

PERFECT
SOLUTIONS

**EFFECTIVE USAGE OF
LAND BIDDING
PRICE TABLE**

BUYERS GUIDE 2019
1st Edition



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NEW LAUNCH MARKET

EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE



Another important factor in studying the property market & its potential is the “Ranking of Land Price” in each geographical region of Singapore. URA divided Singapore into 3 big geographical regions:

- 1. Core Central Region - CCR**
- 2. Rest of Central Region - RCR**
- 3. Outside Central Region - OCR**

Based on the principle of “Buy into the future”, I would advise you to buy into the future based on these ranking charts. Once you understand how these regions work and what are their individual effects & consequences on the sales prices, you will definitely be in a better position to see the market potential & its upside. These charts are maintained & updated by me & my team at RTD, and we can advise you which property to buy or to invest. We have a unique strategy to analyze the valuation of each property located in any geographical regions in Singapore.

NEW LAUNCH MARKET EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

RANKING OF LAND PRICE IN OCR



Here are some charts that show the GLS (Government Land Sales) & en bloc sites located in OCR. It shows the locations of the properties, their position ranking by land prices, types of properties, land prices, names of new developments, lowest PSF, average PSF, and highest PSF. These data are collected from 2016 to 2018, which reflect the most up-to-date data analysis of properties in OCR.

Important note:

The low price showed on the chart does not mean the land location is inferior to the land location of the highest price. It can be due to that land was purchased earlier than others, or has been en bloc earlier than the other property land. And when the en bloc fever continues, the prices escalated as sellers demanded higher prices for their en bloc properties.

NEW LAUNCH MARKET EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

GLS / Enbloc Sites Island Wide (2016-2018)

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
1	Sun Rosier	En-bloc	\$1,325	The Gazania			
2	Katong Omega Apartments	En-bloc	\$1,254				
3	Mayfair Gardens	En-bloc	\$1,244	Mayfair Collection	\$1,751	\$1,940	\$2,087
4	Goodluck Garden	En-bloc	\$1,210				
5	3 bungalows Telok Kurau	En-bloc	\$1,125				
6	Goh & Goh Building	En-bloc	\$1,096				
7	How Sun Park	En-bloc	\$1,092	The Lillium			
8	Hillview Rise	GLS	\$1,068				
9	Lodge 77	En-bloc	\$978				
10	Kovan Lodge	En-bloc	\$976				
11	Serangoon North	GLS	\$965	The Gdns Residences	\$1,423	\$1,642	\$1,770
12	Kismis View	En-bloc	\$941				
13	Brookvale Park	En-bloc	\$932				
14	Townhouse @ Seraya Crescent	En-bloc	\$931	Lattice One			
15	Sengkang Central	GLS	\$923				
16	Changi Gardens	En-bloc	\$888	Parc Komo			
17	1 Jalan Remaja	En-bloc	\$859	Mont Botanik	\$1,897	\$1,979	\$2,061
18	Siglap Road	GLS	\$858	Seaside Residences	\$1,421	\$1,739	\$2,233
19	Park West	En-bloc	\$850	Parc Clematis			
20	Florence Regency	En-bloc	\$842	The Florence Residences	\$1,281	\$1,429	\$1,533
21	Serangoon Ville	En-bloc	\$835	Affinity @ Serangoon	\$1,114	\$1,536	\$1,797
22	Dairy Farm Road	GLS	\$830				
23	West Coast Vale	GLS	\$800	Whistler Grand	\$1,228	\$1,358	\$1,575
24	New Upper Changi Road / Bedok South Avenue	GLS	\$761	Grandeur Park Residences	\$970	\$1,410	\$1,837
25	Telok Kurau Shophouse	En-bloc	\$734				
26	Rio Casa	En-bloc	\$706	Riverfront Residences	\$1,118	\$1,310	\$1,465
27	Chong Kuo Road	GLS	\$681	The Essence	\$1,114	\$1,327	\$1,436
28	Tampines Court	En-bloc	\$670	Treasures at Tampines	\$1,173	\$1,337	\$1,467
29	Upper Bukit Timah Road	En-bloc	\$663	Bukit 828	\$1,525	\$1,675	\$1,743
30	Bukit Batok West Avenue 6	GLS	\$635	Le Quest	\$1,143	\$1,337	\$1,514
31	West Coast Vale	GLS	\$592	Twin Vew	\$1,214	\$1,400	\$1,726
32	Sumang Walk (EC)	GLS	\$583	Piermont Grand			
33	Tampines Avenue 10 (EC)	GLS	\$578				
34	Anchorvale Crescent (EC)	GLS	\$576				
35	Tampines Avenue 10	GLS	\$565	The Tapestry	\$1,106	\$1,385	\$1,544
36	Canberra Link (EC)	GLS	\$558				
37	Phoenix Heights	En-bloc	\$553				
38	Upp East Coast Road	En-bloc	\$540	Sea Pavillion	\$1,475	\$1,762	\$1,885
39	Fernvale Road	GLS	\$517	Parc Botannia	\$1,080	\$1,298	\$1,471
40	Jalan Kandis	GLS	\$481	Kandis Residence	\$1,176	\$1,274	\$1,389
41	Toho Green	En-bloc	\$424	Parkwood Residences			

