20 — 26

MATTLAMADVISORY

TOP 5 CONCERNS OF THE MARKET TODAY

UPDATED!

Jackson Woo
R024629A

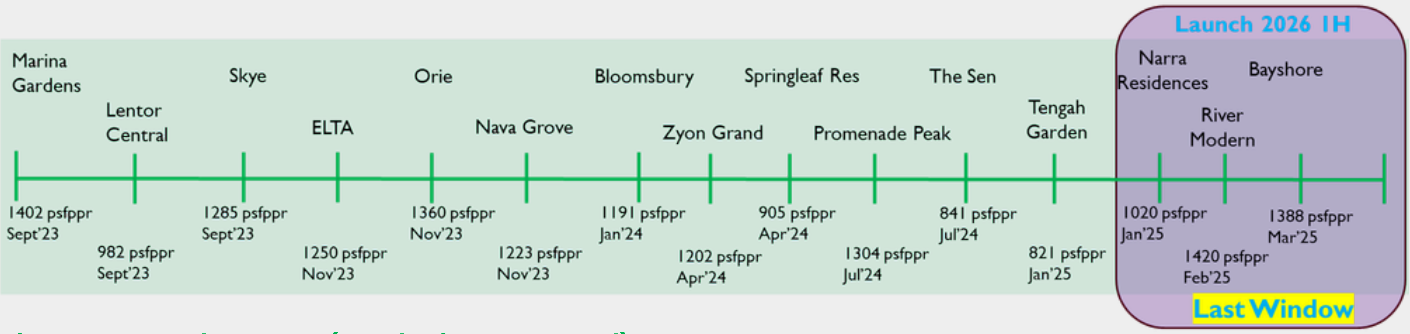
N.1
GFA HARMONISATION EFFECT

ARE WE NEARING THE END OF THE GFA HARMONISATION EFFECTS?

AVERAGE LAND PRICES DROP DURING GFA IMPLEMENTATION

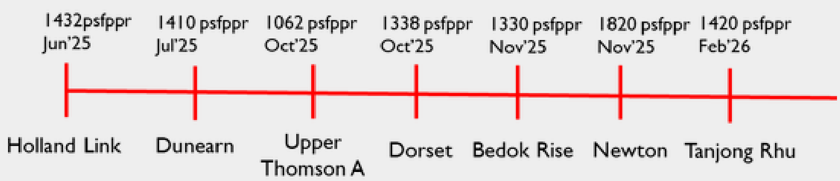
When GFA Harmonisation policy was implemented in 2022, developers were uncertain how to build the units that consumers would be able to accept. As such, they bidded low land prices.

It has been 4 years since the implementation of such policies and Developers are now more confident of the acceptance from consumers. Thus any land that was bidded after June 2025, experienced a 20% to even 40% of growth.



First Movers Advantage (Land Prices Dropped)
GFA Harmonisation implemented 2H2022
OCR: Below 1000psf
RCR: 1200-1300psf
CCR: 1300-1400psf

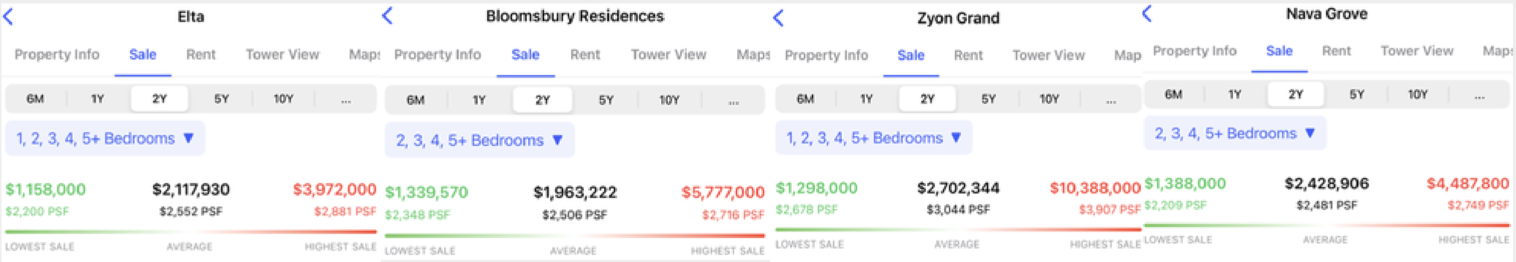
VS



End Of GFA Harmonisation Effects?
After 3 years, lands prices begin to normalise and regularise
OCR:Above 1000psf, some even 1300psf
RCR: 1300-1400psf
CCR: 1400-1800psf

N.1 GFA HARMONISATION EFFECT

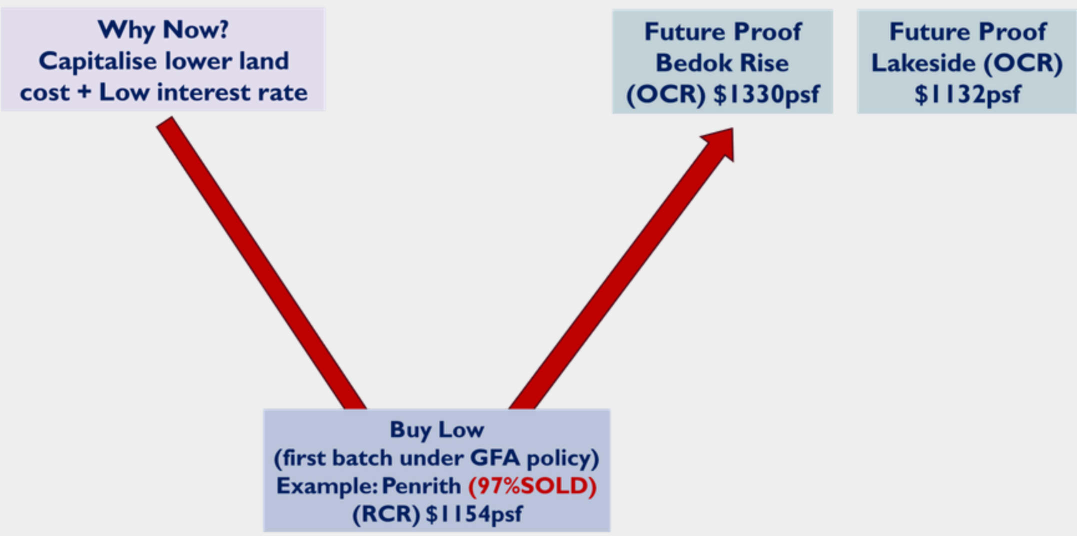
CAN WE STILL TAKE ADVANTAGE OF THE EARLY BATCH OF GFA HARMONISATION LANDS & PROFIT?



