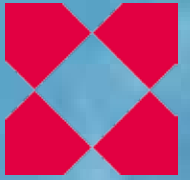


January - March 2011
MICA (P) 084/06/2010



ASPECTS OF REAL ESTATE.

Knight Frank

A quarterly publication from Knight Frank



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RESIDENTIAL

d'Leedon

d'Leedon, to be developed on the site of former Farrer Court Condominium, may well be taking the crown for being the largest residential development in Singapore's history.

This 99-year leasehold project sits on a land size of 840,048 sq ft in Farrer Road and is strategically located near the amenities of Holland Road and the upcoming Farrer Road MRT station. Soaring 36 storeys high, residents can expect unobstructed views towards the Singapore Botanic Gardens, MacRitchie Reservoir, Bukit Timah Hill and Orchard Road skyline.

Designed by world renowned Zaha Hadid Architects, the residential towers will occupy only 22 percent of the site, freeing up more than 650,000 square feet of land specially dedicated to greenery and recreational facilities. The 1715 units will be housed in 7 towers which are expressed in three dimensional petal-like form that allow for cross ventilation for most of the units.

From singles, nuclear family to senior retirees, each unit layout is well thought-out to serve its functionality fit for buyers in different life stages.

d'Leedon is currently under Preview. For enquiries, please call Kevin Teoh at 9021 6989.

The Nassim (Former ANA Hotel)

Highly exclusive with only 55 units, The Nassim in Nassim Hill will be developed on the site of former ANA Hotel. Located within the Good Class bungalow zone, The Nassim will be available only to a very select group of discerning buyers.

Comprising luxuriously sized 3 and 4 bedroom apartments and penthouses, residents can expect only the best quality and workmanship.

Information of the development will be furnished on an exclusive basis. For enquiries, please contact Gwen Lim at 9199 2377

d'Leedon



Spottiswoode Residences

Spottiswoode Residences is yet another proud residential development by the UOL Group Limited. This high profile project with freehold tenure is expected to be another sell-out project launched in November 2010.

Nestled within the tranquil district 2, Spottiswoode Residences takes the coveted position of being in the city centre with easy access to Tanjong Pagar MRT station, the Central Business District and Marina Sands Integrated Resorts where a myriad of amenities can be found. The development is also within walking distance to Outram MRT.

Spottiswoode Residences is a one 36-storey residential tower with 351 units ranging from 1 to 3 bedrooms and penthouses. Sitting on an elevated land, each unit is guaranteed a view from greenery to either the bird's-eye-view of the City, or sea view.

It is challenging to imagine the magnificent view which Spottiswoode Residences will offer up on its highest level. With this rarity of a serene besiege and well-located land parcel, UOL has carefully fused the design of this development to harmonize with its surroundings to achieve a 'Close to Nature' concept.

Within the development, there are also sky terraces built to a choice of themes to suit different moods and experiences.

With the encouraging report of the relocation of the Malayan railway station and coupled with Singapore government planning in the pipeline to turn Tanjong Pagar into another Waterfront City, the immense potential of growth in this area is enormous.

For enquiries, please call:

Larry Yam 9271 1108
larry.yam@sg.knightfrank.com

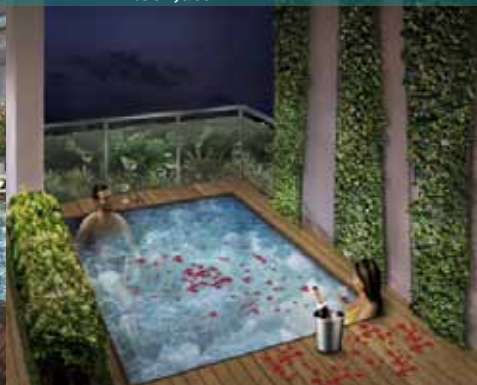
Spottiswoode Residences



The Swimming Pool



22nd Floor Jacuzzi



10th Floor Private Dining Deck



2nd Floor Sports Bar



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RESIDENTIAL

The Cascadia

Brand New! TOP Obtained!

Located in Bukit Timah, one of Singapore's most desirable private residential districts, The Cascadia seamlessly combines prestige and resort living. Lush palm trees, a picturesque water garden and an idyllic koi pond – the freehold development is meticulously-landscaped to offer you a heavenly getaway, right at home. As with the world's finest family resorts, The Cascadia teems with leisure facilities including a Jacuzzi and grand pool to help you relax and rejuvenate.

With 536 units, there are a variety of apartment types ranging from the compact 1-bedroom to the functional 4-bedroom apartments. Most units enjoy a North-South orientation, where residents are able to enjoy the natural breeze flowing through their home.

While you are sheltered from the city's hustle and bustle, you are within easy reach to gourmet grocers, reputable schools, Country Clubs, the Central Business District and the renowned Orchard Road shopping belt. Just about everything you need, for the ultimate lifestyle you well-deserve.

The Cascadia has just obtained its Temporary Occupation Permit (TOP) and is available on an immediate occupation basis.

For enquiries, please call:
Alan Neo 9843 7206
alan.neo@sg.knightfrank.com



Cityscape @ Farrer Park

Cityscape @ Farrer Park, set in the nostalgic charm of Farrer Park will certainly appeal to all with its contemporary architecture design and panoramic views of the city skyline. All 250 units are orientated to enjoy either uninterrupted city views or lush greenery views of the surrounding matured trees.

This 30 storey development is located at the fringe of Thomson and Novena area at affordable prices as compared to the Thomson/Novena/Newton area. Cityscape @ Farrer Park has the best of both worlds in terms of a central locaton, and yet enjoys the tranquil and private environment.

Farrer Park MRT station is a mere 8-minute walk away; and the site is well connected to Singapore's impressive public transport system. The development is a stone's throw from City Square Mall and other amenities like restaurants, pubs, cafes and shop outlets. Located right at the city fringe, it is only minutes' drive from the major shopping and entertainment belt in Orchard Road and Scotts Road.

Cityscape comes in unit sizes ranging from 2 to 3+study units and penthouses and offers the luxury of personal Jacuzzi for selected penthouse units. The interior is fitted with quality and branded fittings to present today's lifestyle indulgences.

