



HIGHLIGHTS

Property Price index increased by 3.5% in 2Q2022 with RCR leading the way. Stronger price gains were due to new launches. Inventory of Unsold Non-Landed Private Residential Properties remains low, while Take-up rates have outstripped supply for 5 straight quarters. In the Resale Market, Inventory and Buying volume has fallen.

AMO Residences 98% sold on launch day with average price of units sold is said to be about \$2,100 psf. This is the first OCR Project to test the \$2,000 psf launch price. MCC was issued the no-sale license for Sceneca Residence, Normanton Park fully sold in 18 months.

2 New sites tendered - Pine Grove Parcel A and Dunman Road. URA released 6 new GLS sites on the confirmed list.

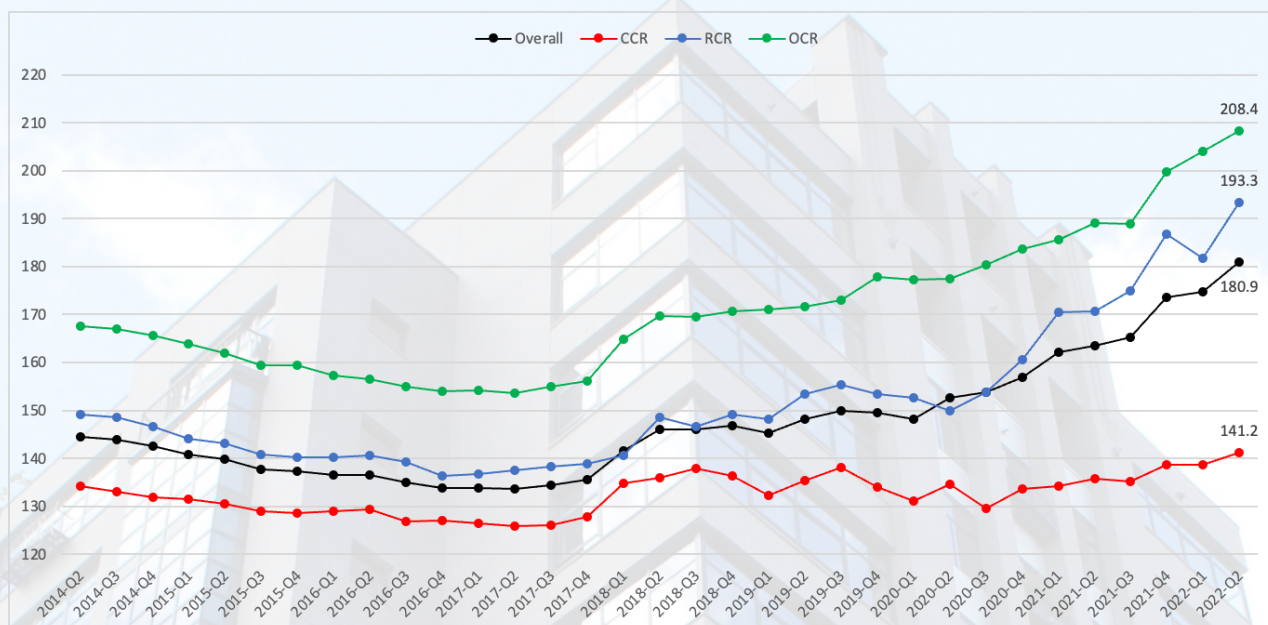
PROPERTY PRICE INDEX

NEW LAUNCHES

GLS

COLLECTIVE SALES





PROPERTY PRICE INDEX

Private home prices in Singapore increased by 3.5% in 2Q2022. This was slightly higher than the flash estimate of 3.2% released on 1st July. with 1Q2022's 0.7% increase, The overall private home price index increased 4.2% in 1H2022.

