

7 STEPS TO IDENTIFY LOW-RISK HIGH-PROFIT POTENTIAL PROPERTIES

THE KEY TO YOUR PROPERTY INVESTMENT SUCCESS



TABLE OF CONTENTS

03

GETTING STARTED

04

USER GUIDE & DISCLAIMER

05

STEP 1: DISTANCE TO MRT

08

STEP 2: GROWTH HOTSPOT

14

STEP 3: POTENTIAL GLS PLOTS

20

STEP 4: DEVELOPER'S PROFIT MARGIN

24

STEP 5: RENTAL YIELDS & RENTABILITY

27

STEP 6: PRICE COMPARISON & VALUATION

32

STEP 7: REMAINING TENURE

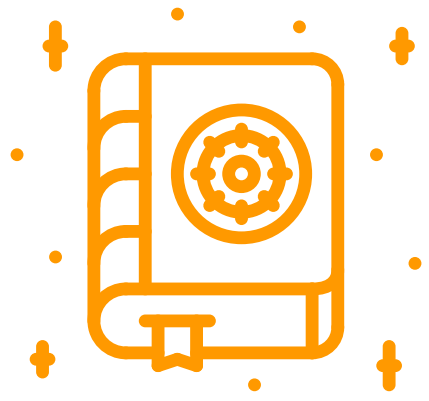
35

BONUS STEP 8: ENBLOC POTENTIAL

38

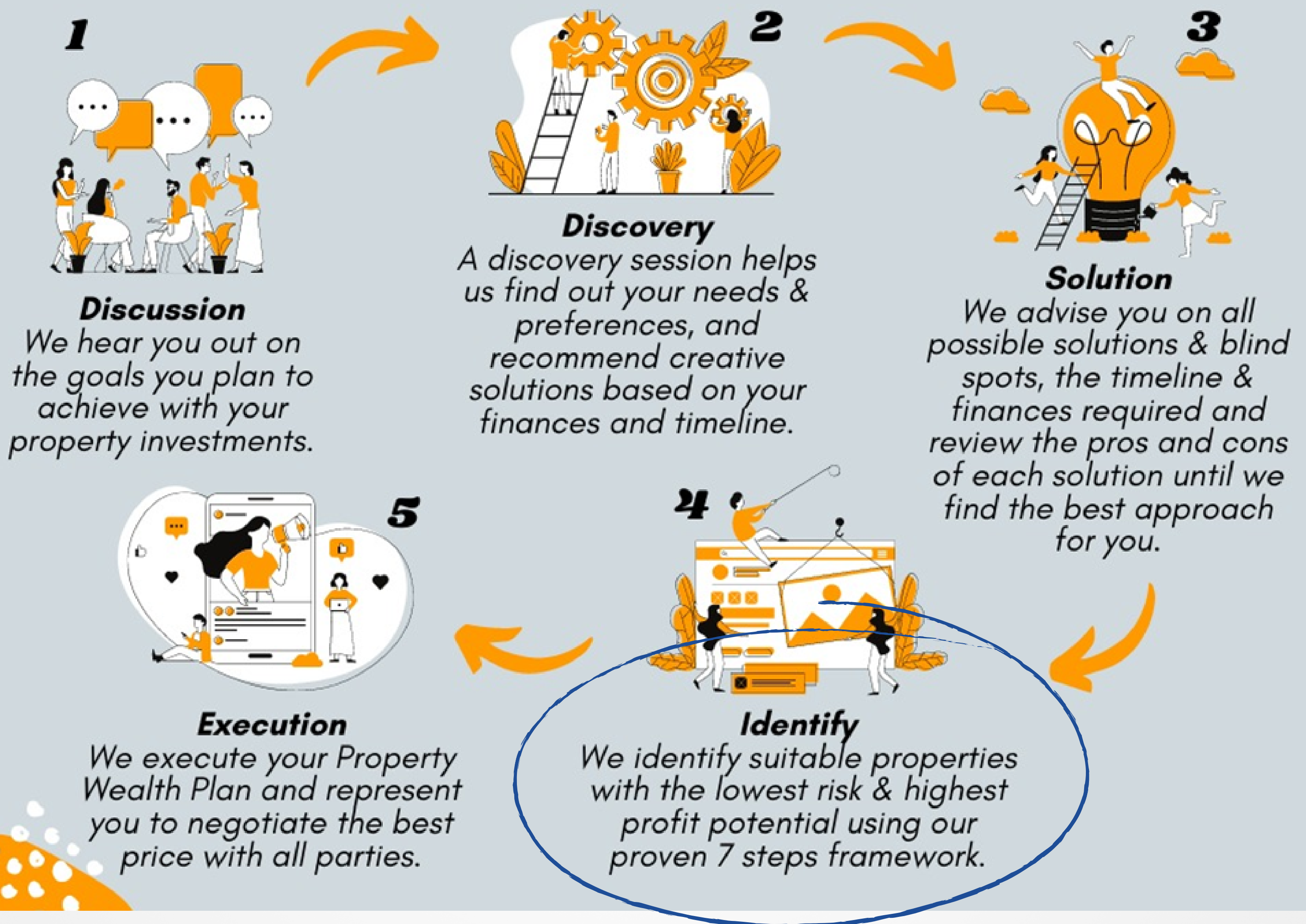
BONUS STEP 9: HDB MOP VOLUME

GETTING STARTED



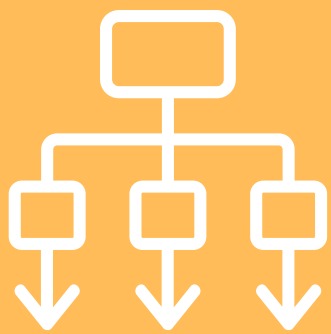
The following guide represents Step 4 of the Property Wealth Planning Process

THE PROPERTY WEALTH PLANNING PROCESS



STEP 4: IDENTIFY

USER GUIDE & DISCLAIMER



This guide provides clients with a 7-step framework to identify lower-risk and higher profit potential property investments through factors that has historically influenced supply and demand.

.....



The more boxes a property checks, the higher the probability of profit (POP) and investment potential. Conversely, the fewer boxes a property checks, the lower the POP and investment potential

.....



As with all investments, there is no guarantee of profit as external factors such as black swan events, macro-economic turbulence, and the holding power of an individual investor can affect investment returns as well.

.....



As a rule of thumb, projects of >200 units are recommended as boutique projects have less appeal due to smaller land footprint (fewer facilities), lower awareness (popularity), and lower liquidity (ease of selling).



Property Wealth Planning

STEP 1

10 minutes walk to MRT station



SIGNIFICANCE



Study shows that approximately 6/10 of the population prefer a maximum of 10 minutes walk to an MRT station.



Based on the average walking speed in Singapore of 19m per 10.55 seconds, this works out to an estimated 1.1KM.



Tenancy demand is typically higher for projects closer to MRT stations due to an evergreen demand for accessibility.

Resources:

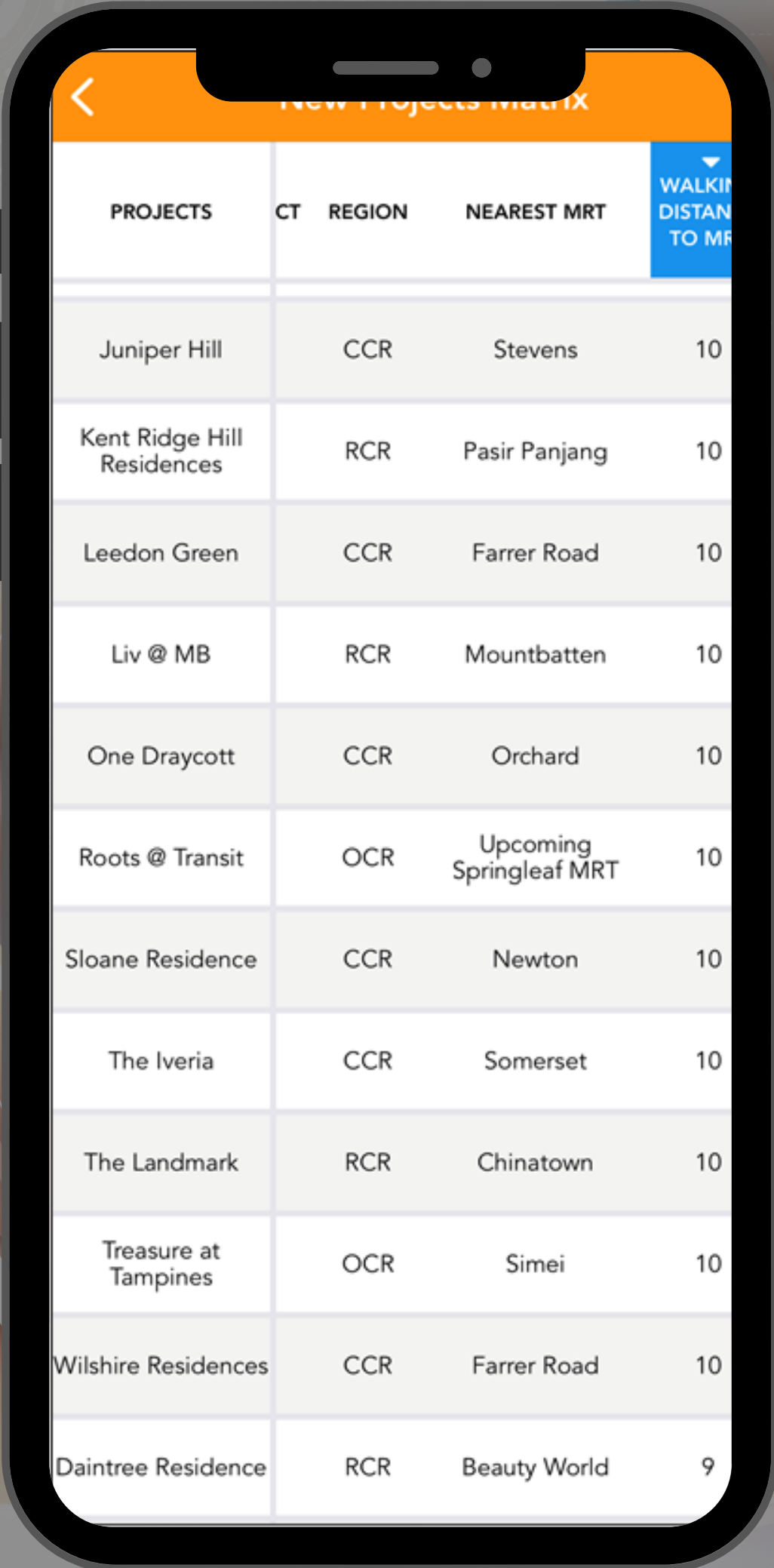
<https://www.straitstimes.com/singapore/transport/less-need-to-have-car-if-its-a-10min-walk-to-public-transport>

www.richardwiseman.com/quirkology/pace_home.htm

TAKE NOTE

Different sources may state walking distances differently. Sometimes due to a back gate, or a shortcut that is not reflected on the map, walking distances can be much shorter than reported by Google Maps.

Hence, if you're measuring via GoogleMap, 10 min would normally be less than 1.1KM of actual walking distance.



