



New Launches 2024



Missed the boat in 2023?

There are still many new launches to look forward to in 2024.

As a prospective home buyer, you may still be deciding whether to buy a new home in this environment of higher interest rates. With no clear indication of when the Federal Reserve will cut interest rates, we expect them to remain elevated in the medium term.

Furthermore, with recent land sales reaching benchmark pricing, we can expect new home prices to rise further. So perhaps, the time to buy a new home is now.

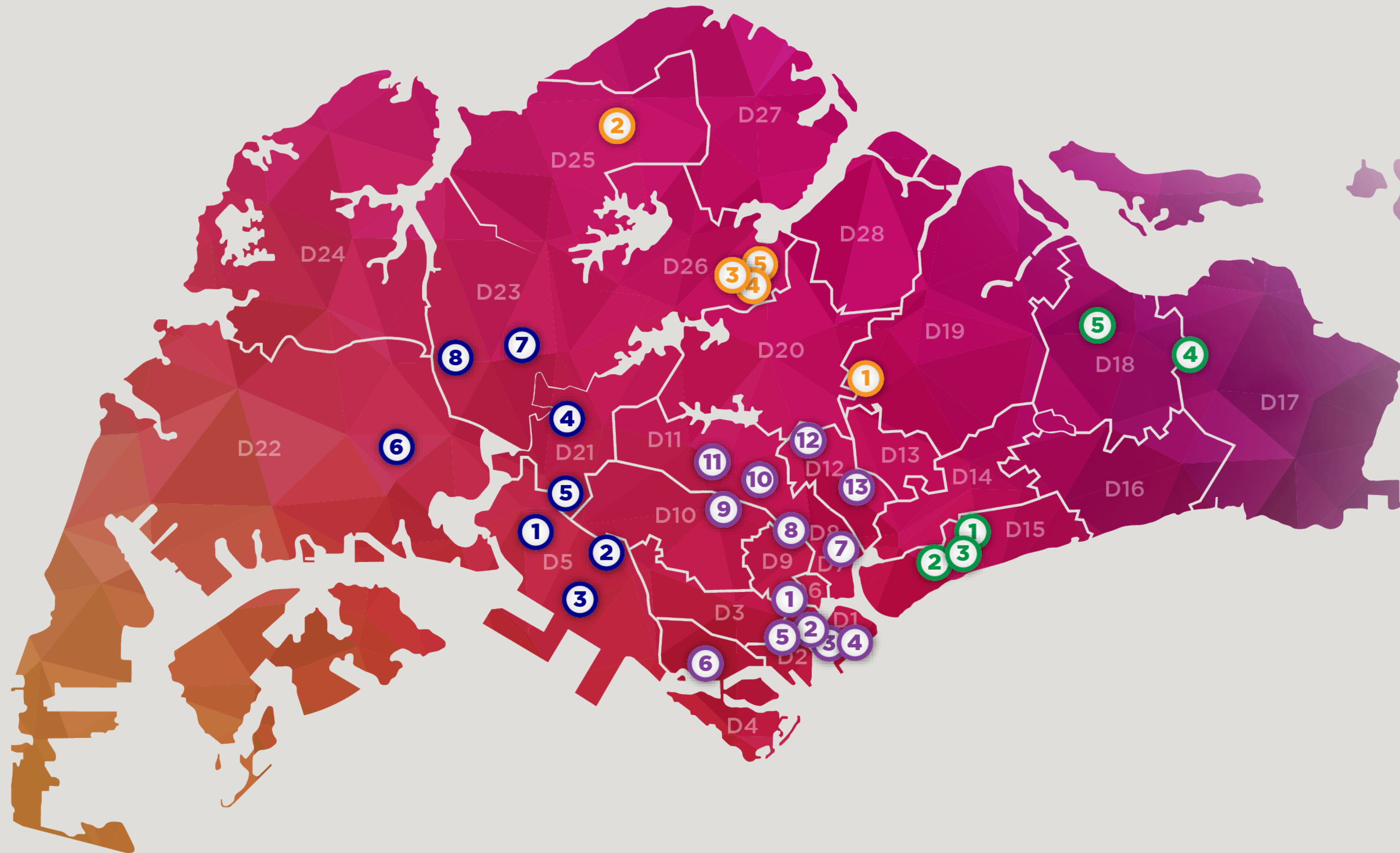
If you haven't found your ideal new home in 2023, there's no need to worry. 2024 is poised to welcome 29 new homes, including the launch of 1 EC. This will provide prospective home buyers with an abundance of options.