ELTA : 1250 PSFPPR — AVG PRICE: 2552PSF
NAVA GROVE : 1223 PSFPPR — AVG PRICE: 2481PSF
BLOOMSBURY : 1191 PSFPPR — AVG PRICE: 2506PSF
ZYON GRAND : 1202 PSFPPR — AVG PRICE: 3044PSF

What launch prices will these be?
Bedok Rise: 1330 psfppr
Dorset: 1338 psfppr
Holland Link: 1410 psfppr

CAN WE STILL TAKE ADVANTAGE OF THE FIRST BATCH OF GFA LANDS? OR ANYTHING WITHIN THE NEXT 6 MONTHS BEFORE IT ENDS?



N.2

HDB PRICES DROPPED BY 0.1%

DIFFERENCE IN GOVT VISION
FLATLINE PRICES (HDB) VS SUSTAINABLE GROWTH (PRIVATE)

DEMAND	VS	SUPPLY
New SC/PR 2021 – 2025: 210,000 2025 – 2030: 200,000 (PRS)		2021 – 2025: 102,300 new BTO 2025 – 2027: >55,000 new BTO 2027 – 2030: another >55,000 units

Divide by 3.09

(decreasing denominator over time)

13,268 UNITS REQUIRED PER YEAR SINCE 2021

22,471 UNITS PER YEAR BETWEEN 2021 TO 2027

Problem 1:

What happens if 160,000 BTO launches between 2021 – 2027? (Primary Market)

THE BUSINESS TIMES

January 09, 2026

SINGAPORE PROPERTY

HDB set to ramp up BTO flat supply further to moderate resale prices: Chee Hong Tat

By Chong Xin Wei
cxinwei@sph.com.sg

THE government is prepared to further ramp up supply of new Build-To-Order (BTO) flats beyond a current target of 55,000 flats between 2025 and 2027, to meet strong demand.

At a media doorstop on Thursday (Jan 8), National Development Minister Chee Hong Tat said: "If the demand for new flats remain strong, I've asked HDB to go beyond 55,000 flats so that we are able to meet the strong demand with a robust supply."

Having a strong supply will make BTO flats more accessible and will help to moderate resale flat prices, as some demand will be diverted from the secondary market, he added.

The Housing & Development Board (HDB) resale market booked its fourth straight quarter of slower price growth in Q4, following a 0.4 per cent rise in Q3. Year on year, the official resale price index change was also lower than the 2.6 per cent recorded for the same period in 2024. For the whole of 2025, the increase of 2.9 per cent was less than a third of the 9.7 per cent growth in the year before. It was also the slowest price growth since 2019, when resale prices inched up 0.1 per cent.

With more flats expected to reach their minimum occupation period in 2026, more flat supply will be injected into the secondary market, thus moderating resale flat prices, said Chee.

HDB will launch about 19,600 BTO flats across three sales exercises in February, June and October this year. This is roughly the same supply as last year's launch of about 19,700 BTO flats.

Among these flats, more than 4,000 will have a waiting time of less than three years, said HDB. The units on offer will include a mix of Standard, Plus and Prime flats in various locations, such as Ang Mo Kio, Bukit Merah and Tampines.

HDB is on track to offer about 55,000 flats from 2025 to 2027, with 127 projects currently under construction, up from 110 a year ago. "With these developments, we hope to make further inroads into improving accessibility and affordability of HDB BTO flats and resale flats," said Chee, adding that there has been "some initial signs of progress in both areas".

During the Covid-19 pandemic, the application rate for BTO flats was seven times. It has since come down to 1.1 to 1.9 times in 2025.

BTO flats will continue to be priced based on income levels, ensuring that the housing price to income ratio and mortgage servicing ratio can remain affordable for flat buyers, said Chee.

When asked about the BTO income eligibility threshold and 15-month wait-out period for private property owners, he noted that the government is currently monitoring the situation carefully.

"We want to make sure that when we increase the income threshold or when we lower the age for singles, or when we remove the 15-month waiting time, we want to do so at a point (when market conditions are right)," said Chee.

He added that if there is insufficient supply to meet new demand, homebuyers may end up facing longer waiting times. "The strategy is to increase the supply, keep up a robust supply of BTO flats to be able to meet the strong demand."

In 2025, HDB completed about

Continued on Page 2

10:30 PM Wed 4 Feb

HDB launches 9,012 BTO and balance flats, including Prime project in Redhill

Sign up now: Get ST's newsletters delivered to your inbox

Prime project Redhill Peaks will have 1,052-units of two-… and Redhill Close.

PHOTO: HDB

Isabelle Liew

Follow topic: HDB +

Summary

- HDB launched 4,692 BTO flats on February 4, featuring six projects in Bukit Merah, Sembawang, Tampines, and Toa Payoh, plus 4,320 balance flats.
- Projects are classified as Prime, Plus, or Standard, with varying subsidy clawback rates (12% for Redhill Peaks, 6% for Kim Keat Crest & Tampines Nova) and MOPs.
- June's BTO launch will offer 6,900 flats in Ang Mo Kio, Bishan, Bukit Merah, Sembawang, and Woodlands

HDB BTO FORECAST

7:14 AM Tue 3 Feb

TOP STORIES | COMPANIES & MARKETS | REAL ESTATE | BANKING & FINANCE | INTERNATIONAL | LIFE & CULTURE

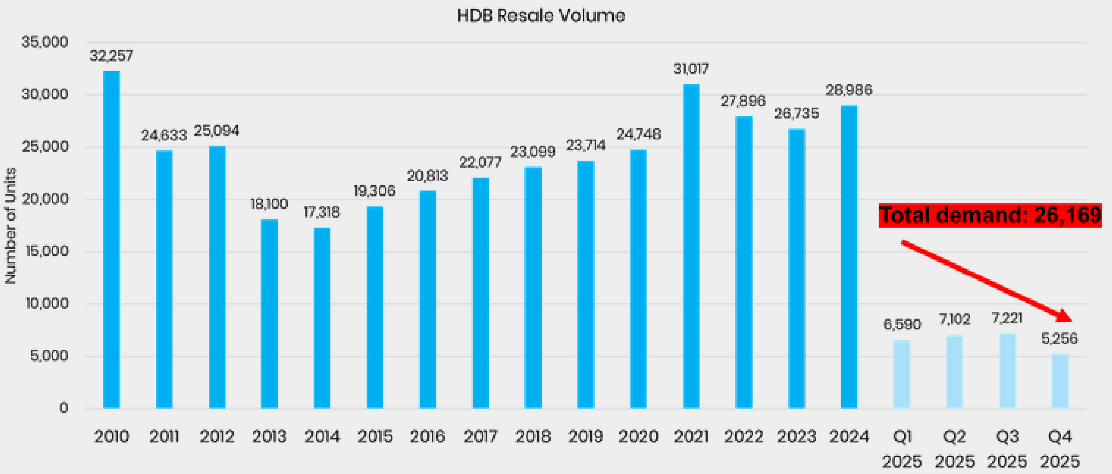
HDB to launch 1,600 BTO flats in Lakeview and Shunfu; first new supply in over 40 years