NEW LAUNCH MARKET EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

GLS / Enbloc Sites Island Wide (2016-2018)

Ranking of Land Prices in OCR

They are Serangoon, Hougang, Paya Lebar, Bedok in the East, and Yishun, Mandai, Woodlands, and Sembawang in the North, and Chao Chu Kang, Jurong East, Jurong West, Boon Lay in the West. Let's take the lowest land sales price of \$481 PSF, **Kandis Residences** and its average sale price is \$1,274 PSF.

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
38	Upp East Coast Road	En-bloc	\$540	Sea Pavillion	\$1,475	\$1,762	\$1,885
39	Fernvale Road	GLS	\$517	Parc Botannia	\$1,080	\$1,298	\$1,471
40	Jalan Kandis	GLS	\$481	Kandis Residence	\$1,176	\$1,274	\$1,389
41	Toho Green	En-bloc	\$424	Parkwood Residences			

Take the higher range bidding price of \$965 PSF, **The Gardens Residences** and the average sales price is \$1,642 PSF. There are properties here which can go crazily high.

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
11	Serangoon North	GLS	\$965	The Gdns Residences	\$1,423	\$1,642	\$1,770
12	Kismis View	En-bloc	\$941				
13	Brookvale Park	En-bloc	\$932				
14	Townhouse @ Seraya Crescent	En-bloc	\$931	Lattice One			
15	Sengkang Central	GLS	\$923				
16	Changi Gardens	En-bloc	\$888	Parc Komo			

If there are still units available, you should consider in buying because they are really affordable & easy entry into the market. When there are more units transacted at \$1,900 in the same OCR, you stand to gain from this rise in average selling price. There are already many property projects sold in this OCR.

Ultimately, what is the low risk property investment? It means your **entry into the market is already so low that there is no one buying lower than you**. The upside potential is the property prices will slowly increase. The advantage here is you have bought in low, and there is nobody buying any lower than you. And when there is nobody buying lower than you, you are relatively safe in this deal. Therefore, for **people who are more risk averse, I would advise them to go into properties in OCR which are sold at low price, wait for the average sales price of this region to rise, and then benefit from the rise in price.**

NEW LAUNCH MARKET
EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

RANKING OF LAND PRICE IN RCR



Rest of Central Area is Outram, Museum, Newton, River Valley, Singapore River, Marina South, Marina East, Straits View and Rochor. Rest of Central Region (RCR) refers to the rest of Central Region which are outside postal districts 9, 10, 11, Downtown Core and Sentosa.

NEW LAUNCH MARKET

EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

GLS / Enbloc Sites Island Wide (2016-2018)