For enquiries, please call:
Angeline Fu 9763 7370
angeline.fu@sg.knightfrank.com



Cityscape @ Farrer Park



Pool - Night View



Balcony

RESIDENTIAL

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Private Viewings by appointment only.

Killiney 118

Killiney 118 is a chic and upcoming boutique development near the heart of Singapore's main shopping belt, Orchard Road. Situated in the prime residential enclave of District 9, it is a freehold development next to Orchard Road and is a mere 5 minute walk to Somerset MRT.

Killiney 118's appeal lies in its exceptional location; a home that is conveniently located at the edge of the town, yet tucked away from the bustling town in a stylish setting. Killiney 118 puts shopping and dining pleasure right at your doorstep.

The finishing touch of this development reflects a rustic dimension to the exterior of the building with its vertical timber panels. Within it, it is a sanctuary that blends within the beautiful landscape located throughout the development.

Killiney 118 is a single block development encompassing 30 units and has a selection of 1 to 2 bedroom with spacious living space to reflect the contemporary lifestyle.

The Lumos

Set in the prestigious Leonie Hill residential area off Grange road, The Lumos consists of merely 53 luxurious units offering unobstructed views of the city skyline.

Evolved from the concept of a glittering chandelier, The Lumos has five sparkling jewel-like living pods encased into an iconic architecture towering 36-storey high. Sky gardens that connect at various levels offer every unit an outdoor sanctuary and access to nature that is rare among high-rise developments. Surrounding the development is a double glazed glass planted with LED light to enhance the unique features in this development.

Besides the futuristic architecture, The Lumos is also outfitted with branded designer fixtures and fittings. Residents are able to enjoy a home-spa experience as each unit comes with an Italian made Visentin "Rainbow Shower" which is a colour therapy backlight that allows user to change the colours to enhance the ambience and mood. Masters of the house will have bathrooms that come with Strass Swarovski Crystal tiles and Bellosta Italian Bathroom fittings.

With the many distinctive features in this development, this development is truly a luxury for high life.

For enquiries, please call:

Chloe Choo 9644 9688

chloe.choo@sq.knightfrank.com

Killiney 118 - View of the Rooftop



Killiney 118 - The Balcony



The Lumos - Garden

The Lumos



The Minton

One Home, Three Worlds

Located near to the new shopping mega mall NEX at Serangoon Central is The Minton that comprises 1,145 units spreading across half a million sq ft of land - equivalent to 7 football fields.

The Minton represents a new standard in condominium living, offering three vast worlds of luxurious facilities for you and your family to explore - Wellness World, Fun World and Tranquil World.

It is designed with a vast unblocked 25m to 55m vista between the apartment blocks to create a sense of spaciousness. In addition, this development has dedicated a 250,000 sq ft of the total land size to provide residents with a fun-filled experience.

The Minton is conveniently located in the coveted Serangoon area. Residents are surrounded by superb dining, entertainment and shopping choices. Access to various transportation networks is within the vicinity of the Serangoon MRT, Bus Interchange and it is mere minutes of drive from KPE and PIE. It is also within 1km from renowned

schools like Paya Lebar Methodist Girls' Primary and Secondary School.

The Minton offers you a gracious proportion of space you need with broad selection of 1-bedroom to 4-bedroom apartments and penthouses to suit everyone from singletons to extended families. There are also limited numbers of dual-key units especially for buyers who wish to stay with their parents and retain their privacy at the same time.

For enquiries, please call:
 Kevin Teoh 9021 6989
kevin.teoh@sg.knightfrank.com



The Minton - Drop Off Area



The Bridge



Day View



Dome



Sky Spa

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RESIDENTIAL INTERNATIONAL PROJECT MARKETING

Twins At Damansara Heights

Country: Malaysia
Locality: Damansara Heights, Kuala Lumpur

Twins at Damansara Heights is a joint venture effort by Koh Brothers, Heeton, the Lion Group and AIA Bhd to form parent company, Panareno Sdn Bhd. With its close proximity to the Kuala Lumpur city centre and Petaling Jaya, this coveted development is the ultimate choice of living for the rich and affluent.

The prestigious neighbourhood of Damansara Heights coupled with its elite neighbours such as Bangsar, Sri Hartamas and Mont Kiara makes it desirable amongst expatriates and sophisticated Malaysians alike due to its well-connected location. The panoramic view overlooks prominent landmarks such as the Petronas Twin Tower and Menara Kuala Lumpur downtown.

Damansara Heights is an affluent, mature and green community surrounded by shady trees and served by wide roads. It is also delightfully near reputable colleges, malls, office towers, restaurants and retail outlets. With amenities such as the Kuala Lumpur Golf and Country Club (KLGCC), Bangsar Shopping Centre, Bangsar Village Shopping Centre, Bangsar Trendy Joints @ Telawi, and Pusat Bandar Damansara just a stone's throw away, a preferred

shopping, dining and clubbing experience is guaranteed.

The lower floors of each tower consist of 6 units per floor (up to the 14th floor), while there are 5 units per floor above the 14th floor. There are also 9 penthouses per tower with units ranging from 2,171 to 5,261 sq ft. The standard units come in 8 different designs, with a floor area ranging from 766 to 2,078 sq ft and prices start from approximately SGD\$305,000.

Twins at Damansara Heights proves to be an iconic landmark as it clinched the Best High-rise Architecture of Malaysia in the Asia Pacific Residential Property Awards 2010, a blue-chip competition of the celebrated International Property Awards in association with Bloomberg Television. Twins at Damansara Heights opens up new horizons beyond the bounds of luxury with a winning formula of prime location, magnificent view, and the high living experience .

Adagio

Country: Australia
Locality: East Perth, Perth

Situated on Terrace Road, East Perth, Adagio will boast panoramic unobstructed Swan River views and the very finest finishes that reflect a very high

standard of living. Developed on the former ABC site, it is one of the last riverside development locations in Perth.

The most recent development among a number of other successful ones from Finbar - one of Australia's most trusted apartment developers - Adagio has everything for the lifestyle you wish for in a location - one that others can only dream about.