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New Launches

OVERVIEW



Central / South

Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1 Former Central Mall / Central Square	Havelock Road	01	99 Years	366	Redevelopment
2 Marina View Residences	Marina View	01	99 Years	683	\$1,379
3 Skywaters Residences	Shenton Way	01	99 Years	TBC	Redevelopment
4 TBC (Marina Gardens Lane GLS)	Marina Lane	01	99 Years	790	\$1,402
5 Newport Residences	Anson Road	02	Freehold	246	Redevelopment
6 Keppel Bay Plot 6	Keppel Island	04	99 Years	86	Redevelopment
7 Former Golden Mile Complex	Beach Road	07	99 Years	TBC	\$1,161
8 Former Peace Centre	Sophia Road	09	99 Years	240	\$1,426
9 21 Anderson	Anderson Road	10	Freehold	56	\$2,490
10 34 Gilstead Road	Gilstead Road	11	Freehold	56	\$1,643
11 Former Kew Lodge	Kheam Hock Road	11	Freehold	TBC	\$1,940
12 TBC (Lorong 1 Toa Payoh GLS)	Lorong 1 Toa Payoh	12	99 Years	800	\$1,360
13 The Arcady at Boon Keng	Saint Barnabas Lane	12	Freehold	172	\$1,313

East

Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1 Former Haig Road Flats	Haig Road	15	Freehold	35	\$1,286
2 Former Meyer Park	Meyer Road	15	Freehold	230	\$1,668
3 TBC (Jalan Tembusu GLS)	Jalan Tembusu	15	99 Years	840	\$1,069
4 Kassia	Flora Drive	17	Freehold	280	Undisclosed
5 TBC (Tampines Avenue 11 GLS)	Tampines Avenue 11	18	99 Years	1190	\$885

