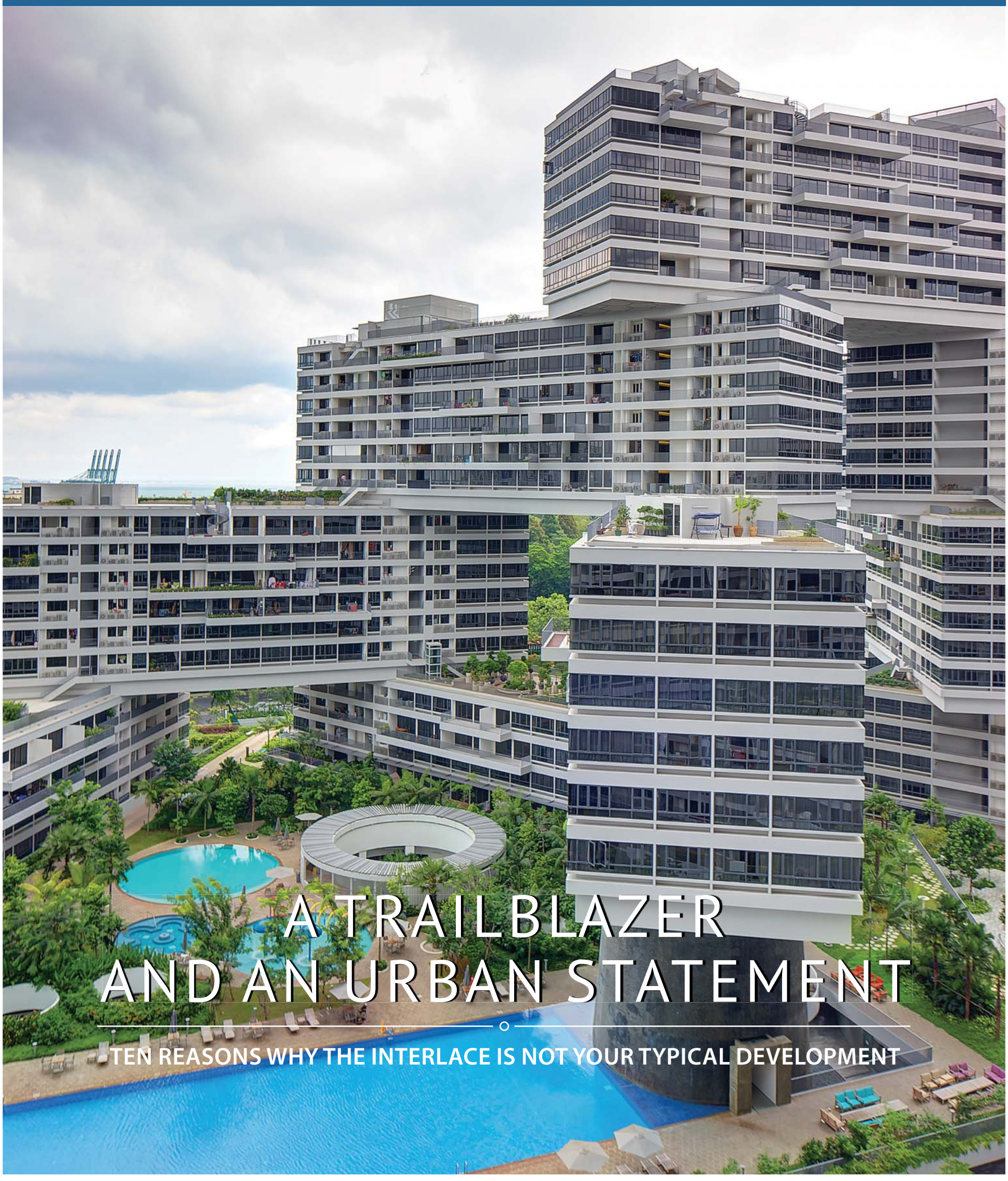
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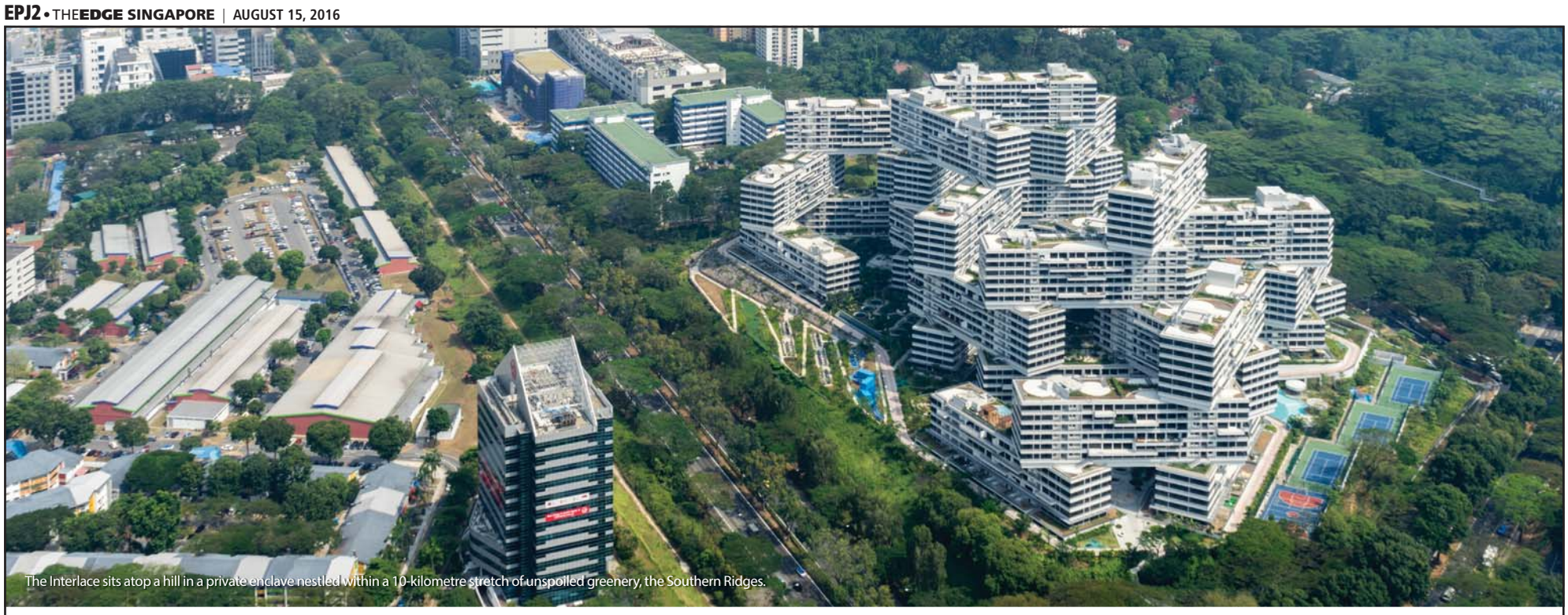
ISSUE 741

THE INTERLACE CONNECTIONS BROUGHT TO YOU BY **CAPITALAND** SINGAPORE



A TRAILBLAZER AND AN URBAN STATEMENT

TEN REASONS WHY THE INTERLACE IS NOT YOUR TYPICAL DEVELOPMENT


The Interlace sits atop a hill in a private enclave nestled within a 10-kilometre stretch of unspoiled greenery, the Southern Ridges.

Last year, The Interlace beat hundreds of iconic buildings from around the world to clinch the prestigious World Building of the Year title, which is considered the highest accolade in architecture, otherwise known as the architectural Oscars.

The project was lauded as a trailblazer for its bold, yet community-centric design, as well as its top-notch green features. Here are 10 things about The Interlace, that make it a one-of-a-kind development, well-deserving its world-class status and prominence.

1. UNPARALLELED LOCATION

The Interlace journey began in 2007 when a CapitaLand-led consortium acquired the site through a collective sale. Formerly known as Gillman Heights Condominium, the site's outstanding attributes presented a unique opportunity to create a bespoke development.

The site sits atop a hill in a private enclave nestled within a 10-kilometre stretch of unspoiled greenery, the Southern Ridges. At the same time, it is a mere 10-minute drive to prominent nodes including the Central Business District, Buona Vista growth corridor, HarbourFront office and retail belts, National University of Singapore and Sentosa.

To realise the site's full potential, the developers partnered Office for Metropolitan Architecture (OMA) and internationally acclaimed architect Ole Scheeren who is renowned for his bold, sometimes provocative designs as seen in his project repertoire including the China Central Television Headquarters in Beijing and the floating auditorium on Nai Pi Lae Lagoon in Thailand.

2. A HILLSIDE VILLAGE

As in other major cities, plain-vanilla buildings dominate the Singapore skyline for practical reasons. The Interlace could have been built as 12 isolated towers. However, Scheeren wanted to break the status quo and took a radical approach to "topple" the towers, making the vertical, horizontal.

Taking a leaf from the hillside villages of Santorini in Greece, Liguria in Italy and Al Hajjara in Yemen, OMA/Scheeren unveiled their formal design for The Interlace on September 4, 2009, which featured 31 interlocking super blocks, stacked on top of one another in a dramatic form.

3. LUXURY OF SPACE

Home sizes have shrunk over the years as land becomes increasingly scarce and expensive. Space is the ultimate luxury in a small city-state such as Singapore. Against this backdrop, each unit at The Interlace was designed to be unusually generous and efficient. Available three-bedroom-with-family units start from 2,056 sq ft while penthouses range from 3,488 to 6,308 sq ft.

In a similar vein, Scheeren arranged the blocks in hexagonal grids which allow for generous distance between each home and maximum privacy. The site's natural elevation also allows more units to enjoy unobstructed views. On the other hand, the interlocking design connects the residents together and nurtures a community spirit.

The Interlace is also built on an 8-hectare site, which affords every resident a much-needed breathing space.

4. WIND-TUNNEL EFFECT

The criss-crossing blocks at The Interlace create a permeable façade and pockets of space, forcing winds to travel through them and increasing their speed. The process results in natural air-conditioning, making the development cool and windy all year round.

Scheeren also strategically placed water bodies along the wind corridors to further cool the development and enhance the quality of living at The Interlace.

5. ENGINEERING MARVEL

Each super block at The Interlace is supported by weight-bearing transfer decks that are capable of withstanding the weight of 10 Airbus A380 jetliners. This allows the super blocks to be safely stacked and criss-crossed on top of each other. These decks were constructed from High Performance Grade 80 concrete. The usual concrete grade used for buildings in Singapore range from 50 to 60.

The strong support structures mean doing away with unsightly support pillars and freeing up floor space to create a bigger living area.

6. 112% GREENERY

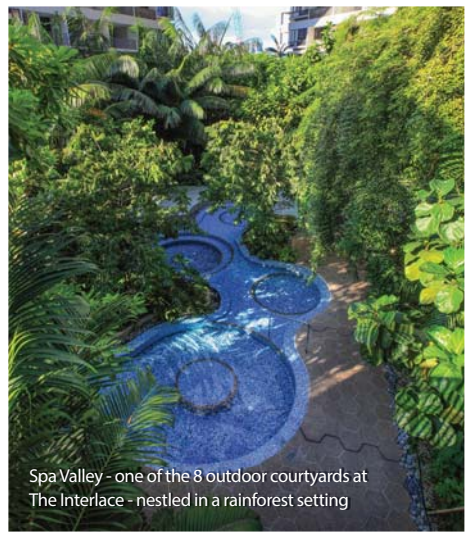
The Interlace is home to more than 170 species of flora, comprising about 1,200 trees, 14 super trees and 700 plants. Greenery was incorporated in multiple locations throughout the buildings, in the form of sky gardens and planted terraces as well as hanging off the vertical façade.

Together with the lush tropical foliage on the ground, The Interlace has green spaces that cover 112% of the development site area. As a result, there is more greenery on the site than before the project was built.

7. QUIET ZONES

The buildings envelope 8 outdoor courtyards and provide shade, making them usable for communal and personal activities all day long.

Of the courtyards, the Spa Valley, the Bamboo Garden and the Lotus Pond courtyards form the quiet zones that are ideal for meditation and contemplation. The Spa Valley courtyard features a spa pool lagoon, Jacuzzi, waterfall grotto, massage pools and steam rooms, in a rainforest setting.


Spa Valley - one of the 8 outdoor courtyards at The Interlace - nestled in a rainforest setting

8. ACTIVE ZONES

The other courtyards – Central Square, Water Park, Play Hills, Theatre Plaza and Waterfall Terrace – provide generous communal and interactive space for the residents of 30 different nationalities who call The Interlace their home.

The Central Square courtyard is a favourite meeting spot for family, friends and neighbours, with its proximity to the recreational facilities including gymnasium, billiards room and karaoke room. Budding athletes and sports enthusiasts can head to the Water Park and Waterfall Terrace courtyards which house a 50-metre lap pool, tennis courts and other facilities.

Children can nurture friendships from a young age at the Play Hills courtyard, which features sculpted groundswells and a play station, while their furry friends can stretch their legs at the pet zone.

9. SHOP AND DINE

The Interlace houses 8 retail outlets, including a mini mart, a bakery, a coffee joint and a nail spa, which offer daily necessities and services.

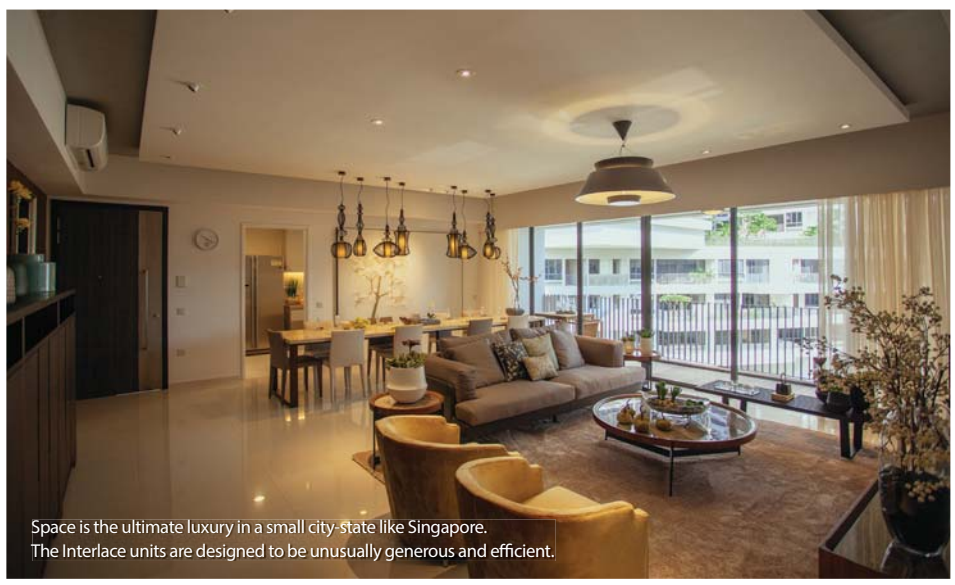
There is also a shuttle service from The Interlace to the HarbourFront MRT station which is the transit node for VivoCity and Sentosa.

