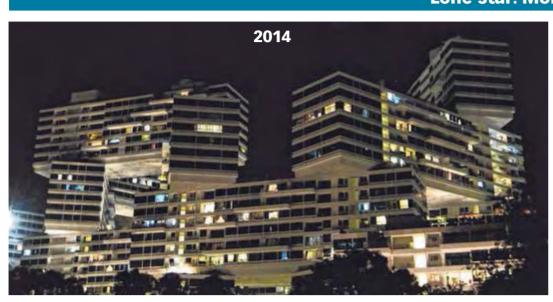
# Still dark condos

One year after our photographers featured 10 completed condos that were visibly dark, they hit the streets again, snapping photos of the same projects at similar timings. Most of the condos still look pretty dark, despite high sales rates and decent leasing activity. Here are some features of the condos.

#### **Lone star: More lights at last**





The Interlace	LOCATION	DEVELOPER	T.O.P.	TOTAL UNITS	UNITS SOLD BY DEVELOPER	% OF UNITS SOLD	NO OF LEASE COMMENCEMENTS (FROM TOP TO MAY 2015***)	% OF LEASE COMMENCEMENTS vs TOTAL UNITS IN THE PROJECT
	Depot Road	Ankerite (CapitaLand, HPL & NUS)	Sept 2013	1,040	882*	84.8%	486	46.7%

#### **High proportion of foreign owners**

# **Marina Bay Suites**

**Central Boulevard** DEVELOPER **Marina Bay Suites** (Cheung Kong Holdings, Hongkong Land & Keppel Land) T.O.P. TOTAL UNITS

> June 2013 221 UNITS SOLD BY DEVELOPER UNITS SOLD 218\* 98.6% NO OF LEASE COMMENCEMENTS

(FROM TOP TO MAY 2015\*\*\*) 142

% OF LEASE COMMENCEMENTS VS TOTAL UNITS IN THE PROJECT 64.3%









#### Goodwood Residence

LOCATION **Bukit Timah Road** DEVELOPER

**Goodwood Residence Development** (GuocoLand) TOTAL UNITS

June 2013 210 UNITS SOLD BY DEVELOPER % OF UNITS SOLD

NO OF LEASE COMMENCEMENTS (FROM TOP TO MAY 2015\*\*\*)

% OF LEASE COMMENCEMENTS VS 34.3%

# **The Vermont** on Cairnhill

**Cairnhill Rise** 

DEVELOPER **Bukit Sembawang View** (Bukit Sembawang Estates) T.O.P. TOTAL UNITS

**Aug 2013** 158 UNITS SOLD BY DEVELOPER UNITS SOLD 100% 158 NO OF LEASE COMMENCEMENTS

(FROM TOP TO MAY 2015\*\*\*) % OF LEASE COMMENCEMENTS VS TOTAL UNITS IN THE PROJECT









### **The Laurels**

LOCATION **Cairnhill Road** DEVELOPER

Sing Holdings (Cairnhill) (Sing Holdings & Forum Partners)

T.O.P. TOTAL UNITS Sept 2013 229 UNITS SOLD % OF UNITS SOLD BY DEVELOPER 100%

NO OF LEASE COMMENCEMENTS (FROM TOP TO MAY 2015\*\*\*) 203

% OF LEASE COMMENCEMENTS VS TOTAL UNITS IN THE PROJECT 88.6%

# **Developers more focused on leasing**

#### Hilltops LOCATION **Cairnhill Circle** DEVELOPER Taraville (SC Global)

**55.1%** 

TOTAL UNITS T.O.P. 241 **April 2011** UNITS SOLD BY DEVELOPER % OF UNITS SOLD 62\*\* **25.7**% NO OF LEASE COMMENCEMENTS (FROM JUNE 2012, THE EARLIEST

70 % OF LEASE COMMENCEMENTS VS TOTAL UNITS IN THE PROJECT

DATE LISTED ON URA WEBSITE,

TO MAY 2015)









# **Cape Royale**

LOCATION **Cove Way, Sentosa Cove** DEVELOPER Pinnacle (Sentosa) (IOI Properties & Ho Bee)

TOTAL UNITS Aug 2013 302

UNITS SOLD BY DEVELOPER

(Project held by developer for lease) NO OF LEASE COMMENCEMENTS (FROM TOP TO MAY 2015\*\*\*)

% OF LEASE COMMENCEMENTS VS 41.1%

# **High proportion of HDB upgraders**

**NV Residences** LOCATION **Pasir Ris Grove** DEVELOPER **CDL**, Hong Leong Holdings & Hong Realty TOTAL UNITS T.O.P. March 2013 642 **UNITS SOLD** BY DEVELOPER UNITS SOLD 100% 642

NO OF LEASE COMMENCEMENTS (FROM TOP TO MAY 2015\*\*\*) 386 % OF LEASE COMMENCEMENTS VS TOTAL UNITS IN THE PROJECT 60.1%









#### Canberra Residences

LOCATION **Canberra Drive** DEVELOPER

MCC Land (Singapore)

TOTAL UNITS June 2013 320

UNITS SOLD % OF UNITS SOLD BY DEVELOPER 100% NO OF LEASE COMMENCEMENTS

(FROM TOP TO MAY 2015\*\*\*)

134 % OF LEASE COMMENCEMENTS VS TOTAL UNITS IN THE PROJECT 41.9%

\* As at June 11, 2015 \*\* total no. of units sold for Hilltops is estimated based on total units sold when the project was last listed on the URA developers' sale survey and the number of primary sale caveats in URA Realis thereafter, till May 2015. \*\*\* Based on data listed on URA website; some leases may have been signed but had yet to commence as of May 2015. Figures include lease renewals. Note: % of lease commencements vs total units in the project is a measure of leasing activity.