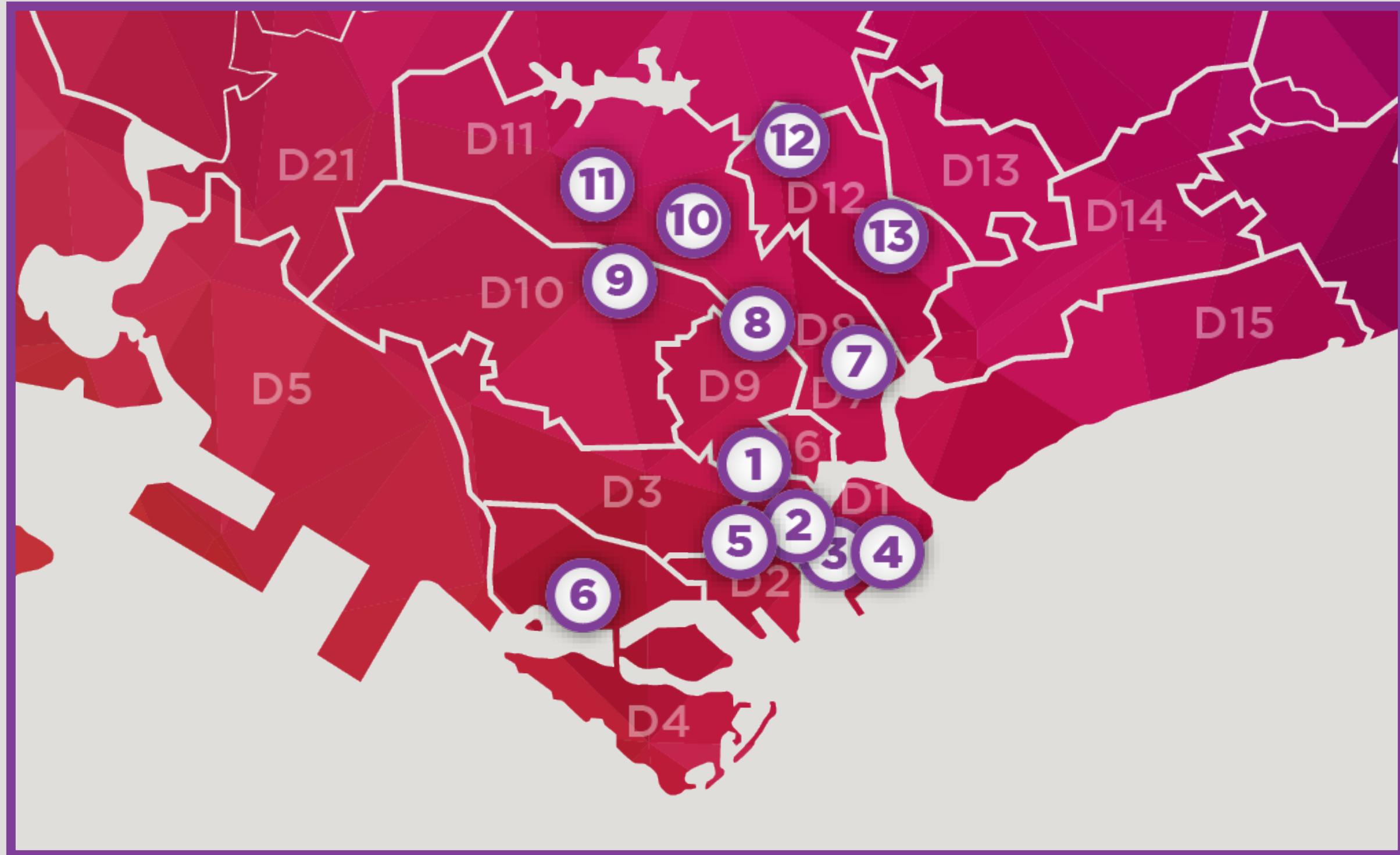
North

Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1 Former Chuan Park	Lorong Chuan	19	99 Years	900	\$1,254
2 TBC (Champions Way GLS)	Champions Way	25	99 Years	350	\$904
3 Lentor Mansion	Lentor Gardens	26	99 Years	533	\$985
4 Lentoria	Lentor Hills Road	26	99 Years	265	\$1,130
5 TBC (Lentor Central GLS)	Lentor Central	26	99 Years	475	\$982

West

Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1 TBC (Clementi Avenue 1 GLS)	Clementi Avenue 1	05	99 Years	501	\$1,250
2 The Hill @ One-North	Slim Barracks Rise	05	99 Years	144	\$1,210
3 The Hillshore	Pasir Panjang Road	05	Freehold	59	\$1,026
4 TBC (Bukit Timah Link GLS)	Bukit Timah Link	21	99 Years	160	\$1,343
5 TBC (Pine Grove GLS)	Pine Grove	21	99 Years	565	\$1,223
6 Sora	Yuan Ching Road	22	99 Years	440	\$1,023
7 Hillhaven	Hillview Rise	23	99 Years	341	\$1,024
8 Lumina Grand	Bukit Batok West Avenue 5	23	99 Years	512	\$626

CENTRAL / SOUTH



	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfppr)
1	Former Central Mall / Central Square	Havelock Road	01	99 Years	366	Redevelopment
2	Marina View Residences	Marina View	01	99 Years	683	\$1,379
3	Skywaters Residences	Shenton Way	01	99 Years	TBC	Redevelopment
4	TBC (Marina Gardens Lane GLS)	Marina Lane	01	99 Years	790	\$1,402
5	Newport Residences	Anson Road	02	Freehold	246	Redevelopment
6	Keppel Bay Plot 6	Keppel Island	04	99 Years	86	Redevelopment
7	Former Golden Mile Complex	Beach Road	07	99 Years	TBC	\$1,161
8	Former Peace Centre	Sophia Road	09	99 Years	240	\$1,426
9	21 Anderson	Anderson Road	10	Freehold	56	\$2,490
10	34 Gilstead Road	Gilstead Road	11	Freehold	56	\$1,643
11	Former Kew Lodge	Kheam Hock Road	11	Freehold	TBC	\$1,940
12	TBC (Lorong 1 Toa Payoh GLS)	Lorong 1 Toa Payoh	12	99 Years	800	\$1,360
13	The Arcady at Boon Keng	Saint Barnabas Lane	12	Freehold	172	\$1,313

1. FORMER CENTRAL MALL / CENTRAL SQUARE



Region / District	RCR / D01
Location	Havelock Road
Developer	City Developments Limited
Tenure	99 Years
Est. No. of Units	366
Land Price (\$psfppr)	Redevelopment
Target Preview	TBC