Adagio has 23 storeys with 2 bedroom (price from AUD\$1,000,000) and 3 bedroom (price from AUD\$1,500,000) luxury apartment units as well as sub-penthouse and penthouse units, featuring spacious open-plan layouts and large balconies. The Adagio complex offers a host of exclusive resort-quality amenities and high standard facilities such as an onsite theatre, pool with poolside cabana, heated spa, state of the art gym, games room, residents lounge, function and meeting rooms.

As a privileged Adagio resident, be ready to soak in the highest standard of plush and luxury. Your apartment will be a sophisticated sanctuary of generous proportions and elegant design, overlooking the Swan River - one of the world's most beautiful riverside settings.

Adagio will be a serene haven away from the hustle and bustle of modern life, a place of escape offering a luxurious interlude from the city with the very best facilities.

Twins at Damansara Heights



Twins- Pool



Twins- Living Room



Twins- Yoga



Adagio



Bali

According to the Bali Tourism Authority, in 2009, Bali received close to 2.26 million foreign visitors who stayed an average of almost nine days on the island. Tourism was estimated to have contributed USD2.7 billion in foreign exchange earnings to Bali's economy last year. This represents 42% of Indonesia's tourism earnings in 2009.

Citadines

Country: Indonesia
Locality: Kuta, Bali

Citadines Kuta Bali is the latest condotel project with high-value and promising yield to own right now. It is nestled on a 4000 m2 land which is strategically located in the hectic bustling entertainment area of Kuta Beach - Legian area. The five-storey serviced residences consist of 174 rooms comprising studio, one- and two-bedroom apartment units with green environment architecture offering the indulgement of resort facilities in luxurious spa, pool lounge and thematic culinary.

Water sport enthusiasts can brave the waves of Kuta and enjoy surfing at the famous Kuta beach within the vicinity. Residents can enjoy working out in the gymnasium, luxuriate in the spa and

swimming pool, or sample epicurean delights at the restaurant within the property.

Once the development achieves completion, it will be managed by CapitaLand's wholly-owned serviced residence business unit, The Ascott Limited (Ascott). This adds on to Ascott's presence in Indonesia to over 1,800 serviced apartment units across nine properties in Jakarta, Surabaya and Bali. Ascott is currently the largest and most renowned international serviced residence owner operator in Indonesia.

Kuta beach and the airport can be accessed within a short reach due to its strategic location. These facts will increase value for your investment with prices starting from approximately USD\$88,000 with a guaranteed 8% yield for the first 2 years.

For enquiries, please call:
Chua Shir Yee [6228 6859 / 9368 0167](tel:6228 6859 / 9368 0167)

Citadines - Pool View



Citadines - Bedroom

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RESIDENTIAL INTERNATIONAL PROJECT MARKETING

Anantara Uluwatu

Country: Indonesia
Locality: Uluwatu, Bali

Beautifully situated on the edge of a cliff on the enchanting island of paradise, Anantara Uluwatu occupies 1.7 hectare of ocean view land in the premium Uluwatu area. Anantara Uluwatu is just a 20-minute drive from Ngurah Rai Airport and a 25-minute drive from Kuta Beach. Anantara Uluwatu offers exceptionally breath-taking views combined with a state-of-art hotel design, top class facilities and amenities, professional and friendly staff, complete with a rich culture and heritage to create an unmistakably Anantara Experience in Bali.

Anantara Uluwatu offers four different types of accommodations: Oceanfront Villa, Oceanfront Condo, Ocean-view Condominiums, and Garden Villas. Oceanfront Villa has two and three bedroom units which includes the infinite swimming pool with prices starting from approximately USD\$900,000. Oceanfront Condo also has a pool and is a 4-storey building with 40 suites and 2 duplex with modern minimalist interior design and complete amenities with prices starting from approximately USD\$310,000. Garden villa has either 2 or 3 bedrooms with beautiful garden views.

High quality facilities such as Cliff edge infinite swimming pool, three restaurants that respectively serves Italian, Japanese and Western dishes, lounge bar, library, children day care, wedding hall, meeting room, gymnasium, secret dining cave, Spa villas and cliff-front spa cabana, drugstore and mini theater are offered for your enjoyment.

Investors will find an increase in the value of their investment with a guaranteed 8% yield for the first 3 years.

Oceannique

Country: Australia
Locality: Port Bouvard, Perth

Situated between the Indian Ocean and Australia's largest inland waterway system, Oceannique is located within the Port Bouvard Residential Resort Estate, south of Mandurah in Western Australia. Port Bouvard is located on approximately 273 hectares of coastal land, overlooking the Indian Ocean and the Harvey-Peel Estuary from either side of the Dawesville Channel, approximately 79 kilometres south of Perth.

The freeway extension has helped to reduce the journey time from Perth - It is one hour's drive away - and has assisted the Mandurah region to achieve the largest population growth in Western Australia.

Oceannique comprises 66 luxury apartments across two multi-level towers, each one offering a unique level of style and luxury. Each apartment offers panoramic views of the ocean and the fairways. To the east, there is a splendid view of the glistening blue expanse of the Peel-Harvey Estuary and the Darling Ranges.

There is a magnificent entrance lobby at Oceannique that is as luxurious and elegant as any world-class resort. Oceannique offers a 5 star resort-style living complete with a 25-metre pool, fitness centre, spa, sauna and steam room. Golf enthusiasts can tee off from the internationally acclaimed The Cut Golf Course located just next door. Water sports enthusiast can enjoy boating, fishing and surfing along spectacular beaches and waterways.

This is an exclusive once in a lifetime opportunity to own a slice of 5 star resort style living at prices up to 40% off the original asking price of approximately AUD\$995,000 onwards.

For enquiries, please call:
Chua Shir Yee 6228 6859 / 9368 0167

Anantara Uluwatu - Oceanfront Condo



Anantara Uluwatu - Oceanfront Villa Room



Oceannique - Aerial View



Oceannique - Kitchen



Oceannique - Bathroom



Anantara Uluwatu - Tebing



Anantara Uluwatu - Oceanview Condo



Oceannique



AUCTION (RESIDENTIAL)

Auction property market

The latest cooling measures implemented by the Government have affected the auction market. Residential sales volume has dropped and there is now more demand for commercial and industrial properties. More commercial/industrial transactions were also done are auction. On the other hand, interest on residential properties is mainly on landed properties, apartments below \$1M, apartments with good rental yield and properties with en-bloc potential.

