



Everything Real Estate

Real Estate Direct Investment

2017

Sam Baker
SRX Property



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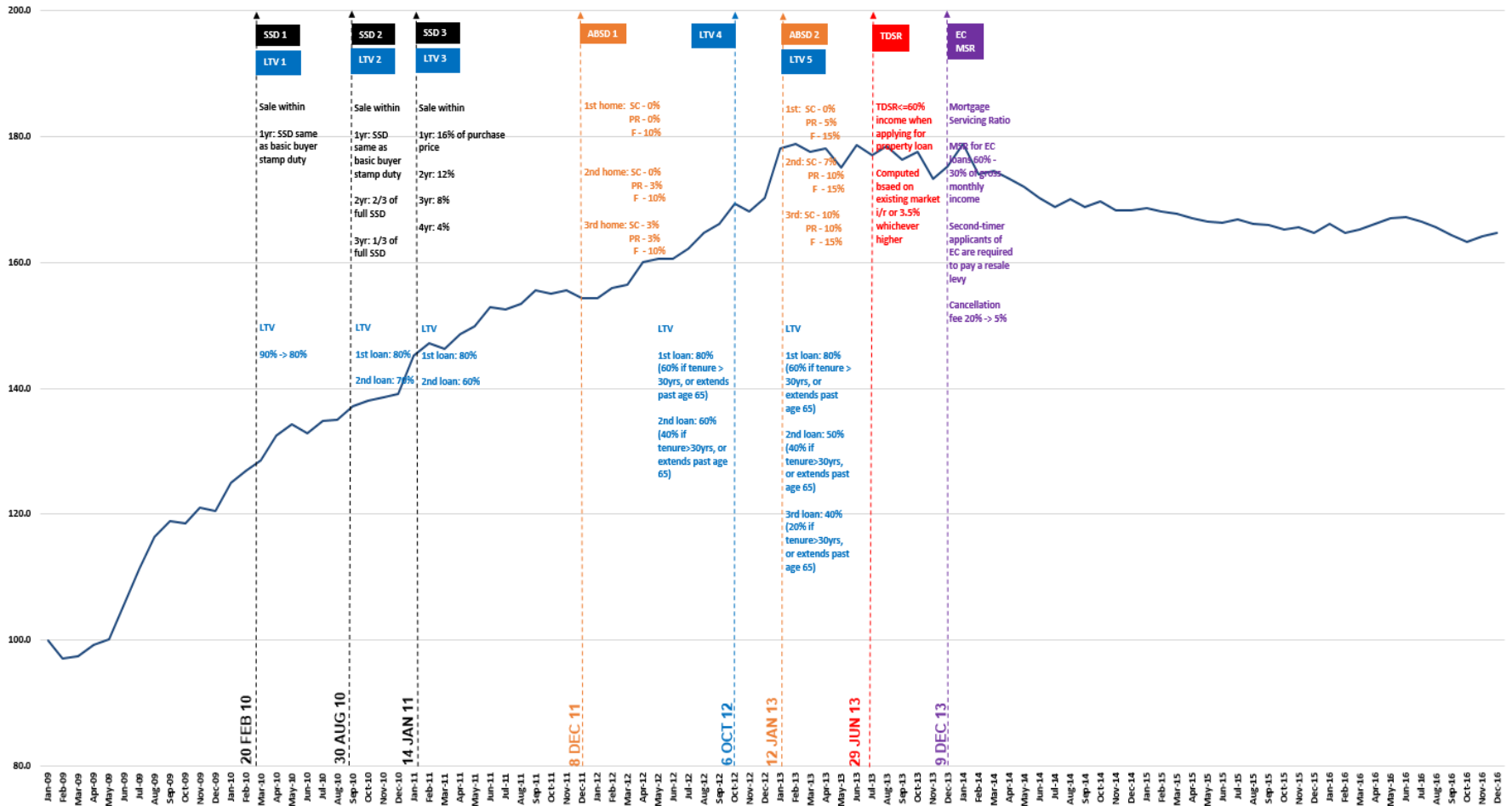
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Index Base: Jan 2009



