

JLB RESIDENCES

Property Details

Developer	SPRINGLIFE JLB PTE LTD
Master Plan Plot Ratio	1.4
Project Name	JLB RESIDENCES
Street Name	Jalan Loyang Besar-
Postal Code	509422-
Property Type	Apartment
Tenure	946 Yrs FROM 1937
District/Planning Area	D17 / Pasir Ris
Region	OCR
Completion	2008
Number of Units	36 units
Indicative Price Range / Average*	S\$ 1,181 - 1,181 / S\$ 1,181
Historical High	S\$ 1,329 psf in Jan 2024 for a 1,001-sqft unit
Indicative Average Price from Historical High	-11.1%
Historical Low	S\$ 527 psf in Oct 2006 for a 1,270-sqft unit
Buyer Profile by Residential Status	Singaporean 85.0%, PR 12.5%, Foreigner 2.5%, Company 0.0%
Buyer Profile by Purchaser Address	HDB 52.5%, Private 47.5%

Sale Price *

Average

S\$ 1,181 psf

Range

S\$ 1,181 - S\$ 1,181 sqft

Rental Price **

Average

S\$ 3.4 psf pm

Range

S\$ 3.2 - S\$ 3.5 psf pm

Rental Yield **

3.4%

Rental income expressed as a percentage of the property's value.

Amenities

2.5 ●●●○○

Convenience

3.7 ●●●●○○

Connectivity

*Based on URA sales data in the last 12 months. Otherwise, based on latest transaction.

**Based on URA rental data in the last 12 months. Otherwise, based on latest transaction. May not be representative.

Description

Jlb Residences is a leasehold (946 yrs from 1937) apartment completed in 2008. It is developed by SPRINGLIFE JLB PTE LTD. The development occupies a land area of 1,832 sqm and a Gross Floor Area of 2,565 sqm. It consists of 36 units. According to records, buyers of this development are Singaporean 85.0%, PR 12.5%, Foreigner 2.5%, Company 0.0%.

JLB RESIDENCES is located along Jalan Loyang Besar in Pasir Ris, in District 17. It is accessible through the nearest MRTs including Pasir Ris East CR4 and Pasir Ris CR5.

Based on transaction data in the last 12 months, sale prices range from S\$ 1,181 psf to S\$ 1,181 psf at an average of S\$ 1,181 psf. Its highest recorded transaction was S\$ 1,329 psf in Jan 2024 for a 1,001-sqft unit. Its lowest recorded transaction was S\$ 527 psf in Oct 2006 for a 1,270-sqft unit. Its current rental yield is at 3.4%. Other nearby amenities include: 2 Grocerie(s): RAW MARKET PTE. LTD., NTUC FAIRPRICE CO-OPERATIVE LTD, and 3 Shopping Mall(s): Downtown East, Downtown East, Downtown East.

Buyers and tenants are attracted to District 17, which comprises of Changi and Loyang. These areas constitute industrial parks and a small portion of residential properties. Houses here are popular among those who are working at the nearby airport or industrial estates. Changi is an estate that is located at the easternmost part of Singapore. It is the home to one of the top airports in the world, Singapore Changi Airport. Other landmarks in the area include Changi Village and Changi Prison. Loyang is mainly zoned for industrial use and is sandwiched between Pasir Ris and Changi.

With a land area of 11,000ha, the East Region is the smallest and second most densely populated of the five regions in Singapore. The region is a key aviation hub, housing the Paya Lebar Air Base and Changi Naval Base. Major airlines such as Singapore Airlines, Scoot and Jetstar also has their head offices in the area. Other major economic activity includes manufacturing, with industrial estates in Bedok, Changi, Pasir Ris, Tampines and Paya Lebar. Changi Business Park also hosts a number of MNCs such as Standard Chartered and IBM. Going forward, the government has plans to create more semi-conductor and aviation-related jobs at Tampines North, Pasir Ris and Changi. Aside from the bustling economic activity, residents benefit from a wide variety of green and play spaces in the region. Residents will also enjoy increased connectivity to other parts of Singapore with the upcoming Cross Island Line and Thomson-East Coast Line.