Other lifestyle destinations in the vicinity include Alexandra Village Food Centre and ABC Brickworks Market & Food Centre, known for their local delicacies, as well as Anchorpoint Shopping Centre, Queensway Shopping Centre and IKEA.

10. RUNNING TRACK

One of the unique features at The Interlace is the 1-kilometre running track, which borders its sprawling 8-hectare site. The track connects the various courtyards and gardens in the development, and serves as fire access to all 23 lift cores within the project.

The track is well-lit into the night, making it accessible for avid joggers and time-strapped residents at their convenience.


Space is the ultimate luxury in a small city-state like Singapore. The Interlace units are designed to be unusually generous and efficient.

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ALBERT CHUA/THE EDGE SINGAPORE

GCB at Bukit Tunggal on the market for $38 mil

The residential enclave has many prominent residents, including architects, bankers, doctors and business tycoons. With several GCBs entering the market, some see it as an opportunity to buy into the coveted neighbourhood.

See our Cover Story on Pages 6 and 7.

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Pseudonyms are allowed but please state your full name, address and contact number for us to verify.

US real estate agents at homeowners' mercy

| BY PATRICK CLARK |

You have just sold your home for US$400,000 ($535,243). Good going, nice job, congratulations. Kudos are also due to the real estate agents who helped you close the deal. If you live in a part of the US where the standard commission is 6%, you have probably just paid them US$24,000. Or maybe not.

Real estate commissions are set by custom, not written in stone, and a new survey suggests that Americans are haggling. Sixty per cent of people who sold a home in the US over the last year got a discount from their agent, with average savings of 41% off the standard commission, according to real estate brokerage Redfin. These are not trivial amounts: If you are selling a US$400,000 house and manage to cut your agent's commission to 5%, you have just saved US$4,000. If you got the 41% discount that Redfin's survey identified as the average, you saved just under US$10,000.

Why are sellers cutting better deals? One explanation is that low inventory in some markets means a lot of agents are fighting over a small number of listings. In May, the number of US homes listed for sale was down 4.2% from the previous year, according to data published by Realtor.com. The shortage of homes for sale has been the dominant theme in such markets as San Francisco and Dallas, driving up prices and forcing buyers to make snap decisions and waive contingencies. Lately, those conditions have been migrating to smaller, less likely cities, including Omaha, Nebraska and Buffalo, New York. Not only do tight markets create more competition between agents, but they also tend to increase sales prices and decrease the amount of time it takes to sell a home — two factors that are probably making it easier for an agent to accept a lower fee.



BLOOMBERG

Low inventory in some US home markets could mean there are many agents fighting over a small number of listings

An additional theory, advanced by Redfin in a blog post accompanying the survey results, is that agents agreeing to accept discounted fees are responding to pressure from real estate tech start-ups. That cohort includes Redfin, a Seattle-based brokerage that charges sellers 1.5% to list a home, so it might pay to consider the source. Still, it is plausible that online real estate companies are driving down commissions by charging lower fees, helping sellers list homes without agents or forcing traditional agents to compete for new leads.

"It used to be that I would go to a listing appointment and the sellers were already completely sold on hiring me," says Elizabeth Weintraub, who leads a team of agents at Lyon Real Estate in California. "Now, it seems like I'm having to spend most of the appointment explaining why I'm worth the commission."

Weintraub's argument is that 40 years in the business have given her a keen sense of when a buyer is likely to be turned down for a loan, or when there is room to coax a prospect into making a higher offer. Others have argued that a seller who insists on paying a lower commission runs the risk of limiting the number of would-be buyers who look at the home. That is because agents representing buyers are usually paid out of the sellers' commission, and reduced fees have a way of trickling down. Another favourite thesis is that an agent who cannot defend his or her commission is likely to fold when negotiating the actual sale — although if you believe that, you should double your agents' commission on the theory that the service you get in return will be twice as good.

A more plausible argument is that not all sellers look the same to real estate agents. Homes that sell for higher amounts generate larger commissions — and probably create some additional wiggle room for agents to cut fees. Likewise, a seller who plans to use the same agent to sell their old home and buy a new one probably has extra leverage in bargaining.

The Redfin survey indicates that even sellers with more modest properties and no plans to buy a new home should inquire about reducing their fee. As any good negotiator would tell you, it does not hurt to ask. — *Bloomberg LP* E

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PROPERTY BRIEFS

Building at Jurong Gateway for sale from $8 mil

A three-storey building with a basement carpark has been launched for sale by expression of interest. The guide price is in the range of $8 million to $10 million, according to marketing agent Knight Frank.


KNIGHT FRANK

Bordered by Yuan Ho Road and Yuan Ching Road, the property is located across from Superbowl entertainment complex. The existing building occupies a 62,087 sq ft site with a 30-year lease with effect from 2001. The property has a gross floor area of about 80,676 sq ft. The building now houses a kindergarten, preschool, counselling/family centre as well as offices. The building is said to be owned by Agape Methodist Church and was previously owned by NTUC, which operated a lifestyle centre and a supermarket there. The EOI will close on Sept 20.

Suntec REIT to acquire half of Melbourne property

Suntec REIT will acquire a 50% stake in Southgate Complex in Melbourne, Victoria for A$289 million ($299 million) through Southgate Trust. Southgate Trust is a real estate fund jointly owned by Suntec REIT and PIP Southgate Trust, with both holding equal stakes.

Southgate Complex is a freehold mixed-use property located next to the Yarra River in the Southbank arts and leisure precinct in Melbourne. The property comprises two office towers, a three-storey retail podium and parking space for 1,026 cars. It occupies a freehold site of 223,889 sq ft. As at Aug 5, the property had a committed occupancy rate of 88%. — *Compiled by Tan Chee Yuen* E

Correction

In our story "UIC offers 12% discount for Mon Jervois" (Issue 740, Aug 8), the quote attributed to Joseph Tan of CBRE was referring to 99-year leasehold luxury penthouses priced between $15 million and $20 million, and not as published. The error is regretted.

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DEVELOPER: Allamanda Residential Development Pte Ltd (ROC: 201227180W) Developer's LICENCE NO.: C1068 LOCATION: Lot 17564A MK 18 at Bishan Street 15 TENURE: 99 years commencing from 4 March 2013 BUILDING PLAN NO.: A1459-00001-2012-BP01 dated on 17 July 2013, A1459-00001-2012-BP02 dated on 6 August 2013, A1459-00001-2012-BP03 dated on 21 August 2013 and A1459-00001-2012-BP04 dated on 8 March 2016 EXPECTED DATE OF VACANT POSSESSION: 31 October 2017 EXPECTED DATE OF LEGAL COMPLETION: 31 October 2020.



View from a high floor at Pollen & Bleu, a condo located on Farrer Drive that offers some of the best value-for-money buys at the $1 million and $2 million price points

PICTURES: SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

Condos that offer the biggest bang for your buck



Pollen & Bleu offers the largest one-bedroom unit in the city for approximately $1 million

Table 1

What is available for approximately $1 million

TOP THREE VALUE BUYS			
CORE CENTRAL REGION		REST OF CENTRAL REGION	
PROJECT NAME	SIZE (SQ FT)	PROJECT NAME	SIZE (SQ FT)
Pollen & Bleu	549	The Venue Residences	861
The Siena	538	The Poiz Residences	807
6 Derbyshire	527	Gem Residences	775

DEVELOPERS, THE EDGE PROPERTY

| BY ESTHER HOON |

While facilities are important considerations for those looking to buy a new private condominium, having a comfortable living space is something that most are unwilling to compromise on.

In Singapore, where buildings are getting taller and living spaces smaller, it is not always easy to find a condo that meets one's budget and size requirements. That is why we have identified some of the largest units offered by developers for the different price points of $1 million, $1.5 million, $2 million and $2.5 million. According to a recent survey conducted by *The Edge Property* and Knight Frank, about 66% (or three in five) of house hunters are looking for properties in these price brackets.

We focused on new private condos in the Core Central Region (CCR), namely in prime Districts 9, 10 and 11 as well as the CBD, Marina Bay and Sentosa Cove (Districts 1, 2 and 4); and on the city fringe (Rest of Central Region, or RCR) that will give the most bang for your buck.

We looked through an extensive list of newly completed properties as well as those under construction that are still being marketed by developers. Wherever possible, we verified with agents/developers to ensure that these properties are still available at the time of publication. The properties are $100,000 more or less than the indicated budget.

Here are the results.

What you can get for $1 million

With a budget of $1 million, the most square footage you can buy in the city centre, or CCR, is a 549 sq ft, one-bedroom unit at Pollen & Bleu. The 99-year leasehold, low-rise condo on Farrer Drive in prime District 10 contains 106 units. Developed by UIC-Singapore Land, the project is expected to be completed in 2018.

On the city fringe, or RCR, one could stretch the $1 million budget to buy an 807 sq ft, two-bedder at MCC Land's The Poiz Residences, which is linked directly to the Potong Pasir MRT station. The 99-year leasehold The Poiz Residences has 731 units, while its shopping mall The Poiz Centre has 84 commercial units. The project is scheduled for completion in 2019.

Further up on Upper Serangoon Road is The Venue Residences, where for $1 million, you can buy an 861 sq ft, two-bedroom unit. The mixed-use project offers 266 residential units and 28 strata retail shops and restaurants on the ground floor. The project is under construction and expected to be completed next year.

What you can get for $1.5 million

For $1.5 million, one can either opt for a compact two-bedder in the city centre or a practical three-bedder in the city-fringe area. In the CCR, a typical two-bedder in this price range will be 600 to 700 sq ft.



SUNWAY BHD

At Sophia Hills, one can buy a 753 sq ft, dual-key two-bedder for $1.5 million



ALBERT CHUA/THE EDGE SINGAPORE

At Mon Jervois, you can get a 1,033 sq ft, two-bedder for $2 million

Table 2

What is available for approximately $1.5 million

TOP THREE VALUE BUYS			
CORE CENTRAL REGION		REST OF CENTRAL REGION	
PROJECT NAME	SIZE (SQ FT)	PROJECT NAME	SIZE (SQ FT)
The Siena	786	The Poiz Residences	1,442
Sophia Hills	753	The Venue Residences	1,130
6 Derbyshire	732	Gem Residences	1,055

DEVELOPERS, THE EDGE PROPERTY

Table 3

What is available for $2 million

TOP THREE VALUE BUYS			
CORE CENTRAL REGION		REST OF CENTRAL REGION	
PROJECT NAME	SIZE (SQ FT)	PROJECT NAME	SIZE (SQ FT)
Pollen & Bleu	1,163	The Interlace	1,873
d'Leedon	1,076	The Poiz Residences	1,765
Mon Jervois	1,033	The Creek @ Bukit	1,668

DEVELOPERS, THE EDGE PROPERTY

Size-wise, a 786 sq ft, two-bedder SOHO apartment at The Siena could be a valuable proposition. The Siena, located just off Farrer Road, is a 99-year leasehold, boutique 54-unit SOHO development by Far East Organization.

Second on the list is Sophia Hills, where one can buy a 753 sq ft, dual-key two-bedder for $1.5 million. Sophia Hills is a 493-unit condo project on Mount Sophia in prime District 9 that is jointly developed by Hoi Hup Realty and Sunway Developments. The 99-year leasehold project is slated for completion in 2017.

Alternatively, for $1.5 million, one could purchase the last available 1,442 sq ft three-bedder at The Poiz Residences, which is on the top floor.

What you can get for $2 million

As your budget increases, so do your choices. New homes available in the CCR for about $2 million typically range between 600 and 1,100 sq ft. The biggest unit available on the market is a 1,163 sq ft, two-bedder loft at Pollen & Bleu. Next on the list is a 1,076 sq ft unit at d'Leedon, a 1,715-unit private condo by a CapitaLand-led consortium designed by Zaha Hadid, a world-acclaimed architect who passed away in March.

In the city-fringe area, or RCR, the biggest unit available for $2 million is a 1,873 sq ft unit at The Interlace, a 99-year leasehold private condo on Depot Road in District 4. Developed by a CapitaLand-led consortium, the 1,040-unit project was completed in 2013 and designed by celebrated architect Ole Scheeren. The building won the World Building of the Year award in 2015.

What you can get for $2.5 million

Armed with a $2.5 million budget, you are now ready to do some serious shopping. There is a wide range of available properties in the CCR, ranging from comfortable 1,000 sq ft units to spacious 1,700 sq ft ones. For example, you could get a 1,722 sq ft, two-bedder townhouse at Robin Suites for $2.5 million. Robin Suites is a 92-unit freehold development located on Robin Road in prime District 10. This project was completed earlier this year. A 1,539 sq ft three-bedroom-plus-study unit at d'Leedon is next on the list.