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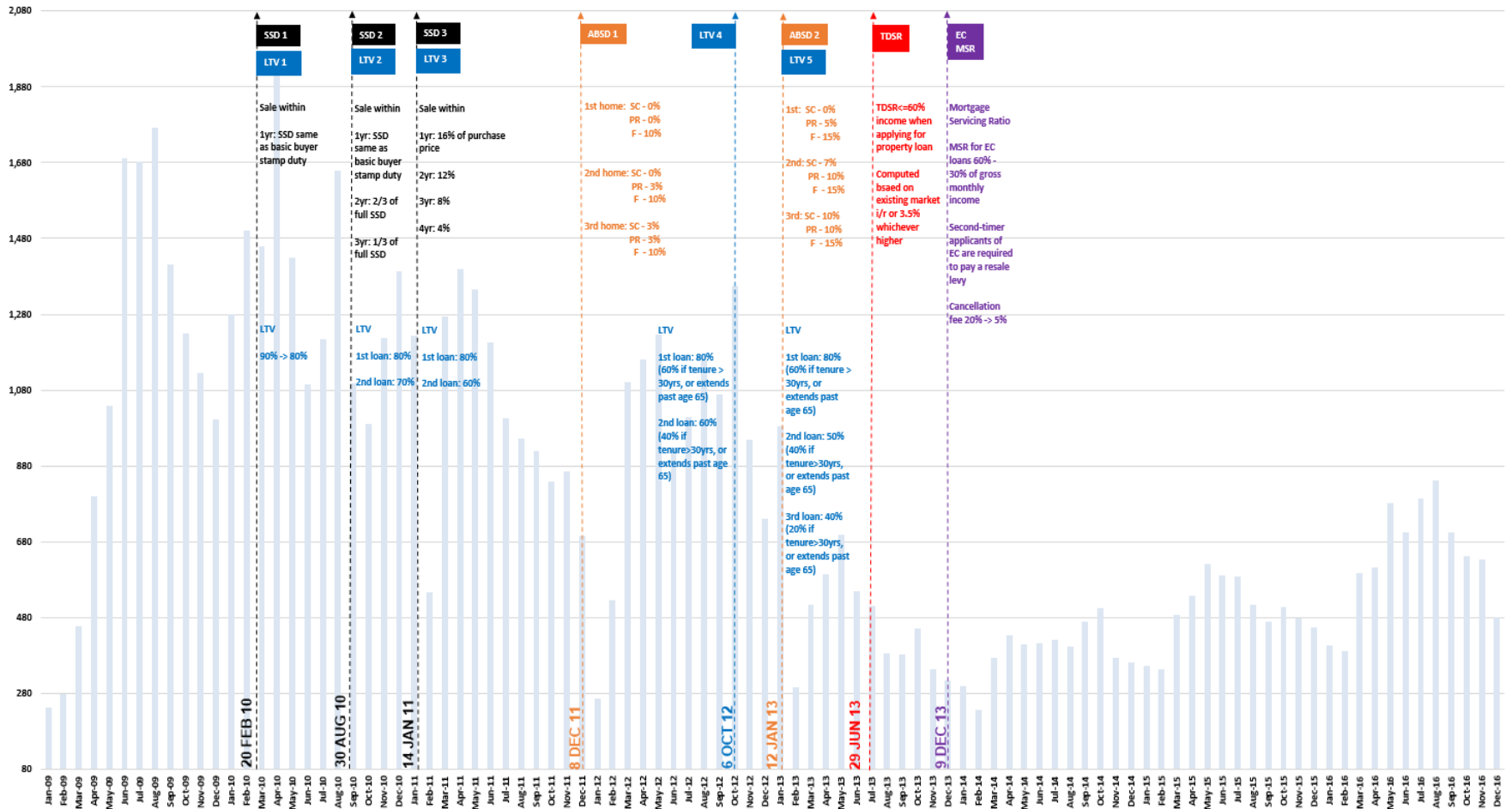
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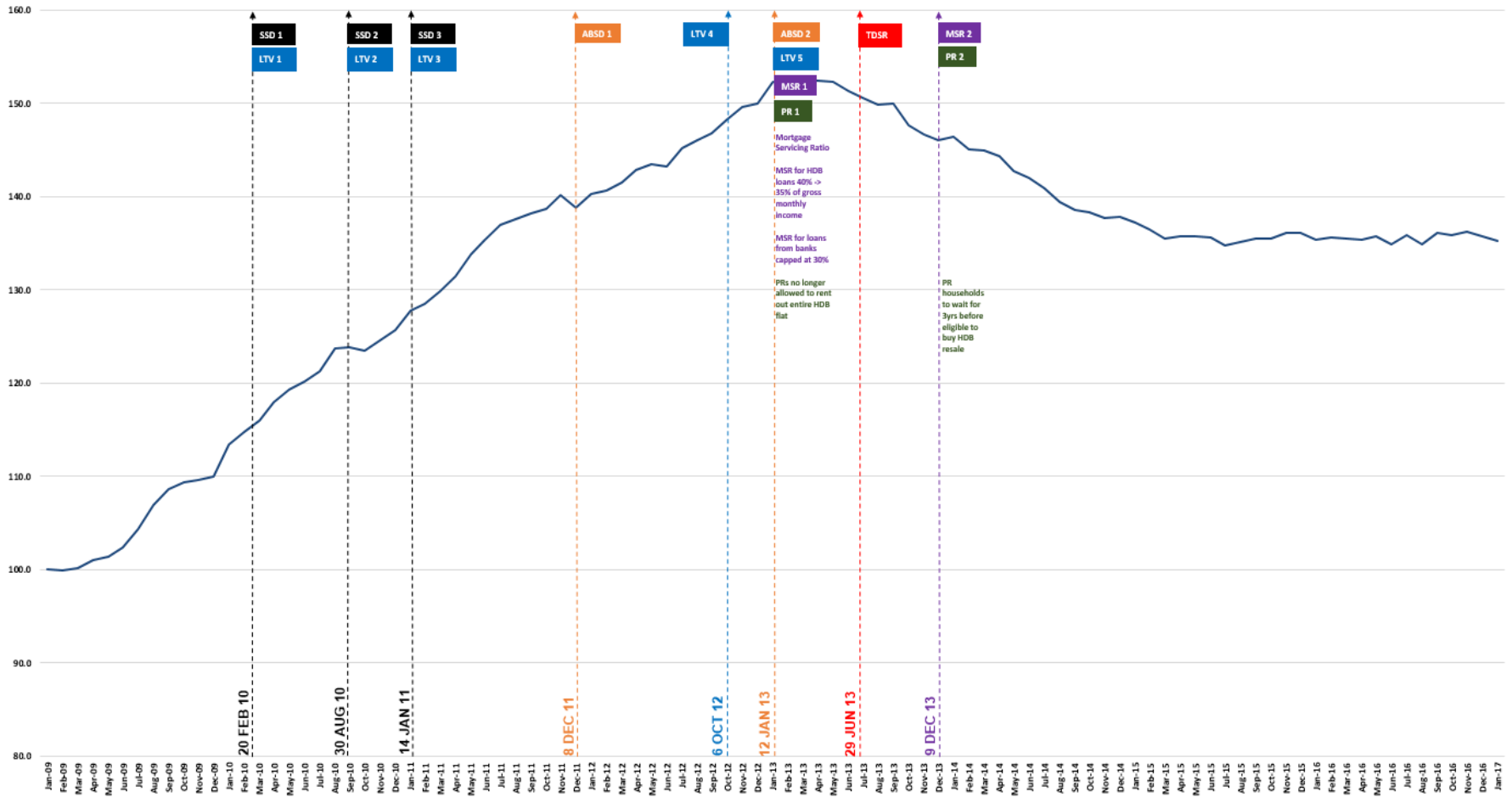
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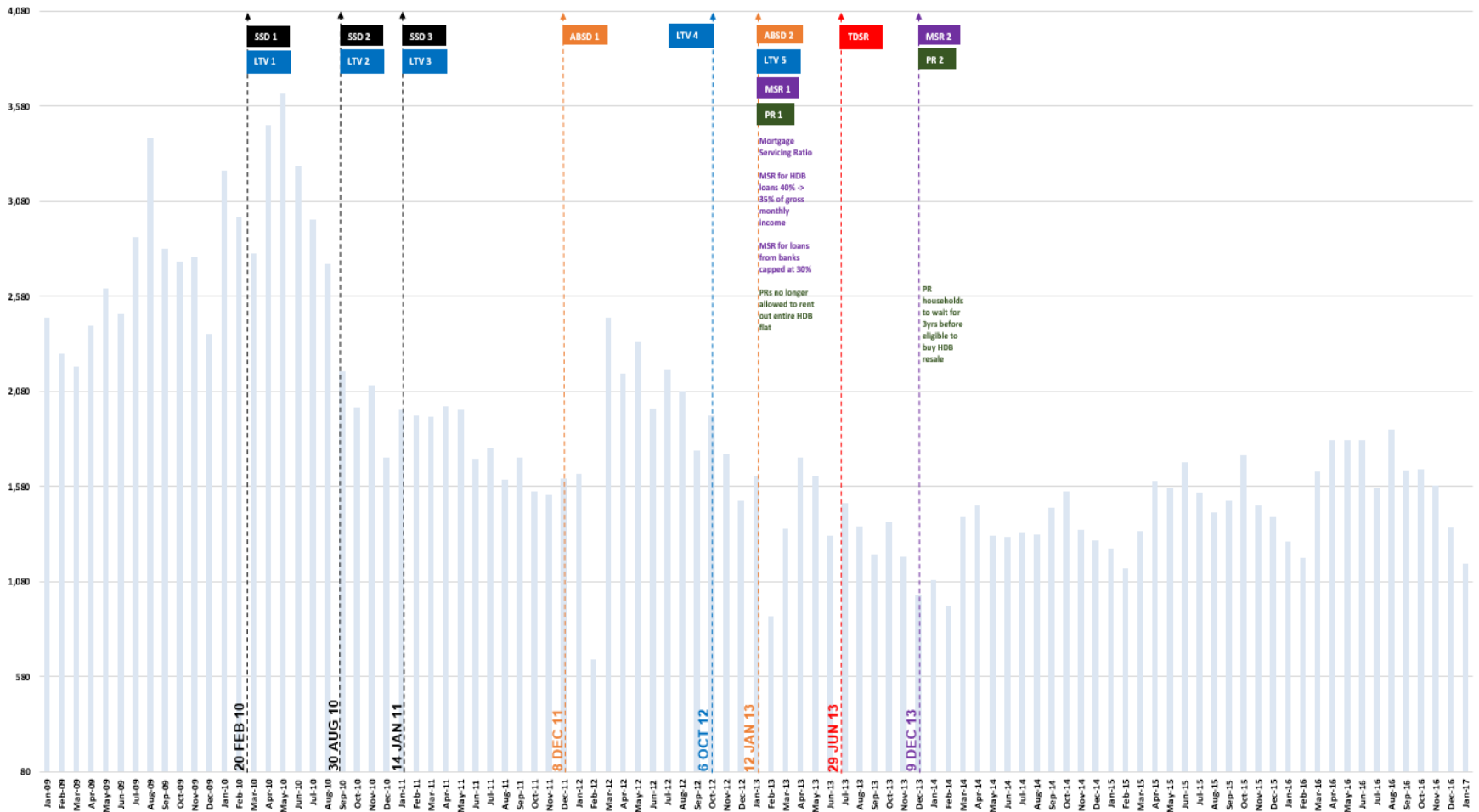
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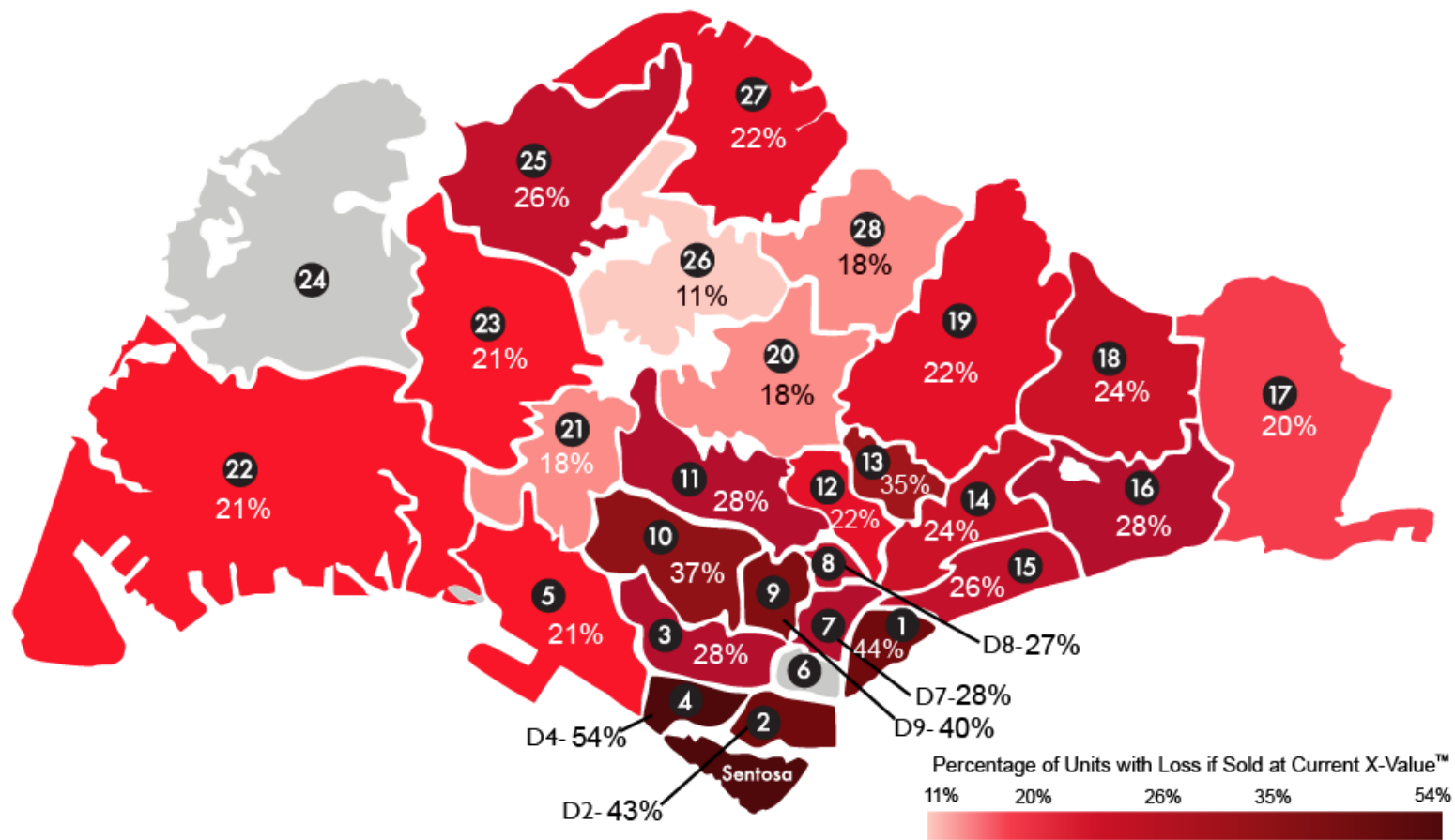
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28 Shades of Red