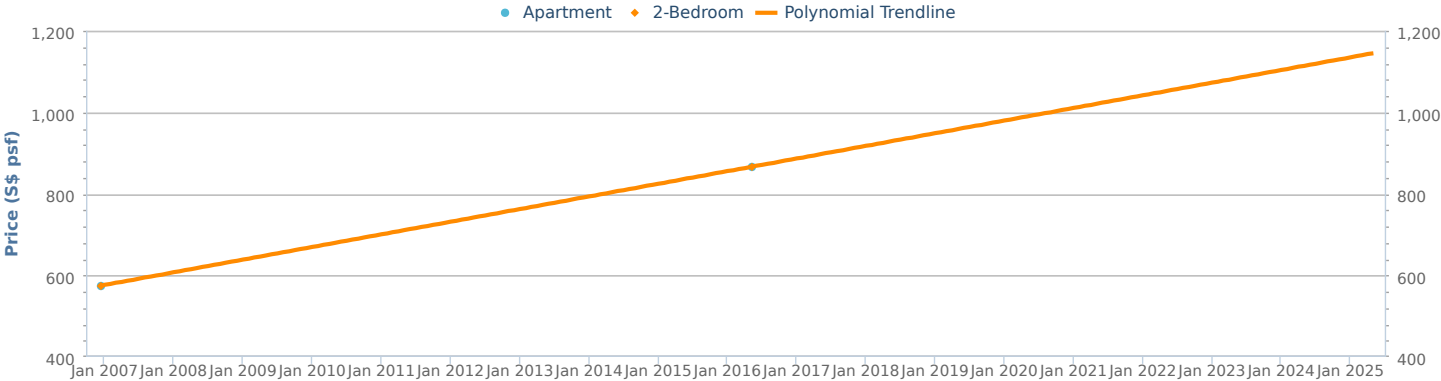
Facilities3 Facilities Available

- Gymnasium room
- Playground
- Swimming pool

JLB RESIDENCES Price Trends

Jlb Residences Price Trends

Source: URA, <https://www.edgeprop.sg>



Historical Quarterly Rental

Table Data

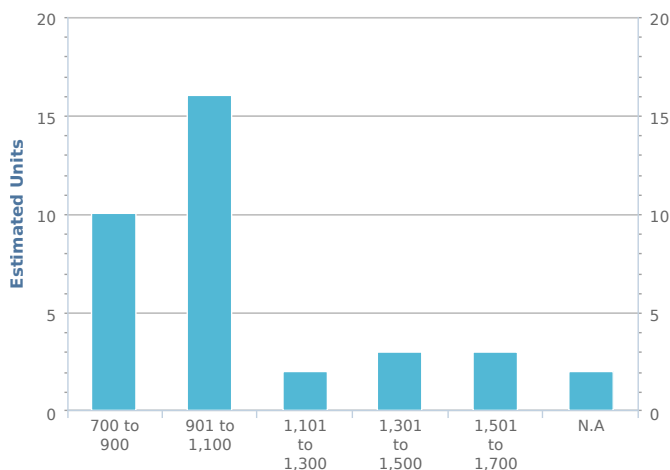
Period	Rental 25th (\$ psf pm)	Median Rental (\$ psf pm)	Rental 75th (\$ psf pm)	Contacts Signed
No Data				

Size Distribution

Note: Estimated when over 70% of the unit sizes are known, may differ from actual unit size distribution.

Graph Data

Table Data



Unit Size(sqft)	Estimated Units	Percentage of Total
700 to 900	10	27.8
901 to 1,100	16	44.4
1,101 to 1,300	2	5.6
1,301 to 1,500	3	8.3
1,501 to 1,700	3	8.3
N.A	2	5.6

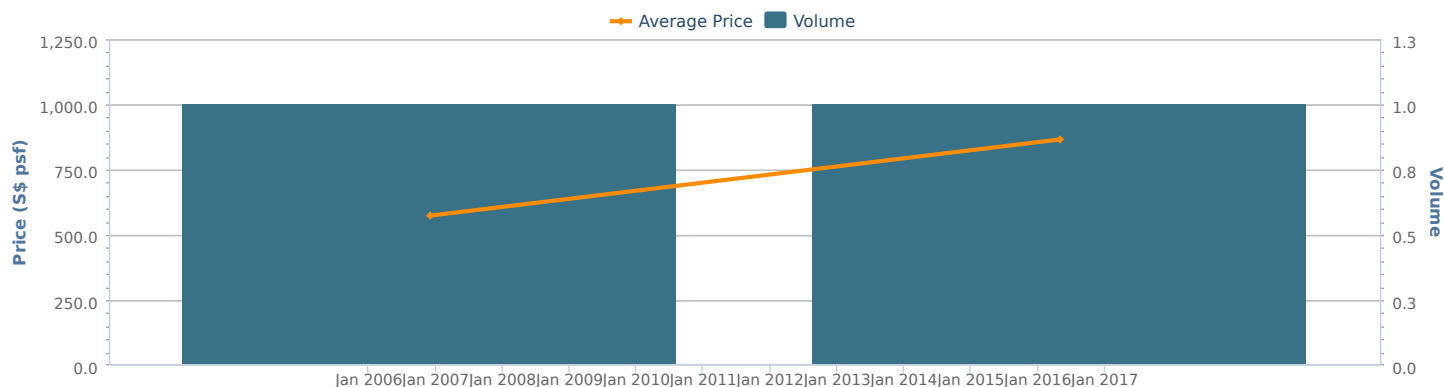
Unit Mix

3 Unit Mix Available

Bedroom Type
2 room
 Area
753 - 1,270 sqft
 No. of Units
21
Bedroom Type
3 room
 Area
990 - 1,615 sqft
 No. of Units
14
Bedroom Type
N.A room
 Area
- sqft
 No. of Units
1

Volume Trends

Jlb Residences Volume Trends

Source: URA, <https://www.edgeprop.sg>

Sales

JLB RESIDENCES Sales

(Last 2 Transactions)

Source: URA, <https://www.edgeprop.sg>

Date	Area (sqft)	Bedrooms	Price(\$ psf)	Price (\$\$)	Type of Sale	Address	Type of Area	Purchaser Address	Source
09 May 16	958	2	866	830,000	Resale	169 Jalan Loyang Besar #02-01	Strata	Private	URA