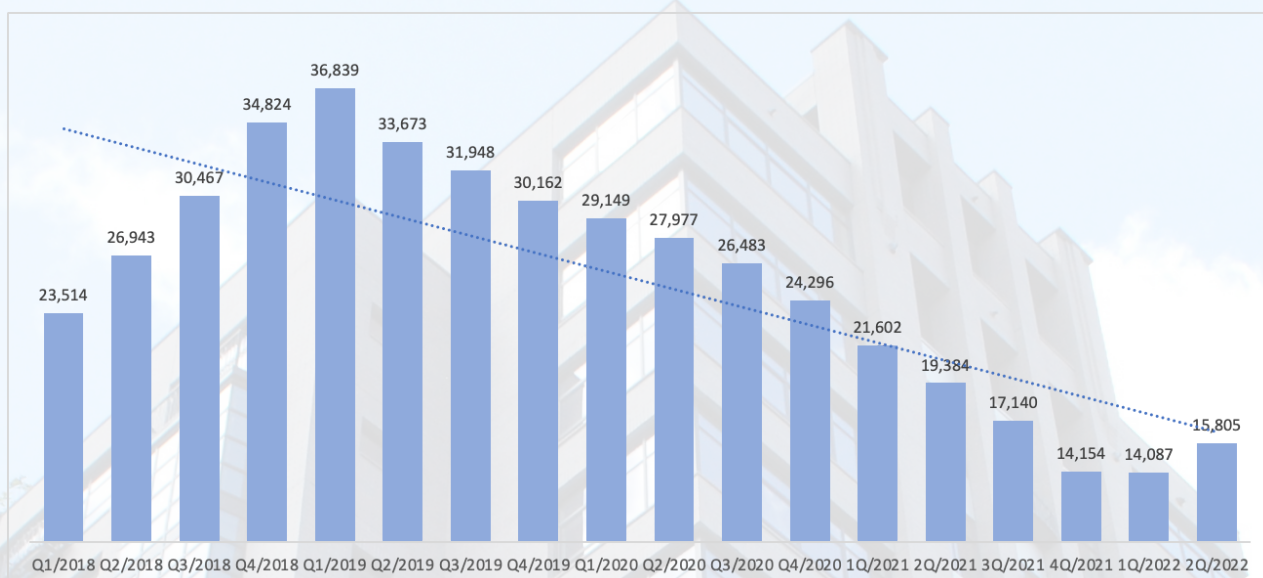
The stronger price gains were due to new launches, strong demand for homes and the return of foreigners.

The absence of major OCR launches has created a pent-up demand for such homes and this translates to relatively strong sales for mass market launches in the pipeline, kicking off with the launch of AMO Residence, which sold 98% on launch day before 6pm.

Price gap between properties in the RCR and OCR region has closed up and that created a natural inclination towards RCR projects. Coupled with low Resale inventory in the region, Sales volume will remain strong in the RCR region.

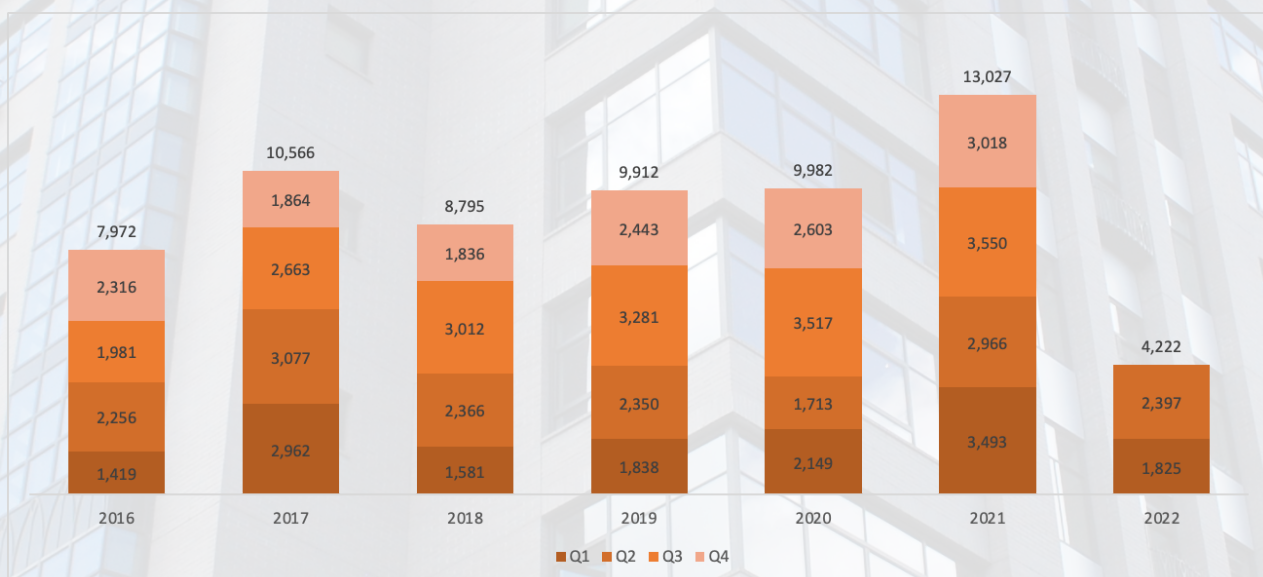
Home purchases by foreigners totalled 296 units in 2Q2022, doubling the volume in 1Q2022. The opening of borders to vaccinated travellers, as well as Global events boosted sales of projects in the Core Central Region (CCR). in 2Q2022, a total of 592 homes were sold in the CCR, 64% higher than the previous quarter.