N.2

HDB PRICES DROPPED BY 0.1%

INTENTIONAL OVERSUPPLY TO FLATLINE PRICES

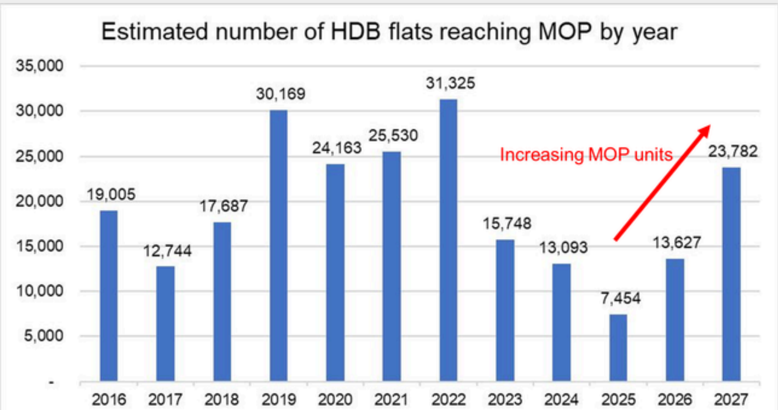
RESALE DEMAND DROPPED BY 2817 UNITS

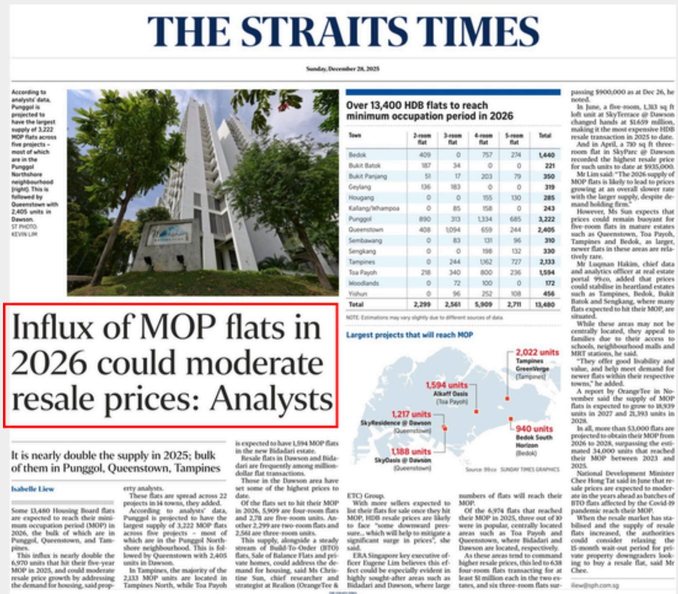


Problem 2:

What happens if more than 13,000 MOP units at the same time? (Secondary Market)

HDB MOP FORECAST





THE STRAITS TIMES

Sunday, December 28, 2025

Influx of MOP flats in 2026 could moderate resale prices: Analysts

It is nearly double the supply in 2025; bulk of them in Punggol, Queenstown, Tampines

Over 13,400 HDB flats to reach minimum occupation period in 2026

Town	2-room flat	3-room flat	4-room flat	5-room flat	Total
Bedok	409	0	757	274	1,440
Bukit Batok	187	34	0	0	221
Bukit Panjang	51	17	203	79	350
Geylang	136	183	0	0	319
Hougang	0	0	155	130	285
Kallang/Whampoa	0	85	158	0	243
Punggol	890	313	1,334	685	3,222
Queenstown	408	1,094	659	244	2,405
Sembawang	0	83	131	96	310
Sengkang	0	0	198	132	330
Tampines	0	244	1,162	727	2,133
Toa Payoh	218	340	800	236	1,594
Woodlands	0	72	100	0	172
Yishun	0	96	252	108	456
Total	2,299	2,561	5,909	2,711	13,480

NOTE: Estimations may vary slightly due to different sources of data.

Largest projects that will reach MOP

- **Keyword: moderate resale prices**
- **Clear government direction to soften prices**
- **Ensure affordability commodity**

N.2 HDB PRICES DROPPED BY 0.1%

WHAT IS THE MOST IMPORTANT COMPONENT REQUIRED TO UPGRADE?

DOUBLE WHAMMY!

PROBLEM 1 + PROBLEM 2:

VERY HIGH SUPPLY
INSUFFICIENT DEMAND
WHAT WILL HAPPEN TO PRICES?

0% GROWTH

Year	YoY change
2010	14.1%
2011	10.7%
2012	6.5%
2013	-0.6%
2014	-6.0%
2015	-1.6%
2016	-0.1%
2017	-1.5%
2018	-0.9%
2019	0.1%
2020	5.0%
2021	12.7%
2022	10.4%
2023	4.9%
2024	9.7%

Year	QoQ change
Q1 2017	-0.5%
Q2 2017	-0.1%
Q3 2017	-0.7%
Q4 2017	-0.2%
Q1 2018	-0.8%
Q2 2018	0.1%
Q3 2018	-0.5%
Q4 2018	-0.1%
Q1 2019	-0.3%
Q2 2019	-0.2%
Q3 2019	0.1%
Q4 2019	0.4%
Q1 2020	0.0%
Q2 2020	0.3%
Q3 2020	1.5%
Q4 2020	3.1%

Year	QoQ change	
Q1 2021	3.0%	
Q2 2021	3.0%	+12.7%
Q3 2021	2.9%	
Q4 2021	3.4%	
Q1 2022	2.4%	
Q2 2022	2.8%	+10.4%
Q3 2022	2.6%	
Q4 2022	2.3%	
Q1 2023	1.0%	
Q2 2023	1.5%	+4.9%
Q3 2023	1.3%	
Q4 2023	1.1%	
Q1 2024	1.8%	
Q2 2024	2.3%	+9.7%
Q3 2024	2.7%	
Q4 2024	2.6%	
Q1 2025	1.6%	
Q2 2025	0.9%	+2.9%
Q3 2025	0.4%	
Q4 2025*	0.0%	