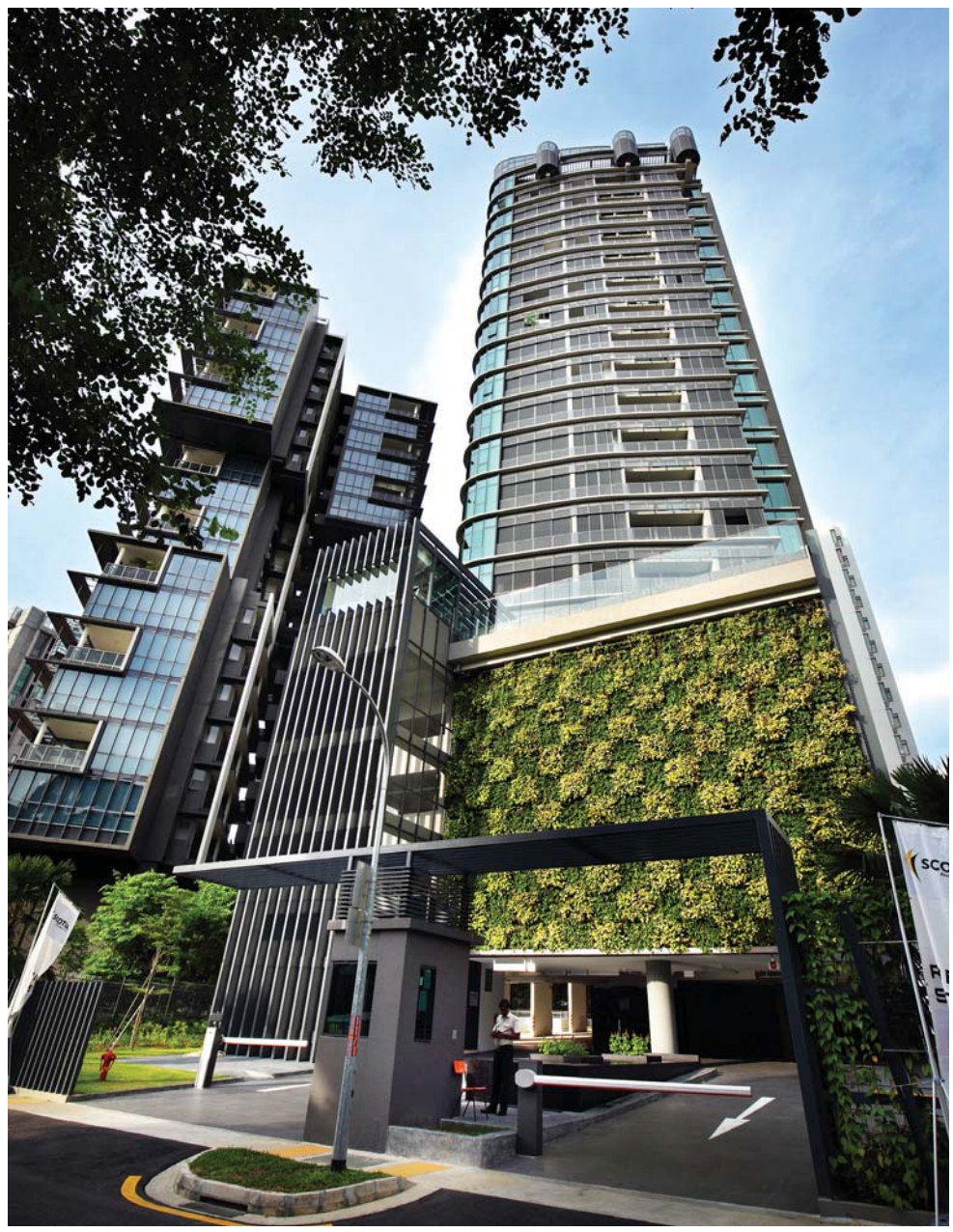
For city-fringe living in the RCR, The Interlace tops the list yet again. Within the project, the largest unit available in this price range is a 3,692 sq ft, three-bedder with roof terrace, which offers 80% more space than the second-largest unit available in this price category, a 2,034 sq ft, three-bedder at Thomson Impressions. The 288-unit Thomson Impressions is a 99-year leasehold private condo located on Lorong Puntong, just off Sin Ming Avenue. The project is developed by China-based developer Nanshan Group in collaboration with Vico Construction. E

Table 4

What is available for $2.5 million

TOP THREE VALUE BUYS			
CORE CENTRAL REGION		REST OF CENTRAL REGION	
PROJECT NAME	SIZE (SQ FT)	PROJECT NAME	SIZE (SQ FT)
Robin Suites	1,722	The Interlace	3,692
d'Leedon	1,539	Thomson Impressions	2,034
Mon Jervois	1,475	The Venue Residences	1,948

DEVELOPERS, THE EDGE PROPERTY



At Robin Suites, you can buy a 1,722 sq ft, two-bedder townhouse for $2.5 million



The Good Class Bungalow sitting at the corner of Bukit Tunggal Road and Chancery Lane was rebuilt six years ago

PICTURES: ALBERT CHUA/THE EDGE SINGAPORE

GCB in Bukit Tunggal on the market for $38 mil

The residential enclave has many prominent residents, including architects, bankers, doctors and business tycoons. With several Good Class Bungalows entering the market, some see it as an opportunity to buy into the coveted neighbourhood.

| BY CECILIA CHOW |

At the corner of Bukit Tunggal Road and Chancery Lane is a Good Class Bungalow (GCB) large enough to hold parties for 200 and have 20 cars fit in its driveway. The double-storey mansion was designed by prominent local architect Albert Hong, chairman of RSP Architects Planners & Engineers. Hong is said to live in the neighbourhood, and owns several homes there.

The house on Bukit Tunggal Road has been put on the market. It has a built-up area of about 14,000 sq ft and sits on a freehold site of 20,355 sq ft. It has a garage that can fit three luxury cars and a driveway wide enough for a Rolls-Royce to turn around with ease, according to Jeffrey Sim, senior vice-president of Edmund Tie & Co Property Network, who focuses on marketing GCBs. Sim is the sole marketing agent for the property in Bukit Tunggal.

Designed in the style of a classic mansion straight out of a Hollywood movie, the house features an entrance hall with a sweeping staircase and a soaring 6m ceiling. The entrance hall leads to a grand drawing room, which is connected to a formal dining room that can seat 20 around the table. Both the drawing room and formal dining room have glass doors leading to the swimming pool.

Adjacent to the dining room is a lounge that comes with a wine cellar for about 1,000 bottles. At the end of the hallway is an enclosed dry kitchen with an attached wet kitchen. The dry kitchen contains an island, three Bosch double-door refrigerators, a Teka stove top and appliances, as well as plenty of workspace and storage cabinets. Likewise, the wet kitchen is equipped for heavy-duty cooking. The kitchens are ideal for those who enjoy throwing big parties at home.



Sim: The Bukit Tunggal enclave is sought after, but very few GCBs come up for sale



The drawing room and formal dining room have glass doors opening out to the swimming pool and patio

Adjoining the kitchens are the quarters for the helpers, who have their own dining area, a bedroom that can accommodate up to half a dozen workers, and an attached bathroom.

The second level of the house contains six sizeable rooms. The master suite alone is about 2,300 sq ft. There is also a junior master suite and another en suite bedroom. Of the remaining three rooms, one is now used as a family room-cum-study, while another has been turned into a linen room. The rooms are sizeable enough to be partitioned to create en suite bathrooms and turned into more junior master suites, says Sim.

The attic level now houses a gym and a concealed storeroom. However, there is enough space on this level for it to be turned into a den or a self-contained apartment with bathroom and pantry. A home lift, accessible from the driveway, goes to all three levels of the house.

The property was built six years ago and is still relatively new. Those who want to tear down the building and construct a new house of a similar size (about 14,000 sq ft) will need to spend $500 to $800 psf, which translates into a ballpark figure of $7 million to $11.2 million, estimates Sim. Owners can opt to make additions and alterations instead, which should cut the cost by at least half, he adds.

Prominent residents

The Bukit Tunggal GCB enclave includes the Chancery area, Dyson Road and Mount Rosie Road. Besides RSP's Hong, another famous resident in the neighbourhood is Chua Thian Poh, chairman and CEO of listed property company Ho Bee Land. Business magnate and philanthropist Lee Kong Chian of Lee Rubber, OCBC Bank and Lee Foundation used to live

Revival in sales of Sentosa Cove bungalows

| BY CECILIA CHOW |

A bungalow at Sentosa Cove changed hands for $16.5 million ($1,871 psf), according to a caveat lodged on July 26. It marked the first transaction of a luxury bungalow at Sentosa Cove this year.

The house, located on Cove Way, has views of the waterway and is adjacent to the bridge leading to Sandy Island. According to property agents, the property, which was completed in 2011, features Las Vegas-style interiors and was developed by a Singaporean couple who have been using it as their weekend home. The house sits on an 8,816 sq ft site. The buyer is reported to be Pang Shengdong, vice-chairman of Shanghai 2345 Network Holding Group, a Shenzhen-listed IT company.

The last bungalow that changed hands on Cove Way was in October 2013. The house, two doors away from the one that was sold recently, fetched $17.5 million ($1,716 psf). The property, also completed in 2011, sits on a slightly bigger site of 10,194 sq ft.

"The latest transaction should give a much-needed boost to sentiment among bungalow owners at Sentosa Cove," says Bruce Lye, managing partner of SRI.

Further south, on Cove Drive, a few more bungalows have been put on the market. "What's interesting is that this time around, the sellers are Singaporeans," says Joy Tan, head of auction at Edmund Tie & Co (ET&Co). "The buyers today are also Singaporeans, as they feel prices are now at an attractive level."

On July 27, ET&Co had put up for auction two adjacent bungalows on Cove Drive for sale on behalf of a Singaporean owner. The two houses are identical 2½-storey detached houses with a basement and home lift. One of the houses sits on a 6,706 sq ft site and the other, on a 6,926 sq ft plot. The opening prices for the houses were $19.5 million and $20 million respectively, before they were withdrawn.

This was the second time that the two houses on Cove Drive were put up for sale by auction. The first time was in June, also by ET&Co. The two houses are now available for sale by private treaty.

It seems like things are looking up for Sentosa Cove. The co-founders of privately held property group Evia Real Estate — Vincent Ong and Leslie Lim — have scooped up the 10 remaining bungalows on Pearl Island developed by Ximeng Land. The average price of the 10 units reportedly ranges from $1,500 to $1,600 psf, and reflects a bulk discount. The bulk purchase is said to be subject to approval from Sentosa Development Corp, the parent company of Sentosa Cove Pte Ltd, the masterplan developer of the 117ha, 99-year leasehold waterfront enclave.

Ximeng Land, a subsidiary of Chinese real estate development group Ximeng Asset Holdings Co, purchased the Pearl Island site in December 2007 for $215.65 million, or $1,687.50 psf per plot ratio. In terms of price psf ppr, it was considered the highest amount paid by a developer for a 99-year leasehold bungalow plot at Sentosa Cove. That was at the peak of the last property boom.

Based on caveats lodged, the last two transactions on Pearl Island were at $17.1 million ($1,904 psf) and $19.5 million ($1,906 psf) for two bungalows sold in October 2013.

There are 19 bungalows on Pearl Island and they were completed in 2012. All the bungalows have different layouts, but they all contain at least five en suite bedrooms, a reflective pool and a lap pool. All the bungalows also have water views. The first two bungalows sold on Pearl Island fetched $2,080 and $2,200 psf in September and October 2010 respectively, according to caveats lodged then.

According to Vincent Ong, managing director of Evia Real Estate, prices at Sentosa Cove have bottomed. "While you may be able to pick up one or two bungalows at a cheaper price, the opportunity for a bulk purchase of bungalows at Sentosa Cove is rare," he says.

Ong sees the bulk purchase as an opportunity for a Singapore group to step in and offer luxury waterfront bungalows for lease. "Foreigners are not allowed to lease out their bungalows," he says. "With prices having bottomed, we expect sentiment at Sentosa Cove to improve and transactions to pick up, just as we have seen it happen elsewhere in the prime districts of Singapore." E



PICTURES: SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

The bungalows on Pearl Island, where Evia Real Estate is said to have scooped up the 10 remaining unsold units



The bungalow on Cove Way that was recently sold for $16.5 million ($1,871 psf)



The two adjoining bungalows on Cove Drive that are now available for sale by private treaty

in a mansion occupying a sprawling site on Mount Rosie Road.

The late S Rajaratnam, Singapore's first Foreign Minister, also lived in Chancery Lane for many years, until his passing a decade ago. Three years ago, his estate put the GCB on Chancery Lane up for sale. Sitting on a freehold plot of 20,688 sq ft, the property was sold for $28.5 million ($1,378 psf), according to a caveat lodged in May 2013.

The house adjacent to Rajaratnam's was sold 1½ years later, in December 2014, for $25.39 million ($1,061 psf). It was also an estate sale. Two other neighbouring GCBs on Chancery Lane have been put on the market. One of them is an original bungalow sitting on a freehold site of 21,500 sq ft with an asking price of $26 million ($1,209 psf). The house is also being marketed by Sim. The other is an original bungalow sitting on a slightly larger site of 22,000 sq ft. It has a price tag of $29.3 million ($1,332 psf).

The most recent transaction in the area was that of a bungalow on Chancery Hill Road. Although not a GCB, the bungalow sat on a relatively large freehold site of 12,777 sq ft, and was the home of a prominent eye surgeon known as Singapore's "father of ophthalmology", the late Professor Arthur Lim. The property was put up for sale by his estate in 2015 and sold for $12 million ($940 psf) in April this year. The house can be redeveloped into a two-storey, mixed-landed property under the 2014 Master Plan.

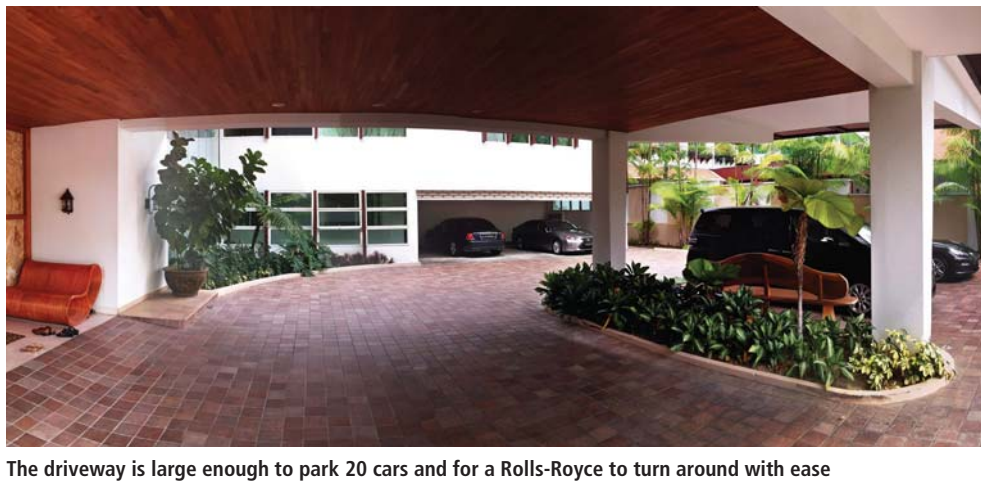
It was perhaps the Alsagoffs, the storied Arab Singaporean merchant family — spice traders and one of the biggest land owners — who turned Bukit Tunggal into a desirable neighbourhood for the seriously rich a century ago. The most prominent member of the family was said to be Syed Mohamed bin Ahmed Alsagoff, who reportedly owned a large estate in what was then known as Kampong Bukit Tunggal. His nephew Syed Omar Alsagoff, who lived in a palatial bungalow on the estate, was famous for throwing lavish parties at which he entertained European guests and served dinners on gold-plated tableware. His sons were said to have developed the Bukit Tunggal Estate in the 1920s, following his death.