2Q2022 ended with 15,805 unsold new private homes, up from the 14,087 unsold units at the end of 1Q2022. 6,036 are in the CCR region, 5,383 in the RCR region and just 4,386 units in the OCR region.



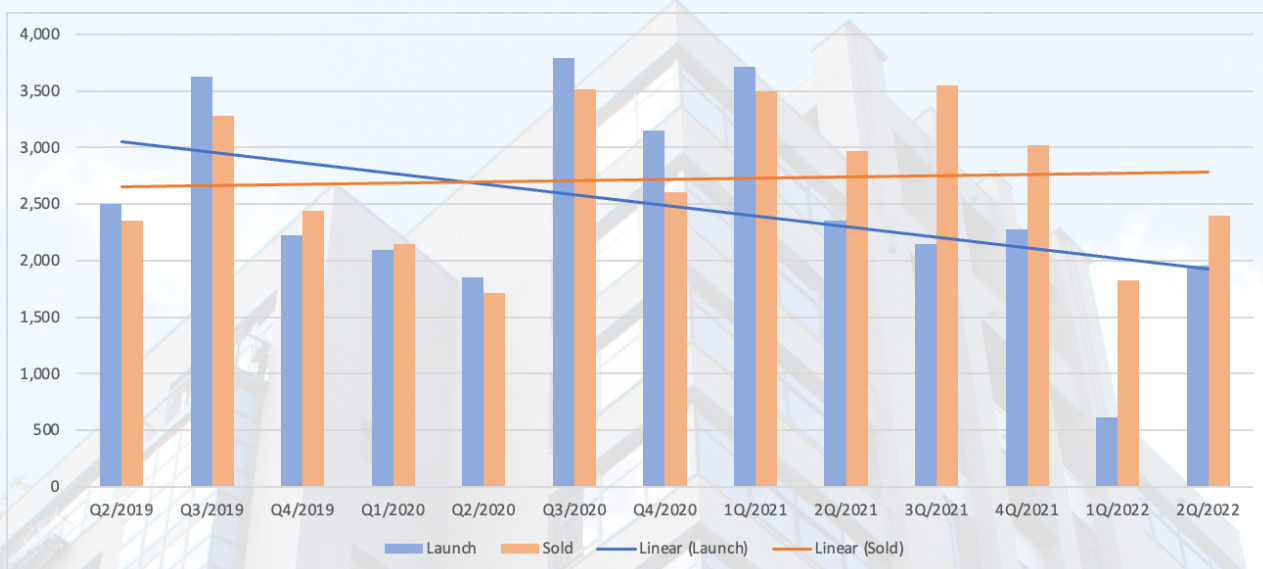
INVENTORY OF UNSOLD NON-LANDED PRIVATE RESIDENTIAL

Inventory remains low due to increased ABSD. Developers are looking into smaller land plots (200 to 500 units for each residential project). Despite introducing 6 new sites to the 2H2022 GLS Programme, these sites add up to less than 3,000 units and will do little remedy the low-supply environment.