PROJECTS	CT	REGION	NEAREST MRT	WALKING DISTANCE TO MRT
Juniper Hill		CCR	Stevens	10
Kent Ridge Hill Residences		RCR	Pasir Panjang	10
Leedon Green		CCR	Farrer Road	10
Liv @ MB		RCR	Mountbatten	10
One Draycott		CCR	Orchard	10
Roots @ Transit		OCR	Upcoming Springleaf MRT	10
Sloane Residence		CCR	Newton	10
The Iveria		CCR	Somerset	10
The Landmark		RCR	Chinatown	10
Treasure at Tampines		OCR	Simei	10
Wilshire Residences		CCR	Farrer Road	10
Daintree Residence		RCR	Beauty World	9

DATA SOURCES



The Matrix
(Huttons
Analyzer)



Google Maps



OneMap



Property Wealth Planning

STEP 2

Growth Hotspot



SIGNIFICANCE



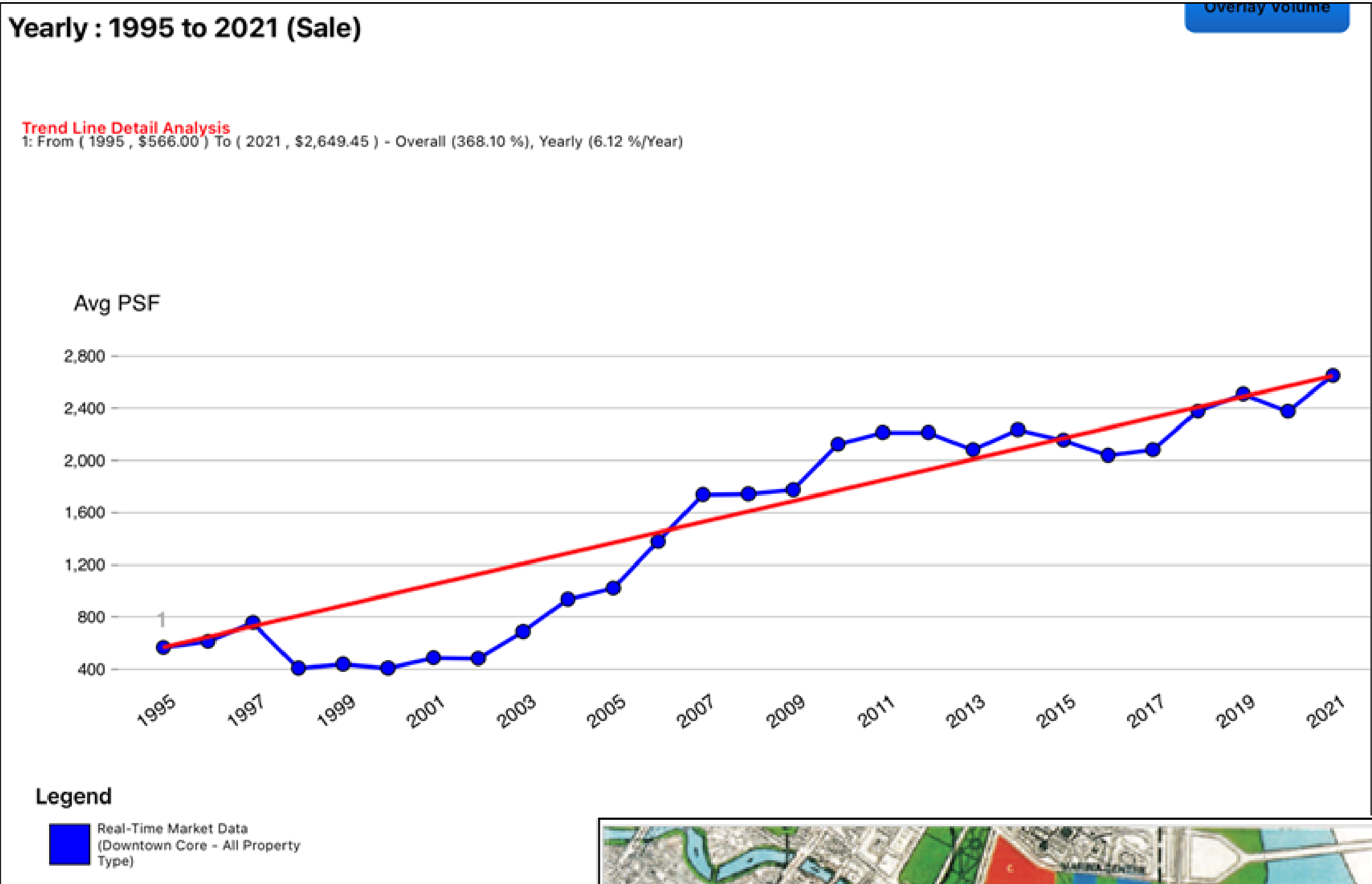
Based on past trends on emerging hotspots, property prices have shown a high correlation of growth when the government invests in infrastructure in the locality.



There are major and minor growth hotspots and investors with a longer investment term horizon would do best in the major ones where upcoming commercial, residential hubs, and amenities are completed over time.



CASE STUDY OF MARINA BAY GROWTH HOTSPOT

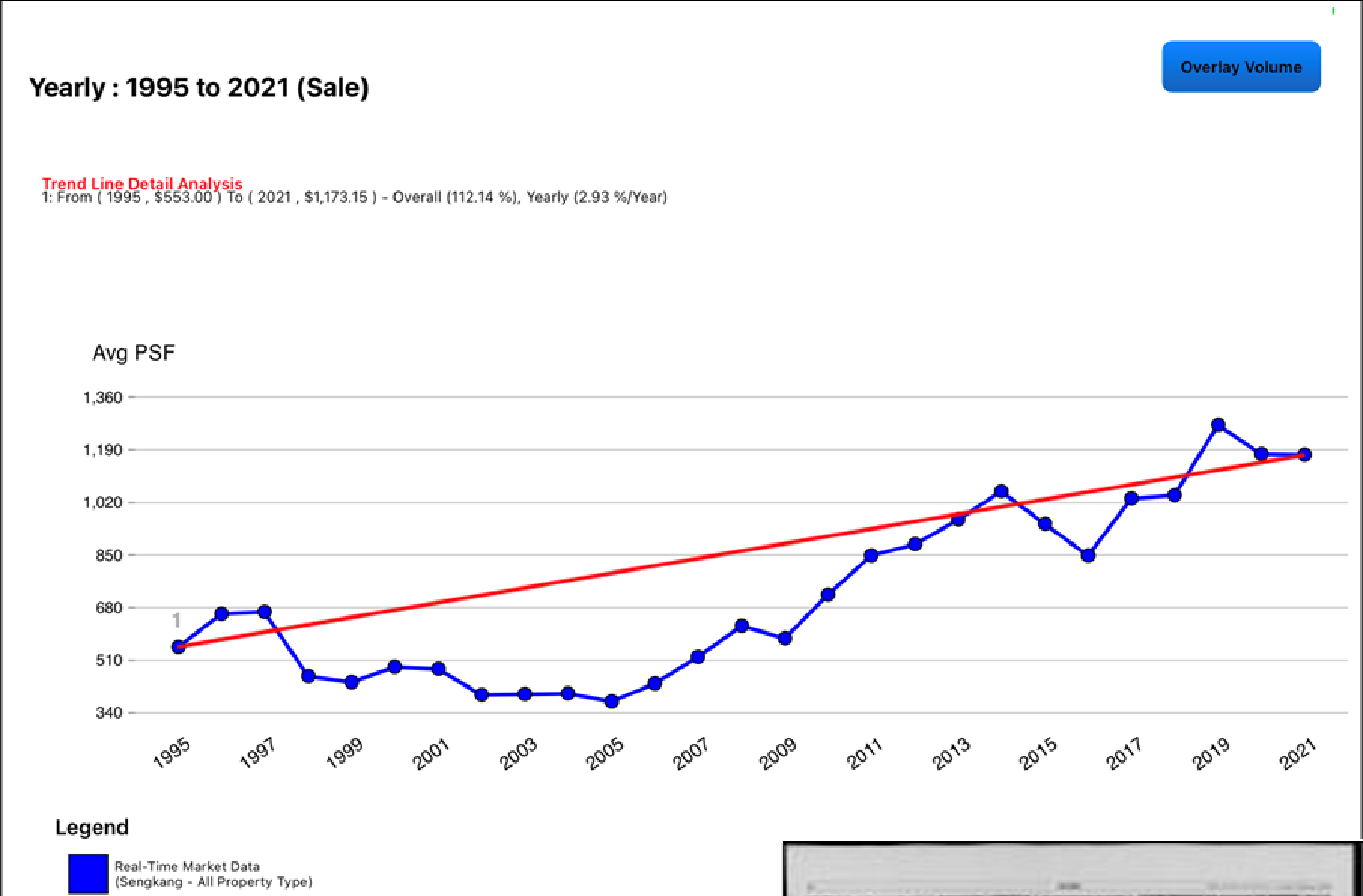


URA Archive 1992

Since the announcement of the New Downtown comprising Marina Bay in 1991, prices have appreciated more than 368% over 31 years.

CASE STUDY OF SENG KANG

GROWTH HOTSPOT

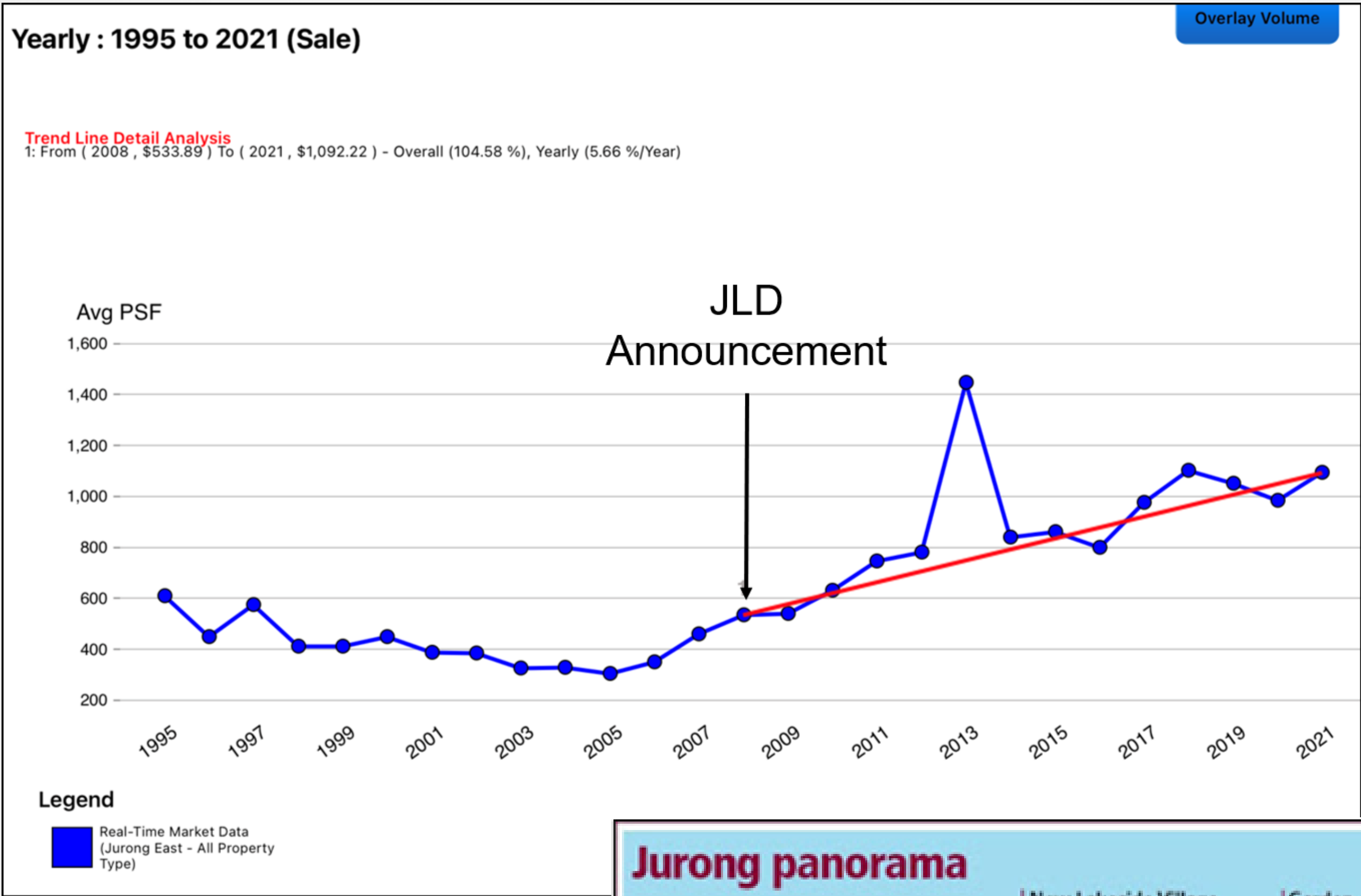


Since the beginning of Seng Kang's development in the mid 1990s, prices have appreciated 112% over 26 years.