Seventy years ago, some of the GCBs on Bukit Tunggal Road were sold for just $50,000. Today, they are worth 400 times more. Many of these original single-storey bungalows have since changed hands and been torn down. In their place are sprawling new mansions.

Buying opportunity

One such transformation is the GCB at the junction of Bukit Tunggal Road and Chancery Lane. The property last changed hands in April 2008 for $16.1 million ($791 psf), according to a caveat lodged then. The original single-storey bungalow was pulled down and rebuilt in 1991.

The owner, who purchased the house in 2008, also had it demolished, and the new home designed by RSP's Hong was completed in 2010. The indicative price tag of the property is $38 million ($1,867 psf).



The driveway is large enough to park 20 cars and for a Rolls-Royce to turn around with ease

According to Sim, the enclave is very accessible. "One can drive into the estate from Thomson Road via Chancery Lane, or from Whitley Road via Dyson Road or Malcolm Road," he says. In the vicinity of the neighbourhood are top schools such as Anglo-Chinese School on Barker Road, St Joseph's Institution on Malcolm Road, Singapore Chinese Girls' School on Dunearn Road and Catholic Junior College on Whitley Road. The area is just a five-minute drive from the medical hub and malls at Novena, as well as a 10-minute drive from the CBD, Marina Bay and Orchard Road.

There are only 60 GCBs in the Bukit Tunggal enclave, estimates Sim. Some of the bungalows that were not zoned as GCBs have since been redeveloped into cluster housing, townhouses or low-rise condominium projects. The last time a GCB on Bukit Tunggal Road changed hands was three years ago, when a property sitting on a 10,516 sq ft plot was sold for $17.5 million ($1,665 psf), according to a caveat lodged in May 2013.

"The Bukit Tunggal enclave is sought after, but very few GCBs come up for sale," says Sim. "This was once an area for the old rich. And now, over time, it has also become a desirable neighbourhood for professionals such as architects, bankers and doctors as well as business tycoons." E



Ho Lee Construction and its partners bought the former Seagate factory for $91 million

PICTURES: ALBERT CHUA/THE EDGE SINGAPORE

Data centres as an alternative investment

| BY MICHAEL LIM |

The proliferation of mobile devices and cloud-based e-commerce, as well as social media platforms such as WhatsApp, Facebook and Instagram, has led to a surge in demand for data storage space. And it is not just technology companies that are jumping on the bandwagon, but also property developers who see the opportunity in providing the properties to host these data centres.

Keppel launched the first data centre real estate investment trust in the country called Keppel DC REIT, which was listed on the Singapore Exchange in December 2014. US-based data centre REIT Digital Realty may be listed on the New York Stock Exchange, but it also owns three properties in Singapore that will house data centres.

Other players are also getting into the act. For example, Ho Lee Construction, Evia Real Estate and their partners entered the data centre hosting business five years ago when they jointly purchased the former Seagate Technology building at 7000 Ang Mo Kio Avenue 5 for $91.5 million. They spent another $10 million retrofitting the one million sq ft building to turn it into an ideal environment for hosting data centres. The property has another 41 years left on its original 60-year lease.

Michael Tan, executive director of Ho Lee Construction, realises the potential for hosting data centres. "In the past, we used to share one photo, but now with WhatsApp, Viber and Instagram, we can share photos and videos hundred times over," he explains. "This means there is a need for more remote data storage space."

Opportunity

The first data centre operator to enter the newly refurbished space at the premises on Ang Mo Kio Avenue 5 was US-based data centre co-location operator IO, which took up 177,000 sq ft. IO started operations in Singapore in 2013 after it invested more than $30 million in the 177,000 sq ft data centre facility, and spent another $5 million to enhance the security around the building premises. Security is an important issue as IO's clients include MNCs such as Allianz, Goldman Sachs and LexisNexis.



Tan: We are hoping to sell the building to someone who has the expertise, track record and capability to attract more data centre operators to locate their facilities here

The clients of data centre operators, especially MNCs, will want to lock in their leases with the operator for at least five to 10 years, with some even up to 15 years, says Tom Duncan, CBRE's executive director on data centres.

Meanwhile, the data centre operators, such as IO, tend to lock in their leases for at least 30 years, says Tan. Therefore, this makes data centre hosting facilities attractive as an investment, given the stability of rental income. Gross rental yields tend to be lower at 5% to 6%, compared with the 7% to 8% yield for warehouse or factory space. However, the catch is that leases for warehouse and factory space tend to be shorter, with a typical warehouse lease averaging two to three years, and factory space five to seven years, he adds.

Besides IO, other companies that have located their data centres within the building on Ang Mo Kio Avenue 5 include Singapore Power and listed property group Wing Tai Holdings. Wing Tai has even taken up some space in the building to store its retail merchandise.

Only 20% of the one million sq ft space in the building is dedicated to hosting data centres. Another 60% of the space has been leased to other tenants such as Seagate, which continues to have a presence there; mobile phone camera lens maker Heptogen; and Evia's Business Continuity Planning, a disaster recovery business.

So far, the building has an occupancy rate of 80%, with annual rents of $20 million, of which data centre hosting constitutes 20% to 25%, or $4 million to $5 million. Based on the



Digital Realty's latest 177,000 sq ft, four-storey co-location data centre in the Loyang area used to be a warehouse

DIGITAL REALTY

purchase price and renovations, the total cost of the building amounted to about $100 million. This means that net yield on the investment is about 15%, reckons Tan.

Market size

Total data centre co-location market revenue in Singapore is said to have grown 13% from US$963 million in 2014 to US$1.09 billion in 2015. It is projected to grow another 16% to US$1.26 billion ($1.69 billion) in 2016, according to the latest annual report on data centre supply released by Canada-based Structure Research in October 2015.

According to Structured Research, there are 36 data centres in the East, with the two largest clusters in the Tai Seng/Ubi area comprising 11 facilities and the Chai Chee area with another six. In the West, there are 18 facilities, with the two largest clusters of seven data centres each at the International Business Park and in the Ayer Rajah/Science Park area. There are another three in Woodlands and one in the Yishun area. Combined, these co-location data centres occupy about two million sq ft of industrial space in 2014.

According to CBRE Research, co-location data centres in Singapore increased from two million sq ft to three million sq ft in 2015. It is projected to grow to 4.8 million sq ft this year, and six million sq ft by 2017.



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

Wilson: It took us about 12 months to rebuild and refurbish this building compared to between 18 and 24 months to construct our facility in Jurong from ground up

Are data centres the answer to oversupply in industrial space?

The departure of some of the more labour-intensive manufacturing companies to lower-cost locations such as Malaysia, Indonesia and China has left an increasing number of industrial buildings and warehouses either unused or underutilised. The question is whether some of these industrial buildings and warehouses can be converted into data centres to meet the growing demand.

According to Christine Li, head of research at Cushman & Wakefield, not all factory or warehouse buildings can be converted for use by data centres. She sees a mismatch in terms of the quality of the buildings, such as the floor-to-ceiling height, floor loading factors and even floor layout. "Some of these buildings are located in heavy industrial areas, which may not be ideal for data centre use," she adds. "It worked five years ago when data centres were first set up in Singapore because they needed to start operations in the shortest possible time." Most of the older buildings do not have efficient space use, and it may be too costly for the owners to demolish and rebuild, observes Li.

This does not preclude some data centre operators from setting up shop in refurbished old warehouses or industrial buildings. For example, Digital Realty's latest 177,000 sq ft, four-storey co-location data centre in the Loyang area used to be a warehouse. Digital Realty spent $200 million to rebuild half the building to maximise the gross floor area and install high-power cables, chilling units, unlimited power supply (UPS) backup power, standby generators, internet connection and security features.

The facility opened in June. "It took us about 12 months to rebuild and refurbish this building compared to between 18 and 24 months to construct our facility in Jurong from ground up," says Omer Wilson, Digital Realty's marketing director for Asia-Pacific.

Digital Realty's first facility, in Jurong, is a 370,000 sq ft building, while its third and upcoming facility is in Loyang. The new facility will also be a 370,000 sq ft, purpose-built data centre facility. "Land cost is obviously at a premium here," says Wilson. "It is getting harder to find land that is cost-effective to build on. We will be increasingly moving towards building conversions or buying existing data centre operators that own their premises to gain access to their assets."

In fact, Ho Lee and its consortium partners now see this as an opportune time to cash out. The group has already put their building on Ang Mo Kio Avenue 5 on the market. The indicative price tag is upwards of $250 million, or $300 psf of net lettable area.

Why are they divesting now? "We are hoping to sell the building to someone who has the expertise, track record and capability to attract more data centre operators to locate their facilities in the building in order to realise the building's potential over the long term," says Ho Lee's Tan. E



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

An unoccupied 7,000 sq ft suite at Digital Realty's existing data centre building in Loyang



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

Blast-proof walls and standby power generators on Level 4 of Digital Realty's data centre in Loyang

Unit at Marina Bay Suites sold for $2,239 psf

| BY TAN CHEE YUEN |

At **Marina Bay Suites**, a 2,680 sq ft, four-bedroom unit on the 45th floor of the 66-storey tower changed hands for $6 million ($2,239 psf), according to a caveat lodged on July 26. The previous owner paid $7.03 million ($2,623 psf) for the unit in December 2009, which means he lost about $1 million (14.7%).

Based on caveats lodged, the last transaction at Marina Bay Suites was on New Year's Day, when an identical-size four-bedroom unit on the eighth floor was sold for $5.3 million ($1,977 psf). The seller had purchased the unit for $7.11 million ($2,654 psf) in May 2010. Hence, this translates into a capital downside of 25.5%.

Unlike other residential projects in the CDB core and Marina Bay area, the 221-unit Marina Bay Suites does not contain one- or two-bedroom apartments. Instead, all units are three- and four-bedroom apartments that range from 1,572 to 2,691 sq ft. There are also three penthouses — the largest one is an 8,514 sq ft duplex that comes with a rooftop swimming pool that was sold for $19.5 million ($2,293 psf) in May last year. The second penthouse of 5,662 sq ft was sold for $19.3 million ($3,409 psf) in October 2012. The latter also achieved the highest psf price in the project. The smallest penthouse is 4,693 sq ft.

Completed in 2013, Marina Bay Suites is considered the most luxurious residential tower within the Marina Bay Financial Centre mixed-use development that includes three office towers, Marina Bay Residences and the Marina Bay Link mall, which is connected directly to the Downtown MRT station on the Downtown Line. The multibillion-dollar project was developed by a consortium comprising Keppel Land, Hongkong Land Holdings and Cheung Kong Property Holdings.

Meanwhile, construction is at an advanced stage at another massive mixed-use scheme, namely Marina One. According to marketing agents, the 140,000 sq ft retail mall and the two office towers with 1.88 million sq ft of Grade-A office space are expected to be completed in December 2017. The twin residential towers of **Marina One Residences** are scheduled for completion in August 2018.

So far, only units in one of the towers at Marina One Residences have been released for sale. There are 521 units in each 55-storey tower, bringing the total to 1,042 units.

As at end-June, 371 units were sold, according to URA data. The latest transaction was for a 1,528 sq ft, three-bedder on the 28th floor that fetched $4.55 million ($2,978 psf), according to a caveat lodged on July 29. That is also the highest psf price achieved so far at Marina One Residences since the project was launched in October 2014.

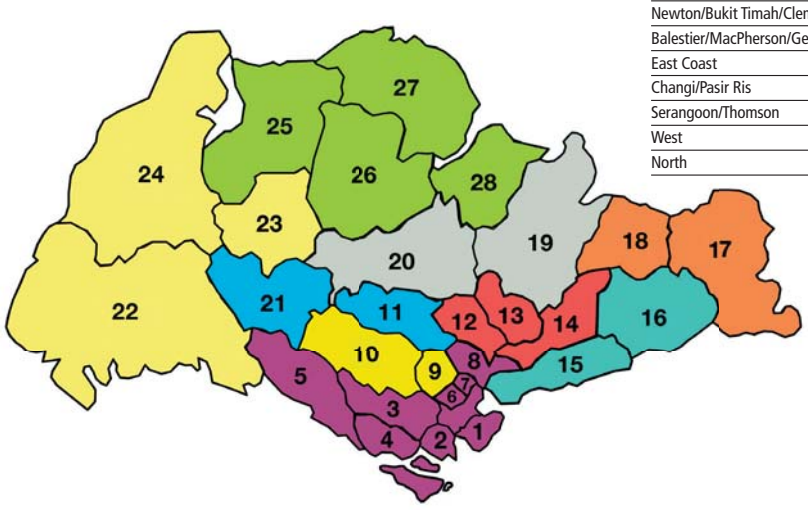
Marina One is developed by M+S, a 40:60 joint venture between Singapore's Temasek Holdings and Malaysia's Khazanah Nasional. E



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

A 2,680 sq ft, four-bedroom unit on the 45th floor of Marina Bay Suites changed hands for $6 million, according to the latest caveat lodged

Singapore — by postal district



LOCALITIES	DISTRICTS
City & Southwest	1 to 8
Orchard/Tanglin/Holland	9 and 10
Newton/Bukit Timah/Clementi	11 and 21
Balestier/MacPherson/Geylang	12 to 14
East Coast	15 and 16
Changi/Pasir Ris	17 and 18
Serangoon/Thomson	19 and 20
West	22 to 24
North	25 to 28