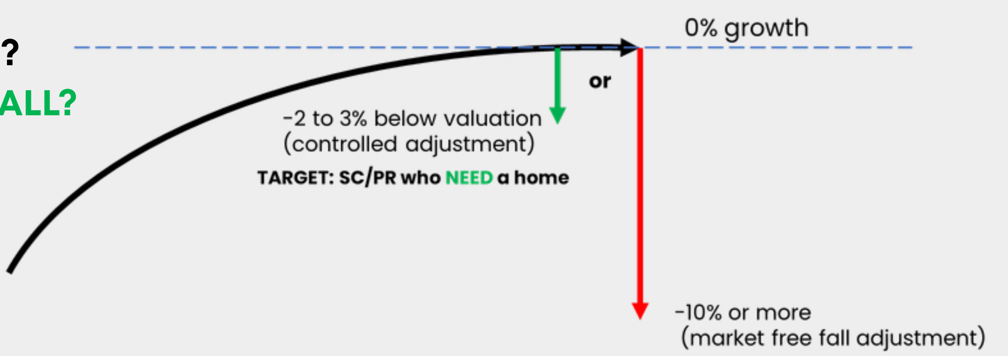
HDB resale prices remained flat in Q4 2025

0% growth = flat line
PEAKED OUT

CLEAR INDICATOR THAT HDB PEAKED OUT:

1. Increase supply of BTO & SBF (Primary Market)
2. Increase supply in MOP(Secondary Market)
3. Resale Txns drop = Demand drop
4. Further consideration of increase BTO supply
5. Valuation affected when everything slow down
6. Price index drop by 0.1% in Q1 2026

SO WHICH IS BETTER?
CONTROLLED OR FREE FALL?



N.3

RESALE / TOP LAST 5 YEARS EXPERIENCED VERY SLOW MOVEMENT

PRESSURE FROM GFA HARMONISATION - YESTERDAY'S PRICING | TODAY'S AFFORDABILITY

LENTOR MODERN

Lentor Modern

Property Info Sale Rent Tower View Maps Planning Decisions Nearby Properties Profitability

6M 1Y 2Y 5Y 10Y ...

1, 2, 3, 4 Bedrooms ▼

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
23 Dec 2025	5 Lentor Central	XX	11	2BR	732	$2,582	$1,890,000	Sub Sale
08 Dec 2025	7 Lentor Central	XX	29	3BR	990	$2,277	$2,255,000	Sub Sale
20 Nov 2025	7 Lentor Central	XX	29	3BR	990	$2,424	$2,400,000	Sub Sale
31 Oct 2025	3 Lentor Central	XX	10	3BR	990	$2,432	$2,408,000	Sub Sale
27 Oct 2025	7 Lentor Central	XX	29	3BR	990	$2,444	$2,420,000	Sub Sale
23 Oct 2025	7 Lentor Central	XX	23	3BR	980	$2,277	$2,230,000	Sub Sale
21 Oct 2025	7 Lentor Central	XX	27	3BR	1,109	$2,272	$2,518,888	Sub Sale

(Resale) Lentor Modern(NH) 990sqft (if Harmonized 930sqft) sold $2.408m

OCR Resale at RCR NL quantum. Protect the quantum and upgrade

PENRITH

Penrith

Property Info Sale Rent Tower View Maps Planning Decisions Nearby Properties Profitability

6M 1Y 2Y 5Y 10Y ...

3 Bedrooms ▼

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
21 Nov 2025	72 Margaret Drive	XX	09	3BR	1,066	$2,718	$2,896,000	New Sale
15 Nov 2025	72 Margaret Drive	XX	09	3BR	1,066	$2,879	$3,068,000	New Sale
13 Nov 2025	72 Margaret Drive	XX	08	3BR	850	$2,738	$2,328,000	New Sale
21 Oct 2025	72 Margaret Drive	XX	09	3BR	1,066	$3,005	$3,202,000	New Sale
19 Oct 2025	72 Margaret Drive	XX	12	3BR	786	$2,557	$2,009,000	New Sale
18 Oct 2025	70 Margaret Drive	XX	02	3BR	936	$2,705	$2,533,000	New Sale
18 Oct 2025	70 Margaret Drive	XX	02	3BR	936	$2,722	$2,549,000	New Sale
18 Oct 2025	70 Margaret Drive	XX	02	3BR	936	$2,681	$2,511,000	New Sale
18 Oct 2025	70 Margaret Drive	XX	02	3BR	936	$2,604	$2,439,000	New Sale
18 Oct 2025	70 Margaret Drive	XX	02	3BR	936	$2,630	$2,463,000	New Sale

Penrith (H) 936sqft sold $2.439m

N.3

RESALE / TOP LAST 5 YEARS EXPERIENCED VERY SLOW MOVEMENT

PRESSURE FROM GFA HARMONISATION - YESTERDAY'S PRICING | TODAY'S AFFORDABILITY

PARK COLONIAL

Park Colonial

Property Info | Sale | Rent | Tower View | Maps | Planning Decisions | Nearby Properties | Profitability

6M | 1Y | 2Y | 5Y | 10Y | ...

3 Bedrooms ▾

Past Transactions

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
31 Oct 2025	6 Woodleigh Lane	XX	23	3BR	936	$2,483	$2,325,000	Resale
23 Sep 2025	10 Woodleigh Lane	XX	42	3BR	980	$2,465	$2,415,000	Resale
20 Aug 2025	2 Woodleigh Lane	XX	06	3BR	1,346	$2,059	$2,770,000	Resale
13 Jun 2025	12 Woodleigh Lane	XX	51	3BR	980	$2,348	$2,300,000	Resale
06 Jun 2025	2 Woodleigh Lane	XX	06	3BR	1,023	$2,601	$2,660,000	Resale
09 May 2025	2 Woodleigh Lane	XX	06	3BR	1,023	$2,621	$2,680,000	Resale
11 Apr 2025	8 Woodleigh Lane	XX	36	3BR	1,066	$2,463	$2,625,000	Resale
10 Apr 2025	4 Woodleigh Lane	XX	14	3BR	980	$2,491	$2,440,000	Resale