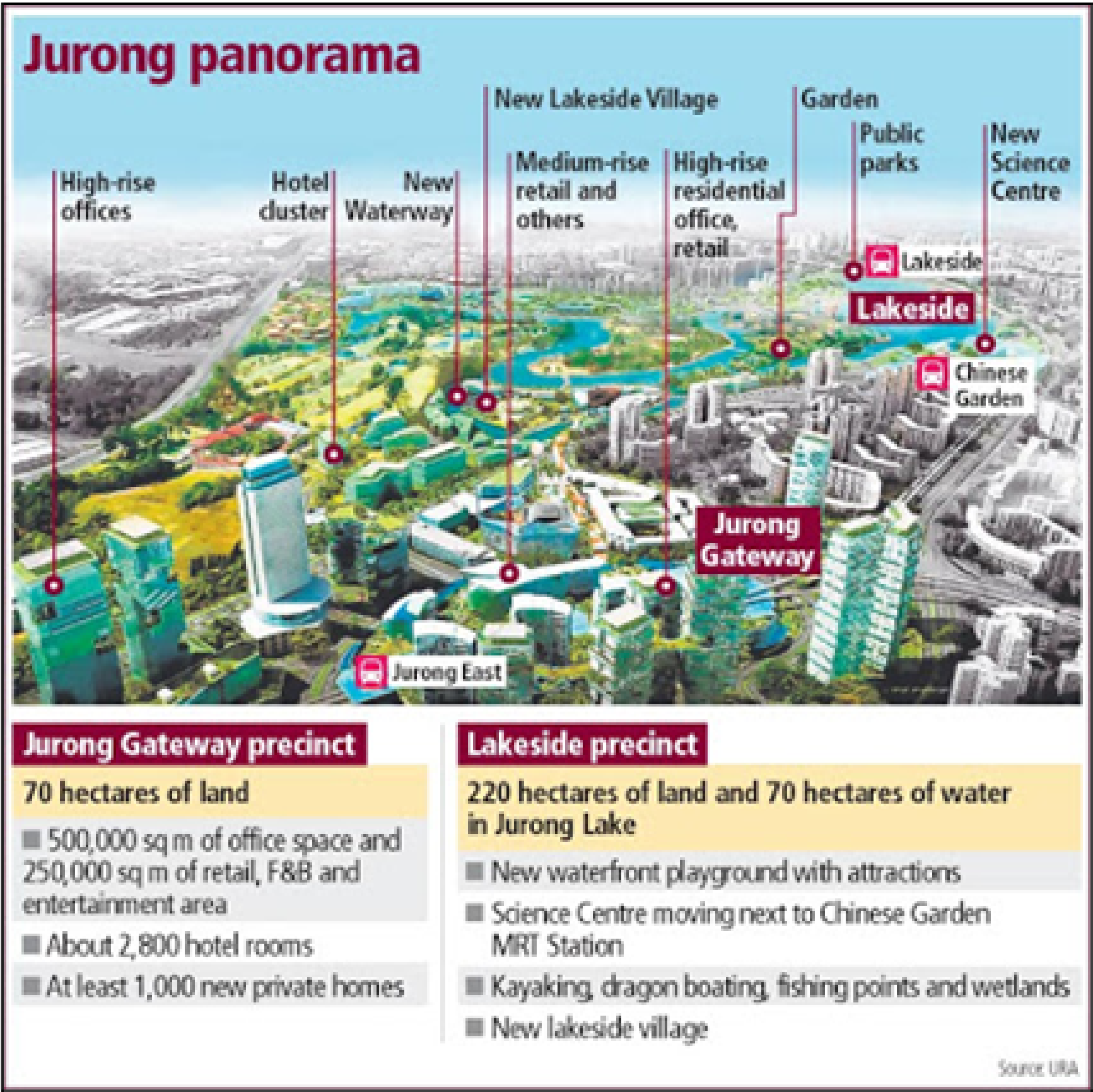


ST: 8 Feb 2000

CASE STUDY OF JURONG LAKE DISTRICT GROWTH HOTSPOT



Since the announcement of the New Downtown comprising of the Jurong Lake District in 2008, prices have appreciated more than 104% over 31 years.



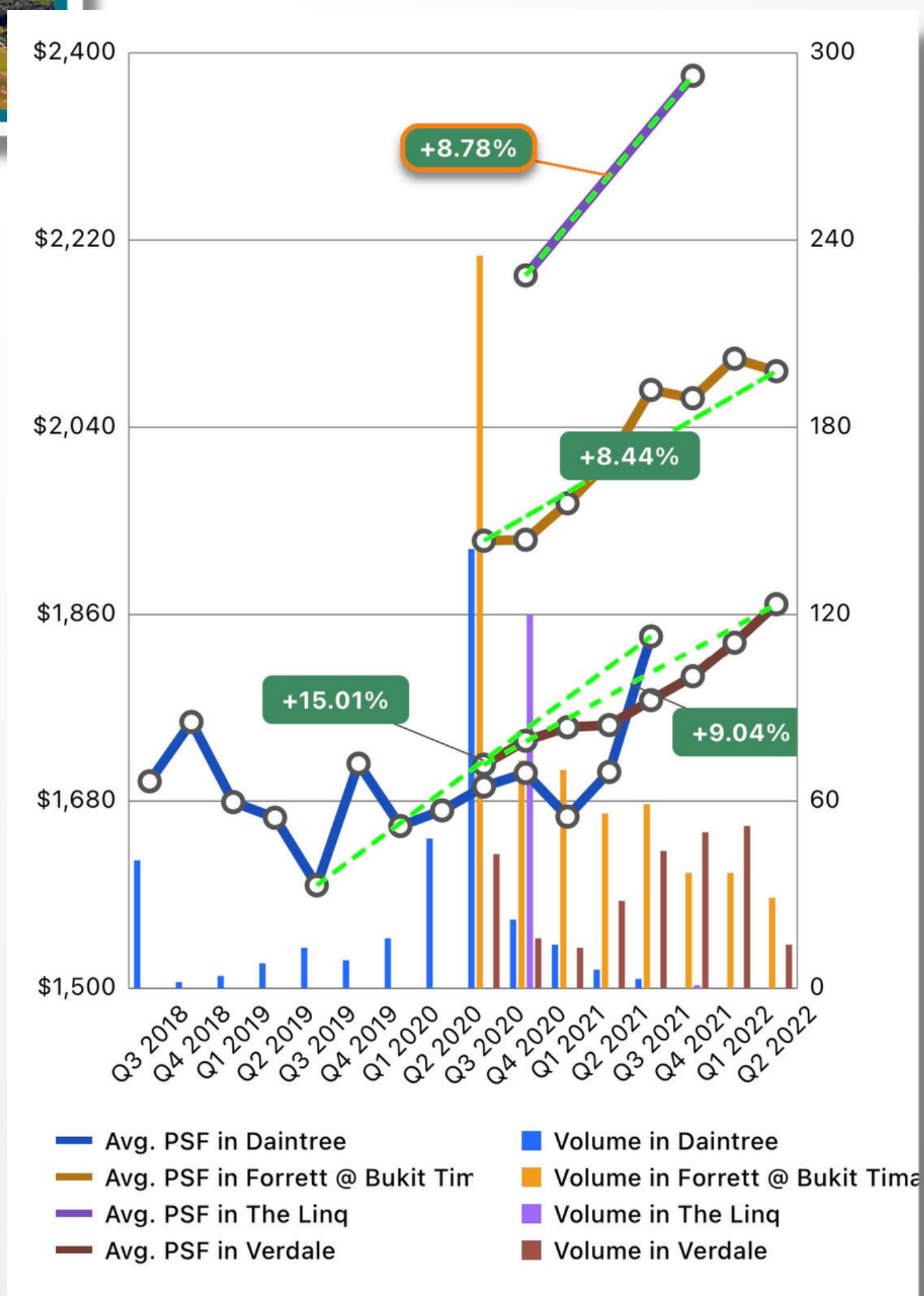
ST: 2008

CASE STUDY OF BEAUTY WORLD GROWTH HOTSPOT



URA: April 2019

Since the announcement of the transformation of Beauty World in April 2019 under the URA draft masterplan, prices of projects launched in the vicinity have increased by 8-15%.



CASE STUDY OF BIDADARI (WOODLEIGH) GROWTH HOTSPOT

Building up Bidadari

The first Housing Board projects in Bidadari are full of greenery and community spaces, in line with the new housing area's vision of "A Community in a Garden." All three will be launched in the upcoming Build-To-Order (BTO) exercise this month.

Bidadari Greenway

Running through the whole of Bidadari is the tree-lined "greenway", which follows the new Bidadari Park Drive. It provides an uninterrupted route for pedestrians and cyclists.

Community malls

All three BTO projects feature community malls – not shopping centres, but sheltered promenades flanked by social and commercial facilities

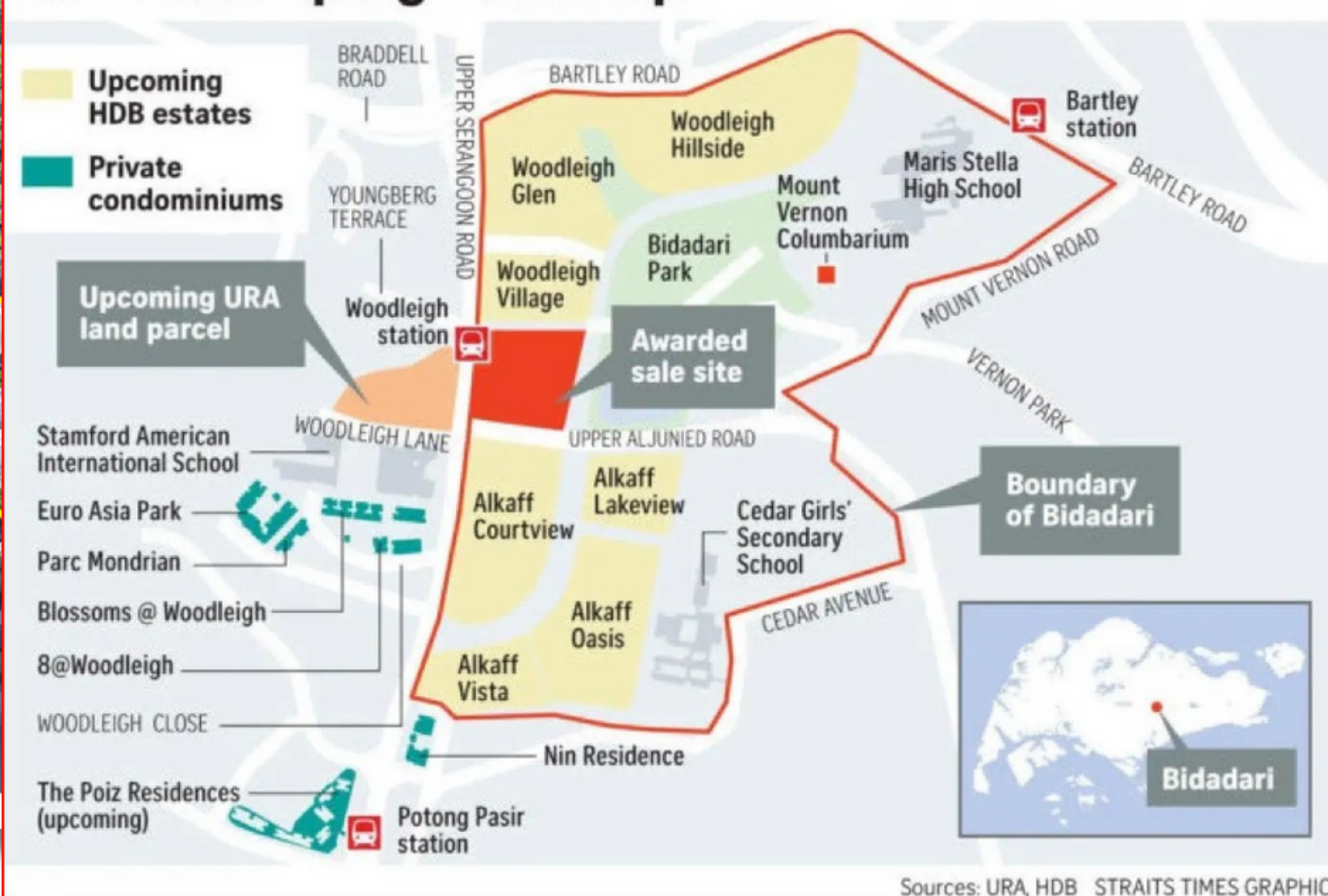
1 ALKAFF COURTVIEW

- **Estimated completion: Q2 2020**
- Six blocks of six to 17 storeys
- 192 two-room flexi, 369 three-room and 697 four-room units

The largest of the three new BTO projects, Alkaff CourtView's blocks include green courtyards where residents can meet and relax. Though the project spans a stretch of the busy Upper Serangoon Road, a spacious walkway will provide a sheltered stroll away from traffic, while also serving as a space for community events such as bazaars.