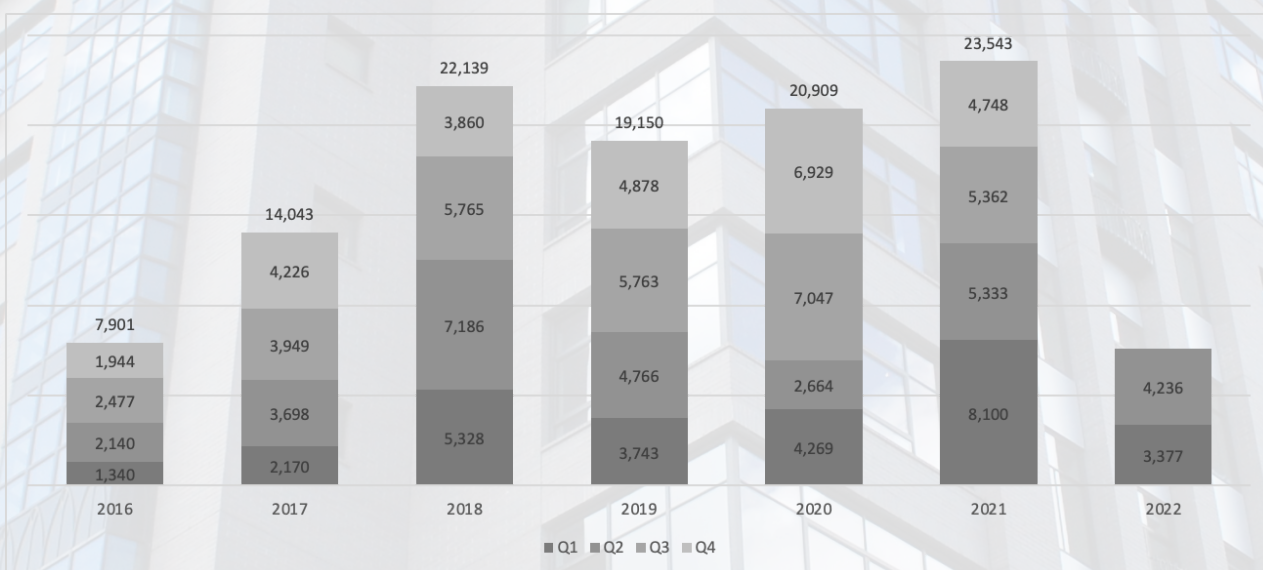
UNITS SOLD - NON-LANDED PRIVATE RESIDENTIAL

Due to the lack of options in New Launches, overall buying volume has fallen. We are seeing a 4:1 Cheque to Unit ratio for all 3 launches in 2022. Piccadilly Grand, Liv@MB & AMO Residences are all 75%, 79% & 98% sold out on launch day. Demand for New Launches remain robust despite increasing interest rates, but supply is still unable to meet demand.



UNIT TAKE-UP RATE (UNITS LAUNCHED & SOLD)

Take-up rates for New Launches have outstripped supply for 5 straight quarters. Despite increasing interest rates, Genuine homebuyers have a lack of options in new launches. Government released 6 new sites on the confirmed list, which is still insufficient to meet market demand.



RESALE VOLUME

Increased Rental rates are the main driver for the falling resale volume in 2022. Investors are not afraid to ask for sky-high prices while collecting good rent. Homebuyers that are priced out of the market are looking into rental options. Inventory of large-sized units are extremely low across all regions, and tenanted units are not moving very well.



AMO RESIDENCE - 98% sold on First day of launch

The 372-unit AMO Residence, located off Ang Mo Kio Avenue 1, is the first new project launch in Ang Mo Kio in eight years

The fast-paced sales at AMO Residence wrapped up the evening of July 23 with 98.1% of the 372 units in the project taken up. The average price of units sold is said to be about \$2,100 psf, according to sources, which means AMO Residence has set a new benchmark for prices of projects in the Outside Central Region (OCR).

“There is strong underlying demand as it is the first major private residential project in the mature housing estate of Ang Mo Kio in more than eight years,” says Anson Lim, UOL general manager (residential marketing) in a statement.

AMO Residence is a joint development by UOL Group, Singapore Land Group and Kheng Leong Co. The 372-unit, 99-year leasehold condominium is located just off Ang Mo Kio Avenue 1, and is within a five-minute walk of the Mayflower MRT station, 1km range of two popular schools (CHIJ St Nicholas’ Girls School and Ai Tong School) and close to two parks, namely Bishan-Ang Mo Kio Park and Lower Peirce Reservoir Park.

Buyers are mostly owner-occupiers. The developer had collected close to 1,500 cheques during the preview stage, the project was four times subscribed ahead of its launch.



SCENECA RESIDENCES

The sales gallery of Sceneca Residence at Tanah Merah Kechil Link has been set up for launch and construction on the site has begun. However, the 268-unit condominium development with 19 strata-titled commercial units has yet to be launched.

According to an MCC Singapore spokesperson, URA has issued the no-sale licence for the project at Tanah Merah Kechil Link “because it has yet to meet the requirements of a sale licence”.

The MCC Singapore spokesperson adds that it will be applying for a sales licence in October 2022, and “pending a successful sales licence being issued after our application, we will launch as soon as we can thereafter”.