Date	Area (sqft)	Bedrooms	Price(\$ psf)	Price (\$\$)	Type of Sale	Address	Type of Area	Purchaser Address	Source
13 Dec 06	958	2	574	550,000	New Sale	169 Jalan Loyang Besar #02-01	Strata	Private	URA

JLB RESIDENCES Profitable Transaction

(Last 1 Transactions)

Source: URA, <https://www.edgeprop.sg>

Note: Transaction with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing

Sold on	Address	Area (sqft)	Bedrooms	Sale Price (\$\$)	Profit(\$\$)	Purchase Price (\$\$ psf)	Bought On	Days(days)	Annualized(%)
09 May 16	169 Jalan Loyang Besar #02-01	958	2	866	280,000	574	13 Dec 06	3,435	4.5

JLB RESIDENCES Unprofitable Transaction

(Last 0 Transactions)

Source: URA, <https://www.edgeprop.sg>

Note: Transaction with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing

Sold on	Address	Area (sqft)	Bedrooms	Sale Price (\$\$)	Bought On	Purchase Price (\$\$ psf)	Profit(\$\$)	Days(days)	Annualized(%)
No Data									

JLB RESIDENCES Aborted Transaction

(Last 0 Transactions)

Source: URA, <https://www.edgeprop.sg>

Note: Transaction with the same address are matched. Profitability of each round-trip transaction is based only on the change in asset price and does not take into account transaction costs and the effect of financing

Date	Address	Area (sqft)	Bedrooms	Type of Area	Sale Price (\$\$)	Bought On	Purchase Price (\$\$ psf)	Profit(\$\$)	Days(days)	Annualized(%)
No Data										

ASKING PRICE

ASKING PRICE JLB RESIDENCES

Note: Ranked by days in market.

Source: Public listings

For Sale

Listed On	Days in Market	Property Type	Bedrooms	Floor Area	Price (\$\$)	PSF (\$\$)	Agent Name	Agent Mobile	Link
No Data									

ASKING PRICE JLB RESIDENCES

Note: Ranked by days in market.

Source: Public listings

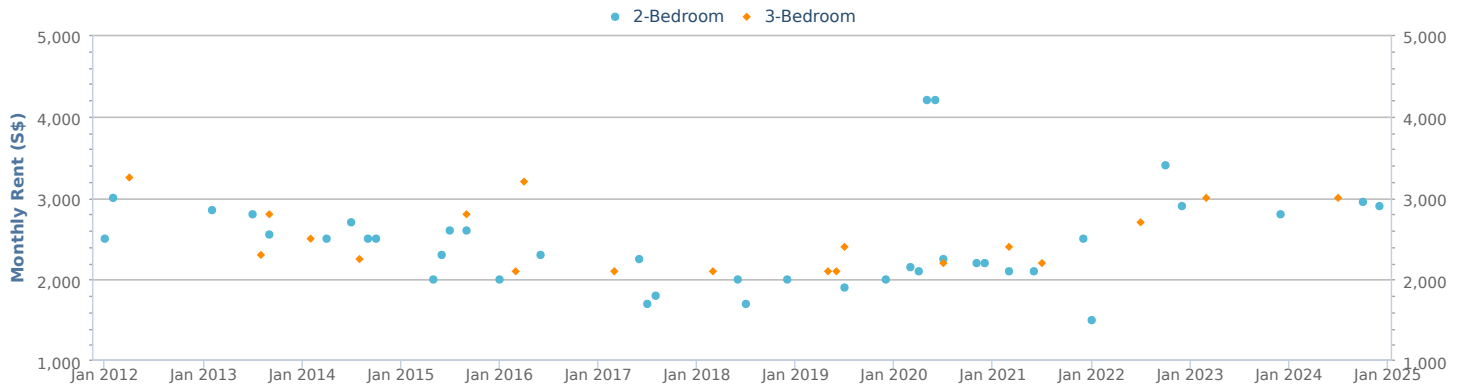
For Rental

Listed On	Days in Market	Property Type	Bedrooms	Floor Area	Price (\$\$)	PSF (\$\$)	Agent Name	Agent Mobile	Link
No Data									

Rental Trends

Jlb Residences Rental Trends

Source: URA, <https://www.edgeprop.sg>



Rental Transaction

JLB RESIDENCES Rental Transaction

(Last 67 Transactions)

Source: URA, <https://www.edgeprop.sg>

Lease Start	Unit Size (sqft)	Monthly Rent (S\$)	Bedrooms	Monthly Rent(Est. S\$ psf)	Street	Type	Unit	Source
Nov 2024	800	2,900	2	3.41	JALAN LOYANG BESAR	Condominium	-	URA
Sep 2024	800	3,000	2	3.53	JALAN LOYANG BESAR	Condominium	-	URA
Sep 2024	800	2,900	2	3.41	JALAN LOYANG BESAR	Condominium	-	URA
Jun 2024	900	3,000	3	3.16	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Nov 2023	800	2,800	2	3.29	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Feb 2023	900 to 1,000	3,000	3	3.16	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Nov 2022	800 to 900	2,900	2	3.41	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Sep 2022	800 to 900	3,400	2	4	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2022	900 to 1,000	2,700	3	2.84	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Dec 2021	800 to 900	1,500	2	1.76	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Nov 2021	800 to 900	2,500	2	2.94	JALAN LOYANG BESAR	Non-landed Properties	-	URA