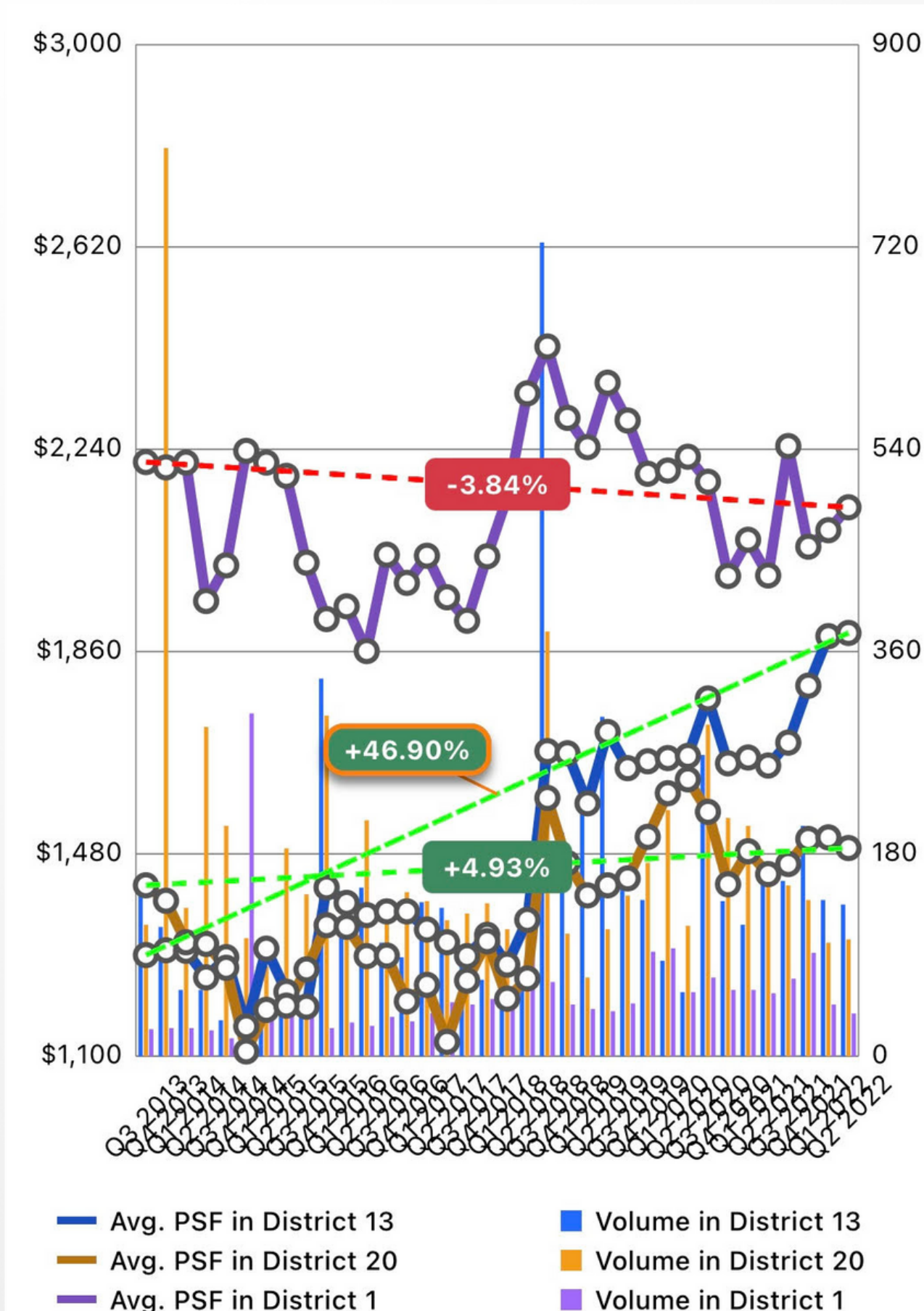


Fast-developing township



ST: 2013

Since the announcement of the transformation of Bidadari estate in 2013, District 13 has seen prices growing at +46.9%, District 1 at -3.84% and District 20 at +4.93% over the last 9 years.



DATA SOURCE



Urban Transformations under **URA Masterplan**

A Singapore Government Agency Website



To make Singapore a great city to live, work and play

Who We Are ▾

Planning ▾

Property ▾

Guidelines ▾

Car Parks ▾

Land Sales ▾

Get Involved ▾

Resources ▾



Home > Planning > Master Plan > Urban Transformations

Urban Transformations

Our Urban Transformation projects are key growth areas that will encourage economic growth, and bring jobs and amenities closer to residents.



Changi Region

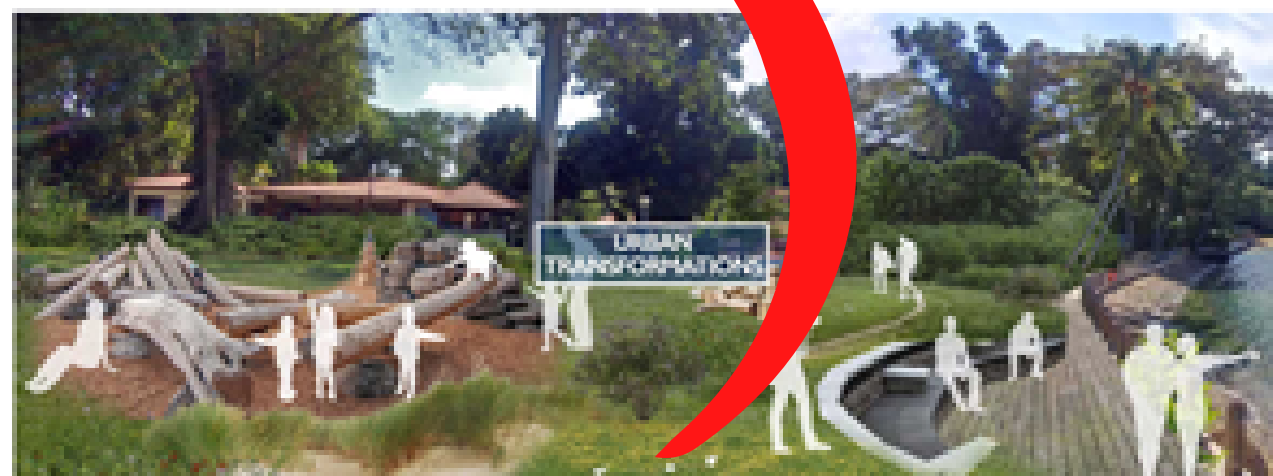
A Vibrant Live-Work-Play-Learn Ecosystem Around the Airport

View

Greater Rustic Coast

A 50km Continuous Belt of Rustic Green, and Recreational Spaces For All

View



Resources:

<https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Urban-Transformations>

Click into each area to read up on the upcoming changes to fully understand whether it is a major hot spot or a minor one.



Property Wealth Planning

STEP 3

Potential GLS Plots Nearby



SIGNIFICANCE




Government Land Sales (GLS) are the main source that developers buy their raw ingredient from.



In major transformation areas, there are many unreleased plots of land that are released in phases over time so as to create supply for HDB upgraders and anticipated population growth for an estate.



Land released in stages along with inflationary pressures in labour and raw material costs historically has resulted in higher breakeven and selling prices.

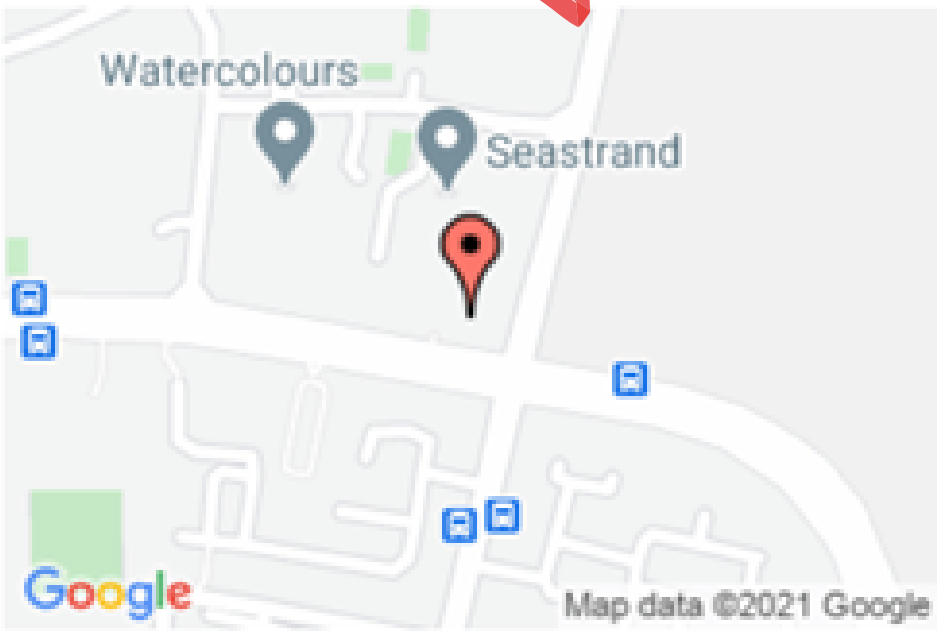


The more there are in the area, the higher the profit potential for an investor.

EXAMPLE - ESCALATING COSTS WITHIN NEIGHBOURING PLOTS OF GLS IN PASIR RIS

Pasir Ris Drive 3 / Drive 4 (Now known as Seastrand)

SOLD on 6 October 2010



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	20,000.1
Site GFA (sqm)	42,000.2
Highest bid (\$m)	151.4
Highest bid (\$psf)	334.8
Number of bids	

ESTIMATED BREAKEVEN

Land (\$m)	151.4
Construction (\$m)	110.3
Land Financing (\$m)	10.6
Professional / Legal / Taxes (\$m)	22.3
Marketing / Others (\$m)	17.7
Est. Total Cost (\$m)	312.2
Est. Breakeven (\$psf ppr)	691
Developer	Frasers Centrepont & Far East



Jalan Loyang Besar / Pasir Ris Drive 4 (Now known as Ripple Bay)

SOLD on 12 May 2011



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	27,054.8
Site GFA (sqm)	56,816.0
Highest bid (\$m)	246.1
Highest bid (\$psf)	402.4
Number of bids	3

ESTIMATED BREAKEVEN

Land (\$m)	246.1
Construction (\$m)	143.7
Land Financing (\$m)	17.2
Professional / Legal / Taxes (\$m)	32
Marketing / Others (\$m)	26.3
Est. Total Cost (\$m)	465.4
Est. Breakeven (\$psf ppr)	761
Developer	MCL Land



Jan Loyang Besar / Pasir Ris Rise (Now known as Sea Esta)

SOLD on 10 October 2011



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	17,274.2
Site GFA (sqm)	36,276.0
Highest bid (\$m)	141.0
Highest bid (\$psf)	361.0
Number of bids	13

ESTIMATED BREAKEVEN

Land (\$m)	141
Construction (\$m)	117.1
Land Financing (\$m)	9.9
Professional / Legal / Taxes (\$m)	22.5
Marketing / Others (\$m)	17.4
Est. Total Cost (\$m)	307.9
Est. Breakeven (\$psf ppr)	789
Developer	Hoi Hup & Sunway