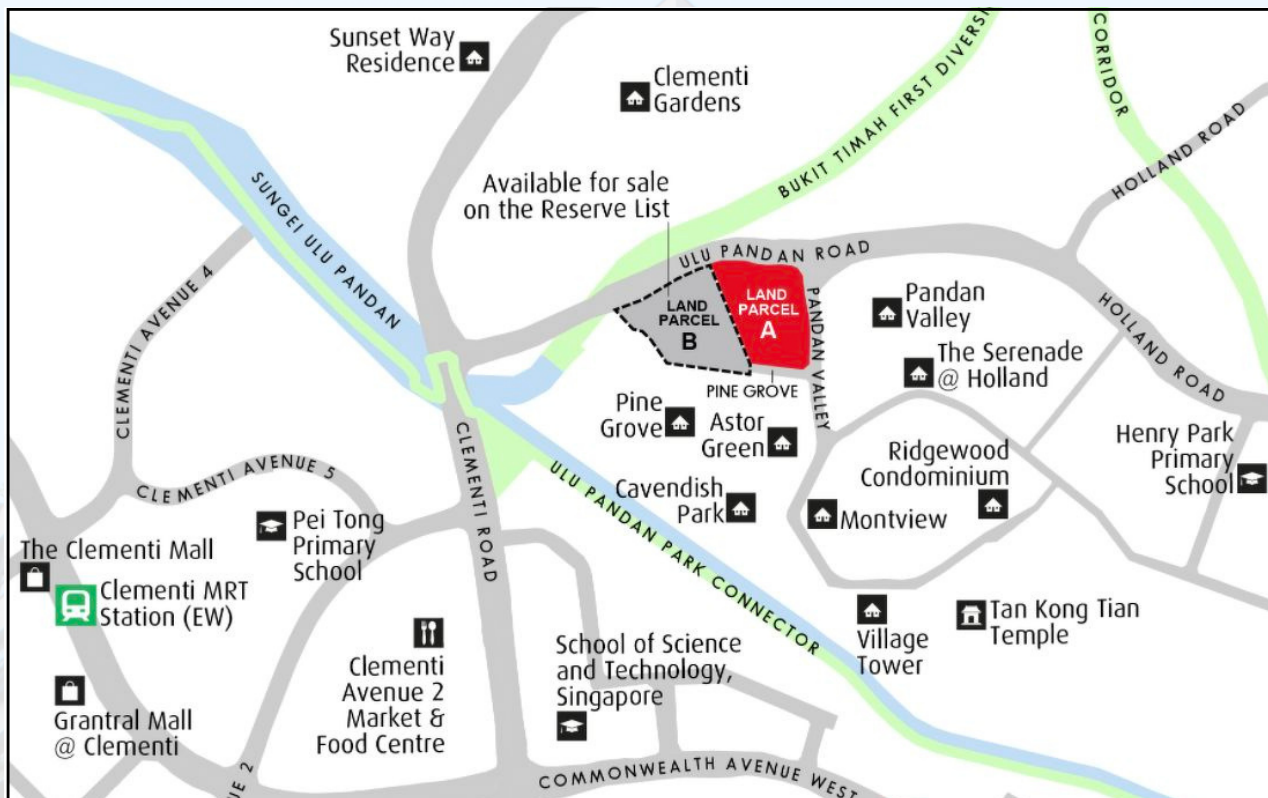
NORMANTON PARK

The final unit at Normanton Park – a 1,087 sq ft, three-bedroom premium apartment on the second floor of one of the nine 24-storey residential towers – was sold on July 11 at \$2,006,000 (\$1,845 psf).

This means that Normanton Park, with 1,862 residential units and eight strata commercial units, is 100% sold to date - in just 18 months, having been officially launched in mid-January 2021.



When Normanton Park was launched in mid-January 2021, about 555 units were sold at a median price of \$1,760 psf, according to caveats lodged with URA Realis. Recent units sold have fetched a median price of \$1,868 psf, according to caveats lodged in June and July. And these are predominantly the large three-bedroom premium units of 1,087 sq ft, which were transacted at prices ranging from \$1.921 million (\$1,767 psf) for a 24th floor unit to \$2.086 million (\$1,919 psf) for a 22nd floor unit.



