

On the bloc

Collective sales returned to the market -seemingly with a vengeance -after an initial knee-jerk cooling-off period following the government's market cooling measures in December 2021. Yet while some large and prime sites sealed deals in the year to date, many are still on the block after several rounds of marketing. Others are taking longer to conclude, closing tenders with no bids or

moving into extended private treaty talks. Still, property watchers see continuing interest from developers local and foreign, in an environment where both new launch prices and interest rates are rising. We map the major en bloc sales that have come on the market this year, and those that have sold so far this year and last year.

Orchard

HIGH POINT

Asking: S\$550 million
Tenure: Freehold
Land rate: S\$2,508 psf ppr
Land area: 47,606 sq ft

ELIZABETH TOWERS

Asking: S\$630 million
Tenure: Freehold
Land rate: S\$2,400 psf ppr
Land area: 54,317 sq ft

Oxley, River Valley

OXLEY GARDEN

Asking: S\$200 million
Tenure: Freehold
Land rate: S\$2,346 psf ppr
Land area: 58,207 sq ft

5 OXLEY RISE

Asking: S\$300 million
Tenure: Freehold
Land rate: S\$1,984 psf
Land area: 151,205 sq ft

10A, 10B INSTITUTION HILL

Sold: S\$33.6 million
Buyer: Macty Group, Roxy-Pacific Holdings, LWH Holdings / Feb 2021
Tenure: Freehold
Land rate: S\$1,381 psf ppr
Land area: 8,761 sq ft

THE BEAUMONT

Asking: S\$468 million
Tenure: Freehold
Land rate: S\$2,448 psf ppr
Land area: 74,739 sq ft

Tanglin

21 ANDERSON

Sold: S\$213 million
Buyer: Kheng Leong Group / Sep 2021
Tenure: Freehold
Land rate: S\$2,490 psf ppr
Land area: 49,000 sq ft

TANGLIN SHOPPING CENTRE (commercial)

Sold: S\$868 million
Buyer: Pacific Eagle Real Estate / Feb 2022
Tenure: Freehold
Land rate: S\$2,769 psf ppr
Land area: 68,512 sq ft

ORCHARD BEL AIR

Asking: S\$587.5 million
Tenure: 99-year leasehold
Land rate: S\$2,600 psf ppr
Land area: 93,126 sq ft

Jurong

LAKEPOINT CONDO

Asking: S\$640 million
Tenure: 99-year leasehold
Land rate: S\$988 psf ppr
Land area: 562,286 sq ft

LAKESIDE APARTMENTS

Sold: S\$273.9 million
Buyer: Wing Tai / May 2022
Tenure: 99-year leasehold
Land rate: S\$1,250-\$1,260 psf ppr
Land area: 134,177 sq ft

PARK VIEW MANSIONS

Sold: S\$260 million
Buyer: Chip Eng Seng, KSH, SingHaiyi / Jul 2022
Tenure: 99-year leasehold
Land rate: S\$1,023 psf ppr
Land area: 191,974 sq ft

Thomson

THOMSON VIEW CONDO

Asking: S\$950 million
Tenure: 99-year leasehold
Land rate: S\$1,294 psf ppr
Land area: 540,319 sq ft

Pasir Panjang

GLORIA MANSION

Sold: S\$70.3 million
Buyer: Fraxtor Capital and Teo family/Jan 2022
Tenure: Freehold
Land rate: S\$1,098 psf ppr
Land area: 45,742 sq ft

FLYNN PARK

Sold: S\$371 million
Buyer: Hoi Sun Hup Realty, Sunway Development / Sep 2021
Tenure: Freehold
Land rate: S\$1,318 -S\$1,355 psf ppr
Land area: 208,443 sq ft

Serangoon

CHUAN PARK CONDO

Sold: S\$890 million
Buyer: Kingsford Group, MCC Singapore / Jul 2022
Tenure: 99-year leasehold
Land rate: S\$989 psf ppr
Land area: 400,588 sq ft

KENSINGTON PARK

Asking: S\$1.28 billion
Tenure: 999-year leasehold
Land rate: S\$1,371 -S\$1,414 psf ppr
Land area: 491,000 sq ft

East Coast

MEYER PARK

Asking: S\$420 million
Land rate: S\$1,720 psf ppr
Land area: 96,672 sq ft

LA VILLE

Sold: S\$152 million
Buyer: ZACD Group / Dec 2021
Land rate: S\$1,477 -S\$1,540 psf ppr
Land area: 47,012 sq ft

Bukit Timah

WATTEN ESTATE CONDO

Sold: S\$550.8 million
Tenure: Freehold
Buyer: UOL-SingLand / Oct 2021
Land rate: S\$1,723 psf ppr
Land area: 220,241 sq ft

551-553 BUKIT TIMAH ROAD, 6-8 DUKE'S ROAD

Sold: S\$53.9 million
Tenure: Freehold
Buyer: Hillcrest Investments/ Dec 2021
Land rate: S\$1,504 psf ppr
Land area: 16,479 sq ft

Kallang

SULTAN PLAZA

Asking: S\$360 million
Tenure: 99-year leasehold
Land rate: S\$1,549 psf ppf (mixed use), S\$1,629 psf ppr (hotel)
Land area: 63,440 sq ft*
*including adjoining state land

GOLDEN MILE COMPLEX

Sold: S\$700 million
Buyer: Perennial Holdings, Sino Land, Far East Organization / May 2022
Tenure: 99-year leasehold
Land rate: S\$1,181 psf ppr
Land area: 144,908 sq ft

Selegie

PEACE CENTRE AND PEACE MANSION

Sold: S\$650 million
Buyer: Chip Eng Seng, SingHaiyi, Ultra Infinity / Dec 2021
Tenure: 99-year leasehold
Land rate: S\$1,388 -S\$1,426 psf ppr
Land area: 76,618 sq ft

Tanjong Katong

173-183 HAIG ROAD

Sold: S\$49.3 million
Tenure: Freehold
Buyer: Nanshan Group / Apr 2022
Land rate: S\$1,286 psf ppr
Land area: 27,389 sq ft

23,25,27,29 THIAM SIEW AVENUE

Sold: S\$815 million
Tenure: Freehold
Buyer: Hoi Hup Realty, Sunway Developments / Nov 2021
Land rate: S\$1,488 psf ppr
Land area: 263,794 sq ft

Downtown

PEOPLE'S PARK CENTRE

Asking: S\$1.8 billion
Tenure: 99-year leasehold
Land rate: S\$2,620 psf ppr
Land area: 95,467 square feet

MAXWELL HOUSE

Sold: S\$276.8 million
Buyer: SingHaiyi, Chip Eng Seng, Chuan Holdings / May 2021
Tenure: 99-year leasehold
Land rate: S\$1,700 psf ppr
Land area: 41,799 sq ft

INTERNATIONAL PLAZA

Asking: S\$2.7 billion
Tenure: 99-year leasehold
Land rate: S\$2,448 psf ppr
Land area: 75,090 sq ft

Note: Per square foot per plot ratio prices for land include development charge, lease top-up premium and bonus GFA if applicable. NA: Not available