING ($M)	35
SITE GFA (SQM)	61,659.0	PROFESSIONAL / LEGAL / TAXES ($M)	65.6
HIGHEST BID ($M)	400.3	MARKETING / OTHERS ($M)	23.3
HIGHEST BID ($PSF)	603.0	EST. TOTAL COST ($M)	670.2
NUMBER OF BIDS	7	**EST. BREAKEVEN ($PSF PPR)**	**1,010**

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Source: HDB, Edgeprop, ERA Research & Consultancy

May'21 GLS (OCR)
District 20: Ang Mo Kio Ave. 1

Ang Mo Kio Ave 1 (OCR)
Land Cost: $1,118 psf ppr
Est. Breakeven: $1,746 psf
Est. Future Launch: $1,900 - $2,200 psf

- Near Mayflower MRT station on Thomson East Coast Line
- Opposite and has unblocked view of the Bishan-AMK park
- Est 370 housing units

TENDER CLOSED ON 25 MAY 2021 — ANG MO KIO AVENUE 1



SITE USE	RESIDENTIAL	LAND ($M)	381.4
TENURE	99	CONSTRUCTION ($M)	102.4
SITE AREA (SQM)	12,679.4	LAND FINANCING ($M)	33.4
SITE GFA (SQM)	31,699.0	PROFESSIONAL / LEGAL / TAXES ($M)	58
HIGHEST BID ($M)	381.4	MARKETING / OTHERS ($M)	20.7
HIGHEST BID ($PSF)	1,118.0	EST. TOTAL COST ($M)	595.9
NUMBER OF BIDS	15	EST. BREAKEVEN ($PSF PPR)	1,746

LAND PARCEL AT ANG MO KIO AVENUE 1

ALLOWABLE DEVELOPMENT	:	RESIDENTIAL
SITE AREA	:	12,679.4 m²
MAXIMUM PERMISSIBLE GFA	:	31,699 m²
DATE OF LAUNCH	:	26 NOVEMBER 2020
DATE TENDER CLOSED	:	25 MAY 2021
LEASE PERIOD	:	99 YEARS

RANKING	NAME OF TENDERER	TENDERED SALE PRICE ($)	TENDERED SALE PRICE IN $PSM OF GFA
1	United Venture Development (2021) Pte. Ltd.	381,381,000.00	12,031.33
2	Titus Residential SG Pte. Ltd.	358,888,000.00	11,321.75
3	Far East Civil Engineering (Pte.) Limited, Fortune Harmony Limited and Sekisui House, Ltd.	353,333,333.00	11,146.51
4	Hoi Hup Realty Pte Ltd, Sunway Developments Pte Ltd and Oriental Worldwide Investments Inc	335,900,000.00	10,596.55
5	GLL C Pte. Ltd.	334,802,225.00	10,561.92
6	CEL Development Pte. Ltd., Sing-Haiyi Treasure Pte. Ltd. and Chuan Investments Pte. Ltd.	331,888,888.00	10,470.01
7	Winrich Investment Pte. Ltd.	328,688,888.00	10,369.06
8	Siong Feng Development Pte Ltd and Ultra Infinity Pte Ltd	325,888,889.00	10,280.73
9	Grand Cullinan Pte. Ltd.	325,188,188.00	10,258.63
10	EL Development Pte Ltd	315,800,000.00	9,962.46
11	Intrepid Investments Pte. Ltd., Garden Estates (Pte.) Limited and TID Residential Pte. Ltd.	314,500,000.00	9,921.45
12	Sing Holdings Residential Pte. Ltd. and Cedar Investments Pte. Ltd.	307,500,000.00	9,700.62
13	Sim Lian Land Pte Ltd	305,100,000.00	9,624.91
14	SL Capital (7) Pte. Ltd.	303,999,000.00	9,590.18
15	Japura Development Pte Ltd	248,535,000.00	7,840.47

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Source: URA, Edgeprop, ERA Research & Consultancy

Jul'21 GLS (EC)
District 18: Tampines St.62

Tampines St 62 (EC)
Land Cost: $659 psf ppr
Est. breakeven: $1,131 psf
Est. Future launch: $1,200 - $1,400 psf

- **Within walking distance to the future Tampines North MRT on Cross Island Line**
- **Est 590 housing units**

S/N	Name of Tenderer	Tender Price ($)	$psm/GFA ($)
1	QJ-OS Pte. Ltd. and Santarli Realty Pte. Ltd.	$422,000,000.00	$7,092.68
2	Intrepid Investments Pte. Ltd. and TID Residential Pte. Ltd.	$416,283,400.00	$6,996.59
3	Hoi Hup Realty Pte Ltd and Sunway Developments Pte. Ltd.	$415,280,000.00	$6,979.73
4	Tarak Properties SG Pte. Ltd.	$406,988,000.00	$6,840.36
5	MCC Land (Singapore) Pte Ltd	$401,080,000.00	$6,741.07
6	CSC Land Group (Singapore) Pte. Ltd.	$387,464,065.56	$6,512.22
7	GLL C Pte. Ltd.	$385,000,000.00	$6,470.81
8	Sim Lian Land Pte Ltd	$366,666,000.00	$6,162.66
9	EL Development Pte Ltd	$356,100,000.00	$5,985.08



LAND ATTRIBUTES	
Site use	EC
Tenure	99
Site area (sqm)	23,799.2
Site GFA (sqm)	59,498.0
Highest bid ($m)	422.0
Highest bid ($psf)	659.0
Number of bids	9

ESTIMATED BREAKEVEN	
Land ($m)	422
Construction ($m)	155
Land Financing ($m)	36.9
Professional / Legal / Taxes ($m)	69.2
Marketing / Others ($m)	41
Est. Total Cost ($m)	724.1
Est. Breakeven ($psf ppr)	**1,131**
Developer	Qingjian Realty and Santarli Construction

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Source: HDB, Edgeprop, ERA Research & Consultancy

Jul'21 GLS (OCR)
District 26: Lentor Central

Lentor Central (OCR)
Land Cost: $1,204 psf ppr
Est. Breakeven: $1,933 psf
Est. Future Launch: $2,100 - $2,400 psf

- Next to Lentor MRT station on the Thomson-East Coast Line
- Residential with 1st story commercial
- Est 605 housing units



LAND ATTRIBUTES		ESTIMATED BREAKEVEN	
Site use	Mixed	Land ($m)	784.1
Tenure	99	Construction ($m)	214.8
Site area (sqm)	17,279.9	Land Financing ($m)	68.6
Site GFA (sqm)	60,480.0	Professional / Legal / Taxes ($m)	119.9
Highest bid ($m)	784.1	Marketing / Others ($m)	71.2
Highest bid ($psf)	1,204.5	Est. Total Cost ($m)	1,258.7
Number of bids	9	**Est. Breakeven ($psf ppr)**	**1,933**
		Developer	
		GuocoLand	

ANNEX A

LAND PARCEL AT LENTOR CENTRAL

ALLOWABLE DEVELOPMENT	: RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY
SITE AREA	: 17,279.9 m²
MAXIMUM PERMISSIBLE GFA	: 60,480 m²
DATE OF LAUNCH	: 15 APRIL 2021
DATE TENDER CLOSED	: 22 JULY 2021
LEASE PERIOD	: 99 YEARS

RANKING	NAME OF TENDERER	TENDERED SALE PRICE ($)	TENDERED SALE PRICE IN $PSM OF GFA
1	GLL D Pte. Ltd.	784,113,000.00	12,964.83
2	Intrepid Investments Pte. Ltd., Hong Realty (Private) Limited and TID Residential Pte. Ltd.	750,000,000.00	12,400.79
3	Titus Residential SG Pte. Ltd. and Titus Commercial SG Pte. Ltd.	736,547,000.00	12,178.36
4	Hoi Hup Realty Pte Ltd and Sunway Developments Pte. Ltd.	705,260,000.00	11,661.04
5	United Venture Investments (No. 1) Pte. Ltd. (as Trustee-Manager for United Venture Trust) and United Venture Development (No. 3) Pte. Ltd.	691,180,000.00	11,428.24
6	Grand Cullinan Pte. Ltd.	683,688,888.00	11,304.38
7	CEL Development Pte. Ltd., Sing-Haiyi Treasure Pte. Ltd., Chuan Investments Pte. Ltd. and Jun Jie Development Pte. Ltd.	658,000,000.00	10,879.63
8	Laguna Garden Limited and FEL Retail Trustee Pte. Ltd. (In its capacity as Trustee-Manager of FEL Retail Trust)	637,777,777.00	10,545.27
9	Sim Lian Land Pte Ltd	590,000,000.00	9,755.29

ERA REAL ESTATE

Source: URA, Edgeprop, ERA Research & Consultancy

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Aug'21 GLS (RCR)
District 21: Jalan Anak Bukit

Jalan Anak Bukit (RCR)
Land Cost: $989 psf ppr
Est. Breakeven: $1,658 psf
Est. Future Launch: $1,800 - $2,100 psf

- Next to Beauty World MRT station
- Integrated transport hub
- Est 845 housing units

Jalan Anak Bukit
SOLD on 30 August 2021



LAND ATTRIBUTES	
Site use	Mixed
Tenure	99
Site area (sqm)	32,185.0
Site GFA (sqm)	96,555.0
Highest bid ($m)	1,028.3
Highest bid ($psf)	989.4
Number of bids	5

ESTIMATED BREAKEVEN	
Land ($m)	1028.3
Construction ($m)	343
Land Financing ($m)	90
Professional / Legal / Taxes ($m)	164.6
Marketing / Others ($m)	97.6
Est. Total Cost ($m)	1,723.4
Est. Breakeven ($psf ppr)	**1,658**

Developer
Far East Organisation and Sino Group (FE Landmark Pte. Ltd, FEC Residences Trustee Pte. Ltd. and FEC Retail Trustee Pte. Ltd)

Details of Shortlisted Tenderers

S/N	Name of Tenderer	Tendered Land Price (S$)	Tendered Land Price (S$psm of GFA)
1	FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust) (Tender Ref. 33)	$1,028,333,333.00	$10,650.23
2	Perpetual (Asia) Limited (in its capacity as trustee of Mercatus Commercial Trust I) and Winchoice Investment Pte. Ltd. (Tender Ref. 25)	$1,011,000,000.00	$10,470.72
3	Dragon Commercial Pte. Ltd. and Dragon Residential Pte. Ltd. (Tender Ref. 17)	$808,999,999.99	$8,378.64

Source: BT 11 Sep 21, Edgeprop, ERA Research & Consultancy

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Sep'21 En Bloc Sale (RCR)
District 5: Flynn Park

Jalan Anak Bukit (RCR)
Land Cost: $1,318 psf ppr
Est. Breakeven: $2,079 psf
Est. Future Launch: $2,300 - $2,600 psf

- 350m to to Pasir Panjang MRT station
- Est 271 housing units

Flynn Park (Enbloc)
CLOSED *on 10 September 2021*



LAND ATTRIBUTES	
Site use	Residential
Tenure	fh
Site area (sqm)	19,364.8
Site GFA (sqm)	26,150.7
Highest bid ($m)	371.0
Highest bid ($psf)	1,318.0
Number of bids	

ESTIMATED BREAKEVEN	
Land ($m)	371
Construction ($m)	92.9
Land Financing ($m)	32.5
Professional / Legal / Taxes ($m)	55.7
Marketing / Others ($m)	33.1
Est. Total Cost ($m)	585.1
Est. Breakeven ($psf ppr)	**2,079**

Developer
Hoi Hup Realty and Sunway Developments

Flynn Park sold en bloc for S$371m to Hoi Hup-Sunway JV

The sale price works out to approximately S$1,355 per plot ratio, which exceeds the S$365 million reserve price

By Michelle Zhu
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@MichZhuBT
Singapore

FLYNN Park in Pasir Panjang has been sold for S$371 million to a joint venture between Hoi Hup Realty and Sunway Developments, property consulting group Savills Singapore announced on Friday.