Ranking of Land Prices in RCR

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
1	Casa Meyfort	En-bloc	\$1,580				
2	Parkway Mansion	En-bloc	\$1,539	Coastline Residences	\$2,338	\$2,524	\$2,840
3	Amber Park	En-bloc	\$1,515	Amber Park	\$2,263	\$2,482	\$2,708
4	Pearl Bank Apartments	En-bloc	\$1,515	One Pearl Bank			
5	Nanak Mansions	En-bloc	\$1,428	Meyer House			
6	The Albracca	En-bloc	\$1,407	One Meyer	\$2,500	\$2,657	\$2,812
7	Katong Park Towers	En-bloc	\$1,359				
8	12 Amber Road	En-bloc	\$1,271	Nyon	\$2,320	\$2,448	\$2,515
9	Eunos Mansion	En-bloc	\$1,231				
10	Upper Serangoon Road	GLS	\$1,181	Woodleigh Residences	\$1,926	\$2,031	\$2,318
11	Silat Avenue	GLS	\$1,138	Avenue South Residences			
12	Kemaman Point	En-bloc	\$1,111				
13	Woodleigh Lane	GLS	\$1,110	Park Colonial	\$1,308	\$1,748	\$2,042
14	Mattar Road	GLS	\$1,109	The Antares			
15	Vista Park	En-bloc	\$1,096	Kent Ridge Hill Residences	\$1,450	\$1,714	\$1,839
16	Ampas Apartments	En-bloc	\$1,073				
17	45 Amber Road	En-bloc	\$1,063	Amber 45	\$2,028	\$2,371	\$2,573
18	Apartment 8	En-bloc	\$1,061	The Addition	\$1,604	\$1,775	\$1,899
19	Stirling Road	GLS	\$1,051	Stirling Residences	\$1,547	\$1,764	\$2,223
20	3 Tessensohn Road	En-bloc	\$1,029	1953	\$1,706	\$1,881	\$1,971
21	180, 182 and 184 Jalan Eunos	En-bloc	\$1,020	The Navian	\$1,516	\$1,603	\$1,652
22	Pomex Court	En-bloc	\$1,015	Olloi			
23	Jalan Jurong Kechil	GLS	\$1,002				
24	Perumal Road	GLS	\$1,001	Uptown @ Farrer			
25	Margaret Drive	GLS	\$998	Margaret Ville	\$1,708	\$1,885	\$2,195
26	Normanton Park	En-bloc	\$969				
27	Lotus @ Pasir Panjang	En-bloc	\$964	The Verandah Residences	\$1,530	\$1,818	\$1,998
28	Toh Tuck Road	GLS	\$939	Daintree Residences	\$1,591	\$1,703	\$1,952
29	Eunosville	En-bloc	\$910	Parc Esta	\$1,509	\$1,699	\$1,882
30	31 to 51 Lorong 24 Geylang	En-bloc	\$819	Rezi 24			
31	Raintree Gardens	En-bloc	\$815	The Tre Ver	\$1,429	\$1,547	\$1,657
32	Shunfu Ville	En-bloc	\$790	Jade Scape	\$1,448	\$1,665	\$1,835
33	National Aerated Water Company	En-bloc	\$785	Jui Residences	\$1,619	\$1,702	\$1,785
34	Harbour View Gardens	En-bloc	\$772	Harbour View Gardens	\$1,312	\$1,752	\$1,857
35	2, 6, 12 and 14 Guillemard Lane	En-bloc	\$764	Arena Residences	\$1,317	\$1,795	\$1,924

NEW LAUNCH MARKET
EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

GLS / Enbloc Sites Island Wide (2016-2018)

Ranking of Land Prices in RCR

Let's take the lowest land sales price of \$764 PSF, **Arena Residences** and its average transacted sale price is \$1,795 PSF.

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
33	National Aerated Water Company Harbour View	En-bloc	\$785	Jui Residences Harbour View	\$1,619	\$1,702	\$1,785
34	Gardens	En-bloc	\$772	Gardens	\$1,312	\$1,752	\$1,857
35	Guillemard Lane	En-bloc	\$764	Arena Residences	\$1,317	\$1,795	\$1,924

And if we take the higher range bidding price of \$1,271 PSF, **Nyon** the average sales price is \$2,448 PSF.

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
1	Casa Meyfort	En-bloc	\$1,580				
2	Parkway Mansion	En-bloc	\$1,539				
3	Amber Park	En-bloc	\$1,515	Amber Park			
4	Pearl Bank Apartments	En-bloc	\$1,515				
5	Nanak Mansions	En-bloc	\$1,428	Meyer House			
6	The Albracca	En-bloc	\$1,407	One Meyer			
7	Katong Park Towers	En-bloc	\$1,359				
8	12 Amber Road	En-bloc	\$1,271	Nyon	\$2,320	\$2,448	\$2,515
9	Eunos Mansion	En-bloc	\$1,231				

The table above shows the price of properties at the top chart (No 1 – 9) set the price for RCR. I see there is a lot of potential growth or the prices in both charts.