With residential owners feeling the impact of the cooling measures, we are of the opinion that property owners who put their residential properties up for auction in the coming months will be more realistic in their setting of the price.

If you are looking for properties and would like us to include you in our mailing list, please email us at auc@knightfrank.com.sg or contact us at 6228 7302.

Recent deals by the team

Telok Kurau View, Lor K Telok Kurau D15

Enbloc sale of 11 units of apartments

Land: 17,337 sq ft

Sold at \$16,000,000

Makeway View D09

2+1, 1,442 sq ft, freehold

sold at \$2,200,000

Hillodge @ Pasir Panjang Hill D05

2 storey spilt-level townhouse with basement

2,917 sq ft, freehold

Sold at \$1,870,000

Heritage View @ Dover Rise D05

2+1, 969 sq ft, 99 yrs

Sold At \$880,000

Recent deals by the team

Loyang Villas @ Loyang Rise D18

Land Area: 3,046 sq ft

3 storey corner terrace, 99 years

Sold at \$1,400,000

Parc Oasis @ Jurong East Avenue 1 D22

3 bedroom, 1,227 sq ft, 99 years

Sold at \$905,000

Beaverton Court, Mount Sinai Rise, D10

Penthouse, 9,784 sq ft, freehold

Sold at \$6.8M

Orion @ Paya Lebar, D14

1,496 sq ft, freehold

Sold at \$778,000

To explore putting up your properties for auction/private treaty, you can contact the following advisors:



Sharon Lee
Director

Head, Auction (Residential)
6228 6891 / 9686 4449
sharon.lee@sg.knightfrank.com



Sharon Chan
Assistant Manager

6228 6820 / 9112 2063
sharon.chan@sg.knightfrank.com



Jennifer Teo

Senior Marketing Executive
6228 7323 / 9365 3758
jennifer.teo@sg.knightfrank.com



Max Tan

Marketing Executive
6228 7380 / 8323 2886
max.tan@sg.knightfrank.com



Loyang Villas



Beaverton Court



Parc Oasis



Hillodge @ Pasir Panjang Hill

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AUCTION (RESIDENTIAL)

For Sale

Lor K, Telok Kurau D15

Land with 7 townhouses, 17,393 sq ft, freehold

Sharon Lee 6228 6891 / 9686 4449

Phillips Residences at Philips Avenue D19

4+1, 3 storey semi detached cluster house with basement and roof terrace

4,080 sq ft, 999 years

Jennifer Teo 6228 7323 / 9365 375

Off main Holland Road D 10

2 1/2-storey semi + basement + pool

3,214 sq ft, freehold, \$5.xxM

Sharon Lee 6228 6891 / 9686 4449

Chelsea Gardens, Walshe Road D10

2 level penthouse, 4+1 roof terrace with jacuzzi

3,864 sq ft, freehold, \$5.xxM

Sharon Lee 6228 6891 / 9686 4449

Jalan Pacheli, D19 (Estate Sale)

2 storey corner terrace, 5 +1, freehold, 4,481 sq ft

Jennifer Teo 6228 7323 / 9365 3758

Sharon Chan 6228 6820 / 9112 2063

One North Residences, One North Gateway, D05

4 bedroom, 1,615 sq ft, 99 years, tenanted

Sharon Chan 6228 6820 / 9112 2063

Jervois Grove, Jervois Road, D10

3 bedroom, 1,399 sq ft, freehold, tenanted

Sharon Chan 6228 6820 / 9112 2063

Mount Sophia Suites, Sophia Road, D09

1+1, 689 sq ft, freehold

Sharon Chan 6228 6820 / 9112 2063

Sophia Residence, Sophia Road, D09

3 bedrooms, 1,087 sq ft, freehold

Sharon Chan 6228 6820 / 9112 2063

Wilmonar Avenue D21

2 1/2 storey detached house

Zoned Good Class Bungalow, 4,731 sq ft
999 years, near KAP MRT Station

Sharon Chan 6228 6820 / 9112 2063

Sharon Lee 6228 6891 / 9686 4449

Reflections @ Keppel Bay D04

3 bedroom, 1,711 sq ft, 99 years

Max Tan 6228 7380 / 8323 2886

Riverine By The Park D08

3 bedroom, 1,776 sq ft, freehold

Max Tan 6228 7380 / 8323 2886

The Berth by the Cove 204 Ocean Drive, D04

4+1 Duplex Penthouse, 3,089 sq ft, 99 years

Max Tan 6228 7380 / 8323 2886

Sharon Chan 6228 6820 / 9112 2063

Draycott Tower, 50 Draycott Park, D10

3+1, 2,650 sq ft, tenanted, freehold

Max Tan 6228 7380 / 8323 2886

One Amber, Amber Gardens, D15

Brand new 3+1+ big private enclosed space

3,122 sq ft, freehold, \$2.xxM

Max Tan 6228 7380 / 8323 2886

Sharon Chan 6228 6820 / 9112 2063

Valley Park, River Valley Road D10

3 bedroom, unblocked view, tenanted

1,356 sq ft, 999 years

Jennifer Teo 6228 7323 / 9365 3758

2 St Martin's Drive, St Martin Residences D10

1 bedroom studio

Tenanted @ \$3,700 per month till March 2011

Max Tan 6228 7380 / 8323 2886

Maplewoods, Bukit Timah Road D21

3 + study bedroom, 1,786 sq ft, freehold

Jennifer Teo 6228 7323 / 9365 3758

Sharon Chan 6228 6820 / 9112 2063

Marina Bay Residences, Marina Boulevard D01

3+1, 1,981 sq ft, 99 years

Sharon Lee 6228 6891 / 9686 4449

St. Martin Residence, Martin Road

1 Bedroom studio, 581 sq ft, freehold

Max Tan 6228 7380 / 8323 2886

Phillips Residence



Jalan Pacheli



Riverine By The Park



Off main Holland Road



Draycott Tower



Jervois Grove

AUCTION (COMMERCIAL)

Investors warm up to commercial properties with residential cooling measures

The slew of cooling measures rolled out by the Government recently has taken some steam out of the property market. While the full impact has yet to be felt, astute investors in the midst have also come to realize that these measures have left the buoyant commercial property market unscathed.