Lease Start	Unit Size (sqft)	Monthly Rent (\$)	Bedrooms	Monthly Rent (Est. \$/psf)	Street	Type	Unit	Source
Jun 2021	900 to 1,000	2,200	3	2.32	JALAN LOYANG BESAR	Non-landed Properties	-	URA
May 2021	900 to 1,000	2,100	2	2.21	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Feb 2021	900 to 1,000	2,400	3	2.53	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Feb 2021	700 to 800	2,100	2	2.8	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Nov 2020	800 to 900	2,200	2	2.59	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Oct 2020	800 to 900	2,200	2	2.59	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2020	800 to 900	3,000	2	3.53	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2020	800 to 900	1,500	2	1.76	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2020	900 to 1,000	2,200	3	2.32	JALAN LOYANG BESAR	Non-landed Properties	-	URA
May 2020	800 to 900	4,200	2	4.94	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Apr 2020	800 to 900	4,200	2	4.94	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Mar 2020	800 to 900	2,100	2	2.47	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Mar 2020	800 to 900	2,100	2	2.47	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Feb 2020	800 to 900	2,100	2	2.47	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Feb 2020	700 to 800	2,200	2	2.93	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Nov 2019	800 to 900	2,000	2	2.35	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2019	900 to 1,000	2,400	3	2.53	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2019	800 to 900	1,700	2	2	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2019	900 to 1,000	2,100	2	2.21	JALAN LOYANG BESAR	Non-landed Properties	-	URA
May 2019	900 to 1,000	2,100	3	2.21	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Apr 2019	900 to 1,000	2,100	3	2.21	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Nov 2018	800 to 900	2,000	2	2.35	JALAN LOYANG BESAR	Non-landed Properties	-	URA

Lease Start	Unit Size (sqft)	Monthly Rent (\$)	Bedrooms	Monthly Rent (Est. \$/psf)	Street	Type	Unit	Source
Jun 2018	800 to 900	1,700	2	2	JALAN LOYANG BESAR	Non-landed Properties	-	URA
May 2018	800 to 900	2,000	2	2.35	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Feb 2018	900 to 1,000	2,100	3	2.21	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jul 2017	800 to 900	1,800	2	2.12	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jul 2017	800 to 900	1,800	2	2.12	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2017	700 to 800	1,700	2	2.27	JALAN LOYANG BESAR	Non-landed Properties	-	URA
May 2017	800 to 900	2,250	2	2.65	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Feb 2017	900 to 1,000	2,100	3	2.21	JALAN LOYANG BESAR	Non-landed Properties	-	URA
May 2016	800 to 900	2,300	2	2.71	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Mar 2016	1,600 to 1,700	3,200	3	1.94	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Feb 2016	900 to 1,000	2,100	3	2.21	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Dec 2015	900 to 1,000	2,000	2	2.11	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Aug 2015	900 to 1,000	2,800	3	2.95	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Aug 2015	900 to 1,000	2,600	2	2.74	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2015	800 to 900	2,600	2	3.06	JALAN LOYANG BESAR	Non-landed Properties	-	URA
May 2015	800 to 900	2,300	2	2.71	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Apr 2015	800 to 900	2,000	2	2.35	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Apr 2015	800 to 900	2,000	2	2.35	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Sep 2014	900 to 1,000	2,500	2	2.63	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Aug 2014	900 to 1,000	2,500	2	2.63	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jul 2014	1,000 to 1,100	2,250	3	2.14	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2014	900 to 1,000	2,700	2	2.84	JALAN LOYANG BESAR	Non-landed Properties	-	URA

Lease Start	Unit Size (sqft)	Monthly Rent (\$)	Bedrooms	Monthly Rent (Est. \$/psf)	Street	Type	Unit	Source
Mar 2014	700 to 800	2,500	2	3.33	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jan 2014	900 to 1,000	2,500	3	2.63	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Aug 2013	900 to 1,000	2,800	3	2.95	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Aug 2013	900 to 1,000	2,600	2	2.74	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Aug 2013	900 to 1,000	2,500	2	2.63	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jul 2013	1,000 to 1,100	2,300	3	2.19	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jun 2013	800 to 900	2,800	2	3.29	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jan 2013	900 to 1,000	3,000	2	3.16	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jan 2013	700 to 800	2,700	2	3.6	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Mar 2012	1,000 to 1,100	3,250	3	3.1	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Jan 2012	900 to 1,000	3,000	2	3.16	JALAN LOYANG BESAR	Non-landed Properties	-	URA
Dec 2011	700 to 800	2,500	2	3.33	JALAN LOYANG BESAR	Non-landed Properties	-	URA

