

HD City & Country: Property Briefs

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Shophouse units in Siglap for **sale**

Two ground floor shophouses (top) at the corner of Figaro Street and Jalan Tua Kong in the Siglap area have been put up for **sale** by tender. The two shophouses at 1 and 1B Figaro Street have a lease tenure of 9,999-years and dual frontage. Its immediate surroundings are landed houses, F&B outlets and service retailers. Both units are owned by related parties and are offered for **sale** together. They will be **sold** with existing tenancies, with one of the units currently leased to a popular European bistro. 1 Figaro Street is sized at 2,021 sq ft, while 1B is sized at 1,500 sq ft. The guide price for the two units is \$8 million and investors can expect a gross rental return in excess of 3.5%, says Galven Tan, director of investment properties at CBRE, the marketing agent for the properties. The tender closes on Nov 28.

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September home sales posts

50% increase m-o-m

New home sales for September excluding executive condominiums reached 648 units, registering a 50% increase month-on-month. The improvement is attributed to the resumption of market activity after the Hungry Ghost Festival, says Ong Teck Hui, national director of research and consultancy at JLL. Monthly sales volume is still subdued compared with the pre-total debt servicing ratio period, he adds. Of the 648 developer units **sold** in September, 272 units were from new launches while the remaining 376 units were from earlier launches.

There were 514 new units launched for **sale** in September, with five new launches, namely M5 and One Duchess in the core central region (CCR), 70 St Patrick's in the outside central region (OCR) as well as Forte Suites and Highline Residences in the rest of central region (RCR). Highline Residences by Keppel Land and 70 Saint Patrick's by UOL **Group** reported the highest take-up rates.

In 3Q2014, developers **sold** 1,596 new private homes, the lowest quarterly sales since 4Q2008, says JLL. In the year before the total debt servicing ratio was imposed, quarterly sales averaged 5,000 units, which was treble the volume in 3Q2014. "This shows the extent to which demand has weakened in the primary market," says Ong..

Chia Siew Chuin, director of research and advisory at Colliers International expects new home sales for the month of October to be in the range of 500 to 700 units, in light of the healthy take-up rate at Marina One Residences.

CDL first developer in Asia

to adopt PPVC method for EC

Singapore's giant listed **property** developer City Developments Ltd (CDL) will be the first developer in Asia to adopt the use of Prefabricated Prefinished Volumetric Construction (PPVC) in a large scale **residential** development. The project is the 636-unit executive condo (top) by CDL in Canberra Drive. The project will have eight 10 to 12 storey blocks, and will be constructed using some 3,300 building modules, possibly the largest application of PPVC in the world. The use of PPVC for the EC is expected to increase construction productivity by more than 40% and save some 5,500 man days compared with

the conventional construction method, according to CDL. Consequently, the EC is expected to be completed four months ahead of schedule.

Resale home prices slide in September

The Singapore Real Estate Exchange Property Index (SPI) recorded a 0.3% drop in residential resale prices for September compared with August. The OCR drove the overall index down with a price decrease of 2.1%. On the other hand, prices in the CCR and the RCR went up by 0.9% and 2.9% respectively. September prices in the CCR continued to rise after a 4.2% gain in August. Overall prices have declined by 5.6% since its last high in January, while dropping 4.6% y-o-y. Resale volumes increased by 15.3% m-o-m, while rental volumes fell by 14%.

Keppel Land to commence

Phase Two of Manila project

Keppel Land is expanding its commercial portfolio with the development of Phase Two of its SM-KL project (left) in the Ortigas CBD in Manila, the Philippines. Phase Two comprises a 42-storey office building and an extension of The Podium, an existing five-storey retail building that is part of Phase One. The total construction cost for Phase Two is \$336 million.

The project is jointly-developed by Keppel Land through Keppel Philippine Properties, and Banco de Oro, the banking arm of Philippine conglomerate SM Group. To be completed in 2019, the new office tower will have a net lettable area (NLA) of 957,996 sq ft. The expansion of The Podium adds more than 365,976 sq ft of retail space and bringing the total retail NLA to 538,200 sq ft when completed in 2016. The Podium is 90% leased to brands such as Philip Stein, Calvin Klein, Topshop, Dorothy Perkins and Nike.

Lake Life EC more than

three-times subscribed

Lake Life, a new executive condo (EC) in the Jurong Lake district by an Evia Real Estate-led consortium, announced that it has received 1,853 e-applications for its 546 units. This means the project is more than three-times subscribed, the highest number of e-applications ever received for an EC. Of all the applications, about 66% are second-time applicants, with an average age of 42 years. The EC is developed by Evia Real Estate, BBR Holdings, OKP Holdings, Ho Lee Group and CNH Investment, a joint venture between two privately-held construction companies. Lake Life has a selection of two- to five-bedroom units. It is scheduled for completion in December 2017.

Asia Pacific hotel transactions

at US\$3.9 billion in 1H2014, says JLL

Transaction volumes in the hotel sector across Asia-Pacific totalled US\$3.9 billion (\$4.97 billion) for 1H2014, says JLL in its hotel investment report. This is 6.5% higher than the level of transactions achieved in 1H2013. Asian hotel markets recorded the lion's share of activity with sales totalling US\$3.5 billion, compared with Australasia's US\$0.6 billion. Japan and China dominated, with US\$1 billion of sales each, and accounted for 60% of the deal flow.

"There is a definite trend among hotel investors to look further afield and consider markets that may not have been on the radar just a few years ago," says Scott Hetherington, CEO of JLL's hotel and hospitality group. While investment is becoming more geographically widespread, major gateway cities continued to see the highest volume of transactions, for instance, Shanghai, Sydney, Tokyo, Melbourne and Osaka. - Compiled by Jo-Ann Huang

IN iretail : Retail | i64 : Retail/Wholesale

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