

PERFECT
SOLUTIONS

ANALYSING
POTENTIAL UPSIDE OF
FUTURE
DEVELOPEMENT

BUYERS GUIDE 2019
1st Edition



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NEW LAUNCH MARKET

ANALYSING POTENTIAL UPSIDE OF FUTURE DEVELOPMENT



Very often, I observed buyers fell into “emotional buying” and lost sight of the facts & the potential, current or future, of the properties. Emotional buying is when buyers disregard the actual facts of the properties & the markets, which can be its surrounding, neighboring development, or government’s plan for future use of that plot of land. More importantly buyers missed the potential of property price increase. Now you understand the trap of “emotional buying” **how then can you avoid falling into it? How then can you miss the critical factors that affect a property purchase in the current market sentiment?** Come & speak to my team of consultants to help you avoid “emotional buying”.

NEW LAUNCH MARKET ANALYSING POTENTIAL UPSIDE OF FUTURE DEVELOPMENT



MRT



School



Shopping Mall

Three most common but important factors all buyers need to consider when they research on a property are:

- **MRT line to be built – which affects the appreciation of property prices.**
- **Shopping Mall – which affects higher rentability of properties.**
- **School from MOE website – which affects either the appreciation of the value of property, or its rentability.**

All these three factors definitely have the direct influence on the value & the price of residential properties.

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SATURDAY JANUARY 26, 2019

SINCE 1845

THE STRAITS TIMES

Cross Island Line's first phase to be completed by 2029

29km stretch from Changi to Sin Ming will have 12 stations – four of them interchanges

Christopher Tan
Senior Transport Correspondent

The first phase of the Cross Island Line – Singapore's longest fully underground MRT line – will be completed by 2029 and span 12 stations from Changi to Sin Ming.

Transport Minister Khaw Boon Wan said yesterday that the alignment of the 29km first phase has been finalised. When it is completed, more than 100,000 households will enjoy better access to the rail network and shorter travelling times.

Bright Hill, a station on the Thomson-East Coast Line, "will further expand to become an interchange station with the Cross Island Line".

Phase 1 will have three other interchanges – at Ang Mo Kio with the North-South Line, at Hougang with the North East Line and at Pasir Ris with the East-West Line.

The Cross Island Line, which links Jurong to Changi, will be Singapore's eighth MRT line. Mr Khaw revealed that its depot in Changi East will be a surface depot and not underground as originally planned.

He also announced that the first stage of the Thomson-East Coast Line – a three-station stretch from Woodlands North to Woodlands South – will open before Christmas this year. The rest of the line will open in phases up till 2024.

The Cross Island Line is forecast to have an initial daily ridership of 600,000, and eventually one mil-