The sale price works out to approximately S$1,355 per plot ratio (ppr), which exceeds the S$365 million reserve price or S$1,284 ppr when the property was launched for sale by public tender on July 28. (The development's first attempt at an en bloc sale in June 2018 ended without a buyer.)

Including 7 per cent bonus balconies, the land price works out to approximately S$1,318 ppr.

Located along Yew Siang Road off West Coast Highway, Flynn Park comprises 72 apartments and sits on 208,443 square feet of freehold land. It is about 350m from Pasir Panjang MRT station and is near landmarks like Mapletree's business park and Sentosa, as well as amenities such as Pasir Panjang Food Centre and VivoCity.

Based on the Urban Redevelopment Authority's 2019 Master Plan, the site is zoned "residential" with a plot ratio of 1.4.

The deal was brokered by Savills Singapore, which described this as the largest collective sale site sold so far this year.

Galven Tan, deputy managing director for investment sales and capital markets at Savills Singapore, said the tender exercise was "keenly contested".

"The result is testament to the strong attributes of the site – the unique opportunity to develop a premium product on the fringe of the city centre and just 350m from an MRT Station, yet right next to lush and mature nature parks. We are very pleased to have achieved success for the owners of Flynn Park on their second collective sale attempt," he said.

Describing the Flynn Park property as a rare hill-side plot, Hoi Hup Realty's chairman and managing director Wong Swee Chun said the company is looking forward to "developing a premium product on this unique site".

Source: BT 11 Sep 21, Edgeprop, ERA Research & Consultancy

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Land sales in 2021 (Future launch in 2022/23)

Location	Locality	Land sales price ($)	Unit land rate ($psf ppr)	Estimated launch price* (10% - 25% margin) ($psf)
Tengah Garden Walk (EC)	OCR	$400,318,000	$603	$1,100 - $1,250
Tampines Street 62 (Parcel A) (EC)	OCR	$422,000,000	$659	$1,200 - $1,400
Ang Mo Kio Avenue 1	OCR	$381,381,000	$1,118	$1,900 - $2,200
Lentor Central	OCR	$784,113,000	$1,204	$2,100 - $2,400
Northumberland Road	RCR	$445,888,000	$1,129	$1,900 - $2,200
Jalan Anak Bukit	RCR	$1,028,300,000	$989	$1,800 - $2,100
Flynn Park En Bloc	RCR	$371,000,000	$1,318	$2,300 - $2,600
Maxwell House En Bloc	CCR	$276,800,000	$1,540	$2,500 - $2,800

* Estimated launch price subject to change by developers

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Putting that into perspective…

Median New Home prices of (Jan - Aug 2021)		Future new launch price* (2022/23)
EC: $1,159 psf	+21%	**Tengah Gdn Walk GLS:** $1,100 - $1,200 psf **Tampines St 62 GLS:** $1,100 - $1,400 psf
D2 : $2,565 psf	+9%	**Maxwell House enbloc:** $2,500 - $2,800 psf
D5: $1,772 psf	+47%	**Flynn Park enbloc:** $2,300 - $2,600 psf
D8: $1,896 psf	+16%	**Northumberland Rd GLS:** $1,900 - $2,200 psf
D20: $1,784 psf	+18%	**AMK Ave 1 GLS:** $1,900 - $2,100 psf
D21: $1,821 psf	+15%	**Jalan Anak Bukit GLS:** $1,800 - $2,100 psf
D26: $1,418 psf	+69%	**Lentor Central GLS:** $2,100 - $2,400 psf

*Estimated launch price subject to change by developers

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Source: URA, ERA Research & Consultancy

Projects priced lower than potential future launch prices

District	Future launches	Current projects with lower median prices (Jan – Aug 21)
EC	**Tengah Gdn Walk GLS** **Tampines Street 62 GLS**	**ALL current EC projects**: OLA, Parc Central Residences, Parc Canberra, Piermont Grand, Provence Residences
D2	**Maxwell House En Bloc**	One Bernam, Sky Everton
D5	**Flynn Park En Bloc**	Normanton Park, Kent Ridge Hill Residences, one-north Eden, Clavon, Parc Clematis, Twin Vew, Whistler Grand
D8	**Northumberland Road GLS**	1953, Uptown @ Farrer
D20	**Ang Mo Kio Avenue 1 GLS**	Lattice One
D21	**Jalan Anak Bukit GLS**	Daintree Residences, Ki Residences at Brookvale, Verdale, View At Kismis, Forett At Bukit Timah
D26	**Lentor Central GLS**	The Essence

* *Estimated launch price subject to change by developers*

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Source: URA, ERA Research & Consultancy

THE DEVELOPER

ABOUT US

CORPORATE PROFILE

SINGHAIYI GROUP

精诚存信 佳业传承
BUILDING FOR GENERATIONS

Founded on business excellence and integrity, SingHaiyi endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations.

VISION

To be a premier, well-rounded real estate company with proven expertise in property development, investment and management in our operational geographies.

MISSION

To achieve sustainable growth and create shareholder value through yield-accretive acquisitions, quality property developments, innovative asset enhancement strategies and proactive property management.

SingHaiyi Group Ltd. ("**SingHaiyi**" or the "**Group**") is a fast growing, diversified company focused on property development, investment and management services. With strategic support from its major shareholders, the Group is led by a board and management team that has deep insights and strong connections that enables access to unique and rare investment opportunities.

Apart from an established track record in residential property development, the Group also holds a diversified portfolio of income-generative assets in the commercial and retail sectors, with geographical reach into the US and widening exposure in Asia.

The Group's exposure to various segments of the real estate sector in multiple countries stands as a testament to its calculated diversification strategy, which is designed to provide stable and visible earnings and deliver value to shareholders.

Backed by the philosophy of "精诚存信,佳业传承", SingHaiyi is founded on business excellence and integrity, and endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations.













True to our Slogan "Building For Generations" SingHaiyi endeavours to build a Trustworthy and Reputable Brand for enduring growth and a Legacy for Generations.