(RESALE) Park Colonial (NH) 936sqft (if harmonised, 890sqft) sold at $2.325M

RCR Resale at CCR NL quantum. Protect the quantum and upgrade

SKYE AT HOLLAND

Skye At Holland

Property Info | Sale | Rent | Tower View | Maps | Planning Decisions | Nearby Properties | Profitability

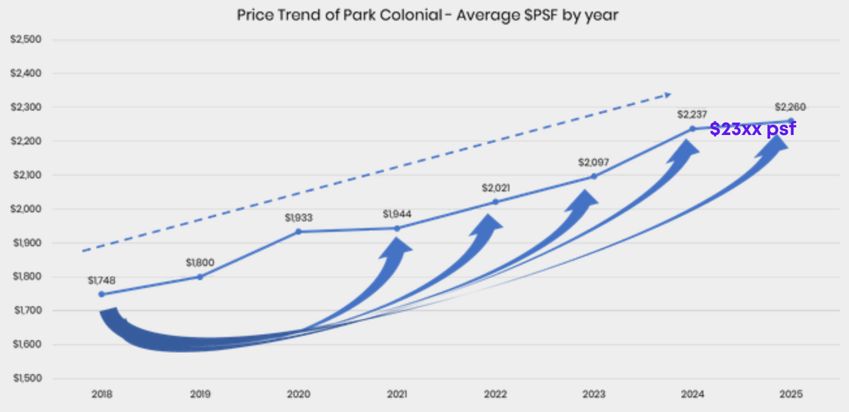
6M | 1Y | 2Y | 5Y | 10Y | ...

3 Bedrooms ▾

Contract Date	Street Name	Level	Unit	Unit Type	Area (sqft)	PSF	Price	Sale Type
11 Oct 2025	6 Holland Village Way	XX	16	3BR	915	$2,617	$2,394,000	New Sale
11 Oct 2025	6 Holland Village Way	XX	16	3BR	915	$2,626	$2,403,000	New Sale
10 Oct 2025	6 Holland Village Way	XX	16	3BR	915	$2,626	$2,403,000	New Sale
11 Oct 2025	6 Holland Village Way	XX	12	3BR	915	$2,644	$2,419,000	New Sale
11 Oct 2025	6 Holland Village Way	XX	16	3BR	915	$2,646	$2,421,000	New Sale
11 Oct 2025	6 Holland Village Way	XX	12	3BR	915	$2,654	$2,428,000	New Sale
10 Oct 2025	6 Holland Village Way	XX	12	3BR	915	$2,654	$2,428,000	New Sale

Skye At Holland(H) 915sqft sold at $2.394M

IF YOU ARE A BUYER, WHICH WILL YOU CHOOSE? RESALE OR NEW LAUNCH?

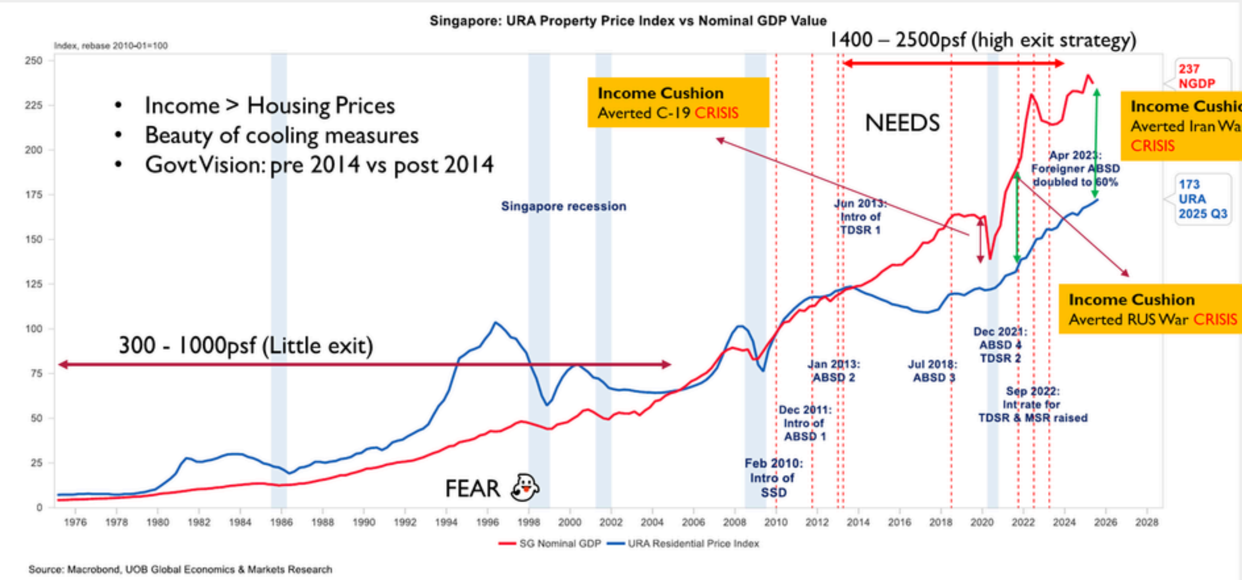


Source: PropNex Research, URA Realis (data up to 28 Dec 2025)
Annualized growth is the compounded annual rate of return which shows the rate of return over the time period between the point of resale and the last caveated transaction, expressed in annual percentage terms. The formula for determining this is simply: [(current resale value) / (initial price)] time period in years–1]

N.4 AFFORDABILITY

CAN YOU STILL AFFORD IN TODAY'S MARKET? INCOME POSITIVE GAP

DEMAND: INCOME vs PROPERTY PRICES (AFFORDABILITY)



- **When price was cheap yet little exit. Today's prices is high but sustainable with clear exit strategy**
- **Blue Line = Income / GDP**
- **Red Line = Property Price Index**
- **Government vision changed from investment into NEEDS**
- **Buy real estate as a need**
- **Need = No matter how expensive it is, you will still buy as long as you can afford**
- **As long as Govt. keeps up with the income policies & cooling measures to ensure alignment with PPI, consumers will always be able to afford this need.**
- **Crisis Buffer - Wide postive gaps ensure affordability to meet the needs**

Immediate need = roof over my head. Is the war really that important?
I NEED A ROOF OVER MY HEAD!