Overall Percentage of Non-Landed Private Owners in the Red: **25.8%**



2016 Top 10

Private Non-Landed New Sale 2016

District	Project	Developer	Total Unit	Volume	Average Price	Lowest PSF	Average PSF	Highest PSF
D22	LAKE GRANDE	MCL Land	710	557	\$992,000	\$1,173	\$1,360	\$1,541
D23	WANDERVALE	SIM LIAN GROUP	534	527	\$828,000	\$678	\$760	\$836
D19	TREASURE CREST	SIM LIAN GROUP	504	508	\$832,000	\$670	\$744	\$815
D23	SOL ACRES	MCL Land	1,327	432	\$766,000	\$708	\$790	\$877
D19	FOREST WOODS	CDL	519	389	\$1,086,000	\$1,176	\$1,408	\$1,529
D19	THE TERRACE	Kheng Leong Co	747	378	\$887,000	\$727	\$790	\$904
D18	THE ALPS RESIDENCES	MCL Land	626	367	\$714,000	\$980	\$1,078	\$1,208
D27	THE VISIONAIRE	Qingjian Realty	632	332	\$870,000	\$720	\$811	\$883
D12	GEM RESIDENCES	Evia Real Estate	578	322	\$907,000	\$1,262	\$1,426	\$1,544
D13	THE POIZ RESIDENCES	MCL Land	731	304	\$1,027,000	\$983	\$1,422	\$1,572

Private Non-Landed Resale 2016

District	Project	Developer	TOP date	Total Unit	Volume	Average Price	Lowest PSF	Average PSF	Highest PSF
D9	OUE TWIN PEAKS	Cove Development Pte Ltd	2015	462	233	\$2,265,000	\$2,100	\$2,647	\$3,130
D10	D'LEEDON	Capitaland	2014	1,715	119	\$2,304,000	\$811	\$1,554	\$2,020
D4	THE INTERLACE	Ankerite Pte Ltd	2013	1,040	111	\$2,341,000	\$645	\$1,062	\$1,375
D27	THE ESTUARY	MCL Land	2013	608	60	\$900,000	\$711	\$937	\$1,170
D4	SKYLINE RESIDENCES	Bukit Sembawang	2015	283	39	\$1,751,000	\$1,641	\$1,892	\$2,312
D4	CARIBBEAN AT KEPPEL BAY	Keppel Land	2004	-	39	\$2,071,000	\$966	\$1,453	\$1,775
D15	THE SEA VIEW	Wheelock Properties	2008	546	38	\$1,848,000	\$1,484	\$1,589	\$1,840
D15	THE MEYERISE	Hong Leong Holdings Limited	2014	239	37	\$2,256,000	\$1,499	\$1,920	\$2,259
D16	THE BAYSHORE	Far East Organization	1996	-	33	\$988,000	\$815	\$904	\$1,018
D19	THE QUARTZ	GuocoLand Limited	2009	625	32	\$1,084,000	\$717	\$917	\$1,004

2016 Top 10

Private Landed-Terrace House Resale 2016

District	Project	Average Price	Lowest PSF	Average PSF	Highest PSF	Volume
D19	SERANGOON GARDEN ESTATE	\$2,995,000	\$873	\$1,155	\$1,663	40
D15	OPERA ESTATE	\$2,208,000	\$747	\$1,205	\$1,889	21
D20	SEMBAWANG HILLS ESTATE	\$2,434,000	\$758	\$1,091	\$1,525	21
D23	VILLA VERDE	\$1,573,000	\$680	\$845	\$972	16
D27	THE SHAUGHNESSY	\$1,413,000	\$337	\$422	\$466	15
D27	AVANT PARC	\$2,328,000	\$892	\$1,117	\$1,368	14
D13	SENNETT ESTATE	\$2,090,000	\$534	\$1,205	\$1,712	13
D27	SPRINGHILL	\$1,402,000	\$432	\$469	\$489	13
D17	LOYANG VILLAS	\$1,520,000	\$582	\$762	\$960	12
D20	THOMSON GARDEN ESTATE	\$1,583,000	\$805	\$1,385	\$1,643	10

Private Landed-Semi-Detached Resale 2016

District	Project	Average Price	Lowest PSF	Average PSF	Highest PSF	Volume
D19	SERANGOON GARDEN ESTATE	\$3,839,000	\$664	\$1,156	\$1,659	19
D28	SELETAR HILLS ESTATE	\$3,242,000	\$733	\$915	\$1,234	13
D15	FRANKEL ESTATE	\$5,164,000	\$952	\$1,254	\$1,769	13
D13	SENNETT ESTATE	\$3,916,000	\$845	\$1,002	\$1,260	5
D10	BAN GUAN PARK	\$5,616,000	\$1,417	\$1,517	\$1,728	5
D27	SEMBAWANG SPRINGS ESTATE	\$3,109,000	\$690	\$936	\$1,183	5
D26	POETS VILLAS	\$2,015,000	\$548	\$589	\$610	4
D26	SPRINGLEAF GARDEN	\$3,295,000	\$758	\$859	\$967	4
D22	WESTVILLE	\$1,535,000	\$683	\$706	\$744	4
D17	BUKIT LOYANG ESTATE	\$2,740,000	\$697	\$748	\$802	3



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Private Landed-Detached Resale 2016

District	Project	Average Price	Lowest PSF	Average PSF	Highest PSF	Volume
D15	FRANKEL ESTATE	\$7,556,000	\$772	\$1,119	\$1,775	11
D15	Branksome Road	\$11,435,000	\$1,143	\$1,702	\$2,101	9
D28	SELETAR HILLS ESTATE	\$7,168,000	\$868	\$1,080	\$1,372	6
D11	DUNEARN ESTATE	\$11,503,000	\$1,290	\$1,576	\$1,801	6
D19	SERANGOON GARDEN ESTATE	\$4,553,000	\$791	\$1,060	\$1,468	6
D15	SEVEN CRESCENT	\$3,600,000	\$776	\$776	\$776	5
D10	MT SINAI RESIDENCES	\$4,104,000	\$657	\$661	\$664	4
D10	SHAMROCK PARK	\$11,500,000	\$1,190	\$1,322	\$1,461	3
D15	GOODMAN CREST	\$3,492,000	\$627	\$650	\$691	3
D15	Wilkinson Road	\$20,369,000	\$1,136	\$1,156	\$1,170	3