EXAMPLE - ESCALATING COSTS

WITHIN NEARBY PLOTS OF GLS

IN PUNGGOL

Punggol Field Walk (Now known as Flo Residence)

SOLD on 7 September 2011



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	14,344.0
Site GFA (sqm)	48,769.6
Highest bid (\$m)	169.6
Highest bid (\$psf)	323.0
Number of bids	8

ESTIMATED BREAKEVEN

Land (\$m)	169.6
Construction (\$m)	157.5
Land Financing (\$m)	11.9
Professional / Legal / Taxes (\$m)	29.1
Marketing / Others (\$m)	22.1
Est. Total Cost (\$m)	390.1
Est. Breakeven (\$psf ppr)	743
Developer	Capital Development & ZACD

Punggol Central / Edgedale Plains (Now known as River Isles)

SOLD on 8 November 2011



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	20,256.1
Site GFA (sqm)	60,768.3
Highest bid (\$m)	218.9
Highest bid (\$psf)	334.6
Number of bids	5

ESTIMATED BREAKEVEN

Land (\$m)	218.9
Construction (\$m)	196.2
Land Financing (\$m)	15.3
Professional / Legal / Taxes (\$m)	36.7
Marketing / Others (\$m)	28
Est. Total Cost (\$m)	495.1
Est. Breakeven (\$psf ppr)	757
Developer	Qingjian

Punggol Central / Punggol Place (Now known as Parc Centros)

SOLD on 20 December 2011



LAND ATTRIBUTES

Site use	Residential
Tenure	99
Site area (sqm)	18,019.4
Site GFA (sqm)	54,058.2
Highest bid (\$m)	206.2
Highest bid (\$psf)	354.4
Number of bids	13

ESTIMATED BREAKEVEN

Land (\$m)	206.2
Construction (\$m)	174.6
Land Financing (\$m)	14.4
Professional / Legal / Taxes (\$m)	33.3
Marketing / Others (\$m)	25.7
Est. Total Cost (\$m)	454.2
Est. Breakeven (\$psf ppr)	781
Developer	Wee Hur

Source: EdgeProp

TAKE NOTE

To study the potential plots available in the neighbourhood, go to OneMap.sg and toggle between the “Satellite & Masterplan 2019”.

Take note that Google Satellite maps are sometimes not updated and it may be necessary to go on-site to check whether a site has been launched if in doubt.

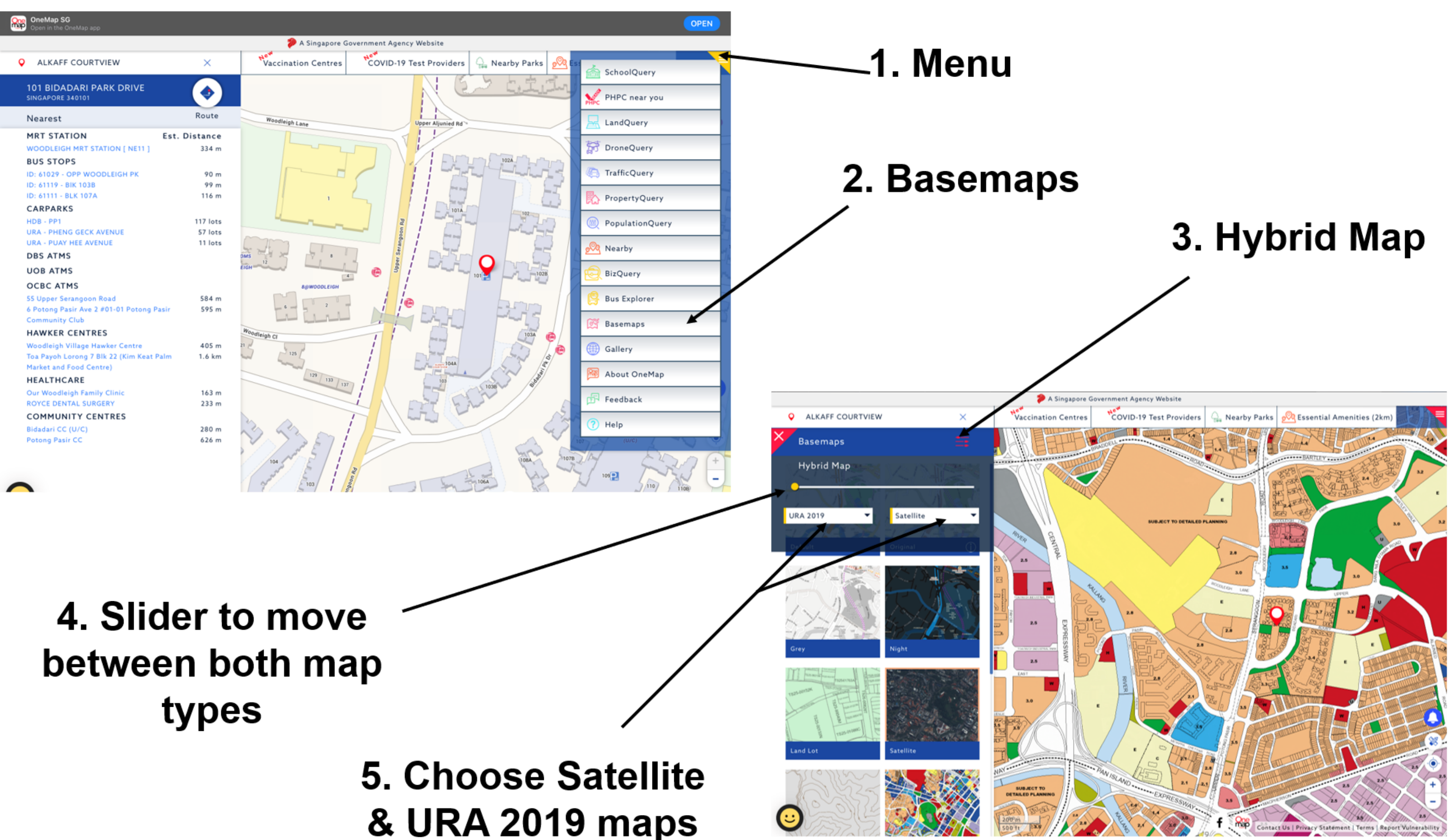


DATA SOURCE



OneMap

HOW TO SWITCH BETWEEN SATELLITE / URA 2019 BASE MAPS ON ONEMAP.SG



PRO TIP:

Move the slider left and right to check if a plot is bare land or has been constructed. If it is bare land, and colored orange, it has the potential to be launched as a private or public housing plot. Large plots will usually be broken down into smaller plots in the future. Yellow plots are reserved sites that are "un-zoned" for now and may have potential to be zoned residential in the future.



Property Wealth Planning

STEP 4

Developer's Profit Margin



SIGNIFICANCE



Developers risk hundreds of millions to develop a new project. Typical minimum profit margins expected are between **20%-25%** to be worth the risks.



At a new launch, developers hope to clear as many units as possible to **achieve 3 goals**: Good media publicity, a sell-through rate of at least 30% to qualify for construction loans disbursement & to provide a “safe for purchase” impression to the market.



At the beginning of a launch, the profit margin is usually lower to achieve this effect and will raise gradually as more units get sold. This is called the “**loss leaders strategy**”.

Hence, the lower the profit margin of a project today, the more likely the price loading happens in later phases of launch.



It is also highly recommended to check the profit margin of a unit based on its stack (Check past caveats of same stacks sold) to achieve a higher level of precision.


PARK PLACE RESIDENCES

EXAMPLE OF LOSS LEADERS AND

LATER PHASE PRICE LOADING

Paya Lebar Road/Sims Avenue (Now known as Park Place Residences at PLQ)

SOLD on 1 April 2015



Map data ©2021 Google

LAND ATTRIBUTES

Site use	Mixed
Tenure	99
Site area (sqm)	44,476.7
Site GFA (sqm)	164,794.0
Highest bid (\$m)	1,671.7
Highest bid (\$psf)	942.4
Number of bids	

ESTIMATED BREAKEVEN

Land (\$m)	1671.7
Construction (\$m)	532.2
Land Financing (\$m)	117
Professional / Legal / Taxes (\$m)	164.2
Marketing / Others (\$m)	149.1
Est. Total Cost (\$m)	2,634.1
Est. Breakeven (\$psf ppr)	1,485
Developer	
Lendlease	



Date	Address	Sale Type	Sqft	Type of Area	SPSF	Price \$
5 Apr 18	8 Paya Lebar Road #08-26	New Sale	678	Strata	2,131	1,445,000
5 Apr 18	8 Paya Lebar Road #17-28	New Sale	667	Strata	2,225	1,485,000
5 Apr 18	8 Paya Lebar Road #16-29	New Sale	667	Strata	2,210	1,475,000
5 Apr 18	8 Paya Lebar Road #17-29	New Sale	667	Strata	2,225	1,485,000
5 Apr 18	8 Paya Lebar Road #13-30	New Sale	484	Strata	2,240	1,085,000
17 May 17	2 Paya Lebar Road #06-02	New Sale	646	Strata	1,706	1,101,999
13 May 17	8 Paya Lebar Road #13-23	New Sale	484	Strata	1,897	918,999
13 May 17	8 Paya Lebar Road #10-28	New Sale	667	Strata	1,909	1,273,999
2 May 17	6 Paya Lebar Road #10-21	New Sale	743	Strata	1,851	1,374,999
25 Apr 17	6 Paya Lebar Road #08-18	New Sale	667	Strata	1,828	1,219,999

Source: EdgeProp.sg

Early buyers made 10-15% capital gains within 1 year when the developer raised profit margins on their remaining units from an initial launch of 24% to 48%.

PRO-TIP

Consult us to access a curated list of projects with the thinnest developer's profit margin. Low profit margin properties have a higher chance of profiting when developer raise prices in later phases.

New Projects Matrix								
PROJECTS		DISTRICT	REGION	NEAREST MRT	WALKING DISTANCE TO MRT	ESTIMATED BREAKEVEN PSF (EDGEPROP)	AVERAGE PSF	DEVELOPER'S PROFIT MARGIN BY % (G-I/I*100%)
The M		7	CCR	Bugis	3	\$2,172	\$2,589	19.2%
Normanton Park	opment	5	RCR	Kent Ridge	17	\$1,482	\$1,763	19%
Coastline Residences	d SL3 n	15	RCR	Tanjong Katong	3	\$2,100	\$2,486	18.4%
Forett at Bukit Timah	ennial	21	RCR	Beauty World	10	\$1,636	\$1,937	18.4%
Haus on Handy		9	CCR	Dhoby Ghaut	1	\$2,310	\$2,725	18%

DATA SOURCE





Property Wealth Planning

STEP 5

Rental Yields & Rentability



SIGNIFICANCE



Rental trends of a unit type in a project are **preferably not declining** as it indicates weakness in demand due to aging and maintenance of the project, availability of better-competing projects in the vicinity, or a lack of audience for a particular room type.

For example: In OCR areas that are far from an MRT, 1 bedroom rentals might find a lack of suitable tenants due to a mismatch of resident profiles in that neighbourhood.