N.4
AFFORDABILITY

CAN YOU STILL AFFORD IN TODAY'S MARKET?
INCOME INCREMENT POSITIVE GAP

THE STRAITS TIMES

Projected doubling of S'pore GDP by 2040 could see S$ on a par with US dollar, STI hit 10,000: DBS

Projected doubling of S'pore GDP by 2040 could see S$ on a par with US dollar, STI hit 10,000: DBS

DBS expects Singapore's real GDP to grow 2.3 per cent a year through 2040.
ST PHOTO: LIM YAOHUI

Timothy Goh

Follow topic: DBS +

Published Oct 22, 2025, 03:11 PM
Updated Oct 23, 2025, 12:32 PM

SINGAPORE – Singapore's economy could more than double by 2040, with the Singapore dollar potentially trading 1-for-1 against the US dollar and the Straits Times Index (STI) climbing to 10,000 points over the 15-year period, the Republic's largest bank said in an Oct 22 report.

The DBS Singapore 2040 report, which outlines the bank's projections for the economy, forecast that Singapore's gross domestic product could reach between US$1.2 trillion (S$1.56 trillion) and US$1.4 trillion by 2040 from US$547 billion in 2024, driven by capital accumulation, human capital development and productivity gains.

IF 2024: GDP US$547 BILLION, PRICES CONTINUE TO INCREASE BY 3.9% FOR YOY

2025: GDP US$565 BILLION, WHAT WILL HAPPEN TO THE PRICES?

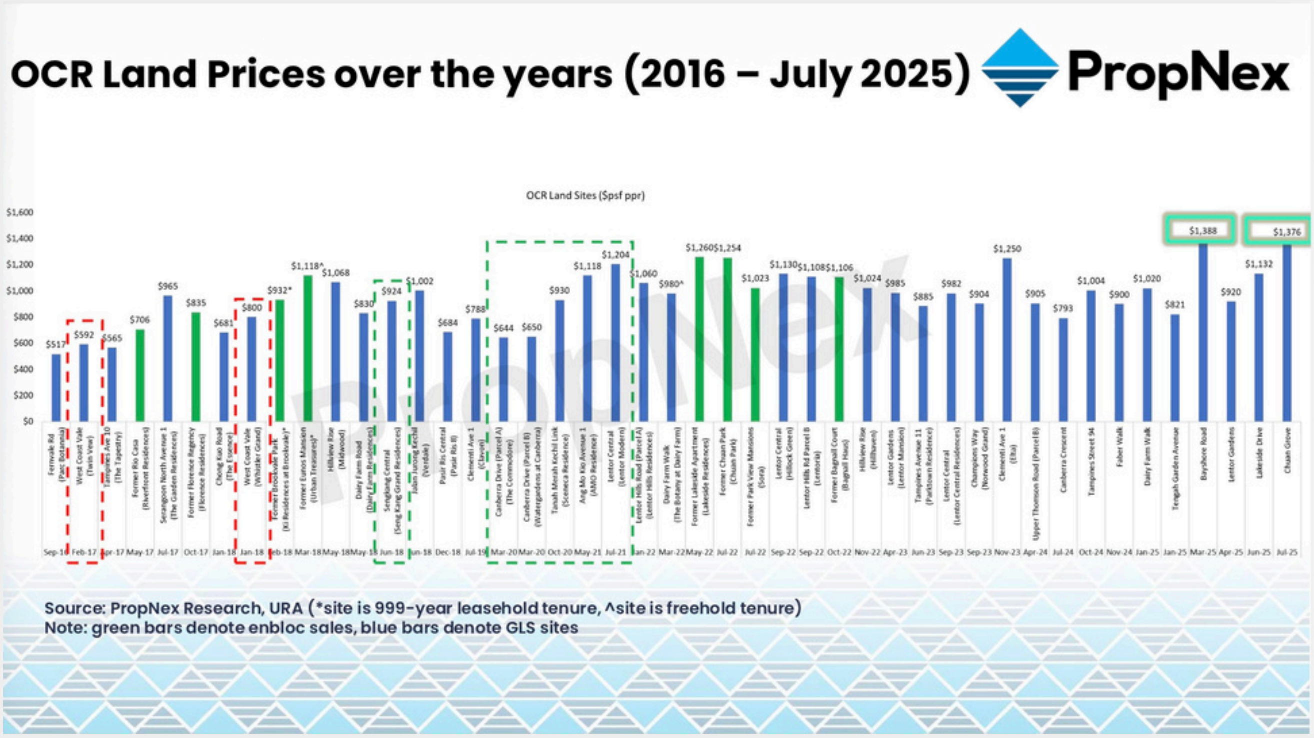
2040: WHAT WILL HAPPEN TO THE PRICES ONCE THE GDP INCREASES TO 1.4 TRILLION?

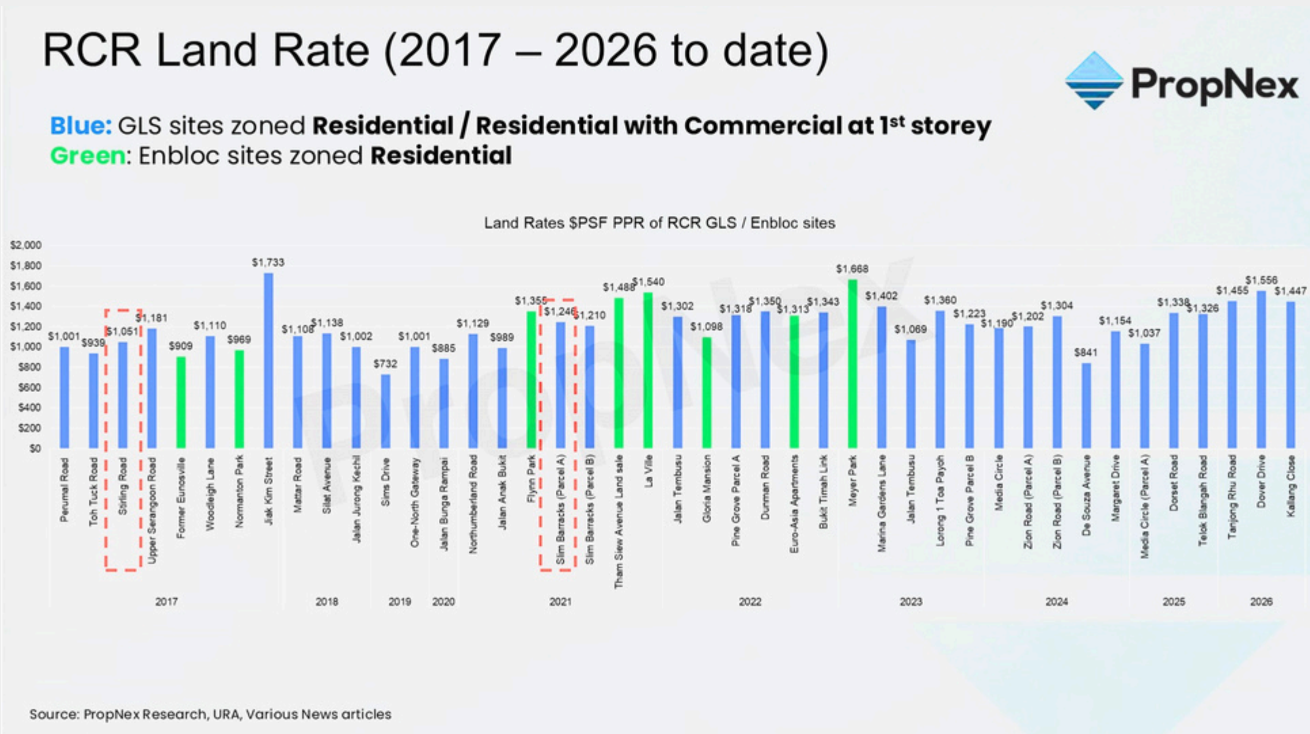
CAN YOUR FUTURE GENERATION STILL AFFORD IT?