Residential transactions with contracts dated July 26 to Aug 2

PROJECT	PROPERTY TYPE	TENURE	SALE DATE	LAND AREA/ FLOOR AREA (SQ FT)	TRANSACTED PRICE ($)	NETT PRICE ($)	UNIT PRICE ($ PSF)	COMPLETION DATE	TYPE OF SALE
District 1									
MARINA BAY SUITES	Condominium	99 years	July 26, 2016	2,680	6,000,000	-	2,239	2013	Resale
MARINA ONE RESIDENCES	Apartment	99 years	July 29, 2016	1,528	4,552,350	-	2,978	Uncompleted	New Sale
District 3									
ALEX RESIDENCES	Apartment	99 years	July 31, 2016	474	993,650	-	2,098	Uncompleted	New Sale
HIGHLINE RESIDENCES	Condominium	99 years	July 26, 2016	700	1,417,900	-	2,027	Uncompleted	New Sale
HIGHLINE RESIDENCES	Condominium	99 years	July 27, 2016	904	1,630,400	-	1,803	Uncompleted	New Sale
HIGHLINE RESIDENCES	Condominium	99 years	July 30, 2016	1,076	1,815,400	-	1,687	Uncompleted	New Sale
HIGHLINE RESIDENCES	Condominium	99 years	July 30, 2016	915	1,601,600	-	1,750	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 26, 2016	807	1,356,000	-	1,680	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 27, 2016	764	1,187,000	1,179,000	1,543	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 28, 2016	807	1,392,000	1,384,000	1,714	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 30, 2016	861	1,402,000	1,394,000	1,619	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 31, 2016	807	1,336,000	1,328,000	1,645	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 31, 2016	807	1,346,000	1,338,000	1,657	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 31, 2016	807	1,330,000	1,322,000	1,638	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 31, 2016	807	1,313,000	1,305,000	1,616	Uncompleted	New Sale
PRINCIPAL GARDEN	Condominium	99 years	July 31, 2016	1,238	1,986,000	1,978,000	1,598	Uncompleted	New Sale
TANGLIN VIEW	Condominium	99 years	July 27, 2016	872	1,100,000	-	1,262	2001	Resale
THE METROPOLITAN CONDOMINIUM	Condominium	99 years	July 29, 2016	1,733	2,200,000	-	1,269	2009	Resale
THE REGENCY AT TIONG BAHRU	Condominium	Freehold	July 29, 2016	1,270	1,880,000	-	1,480	2010	Resale
District 4									
CORALS AT KEPPEL BAY	Condominium	99 years	July 29, 2016	1,292	2,340,000	-	1,812	Uncompleted	New Sale
COVE WAY	Detached	99 years	July 26, 2016	8,816	16,500,000	-	1,871	2011	Resale
REFLECTIONS AT KEPPEL BAY	Condominium	99 years	Aug 02, 2016	1,367	2,428,000	-	1,776	2011	Resale
SKYLINE RESIDENCES	Condominium	Freehold	July 29, 2016	1,292	2,250,000	-	1,742	2015	Resale
SKYLINE RESIDENCES	Condominium	Freehold	Aug 01, 2016	484	1,000,000	-	2,064	2015	Resale
SKYLINE RESIDENCES	Condominium	Freehold	Aug 02, 2016	1,475	2,600,000	-	1,763	2015	Resale
TERESA VILLE	Condominium	Freehold	July 28, 2016	3,972	3,772,111	-	950	1986	Resale
THE INTERLACE	Condominium	99 years	July 29, 2016	2,056	2,182,000	-	1,061	2013	Resale
District 5									
CARABELLE	Condominium	956 years	July 28, 2016	1,130	1,345,000	-	1,190	2009	Resale
DOVER PARKVIEW	Condominium	99 years	Aug 02, 2016	936	960,000	-	1,025	1997	Resale
HERITAGE VIEW	Condominium	99 years	July 29, 2016	969	1,020,000	-	1,053	2000	Resale
THE ORIENT	Apartment	Freehold	July 30, 2016	667	1,231,700	-	1,846	Uncompleted	New Sale
THE PARC CONDOMINIUM	Condominium	Freehold	July 26, 2016	1,216	1,550,000	-	1,274	2010	Resale
THE TRILINQ	Condominium	99 years	July 27, 2016	1,604	1,641,000	-	1,023	Uncompleted	New Sale
THE TRILINQ	Condominium	99 years	July 29, 2016	915	1,329,000	-	1,453	Uncompleted	New Sale
THE TRILINQ	Condominium	99 years	July 29, 2016	1,044	1,443,000	-	1,382	Uncompleted	New Sale
THE TRILINQ	Condominium	99 years	July 30, 2016	915	1,235,000	-	1,350	Uncompleted	New Sale
THE TRILINQ	Condominium	99 years	July 30, 2016	936	1,254,000	-	1,339	Uncompleted	New Sale
THE TRILINQ	Condominium	99 years	July 31, 2016	1,109	1,295,000	-	1,168	Uncompleted	New Sale
THE TRILINQ	Condominium	99 years	July 31, 2016	538	785,000	-	1,459	Uncompleted	New Sale
VILLA DE WEST	Condominium	Freehold	July 26, 2016	1,356	1,380,000	-	1,018	1995	Resale
WESTCOVE CONDOMINIUM	Condominium	99 years	Aug 02, 2016	1,292	990,000	-	766	1998	Resale
District 8									
CARLISLE COURT	Apartment	Freehold	July 28, 2016	1,119	1,130,000	-	1,009	1986	Resale
CITY SQUARE RESIDENCES	Condominium	Freehold	July 29, 2016	840	1,280,000	-	1,525	2009	Resale
CITYSCAPE @FARRER PARK	Condominium	Freehold	July 29, 2016	1,163	1,550,000	-	1,333	2014	Resale
JOOL SUITES	Apartment	Freehold	July 29, 2016	409	630,000	-	1,540	2013	Resale
KERRISDALE	Condominium	99 years	July 27, 2016	990	1,090,000	-	1,101	2005	Resale
District 9									
CASA CAIRNHILL	Apartment	Freehold	July 26, 2016	1,539	2,550,000	-	1,657	1991	Resale
CAVENAGH COURT	Apartment	Freehold	July 29, 2016	1,841	2,000,000	-	1,087	Unknown	Resale
CITYVISTA RESIDENCES	Condominium	Freehold	Aug 01, 2016	2,142	4,455,360	-	2,080	2010	Resale
MARTIN PLACE RESIDENCES	Condominium	Freehold	July 27, 2016	1,722	3,280,000	-	1,904	2011	Resale
OUE TWIN PEAKS	Condominium	99 years	July 29, 2016	1,399	3,440,000	-	2,458	2015	Resale
OUE TWIN PEAKS	Condominium	99 years	Aug 02, 2016	549	1,361,600	-	2,480	2015	Resale
RICHMOND PARK	Condominium	Freehold	July 28, 2016	1,259	2,800,000	-	2,223	1996	Resale
SOPHIA HILLS	Condominium	99 years	July 30, 2016	700	1,355,000	-	1,937	Uncompleted	New Sale
THE BOUTIQ	Apartment	Freehold	July 26, 2016	1,658	2,400,000	-	1,448	2014	Resale
THE LAURELS	Condominium	Freehold	July 27, 2016	4,833	9,000,000	-	1,862	2013	Resale
THE SUITES AT CENTRAL	Condominium	Freehold	July 27, 2016	1,572	3,250,000	-	2,068	2009	Resale
THE TATE RESIDENCES	Condominium	Freehold	July 28, 2016	3,218	6,900,000	-	2,144	2009	Resale
URBANA	Condominium	Freehold	July 28, 2016	1,044	1,630,000	-	1,561	2007	Resale
District 10									
ARDMORE PARK	Condominium	Freehold	July 27, 2016	2,885	8,000,000	-	2,773	2001	Resale
ARDMORE THREE	Condominium	Freehold	Aug 01, 2016	1,776	6,738,035	-	3,794	2014	Resale
D'LEEDON	Condominium	99 years	Aug 01, 2016	2,239	3,360,000	-	1,501	2014	Resale
GRAMERCY PARK	Condominium	Freehold	July 28, 2016	2,702	6,700,000	-	2,480	2016	New Sale
GROVE DRIVE	Semi-Detached	Freehold	July 29, 2016	5,640	6,980,000	-	1,239	1977	Resale
JERVOIS LODGE	Condominium	Freehold	July 26, 2016	1,238	1,750,000	-	1,414	1997	Resale
KING'S ARCADE	Apartment	Freehold	July 28, 2016	1,259	1,380,000	-	1,096	2002	Resale
MUTIARA VIEW	Apartment	Freehold	Aug 02, 2016	1,173	1,688,000	-	1,439	2000	Resale
NAMLY VIEW	Detached	Freehold	July 26, 2016	6,071	12,680,000	-	2,091	2016	Resale
PRINCESS OF WALES ROAD	Semi-Detached	Freehold	July 26, 2016	3,832	5,200,000	-	1,358	1981	Resale
ROBIN RESIDENCES	Condominium	Freehold	July 31, 2016	829	1,960,000	-	2,365	2015	New Sale
RV RESIDENCES	Condominium	999 years	July 29, 2016	420	912,000	-	2,172	2015	Resale
SIXTH AVENUE	Semi-Detached	Freehold	July 28, 2016	4,661	5,900,000	-	1,266	Unknown	Resale
THE EQUATORIAL	Condominium	Freehold	July 26, 2016	2,067	3,500,000	-	1,694	2001	Resale
THE SERENADE @ HOLLAND	Condominium	99 years	Aug 01, 2016	1,507	1,760,000	-	1,168	2004	Resale
VALLEY PARK	Condominium	999 years	July 28, 2016	1,658	2,250,000	-	1,357	1997	Resale
VICTORIA PARK GROVE	Semi-Detached	99 years	July 29, 2016	2,217	4,421,000	-	1,991	Uncompleted	New Sale
VICTORIA PARK GROVE	Semi-Detached	99 years	July 29, 2016	2,174	4,347,000	-	2,003	Uncompleted	New Sale
WATERFALL GARDENS	Condominium	Freehold	Aug 02, 2016	4,844	6,700,000	-	1,383	2010	Resale
District 11									
AMARYLLIS VILLE	Condominium	99 years	Aug 01, 2016	980	1,380,000	-	1,409	2004	Resale
CHANCERY LANE	Terrace	99 years	July 29, 2016	3,434	2,450,000	-	714	2005	Resale
NEWTON 21	Apartment	Freehold	July 29, 2016	1,066	1,700,000	-	1,595	2004	Resale
RESIDENCES @ EVELYN	Condominium	Freehold	July 28, 2016	2,250	3,450,000	-	1,534	2007	Resale
ROCHELLE AT NEWTON	Condominium	99 years	Aug 01, 2016	1,862	2,700,000	-	1,450	2012	Resale
THE ANSLEY	Condominium	Freehold	July 27, 2016	1,302	1,660,000	-	1,275	2004	Resale
District 12									
OLEANDER TOWERS	Apartment	99 years	July 26, 2016	1,141	1,217,000	-	1,067	1997	Resale
SKYSUITES17	Apartment	Freehold	Aug 01, 2016	355	580,000	-	1,633	2014	Resale
THE MORNINGTON	Apartment	Freehold	July 26, 2016	1,249	1,080,000	-	865	2004	Resale
THE VERVE	Apartment	Freehold	Aug 01, 2016	818	905,000	-	1,106	2012	Resale
District 13									
LICHI AVENUE	Terrace	Freehold	July 27, 2016	2,357	2,960,000	-	1,253	Unknown	Resale
MULBERRY AVENUE	Terrace	Freehold	Aug 01, 2016	1,701	2,233,000	-	1,310	Unknown	Resale
THE POIZ RESIDENCES	Apartment	99 years	July 26, 2016	420	634,000	-	1,510	Uncompleted	New Sale
THE POIZ RESIDENCES	Apartment	99 years	July 28, 2016	807	1,167,000	-	1,446	Uncompleted	New Sale
THE POIZ RESIDENCES	Apartment	99 years	July 30, 2016	420	634,000	-	1,510	Uncompleted	New Sale
THE VENUE RESIDENCES	Apartment	99 years	July 30, 2016	840	1,231,125	-	1,466	Uncompleted	New Sale
District 14									
FAMILIE MANSIONS	Apartment	Freehold	July 27, 2016	1,281	800,000	-	625	1993	Resale
GRANDVIEW SUITES	Apartment	Freehold	July 29, 2016	1,421	1,289,575	-	908	2016	New Sale
GRANDVIEW SUITES	Apartment	Freehold	July 29, 2016	1,163	1,140,789	-	981	2016	New Sale
JALAN SINGA	Semi-Detached	Freehold	July 28, 2016	3,627	3,085,000	-	850	1988	Resale
NESS	Apartment	Freehold	July 29, 2016	452	500,000	-	1,106	2015	Resale
REZI 3TWO	Apartment	Freehold	July 26, 2016	646	915,000	-	1,417	Uncompleted	New Sale
REZI 3TWO	Apartment	Freehold	July 26, 2016	452	715,000	-	1,582	Uncompleted	New Sale
SIMS URBAN OASIS	Condominium	99 years	July 26, 2016	1,023	1,428,000	-	1,396	Uncompleted	New Sale
SIMS URBAN OASIS	Condominium	99 years	July 26, 2016	958	1,269,000	-	1,325	Uncompleted	New Sale
SIMS URBAN OASIS	Condominium	99 years	July 27, 2016	624	846,500	-	1,356	Uncompleted	New Sale
SIMS URBAN OASIS	Condominium	99 years	July 27, 2016	958	1,380,000	-	1,441	Uncompleted	New Sale
SIMS URBAN OASIS	Condominium	99 years	July 30, 2016	1,206	1,602,000	-	1,329	Uncompleted	New Sale
SIMSVILLE	Condominium	99 years	July 26, 2016	1,238	1,265,000	-	1,022	1998	Resale
SMART SUITES	Apartment	Freehold	July 26, 2016	452	608,000	-	1,345	2014	Resale
TREASURES@G6	Apartment	Freehold	July 29, 2016	463	630,000	-	1,361	Uncompleted	New Sale
WATERBANK AT DAKOTA	Condominium	99 years	Aug 01, 2016	1,141	1,700,000	-	1,490	2013	Resale
WING FONG COURT	Apartment	Freehold	July 28, 2016	1,055	790,000	-	749	1997	Resale
District 15									
8M RESIDENCES	Apartment	Freehold	July 27, 2016	646	1,307,780	-	2,025	2016	New Sale
AURALIS	Apartment	Freehold	Aug 01, 2016	732	875,000	-	1,195	2013	Resale
COSTA RHU	Condominium	99 years	July 29, 2016	1,346	1,370,000	-	1,018	1997	Resale
COSTA RHU	Condominium	99 years	Aug 02, 2016	4,037	3,850,000	-	954	1997	Resale
DUNBAR WALK	Semi-Detached	Freehold	Aug 01, 2016	3,283	5,800,000	-	1,768	2015	Resale
EAST COAST AVENUE	Semi-Detached	Freehold	July 26, 2016	3,897	4,670,000	-	1,197	1974	Resale
EASTSIDE LOFT	Apartment	Freehold	July 27, 2016	2,121	1,927,888	-	909	2002	Resale
FULCRUM	Condominium	Freehold	July 26, 2016	474	961,000	-	2,029	2016	New Sale
GRAND DUCHESS AT ST PATRICK'S	Condominium	Freehold	July 29, 2016	1,916	2,600,000	-	1,357	2010	Resale
MALVERN SPRINGS	Condominium	Freehold	July 29, 2016	1,324	1,638,000	-	1,237	2004	Resale
MARIA AVENUE	Terrace	Freehold	July 28, 2016	2,196	1,800,000	-	819	Unknown	Resale

