

ONE-NORTH, PAYA LEBAR AND LABRADOR PARK

Homes near established or upcoming decentralised commercial zones such as these should see interest from buyers. The slew of new cooling measures has dampened the Singapore private residential market and put an increased focus on affordability. Mass market properties are expected to lead demand due to their relatively lower prices and quantum.

-1 TO 3 PER CENT

Recent escalations in trade tensions have cast a pall on the outlook for the private residential market, leaving projected movement of year-on-year prices in this range.

\$1,100,000

Be prepared to pay around this amount if you're looking to buy a two-bedder. This is the average price for new sales of units from 600 to 800 sq ft.

YOUR PIECE OF REAL ESTATE

Excluding strata landed housing, Districts 17, 22, 25 can be considered if you're hoping to buy landed property. Based on data from January 2018 to March this year, average land prices for these districts are still below \$1,000 psf at around \$800 to 900 psf.

MOST POPULAR UNIT SIZES

Two-bedders tend to be favoured as they are more affordable compared to their larger counterparts and yet can accommodate small families. Depending on the project, these units are usually around 600 to 800 sq ft, with the median size of new sales units at 721.2 sq ft.

COVETED CONDO

Designed by award-winning SCDA Architects, 455-unit condo Riviere on Jiak Kim Street is next to the Singapore River and lies on the former iconic Zouk site near Robertson Quay. This Frasers Property development in District 9 has strong locational, lifestyle and prestige attributes. Apart from its proximity to the upcoming Great World MRT station and the plethora of amenities within walking distance, it offers great accessibility to the central business district and the Orchard Road shopping district. It is expected to be supported by rental demand from working professionals.

URBAN LIVING ICON

All eyes are on the Greater Southern Waterfront transforming into a new urban living location. The relocation of port terminals, including Tanjong Pagar and Pasir Panjang, to Tuas has freed up land to develop this new waterfront city, which extends from Pasir Panjang to Marina East. According to an article in The Straits Times, it will be the primary catalyst of what may be an eventual transformation of Singapore's entire southern coastal region. It is expected to part of an expanded central business, civic, cultural-entertainment and lifestyle district stretching from Orchard Road and Bras Basah to HarbourFront and Sentosa.



At the gateway of Singapore's upcoming waterfront city

GREATER SOUTHERN WATERFRONT

NEW LOOK UNVEILING

WATCH THIS SPACE

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5A Shenton Way Singapore 068814

PROPERTY OUTLOOK

Christine Li, head of research for South-east Asia at global consultancy firm Cushman & Wakefield shares her views on what should be on your radar during your property search for the coming months

房地产展望

如果你手上一笔钱，就让国际咨询公司高纬环球（Cushman & Wakefield）研究主管李敏雯来告诉你，你可以买什么，什么时候买，到哪里买。

纬壹科技城、巴耶利峇和拉柏多公园？

靠近具规模商业中心的住宅，或是发展中的非中央商业区住宅都会引起买家的兴趣。一系列降温措施打击了新加坡的私宅市场，让买家更关注自己的负担能力。大众市场产业的价格相对来说较低，所需的金额更少，预料将带动买气。

有地住宅佳选

若你要购买有地住宅，不妨考虑17、22和25邮区，这包括分层地契有地住宅在内。根据2018年1月至今年3月的数据，这些邮区的土地平均价格仍低于每平方尺\$1000，介于\$800至\$900。

负百分之一至百分之三

近期升级的贸易摩擦为私人住宅市场蒙上阴影，同比价格的预期波动介于负百分之一至百分之三。

\$1,100,000

若你打算购买一个两卧房单位，就必须至少准备这个数目。这是600至800平方尺崭新单位的平均售价。

最受欢迎的单位面积

买家一般比较喜欢两卧房单位，因为与面积更大的单位相比，它们的价格更具竞争力，却仍可容纳小家庭。这些单位的面积视发展项目而定，一般介于600–800平方尺，崭新单位面积中位数为721.2平方尺。

梦寐以求的公寓

拥有455个单位的瑞雅嘉苑（Riviere）位于若锦街，即Zouk的旧址。这个星狮地产发展项目在第9邮区，毗邻新加坡河，靠近罗拔申码头，由得奖的SCDA Architects设计，无论地点、时尚风格和发展商声誉皆是销售卖点。项目靠近中央商业区和乌节路，未来的大世界地铁站和各种设施也近在咫尺，预计能满足专业人士的租屋需求。

时尚生活新地标

南部滨水地区从巴西班让一直延伸至滨海东，未来将转型为深具吸引力的滨水生活地区。丹戎巴葛码头和巴西班让码头将搬迁，以便腾出更多土地供发展。据《海峡时报》报道，南部滨水地区标志着新加坡整个南部海岸线景观迈入新纪元，这是中央商业区、市政区、文化娱乐和生活时尚区扩展计划的一部分，范围从乌节路、勿拉士峇沙一直延伸到港湾和圣淘沙。

photo ISTOCK