Amongst other measures, the minimum holding period for imposing Seller's Stamp Duty has been raised from 1 year to 3 years for residential properties. With regard to financing, Loan-to-Value limits for buyers with 1 or more outstanding loans have also been decreased from 80% to 70%. Fortunately, commercial properties have remained unaffected. On the contrary, some banks have even raised Loan-to-Value limits to 80% on a case-by-case basis. Riding on the back of stellar economic recovery, these factors make commercial properties a serious and attractive investment consideration.

There are a wide variety of commercial properties available to choose from such as conservation shophouses for their unique architecture and historical value, HDB shophouses for their populous locales and functional dual-purposes (commercial use for the ground floor and residential on the upper level), as well as strata shops & offices for their attractive rentals, capital appreciation and development potential. Other types like Small-Office-Home-Offices (SOHOs) have also become increasingly popular with the modernizing trend toward contemporary live-work-play lifestyles.

Commercial properties have also seen an increase in transactions from the SME sector. Whilst HDB shophouses continue to change hands from individual to individual, SMEs are increasingly purchasing such units for investment or business use. This trend is especially evident with small to medium-sized strata shops and offices acquired for business expansion or investment purposes.

Recent Deals by the Team

Tai Keng Court

2 adjoining shop units
Freehold
Floor Area: 2,562 sq ft approx
Sold for S\$2,040,000

Blk 102 Towner Road

2-storey HDB shop with dwelling on 2nd floor
99 years leasehold
Floor Area: 1,808 sq ft approx
Sold for S\$1,850,000

Blk 682 Hougang Avenue 4

2-storey HDB shop with dwelling on 2nd floor
99 years leasehold
Floor Area: 1,465 sq ft approx
Sold for S\$1,600,000

Towner Road



Hougang Ave 4



Upper Paya Lebar Road

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Conservation Shophouses

Pagoda Street

3 storey conservation shophouse
 with loft and attic
 Land Area: 1,234 sq ft approx, freehold
 Derrick Loi 6228 7305 / 9101 4747

Duxton Road

3-storey conservation shophouse with attic
 Land Area: 1,145 / 3,045 sq ft approx
 99 years wef 1989
 Derrick Loi 6228 7305 / 9101 4747

HDB Shophouses

Ang Mo Kio Avenue 4

2-storey HDB shop with dwelling on 2nd floor
 Floor Area: 1,442 sq ft approx
 99 years wef 1978
 Fiona Koh 6228 6874 / 9728 6566

Ang Mo Kio Central

2-storey HDB shop with dwelling on 2nd floor
 Floor Area: 1,636 sq ft approx
 99 years wef 1980
 Fiona Koh 6228 6874 / 9728 6566

Veerasamy Road

1-storey HDB shop
 Floor Area: 730 sq ft approx
 Balance 73 years from 2010
 Fiona Koh 6228 6874 / 9728 6566

Strata Shops

Orchard Medical Specialists Centre

304 Orchard Road
 Floor Area: 592 / 700 / 1,206 / 2,056 sq ft approx
 Freehold
 Joshua Tay 6228 6892 / 9873 2310

Geylang Road

Ground floor shop units
 Floor Area: 1,378 / 1,658 sq ft approx, freehold
 Joshua Tay 6228 6892 / 9873 2310

Sim Lim Square

1 Rochor Canal Road
 Floor Area: 344 sq ft approx
 99 years wef 1983
 Magdalene Chong 6228 6890 / 9850 6526

People's Park Complex

1 Park Road
 Floor Area: 452 sq ft approx
 99 years wef 1968
 Magdalene Chong 6228 6890 / 9850 6526

Strata Offices

The Central

8 Eu Tong Sen Street
 Floor Area: 883 / 1,206 / 1,453 / 1,766 / 2,368 /
 4,425 / 5,900 / 10,325 sq ft approx
 99 years wef 2001
 Joshua Tay 6228 6892 / 9873 2310

International Plaza

10 Anson Road
 Floor Area: 463 / 678 / 936 / 1,453 sq ft approx
 99 years wef 1970
 Joshua Tay 6228 6892 / 9873 2310

Suntec Tower 1

7 Temasek Boulevard
 Floor Area: 3,929 sq ft approx
 99 years wef 1989
 Joshua Tay 6228 6892 / 9873 2310

Fuyuen Court

520 Sims Avenue
 Floor Area: 1,283 / 1,958 sq ft approx, freehold
 Joshua Tay 6228 6892 / 9873 2310

United House

20 Kramat Lane
 Floor Area: 549 / 2,131 sq ft approx, freehold
 Joshua Tay 6228 6892 / 9873 2310

Pagoda Street



Orchard Medical Specialists Centre



United House



The Central



Duxton Road



Sim Lim Square



INVESTMENT

For Sale by Tender

Lion City Hotel & Hollywood Theatre Site

The freehold redevelopment site, with a land area of approximately 147,909 sq ft, is located within 350 metres of Paya Lebar MRT interchange station and enjoys three frontages along Tanjong Katong Road, Geylang Road and Haig Road. It is also situated next to the proposed Paya Lebar Central Sub-Regional Centre. Paya Lebar Central is one of the three commercial hubs, which is part of the Urban Redevelopment Authority (URA)'s decentralization strategy, to provide alternative location for businesses and to bring jobs closer to homes. The vision for Paya Lebar Central is to develop it into a lively, pedestrian-friendly commercial hub with a distinctive cultural identity.

The subject site is currently zoned Hotel and Commercial in the 2008 Master Plan. However, the URA has, in response to an outline application, allowed the site to be redeveloped into a mix of residential and commercial developments, up to a gross plot ratio of 3.39.