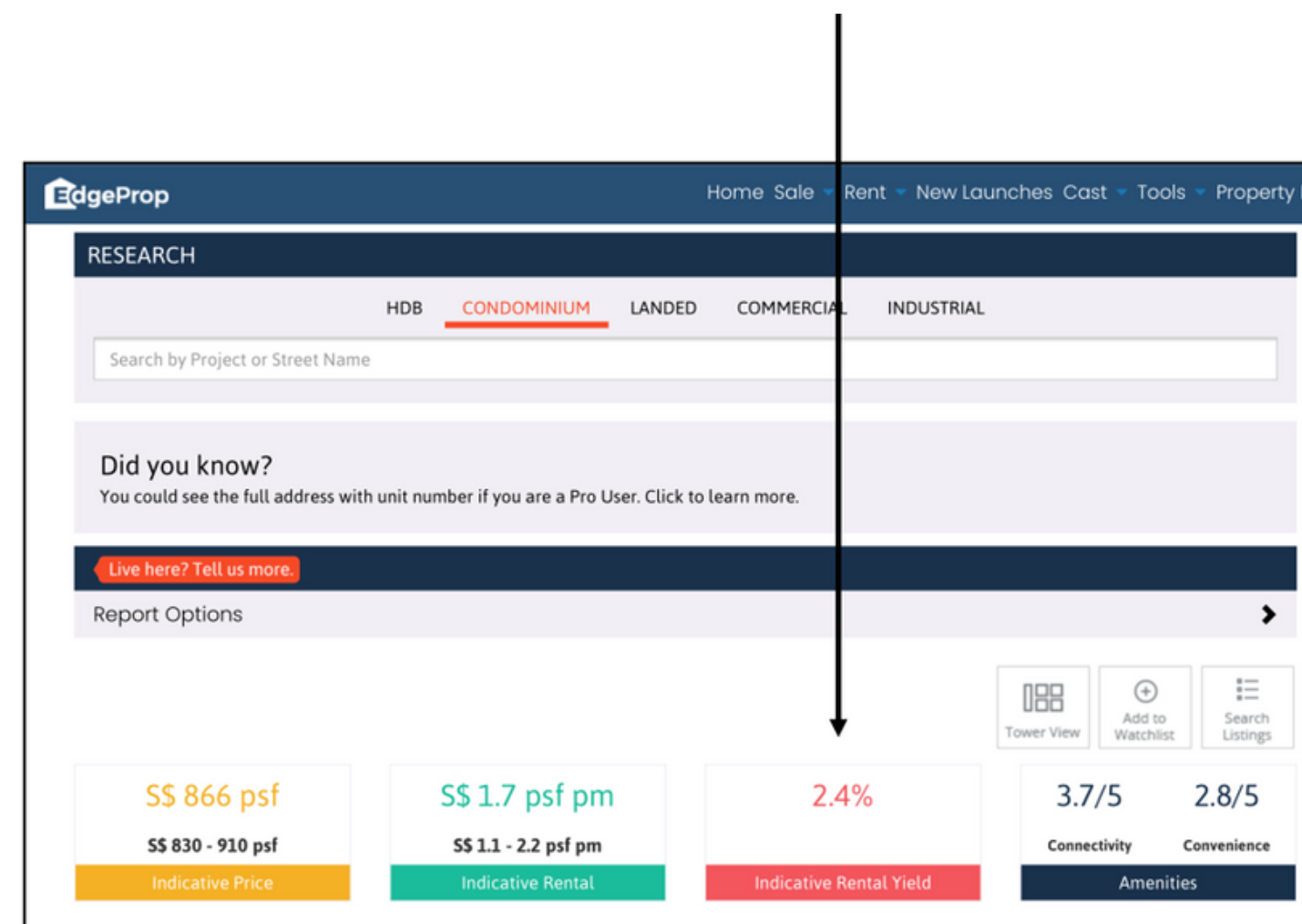
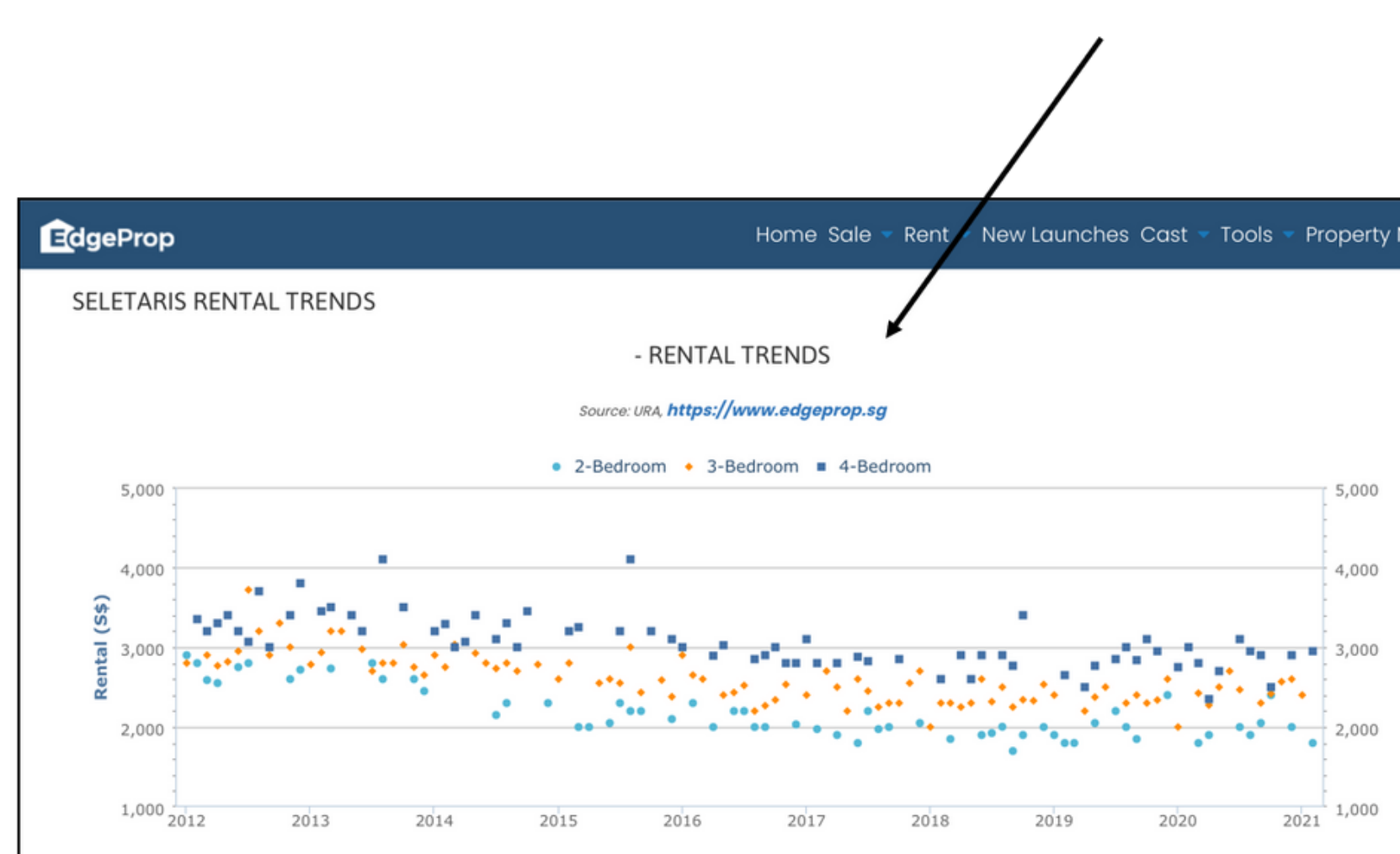
Research into a project's tenant catchment factors (International Schools/Business Parks/Offices etc) to find out what type of units best suit the target market staying there.



Minimum rental yields expected should not deviate too much from 3% for CCR, 3.5% for RCR, and 4% for OCR.

RESOURCES

- OneMap.sg - surrounding amenities and tenant catchment factors.
- EdgeProp.sg - under Research tab for average current rental yields (Based on today's rental prices for resale properties and based on projected rental prices for new launches at TOP.)
- EdgeProp.sg - under Research tab for rental trends.



DATA SOURCES



EdgeProp



OneMap



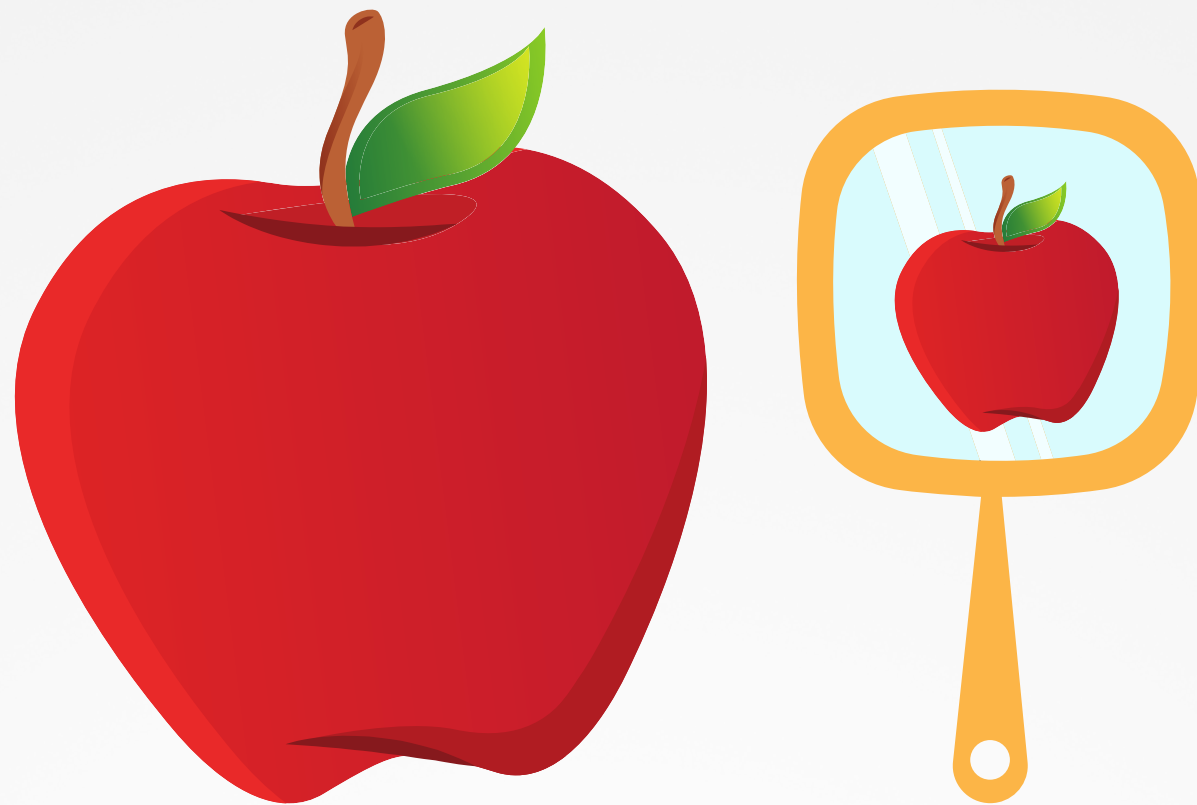
Property Wealth Planning

STEP 6

Surrounding Price
Comparison & Valuation



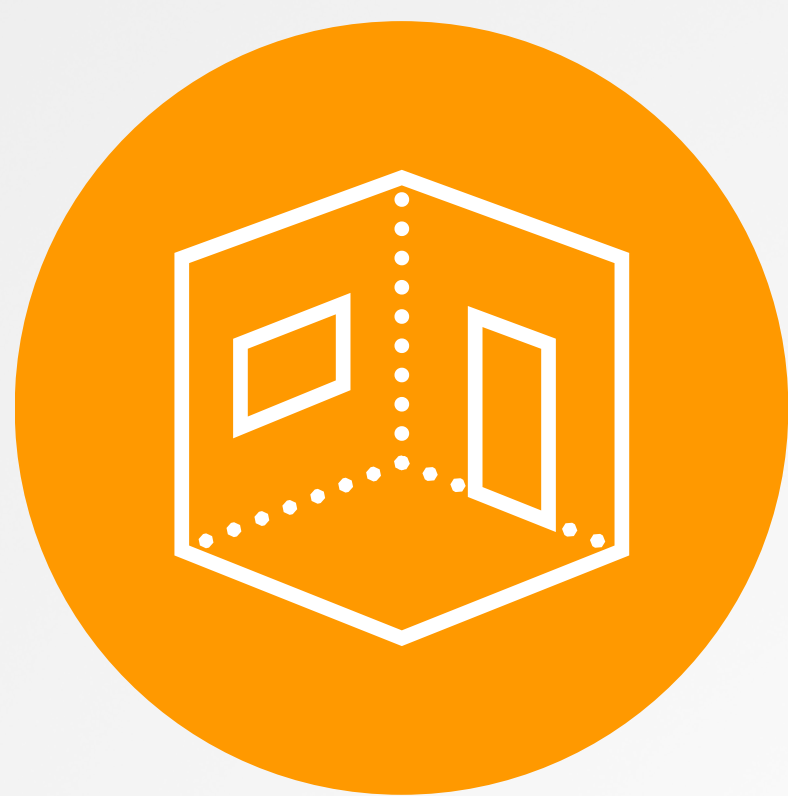
SIGNIFICANCE



Apples to apples comparison is required when making fair comparisons. Brand new launches should be compared with brand new ones.