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE



PARC
CLEMATIS
錦泰門第

Is Proud to receive

MULTIPLE AWARDS

SING-HAIYI GOLD PTE LTD







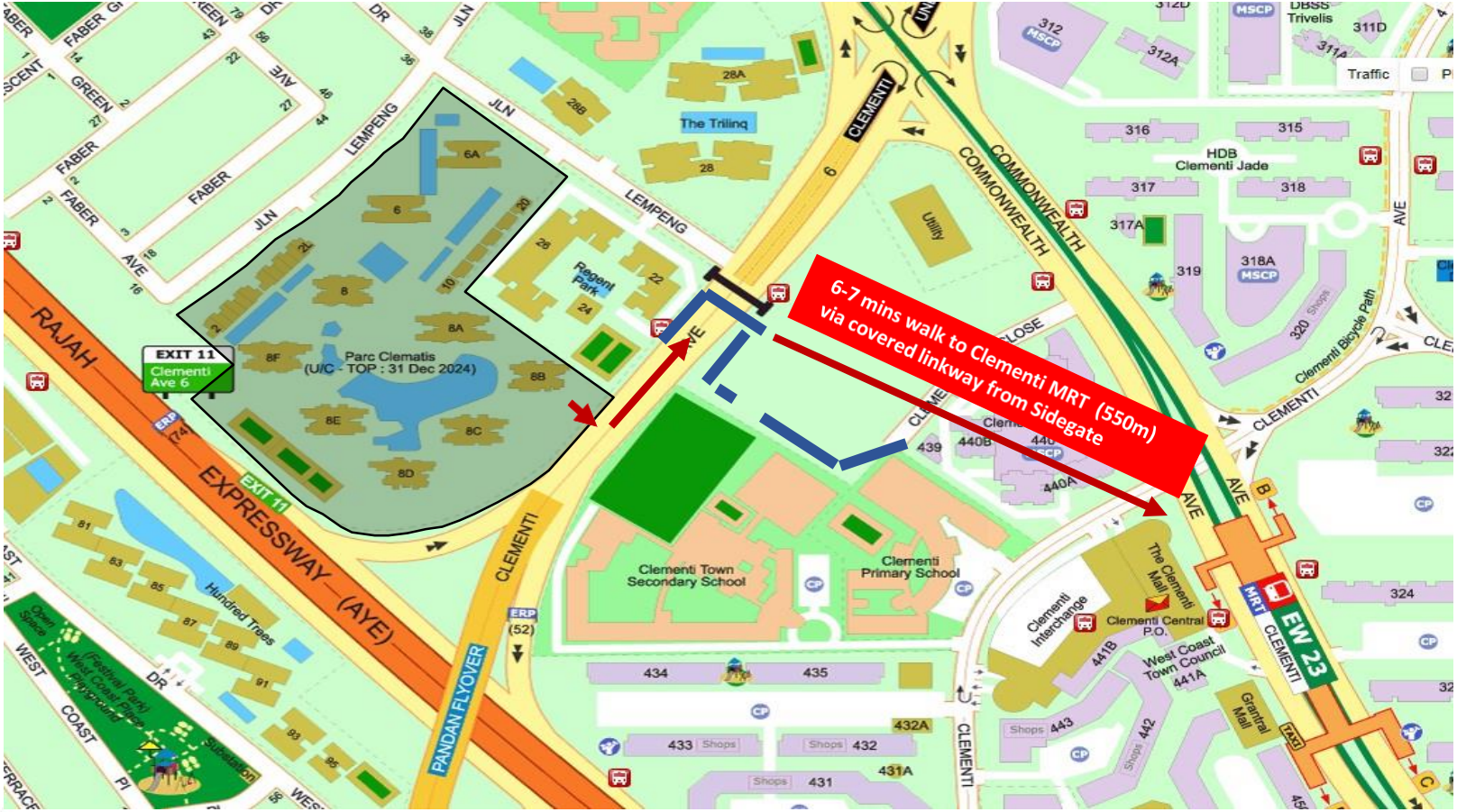




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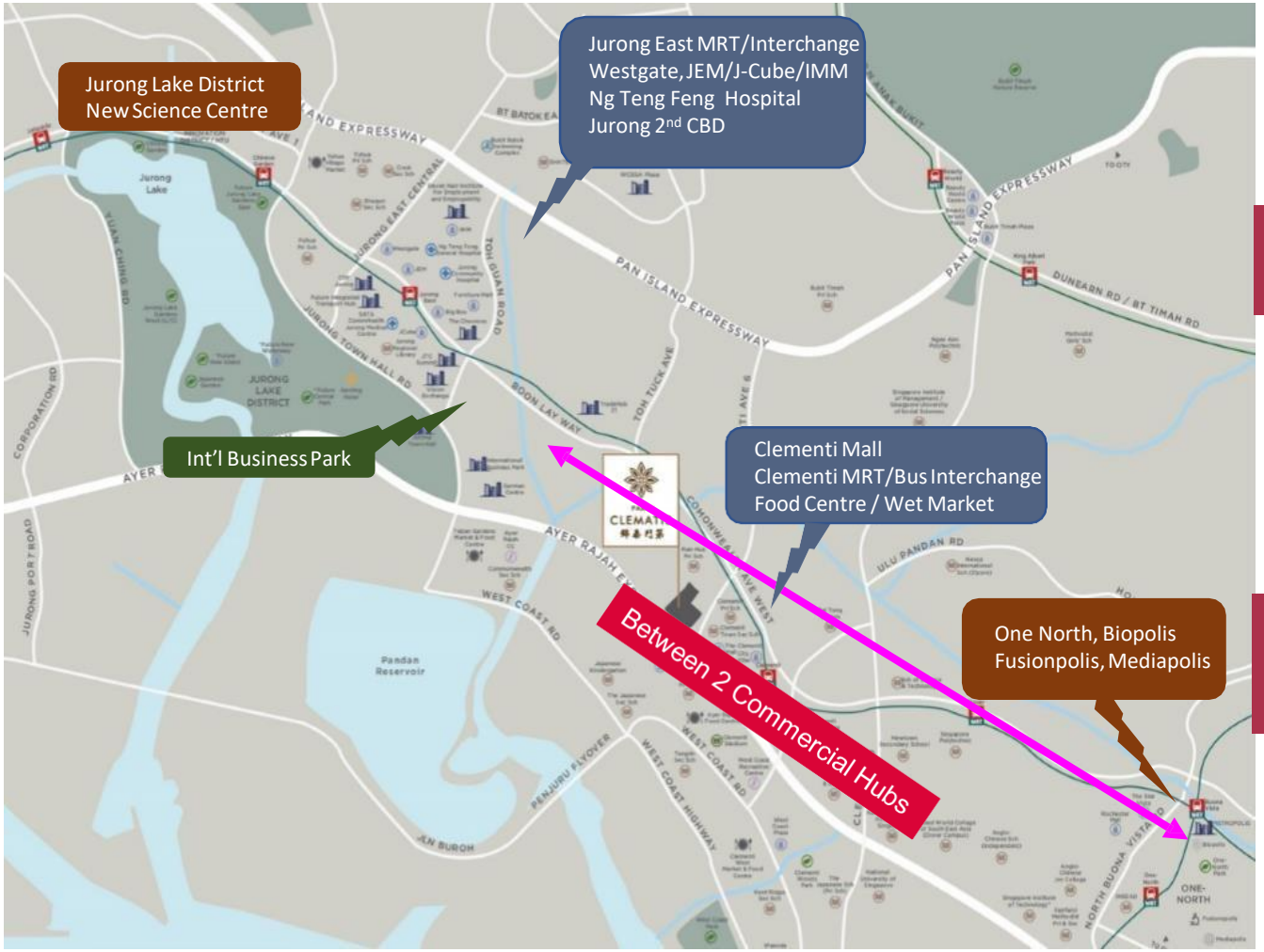
PARC CLEMATIS 鉑森門第



Proposed Covered Linkway (subject to Authority's approval)

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE



PARC CLEMATIS 錦泰門第

Located between 2 MRT & Bus Interchange (Clementi & Jurong East)

Amenities
Connectivity
Medical Hub
Business Hub

all within reach

Between 2 Commercial Hubs One-North & Jurong Lake District

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

PROJECT INFORMATION

PARC CLEMATIS 錦泰門第

Developer	Sing-Haiyi Gold Pte Ltd
Project Name	Parc Clematis 錦泰門第
Location	2 – 20 Jalan Lempeng
Tenure of Land	Leasehold 99 years
Site Area	633,639 sq ft / 58,867 sq m
Expected Vacant Possession	December 2023
No. of Blocks / Storeys	9 Blocks of 24 Storeys
No. of Units	1450 Apartment Units, 8 Strata Terraces, 4 Strata Corner Terraces, 6 Strata Bungalows
Carpark Lots	1450 + 18 Strata Lots + 9 Handicap Lots
Main Contractor	China Construction
Architect	P & T Consultants Pte Ltd, Architect
M & E Engineer	Rankine and Hill Pte Ltd
C & S Engineer	P & T Consultants Pte Ltd, Structural
Quality Surveyor	Rider Levett Bucknall
Landscape Consultant	TinderBox Pte Ltd

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
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UNIT MIX

PARC CLEMATIS 錦泰門第

Unit Type	Est Area (sqm)	Est Area (sqm)	No. of Units	
1 Bedroom	42 to 66	452 to 710	204	FULLY SOLD
2 Bedroom	64 to 67	689 to 893	355	
2 Bedroom Dual Key	65 to 80	670 to 861	46	FULLY SOLD
2 Bedroom Study	69	742.7	44	FULLY SOLD
3 Bedroom	82 to 100	861 to 1076	267	FULLY SOLD
3 Bedroom Dual Key	90 to 113	969 to 1216	46	
3 Bedroom Premium	97 to 137	1044 to 1259	180	FULLY SOLD
4 Bedroom	115 to 137	1238 to 1475	46	
4 Bedroom Premium	120 to 163	1292 to 1744	157	
5 Bedroom	152 to 179	1636 to 1970	28	
5 Bedroom Premium	159 to 184	1712 to 1981	69	
Penthouse	185 to 248	1991 to 2670	8	
Corner Terrace	322	3466	4	
Terrace	247	2659	8	FULLY SOLD
Bungalow	356	3832	6	

ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

LIFESTYLE THEMES

PARC CLEMATIS 錦泰門第



1 / 1+S / 2 / 3 / 4 / PH





3 / 4 / 5 (with Private Lift)



2 / 3 / 4 / 5 / PH





Terrace / Corner Terrace / Bungalow

ERA REAL ESTATE

From Single to Multi-Generation Living

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

PERFECT LIFESTYLE LIVING



Mega Site Area Spanning More Than **633,639 sq ft**

Estimated 8 Mins **Walk to Clementi MRT & Mall** via Covered Linkway

9 Blocks of Elevated Modern Tower with **North-South Facing**

400,000 sq ft of Communal Landscapes & Facilities

1468 Units of **1 To 5 Bedrooms** + 18 Strata Landed

100m Beach-Like Pool + 3 x 50m Lap Pool & 5 Clubhouses

Nestled In a **Serene & Exclusive** Private Residential Enclave

Breathtaking Landed, Reservoir And Sea View

Right next to **Nan Hua Primary School**

Expected **TOP December 2023**

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A place we call HOME! A great home to own

PROPERTY MEGASHOW 2021
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Enjoy an amazing stack selections. Whichever your lifestyle needs, there's definitely a dream layout awaiting for you.

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PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

MORE THAN 1,170 UNITS SOLD

PARC CLEMATIS 錦泰門第











ERA REAL ESTATE

Top Selling Project in 2019 & 2020

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE



400,000 sq ft Communal Facilities

100m Beach-Like Swimming Pool
3 x 50m Lap Pool
2 Jacuzzi Alcoves
Hydrotherapy / Aquatherapy Pool
2 Children / Toddler Pool
5 Clubhouses
- Multi-Purpose Entertainment
- Reading Room
- Chef Kitchen
- Celebration Hall
- Gym and Dance Studio

18 Dining & Relaxation Pavilions
2 Tennis Court
1 Multi-Purpose Court
Pet Lawn & Playground
Community Garden
Sky Garden







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PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

ENTERTAINMENT

Time for Excitement

PARC CLEMATIS 錦森門第

Step into a World of fun, Leisure or more

Hit the Rhythm open up your senses



Space to Play and Enjoy

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CHEF KITCHEN



PARC CLEMATIS 錦泰門第

Space to Savour Time for Flavours

Taste of Togetherness

ERA REAL ESTATE

PROPERTY MEGA SHOW 2021

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CELEBRATION HALL

PARC CLEMATIS 錦森門第



Space to Cheer
Time for
Laughter

Bonding moments with Love ones

ERA REAL ESTATE

PROPERTY MEGA SHOW 2021
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READING ROOM

PARC CLEMATIS 錦泰門第



Space to Work & Relax

Stretch your productivity in your comfort zone within your Home compound at the Study Lounge or the Reading room

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PROPERTY MEGA SHOW 2021

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PARC CLEMATIS 錦泰門第













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Unblocked views of nature and cityscape

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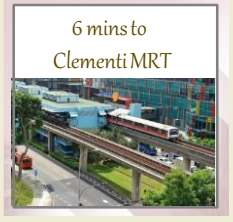
THE RIGHT DEVELOPMENT AT THE RIGHT LOCATION

WHY PARC CLEMATIS

PARC CLEMATIS 錦泰門第

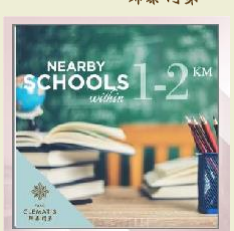
WHaT DID YOU LOOK FOR IN a CONDO ??







