



Starter Home

For a soon-to-be-married couple in their early 30's

Prepared by Alice Chang

Lifestyle considerations (non-negotiables)

Compiled by Alice Chang

CRITERIAS:

A. Location

1. Prime locations.
2. Rental/ investment potential for the future.

B. Age of flat

1. Flat age should not be more than 25 years.
2. Longer lease to ensure price won't dip.

C. Budget

1. Both work in the tech sector.
2. Max. \$600,000.

1

Kitchen – home-cooking.
– space for a kitchen island



2

Bathrooms – Space for shower cubicle and dry area.



3

Bedrooms – Nursery/baby
– Home office
– Master bedroom



Lots of light for the whole flat

Comparison of top 5 HDB locations over the last 10 years

By Alice Chang

| | town | resale_price |
|----|-----------------|---------------|
| 7 | CENTRAL AREA | 692221.515313 |
| 18 | QUEENSTOWN | 681641.239810 |
| 4 | BUKIT MERAH | 625050.052976 |
| 6 | BUKIT TIMAH | 595550.529680 |
| 23 | TOA PAYOH | 546514.115706 |
| 14 | KALLANG/WHAMPOA | 537628.200992 |
| 9 | CLEMENTI | 530465.299294 |
| 2 | BISHAN | 528964.543426 |
| 15 | MARINE PARADE | 512424.301703 |
| 10 | GEYLANG | 404612.818515 |

Top locations for 4-room HDB based on avg resale price from 2010 onwards

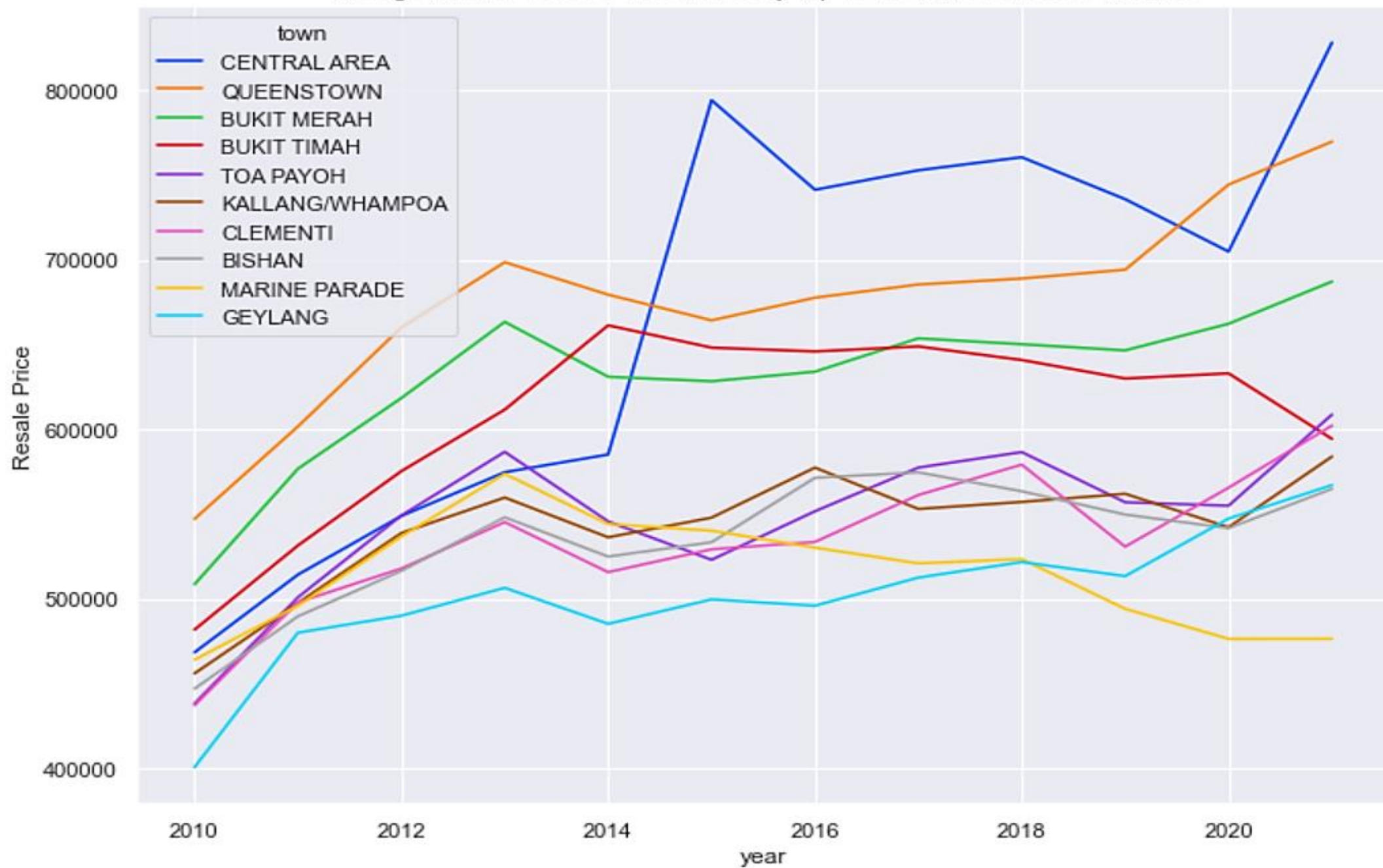
| | town | resale_price |
|----|-----------------|---------------|
| 7 | CENTRAL AREA | 750016.761194 |
| 18 | QUEENSTOWN | 738129.172767 |
| 4 | BUKIT MERAH | 661615.641485 |
| 6 | BUKIT TIMAH | 622621.228070 |
| 23 | TOA PAYOH | 570148.156475 |
| 9 | CLEMENTI | 563153.691358 |
| 14 | KALLANG/WHAMPOA | 559499.680420 |
| 2 | BISHAN | 550278.197026 |
| 10 | GEYLANG | 540277.296154 |
| 15 | MARINE PARADE | 400000.000000 |