NEW LAUNCH MARKET
EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

RANKING OF LAND PRICE IN CCR



Core Central Region has a lot of opportunities to purchase new developments because there were many en bloc purchased land in recent months & years. These new developments on the en bloc lands will set new price point for CCR. Therefore, it is a good time to enter the property market in CCR now, before the new price point is determined. **Many of the new development units are of good price to purchase now. Some are even better than those located in RCR.** The main reason the prices are so good now is because many developers purchased the land price at much lower price at earlier dates; hence their new developments are less expensive compared to those who were bought much later, and their new units will soon be launched. Come & meet us, & we will advise you which new developments have good price range.

NEW LAUNCH MARKET EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

GLS / En bloc Sites Island Wide (2016-2018)

Ranking of Land Prices in CCR

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
1	Park House	En-bloc	\$2,910				
2	Cuscaden Road	GLS	\$2,377				
3	Cairnhill Mansions	En-bloc	\$2,312				
4	Pacific Mansion	En-bloc	\$1,987				
5	Royalville	En-bloc	\$1,960				
6	Chinatown Plaza	En-bloc	\$1,915				
7	Dunearn Gardens	En-bloc	\$1,914				
8	Villa D'Este	En-bloc	\$1,898				
9	Holland Road	GLS	\$1,888				
10	City Towers	En-bloc	\$1,847				
11	Crystal Tower	En-bloc	\$1,840	Juniper Hill			
12	Cuscaden Mansions	En-bloc	\$1,826	3 Cuscaden	\$3,378	\$3,584	\$3,831
13	Toho Mansion	En-bloc	\$1,804	Van Holland			
14	67 Cairnhill Road	En-bloc	\$1,804				
15	Tulip Gardens	En-bloc	\$1,790				
16	1 Draycott Park	En-bloc	\$1,788	One Draycott	\$2,599	\$3,144	\$3,689
17	Jiak Kim Street	GLS	\$1,733	Rivière			
18	Balmoral Gardens	En-bloc	\$1,726	The Hyde			
19	Handy Road / Mount Sophia	GLS	\$1,722	Haus on Handy			
20	Asia Gardens	En-bloc	\$1,722	Sky Everton			
21	Olina Lodge	En-bloc	\$1,712				
22	Beach Road	GLS	\$1,706	Midtown Suite			
23	Hollandia Condo	En-bloc	\$1,703				
24	Cairnhill Heights	En-bloc	\$1,683				
25	Lotus @ Jervois	En-bloc	\$1,675	Jervois Treasures			
26	One Tree Hill Gardens	En-bloc	\$1,664	One Tree Hill Collection	\$3,042	\$3,299	\$3,532
27	The Estoril	En-bloc	\$1,654				
28	Casa Contendere	En-bloc	\$1,638	35 Gilstead	\$2,475	\$2,540	\$2,595
29	Makeway View	En-bloc	\$1,626	The Atelier			
30	27 Moulmein Rise and adjoining site	En-bloc	\$1,616	Moulmein 27			
31	Sloanne Court Hotel	En-bloc	\$1,613	Sloanne Residences			
32	Chancery Court	En-bloc	\$1,610				
33	Jervois Green	En-bloc	\$1,601	Jervois Prive			
34	Peak Court	En-bloc	\$1,558				
35	Fourth Avenue	GLS	\$1,540	Fourth Avenue Residences	\$2,249	\$2,405	\$2,550
36	The Wilshire	En-bloc	\$1,536	Wilshire Residences	\$2,594	\$2,653	\$2,692
37	120 Grange Road	En-bloc	\$1,464	120 Grange	\$2,982	\$3,162	\$3,386
38	Riviera Point	En-bloc	\$1,461	The Iviera			
39	Landmark Tower	En-bloc	\$1,405				
40	Derby Court	En-bloc	\$1,390	Fyve Derbyshire	\$2,226	\$2,424	\$2,703
41	Jervois Gardens	En-bloc	\$1,373	Petit Jervois	\$2,892	\$2,892	\$2,892
42	River Valley Road site	En-bloc	\$1,364	RV Altitude	\$2,729	\$2,905	\$3,107
43	Dunearn Court	En-bloc	\$1,350	Dunearn 386			
44	8 Hullet Road	En-bloc	\$1,271	8 Hullet	\$3,229	\$3,422	\$3,566
45	Martin Place	GLS	\$1,239	Martin Modern	\$2,009	\$2,370	\$3,138
46	Kampong Java Road	GLS	\$1,192				