Residential transactions with contracts dated July 26 to Aug 2

PROJECT	PROPERTY TYPE	TENURE	SALE DATE	LAND AREA/ FLOOR AREA (SQ FT)	TRANSACTED PRICE ($)	NETT PRICE ($)	UNIT PRICE ($ PSF)	COMPLETION DATE	TYPE OF SALE
MARSHALL ROAD	Terrace	Freehold	July 27, 2016	861	2,120,000	-	2,459	Unknown	Resale
NALLUR ROAD	Semi-Detached	Freehold	July 27, 2016	3,843	3,900,000	-	1,014	Unknown	Resale
ONE AMBER	Condominium	Freehold	July 29, 2016	1,453	1,958,000	-	1,347	2010	Resale
PARKSHORE	Condominium	Freehold	July 28, 2016	1,324	1,480,000	-	1,118	1995	Resale
RITZ REGENCY	Apartment	Freehold	Aug 01, 2016	3,143	2,400,000	-	764	2009	Resale
ST PATRICK'S RESIDENCES	Apartment	Freehold	July 29, 2016	1,206	1,618,000	-	1,342	2013	Resale
SUNNYVALE RESIDENCES	Apartment	Freehold	July 28, 2016	936	1,464,900	1,406,012	1,501	Uncompleted	New Sale
THE ATRIA AT MEYER	Condominium	Freehold	Aug 01, 2016	1,475	1,810,000	-	1,227	1996	Resale
THE BELVEDERE	Condominium	Freehold	Aug 01, 2016	1,012	1,625,000	-	1,606	2007	Resale
THE LUCENT	Apartment	Freehold	July 28, 2016	958	1,168,000	-	1,219	2011	Resale
THE MAKENA	Condominium	Freehold	July 29, 2016	1,152	1,500,000	-	1,302	1998	Resale
THE SEAWIND	Condominium	Freehold	July 29, 2016	915	1,320,000	-	1,443	2015	Sub Sale
District 16									
BEDOK RESIDENCES	Apartment	99 years	July 28, 2016	2,616	2,950,000	-	1,128	2015	Resale
BEDOK RESIDENCES	Apartment	99 years	July 29, 2016	936	1,275,000	-	1,361	2015	Resale
BEDOK ROAD	Semi-Detached	Freehold	July 29, 2016	3,251	2,480,000	-	762	Unknown	Resale
CASA MERAH	Apartment	99 years	July 29, 2016	1,227	1,290,000	-	1,051	2009	Resale
LIMAU RISE	Terrace	99 years	July 29, 2016	1,615	1,460,000	-	904	1998	Resale
TANAH MERAH KECHIL AVENUE	Terrace	99 years	July 26, 2016	2,723	1,750,000	-	643	2000	Resale
THE GLADES	Condominium	99 years	July 26, 2016	581	899,000	-	1,547	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 26, 2016	474	723,000	-	1,527	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 26, 2016	474	723,000	-	1,527	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 26, 2016	990	1,460,000	-	1,474	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 27, 2016	624	843,000	-	1,350	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 28, 2016	1,023	1,325,000	-	1,296	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 29, 2016	721	1,057,000	-	1,466	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 29, 2016	1,012	1,208,000	-	1,194	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 29, 2016	624	901,000	-	1,443	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 30, 2016	624	879,000	-	1,408	Uncompleted	New Sale
THE GLADES	Condominium	99 years	July 31, 2016	624	850,000	-	1,361	Uncompleted	New Sale
District 17									
BALLOTA PARK CONDOMINIUM	Condominium	Freehold	Aug 02, 2016	1,442	888,000	-	616	2000	Resale
District 18									
CHANGI RISE CONDOMINIUM	Condominium	99 years	July 28, 2016	1,259	1,000,000	-	794	2004	Resale
COCO PALMS	Condominium	99 years	July 26, 2016	1,389	1,360,000	-	979	Uncompleted	New Sale
COCO PALMS	Condominium	99 years	July 27, 2016	915	948,800	-	1,037	Uncompleted	New Sale
D'NEST	Condominium	99 years	July 28, 2016	1,410	1,356,000	-	962	Uncompleted	New Sale
ELIAS GREEN	Condominium	99 years	July 28, 2016	1,550	858,000	-	554	1994	Resale
LIVIA	Condominium	99 years	July 26, 2016	1,270	1,048,000	-	825	2011	Resale
PINEVALE	Executive Condominium	99 years	Aug 02, 2016	1,389	858,000	-	618	1999	Resale
SIMEI GREEN CONDOMINIUM	Executive Condominium	99 years	July 29, 2016	969	830,000	-	857	1999	Resale
THE PALETTE	Condominium	99 years	July 29, 2016	893	860,000	-	963	2015	Sub Sale
THE SANTORINI	Condominium	99 years	July 27, 2016	775	806,540	-	1,041	Uncompleted	New Sale
THE SANTORINI	Condominium	99 years	July 28, 2016	1,130	1,150,520	-	1,018	Uncompleted	New Sale
District 19									
A TREASURE TROVE	Condominium	99 years	July 28, 2016	775	839,000	-	1,083	2015	Sub Sale
BARTLEY RESIDENCES	Apartment	99 years	July 27, 2016	797	990,000	-	1,243	2015	Resale
BELLEWATERS	Executive Condominium	99 years	July 27, 2016	1,216	958,320	-	788	Uncompleted	New Sale
BELLEWATERS	Executive Condominium	99 years	July 27, 2016	1,604	1,075,730	-	671	Uncompleted	New Sale
BELLEWATERS	Executive Condominium	99 years	July 31, 2016	1,109	940,500	-	848	Uncompleted	New Sale
BELLEWATERS	Executive Condominium	99 years	July 31, 2016	1,453	1,034,990	-	712	Uncompleted	New Sale
BOTANIQUE AT BARTLEY	Condominium	99 years	July 29, 2016	1,130	1,529,000	-	1,353	Uncompleted	New Sale
CHARLTON ROAD	Detached	Freehold	July 26, 2016	5,920	5,000,000	-	844	1990	Resale
COMPASS HEIGHTS	Apartment	99 years	July 29, 2016	1,550	1,250,000	-	806	2002	Resale
FLOWER ROAD	Terrace	Freehold	July 26, 2016	2,540	2,200,000	-	867	Unknown	Resale
JALAN MASTULI	Terrace	Freehold	July 29, 2016	3,294	2,700,000	-	819	Unknown	Resale
KINGSFORD WATERBAY	Apartment	99 years	July 29, 2016	1,033	1,199,000	-	1,160	Uncompleted	New Sale
KINGSFORD WATERBAY	Apartment	99 years	July 29, 2016	678	790,000	-	1,165	Uncompleted	New Sale
KINGSFORD WATERBAY	Apartment	99 years	July 29, 2016	657	754,600	-	1,149	Uncompleted	New Sale
KOVAN MELODY	Condominium	99 years	July 26, 2016	1,410	1,560,000	-	1,106	2006	Resale
KOVAN MELODY	Condominium	99 years	July 26, 2016	1,292	1,320,000	-	1,022	2006	Resale
OASIS GARDEN	Condominium	Freehold	July 29, 2016	1,227	1,320,000	-	1,076	2009	Resale
ROSALIA PARK	Condominium	Freehold	Aug 01, 2016	1,518	1,200,000	-	791	1995	Resale
STARS OF KOVAN	Apartment	99 years	July 29, 2016	743	1,017,450	-	1,370	Uncompleted	New Sale
STARS OF KOVAN	Apartment	99 years	July 29, 2016	506	714,000	-	1,411	Uncompleted	New Sale
STARS OF KOVAN	Apartment	99 years	July 29, 2016	732	1,100,750	-	1,504	Uncompleted	New Sale
STARS OF KOVAN	Apartment	99 years	July 31, 2016	743	1,097,350	-	1,477	Uncompleted	New Sale
STARS OF KOVAN	Apartment	99 years	July 31, 2016	743	1,106,700	-	1,490	Uncompleted	New Sale
STARS OF KOVAN	Apartment	99 years	July 31, 2016	506	756,500	-	1,495	Uncompleted	New Sale
SUNSHINE GROVE	Apartment	Freehold	July 27, 2016	1,539	1,360,000	-	884	2003	Resale
TERRASSE	Condominium	99 years	July 26, 2016	506	655,000	-	1,295	Unknown	Resale
THE AMORE	Executive Condominium	99 years	July 26, 2016	1,302	1,028,000	-	789	Uncompleted	New Sale
THE AMORE	Executive Condominium	99 years	July 30, 2016	1,475	1,147,000	-	778	Uncompleted	New Sale
THE AMORE	Executive Condominium	99 years	July 31, 2016	1,302	1,048,000	-	805	Uncompleted	New Sale
THE AMORE	Executive Condominium	99 years	July 31, 2016	1,227	948,000	-	773	Uncompleted	New Sale
THE QUINN	Apartment	Freehold	July 26, 2016	1,087	1,651,052	-	1,519	2016	New Sale
THE QUINN	Apartment	Freehold	July 26, 2016	700	1,088,500	-	1,556	2016	New Sale
THE SPRINGBLOOM	Condominium	99 years	July 28, 2016	1,453	1,500,000	-	1,032	1999	Resale
THE SUNNYDALE	Condominium	99 years	July 28, 2016	1,184	1,170,000	-	988	2001	Resale
THE TERRACE	Executive Condominium	99 years	July 26, 2016	1,001	774,400	761,400	761	Uncompleted	New Sale
THE TERRACE	Executive Condominium	99 years	July 27, 2016	1,076	833,500	-	774	Uncompleted	New Sale
THE TERRACE	Executive Condominium	99 years	July 27, 2016	1,001	792,700	779,700	779	Uncompleted	New Sale
THE TERRACE	Executive Condominium	99 years	July 27, 2016	1,001	759,600	746,600	746	Uncompleted	New Sale
THE TERRACE	Executive Condominium	99 years	July 28, 2016	1,076	909,700	899,700	836	Uncompleted	New Sale
THE TERRACE	Executive Condominium	99 years	July 28, 2016	1,076	861,300	-	800	Uncompleted	New Sale
THE TERRACE	Executive Condominium	99 years	July 30, 2016	1,313	1,058,800	-	806	Uncompleted	New Sale
THE TERRACE	Executive Condominium	99 years	July 30, 2016	1,076	845,100	835,100	776	Uncompleted	New Sale
THE VALES	Executive Condominium	99 years	July 27, 2016	1,410	1,073,000	-	761	Uncompleted	New Sale
THE VALES	Executive Condominium	99 years	July 27, 2016	1,270	949,000	-	747	Uncompleted	New Sale
THE VALES	Executive Condominium	99 years	July 28, 2016	753	685,020	-	909	Uncompleted	New Sale
TREASURE CREST	Executive Condominium	99 years	July 27, 2016	958	715,000	-	746	Uncompleted	New Sale
TREASURE CREST	Executive Condominium	99 years	July 27, 2016	1,152	877,000	-	761	Uncompleted	New Sale
TREASURE CREST	Executive Condominium	99 years	July 27, 2016	1,152	869,000	-	755	Uncompleted	New Sale
TREASURE CREST	Executive Condominium	99 years	July 29, 2016	958	728,000	-	760	Uncompleted	New Sale
TREASURE CREST	Executive Condominium	99 years	July 30, 2016	1,152	789,000	-	685	Uncompleted	New Sale
TREASURE CREST	Executive Condominium	99 years	July 30, 2016	1,076	803,000	-	746	Uncompleted	New Sale
TREASURE CREST	Executive Condominium	99 years	July 31, 2016	1,152	791,000	-	687	Uncompleted	New Sale
TREASURE CREST	Executive Condominium	99 years	July 31, 2016	958	722,000	-	754	Uncompleted	New Sale
TRILIVE	Condominium	Freehold	July 29, 2016	549	895,000	-	1,630	Uncompleted	New Sale
TRILIVE	Condominium	Freehold	July 30, 2016	904	1,401,000	-	1,549	Uncompleted	New Sale
TRILIVE	Condominium	Freehold	July 30, 2016	624	1,065,000	-	1,706	Uncompleted	New Sale
TRILIVE	Condominium	Freehold	July 31, 2016	646	1,079,000	-	1,671	Uncompleted	New Sale
District 20									
BISHAN LOFT	Executive Condominium	99 years	July 28, 2016	1,399	1,405,000	-	1,004	2003	Resale
CLOVER RISE	Terrace	Freehold	Aug 01, 2016	1,798	2,650,000	-	1,471	Unknown	Resale
JALAN GELENGGANG	Terrace	Freehold	July 26, 2016	2,648	3,000,000	-	1,134	Unknown	Resale
SKY VUE	Condominium	99 years	July 27, 2016	807	1,291,500	-	1,600	2016	New Sale
SKY VUE	Condominium	99 years	July 30, 2016	807	1,353,600	-	1,677	2016	New Sale
THE GARDENS AT BISHAN	Condominium	99 years	July 26, 2016	1,206	1,250,000	-	1,037	2004	Resale
THE GARDENS AT BISHAN	Condominium	99 years	July 27, 2016	1,324	880,000	-	665	2004	Resale
THE PANORAMA	Condominium	99 years	July 26, 2016	1,012	1,210,587	-	1,196	Uncompleted	New Sale
THE PANORAMA	Condominium	99 years	July 26, 2016	1,141	1,384,982	-	1,214	Uncompleted	New Sale
THE PANORAMA	Condominium	99 years	July 26, 2016	1,141	1,375,075	-	1,205	Uncompleted	New Sale
THE PANORAMA	Condominium	99 years	July 31, 2016	990	1,211,033	-	1,223	Uncompleted	New Sale
THOMSON IMPRESSIONS	Apartment	99 years	July 29, 2016	764	1,060,000	-	1,387	Uncompleted	New Sale
Distict 21									
BUKIT REGENCY	Condominium	Freehold	July 26, 2016	947	1,020,000	-	1,077	1995	Resale
GARDENVISTA	Condominium	99 years	Aug 01, 2016	1,346	1,700,000	-	1,263	2006	Resale
PINE GROVE	Condominium	99 years	Aug 02, 2016	1,173	910,000	-	776	Unknown	Resale
REGIS MANSIONS	Apartment	Freehold	July 26, 2016	1,023	868,000	-	849	1998	Resale
SOUTHAVEN II	Condominium	999 years	July 28, 2016	1,701	1,610,000	-	947	1999	Resale
SOUTHAVEN II	Condominium	999 years	July 29, 2016	1,485	1,650,000	-	1,111	1999	Resale
THE BLOSSOMVALE	Condominium	999 years	July 26, 2016	1,711	1,915,000	-	1,119	1998	Resale
THE CREEK @ BUKIT	Condominium	Freehold	July 31, 2016	786	1,166,700	-	1,485	Uncompleted	New Sale
THE CREEK @ BUKIT	Condominium	Freehold	July 31, 2016	1,141	1,880,000	-	1,648	Uncompleted	New Sale
THE NEXUS	Condominium	Freehold	July 26, 2016	1,206	1,650,000	-	1,369	2006	Resale
THE NEXUS	Condominium	Freehold	July 27, 2016	1,346	1,885,000	-	1,401	2006	Resale
THE RAINTREE	Condominium	99 years	July 27, 2016	1,335	1,300,000	-	974	2008	Resale
District 22									
CORPORATION WALK	Terrace	99 years	July 29, 2016	2,185	1,950,000	-	891	1998	Resale