DEVELOPER SALES DATA

DEVELOPER'S SELLING PRICES

Note: Based on developer's monthly submission to URA

Source: URA, <https://www.edgeprop.sg>

Graph Data

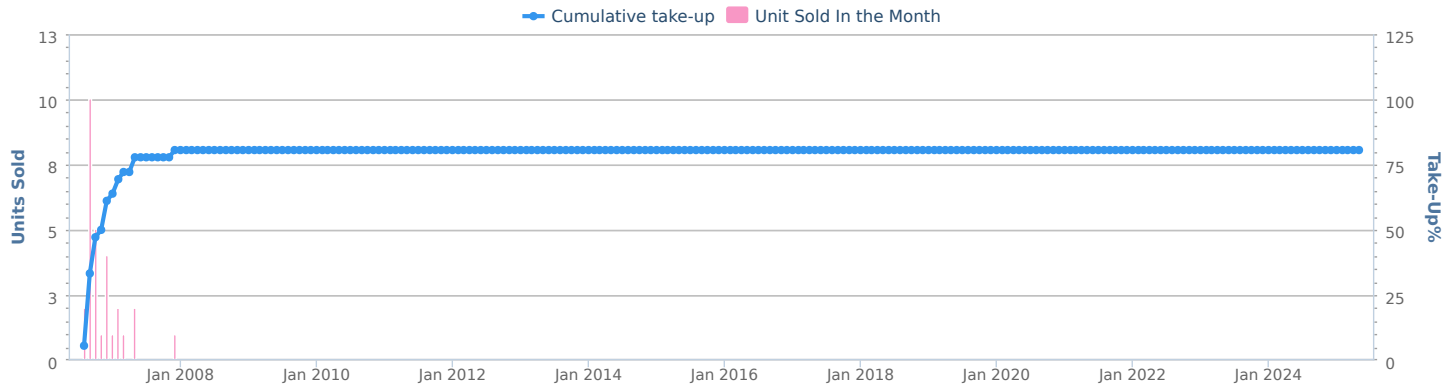


DEVELOPER'S SALES

Note: Based on developer's monthly submission to URA

Source: URA, <https://www.edgeprop.sg>

Graph Data



Average Rental Yield Analysis

JLB RESIDENCES Average Rental Yield Analysis (Last 1 Transactions)

Source: URA, <https://www.edgeprop.sg>

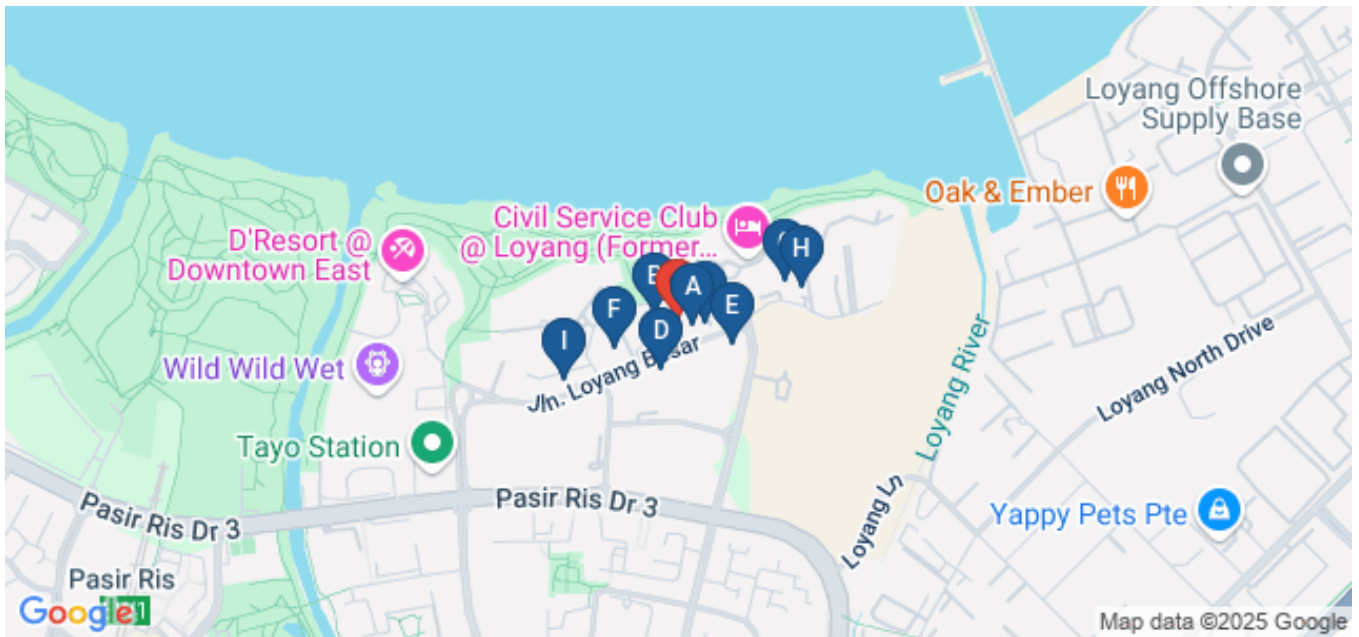
Unit Size (sqft)	Average Monthly Rent (\$\$)	Rental Contracts	Average Price (\$\$)	Transactions	Rental Yield (%)
800-900	2,900	1	-	-	-











Nearby Properties

Price Comparison with Nearby Properties (UP to 10)_(Within 1000 meters)

Source: URA, <https://www.edgeprop.sg>

Note: *Based on URA Sales data in the last 12 months. **Based on URA Rental data in the last 12 months.