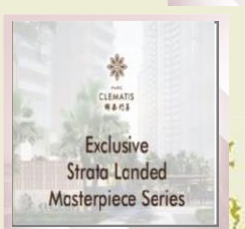






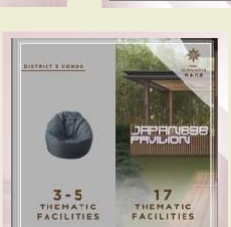


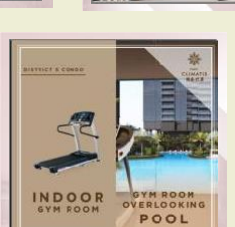


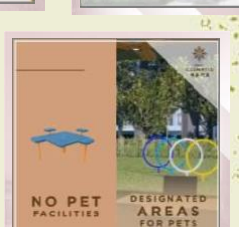












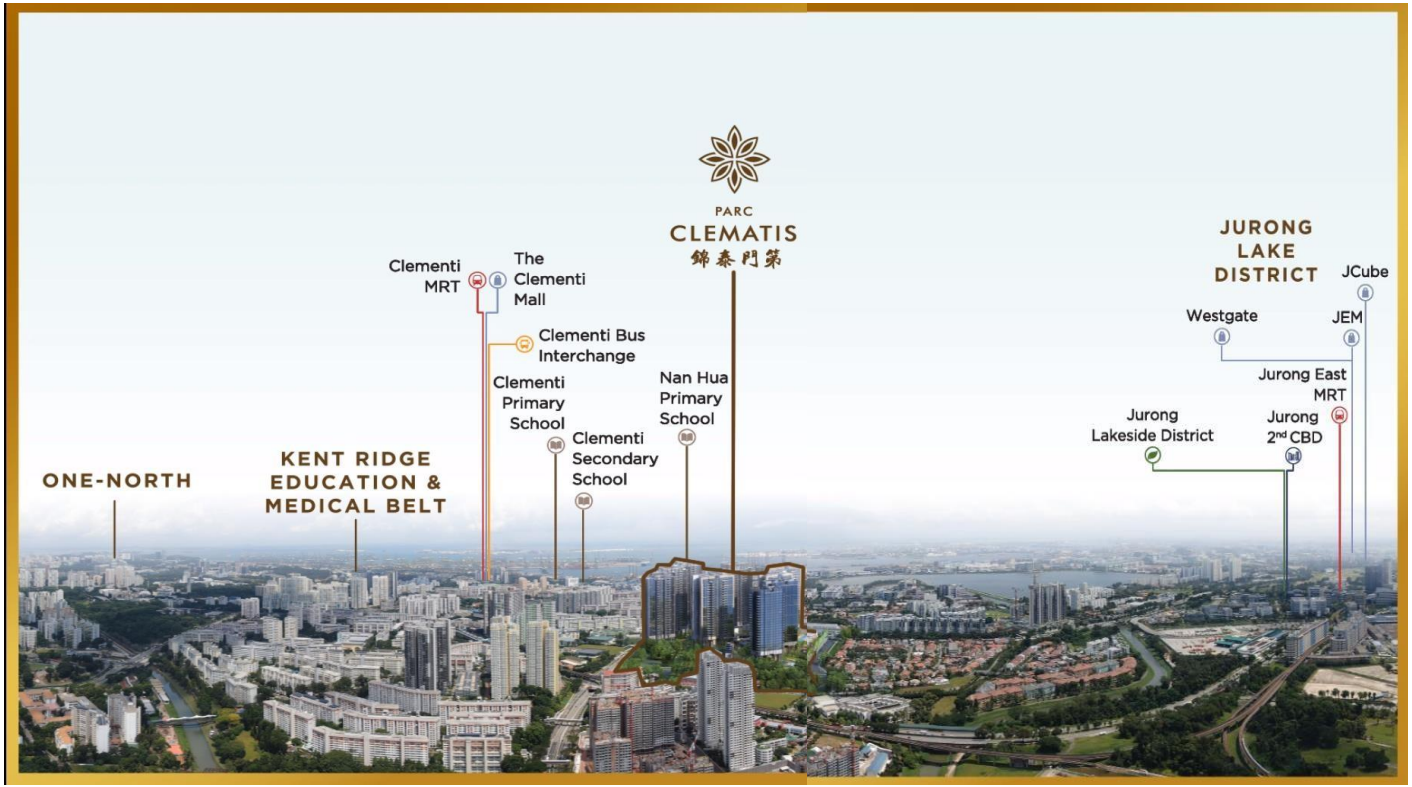
WE HaVE IT aLL & MORE

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Come Home to enjoyment in your very own Staycation Resort

PROPERTY MEGASHOW 2021
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OVERVIEW OF THE WEST



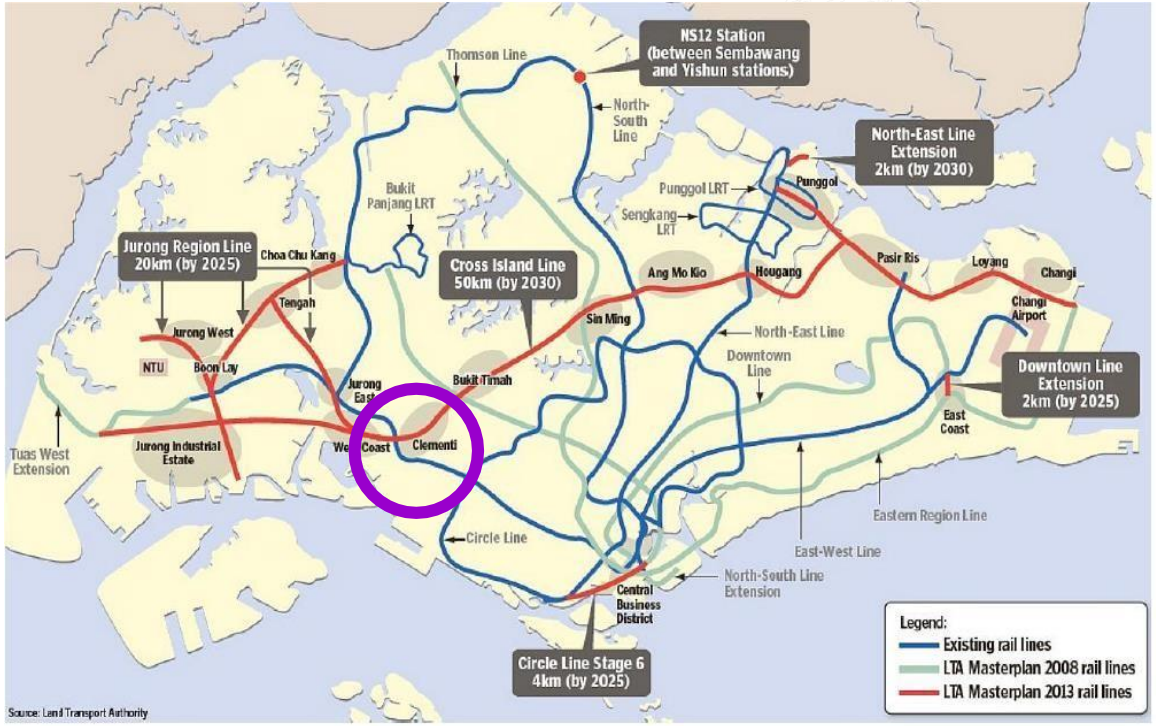
Close proximity to Jurong 2nd CBD and One North connecting you to new job opportunities

TRANSPORTATION

PARC CLEMATIS 錦森門第

Serving existing and future developments in the eastern, western and north-eastern corridors, connecting major hubs such as Jurong Lake District, Punggol Digital District and Changi region.

MRT Connectivity (Upcoming Cross Island Line)



Clementi MRT Station



Jurong Regional Line



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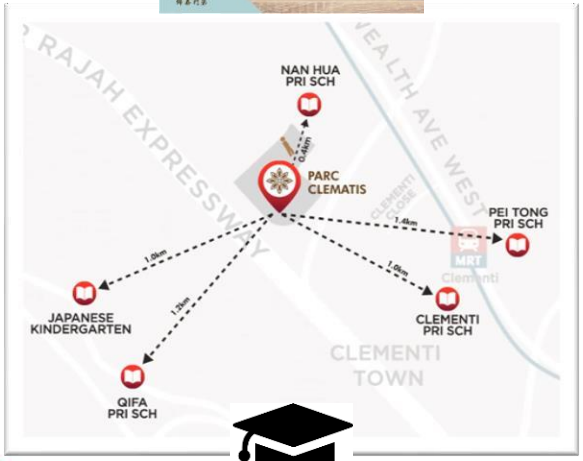
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ALL WITHIN REACH

PARC CLEMATIS 錦泰門第





MATURED NEIGHBOURHOOD

MORE AMENITIES

BETTER ACCESSIBILITY

PARC CLEMATIS 錦泰門第









EDUCATION
Primary
Secondary
Tertiary
University





SHOPPING
Clementi Mall
Westgate
JEM
IMM





BUSINESS HUB
Int'l Business Park
Jurong Gateway
One-North
Jurong Lake





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Mature Clementi estate surround by urban amenities

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5-6, 12-13, 19-20 & 26-27 JUNE

WORKPLACE

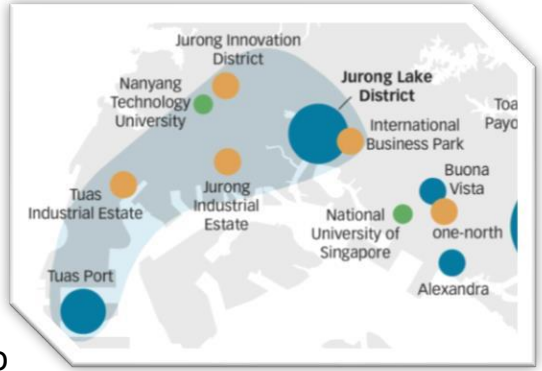






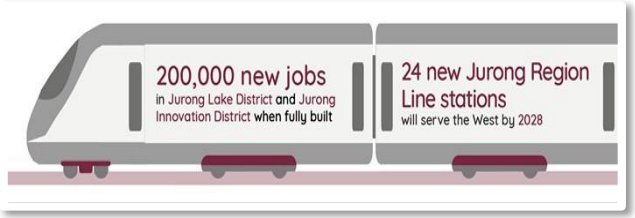
The West will remain as the Singapore's largest Manufacturing Hub
Exciting & future business, employment opportunities in these areas :

- International Business Park (IBP)
- Educational Hub
- Medical Hub
- One North
- Jurong Lake District (JLD)
- Jurong Innovation District (JID)
- Tuas Mega Port



JLD and JID will test-bed new urban solutions and infrastructure to create more pleasant working and living environments for all.





PARC CLEMATIS 錦泰門第

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PROPERTY MEGASHOW 2021
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TRANSFORMATION IN THE WEST

PARC CLEMATIS 錦泰門第

Upcoming Transformation in the West will become the ideal location for Work, Live and Play for every lifestyle group



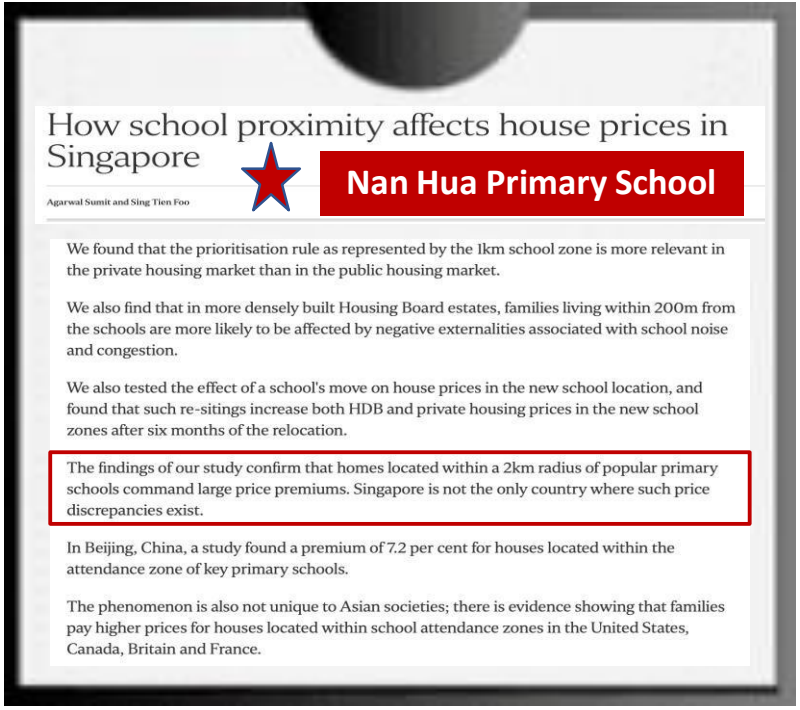
- Well established urban amenities with comprehensive Land Transport Network.
- Infrastructure and facilities with popular educational, medical belts and World-Class Talent Hub – One North.
- A thriving Hub of urban activity with many new jobs opportunities arising from Jurong's 2nd Central Business District, Jurong Innovation District, Jurong Lake District and Tuas Mega Port.