2. MARINA VIEW RESIDENCES



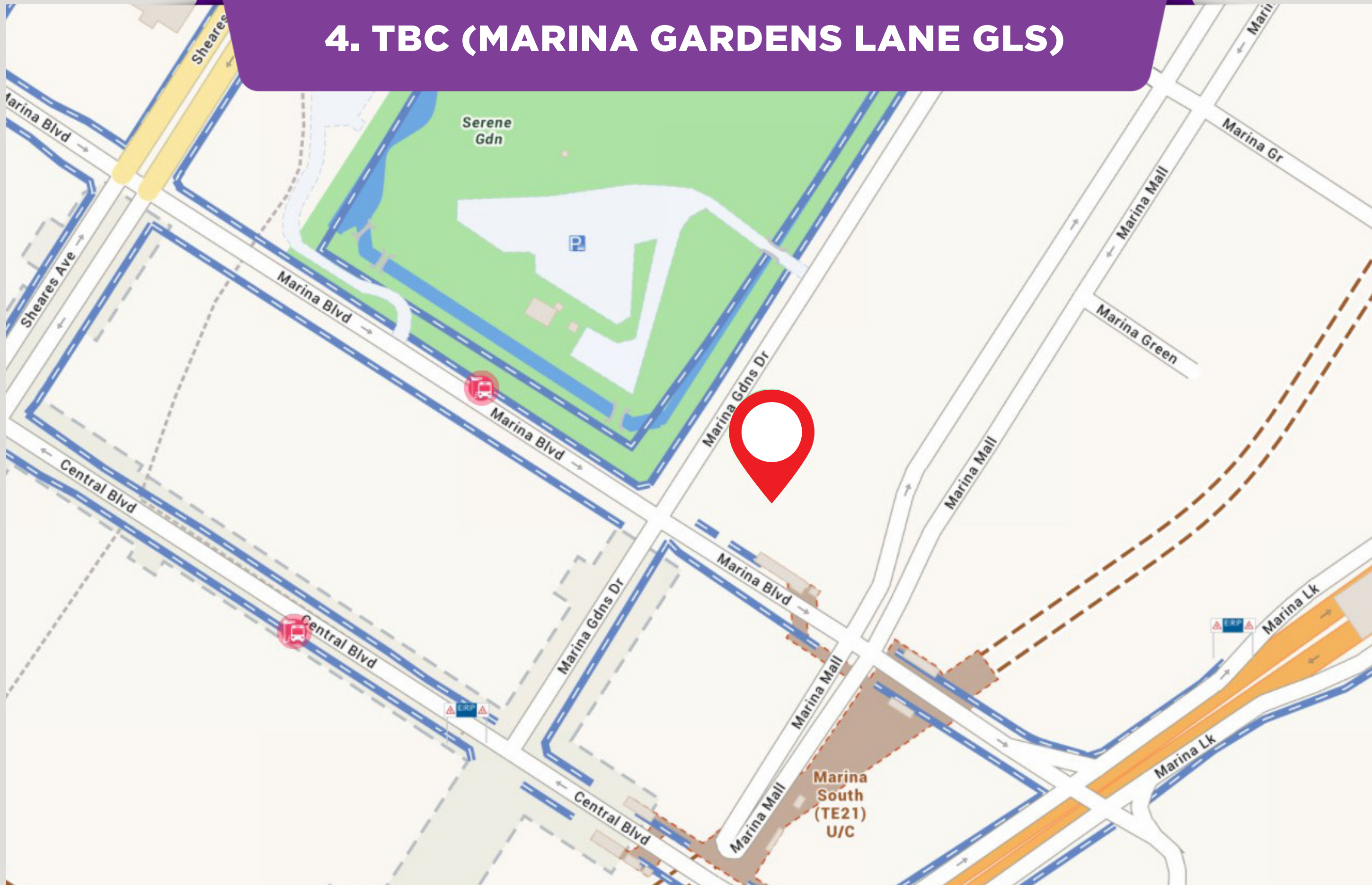
Region / District	CCR / D01
Location	Marina View
Developer	IOI Properties Group
Tenure	99 Years
Est. No. of Units	683
Land Price (\$psfppr)	\$1,379
Target Preview	Q1 2024