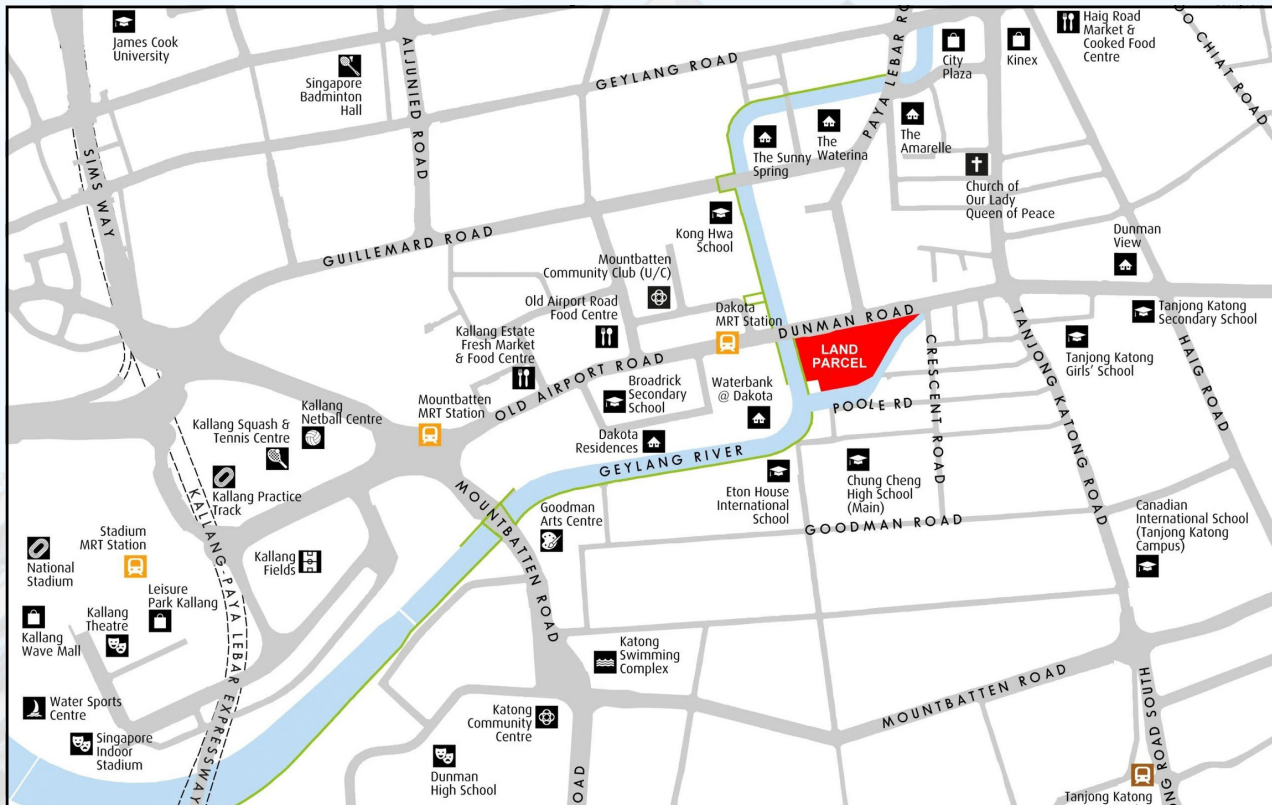
PINE GROVE (PARCEL A)

This site is nestled within the residential enclave at the Ulu Pandan area, next to the Pandan Valley condominium. The land parcel is within 1km from Henry Park Primary School, one of the more popular primary schools in Singapore. The educational cluster at Dover and Kent Ridge, including Singapore Polytechnic and NUS, is also within a short drive from this development.

Pine Grove (Parcel A) site attracted 5 bids. UOL & Singapore Land jointly submitted the highest bid of \$671,500,800 which translates to \$1,318.27 psf ppr. The top bid is only \$800 or 0.00012% higher than the second highest bid, which was submitted by Allgreen Properties. The percentage difference between these two bids is the smallest in the history of Singapore GLS.

The top bid for the Pine Grove GLS site sets the new benchmark land price in that vicinity, which could encourage the pro-enbloc sale owners of the ageing condominiums in that neighbourhood, such as Pine Grove, Pandan Valley and Ridgewood Condominium to restart their collective sale exercise.

The results of these two land tenders show that real estate developers are still interested to acquire residential development land in Singapore. However, their enthusiasm depends on the size of the project and price tag.



DUNMAN ROAD

Measuring 271,619 sq ft, Dunman Road land parcel is the largest private residential development site in the city fringe to be offered for sale in the past two years. Sing-Haiyi Jade, a unit of Sing-Haiyi Group, clinched the mega site for \$1.28 billion - \$1,350 per sqft per plot ratio (psf ppr). This 99-year leasehold plot can yield 1,035 homes.

Dunman Road site attracted only 2 bids. The top bidder, a joint-venture between SingHaiyi Group and Haiyi Holdings is 20.3% higher than the second highest bid of \$1,122.36 psf ppr.

The future condominium development is likely to attract strong demand from homebuyers due to its proximity to Dakota MRT station, which is only 100m away. The land parcel is also within 1km to Chung Cheng High School and Tanjong Katong Girls' School. It will be a few minutes' walk away from the popular Old Airport Road Food Centre and Kallang East Fresh Market & Food Centre.

Most developers lean towards acquiring residential sites that could be developed into projects with fewer than 700 units each. Typically, the sweet spot for developers are between 200 and 500 units per residential project. Condominium projects ranging between these sizes provides economies of scale while minimising the risks associated with large developments (Tax & Financing).

UPCOMING 2H2022 GLS

On 7 June, the government released its latest list of GLS sites for the 2H 2022. A total of 14 sites were released, of which 6 are confirmed sites and 8 reserved sites.