Top locations for 4-room HDB based on avg resale price from 2019 onwards

PRIME LOCATIONS FOR 4 ROOMS

- 1. No change in ranking of top 5 towns for the last 10 years.
- 2. Prices for the top 5 towns are high and still increasing.
- 3. Our couple's choice for their starter home are based on the list.
- 4. They have ruled out Marine Parade where prices has been dipping.

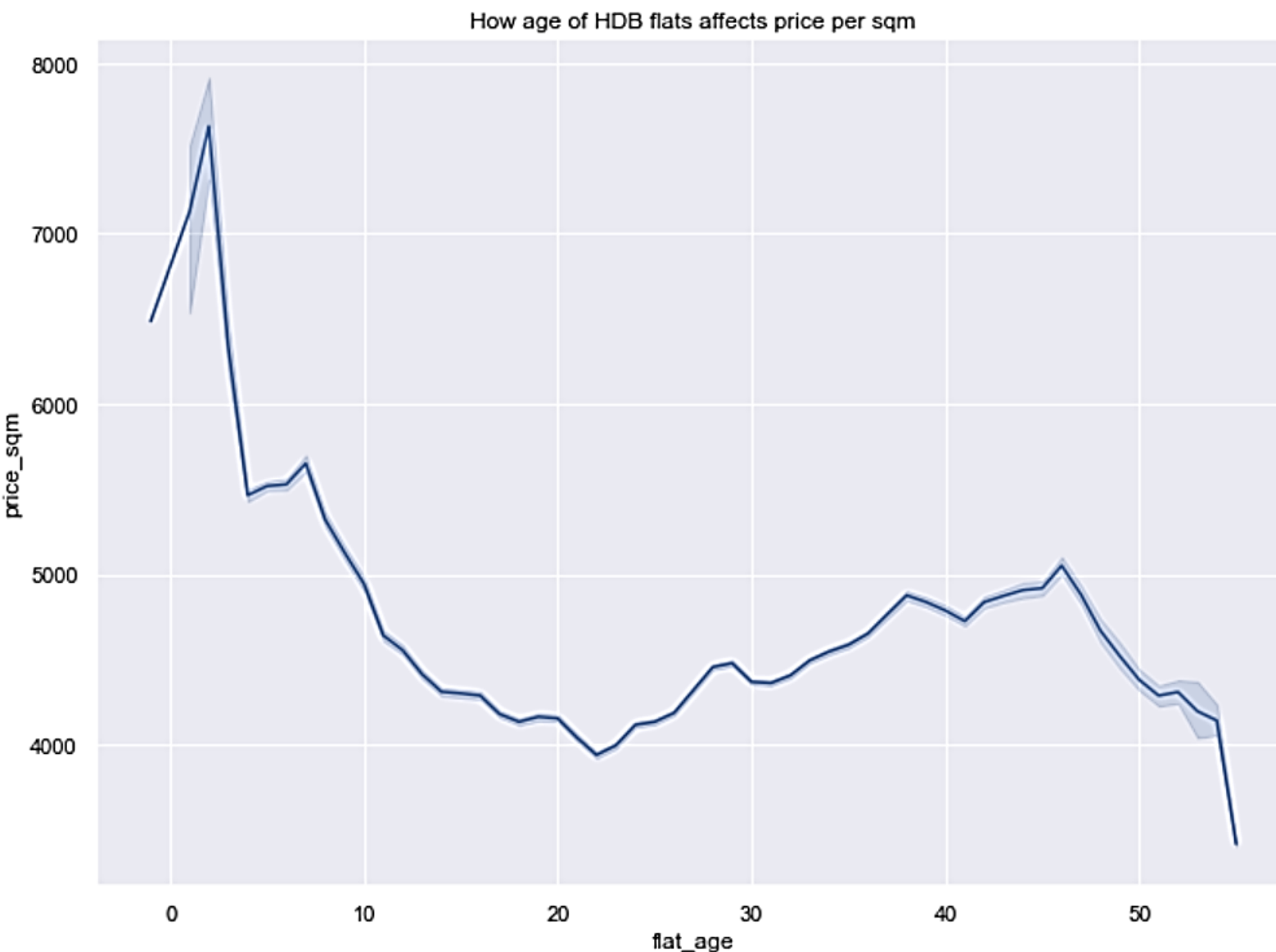
Average Resale Prices for 4-Room Flat by Top 10 Locations from 2010 onwards