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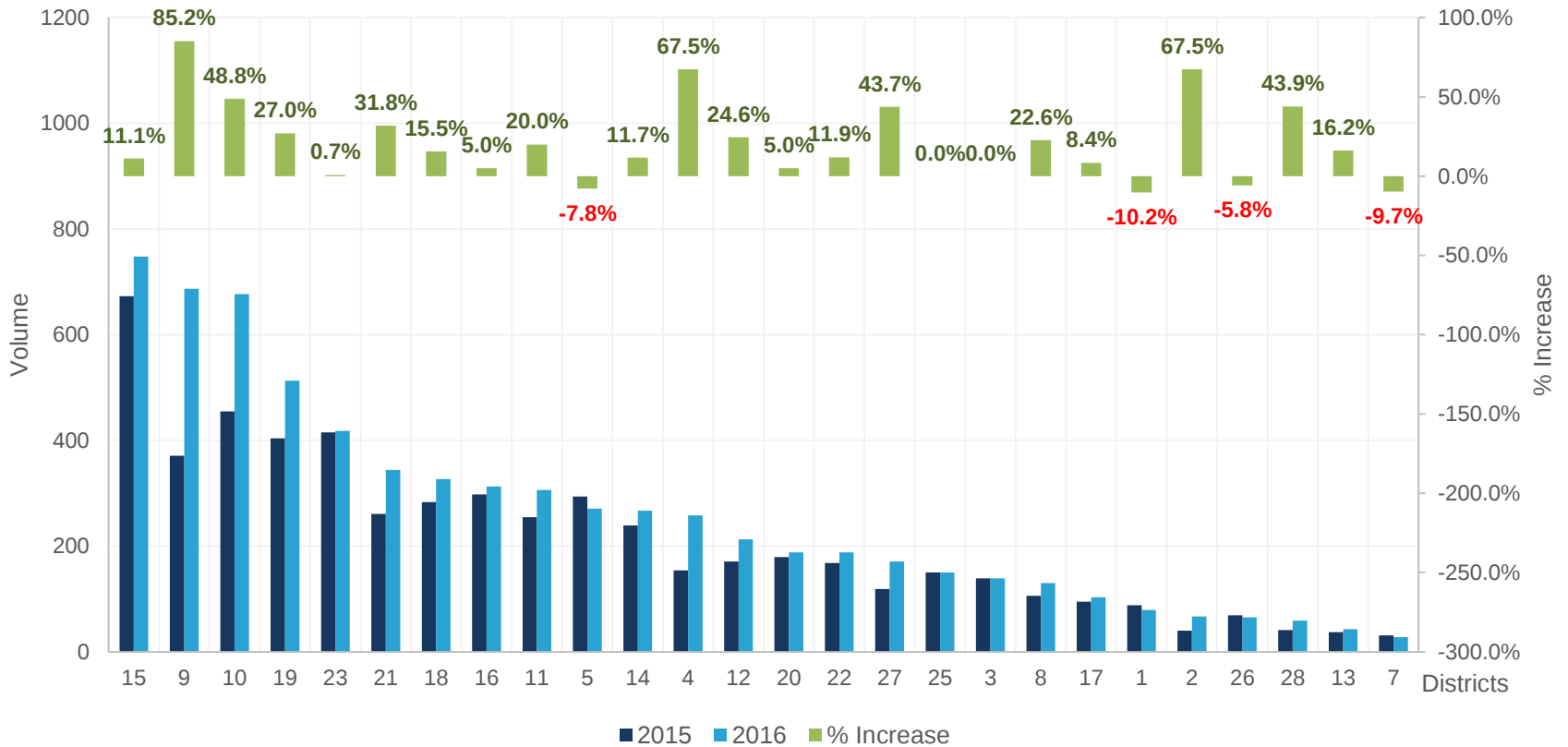
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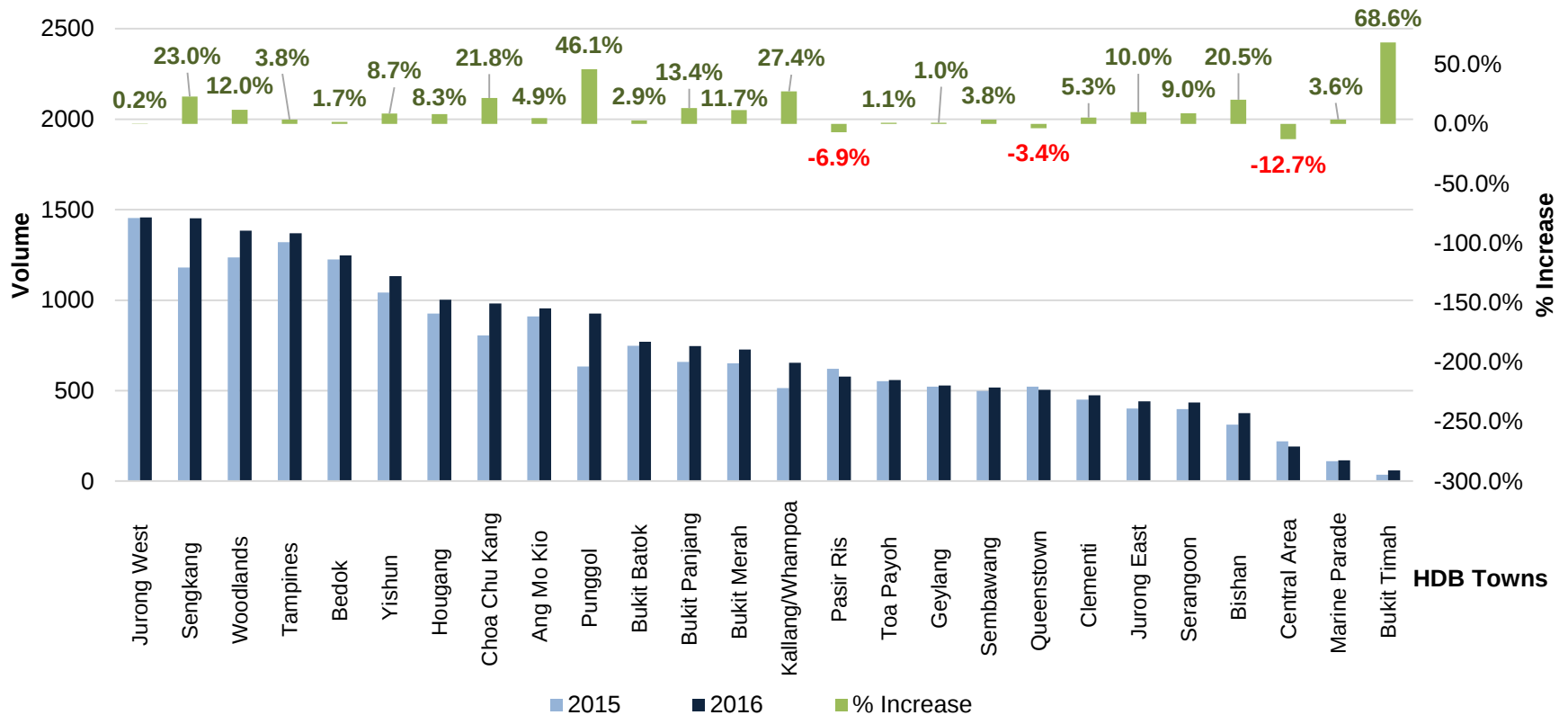
Resale Non-Landed Private Volume by Districts