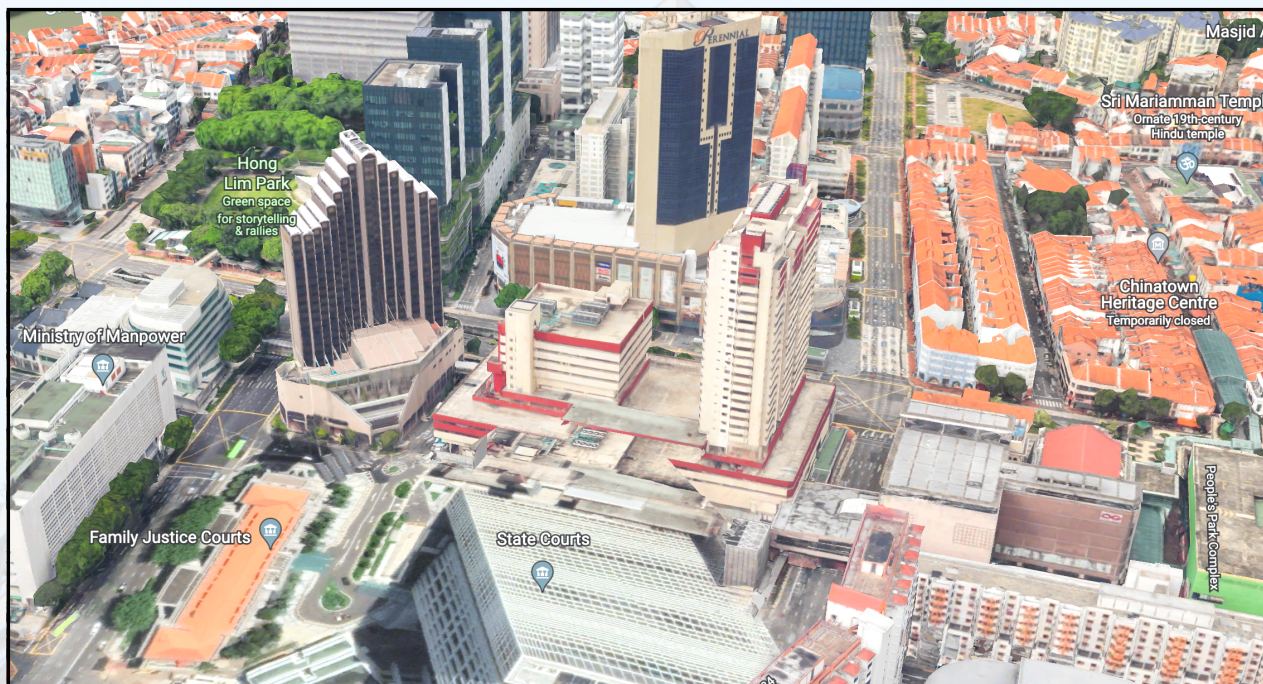
The programme comprises 6 confirmed list sites and 8 reserve list sites, which are expected to yield around 7,310 private residential units, 94,750 square metres (sq m) gross floor area (GFA) of commercial space, and 530 hotel rooms

The Confirmed List comprises 4 private residential sites, 1 Executive Condominium (EC) site and a commercial & residential site. 3 of the sites – Bukit Timah Link, Hillview Rise and Lentor Gardens – were moved from the Reserve List to the Confirmed List. The remaining 3 – Marina Gardens Lane, the Tengah Plantation Loop and Tampines Avenue 11 – are new sites.

Among the confirmed-list sites announced, a residential site on Marina Gardens Lane is a new site introduced. Located in the Marina South precinct next to Gardens by the Bay. Urban Redevelopment Authority shared in the Draft Master Plan 2013, the precinct will be a self-sufficient neighbourhood comprising a mix of retail, office, hotel and residential uses. Also envisioned as a sustainable, car-lite precinct.

In total, the sites will yield an estimated 3,505 residential units, including 495 EC units. This represents a 25.9% increase from the 1H2022 Confirmed List supply, which saw a total of 2,785 units. It is also the highest number of Confirmed List units since 2H2014, which had 3,915 units.

No	Location	Site Area (Ha)	Gross Plot Ratio	Status
Residential Sites				
1	Pine Grove (Parcel A)	2.25	2.1	Awarded
2	Dunman Road	2.52	3.5	Awarded
3	Lentor Central	1.34	3.0	Open for Tender
4	Lentor Hills Road (Parcel B)	1.08	2.1	Open for Tender
5	Bukit Timah Link	0.46	3.0	Aug-2022 *
6	Hillview Rise	1.03	2.8	Aug-2022 *
7	Lentor Gardens	2.18	2.1	Oct-2022 *
8	Marina Gardens Lane	1.23	5.6	Dec-2022 *