If a brand new launch PSF is compared with a resale project PSF, it must be accompanied by pro-rating the price with the remaining lease of the land and by comparing its quantum too due to TDSR's impact.

SIGNIFICANCE



As past building guidelines favoured larger units with bay windows, properties in the early 2000s had larger units with lower PSF but less space efficiency vs smaller units today.



Ensure that your client is not overpaying for a property by comparing the surrounding pricing (Both quantum & PSF) of similar bedroom type/size units.



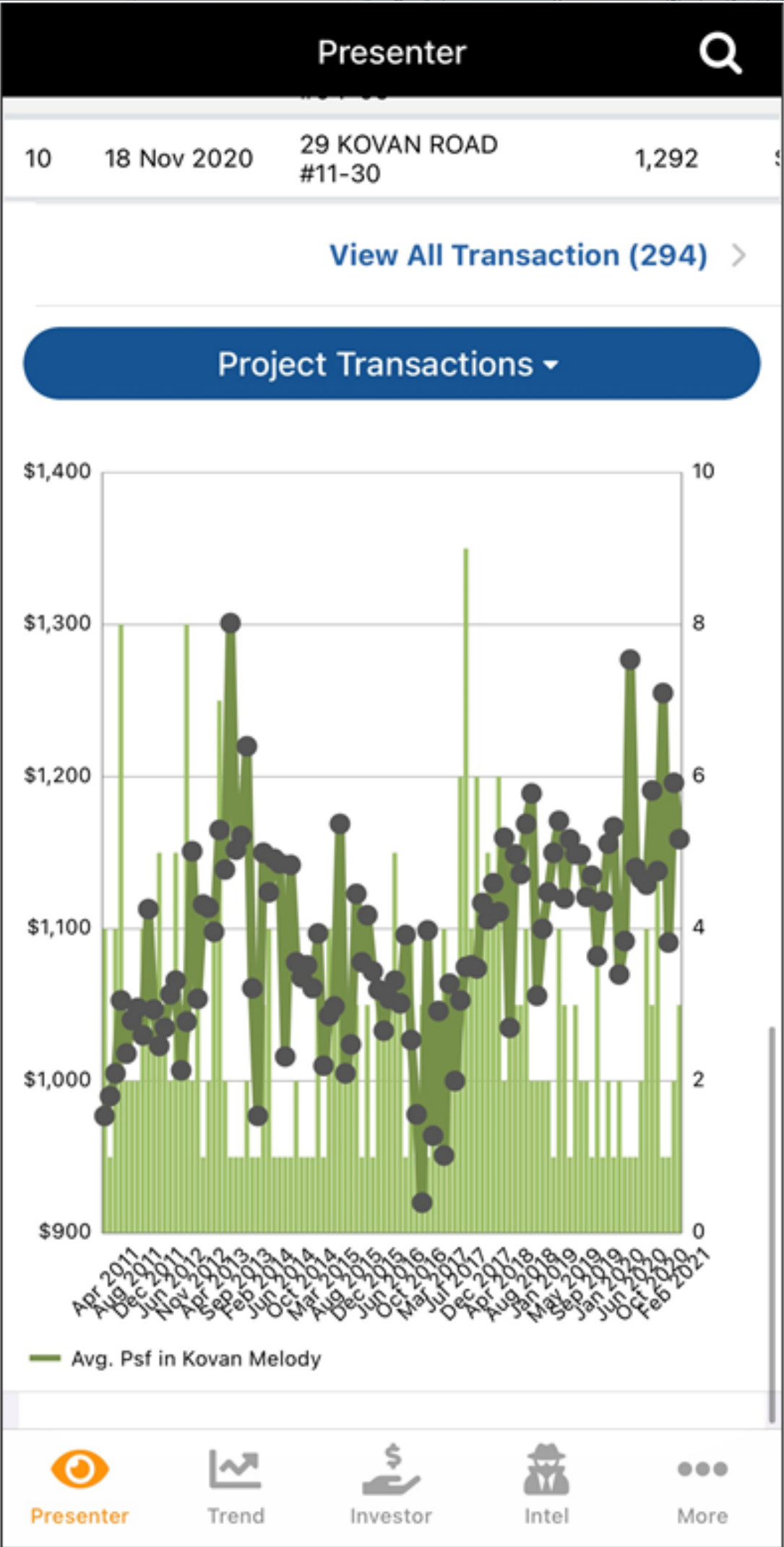
Avoid setting record prices in a project where possible as it is harder to break even or profit from it later on.

Note: Buying undervalued is definitely better for investors (Although hard to find). Find out if a property is asking at fair value by doing at least 3 valuation searches and averaging them out.

TAKE NOTE

If using Huttons Analyzer, scroll to the bottom and choose “Project Transactions” from the drop-down.

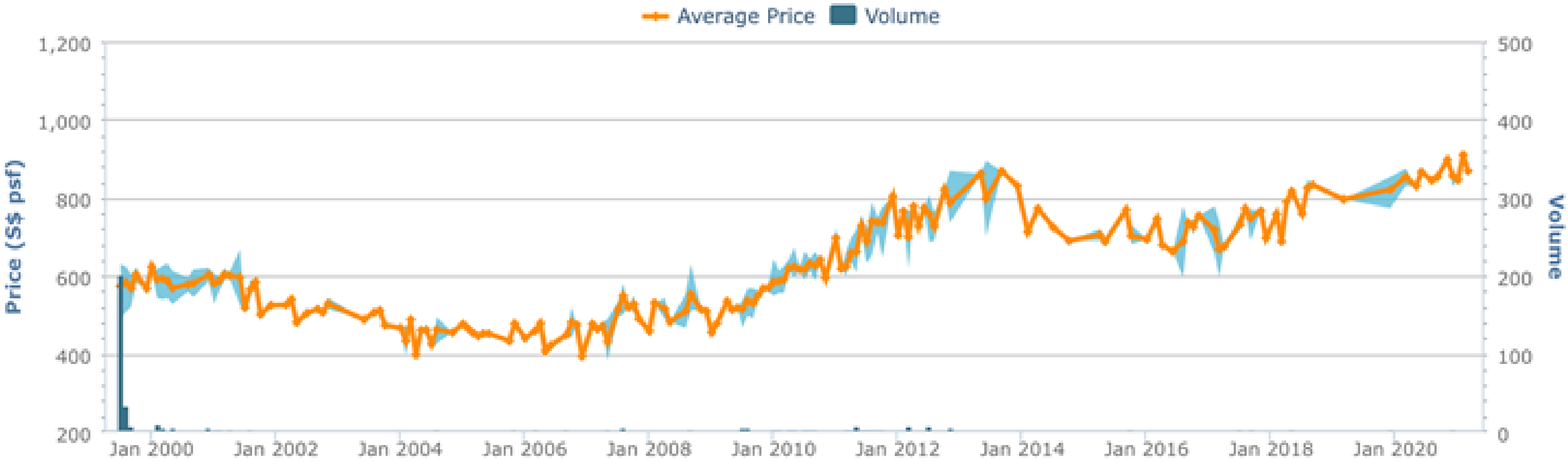
*Be discerning in distinguishing the effects of pricing outliers due to special factors like big patio/roof terrace or renovated units.



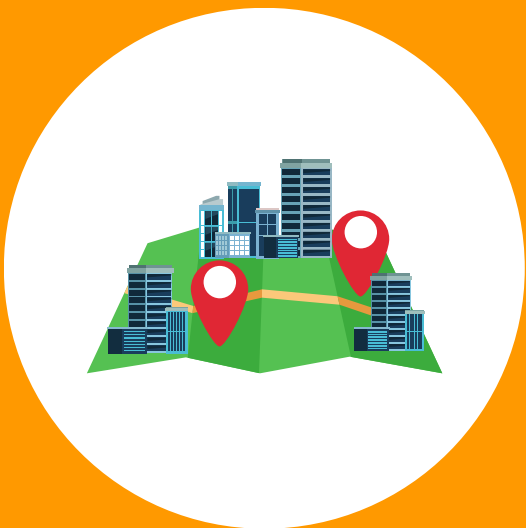
Source: NAVIS Analyzer

HISTORICAL MONTHLY PRICE RANGE & VOLUME

Source: URA, <https://www.edgeprop.sg>



DATA SOURCES



OneMap



EdgeProp

DATA SOURCES

- JetVal mobile app (FOC)
- SRX X-Valuation (Visit their website for free tool)
- UOB Valuation tool (FOC)
- Urban Zoom (FOC)
- Check with various bankers

←#03 City Square Residences
2 Kitchener Link Singapore 207229

INDICATIVE VALUE
\$1,800,000

PROPERTY TYPE
Condominium

FLOOR AREA
1,216 sqft

TENURE
Freehold

COMPLETION DATE
2009

Provided by:
Li Ying Hui
4 Jan 2021 at 15:34

Premas

BackSupporting Transactions

The Minton 8
Hougang Street 11
#02-21 S(534082)

X-Value™: \$1,180,000

Size: 1,216 sqft

Avg Comparable PSF: -

Latest 30 Transactions

SRX 12B Hougang Street 11 #12-62

\$1,525K (\$1,152 psf)

1324 sqft

18 Dec 2020

Resale

10B HOUGANG STREET 11 #05-40

\$1,888K (\$1,076 psf)

1755 sqft

03 Dec 2020

Resale

6 HOUGANG STREET 11 #10-12

\$1,540K (\$1,060 psf)

1453 sqft

30 Nov 2020

Resale

10D HOUGANG STREET 11 #03-48

\$745K (\$1,065 psf)

700 sqft

30 Nov 2020

Resale

UOB | HOME LOAN

Property Valuation

Here are the results of your property valuation search with recent sales transactions in the neighbourhood. Searched property valued (indicative) at

\$1,270,000

apartment/ Condominium/ Executive Condominium

sqft (Floor area)

* , 8 HOUGANG STREET 11 (THE MINTON 534082)



Property Wealth Planning

STEP 7

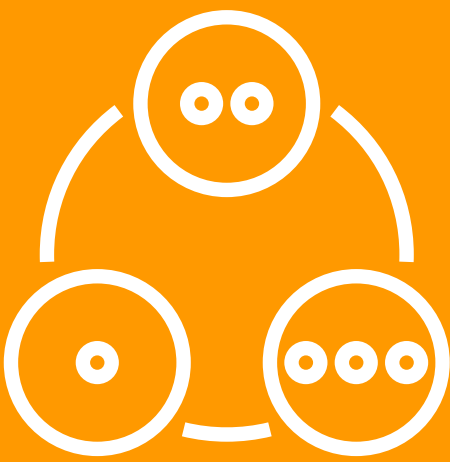
Remaining Tenure
(For 99-years leasehold properties)



SIGNIFICANCE



The remaining tenure of a property can significantly impact the capital appreciation potential due to SLA's reliance on the Bala's Table. (Refer to resources)



Leasehold properties generally go through 3 stages - **Growth, Stagnation and Declination**