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PROPERTY MEGASHOW 2021
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ANOTHER STRONG ATTRIBUTE AT PARC CLEMATIS

PARC CLEMATIS 錦泰門第



How school proximity affects house prices in Singapore

Nan Hua Primary School

Agarwal Sumit and Sing Tien Foo

We found that the prioritisation rule as represented by the 1km school zone is more relevant in the private housing market than in the public housing market.

We also find that in more densely built Housing Board estates, families living within 200m from the schools are more likely to be affected by negative externalities associated with school noise and congestion.

We also tested the effect of a school's move on house prices in the new school location, and found that such re-sitings increase both HDB and private housing prices in the new school zones after six months of the relocation.

The findings of our study confirm that homes located within a 2km radius of popular primary schools command large price premiums. Singapore is not the only country where such price discrepancies exist.

In Beijing, China, a study found a premium of 7.2 per cent for houses located within the attendance zone of key primary schools.

The phenomenon is also not unique to Asian societies; there is evidence showing that families pay higher prices for houses located within school attendance zones in the United States, Canada, Britain and France.

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Higher Demand & Choice Location

PROPERTY MEGASHOW 2021

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All Within Reach at Parc Clematis

Transport	Short Walk to Clementi MRT Station and Bus Interchange. Well connected via Major Expressway
Amenities	Full of nearby Amenities with Shopping Centres, Food Centre & Wet Market
Education	Next to the most Popular School, Nan Hua Primary School. Education from Primary – Secondary – Polytechnics - University
Workplace	Close proximity to workplace, 2nd Central Business District, Jurong Gateway, Int'l Business Park, One-North, Medical Hub and NUS
Transformation	Transformation of the Jurong Lake District, Jurong Innovation District & Relocation of the Tuas Mega Port
Connectivity	Upcoming of the Cross Island Line will connect more accessibility around Singapore from Clementi Town.

A Development with **Great Infrastructure Upside Potentiality & Future Capital Gains** be it for own-stay or investment

PARC CLEMATIS 錦泰門第



Offers you plenty of values and benefits for own-stay or investment

ERA REAL ESTATE

PROPERTY MEGASHOW 2021

5-6, 12-13, 19-20 & 26-27 JUNE

FUTURE DEMANDS

PARC CLEMATIS 錦泰門第



HDB Upgraders

Living near to their workplace

Enjoy Lifestyle Living



It is situated in a matured estate with many nearby amenities and easy accessible transportation.



Well-established essential urban amenities and facilities i.e. schools, malls, MRT station, major expressways connectivity.



Future young upgraders from existing BTO and those wish to stay nearer to their parents in the estate.

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PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

TENANTABILITY

PARC CLEMATIS 錦泰門第





Pool of Tenants' Demand

from the commercial nodes, existing & future Thriving Hub



West of Singapore is fast becoming the ideal location to work, live and play for every Lifestyle group.

Half a million job opportunities is set which the western region is primed to be a thriving hub of urban activity.

High rental yield returns driven by growing property appreciation value.



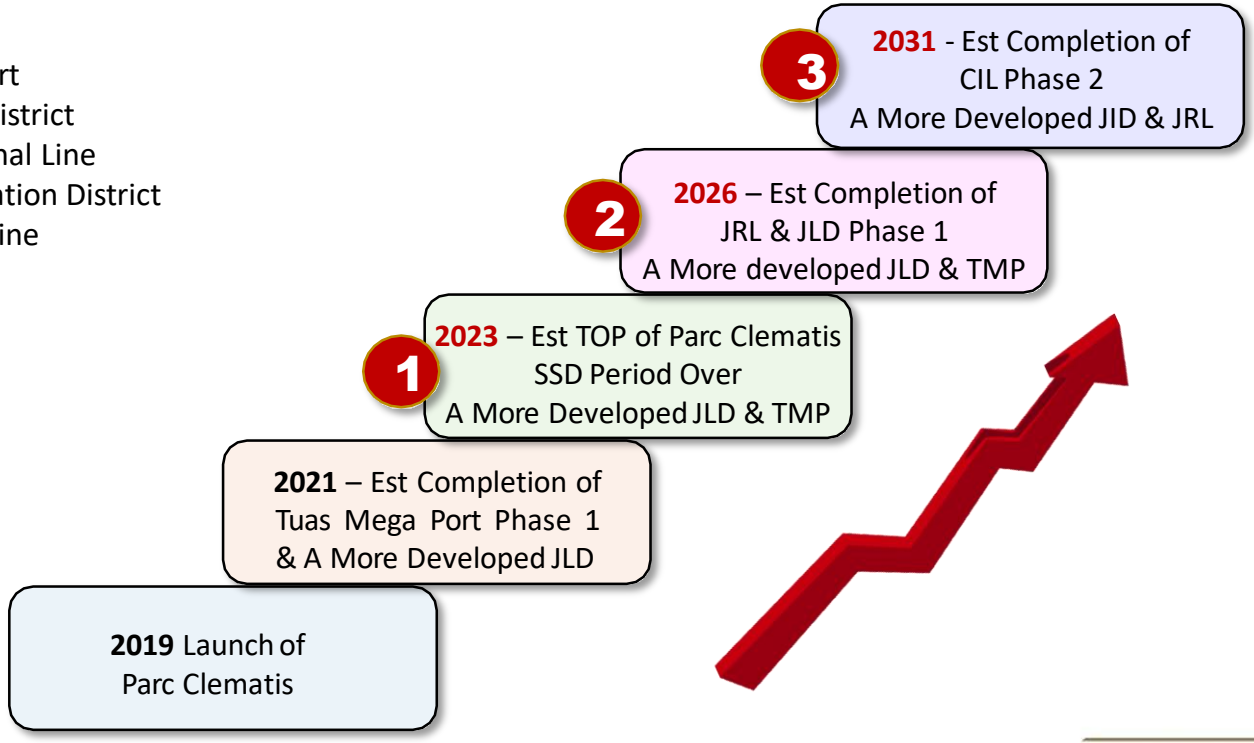
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PROPERTY MEGASHOW 2021

5-6, 12-13, 19-20 & 26-27 JUNE

EXIT STRATEGY

TMP : Tuas Mega Port
JLD : Jurong Lake District
JRL : Jurong Regional Line
JID : Jurong Innovation District
CIL : Cross Island Line



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Why Parc Clematis is a Safe & Right Investment

Meets all *3* Factors for Capital Growth

Population Growth
Employment Opportunities
Infrastructure Transformation



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PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

INVESTMENT OPPORTUNITY

2 BEDROOM

2 BEDROOM



Pool Facing
With a Study Area
689 sq ft
One Bath

Price from $1,202,000

PARC CLEMATIS 蘅泰門第









Pictures for illustration only



PARC CLEMATIS
錦森門第

2 Bedroom (1 Bath)

Unit	Sq Ft	Price
#04-40	689	$1,202,000
#08-41	689	$1,213,000
#04-47	689	$1,221,000

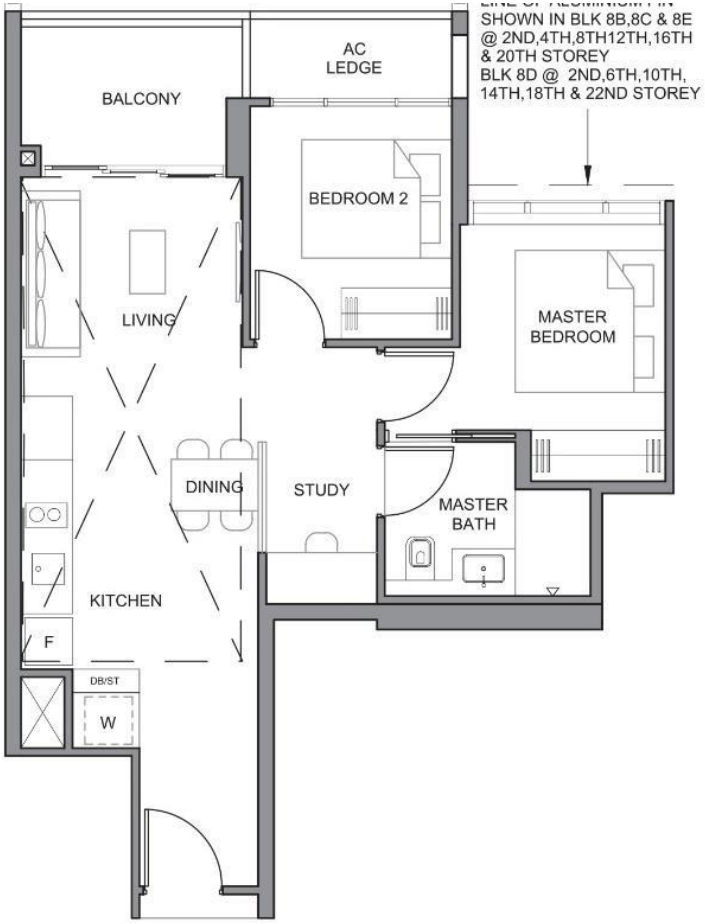
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Prices above are after promotional discount & subject to changes

PROPERTY MEGASHOW 2021
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2 BEDROOM
(1 BATH)

689 SQ FT
Stack 40 (layout)
Stack 41
Stack 47



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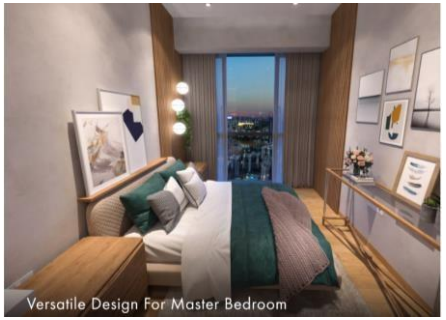
PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

OWNSTAY & RENTAL RETURN

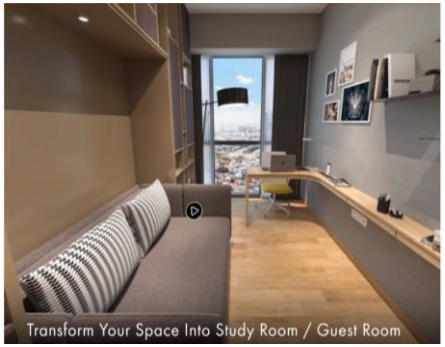
3 BEDROOM DUAL KEY

3 BEDROOM DUAL KEY

















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PROPERTY MEGASHOW 2021
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PARC CLEMATIS
錦泰門第

3 Bedroom DK
$30,000
Discount

3 Bedroom Dual Key

Unit	Sq Ft	Price	Promo Price
#02-45	969	$1,576,000	$1,546,000
#02-43	990	$1,582,000	$1,552,000