LAKE GRANDE	Condominium	99 years	July 26, 2016	1,302	1,782,000	-	1,368	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 26, 2016	775	1,073,000	-	1,385	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 27, 2016	474	730,000	-	1,541	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 28, 2016	721	914,000	-	1,267	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 29, 2016	818	1,052,000	-	1,286	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 29, 2016	775	1,043,000	-	1,346	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 29, 2016	624	925,000	-	1,482	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 30, 2016	947	1,197,000	-	1,264	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 30, 2016	775	987,000	-	1,274	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 30, 2016	743	928,000	-	1,249	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 30, 2016	904	1,288,000	-	1,425	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 31, 2016	743	908,000	-	1,223	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 31, 2016	775	983,000	-	1,268	Uncompleted	New Sale
LAKE GRANDE	Condominium	99 years	July 31, 2016	947	1,207,000	-	1,274	Uncompleted	New Sale
LAKEHOLMZ	Condominium	99 years	Aug 01, 2016	1,582	1,280,000	-	809	2005	Resale
LAKEVILLE	Condominium	99 years	July 27, 2016	1,270	1,571,051	-	1,237	Uncompleted	New Sale
LAKEVILLE	Condominium	99 years	July 27, 2016	2,271	2,688,840	-	1,184	Uncompleted	New Sale
PARC OASIS	Condominium	99 years	Aug 02, 2016	1,507	1,250,000	-	829	1994	Resale
THE LAKESHORE	Condominium	99 years	July 26, 2016	926	940,000	-	1,015	2007	Resale
WESTWOOD RESIDENCES	Executive Condominium	99 years	July 30, 2016	947	792,900	-	837	Uncompleted	New Sale
WESTWOOD RESIDENCES	Executive Condominium	99 years	July 30, 2016	1,033	856,100	-	828	Uncompleted	New Sale
WESTWOOD RESIDENCES	Executive Condominium	99 years	July 30, 2016	1,033	861,570	-	834	Uncompleted	New Sale
District 23									
ECO SANCTUARY	Condominium	99 years	July 30, 2016	990	1,219,360	-	1,231	Uncompleted	New Sale
ECO SANCTUARY	Condominium	99 years	July 31, 2016	990	1,188,350	-	1,200	Uncompleted	New Sale
ESPA	Condominium	999 years	July 29, 2016	1,690	1,460,000	-	864	2009	Resale
HILLION RESIDENCES	Apartment	99 years	July 27, 2016	474	626,990	-	1,324	Uncompleted	New Sale
HILLION RESIDENCES	Apartment	99 years	July 28, 2016	463	641,550	-	1,386	Uncompleted	New Sale
HILLVIEW REGENCY	Condominium	99 years	Aug 02, 2016	1,119	915,000	-	817	2005	Resale
HILLVISTA	Condominium	Freehold	July 29, 2016	1,292	1,470,000	-	1,138	2010	Resale
JALAN EMAS URAI	Terrace	999 years	July 28, 2016	3,444	2,103,000	-	611	2009	Resale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 26, 2016	1,098	1,382,000	-	1,259	Uncompleted	New Sale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 26, 2016	850	1,127,000	-	1,325	Uncompleted	New Sale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 26, 2016	850	1,098,000	-	1,291	Uncompleted	New Sale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 26, 2016	538	741,000	-	1,377	Uncompleted	New Sale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 27, 2016	1,098	1,425,204	-	1,298	Uncompleted	New Sale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 27, 2016	1,076	1,380,000	-	1,282	Uncompleted	New Sale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 27, 2016	850	1,103,000	-	1,297	Uncompleted	New Sale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 27, 2016	850	1,121,000	-	1,318	Uncompleted	New Sale
KINGSFORD . HILLVIEW PEAK	Condominium	99 years	July 27, 2016	850	1,133,000	-	1,332	Uncompleted	New Sale
MAYSPRINGS	Apartment	99 years	July 26, 2016	1,550	980,000	-	632	1998	Resale
NORTHVALE	Apartment	99 years	July 29, 2016	1,033	720,000	-	697	1998	Resale
PALM GARDENS	Condominium	99 years	July 26, 2016	1,432	980,000	-	685	2000	Resale
PAVILION CIRCLE	Terrace	Freehold	July 29, 2016	1,744	2,930,000	-	1,683	2014	Resale
PHOENIX WALK	Detached	Freehold	July 29, 2016	7,955	6,250,000	-	786	1980	Resale
REGENT GROVE	Condominium	99 years	July 29, 2016	1,163	820,000	-	705	2000	Resale
SOL ACRES	Executive Condominium	99 years	July 27, 2016	1,098	878,000	-	800	Uncompleted	New Sale
SOL ACRES	Executive Condominium	99 years	July 27, 2016	1,163	914,000	-	786	Uncompleted	New Sale
SOL ACRES	Executive Condominium	99 years	July 29, 2016	614	466,000	-	760	Uncompleted	New Sale
SOL ACRES	Executive Condominium	99 years	July 30, 2016	850	694,000	-	816	Uncompleted	New Sale
SOL ACRES	Executive Condominium	99 years	July 31, 2016	807	618,000	-	766	Uncompleted	New Sale
SOL ACRES	Executive Condominium	99 years	July 31, 2016	926	691,000	-	746	Uncompleted	New Sale
SOL ACRES	Executive Condominium	99 years	July 31, 2016	926	696,000	-	752	Uncompleted	New Sale
SOL ACRES	Executive Condominium	99 years	July 31, 2016	1,163	986,000	-	848	Uncompleted	New Sale
THE HILLIER	Apartment	99 years	July 26, 2016	517	670,000	-	1,297	Uncompleted	Sub Sale
THE QUINTET	Executive Condominium	99 years	July 28, 2016	1,270	870,000	-	685	2006	Resale
THE TENNERY	Apartment	99 years	July 29, 2016	614	790,000	-	1,288	2014	Resale
VERDE GROVE	Terrace	99 years	July 28, 2016	2,153	1,625,000	-	755	2000	Resale
WANDERVALE	Executive Condominium	99 years	July 26, 2016	1,098	862,000	-	785	Uncompleted	New Sale
WANDERVALE	Executive Condominium	99 years	July 26, 2016	958	763,000	-	796	Uncompleted	New Sale
WANDERVALE	Executive Condominium	99 years	July 26, 2016	1,130	847,000	-	749	Uncompleted	New Sale
WANDERVALE	Executive Condominium	99 years	July 28, 2016	1,087	864,000	-	795	Uncompleted	New Sale
WANDERVALE	Executive Condominium	99 years	July 29, 2016	958	713,000	-	744	Uncompleted	New Sale
WANDERVALE	Executive Condominium	99 years	July 30, 2016	1,098	854,000	-	778	Uncompleted	New Sale
WANDERVALE	Executive Condominium	99 years	July 30, 2016	1,098	854,000	-	778	Uncompleted	New Sale
WANDERVALE	Executive Condominium	99 years	July 30, 2016	958	702,000	-	733	Uncompleted	New Sale
District 25									
BELLEWOODS	Executive Condominium	99 years	July 26, 2016	1,679	1,156,400	-	689	Uncompleted	New Sale
BELLEWOODS	Executive Condominium	99 years	July 26, 2016	1,346	1,036,530	-	770	Uncompleted	New Sale
BELLEWOODS	Executive Condominium	99 years	July 26, 2016	1,227	960,300	-	783	Uncompleted	New Sale
BELLEWOODS	Executive Condominium	99 years	July 27, 2016	1,098	847,440	-	772	Uncompleted	New Sale
BELLEWOODS	Executive Condominium	99 years	July 27, 2016	1,216	846,450	-	696	Uncompleted	New Sale
BELLEWOODS	Executive Condominium	99 years	July 28, 2016	1,227	943,470	-	769	Uncompleted	New Sale
BELLEWOODS	Executive Condominium	99 years	July 28, 2016	1,152	891,990	-	774	Uncompleted	New Sale
FORESTVILLE	Executive Condominium	99 years	July 26, 2016	1,195	940,000	-	787	2016	New Sale
NORTHWAVE	Executive Condominium	99 years	July 26, 2016	980	695,000	-	710	Uncompleted	New Sale
NORTHWAVE	Executive Condominium	99 years	July 27, 2016	678	505,150	-	745	Uncompleted	New Sale
PARC ROSEWOOD	Condominium	99 years	July 28, 2016	431	530,000	-	1,231	2014	Resale
District 26									
MEADOWS @ PEIRCE	Condominium	Freehold	Aug 01, 2016	915	970,000	-	1,060	2012	Resale
SPRINGLEAF DRIVE	Semi-Detached	Freehold	Aug 02, 2016	3,552	3,000,000	-	845	1990	Resale
SPRINGSIDE VIEW	Terrace	Freehold	July 30, 2016	1,722	2,750,000	-	1,602	2016	New Sale
TAGORE AVENUE	Semi-Detached	99 years	July 26, 2016	3,165	1,930,000	-	610	2014	Resale
District 27									
CANBERRA RESIDENCES	Condominium	99 years	July 26, 2016	700	660,000	-	943	2013	Resale
NORTH PARK RESIDENCES	Apartment	99 years	July 31, 2016	829	1,128,600	-	1,362	Uncompleted	New Sale
NORTH PARK RESIDENCES	Apartment	99 years	July 31, 2016	1,001	1,294,200	-	1,293	Uncompleted	New Sale
NORTH PARK RESIDENCES	Apartment	99 years	July 31, 2016	1,001	1,310,000	-	1,309	Uncompleted	New Sale
PARC LIFE	Executive Condominium	99 years	July 27, 2016	1,281	972,400	970,100	757	Uncompleted	New Sale
PARC LIFE	Executive Condominium	99 years	July 28, 2016	980	754,850	752,550	768	Uncompleted	New Sale
PARC LIFE	Executive Condominium	99 years	July 29, 2016	936	690,250	687,950	735	Uncompleted	New Sale
PARC LIFE	Executive Condominium	99 years	July 30, 2016	1,066	865,980	863,680	810	Uncompleted	New Sale
SIGNATURE AT YISHUN	Executive Condominium	99 years	July 26, 2016	947	764,204	-	807	Uncompleted	New Sale
SIGNATURE AT YISHUN	Executive Condominium	99 years	July 27, 2016	1,098	894,544	-	815	Uncompleted	New Sale
SIGNATURE AT YISHUN	Executive Condominium	99 years	July 29, 2016	1,302	999,000	-	767	Uncompleted	New Sale
SIGNATURE AT YISHUN	Executive Condominium	99 years	July 31, 2016	947	703,836	-	743	Uncompleted	New Sale
SKIES MILTONIA	Condominium	99 years	July 27, 2016	969	1,045,000	-	1,079	2016	Sub Sale
SYMPHONY SUITES	Condominium	99 years	July 29, 2016	786	781,000	-	994	Uncompleted	New Sale
SYMPHONY SUITES	Condominium	99 years	July 30, 2016	786	802,000	-	1,021	Uncompleted	New Sale
SYMPHONY SUITES	Condominium	99 years	July 30, 2016	689	769,000	-	1,116	Uncompleted	New Sale
THE BROWNSTONE	Executive Condominium	99 years	July 30, 2016	732	647,700	-	885	Uncompleted	New Sale
THE CRITERION	Executive Condominium	99 years	July 31, 2016	915	723,200	-	790	Uncompleted	New Sale
THE ESTUARY	Condominium	99 years	July 29, 2016	1,442	1,128,000	-	782	2013	Resale
THE MILTONIA RESIDENCES	Condominium	99 years	July 26, 2016	840	850,000	-	1,012	2014	Resale
THE VISIONAIRE	Executive Condominium	99 years	July 30, 2016	872	697,495	-	800	Uncompleted	New Sale
THE VISIONAIRE	Executive Condominium	99 years	July 30, 2016	1,313	1,066,500	-	812	Uncompleted	New Sale
THE VISIONAIRE	Executive Condominium	99 years	July 30, 2016	1,023	836,795	-	818	Uncompleted	New Sale
THE VISIONAIRE	Executive Condominium	99 years	July 30, 2016	1,141	969,500	-	850	Uncompleted	New Sale
THE VISIONAIRE	Executive Condominium	99 years	July 30, 2016	980	767,500	-	784	Uncompleted	New Sale
THE VISIONAIRE	Executive Condominium	99 years	July 30, 2016	1,023	826,000	-	808	Uncompleted	New Sale
THE VISIONAIRE	Executive Condominium	99 years	July 31, 2016	1,109	889,000	-	802	Uncompleted	New Sale
THE VISIONAIRE	Executive Condominium	99 years	July 31, 2016	980	809,000	-	826	Uncompleted	New Sale
THE VISIONAIRE	Executive Condominium	99 years	July 31, 2016	1,141	949,000	-	832	Uncompleted	New Sale
THE WISTERIA	Apartment	99 years	July 26, 2016	893	932,400	-	1,044	Uncompleted	New Sale
THE WISTERIA	Apartment	99 years	July 29, 2016	969	1,130,700	-	1,167	Uncompleted	New Sale
District 28									
HIGH PARK RESIDENCES	Apartment	99 years	July 26, 2016	893	924,112	-	1,034	Uncompleted	New Sale
HIGH PARK RESIDENCES	Apartment	99 years	July 27, 2016	1,130	986,112	-	872	Uncompleted	New Sale
HIGH PARK RESIDENCES	Apartment	99 years	July 30, 2016	1,238	1,086,112	-	877	Uncompleted	New Sale
HIGH PARK RESIDENCES	Apartment	99 years	July 30, 2016	667	766,112	-	1,148	Uncompleted	New Sale
HIGH PARK RESIDENCES	Apartment	99 years	July 31, 2016	883	869,112	-	985	Uncompleted	New Sale
JALAN KENARAH	Semi-Detached	999 years	July 26, 2016	3,294	1,888,000	-	573	2009	Resale
MIMOSA CRESCENT	Detached	Freehold	Aug 02, 2016	8,159	9,000,000	-	1,103	1974	Resale
SELETAR SPRINGS CONDOMINIUM	Condominium	99 years	July 28, 2016	2,088	1,280,000	-	613	2000	Resale
STRATTON DRIVE	Terrace	Freehold	Aug 02, 2016	1,905	2,450,000	-	1,287	2003	Resale
THE GREENWICH	Condominium	99 years	July 27, 2016	883	950,000	-	1,076	2014	Sub Sale

DISCLAIMER:

Source: URA Realis. Updated Aug 10, 2016. The Edge Publishing Pte Ltd shall not be responsible for any loss or liability arising directly or indirectly from the use of, or reliance on, the information provided therein.