Non-landed Private Resale Volume & Change By Districts

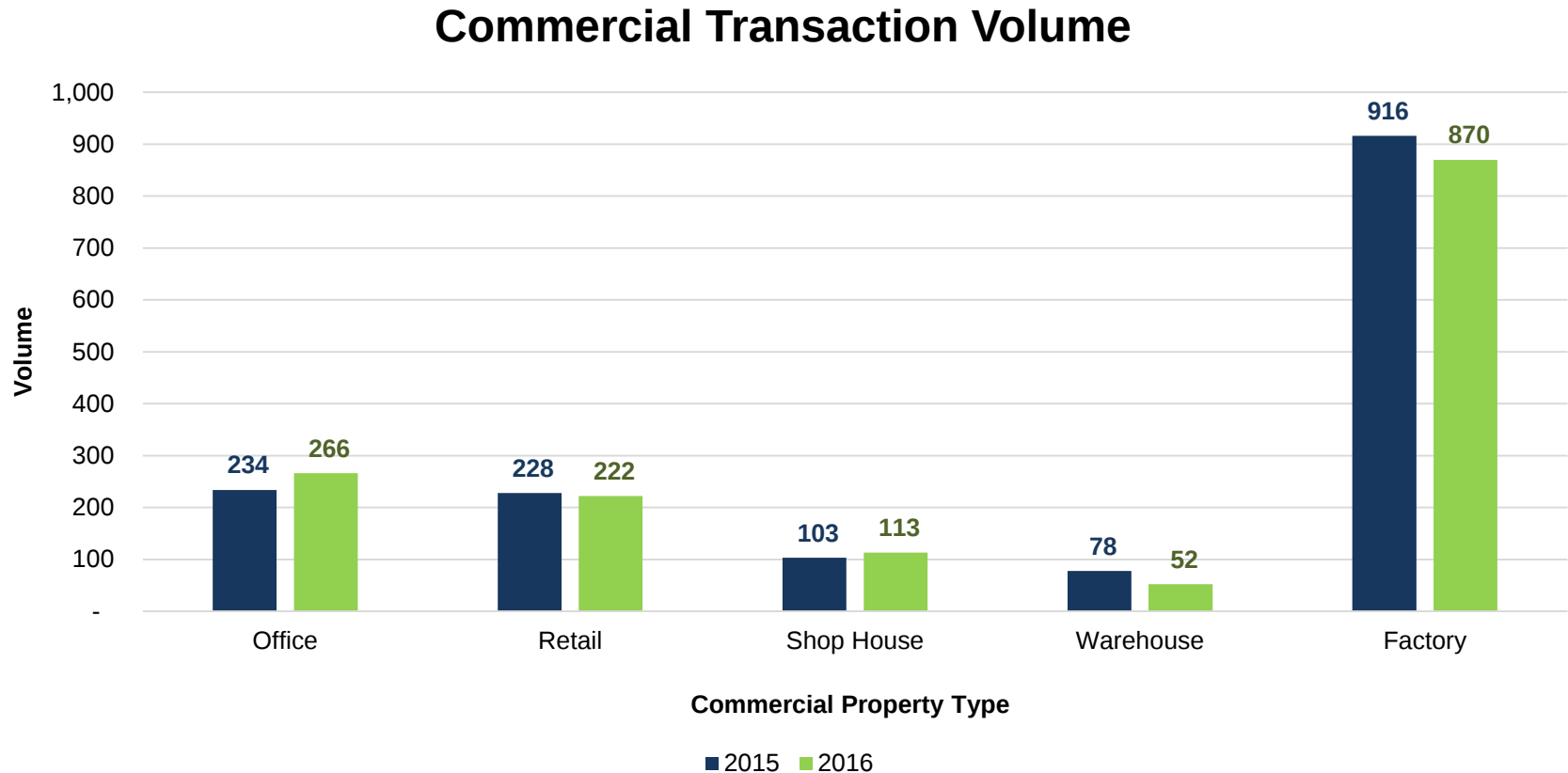


Resale HDB Volume by HDB Towns

HDB Resale Volume & Change By Towns



Commercial Transaction Volume

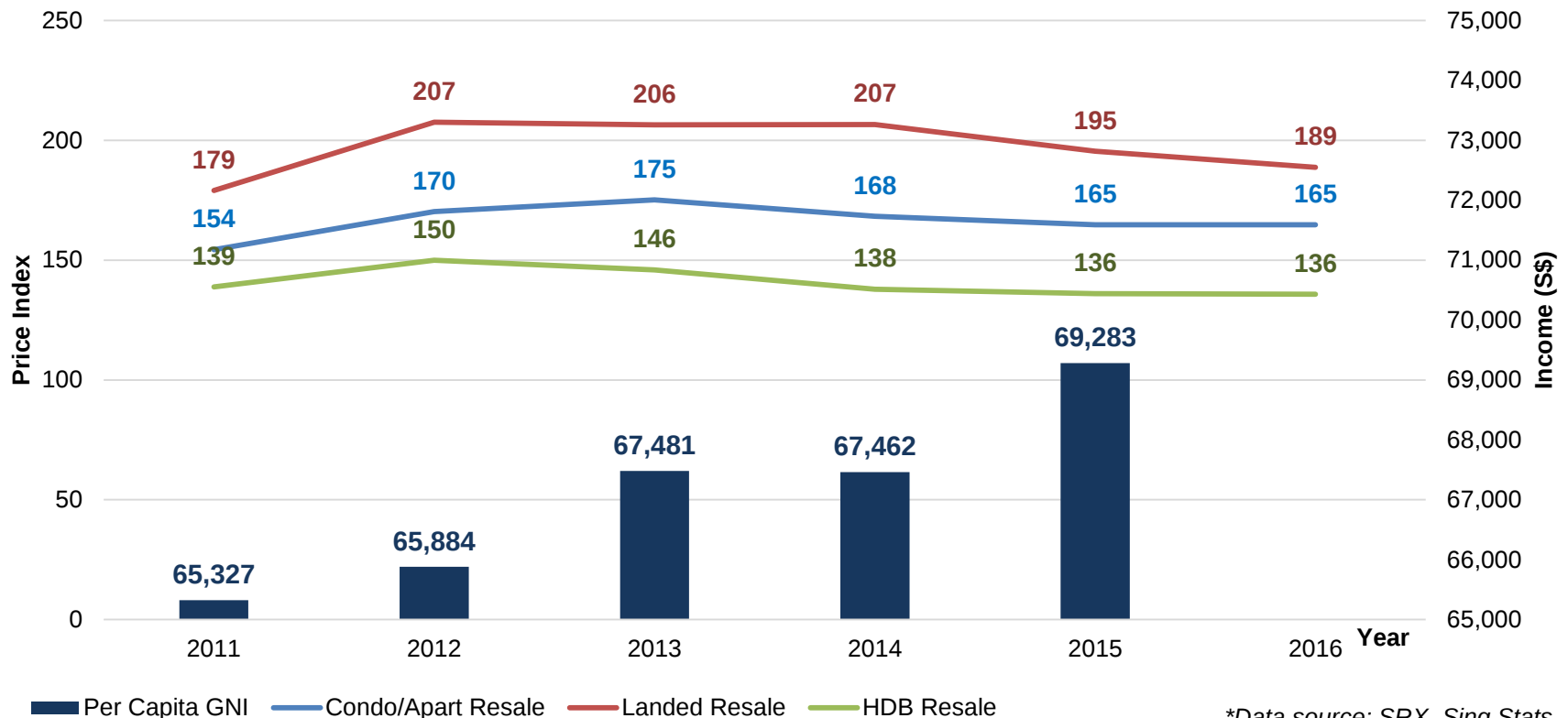


Direct Investment Opportunities

- ☐ Market Economics
- ☐ Resale Value
- ☐ Uniqueness
- ☐ Value of Money

Economic Indicators

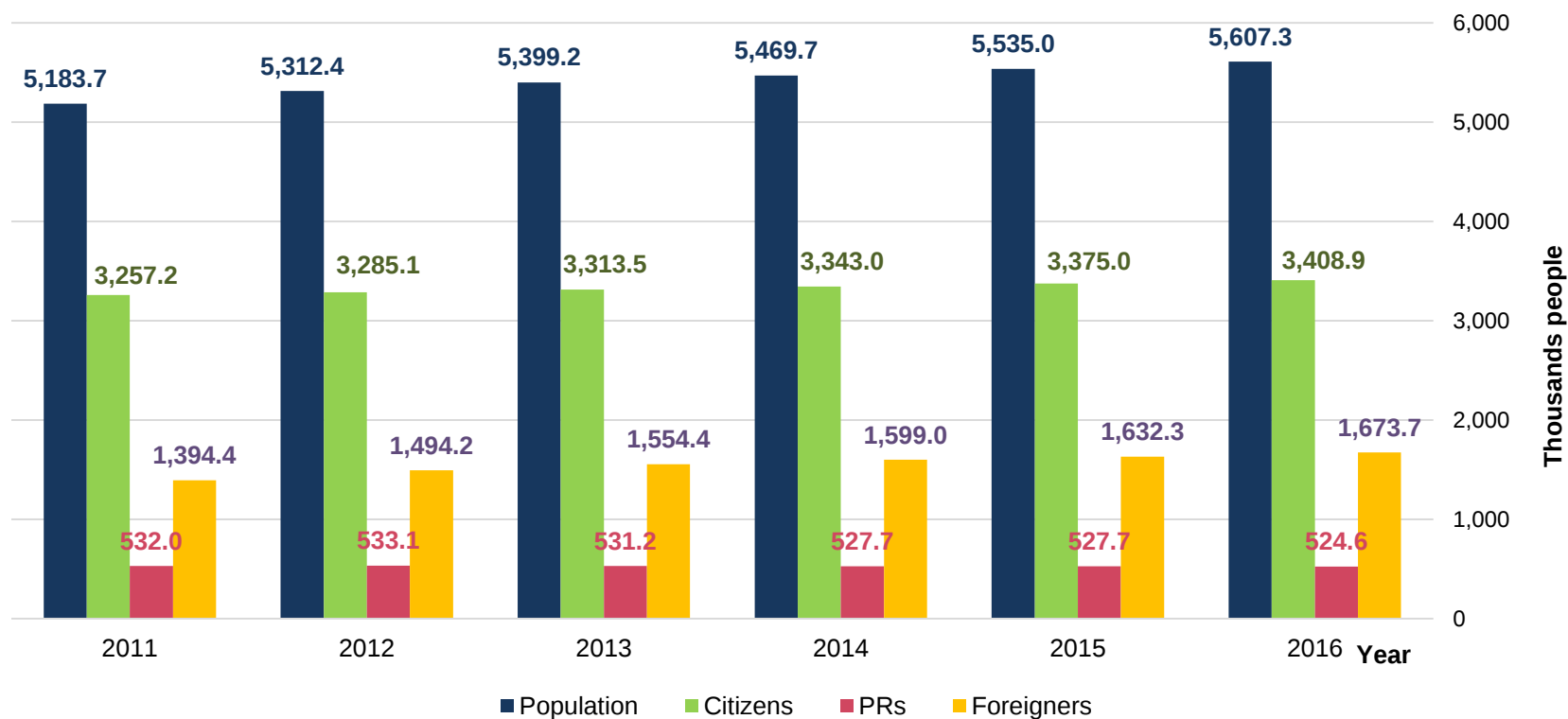
Price Index vs. Per Capita GNI (Gross National Income)