The total allowable gross floor area (GFA) is 47,187.3 sq m (507,924 sq ft) consisting of 22,650 sq m (243,805 sq ft) of residential GFA and 24,537.3 sq m (264,119 sq ft) of commercial GFA. With this quantum of commercial and residential GFAs, a

shopping centre similar to that of Katong Mall and some 240 apartment units of an average size of 1,000 sq ft can be developed on this site.

In calculating the above GFA, URA has included a substation site of about 190.3 sq m which is currently owned by SP Powerassets Ltd.

The price for this property is expected to exceed \$300 million, excluding development charge. At \$300 million, the land price works out to about \$753 psf/pr inclusive of an estimated development charge of about \$77.8 million payable for the rezoning. However, if a 10% bonus balcony on residential GFA is included, the land price will reduce to \$736 psf/pr.

Lion City Hotel was built by the late Mr Wee Thiam Siew some 40 years ago. The Wee family has been operating the hotel ever since. Sitting on almost 148,000 sq ft of freehold land, the hotel which has only 166 rooms is grossly under-developed. With the site now being allowed to change its use to residential and commercial use, the family decided to divest this asset as property development is not their core business.

We expect keen interest from developers as it is seldom in Singapore to have a freehold site in single ownership suitable for large scale development being offered for sale.

This property offers developers a golden opportunity to acquire a prime freehold site where the proposed development would benefit from the up and coming commercial hub at the Paya Lebar Central.

For enquiries, please call:

Ian Loh 6228 6823 / 9687 0170
ian.loh@sg.knightfrank.com



Lion City Hotel

Residential > 01
Auction (Residential) > 10
Auction (Commercial) > 12
Investment > 14
Industrial > 16
Office > 18
Knight Frank Estate Management > 20
Retail > 21

INVESTMENT

Sold

29 & 31 Hertford Road

In June, the Investment Department launched for sale 29 & 31 Hertford Road, two plots of freehold residential redevelopment sites.

Combined, the regular shaped land sites comprise a land area of 1,445.1 sq m (approximately 15,555 sq ft). Under the 2008 Master Plan, the land is zoned for residential use at a plot ratio of 1.4. No development charge is payable.

The sites were sold to Hwa Seng Investment Pte Ltd for \$16.6m which translates to a land price of \$762 per sq ft (psf) on the potential gross floor area of approximately 21,777 sq ft.

Cavenagh Mansions

63 Cavenagh Road

Cavenagh Mansions, a freehold residential redevelopment site along Cavenagh Road in the prime district 09 was sold through a public tender on 8 July 2010.

Cavenagh Mansions is fully owned by M/s Teck Jin (Private) Limited and there is no need for Strata Titles Board and/or High Court approval.

The site has a land area of 1,840.7 sq m (approximately 19,813 sq ft) and is of a regular land shape. Under the 2008 Master Plan, the land is zoned for residential use at a plot ratio of 2.1 and building height control of 24m AMSL.

Cavenagh Mansions currently comprises 21 apartment units with sizes ranging from 90 sq m to 153 sq m. It is located just a short walk from the bustling shopping and entertainment belt of Orchard Road.

Buyer SDB Asia Pte Ltd paid \$42.38M for the site which translates to a land price of \$1,025 per sq ft per plot ratio on the potential gross floor area of approximately 41,608 sq ft. Development charge is estimated at \$267,000.

Singapura Theatre

Singapura Theatre - 55 Changi Road

Investment Department is pleased to announce the sale of No. 55 Changi Road, the site of the former Singapura Theatre. Shaw Brothers Limited, the owner, decided to sell the site to a consortium for \$44.9 million via a private treaty. This translates to a land price of \$768 per sq ft per plot ratio on the potential saleable area of approximately 58,490 sq ft. No development charge is payable.

The tender exercise, which was scheduled to close on 11 November 2010, was withdrawn.

The regular shaped site has a land area of 1,811.3 sq m (approximately 19,497 sq ft). Under the 2008 Master Plan, the land is zoned for commercial use at a plot ratio of 3.0.

The subject property is a 3-storey commercial building and is adjacent to the future Paya Lebar Central, a commercial hub to be developed outside the city centre as part of the Urban and Redevelopment Authority's decentralisation strategy to provide alternatives for businesses and jobs closer to homes.

Cavenagh Mansions



29 & 31 Hertford Road



Singapura Theatre

INDUSTRIAL

Singapore's largest single industrial property transaction in 14 years

We successfully brokered the sale of New Tech Park at Lorong Chuan for \$305.9 million. This is one of the largest single industrial property transactions carried out in Singapore in the last 14 years.

New Tech Park, a 999-year leasehold property, is creatively structured as a sale-and-lease deal, on the basis of a partial lease of 45 years out of the remaining lease. The building was sold together with Pantech 21, a 99-year leasehold industrial building as a package deal to the recently listed Sabana Reit, for \$347.4 million. The two properties were owned by companies of the Hong Leong Group.

Knight Frank's Role in the Original Development of New Tech Park

We have always been at the forefront of innovation in support of Singapore's industrial development. During the 1980s, we were involved in a national research and survey project to consider the future needs of users of industrial space. Based on the

project findings, New Tech Park was developed, making it Singapore's first private sector high-tech industrial park. The successful development of the project reflects the vital importance of timely and accurate market surveys to understand the needs of users.

In 1996, we acted on behalf of Newton Investments in their divestment of New Tech Park to CDL for \$310 million. It was the largest single transaction in the industrial property sector then.

Our involvement as property consultant and sole marketing agent in New Tech Park commenced from the marketing and project formulation stage to managing the prestigious high-tech development. During the development stage, we actively contributed to all aspects of design including:

- floor space configuration
- provision of M&E facilities
- provision of tenants' facilities
- leasing policies
- management of maintenance policies

For enquiries, please call:
Lim Kien Kim 6228 6894 / 9457 4000

New Tech Park



Pantech 21

Residential > 01
Auction (Residential) > 10
Auction (Commercial) > 12
Investment > 15
Industrial > 17
Office > 18
Knight Frank Estate Management > 20
Retail > 21

INDUSTRIAL

Factory in Tampines

For Sale

We have been appointed by Mapletree Logistics Trust Management Ltd to market a prominent property in Tampines. The sale of the property was on an "Expression of Interest" basis.