N.5

RISING LAND COST

DID CONSUMERS PROFIT WHEN LAND PRICES BECAME MORE EXPENSIVE?





N.5 ✳

RISING LAND COST

HIGHER LAND PRICE PROJECTS END UP PROFITTING SUBSTANTIALLY

Stirling Residences

Property Info | Sale | Rent | Tower View | Maps | Planning Decisions | Nearby Properties | Profitability

6M | 1Y | 2Y | 5Y | 10Y | ...

1, 2, 3, 4 Bedrooms ▼

Unit Type	k	Level	Unit	Area (sqft)	Date of Purchase	Purchase (PSF)	Purchase (Price)	Date of Sale	Sale (PSF)	Sale (Price)	Profit (PSF)	Profit (Amount)	Holding Period
3BR		XX	31	893	05 Jul 2018	$ 1670	$ 1492000	26 Mar 2026	$ 2619	$ 2340000	▲ $ 949	▲ $ 848000	7y 8m 20d
1BR		XX	15	441	13 Oct 2019	$ 2062	$ 910000	19 Mar 2026	$ 2470	$ 1090000	▲ $ 408	▲ $ 180000	6y 5m 4d
3BR		XX	02	1,055	12 Jan 2019	$ 1781	$ 1879000	17 Mar 2026	$ 2719	$ 2868000	▲ $ 938	▲ $ 989000	7y 2m 3d
3BR		XX	30	883	22 Jul 2022	$ 2196	$ 1938000	16 Mar 2026	$ 2649	$ 2338000	▲ $ 453	▲ $ 400000	3y 7m 23d
2BR		XX	12	635	16 May 2020	$ 1897	$ 1205000	12 Mar 2026	$ 2323	$ 1475000	▲ $ 426	▲ $ 270000	5y 9m 25d

Land Cost is $1051 psf ppr

One-North Eden

Property Info | Sale | Rent | Tower View | Maps | Planning Decisions | Nearby Properties | Profitability

6M | 1Y | 2Y | 5Y | 10Y | ...

1, 2, 3, 4 Bedrooms ▼

Unit Type	Block	Level	Unit	Area (sqft)	Date of Purchase	Purchase (PSF)	Purchase (Price)	Date of Sale	Sale (PSF)	Sale (Price)	Profit (PSF)	Profit (Amount)	Holding Period	Annualis
3BR	10	XX	09	1,119	24 Apr 2021	$ 1833	$ 2052000	28 Jan 2026	$ 2413	$ 2700888	▲ $ 5..	▲ $ 648888	4y 9m 4d	5.93%
4BR	8	XX	02	1,410	25 Apr 2021	$ 1859	$ 2621500	28 Jan 2026	$ 2341	$ 3300800	▲ $ 4..	▲ $ 679300	4y 9m 3d	4.96%
4BR	8	XX	02	1,410	28 Jun 2021	$ 1837	$ 2590000	29 Oct 2025	$ 2312	$ 3260000	▲ $ 475	▲ $ 670000	4y 4m 1d	5.44%
3BR	10	XX	08	1,119	24 Apr 2021	$ 1854	$ 2076000	17 Oct 2025	$ 2367	$ 2650000	▲ $ 51[illegible]	▲ $ 574000	4y 5m 23d	5.59%

View All (4)

Land Cost is $1246 psf ppr

Amo Residence

Property Info | Sale | Rent | Tower View | Maps | Planning Decisions | Nearby Properties | Profitability

6M | 1Y | 2Y | 5Y | 10Y | ...

2, 3, 4, 5+ Bedrooms ▼

Unit Type	k	Level	Unit	Area (sqft)	Date of Purchase	Purchase (PSF)	Purchase (Price)	Date of Sale	Sale (PSF)	Sale (Price)	Profit (PSF)	Profit (Amount)	Holding Period
3BR		XX	10	1,044	23 Jul 2022	$ 2201	$ 2298000	26 Mar 2026	$ 2596	$ 2710000	▲ $ 395	▲ $ 412000	3y 8m 2d
3BR		XX	10	1,044	23 Jul 2022	$ 1998	$ 2086000	13 Feb 2026	$ 2471	$ 2580000	▲ $ 473	▲ $ 494000	3y 6m 22d
5BR		XX	03	1,475	28 Jul 2022	$ 2249	$ 3317000	06 Feb 2026	$ 2618	$ 3860000	▲ $ 369	▲ $ 543000	3y 6m 10d
3BR		XX	02	958	23 Jul 2022	$ 2000	$ 1916000	16 Jan 2026	$ 2505	$ 2400000	▲ $ 505	▲ $ 484000	3y 5m 24d
2BR		XX	12	743	22 Jul 2022	$ 2157	$ 1602000	19 Dec 2025	$ 2557	$ 1898888	▲ $ 400	▲ $ 296888	3y 4m 28d
2BR		XX	09	743	22 Jul 2022	$ 2016	$ 1497000	25 Nov 2025	$ 2457	$ 1825000	▲ $ 441	▲ $ 328000	3y 4m 4d
3BR		XX	15	958	23 Jul 2022	$ 1943	$ 1861000	17 Nov 2025	$ 2430	$ 2328000	▲ $ 487	▲ $ 467000	3y 3m 26d
3BR		XX	07	1,044	23 Jul 2022	$ 2120	$ 2214000	11 Nov 2025	$ 2576	$ 2690000	▲ $ 456	▲ $ 476000	3y 3m 20d
5BR		XX	03	1,475	23 Jul 2022	$ 2047	$ 3018000	06 Oct 2025	$ 2441	$ 3600000	▲ $ 394	▲ $ 582000	3y 2m 14d
3BR		XX	10	1,044	23 Jul 2022	$ 2130	$ 2224000	03 Oct 2025	$ 2524	$ 2635000	▲ $ 394	▲ $ 411000	3y 2m 11d