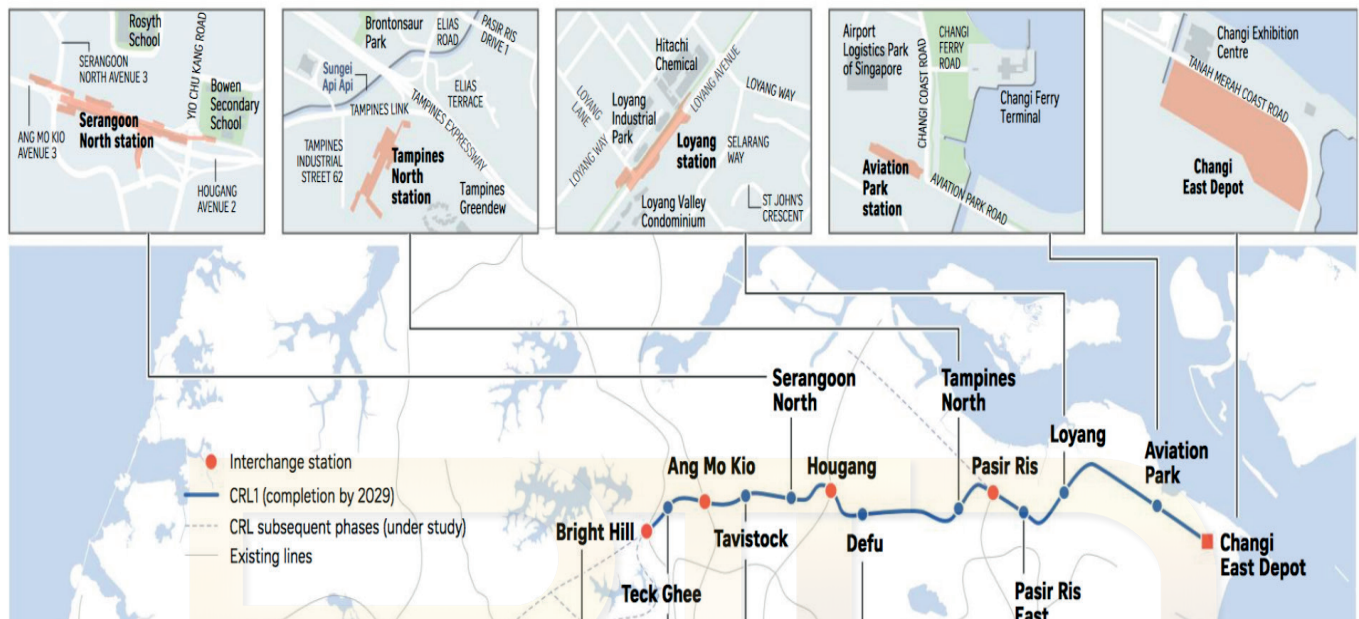


To learn the development of Singapore MRT lines, one needs only to access LTA website <https://www.lts.gov.sg>, which is a public accessible data. For example, here we see the development of Cross Island Line, the number and names of MRT stations to be built along this rail line. This important information is accessible at LTA website. This Cross Island Line network is scheduled to be completed by 2029, which tells us of the potential gain in the very near future. We, at RTD, have the additional information of the forthcoming new launches along this Cross Island Line.

Contact us for more information, which we are pleased to offer them to you.

NEW LAUNCH MARKET ANALYSING POTENTIAL UPSIDE OF FUTURE DEVELOPMENT

Cross Island Line 1 to open by 2029

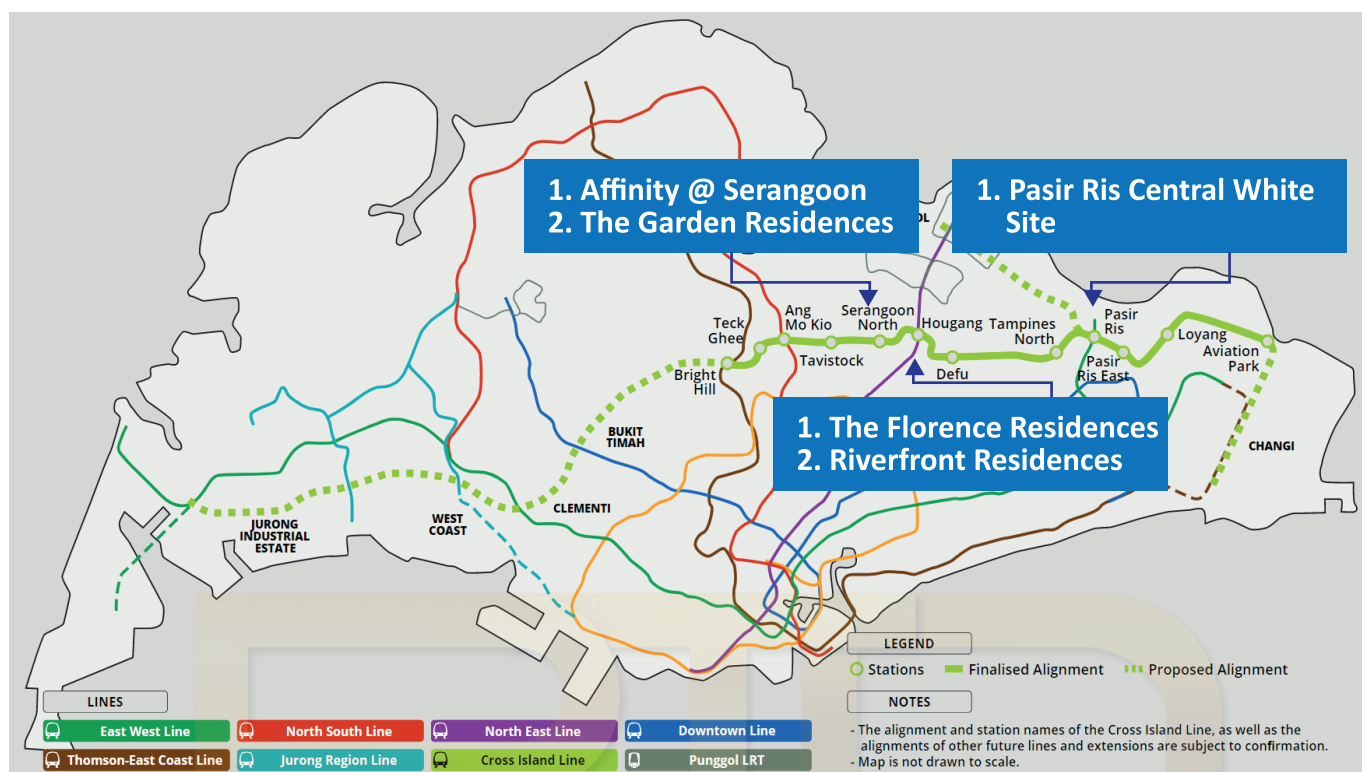


Another important factor to consider in buying is nearly everyone in Singapore wants to live near to MRT stations. The main reasons are:

1. It is very expensive to own private vehicles in Singapore, hence majority of the residents in Singapore do not own a car.
2. By year 2030, 8 in 10 homes will be 10 minutes walk to Rail Station . Hence, most people want to be in part of this plan to enjoy the property appreciation.

NEW LAUNCH MARKET

ANALYSING POTENTIAL UPSIDE OF FUTURE DEVELOPMENT



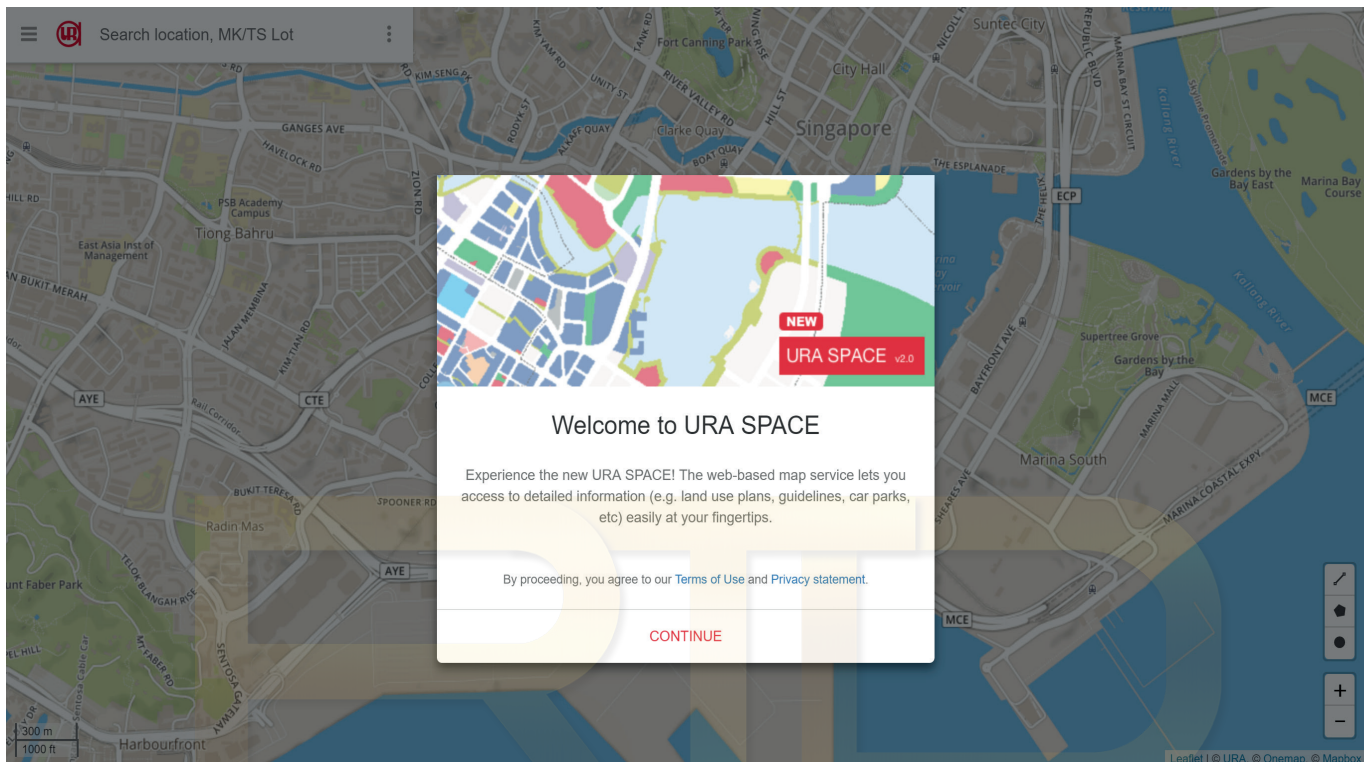
NEW LAUNCHES BUILT ALONG CROSS-ISLAND LINE

In this picture, you can see the various new housing projects built along the Cross Island Line 1 which is to be opened on 2029. They are **Affinity @ Serangoon, The Garden, The Florence Residences, and Pasir Ris Central White**. Many more are coming up along this MRT rail. With these information, a buyer should be able to decide whether to buy these properties, whether these properties will be well demanded in the future, and whether they are able to fetch good prices. Better amenities bring more conveniences to the surrounding properties & residents, hence better selling price.