It is a 2-storey detached factory with an ancillary office and basement car park, erected on a land of approximately 90,800 sq ft. Zoned "Business 2", it carries a HDB lease with approximately 43 years of remaining lease.

Situated within Tampines Industrial Park, it enjoys a fantastic main road frontage to Tampines Avenue 5. It enjoys convenient access to major expressways and is a short drive away from Changi Airport.

Business Space in Changi North

For Lease

The 4-storey industrial building is located within Changi North industrial Estate, and is highly visible from the Tampines Expressway. With a well landscaped entrance area and state-of-the-art lobby and furnishings, it offers a refreshing and

aesthetically pleasing environment to meet the demands of modern business.

The partially furnished space has a private entrance and comes fully carpeted with partitioned rooms, ceiling boards, lightings and air-conditioning. Units of dimensions ranging from 7,000sf to 20,000sf are available.

201 Henderson

For Lease

This is a 4-storey light industrial building that comes with ample parking on the surface car park. Located at the junction of Jalan Bukit Merah and Henderson Road, it offers easy access to Ayer Rajah Expressway, Central Expressway and the Central Business District.

Units from 2,200 sq ft are available.

For enquiries on **Factory in Tampines**, please call:

Lim Kien Kim 6228 6894 / 9457 4000

Veronica Chao 6228 6893 / 9111 7775

For enquiries on **Business Space in Changi North**, please call:

Salyn Yap 6228 7394 / 9818 8501

For enquiries on **201 Henderson**, please call:

Adelyn Kong 6228 7351 / 9017 0772

Business Space in Changi North



Factory in Tampines



Business Space in Changi North



201 Henderson

OFFICE

Marina House

Knight Frank is delighted to be appointed as the Sole Marketing Agent for Marina House.

Featuring regular shaped office spaces with good harbour views and good accessibility to nearby hotels, banking, F&B establishments and public transport. The development is within walking distance to Tanjong Pagar MRT Station and is easily accessible from the AYE/ECP expressway.

Lease Periods: Flexible

Availability: Immediate

Available sizes: From 400 – 6,031 sq ft

- Ample carpark lots
- Regular floor plate

Great Eastern Centre

Knight Frank is currently the Sole Marketing Agent for Great Eastern Centre, a 16 storey prime office development.

Great Eastern Centre is located in the heart of the Financial Business District and is within walking distance from Raffles Place MRT station, Chinatown MRT Station and the future Cross Street MRT Station.

The development has food & beverage retail outlets and a banking hall on the ground floor and is 10 minutes walking distance from Clarke Quay and Boat Quay

Available space: 5,164 sq ft

Availability: Immediate

Benefits:

Raised flooring – 150mm

Floor-to-ceiling height – 2.7m

Ample carpark lots

Regular and efficient floor plate

Subdivisible

For enquiries on **Marina House**, please call:

Kevin Soo 6228 7369 / 9368 4447

Robert Macdonald 6228 7327 / 84281462

For enquiries on **Great Eastern Centre**,

please call:

Jason Le 6228 7366 / 8126 7996

Robert Macdonald 6228 7327 / 84281462

Marina House



Great Eastern Centre



Residential > 01
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OFFICE

For Lease

Knight Frank is delighted to be the newly appointed Marketing Agent for CPF Properties.

CPF Building Robinson Road

Superbly located in Singapore's financial and business district, the prestigious CPF building provides 30,000 square metres of high quality office accommodation on 46 storeys.

The CPF building is opposite the Tanjong Pagar MRT Station and within walking distance of many of the major financial, commercial and government institutions.

- Availability: Immediate
 Available sizes: From 828 – 1,210 sq ft
- Ample carpark lots
 - Regular floor plate

CPF Jurong Building

CPF Jurong is within the Jurong Regional Centre and it is easily accessible with arterial roads and expressway links (AYE/PIE). It is also near Jurong East MRT station and bus interchange. This bustling new town is within public amenities like banking, eateries and the library.

- Availability: January 2011
 Available sizes: From 946 – 4,431 sq ft
- Ample carpark lots
 - 24 hours security

CPF Tampines Building.

An office space in CPF Tampines offers just as many advantages as an office space in the city with more value. Just walking distance to the Tampines MRT station, bus interchange, the location is self-contained and well-served by shopping malls, food outlets, entertainment, recreation centres and commercial hub of the eastern part of Singapore.

- Availability: Immediate
 Available sizes: From 1,062 – 13,315 sq ft
- Ample carpark lots
 - 24 hours security

For enquiries, please call:

Jason Le 6228 7366 / 8126 7996
 Angie Wu 6228 7304 / 9430 7207

CPF Building Robinson Road



CPF Tampines Building.



CPF Jurong Building

KNIGHT FRANK ESTATE MANAGEMENT

Knight Rider Audit

One of the value-added initiatives unique to Knight Frank Estate Management (KFEM) is our Knight Rider Audit, which ensures that the promised Knight Frank experience to our clients is delivered in similar consistency across the entire portfolio of estates we manage.

All the estates under KFEM's management will be audited by our Knight Rider Auditor at least once a year. We have an experienced property manager for this role, and he provides a crucial yet independent 'second opinion' to our Business Unit Heads in assessing the condition and needs of each estate.

It typically takes one full day to complete an audit, which comprises of a comprehensive checklist of over 260 items covering all aspects of operations and estate management. For the first half of the day, the Knight Rider Auditor would be looking at the first area – 'Administration' which includes office management, client's asset management, finance management, and term contracts management.

In order to tick off the items in the checklist, the Knight Rider Auditor talks to the site staff and sifts through the paperwork – eg 'Is the petty cash float balanced? Does the Management Office have an updated copy of the by-laws? Are complaints responded within the timeframe?'

Another area of the Knight Rider Audit is 'Operational Effectiveness Management' which comprises of areas such as carpark and landscape maintenance, cleaning management, M&E maintenance, term contractor management, security and emergency management.