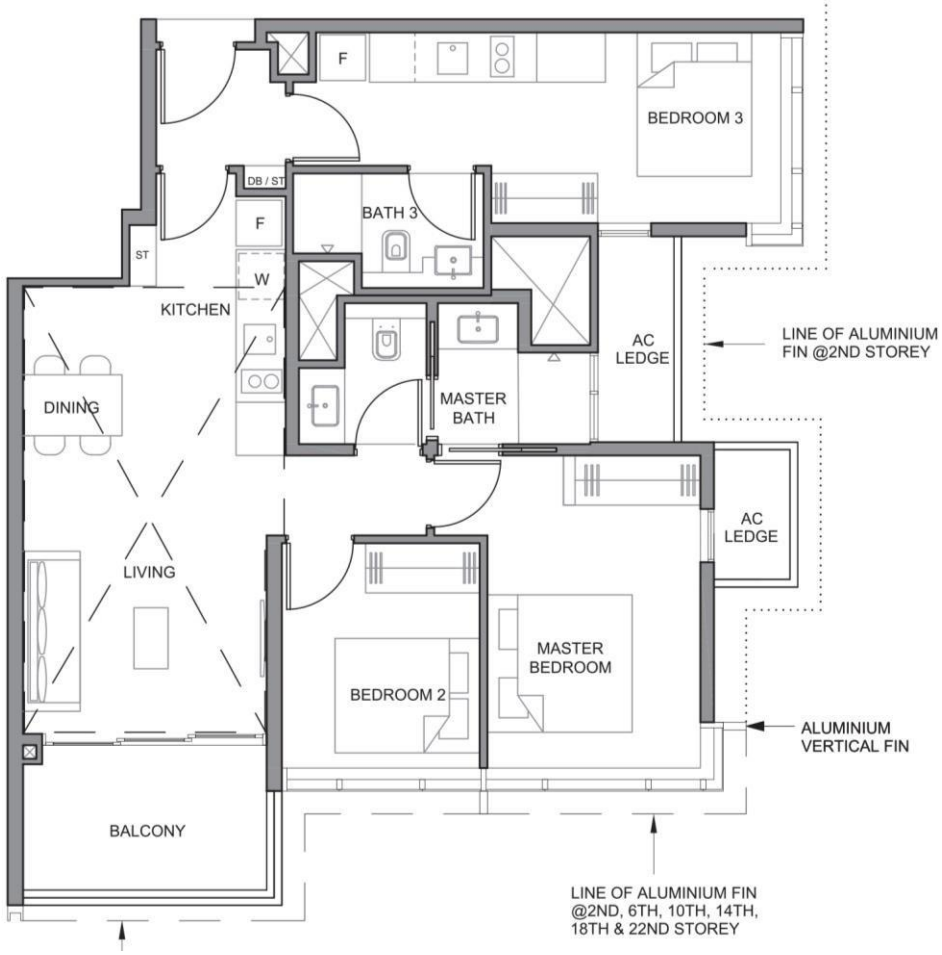
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PROPERTY MEGASHOW 2021
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3 BEDROOM DUAL KEY
990 SQ FT
Stack 43 (layout)

969 sq ft
Stack 45



PARC CLEMATIS 錦泰門第

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PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

RENTAL AT NEARBY PROJECT

THE TRILINQ

PARC CLEMATIS 錦泰門第

Building/ Project Name	Street Name	Postal District	Type	No. of Bedroom (for Non-Landed Only)	Monthly Rent ($)	Floor Area (Sqft) [1]	Lease Commencement Date
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	1	2,600	500 to 600	Apr-21
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	1	2,600	500 to 600	Apr-21
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	1	2,450	500 to 600	Apr-21
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	1	2,450	500 to 600	Apr-21
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	2	3,000	700 to 800	Apr-21
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	2	3,550	1100 to 1200	Apr-21
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	2	2,800	700 to 800	Apr-21
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	2	3,500	1100 to 1200	Apr-21
THE TRILINQ	JALAN LEMPENG	05	Non-landed Properties	3	3,300	900 to 1000	Apr-21

Estimated Rental

2 Bedroom unit = $3,200

Studio unit = $1,800

= $5,000

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Source : URA

PROPERTY MEGASHOW 2021

5-6, 12-13, 19-20 & 26-27 JUNE

CHOICE HOME

4 BEDROOM

4 BEDROOM



Pool Facing
Spacious Size from 1238 sq ft

Price from $2,016,000
from $1,628 psf

PARC CLEMATIS 綿泰門第





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PROPERTY MEGASHOW 2021
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PARC CLEMATIS
錦泰門第



4 Bedroom
$30,000
Discount

4 Bedroom

Unit	Sq Ft	Price	Promo Price
#02-46	1238	$2,046,,000	$2,016,000
#14-48	1238	$2,078,000	$2,048,000
#02-17	1292	$2,142,000	$2,112,000
#04-20	1292	$2,211,000	$2,181,000

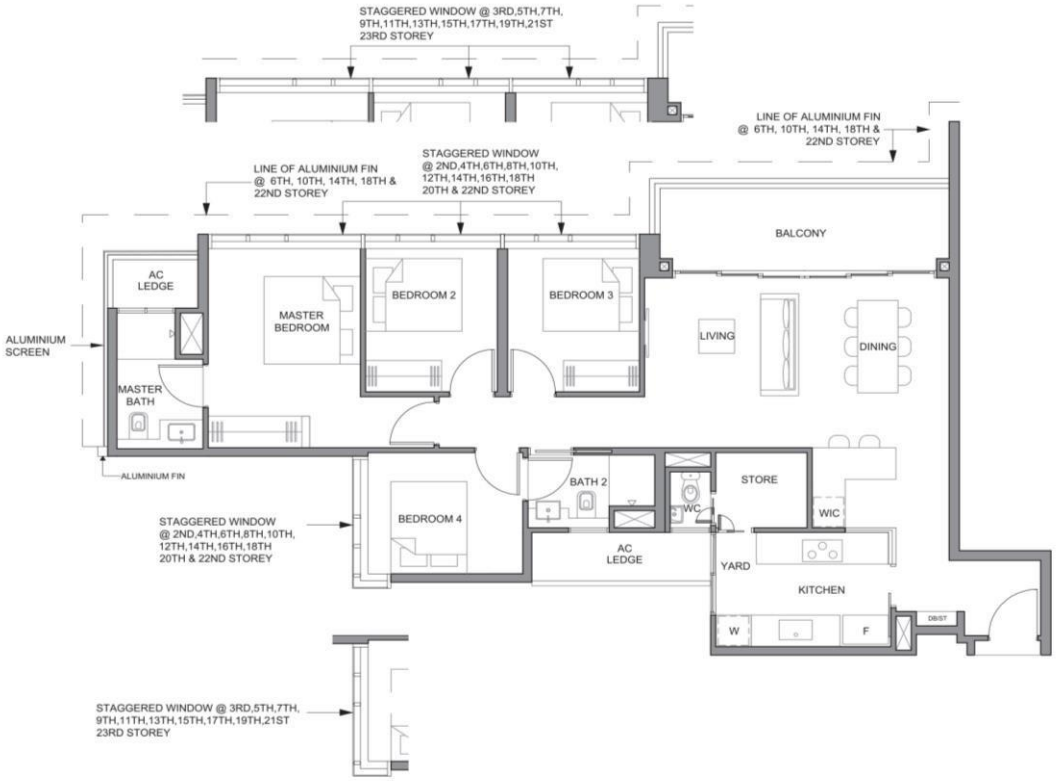
ERA REAL ESTATE

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PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

Type 4BR-P1
4 Bedroom Premium
1292 sq ft
Stack 17 (layout)
Stack 20

4 Bedroom
1238 sq ft
Stack 46
Stack 48



PARC CLEMATIS 錦泰門第

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PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

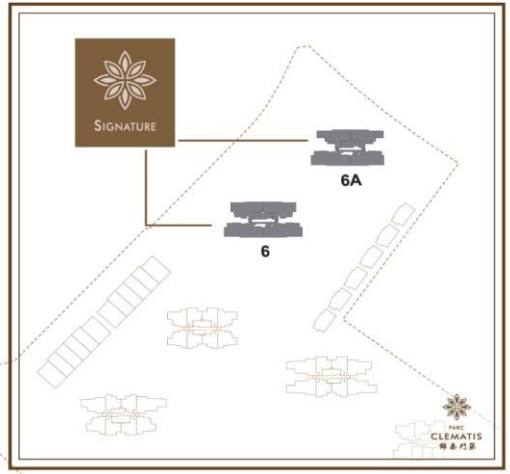
THE SIGNATURE SERIES

3 Bedroom

4 Bedroom

5 Bedroom

2 Views
Unblocked
Landed View





THE SIGNATURE SERIES





3 BEDROOM
4 BEDROOM
5 BEDROOM

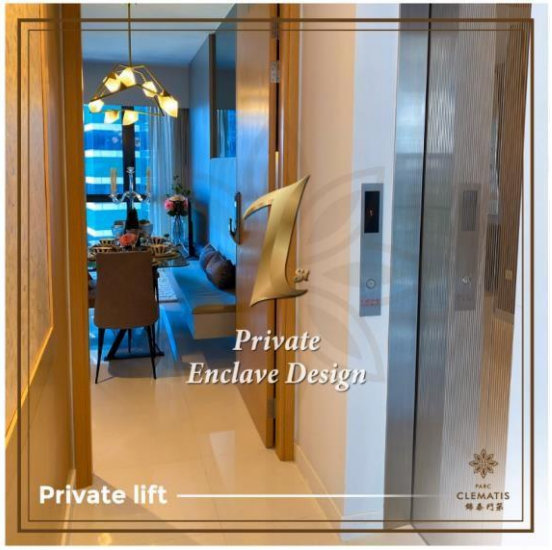
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PROPERTY MEGASHOW 2021
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3 Fantastic Reasons

To Own The Signature Series At Parc Clematis

PARC CLEMATIS 鍾意門第







Low psf from $1521

ELEVATE YOUR LIFESTYLE

Lavish Living Space, Private Lift for enhance peace of mind living

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PROPERTY MEGA SHOW 2021

5-6, 12-13, 19-20 & 26-27 JUNE

PANORAMIC VIEWS

from different angles for the

SIGNATURE SERIES







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PROPERTY MEGASHOW 2021

5-6, 12-13, 19-20 & 26-27 JUNE



PARC CLEMATIS
錦泰門第

3 Bedroom Signature
$30,000
Discount

3 Bedroom Signature (Pte Lift)

Unit	Sq Ft	Price	Promo Price
#02-07	1249	$2,085,000	$2,055,000
#02-08	1249	$2,092,000	$2,062,000