*Data source: SRX, Sing Stats

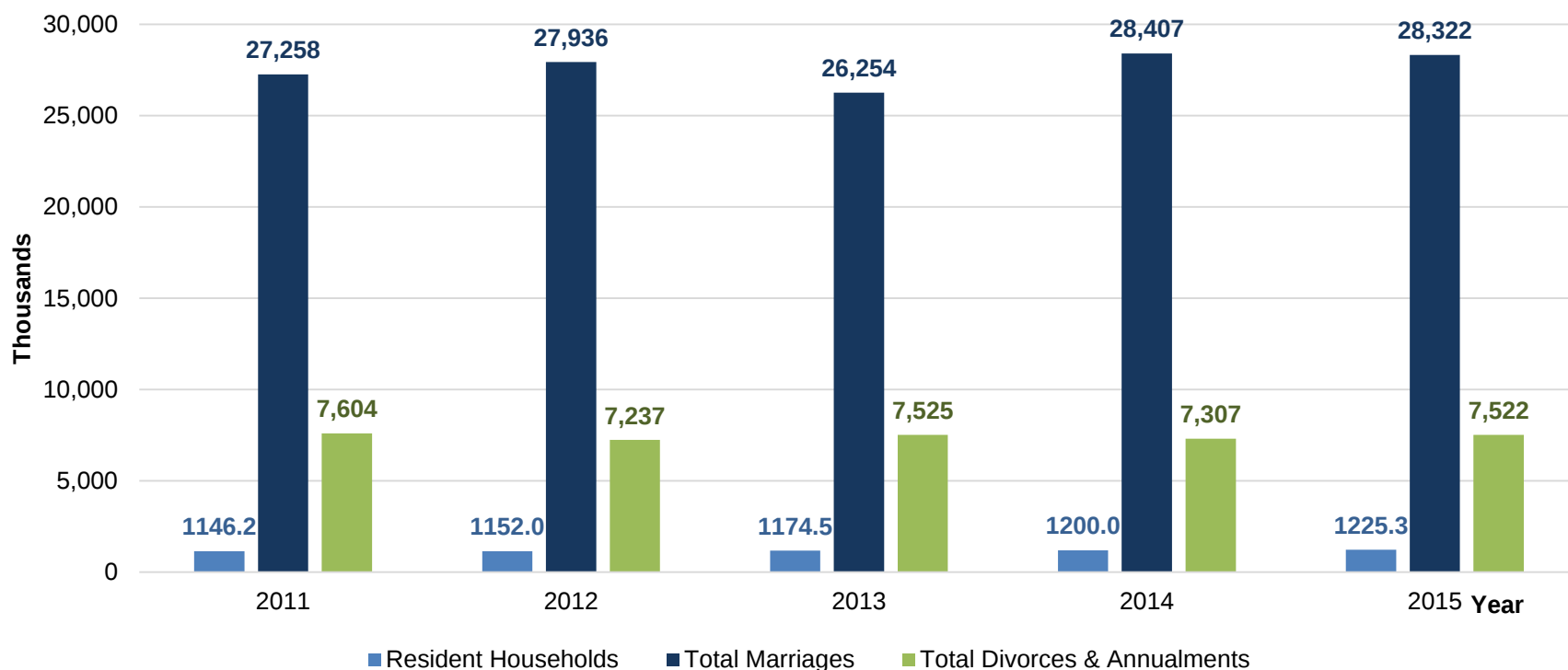
Social Indicators

Population Distribution

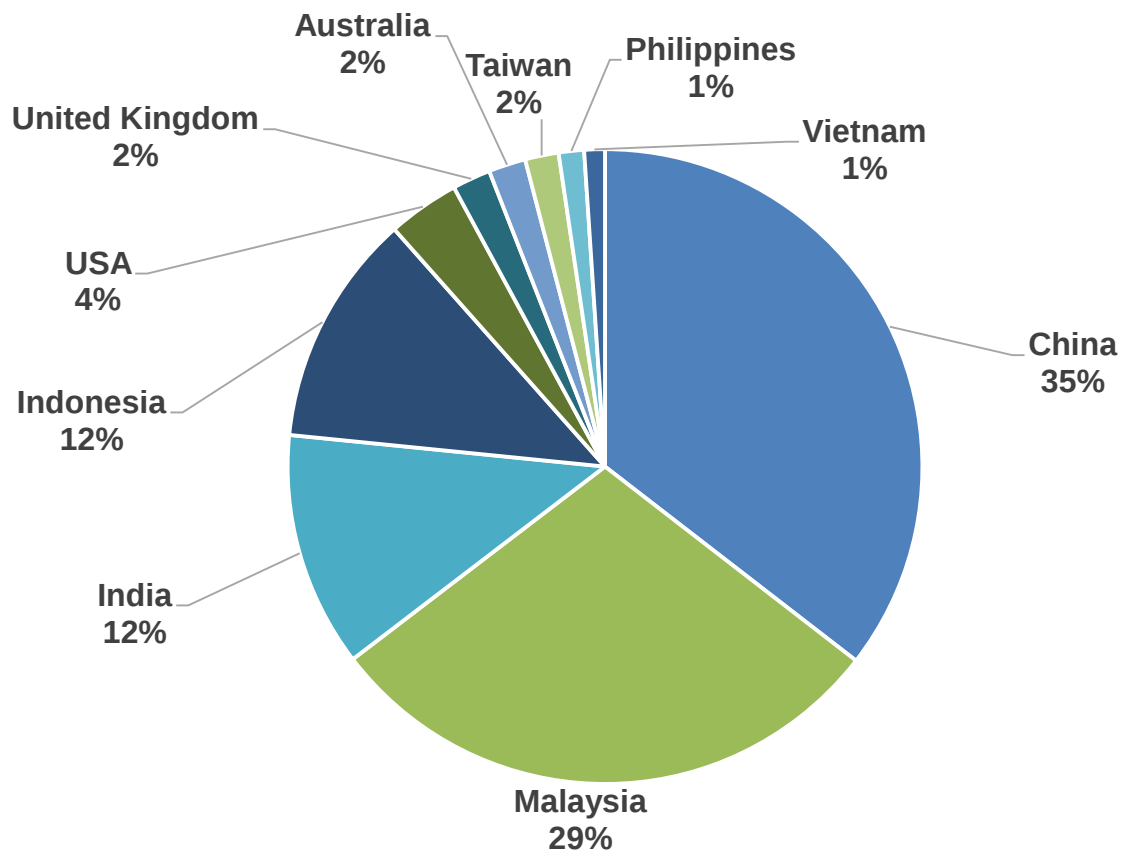


Social Indicators

Family Creations

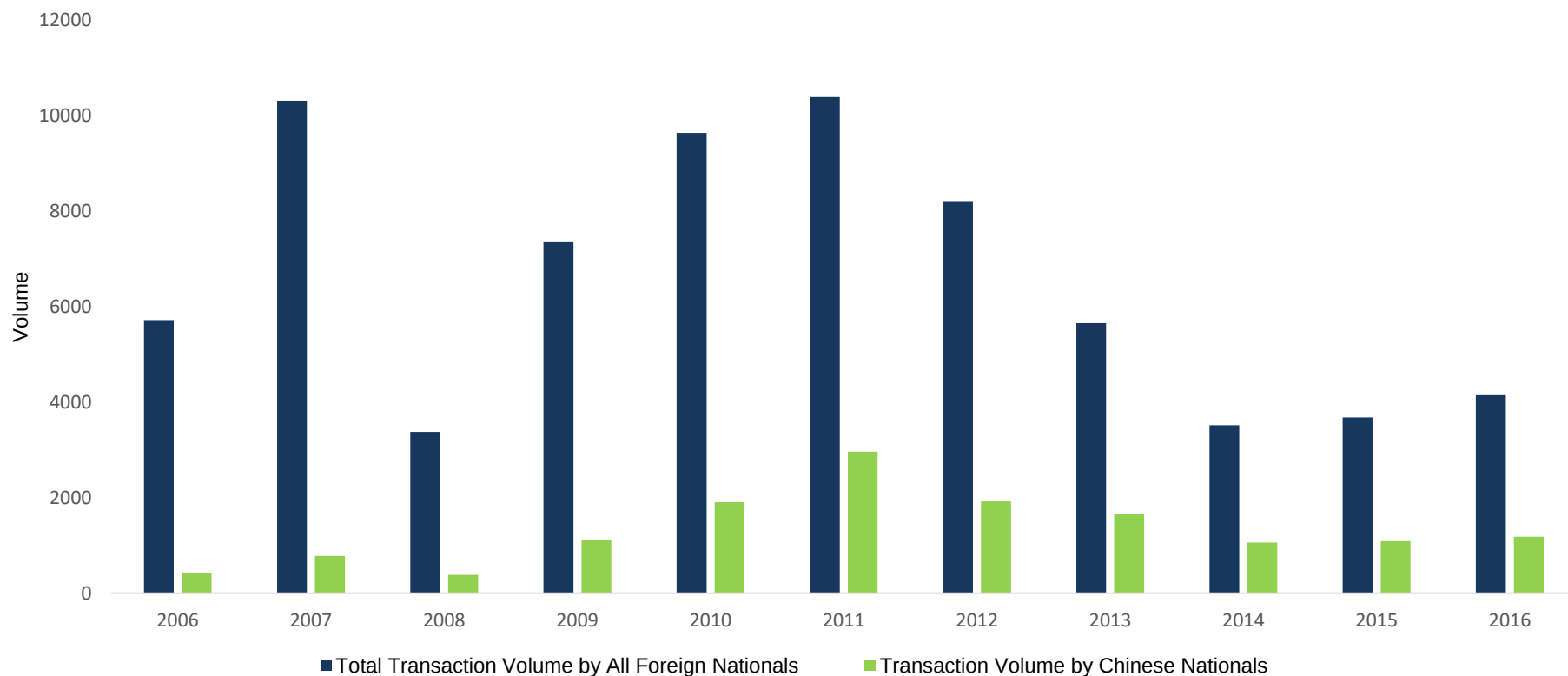


Sales to Foreigners by Nationality, 2016



Trends in Chinese Buying

Transaction Volume: Foreign Nationals vs. Chinese Nationals (2006 - 2016)



Your Neighborhood

Your Home's Worth, What?!?