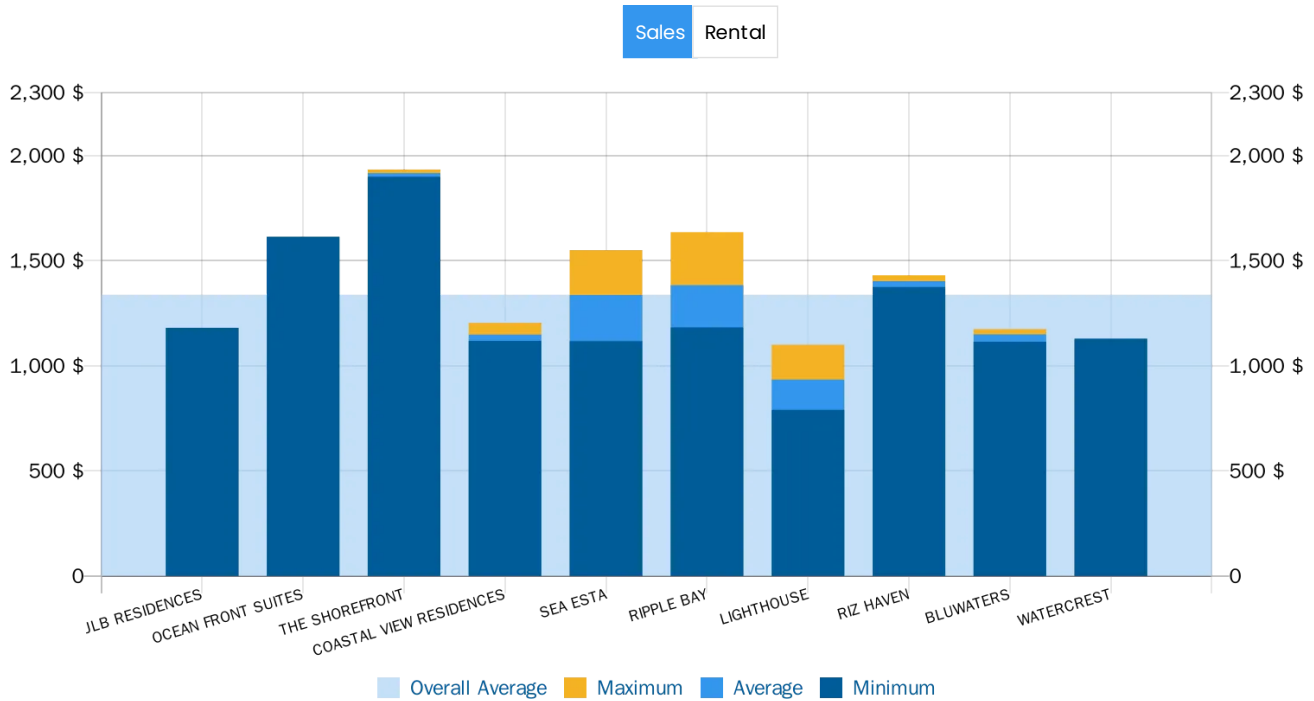


Marker	Project Name	Tenure	Completion Date	Distance(m)	Min Price* (\$ psf)	AVG Price* (\$ psf)	Max Price* (\$ psf)	Min Rental** (\$ psf pm)	AVG Rental** (\$ psf pm)	Max Rental** (\$ psf pm)	Rental Yield** (%)
	JLB RESIDENCES	946 Yrs From 27/11/1937	2008	0	1,181	1,181	1,181	3.16	3.38	3.53	3.4%
	OCEAN FRONT SUITES	946 Yrs From 27/11/1937	2014	35	1,614	1,614	1,614	4.89	5.85	7.14	4.3%
	THE SHOREFRONT	999 yrs from 27/11/1937	2026	55	1,900	1,917	1,934	0.00	0.00	0.00	0%
	COASTAL VIEW RESIDENCES	999 Yrs From 01/06/1885	2009	60	1,119	1,149	1,205	3.30	3.36	3.48	3.5%
	SEA EST A	99 Yrs From 09/01/2012	2015	116	1,118	1,332	1,551	2.46	3.96	5.45	3.6%
	RIPPLE BAY	99 yrs from 10/08/2011	2015	134	1,183	1,384	1,636	3.48	4.52	6.22	3.9%
	LIGHTHOUSE	99 yrs from 08/04/1993	2004	157	791	935	1,101	2.17	2.28	2.40	2.9%
	RIZ HAVEN	946 yrs from 01/01/1938	2010	259	1,375	1,403	1,431	4.36	4.71	4.89	4%
	BLUWATERS	946 Yrs From 23/06/1938	2007	290	1,115	1,150	1,175	3.16	3.55	4.00	3.7%
	WATERCREST	999 Yrs From 07/09/1885	1995	291	1,129	1,129	1,129	1.26	2.84	3.97	3%

Price Comparison with Nearby Properties (Properties Within 1km)

Note: *Based on URA Sales data in the last 12 months. **Based on URA Rental data in the last 12 months.