The Knight Rider Auditor, together with the condominium manager, go on a site inspection of the recreational facilities including swimming pool, gymnasium and playground, as well as common areas including carparks, M&E rooms, switch rooms and pump rooms. He will perform a detailed check on items such as 'Are the fire extinguishers checked and recharged within a year? Is there a record of operational/safety checks on the facility's equipment? Does the guard house have an updated copy of the crisis contact list?'

After the audit, the Knight Rider Auditor will give a report on the overall performance of each estate in terms of estate management and maintenance. He will also pen down specifically his observations that warrant attention and recommend areas for improvement with accompanying photographs, if necessary.

The BU Head and Team Manager in charge of the estate will be informed of the audit's findings and will follow up with the site team to come up with an action plan with the proposed course of actions and targeted date of completion. This action plan is the final step of the audit and will guide the site team on the next step – to resolve the highlighted potential issues with immediate action before they escalate.

Through this value-added initiative, we aim to increase our clients' confidence in our efforts to enhance the value and image of their properties.

For enquiries, please call:
Main line 6848 5678

Doing checks in the pump room



Checking the expiry date of the fire extinguisher



Knight Rider Auditor and Condominium Manager noting down a fire hydrant's defects.

Residential > 01
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RETAIL

myVillage

A Whole New Sensory Experience

myVillage will be ready by December this year after undergoing redevelopment at a cost of S\$45m.

Amidst a mix of traditional coffeeshops jostling for space beside ritzy wine bars and casual dining restaurants, my Village will breathe a fresh rusticity into Serangoon Garden known for its history, charm and laid-back vibe.

Envisaged to be a gardenesque shopping paradise, it will serve residents from Serangoon New Town as well as the neighbouring estates of Hougang, Bishan and Ang Mo Kio.

Fairprice Finest, DBS Treasures, DBS/POSB and Old Hong Kong Taste will be the anchor tenants of myVillage. New tenants include Da Paolo Gastronomia, Love For Earth, Gaming ERA, Style Collection, Vique, Wacoal, QB House, FabricPro, MasterSmith, etc.

For enquiries on **myVillage**, please call:
 Michelle Lam 6228 7348 / 9389 1817
 Diane Low 6228 6810 / 9684 0647
 For enquiries on **Admiral Bar & Grill**,
 please call:
 Jenny Soh 6228 7336 / 9761 2528

Admiral Bar & Grill

Singapore Flyer

The name brings to mind an image of charcoal fire or perhaps an evening spent with a group of friends. That is what Admiral Bar & Grill is all about.

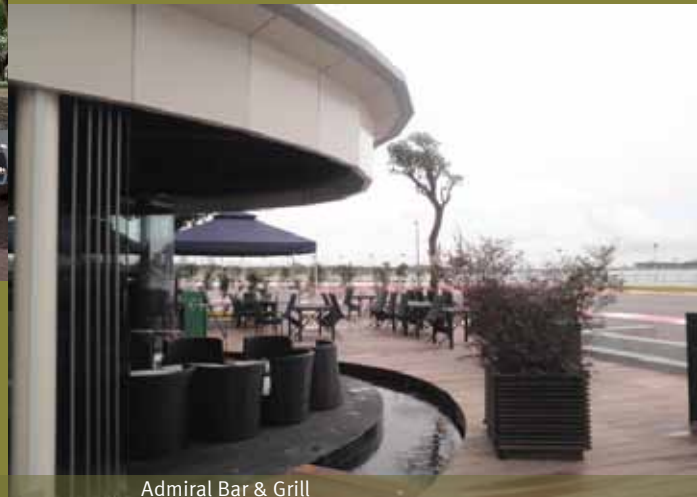
It serves 100% charcoal-grilled western cuisines without diners having to lift a finger as they watch their meals being cooked to perfection by a chef at the open charcoal grill.

Through Knight Frank, Admiral Bar & Grill has secured a cosy hideout at the Singapore Flyer with a superb view of the Marina Bay. This offers an ideal environment for families and friends to dine, socialise and be entertained by Ocular, its house band which performs live every Wednesday to Saturday.

For diners who love grilled food, Admiral Bar & Grill is a dream come true.



myVillage



Admiral Bar & Grill

Coverderm By Veal International New Balance

*SCAPE

Veal International specialises in beauty, skincare products and cosmetics. It is also the local exclusive distributor for Coverderm, a unique line of dermo-cosmetics from Italy which leverages on cosmetic camouflage technology.

Coverderm By Veal International is a concept store located at *SCAPE and secured with the help of Knight Frank. It is where ladies looking to specialised cosmetics for a radiant and flawless complexion can expect quality products and personalised service by its team of make-up experts.

*SCAPE

To showcase a fusion of lifestyle and performance, the store's aesthetics are based on a mixture of old and modern elements. It resembles an old Boston shophouse with design references taken from New Balance's archives. The walls are made from replica Boston bricks, whilst the interior is littered with wooden display windows, iron chandeliers as well as old telephones and fans. The ceiling sports a lightbox that stretches from the front to the back of the store, illustrating New Balance's evolution in footwear innovation. The overall interior décor evokes a sense of subtlety, which captures the legacy and essence of New Balance. The entire store feels both classic and modern, perfectly encapsulating the brand's heritage and innovation.

On hand, there are also a treadmill for runners to test shoes and foot-measuring tools for trained staff to recommend the appropriate footwear. The concept store was secured through Knight Frank.

New Balance is one of the world's leading brands in athletic footwear. It has opened a 'Past, Present and Future' concept store at *SCAPE, a youth-orientated mall located at the heart of Orchard Road.

For enquiries, please call:
Arina Liew 6228 7367 / 9797 8270

Coverderm by Veal International



New Balance

Information herein is accurate at the time of printing.
For enquiries or further information, please contact:

Advisory Services | Consultancy & Research | Valuation | **Commercial Services** | Auction, Residential & Commercial | Industrial | Office | Investment Sales | **Residential Services** | Corporate Leasing | Project Marketing | Regal Homes / Overseas Marketing | **Retail Services** | Consultancy & Marketing | Shopping Centre Management | **Property Management Services**

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