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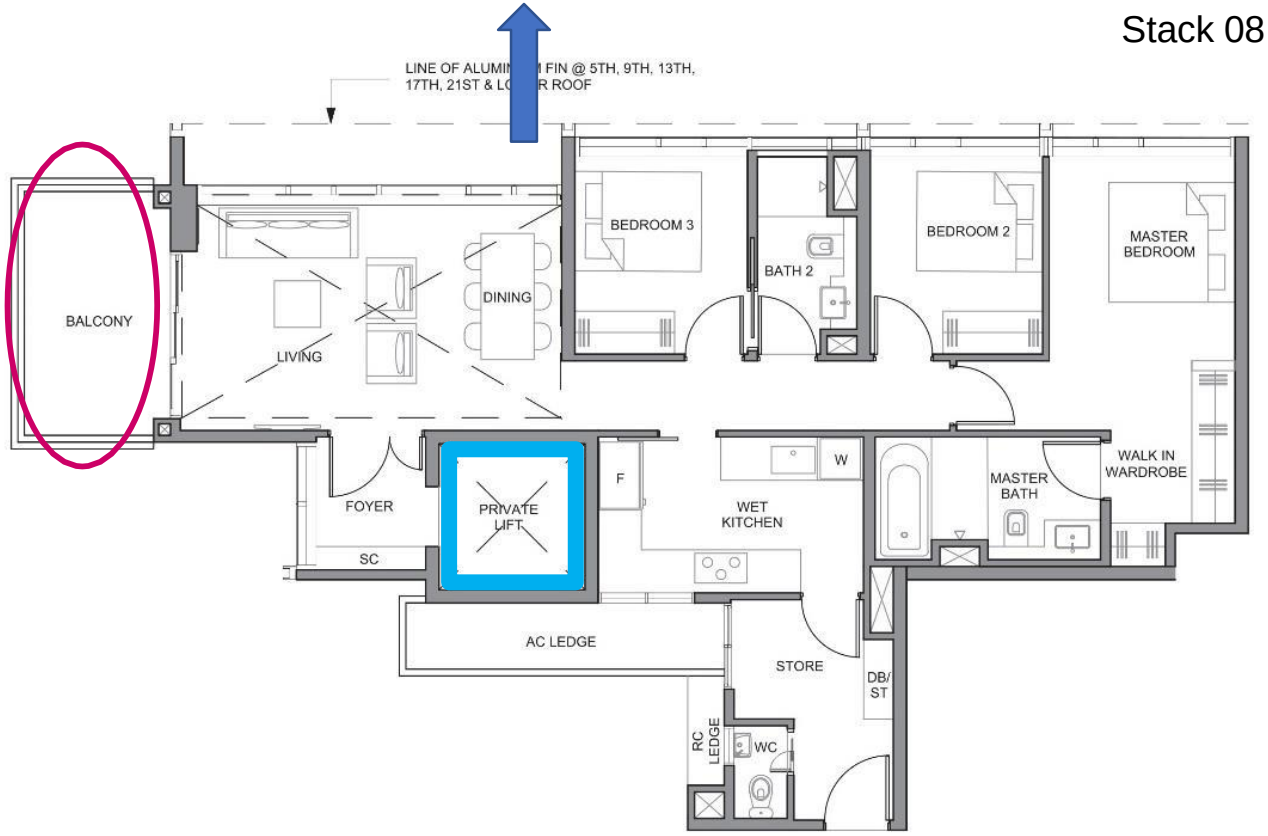
Prices above are after promotional discount & subject to changes

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

3 BEDROOM SIGNATURE
With Private Lift
1249 sq ft
Stack 07 (layout)
Stack 08

Bukit Timah View

Landed View



ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE



PARC CLEMATIS
錦泰門第

4 Bedroom Signature
$40,000
Discount

4 Bedroom Signature (Pte Lift)

Unit	Sq Ft	Price	Promo Price
#02-05	1464	$2,413,000	$2,373,000
#02-04	1496	$2,465,000	$2,425,000
#02-03	1496	$2,546,000	$2,506,000

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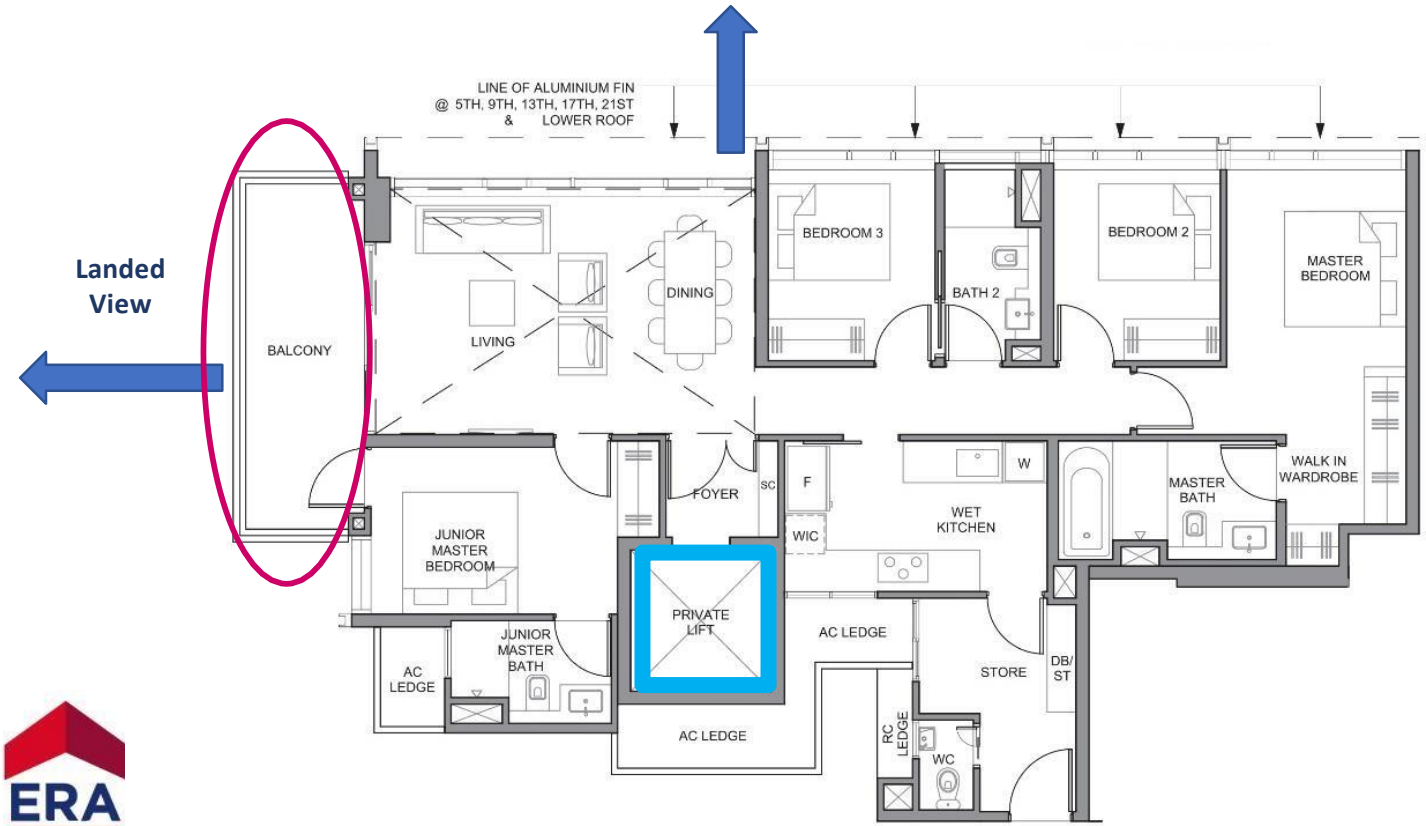
Prices above are after promotional discount & subject to changes

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

4 BEDROOM SIGNATURE
With Private Lift

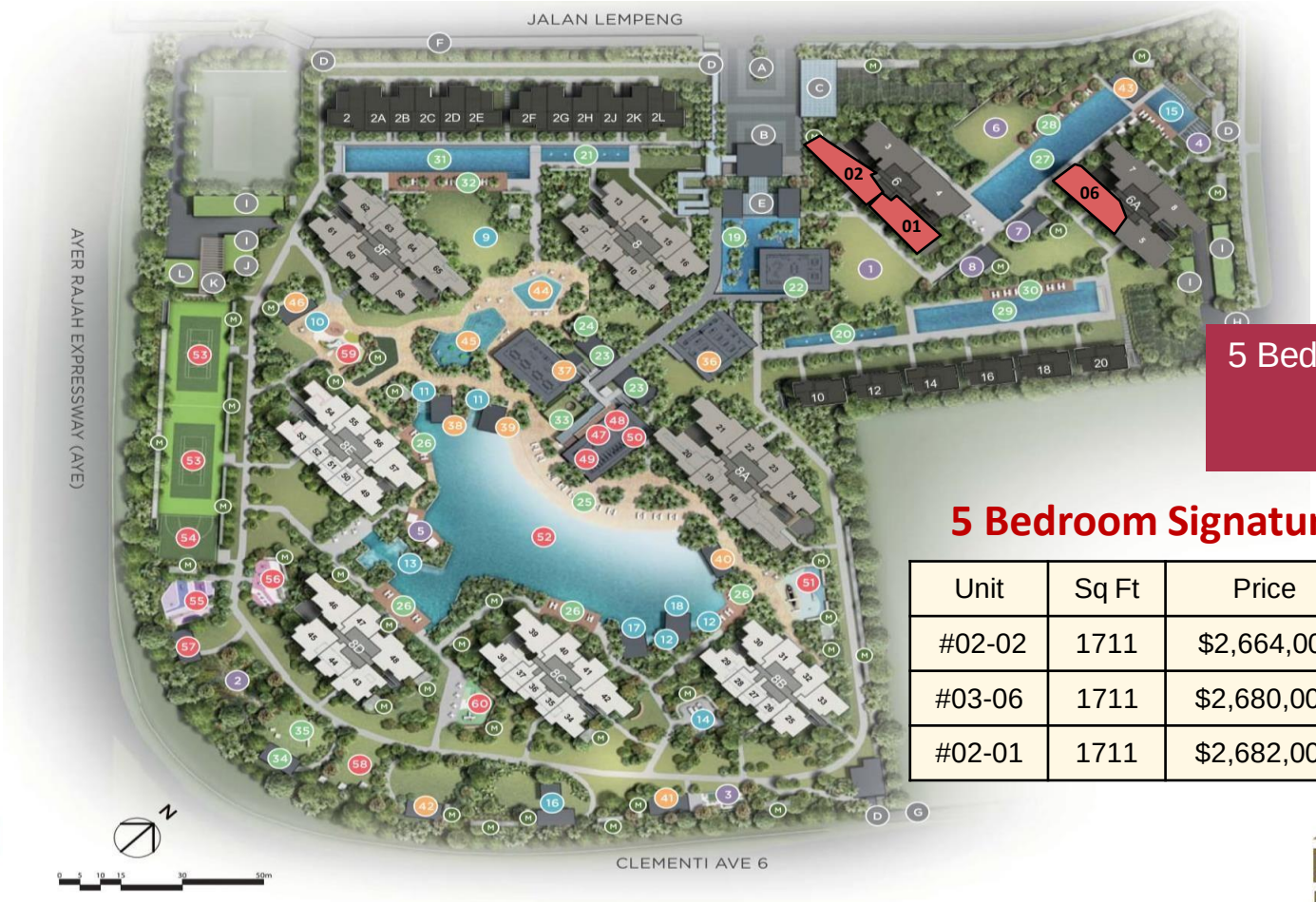
1464 sq ft
Stack 05

1496 sq ft
Stack 03 (layout)
Stack 04



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PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE



PARC CLEMATIS
錦泰門第

5 Bedroom Signature
$60,000
Discount

5 Bedroom Signature (Pte Lift)

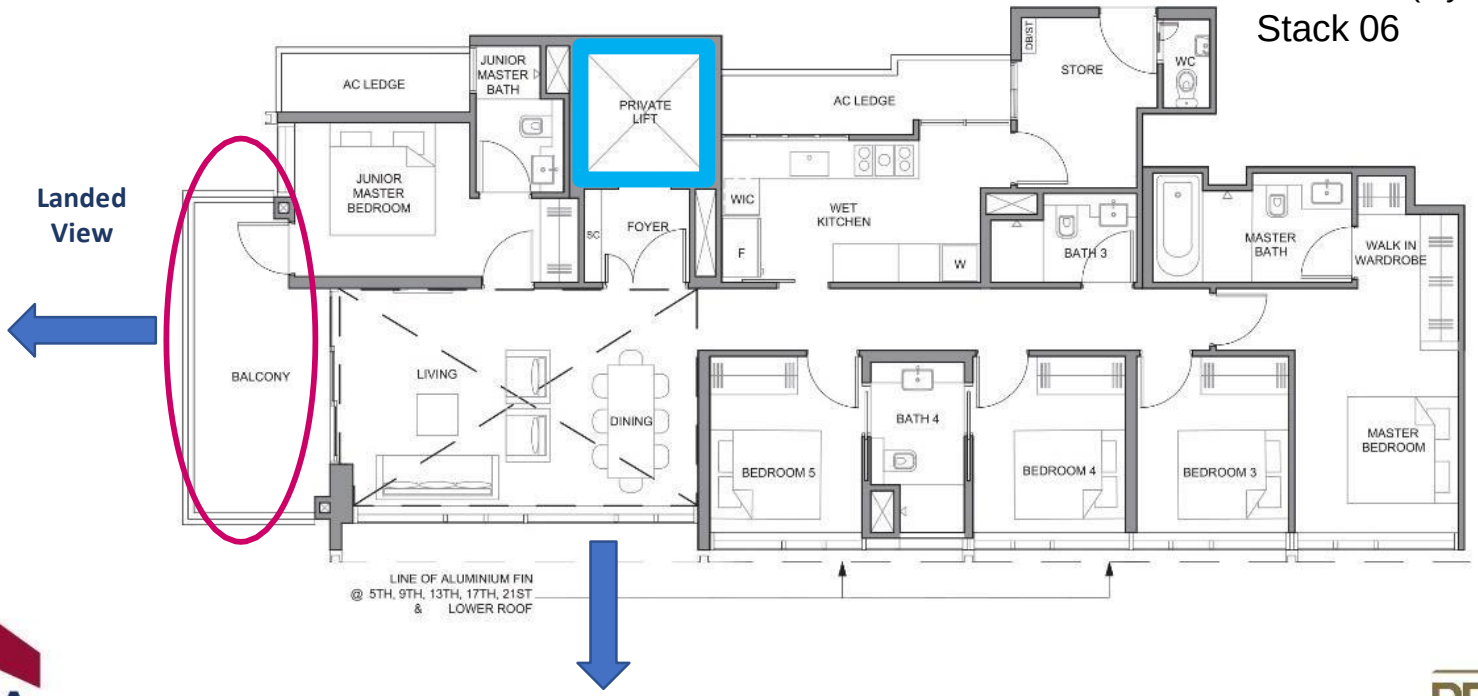
Unit	Sq Ft	Price	Promo Price
#02-02	1711	$2,664,000	$2,604,000
#03-06	1711	$2,680,000	$2,620,000
#02-01	1711	$2,682,000	$2,622,000

ERA REAL ESTATE

Prices above are after promotional discount & subject to changes

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

5 BEDROOM SIGNATURE
With Private Lift
1711 SQ FT
Stack 01
Stack 02 (layout)
Stack 06



ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

THE MASTERPIECE CORNER TERRACE BUNGALOW











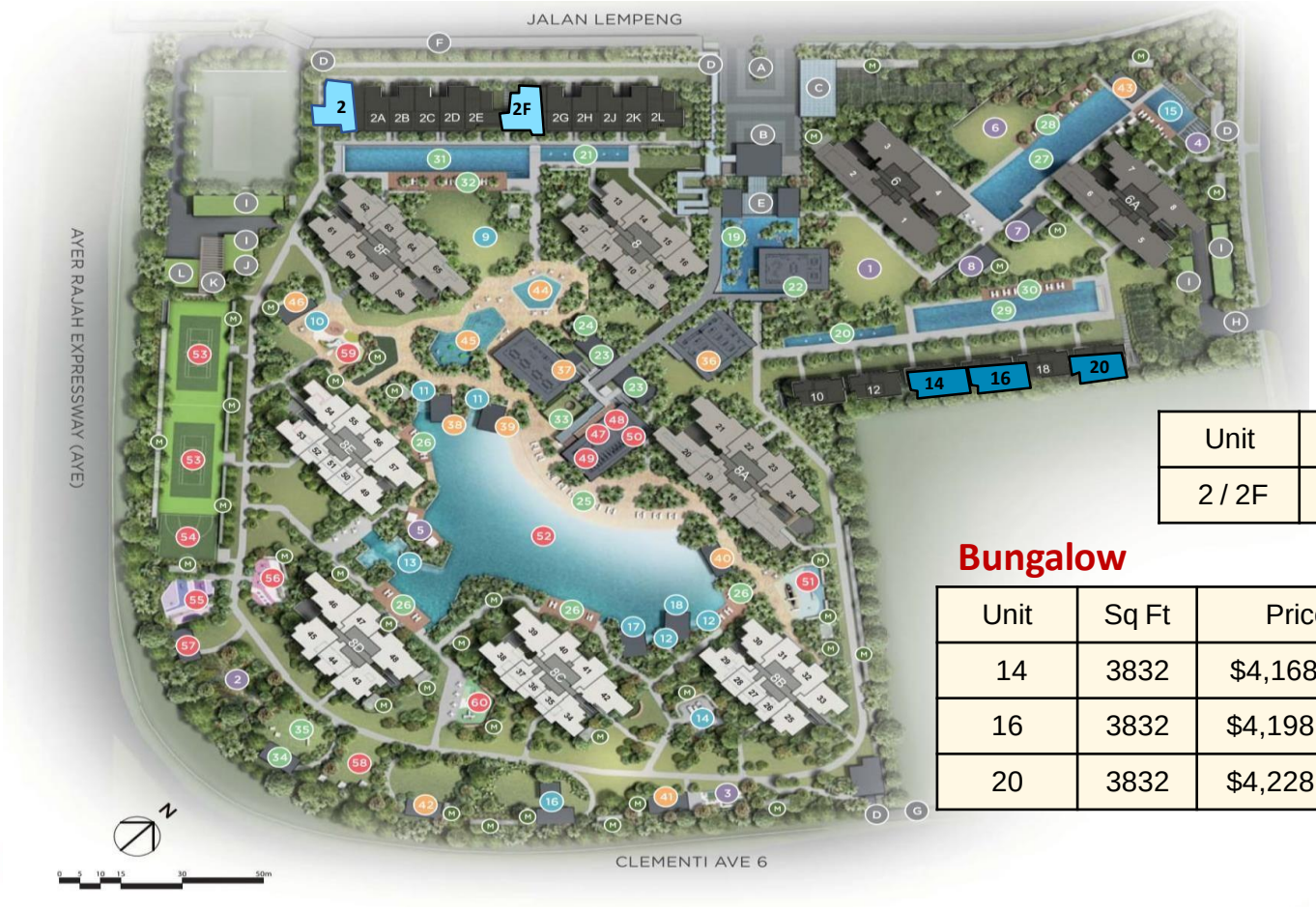


Low psf from $1,067

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Enjoy spacious multi-gen living filled with comfort and style

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE



PARC CLEMATIS
錦森門第

Corner Terrace

Unit	Sq Ft	Price
2 / 2F	3466	$3,700,000

Bungalow

Unit	Sq Ft	Price
14	3832	$4,168,000
16	3832	$4,198,000
20	3832	$4,228,000

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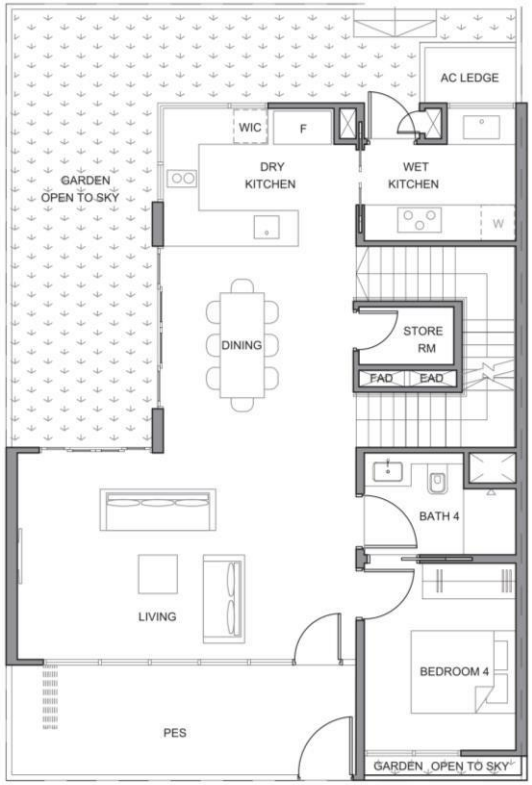
Prices above are after promotional discount & subject to changes

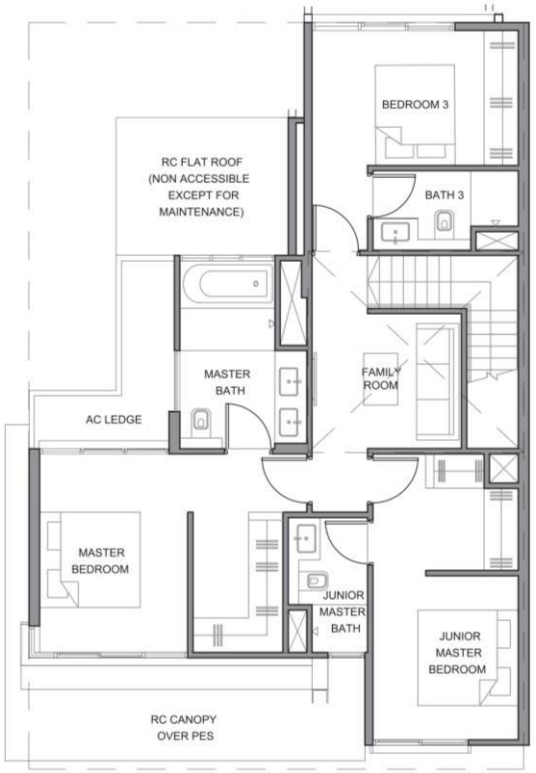
PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

PARC CLEMATIS
錦森門第

Masterpiece
Corner Terrace
3466 sq ft
No. 2 & 2F







ERA REAL ESTATE

PROPERTY MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

PARC
CLEMATIS
錦泰門第

Masterpiece
Bungalow
3832 sq ft
No. 14, 16, 18







ERA
REAL ESTATE

PROPERTY
MEGASHOW 2021
5-6, 12-13, 19-20 & 26-27 JUNE

UPCOMING PRICE TREND

Higher construction costs + **Increasing land costs** + **New launch units running out**

Current new launch units are running *LOW*

Next round of new launch prices will be *HIGHER*

Act Fast Now, before the Next Price *RISE*

ERA REAL ESTATE

PROPERTY MEGASHOW 2021

5-6, 12-13, 19-20 & 26-27 JUNE



Hurry and seize the opportunity to own your unit with our Special Promotion now.

There will be an Ideal Home just for you at

PARC
CLEMATIS
錦泰門第

Don’t miss out on knowing the advantages of owning and investing in a house own wealth