Source: URA, <https://www.edgeprop.sg>

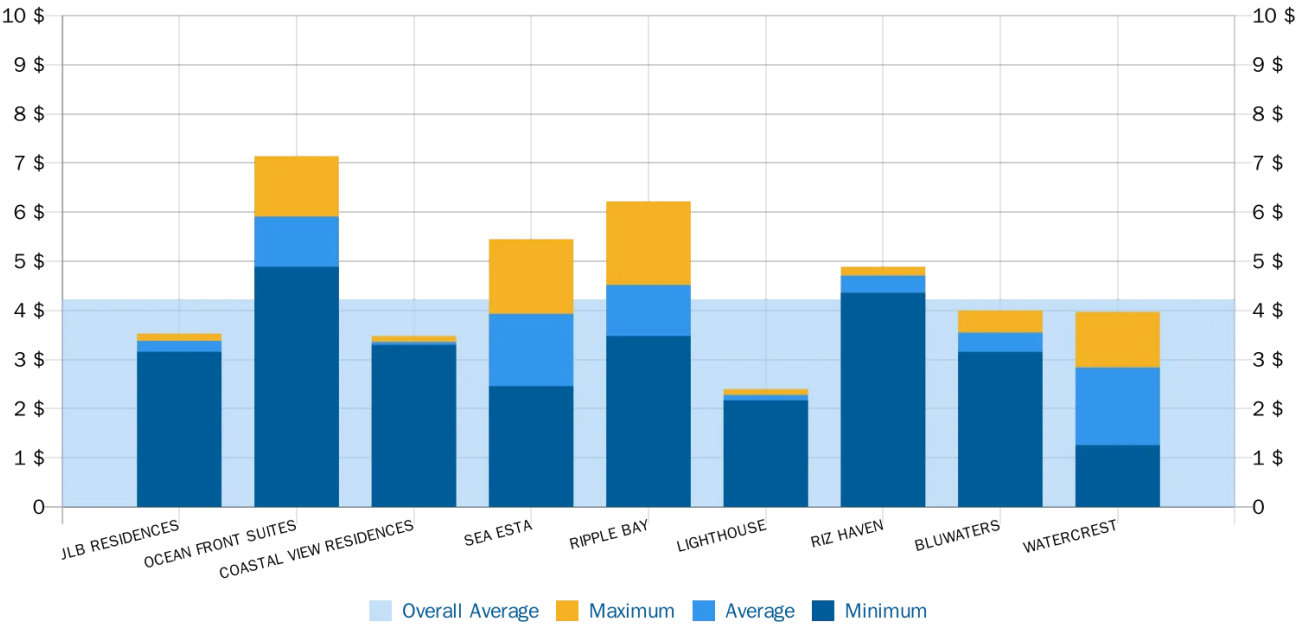


Price Comparison with Nearby Properties (Properties Within 1km)

Note: Excludes properties with no transactions in the past 6 months. *Prices and rentals are based on data in the past 6 months.