Here I want to highlight the guiding principle of buying, which is **“Buying into the future”**. This is a principle I always emphasize to buyers & property investors. It means when you purchase a property unit where one MRT station will be built, you are guaranteed the gain in this property in its future, be it short or long. Therefore it is absolutely brainless to consider when a development is built next to a new MRT line, the selling price will definitely be strong once the MRT rail commences.

NEW LAUNCH MARKET ANALYSING POTENTIAL UPSIDE OF FUTURE DEVELOPMENT

URA SPACE



Next, I want to explain what is URA SPACE? This is information provided by URA, which is accessible online & free of charge. URA, a Singapore government agency, has made its best efforts to ensure that the information provided on this website, **URA SPACE**, is as accurate and up-to-date at all time.

Despite the easy accessibility of these information online, buyers should seek personal legal, financial or other professional advice before committing to any purchase or renting of private properties. You definitely do not want to take the risk in making your own decision on a major investment without seeking professional advice. Come and speak to us, as we offer you professional advice without consultation fee.

NEW LAUNCH MARKET ANALYSING POTENTIAL UPSIDE OF FUTURE DEVELOPMENT

SENGKANG CENTRAL (BUANGKOK MRT)

MASTER PLAN 2008



MASTER PLAN LATEST



Inside URA SPACE, buyers can access information on the current & future usage of government land. For example, here is the Master Plan for 2008 and 2019.

In 2008 master plan, the plot of land in front of Buangkok MRT station is reserved as residential plot. But in the latest master plan 2019, this same plot of land has already been changed into a commercial + residential plot use. How is this going to affect the price of the surrounding properties?

You will not know if you do not know the usage of this plot of land has been changed. This same plot of land has been set aside as a mega shopping mall & residence. And what is the impact of this shopping mall.

NEW LAUNCH MARKET

ANALYSING POTENTIAL UPSIDE OF FUTURE DEVELOPMENT

THE FLORENCE RESIDENCES (HOUGANG MRT)

MASTER PLAN 2008

MASTER PLAN LATEST



The same scenario happened here, which is the plot of land in front of Hougang MRT station. **In 2008 it designated to be a residential plot; but in the latest master plan it has been changed to “commercial + residential” plot.** Therefore, you need constantly to be aware of the change of land use by the government, as it affects the demand & price of properties around the area. The cited examples of these two changes have evidently shot up the value of the surrounding properties based on today price. However, sometime the opposite trend can also happen, which is when that plot of land is designated as place of workshop or crematorium. Therefore, the drop of property prices around the area.

On these master plans we can see the designated land size of the shopping mall has been increased. What then are the impacts, positive or negative, of this change?

Hougang MRT station is designated as the interchange station for Cross Island Line. What does this mean for residents living around that area? An interchange station requires a bigger shopping mall. It means more facilities, more human traffic, more job opportunities, and therefore higher demand of properties around that area.

NEW LAUNCH MARKET ANALYSING POTENTIAL UPSIDE OF FUTURE DEVELOPMENT

THE FLORENCE RESIDENCES (HOUGANG MRT)

...continued. This inevitably leads to higher property prices of this area. Once you know & understand these facts, and bought a property there, you have “bought into the future”. From these master plans, the future developments are reflected here, which means **opportunities to gain for all buyers. “Buying into the future” means you buy now to benefit in the future.** It is certain you will gain advantage & benefit in this purchase of current time. Therefore, once we have these data from URA & comprehend their “future”, you should make the right invest of the right property at the right time.

Yes, you can easily gain all these data, read them, and decide on your buying. But when you are about to make the decision, are you certain you are making the right or the best decision? Having these data alone is still not enough to give you a wholistic & potential view. **You still need property consultants to assist you access these “gold mines” in Singapore.** In the real estate industry for already many years, our RTD consultants have accumulated acumen & wisdom to help clients made the best decision in their buying, either for home stay or investment. **We helped our clients identify the “gold mines” in Singapore, which are many & plentiful.** Come & meet us, and we will help you assess & evaluate the properties you are eyeing at no charge at all. Our information & professional assessment will help you determine “what, where, & when” to invest. Do not take the risk in making the wrong buying decision. One mistake can cause you one whole life saving & also to pay back later.



Thank You!

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