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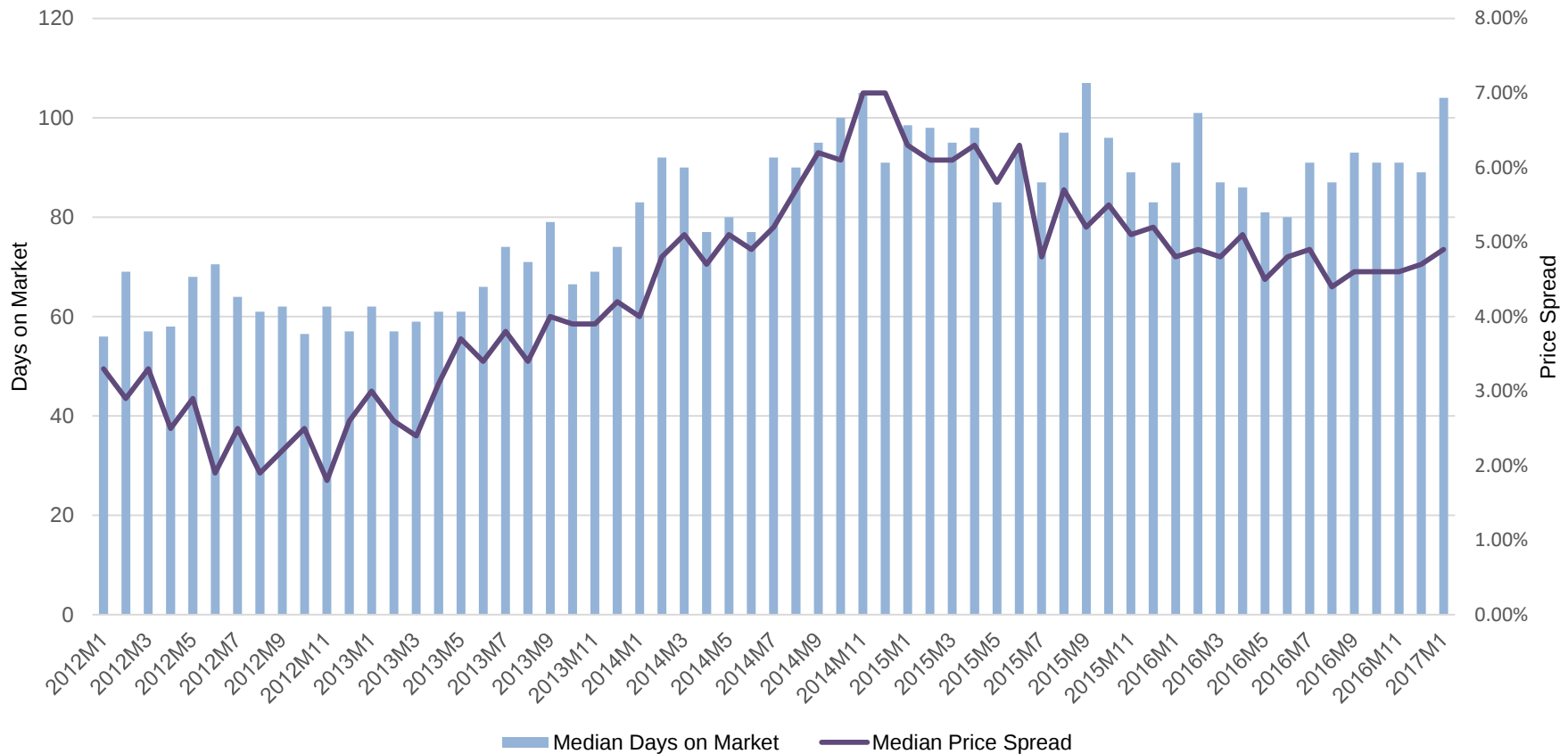
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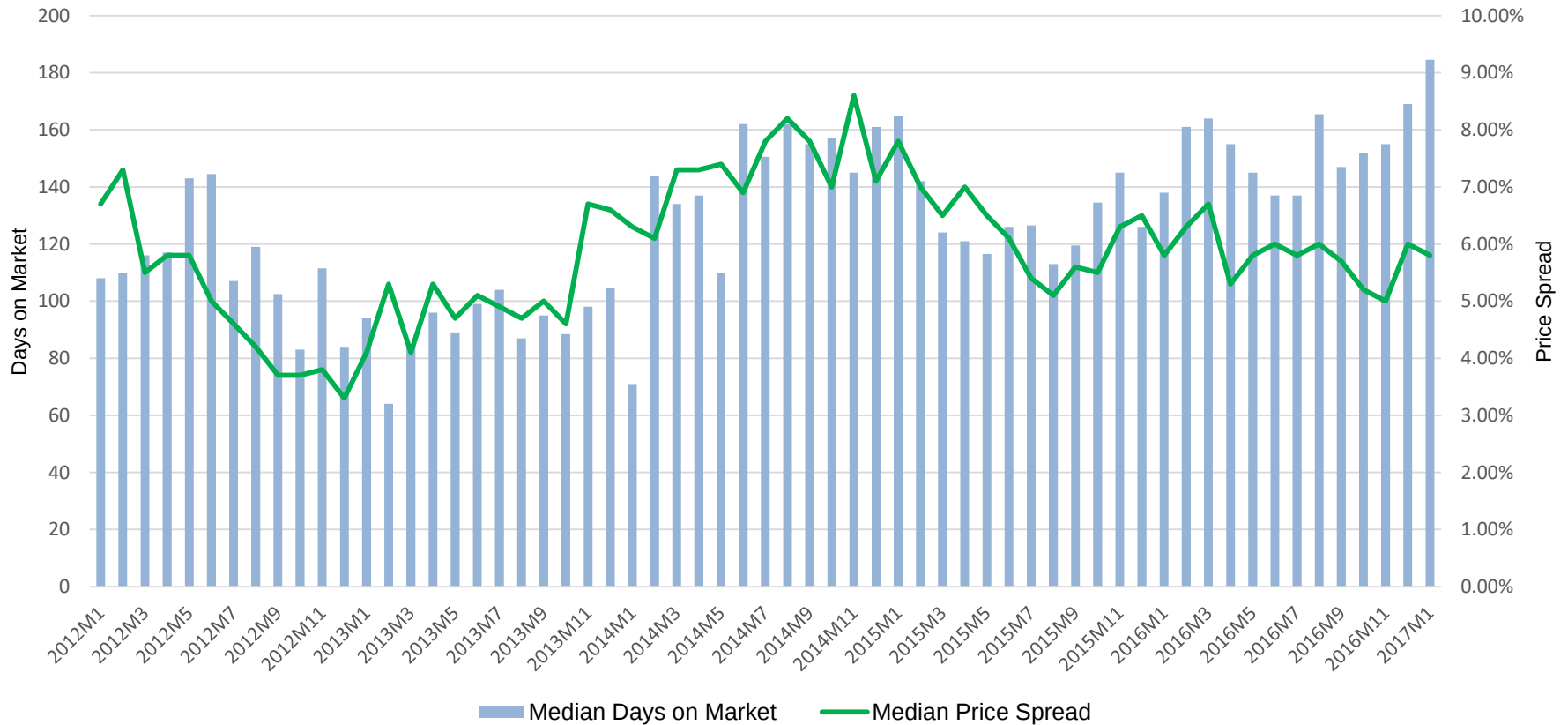
HDB Days on Market (DOM)

HDB Median DOM and Median Price Spread



Condos Days-on-Market (DOM)

NLP Median DOM and Median Price Spread



2016 Government Land Sales

2016 1H and 2H Land Sales

No.	Address	Developer	Site Area (sq m)	Tender Price (S\$)
2016 1H Land Sales				
1	Siglap Road	FCL Topaz Pte. Ltd., Sekisui House, Ltd. and KH Capital Pte. Ltd.	19,309.6	\$624,180,000
2	New Upper Changi Road / Bedok South Avenue 3	CEL Residential Development Pte. Ltd.	24,394.0	\$419,380,000
3	Yio Chu Kang Road	Hoi Hup Realty Pte Ltd	18,422.9	\$183,800,000
4	Jalan Kandis	Dillenia Land Pte. Ltd.	7,045.6	\$51,070,228
5	Bukit Batok West Avenue 6	Qingjian Realty (BBR) Pte Ltd. and Qingjian Realty (BBC) Pte Ltd.	14,696.7	\$301,160,000
2016 2H Land Sales				
6	Martin Place	First Bedok Land Pte Ltd	15,936.1	\$595,100,000
7	Anchorvale Lane	Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd	21,014.6	\$240,950,000
8	Fernvale Road	Sing Development (Private) Limited and Wee Hur Development Pte. Ltd.	17,195.9	\$287,100,000
9	Central Boulevard	Wealthy Link Pte Ltd	10,868.7	\$2,568,686,688
10	Margaret Drive	MCL Land (Regency) Pte. Ltd.	4,809.8	\$238,390,301

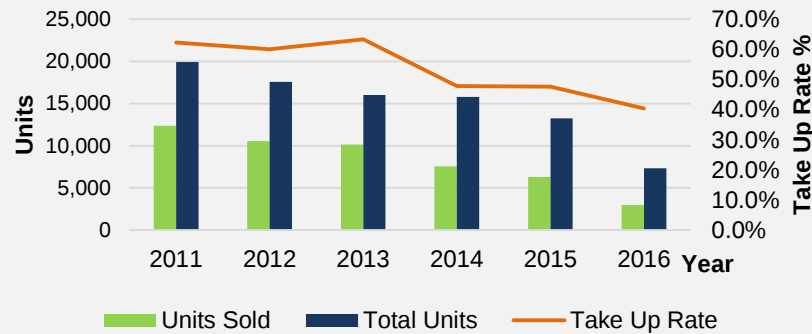
2017 Upcoming Government Land Sales

2017 Upcoming Land Sales

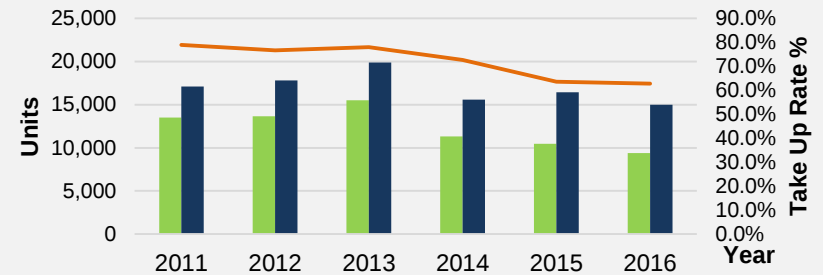
No	Address	Land Use	Site Area (Ha)	Gross Plot Ratio	Estimated Housing Units	Estimated Commercial Space (sq m)	Sales Agent	Estimated Launch Date
Confirmed List								
1	Toh Tuck Road	Residential	1.87	1.4	325	-	URA	17-Feb
2	Tampines Avenue 10 (Parcel C)	Residential	2.17	2.8	715	-	URA	17-Mar
3	Lorong 1 Realty Park	Residential	1.31	Landed	50	-	URA	17-Apr
4	Serangoon North Aveune 1	Residential	1.72	2.5	505	-	URA	17-May
5	Woodleigh Lane	Residential	1.96	3	735	-	URA	17-May
6	Upper Serangoon Road	Commercial & Residential	2.55	3.5	825	15,000	HDB	17-1Q
Reserve List								
1	Stirling Road	Residential	2.11	4.2	1110	-	URA	Available
2	Bartley Road / Jalan Bunga Rampai	Residential	0.47	2.1	115	-	URA	Available
3	Sumang Walk	Executive Condominium	2.73	3.0	775	-	HDB	Available
4	Yishun Avenue 9	Residential	2.17	2.8	715	-	URA	17-May
5	Owen Road	Residential	1.38	3.5	605	-	URA	17-Jun
6	Jiak Kim Street	Residential	1.33	3.8	515	1,500	URA	17-Jun
7	Fourth Aveune	Residential	2.02	1.8	455	-	URA	17-Jun
8	Holland Road	Commercial & Residential	2.30	2.6	570	13,500	URA	Available
9	Beach Road	Commercial	2.10	4.2	-	88,200	URA	Available
10	Woodlands Square	Commercial	2.24	3.5	275	54,880	URA	Available