N.5 ✳

RISING LAND COST

HIGHER LAND PRICE PROJECTS END UP PROFITTING SUBSTANTIALLY

Whistler Grand

Property Info | Sale | Rent | Tower View | Maps | Planning Decisions | Nearby Properties | Profitability

6M | 1Y | 2Y | 5Y | 10Y | ...

2, 3, 4, 5+ Bedrooms ▼

Unit Type	Block	Level	Unit	Area (sqft)	Date of Purchase	Purchase (PSF)	Purchase (Price)	Date of Sale	Sale (PSF)	Sale (Price)	Profit (PSF)	Profit (Amount)	Holding Period	Annuali
2BR	109	XX	14	614	16 Aug 2020	$ 1530	$ 938900	19 Mar 2026	$ 1956	$ 1200000	▲ $ 426	▲ $ 261100	5y 7m 1d	4.49%
3BR	109	XX	21	958	05 May 2020	$ 1476	$ 1413680	10 Feb 2026	$ 2124	$ 2035000	▲ $ 648	▲ $ 621320	5y 9m 6d	6.51%
3BR	109	XX	20	990	12 Dec 2018	$ 1280	$ 1268000	30 Jan 2026	$ 2008	$ 1988888	▲ $ 728	▲ $ 720888	7y 1m 19d	6.51%
2BR	109	XX	19	624	29 Jul 2020	$ 1587	$ 990560	16 Jan 2026	$ 2010	$ 1255000	▲ $ 423	▲ $ 264440	5y 5m 18d	4.42%
2BR	109	XX	14	614	23 Mar 2021	$ 1644	$ 1008800	05 Jan 2026	$ 2003	$ 1228888	▲ $ 359	▲ $ 220088	4y 9m 13d	4.2%
3BR	109	XX	21	958	22 Feb 2019	$ 1348	$ 1291140	02 Jan 2026	$ 2028	$ 1943000	▲ $ 680	▲ $ 651860	6y 10m 8d	6.13%
2BR	107	XX	06	614	01 Aug 2020	$ 1521	$ 933160	29 Dec 2025	$ 1956	$ 1200000	▲ $ 435	▲ $ 266840	5y 4m 28d	4.76%
2BR	109	XX	15	764	23 Jun 2020	$ 1503	$ 1148820	04 Dec 2025	$ 1871	$ 1430000	▲ $ 368	▲ $ 281180	5y 5m 11d	4.1%
3BR	109	XX	12	1,066	30 May 2020	$ 1497	$ 1594900	01 Dec 2025	$ 2064	$ 2200000	▲ $ 567	▲ $ 605100	5y 6m 2d	6.01%

Lentor Modern

Property Info | Sale | Rent | Tower View | Maps | Planning Decisions | Nearby Properties | Profitability

6M | 1Y | 2Y | 5Y | 10Y | ...

1, 2, 3, 4 Bedrooms ▼

Unit Type	k	Level	Unit	Area (sqft)	Date of Purchase	Purchase (PSF)	Purchase (Price)	Date of Sale	Sale (PSF)	Sale (Price)	Profit (PSF)	Profit (Amount)	Holding Period	Annualised
3BR		XX	19	990	16 Sep 2022	$ 1972	$ 1953270	27 Mar 2026	$ 2297	$ 2275000	▲ $ 325	▲ $ 321730	3y 6m 9d	4.42%
3BR		XX	22	1,130	17 Sep 2022	$ 2179	$ 2463120	26 Mar 2026	$ 2477	$ 2800000	▲ $ 298	▲ $ 336880	3y 6m 7d	3.71%
3BR		XX	10	990	17 Sep 2022	$ 2105	$ 2084940	09 Mar 2026	$ 2499	$ 2475000	▲ $ 394	▲ $ 390060	3y 5m 20d	5.06%
3BR		XX	13	1,130	14 Oct 2022	$ 1931	$ 2183000	03 Mar 2026	$ 2318	$ 2620000	▲ $ 387	▲ $ 437000	3y 4m 18d	5.54%
2BR		XX	20	732	16 Sep 2022	$ 2250	$ 1646865	20 Feb 2026	$ 2541	$ 1860000	▲ $ 291	▲ $ 213135	3y 5m 4d	3.61%
2BR		XX	11	732	17 Sep 2022	$ 2184	$ 1598850	20 Feb 2026	$ 2473	$ 1810000	▲ $ 289	▲ $ 211150	3y 5m 3d	3.68%
2BR		XX	15	732	17 Sep 2022	$ 2359	$ 1726560	13 Feb 2026	$ 2432	$ 1780000	▲ $ 73	▲ $ 53440	3y 4m 27d	0.9%
4BR		XX	12	1,528	17 Sep 2022	$ 1895	$ 2895750	13 Feb 2026	$ 2224	$ 3400000	▲ $ 329	▲ $ 504250	3y 4m 27d	4.82%
3BR		XX	19	990	16 Sep 2022	$ 1995	$ 1975545	12 Feb 2026	$ 2323	$ 2300000	▲ $ 328	▲ $ 324455	3y 4m 27d	4.56%
3BR		XX	22	1,130	17 Sep 2022	$ 2017	$ 2279970	29 Jan 2026	$ 2450	$ 2768800	▲ $ 433	▲ $ 488830	3y 4m 12d	5.93%

NOW THAT YOU KNOW THE MAIN CONCERNS OF HOW TO BE A BUYER IN TODAY'S MARKET,

WHAT IS THE 3 PHASE TRANSFORMATION FRAMEWORK TO IDENTIFY WHICH PROJECTS THAT CAN BRING YOU 120% R.O.E WITHIN A SHORT SPAN OF 3-5 YEARS?

WHY ARE WE BUYING PROPERTY?

IS IT ALWAYS ABOUT MONEY-MAKING?

Contact us to discover our innovative

4Ps Building Capital Concept.