NEW LAUNCH MARKET EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

GLS / En bloc Sites Island Wide (2016-2018)

Ranking of Land Prices in CCR

This chart ranks the most expensive land bidding price to the least bidding price. It ranges from lowest bidding price \$1,192 to the highest bidding price o \$2,910. As this region is the core & prestigious district in Singapore, it explains why their average bidding is are so high. People bid for its central location, its primary locations, and also the accessibility to many facilities & amenities.

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
40	Derby Court	En-bloc	\$1,390	Fyve Derbyshire	\$2,226	\$2,424	\$2,703
41	Jervois Gardens	En-bloc	\$1,373	Petit Jervois	\$2,892	\$2,892	\$2,892
42	River Valley Road site	En-bloc	\$1,364	RV Altitude	\$2,729	\$2,905	\$3,107
43	Dunearn Court	En-bloc	\$1,350	Dunearn 386			
44	8 Hullet Road	En-bloc	\$1,271	8 Hullet	\$3,229	\$3,422	\$3,566
45	Martin Place	GLS	\$1,239	Martin Modern	\$2,009	\$2,370	\$3,138

Let's analyze this chart to help us find the answer. The land price was bid at \$1,239 PSF, Martin Modern and the properties were transacted at an average sales price of \$2,370 PSF. When the land was bid at the highest price, the new development to be launched will also be sold at the highest sales price.

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
1	Park House	En-bloc	\$2,910				
2	Cuscaden Road	GLS	\$2,377				
3	Cairnhill Mansions	En-bloc	\$2,312				
4	Pacific Mansion	En-bloc	\$1,987				
5	Royalville	En-bloc	\$1,960				
6	Chinatown Plaza	En-bloc	\$1,915				
7	Dunearn Gardens	En-bloc	\$1,914				
8	Villa D'Este	En-bloc	\$1,898				
9	Holland Road	GLS	\$1,888				
10	City Towers	En-bloc	\$1,847				
11	Crystal Tower	En-bloc	\$1,840	Juniper Hill			
12	Cuscaden Mansions	En-bloc	\$1,826	3 Cuscaden	\$3,378	\$3,584	\$3,831

NEW LAUNCH MARKET EFFECTIVE USAGE OF LAND BIDDING PRICE TABLE

GLS / En bloc Sites Island Wide (2016-2018)

Ranking of Land Prices in CCR

For example, when the land price was bid at \$1,239 PSF, the average transacted price is at \$2,370 PSF. When the land was bid at \$1,826 PSF, their average sales transacted selling price is \$3,584 PSF. Why such a high sales price? This is simply because this is the core land price in Singapore. This chart reflects the basis of high land price, hence subsequent high sales prices. The top tier ranking sets the price benchmark for the rest of the central region.

No	Location	Type	Land Price	New Development	Lowest PSF	Avg PSF	Highest PSF
1	Park House	En-bloc	\$2,910				
2	Cuscaden Road	GLS	\$2,377				
3	Cairnhill Mansions	En-bloc	\$2,312				
4	Pacific Mansion	En-bloc	\$1,987				
5	Royalville	En-bloc	\$1,960				
6	Chinatown Plaza	En-bloc	\$1,915				
7	Dunearn Gardens	En-bloc	\$1,914				
8	Villa D'Este	En-bloc	\$1,898				
9	Holland Road	GLS	\$1,888				
10	City Towers	En-bloc	\$1,847				
11	Crystal Tower	En-bloc	\$1,840	Juniper Hill			
12	Cuscaden Mansions	En-bloc	\$1,826	3 Cuscaden	\$3,378	\$3,584	\$3,831

From 2016 – 2018, we saw the en bloc fever swept through the entire Singapore island. In just 3 years, there were more than 100 land deducted out for sale & also been successfully en bloc privately. This chart ranking is very important. What are the reasons?



Thank You!

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