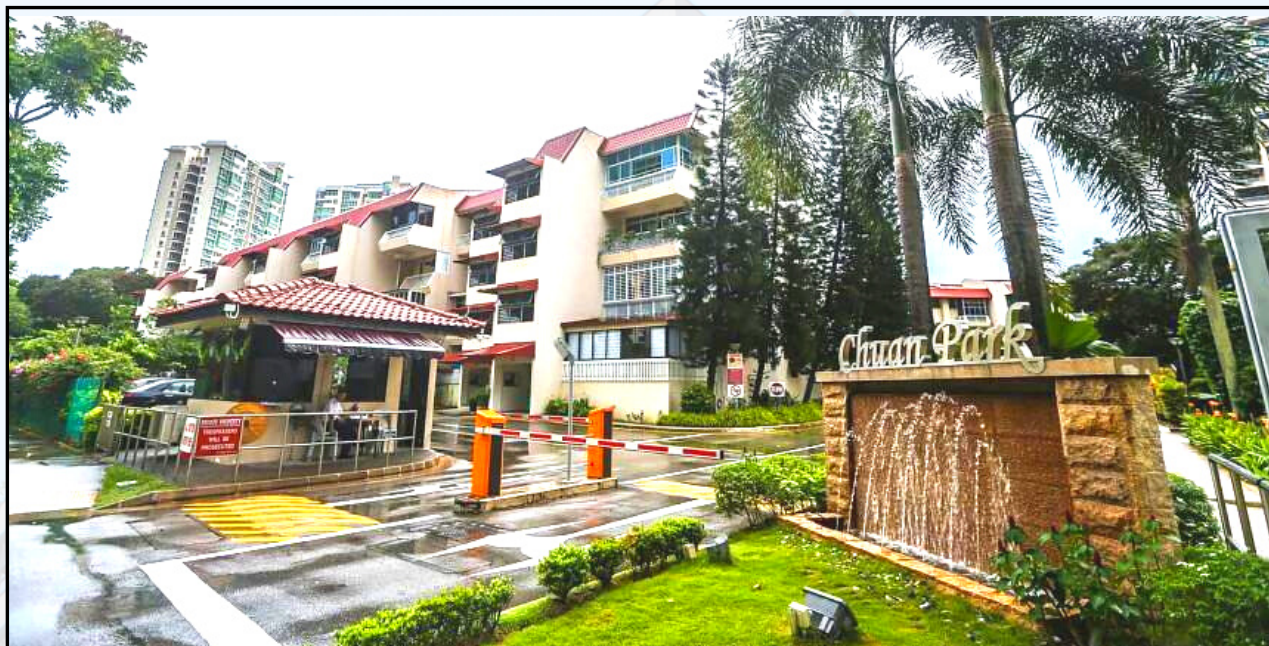
PEOPLE'S PARK CENTER

The longstanding People's Park Centre has been put up for sale via collective tender at a reserve price of \$1.8 billion. ERA has been appointed as the sole marketing agency.

This development located next to Chinatown MRT station is an iconic mixed-used development familiar to many Singaporeans and is surrounded by an array of amenities. This 99-year lease development has a land area of about 95,457 square feet and a maximum built-up area of 821,017 square feet. Considering the lease top up and differential premium top up, the land price is estimated to be at \$2,620 psf ppr.

The collective sale of the property presents an opportunity for developers to reimagine and redevelop the site into a new integrated development. The redevelopment could potentially comprise residential, commercial and retail components.

The property is located within an established residential estate and is well-connected to major arterial roads and expressways such as the Central Expressway. The property presents an opportunity for developers to create a new landmark in the heart of Singapore. The site is also within close proximity to amenities such as schools, hospitals and shopping malls.



CHUAN PARK

Kingsford and MCC Land consortium has made an \$890 million joint bid for Chuan Park, one of the largest sites to be put up for sale in Singapore so far this year. If successful, this will be the biggest en bloc deal of 2022 so far. The 99-year leasehold with new reserve price of \$890 million was just 5% below the original price tag of \$938 million.

Completed in 1984/85, the existing Chuan Park has 444 condominium units and two strata commercial units sitting on a 400,588 sq ft site with a plot ratio of 2.1. The 99-year leasehold development is located in District 19, at the junction of Lorong Chuan and Serangoon Avenue 3.

Under the URA Master Plan 2019, the site can be redeveloped into a new condominium with a gross floor area (GFA) of 841,236 sq ft. This translates to about 900 residential units, subject to URA and Land Transport Authority approval.

The site is next to Serangoon MRT station on the North East Line and is also close to several schools such as St Gabriel's Secondary School, Zhonghua Primary School, and Peicai Secondary School.

Market speculation has been rife that Kingsford is the buyer of Chuan Park since it fully sold all 1,862 units at Normanton Park as at end June. And this was achieved in just 18 months since its launch in January 2021.



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