Profitable deals at Costa Rhu and The Nexus

| BY ESTHER HOON |

Two units at Costa Rhu were sold at a profit in the week of July 26 to Aug 2. The bigger profit of $2.2 million accrued to a 4,037 sq ft unit, which was purchased in April 2003 at $421 psf and resold this month at $954 psf. The annualised gain works out to be 6%.

This marks the second unit in the development which netted a profit of more than $2 million this year. The first was a 5,253 sq ft unit on the 17th floor that was sold in January for $1,095 psf.

The smaller profit of $110,000 was traced to a 1,346 sq ft unit on the second floor. The seller had purchased the unit in April 2010 at $936 psf and resold in on July 26 at $1,018 psf.

In the same week, two units at The Nexus changed hands at a profit of more than half a million dollars each. Both units were on the fourth floor and were held for close to 10 years. The bigger profit of $759,100 came from a 1,346 sq ft unit which changed hands for $1,401 psf on July 27. The seller had purchased the unit from the developer in November 2006 at $837 psf, resulting in an annualised gain of 5%.

Sold a day earlier, the smaller profit of $683,900 accrued to a 1,206 sq ft unit, which was purchased from the developer for $801 psf in January 2007 and resold for $1,369 psf on July 26. This translates into an annualised gain of 6%. The Nexus is a freehold condo project comprising 242 units on Bukit Timah Road in District 21. Developed by Far East Organization and Wing Tai Holdings, the project was completed in 2006.

The most profitable home sold in the same week was a 2,885 sq ft unit at Ardmore Park, which fetched a profit of $3 million. The unit was held for 19 years before it was sold for $2,773 psf on July 27. Despite the hefty profit, the annualised gain works out to be only 2%. Ardmore Park is a 330-unit freehold condo project by Wheelock Properties in prime District 10. It was completed in 2001.



THE EDGE SINGAPORE

A 4,037 sq ft unit at Costa Rhu was sold at a profit of $2.2 million

On a less positive note, two high-end condos which were purchased in 2007, were sold at a hefty loss. The higher loss of $1.2 million accrued to a 4,844 sq ft unit at Waterfall Gardens, a freehold condo project on Farrer Road in prime District 10. This is the first time an unprofitable deal in the development breached $1 million in losses. Previously, the most unprofitable deal at the project was a 2,196 sq ft unit on the seventh floor, which was sold for a loss of $658,740 in August 2009. All three homes sold at the project this year were unprofitable.

Separately at Residences @ Evelyn in District 11, a 2,250 sq ft unit was sold at a record loss of $900,000 on July 28, or an annualised loss of 3%. The unit was held for close to nine years. Earlier in January, another 2,250 sq ft unit from the project was disposed of at a loss of $850,000. All three unprofitable transactions at the project this year involved large units measuring 2,250 sq ft. The other two homes that changed hands at a profit were smaller units measuring 1,033 sq ft and 1,141 sq ft.

In the same week, a 4,833 sq ft unit at The Laurels in District 9 was sold at an $865,960 loss on July 27, making it the most unprofitable deal in the project. Of the four homes sold in the project this year, three sustained losses ranging from $542,000 to $865,960. The only profitable deal came from a 549 sq ft shoebox unit on the eighth floor, which netted a profit of $67,495 in May. E

Residential transactions with contracts dated July 26 to Aug 2

Most profitable deals

	PROJECT	DISTRICT	AREA (SQ FT)	DATE SOLD (2016)	SALES PRICE ($PSF)	DATE BOUGHT	PURCHASE PRICE ($PSF)	PROFIT ($)	PROFIT (%)	ANNUALISED PROFIT (%)	HOLDING PERIOD (YEARS)
NON-LANDED											
1	Ardmore Park	10	2,885	27-Jul-16	2,773	10-Apr-97	1,745	2,966,035	59	2	19.3
2	Costa Rhu	15	4,037	2-Aug-16	954	1-Apr-03	421	2,150,000	126	6	13.3
3	Casa Cairnhill	9	1,539	26-Jul-16	1,657	1-Jul-00	958	1,075,000	73	3	16.1
4	Martin Place Residences	9	1,722	27-Jul-16	1,904	5-Jun-09	1,286	1,066,000	48	6	7.1
5	Richmond Park	9	1,259	28-Jul-16	2,223	1-Jan-95	1,401	1,035,000	59	2	21.6
6	The Atria At Meyer	15	1,475	1-Aug-16	1,227	30-May-06	610	910,000	101	7	10.2
7	One Amber	15	1,453	29-Jul-16	1,347	16-Aug-06	749	877,000	81	6	10.0
8	The Equatorial	10	2,067	26-Jul-16	1,694	1-Jul-00	1,282	850,320	32	2	16.1
9	The Belvedere	15	1,012	1-Aug-16	1,606	21-Jun-05	773	842,401	108	7	11.1
10	The Metropolitan Condominium	3	1,733	29-Jul-16	1,269	10-Apr-07	806	795,100	57	5	9.3
LANDED											
1	Semi-Detached/Sixth Avenue	10	4,661	28-Jul-16	1,266	22-Oct-07	708	2,600,000	79	7	8.8
2	Terrace/Stratton Drive	28	1,905	2-Aug-16	1,287	20-Jun-01	683	1,150,000	88	4	15.1
3	Terrace/Tanah Merah Kechil Avenue	16	2,723*	26-Jul-16	643	4-May-99	319	880,950	101	4	17.2
4	Semi-Detached/Grove Drive	10	5,640	29-Jul-16	1,239	12-Apr-10	1,083	880,000	14	2	6.3
5	Terrace/Mulberry Avenue	13	1,701	1-Aug-16	1,310	10-Jun-10	927	653,000	41	6	6.1

Non-profitable deals

	PROJECT	DISTRICT	AREA (SQ FT)	DATE SOLD (2016)	SALES PRICE ($PSF)	DATE BOUGHT	PURCHASE PRICE ($PSF)	LOSS ($)	LOSS (%)	ANNUALISED LOSS (%)	HOLDING PERIOD (YEARS)
1	Waterfall Gardens	10	4,844	2-Aug-16	1,383	14-Mar-07	1,623	1,163,300	15	2	9.4
2	Residences @ Evelyn	11	2,250	28-Jul-16	1,534	22-Oct-07	1,934	900,000	21	3	8.8
3	The Laurels	9	4,833	27-Jul-16	1,862	13-Apr-10	2,041	865,960	9	1	6.3
4	Terrace/Jalan Emas Urai	23	3,444*	28-Jul-16	611	20-Aug-12	769	547,000	21	6	3.9
5	Cavenagh Court	9	1,841	29-Jul-16	1,087	29-Nov-10	1,377	535,000	21	4	5.7
6	Terrace/Clover Rise	20	1,798	1-Aug-16	1,471	30-Jul-12	1,654	330,000	11	3	4.0
7	Reflections At Keppel Bay	4	1,367	2-Aug-16	1,776	3-May-07	1,942	226,793	9	1	9.3
8	Ritz Regency	15	3,143	1-Aug-16	764	4-Feb-10	835	225,300	9	1	6.5
9	The Tate Residences	9	3,218	28-Jul-16	2,144	15-Sep-06	2,205	197,000	3	0.3	9.9
10	Auralis	15	732	1-Aug-16	1,195	31-May-11	1,371	128,600	13	3	5.2

**Refers to strata area. Otherwise, area stated for landed homes refers to land area*
URA caveat records downloaded on Aug 5 and 10

URA, THE EDGE PROPERTY

Unit at Orange Grove Residences selling below 2007 launch price

| BY THE EDGE PROPERTY |

A 2,390 sq ft, four-bedroom unit at Orange Grove Residences was listed for sale on TheEdgeProperty.com at $4.5 million, or $1,883 psf. The last time a 2,390 sq ft unit at Orange Grove Residences changed hands was four years ago. That was when two units located on the second and third floors were sold for $4.78 million ($2,000 psf) and $4.8 million ($2,009 psf) in August and November 2012 respectively, based on caveats lodged then.

The 60-unit, freehold luxury condominium located on Orange Grove Road was completed in 2009. Almost all the units in the five-storey boutique project, including the unit up for sale, enjoy a pool view.

If the unit is sold at the asking price of $1,883 psf, it would still rank in the bottom 11% of all transactions done, based on psf price. When Orange Grove Residences was first launched at the height of the property boom in 2007, units were sold at an average price of $2,097 psf. The highest price achieved at the project was for a 3,143 sq ft penthouse that fetched $7.39 million ($2,350 psf) in July 2007.

Since the total debt servicing ratio (TDSR) loan framework kicked in at end-June 2013, transaction prices at Orange Grove Residences have fallen to an average of $1,757 psf. Only seven units have been sold since then, according to caveats lodged. This is because some owners have been reluctant to reduce their asking prices and prefer to withdraw their units from the market.

This may be an opportune time for house hunters to purchase a home.



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

At today's selling prices, this is an opportune time for house hunters to purchase a unit

Developed by established listed developer Ho Bee Land, Orange Grove Residences is just a short drive from the Orchard Road shopping belt. Schools in the vicinity include EtonHouse International Pre-School Claymore, Singapore Chinese Girls' School, Raffles Girls' School and Anglo-Chinese School (Barker Road).

According to URA data, there were six rental contracts for four-bedroom units at Orange Grove Residences this year, and they averaged $8,800 a month.

For more information, call marketing agent **Daisy Tan** at **8571 7327.** E

Scan the QR code for value deals at Orange Grove Residences

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FENG SHUI

THE EDGE PROPERTY

Creating the ideal business environment



| BY JOEY YAP |

Location, location, location — this is the mantra that people in real estate live by. It is no different when it comes to selecting business premises, be they a corporate office or an F&B outlet. Beyond location, other important considerations include demographic compatibility, accessibility and visibility.

The question is: Why do some businesses fail despite having carefully executed business strategies?

The ability of a business to succeed at a specific location is often attributed to the feng shui of the premises. While feng shui may play a significant role in the success of a business, it is also important to understand the type of energy, or qi, that would best suit it.

Identifying positive energy

For any commercial property, it is fundamental to figure out the direction from which the qi is coming. The next step is to tap the qi and harness it to ensure continuity of this positive energy flow. Qi needs ample space to collect. Even if the business premises are small, the positive flow of qi can still be harnessed by ensuring that there is a park or open space in front of the property.

Roads providing access to a building are also carriers of qi. Observe the road undulations: If they are akin to a calm, flowing river, it will ensure that your business will receive auspicious energy.

Sha Qi (煞氣) or Killing Qi, an undesirable form of energy, appears when roads in front of the business premises are bumpy or steep, like a raging flow of water.

Harnessing qi collection

In nature, water travels from higher to lower ground, and eventually collects into a pool to give life. Likewise, the calm flow of qi that approaches the premises of a business should gather, bringing great wealth and luck.

To benefit from the flow of good qi, a property should be located in the east, southeast or north. This applies to both owned and rented premises. A business owner would do well to open the main door to welcome the good qi into the establishment and allow it to circulate within the premises. Opening other doors would further encourage its dissemination.

However, some older premises may have been designed with sharp corners, within direct view of straight lines or with narrow gaps between buildings. Examples include buildings located at T-junctions, facing sharp roof edges, pylons, sharp mountain peaks or even straight roads. A consequence of these negative features is that Sha Qi is formed in the surrounding environment of businesses located there. Sha Qi is also produced when wind is forced through narrow gaps between two structures. This undesirable type of energy is vicious and aggressive.

However, pointy plants or furniture do not have a similar negative effect on a business. After all, it is almost impossible to run a business without the use of anything sharp. If that were the case, you can kiss office desks and butcher knives goodbye! As long as these features do not harm your business in any way, there should not be any reason to panic. The best form of defence against Sha Qi, believe it or not, is indeed common sense. E



SAMUEL ISAAC CHUA/THE EDGE SINGAPORE

While feng shui may play a significant role in the success of a business, it is also important to understand the type of energy, or qi, that would best suit it

Joey Yap is a feng shui expert and the founder of Mastery Academy of Chinese Metaphysics

SUSTAINABILITY

CDL and SEAS team up to promote sustainability

| BY MICHAEL LIM |

Listed property group City Developments (CDL) and non-profit organisation Sustainable Energy Association of Singapore (SEAS) have teamed up to launch the Singapore Sustainable Academy. This is the first such collaboration between a property developer and a non-governmental, non-profit organisation to create a training and networking facility dedicated to sustainability, says Grant Kelley, CEO of CDL.

The new 4,300 sq ft Sustainability Academy will be located on the roof terrace of CDL's City Square Mall. The site for the academy was chosen as the mall was the first to win the Building and Construction Authority Green Mark Platinum award in 2007 for its green features. According to Esther An, CDL's chief sustainability officer, the mall was also chosen because it is linked to the Farrer Park MRT station and sees monthly footfalls of two million to three million. Given its connectivity and accessibility, it is an ideal location for the academy. This is because the academy aims to promote a low-carbon economy, resource efficiency and sustainability practices among businesses and the community, especially youths.

The Sustainability Academy, which will have classrooms, office space and an exhibition gallery, is scheduled to be completed in March 2017. The construction cost of $2 million will be shared among all the partners. The academy is jointly designed by CDL and Ong&Ong Pte Ltd and will be built by Woh Hup (Pte) Ltd. It will use residual construction materials and laminated timber that has been verified using the Nature's Barcode system to ensure that the wood did not come from illegal logging. It will be designed as a "zero-energy building" and its features include solar technology with 3,230 sq ft of photovoltaic panels on the roof, and the ability to monitor real-time energy generation and consumption.

According to CDL and SEAS, the initiative dovetails with the release of The Climate Action Plan on July 10. The creation of the Sustainability Academy has the backing of the Ministry of the Environment and Water Resources, the National Environment Agency, the Urban Redevelopment Authority, and the Building and Construction Authority. E



CDL

Artist's impression of the new 4,300 sq ft Sustainability Academy to be located on the roof terrace of CDL's City Square Mall