Source: URA, <https://www.edgeprop.sg>



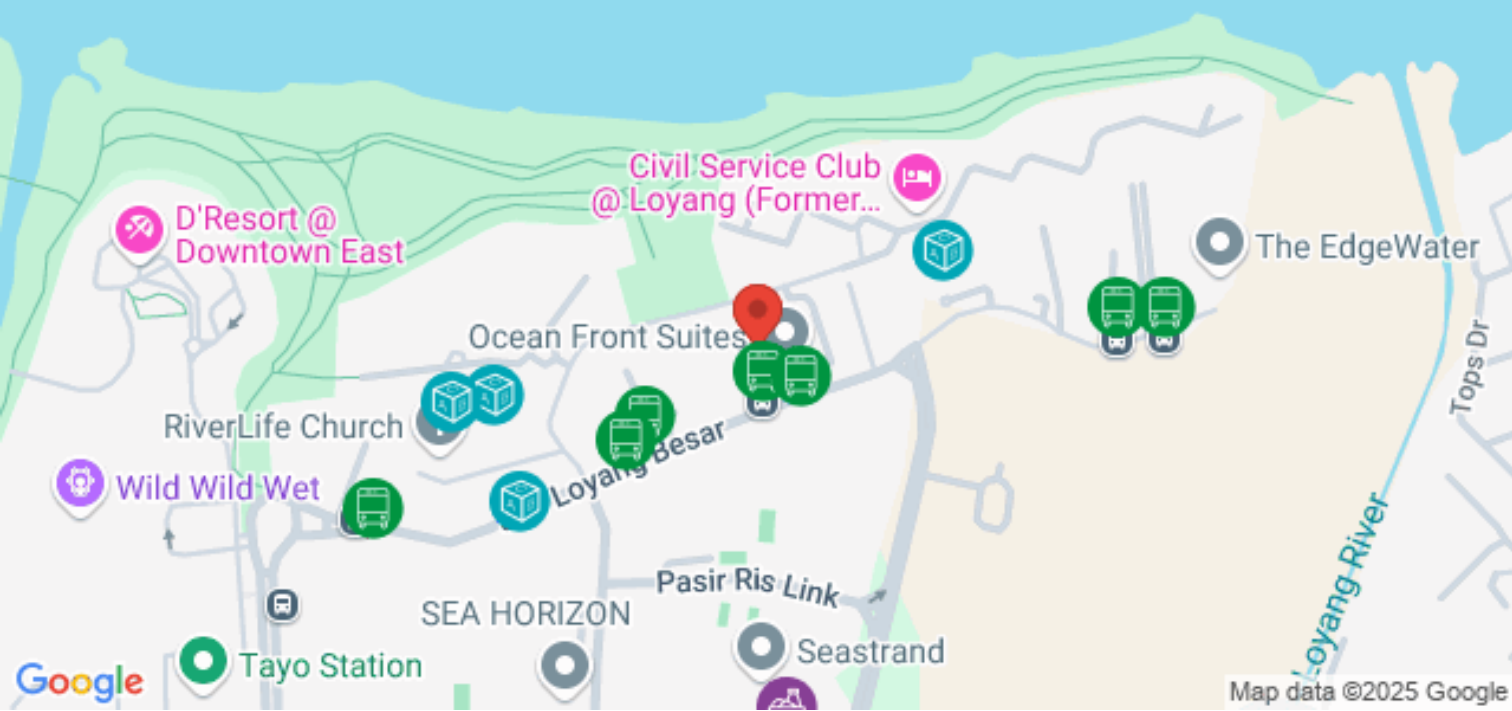


Nearby Amenities

JLB RESIDENCES Nearby Amenities

Note: Within 500m

Source: URA, <https://www.edgeprop.sg>



5 Pre-school Centres

ODYSSEY THE GLOBAL PRESCHOOL PTE. LTD.

200m

SHALOM KINDERGARTEN

275m

191,JALAN LOYANG BESAR,506996

4,LOYANG BESAR CLOSE,# 01SHALOM BIBLE PRESBYTERIAN CHURCH,509025	
<div><div></div><div>MAPLEBEAR HEADST ART PTE. LTD.</div></div>	299m
157L,JALAN LOYANG BESAR,509397	
<div><div></div><div>MY FIRST SKOOL</div></div>	459m
487,PASIR RIS DRIVE 4,# 01-507,510487	
1 Groceries	
<div><div></div><div>RAW MARKET PTE. LTD.</div></div>	389m
11, PASIR RIS LINK, 48	
1	
<div><div></div></div>	0m
11 Bus Stops	
<div><div></div><div>OPP RIPPLE BAY (78261)</div></div>	48m
Services: 354	
<div><div></div><div>LIGHTHOUSE (78251)</div></div>	146m
Services: 354	
<div><div></div><div>CASA PASIR RIS (78271)</div></div>	365m
Services: 354	
<div><div></div><div>AFT LOYANG GDNS (78099)</div></div>	429m
Services: 354	
<div><div></div><div>OPP BLK 479 (78119)</div></div>	475m
Services: 3, 5, 6, 17, 89	
<div><div></div><div>BET BLKS 232/233 (78121)</div></div>	495m
Services: 5, 6, 89	
4,LOYANG BESAR CLOSE,# 01SHALOM BIBLE PRESBYTERIAN CHURCH,509025	
<div><div></div><div>RIVERLIFE KINDEGARTEN</div></div>	319m
6,LOYANG BESAR CLOSE,509026	
<div><div></div><div>RIPPLE BAY (78269)</div></div>	69m
Services: 354	
<div><div></div><div>OPP LIGHTHOUSE (78259)</div></div>	178m
Services: 354	
<div><div></div><div>OPP LOYANG TOWNHSE (78279)</div></div>	413m
Services: 354	
<div><div></div><div>OPP BLK 233 (78129)</div></div>	471m
Services: 5, 6, 89	
<div><div></div><div>BLK 479 (78111)</div></div>	493m
Services: 3, 5, 6, 17, 89	

RIVERLIFE CHURCH

223m


6 Loyang Besar Close, S(509026)

CARMEL PRESBYTERIAN CHURCH

447m

167 Jalan Loyang Besar, S(509421)

Nearby Land Sales

Status	Street Name	Location	Land Attributes	Estimated Breakeven
Sold & Awarded AUG 2024	Jalan Loyang Besar		Site Use EC Tenure 99 Plot Ratio 2.5 Site Area (sqm) 28,406 Site GFA (sqm) 71,014 Highest Bid (\$M) 557.0 Highest Bid (\$psf) 729 Number of Bids 4	Land (\$M) 557.0 Construction (\$M) 218.6 Land Financing (\$M) 87.7 Professional / Legal / Taxes (\$M) 93.1 Marketing / Others (\$M) 57.4 Estimated Total Cost (\$M) 1,013.8 Estimated Breakeven (\$psf ppr) 1,326

FAQ About JLB RESIDENCES

What is the address of JLB RESIDENCES

The address of JLB RESIDENCES is 169 Jalan Loyang Besar

When is the TOP for JLB RESIDENCES

The TOP (Temporary Occupation Permit) for JLB RESIDENCES is 2008

Who is the developer of JLB RESIDENCES

SPRINGLIFE JLB PTE LTD is the developer of JLB RESIDENCES

What is the tenure for JLB RESIDENCES

The tenure of JLB RESIDENCES is 946 Yrs From 27/11/1937

How many units are there in JLB RESIDENCES

There are 36 units in JLB RESIDENCES

What is the maximum number of floors that JLB RESIDENCES has ?

The maximum number of floors for JLB RESIDENCES is 5

What is the PSF for JLB RESIDENCES

The PSF of JLB RESIDENCES is S\$ 1,181 psf

What are the supermarkets nearby JLB RESIDENCES

The supermarkets nearby from JLB RESIDENCES is RAW MARKET PTE. LTD.

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