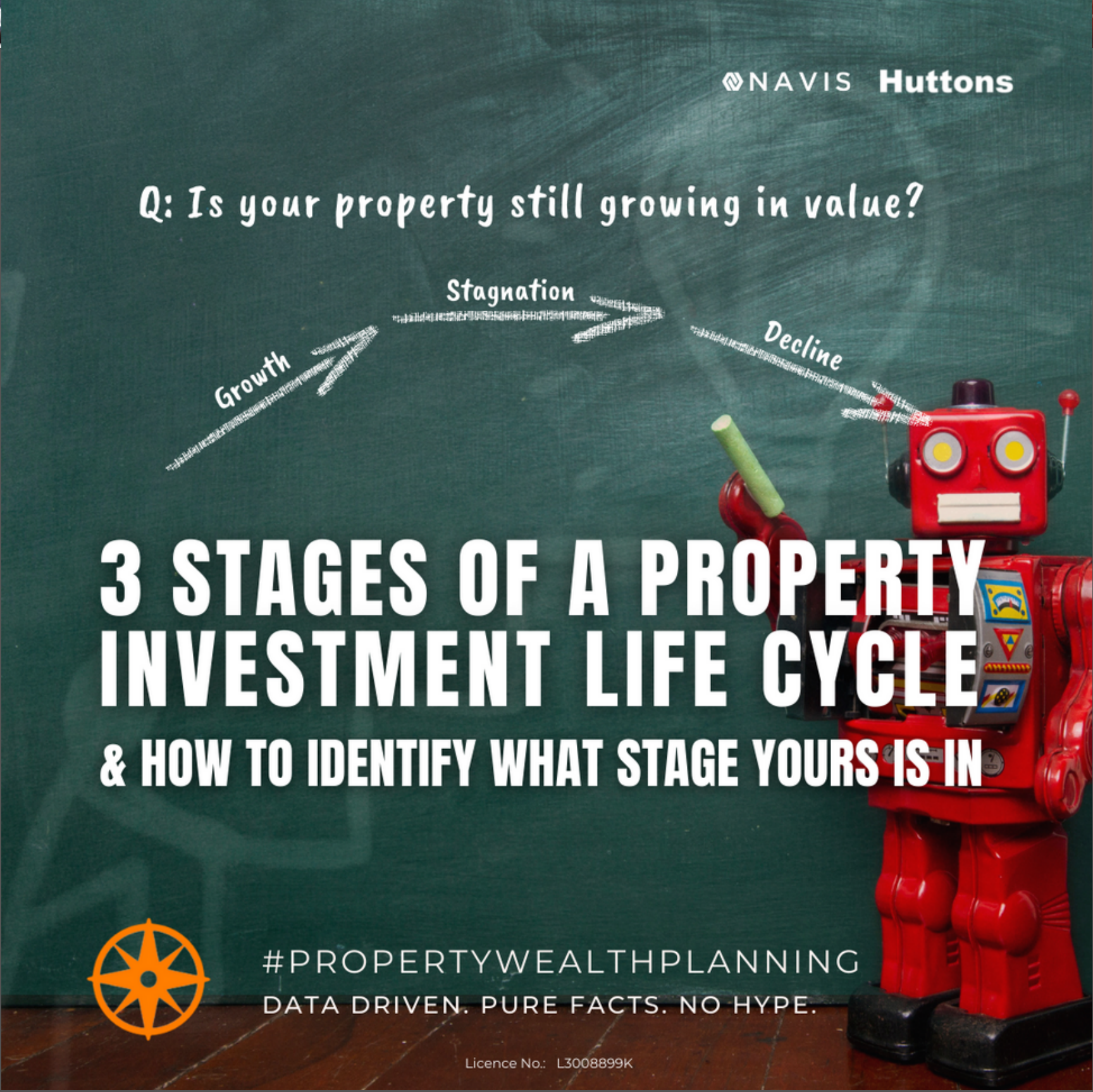
**PROPERTY
WEALTH PLANNING**

Refer to the PWP decks accessible by us to look at the average growth, stagnation and declination stages for different age group of HDBs and private properties.

Resources:

<https://www.clc.gov.sg/docs/default-source/commentaries/balas-table.pdf>

DATA SOURCES





Property Wealth Planning

STEP 8

Bonus Step: Enbloc Potential



SIGNIFICANCE



A property with enbloc potential might reap a windfall for the investor in the future, although the timeline cannot be ascertained.



Some investors are willing to take this risk and await a windfall.



Enbloc potential properties generally are 30 years and older, do not get very good rental returns (Based on today's market price), and require more maintenance costs.



These properties can see a rise in value when speculative waves come about in the market.

DATA SOURCE

- EdgeProp -> Enbloc Calculator (FOC)
- <https://www.edgeprop.sg/en-bloc-calculator>



EdgeProp

The screenshot displays the EdgeProp website's 'Will your condo be put up for en-bloc?' calculator. The page features a dark blue header with navigation links: Home, Sale, Rent, New Launches, Cast, Tools, Property News, Agent, and a user profile icon. Below the header, a large image of a modern living room serves as the background. The main heading 'Will your condo be put up for en-bloc?' is centered, followed by a search bar with the placeholder text 'Search for a condo project..' and a red 'Show me' button. Below the search bar, a methodology note states: 'Methodology: The Edge Property constructed a **logit model** to determine the probability a condominium would be put up for collective sale. You can also **read** about the 10 condos we think have high en-bloc potential.'

The background of the slide is a collage of financial and data-related images, including a calculator, a smartphone, a laptop, and various charts and graphs.



Property Wealth Planning

STEP 9

Bonus Step: HDB MOP Supply In
The Coming Decade



SIGNIFICANCE



BTO owners are typically the younger generation in their 20s-30s, who are gainfully employed with higher relevant skill sets.



Most aspire to upgrade to a condominium after they meet their HDB MOP date and are supported by the profits from their sales proceeds and CPF savings after 4 years of waiting for their BTO to be completed followed by a 5-year MOP period.



Having a large number of potential MOP upgraders means that there will be demand in the coming years for projects in the vicinity as the probability of upgrading within the same estate is highest.



This provides upside price pressures from demand coming on stream.

Note: that this factor does not apply to town area properties with no or low HDB flats.

TAKE NOTE

Refer to our NAVIS Research of “Highest MOP districts for 2022-2030” and “Study of Correlation between high MOP estates and Property Price Index” in the following slides.



The world of Tealida											
AutoCAD drawings, Excel databases, real estate information and many other original projects made by me											
Home About Housing Singapore Housing World Architecture & AutoCAD design Database Off topic Contact me											
List of HDB BTO projects											
Housing in Singapore / 34 min read / 79 Comments											
Build-To-Order was introduced in April 2001 and became main supply of HDB flats. Currently new BTO flats are launched for sale in February, May, August, November. HDB does NOT announce exact day of launch in advance so we won't know it until the day they are launched. You can subscribe to HDB alert Service to be notified when BTO is launched.											
For best viewing of below table use phone in landscape, or a computer. For floor plans see HDB brochures (2010-present). Possible upcoming BTO locations .											
Town name	BTO name	Launch date	Estimated completion date (note)	Number of units	Studio Type 1	Studio Type 2	2-room Type 1	2-room Type 2	3 room	4 room	5 room
2001-2005											
22 BTO projects – 12483 flats Average flat size: 91.67 sqm											
Sembawang	Flowing Greenery	Apr-2001	Cancelled	410					210	200	
Sembawang	River Edge	Apr-2001	Apr-2005	447					232	225	
Sengkang – Compassvale	Arcadia	Apr-2001	Apr-2005	961					640	321	
Sengkang – Rivervale	Rivervale Green	Apr-2001	Apr-2005	776					576	200	
Punggol	Edgedale Green	Dec-2002	Dec-2006	582					582		
Punggol	Periwinkle	Dec-2002	Dec-2006	450					450		
Sengkang – Compassvale	Coris 1	Dec-2002	Dec-2006	434					434		
Punggol	Sundial	Sep-2003	Sep-2007	425					425		
Punggol	Sundial (half relaunched as Nautilus)	Sep-2003	Cancelled	478					478		
Excluding recent cancellations:											
	Spring Lodge (relaunched as River Lodge)	Sep-2003	Cancelled	432					432		

DATA SOURCES



Link Up

DISTRICTS WITH THE HIGHEST SUPPLY OF MOP FLATS BETWEEN 2022-2030

DISTRICT	TOTAL MOP 2022-2030
CLEMENTI (D5)	1770
ALEXANDRA/COMMONWEALTH (D3)	1583
PUNGGOL/SENGKANG/HOUGANG (D19)	18230
YISHUN / SEMBAWANG (D27)	11450
PASIR RIS / TAMPINES (D18)	14212
AMK/BISHAN/THOMSON (D20)	3635
TOA PAYOH / BALESTIER (D12)	5191
TENGAH (D24)	5296
BUKIT PANJANG / CCK / DAIRY FARM (D23)	9482
POTONG PASIR / MACPHERSON (D13)	4057
BEDOK / UPPER EAST COAST (D16)	1956
ADMIRALTY / WOODLANDS (D25)	5450
JURONG (D22)	2410

Districts with the highest upcoming MOP volume in the next 8 years are likely to see genuine demand by end users who belong to the younger generation, gainfully employed as a result of relevant skill sets and with the financial power to upgrade from their MOP flats.

These factors, together with the significant profits from cashing out of their HDB flats will likely translate into profits from investors of neighbourhood resale condos (current new launches).

Take note that the above figures only counted 4, 5 and 3-Gen flats which are likely to see the highest returns. 1-2 and 3 room flats were excluded in this study.

Source: <https://www.teoalida.com/singapore/btolist/>



Link Up

A study of the correlation between number of MOP flats and private non-landed property price index between 2011-2021

HDB MOP Quantity vs Private Non-Landed Properties Performance (2011-2021)			
Estate Name	Estimated MOP Units	Property Price Index (Non-Landed)	
Punggol/Sengkang/Hougang	43316	39%	
Yishun / Sembawang	8741	29%	
CCK/Bukit Panjang/Bukit Batok	10058	33%	
Admiralty/Woodlands	2544	7%	
Chinatown/Tanjong Pagar	1848	2%	
Queenstown/Bukit Merah	2125	56%	
Pasir Ris/Tampines	2669	39%	
Toa Payoh/Balestier	1470	19%	
Clementi	672	58%	
Bedok/Upper East Coast	236	8%	
Jurong	1621	18%	

The above are numbers taken for 4/5 rooms and 3-Generation flats that reached their minimum occupation period between 2011-2021.

As can be seen above, there is a high though not absolute correlation between high MOP flats HDB estates and the corresponding private homes within the same district.

Outliers cases we observed where the number of MOP flats were low but had saw high private home price growth were in the Queenstown/Bukit Merah, Pasir Ris/Tampines and Clementi districts.

This may be attributed to the possibility of residents of further neighbourhoods moving closer to the centre. E.g. West side MOP upgraders moving closer to town, hence benefiting Queenstown/Bukit Merah, and likewise upgraders from Jurong region moving to Clementi.

This research should be taken into context with other factors like number of GLS/enbloc supply etc and not relied on in its own totality.



Link Up

SAMPLE OF CURATED

RESEARCH FOR INVESTORS

- Consult us for a list of specially curated projects that suit your investment objectives and horizon and save precious hours of doing these research on your own.

Project	Unit	Size	Quantum	PSF	Bedroom Type	Price increment since launch based on type	Growth Hotspot	Potential GLS sites nearby	MOP Supply next 10 years	Developer's Breakeven PSF	Developer's Profit Margin based on unit	Developer	Tenure
Park Colonial	#11-08	743	\$1,500,000	\$2,019	2 Bedroom Dual Key	6%	Bidadari	Many	High	\$1,648	22.50%	CEL	99
The Woodleigh Residence	#05-46	721	\$1,507,000	\$2,090	2 Bedroom	3%	Bidadari	Many	High	\$1,731	20.75%	SPH Kajima	99
Parc Esta	#03-38	926	\$1,612,000	\$1,741	3 Bedroom C3	10%	Paya Lebar	None	High	\$1,413	23.20%	MCL	99
Dairy Farm	#03-08	1,012	\$1,527,200	\$1,509	3 Bedroom with Utility	None	NA	Many	Very High	\$1,387	8.80%	UED	99
Parc Clematis	#10-43	990	\$1,606,000	\$1,622	3 Bedroom Dual Key	2%	NA	Many	Moderate	\$1,343	20.79%	Sing Hai Yi	99
Mont Botanik	#02-02	948	\$1,591,200	\$1,678	3+Study	5%	NA	Several	Very High	\$1,045	60.62%	Tuan Sing	FH
Verdale	#02-25	1,001	\$1,668,500	\$1,667	3 Bedroom Deluxe with Utility	None	Beauty World	Few	Very High	\$1,602	4.05%	CSC Land	99
Midtown Modern	NA	592	\$1,500,000	\$2,534	2 bedrooms	Balloting 19 March. View 6-15 March.	Rochor	Few	NA	\$2,268	11.72%	Guocoland	99