Take-Up Rates of New Condo Launches

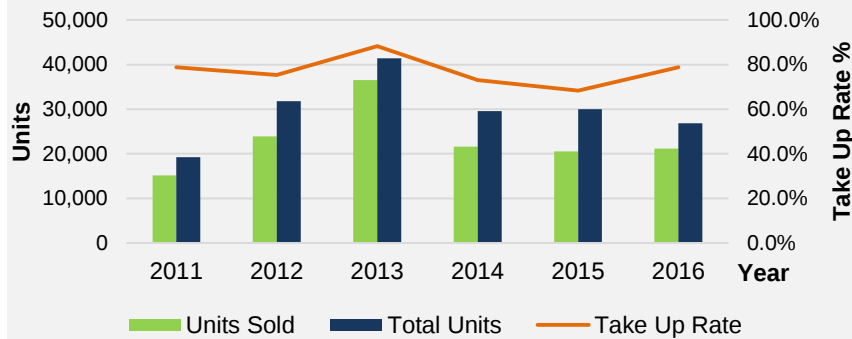
CCR



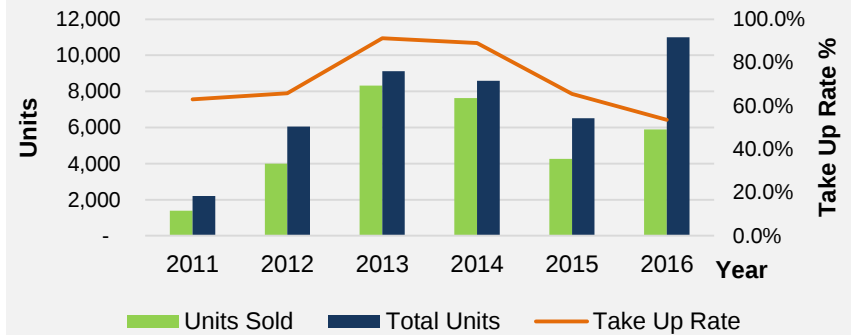
RCR



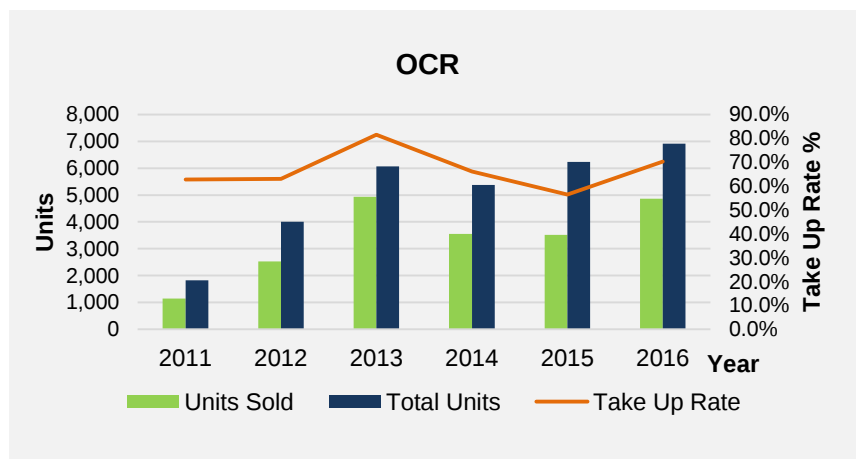
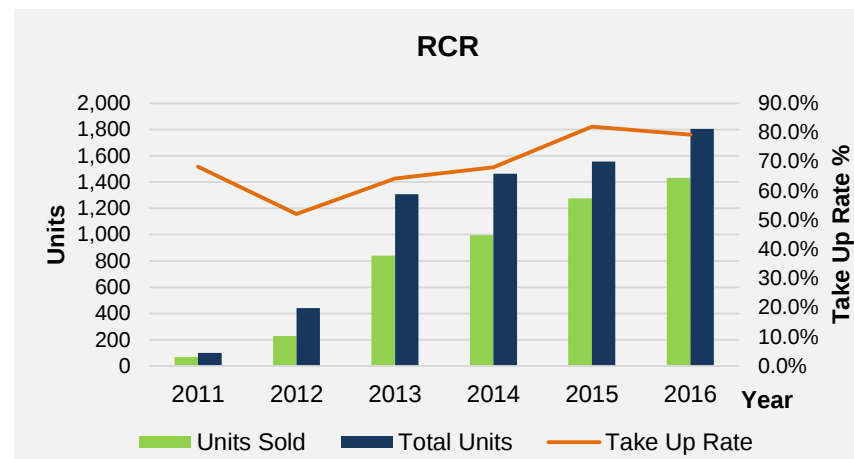
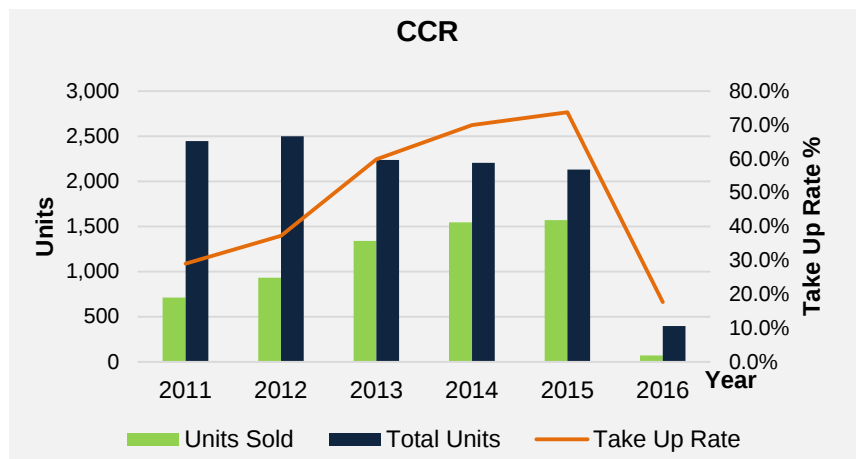
OCR



EC (OCR)



Take-up Rates of New Landed Launches



Condos Facing ABSD Deadlines in 2017

S/N	Development Name	ABSD Deadline	Total No. of Units	Unsold Units	Take-up Rate
1	The Triling	2017 Q1	755	278	63.2%
2	Mon Jervois	2017 Q1	109	43	60.6%
3	eCO	2017 Q1	748	7	99.1%
4	Kingsford Hillview Peak	2017 Q1	512	17	96.7%
5	Stratum	2017 Q2	380	14	96.3%
6	Vue 8 Residence	2017 Q2	463	71	84.7%
7	Pollen & Bleu	2017 Q2	106	93	12.3%
8	Sant Ritz	2017 Q3	214	9	95.8%
9	The Siena	2017 Q3	54	12	77.8%
10	The Venue Residences	2017 Q3	266	92	65.4%
11	The Crest	2017 Q3	469	323	31.1%
12	The Glades	2017 Q4	726	121	83.3%
13	Sky Vue	2017 Q4	694	12	98.3%
14	Alex Residences	2017 Q4	429	149	65.3%

Condos Facing QC Deadlines in 2017

S/N	Development Name	ABSD Deadline	Total No. of Units	Unsold Units	Take-up Rate
1	Altez	2017 (2nd Year of Extension)	280	38	86.4%
2	Waterscape at Cavenagh	2017 (2nd Year of Extension)	200	51	74.5%
3	Starlight Suites	2017 (2nd Year of Extension)	105	31	70.5%
4	Concourse Skyline	2017 (2nd Year of Extension)	360	119	66.9%
5	Skysuites @ Anson	2017 (2nd Year of Extension)	360	134	62.8%
6	The Meyerise	2017 (2nd Year of Extension)	239	91	61.9%
7	Tomlinson Heights	2017 (2nd Year of Extension)	70	36	48.6%
8	Twentyone Angullia Park	2017 (2nd Year of Extension)	54	45	16.7%
9	Le Nouvel Ardmore	2017 (2nd Year of Extension)	43	39	9.3%
10	Ardmore Three	2017 (2nd Year of Extension)	84	80	4.8%
11	Skyline Residences	2017	283	47	83.4%
12	Sky Habitat	2017	509	135	73.5%
13	Robin Residences	2017	134	37	72.4%
14	Leedon Residences	2017	381	124	67.5%
15	RV Residences	2017	248	88	64.5%
16	Skyline @ Orchard Boulevard	2017	40	32	20.0%

* The list is not exhaustive



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Under X-Value by \$160,000 Closed @ \$1,720,000  SOLD <i>The Sail @ Marina Bay - Apt</i> Check out this condo listings	Under X-Value by \$42,000 Closed @ \$770,000  SOLD <i>The Bayshore - Condo</i> Check out this condo listings	Under X-Value by \$25,000 Closed @ \$415,000  SOLD <i>Blk 357A Admiralty Drive - HDB</i> Check out nearby HDB listings	Under X-Value by \$4,050 Closed @ \$11,000  RENTED <i>St. Thomas Suites - Condo</i> Check out this condo listings
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