

Residential en bloc sales from 2020

DATE	PROPERTY/LOCATION	ZONING/APPROVED USE	LAND AREA (SQ FT)	PLOT RATIO	SALE PRICE (\$M)	PRICE \$PSF/PR. INCL DEVT CHARGE*
June-20	19 to 37 Teck Chye Terrace	Residential	17,647	3.0	\$39.0	\$1,008
Aug-20	Yuen Sing Mansion, Lorong 13 Geylang	Residential	7,868	2.8	\$15.2	\$678
Sept-20	Bedok Point**	Commercial /Residential**	NA	3.0	\$108.0	NA
Nov-20	Fairhaven & Sophia Ville, Sophia Road	Residential	23,828	2.1	\$62.0	\$1,239
Nov-20	217,219,221,223 Etc Guillemard Road/ Jalan Molek	Residential	37,131	2.8	\$93.0	\$895
Nov-20	119,121,123 Etc Haig Road	Residential	25,054	1.4	\$32.8	\$943
Nov-20	Amber Hotel Katong, Amber Road***	Residential	13,001	2.8	\$27.0	\$1,163#
Dec-20	Former Caldecott Broadcast Centre, Andrew Road	Institution /Residential	752,015	NA	\$280.9	NA
Dec-20	Advance Apartments, Lorong 25A Geylang	Residential	11,429	2.8	\$26.5	\$877
Dec-20	93B,93C,95 Lorong N Telok Kurau	Residential	18,507	1.4	\$23.6	\$919#
Feb-21	10A & 10B Institution Hill	Residential	8,761##	2.8	\$33.6	\$1,381#
Mar-21	Surrey Point, 2 Surrey Road	Residential	11,977	2.8	\$47.8	\$1,434
Mar-21	2, 4, 6 Mount Emily Road	Residential	5,549	2.1###	\$18.0	\$1,115###

Note: *if applicable ** Based on assumption that the potential redevelopment into a "Residential with Commercial on 1st storey" development will be approved.

***To be developed into co-living apartments

#JLL's estimates ## Combined land area of 10A & 10B Institution Hill

Existing GFA of 1,499.3 sq m reflects higher plot ratio than 2.1. Land rate (psf/pr) is based on existing GFA.