What is an ideal flat age to purchase or resale?

By Alice Chang

For IOD Data Science & AI Mini Project 1- 17/07/2021



1. Price per sqm spikes  for the first 3 years and drop sharply by the 5th year.
2. Then it dips  sharply and moves down gradually until the 22nd year.
3. Price per sqm gradually moves up between age 22 and 45.
4. After 45 years the trend for price per sqm starts dipping.

For investment purposes, our couple is wise to focus on flat age that are no more than 25 years.



Recommendations

By Alice Chang

Model 'A' flat – 4-room HDB



Block 10B Toa Payoh Lorong 7



'Premium Apartment' – 4-room HDB

RECOMMENDATIONS (4-room HDB ≤ 100 sqm)

| LOCATION | FLAT AGE ≤ 25 YEARS | ≤ \$600K | Model | Match | No. of Buildings | No. of Streets |
|-------------|---------------------|----------|-------------|----------|------------------|----------------|
| Bukit Timah | Nil | Nil | Nil | Nil | Nil | Nil |
| Toa Payoh | ✓ | ✓ | 4-room 'A' | 33 units | 17 | 6 |
| Bishan | ✓ | ✓ | Premium Apt | 8 units | 5 | 2 |



Block 293 Bishan Street 22

Street names recommended for Toa Payoh 4rm flat (Model A):

| | |
|-----------------|----|
| LOR 7 TOA PAYOH | 12 |
| LOR 8 TOA PAYOH | 9 |
| LOR 1 TOA PAYOH | 6 |
| LOR 4 TOA PAYOH | 2 |
| LOR 2 TOA PAYOH | 2 |
| LOR 5 TOA PAYOH | 2 |

Blocks recommended for Toa Payoh 4rm flat (Model A):

| | |
|------|---|
| 11 | 9 |
| 7 | 4 |
| 156 | 3 |
| 35 | 2 |
| 10B | 2 |
| 14 | 2 |
| 14A | 1 |
| 82B | 1 |
| 62 | 1 |
| 86 | 1 |
| 172A | 1 |
| 155 | 1 |
| 6 | 1 |
| 171 | 1 |
| 14B | 1 |
| 121 | 1 |
| 10 | 1 |



Toa Payoh

Blocks recommended for Bishan 4rm flat (Premium Apt) :

| | |
|-----|---|
| 291 | 3 |
| 292 | 2 |
| 289 | 1 |
| 293 | 1 |
| 290 | 1 |

Street names recommended for Bishan 4rm flat (Model A) :

| | |
|--------------|---|
| BISHAN ST 24 | 5 |
| BISHAN ST 22 | 3 |



BISHAN