3. SKYWATERS RESIDENCES



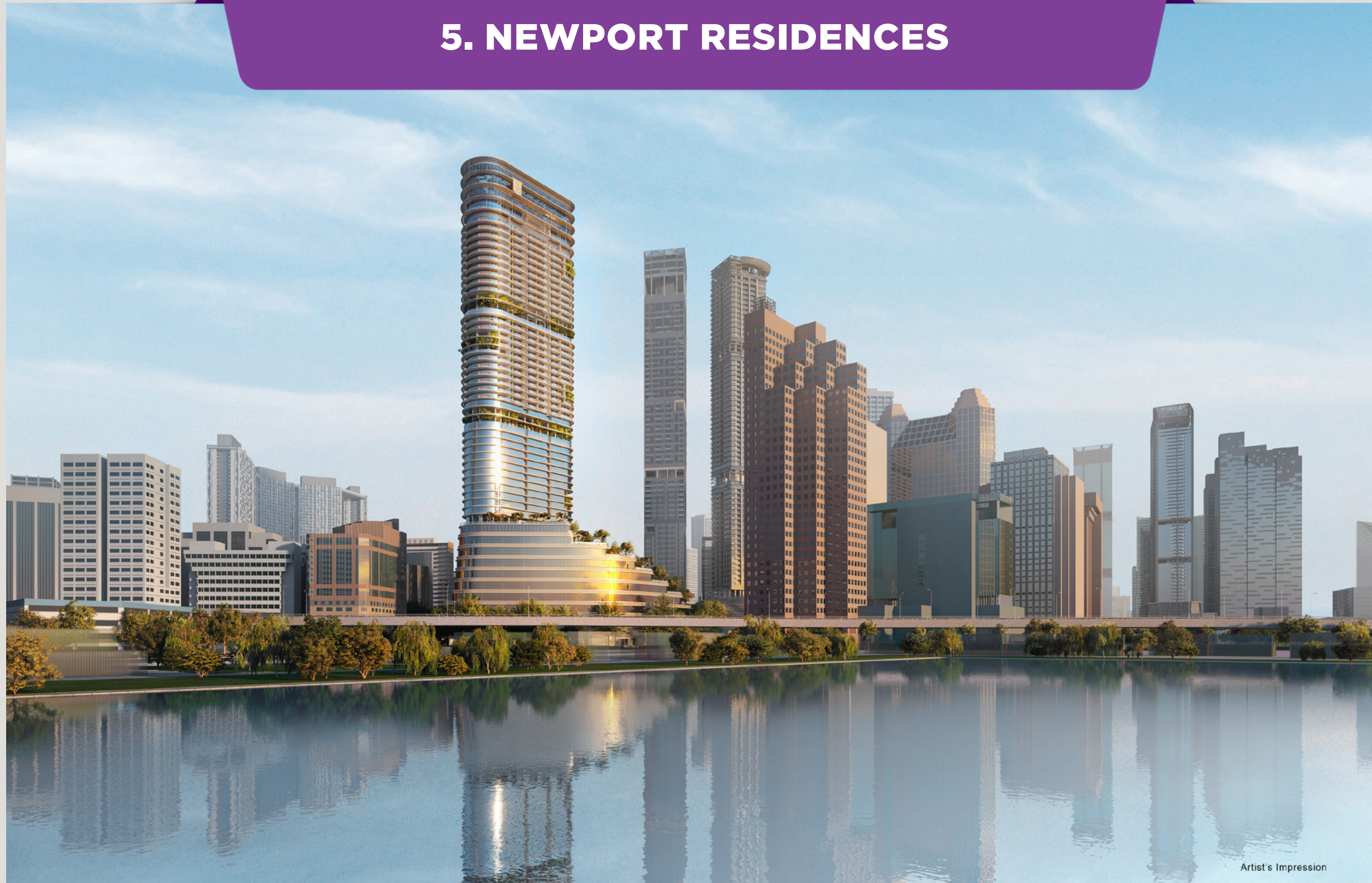
Region / District	CCR / D01
Location	Shenton Way
Developer	Perennial Holdings led consortium
Tenure	99 Years
Est. No. of Units	215
Land Price (\$psfppr)	Redevelopment
Target Preview	TBC

4. TBC (MARINA GARDENS LANE GLS)



Region / District	CCR / D01
Location	Marina Lane
Developer	Kingsford Development led consortium
Tenure	99 Years
Est. No. of Units	790
Land Price (\$psfppr)	\$1,402
Target Preview	H2 2024

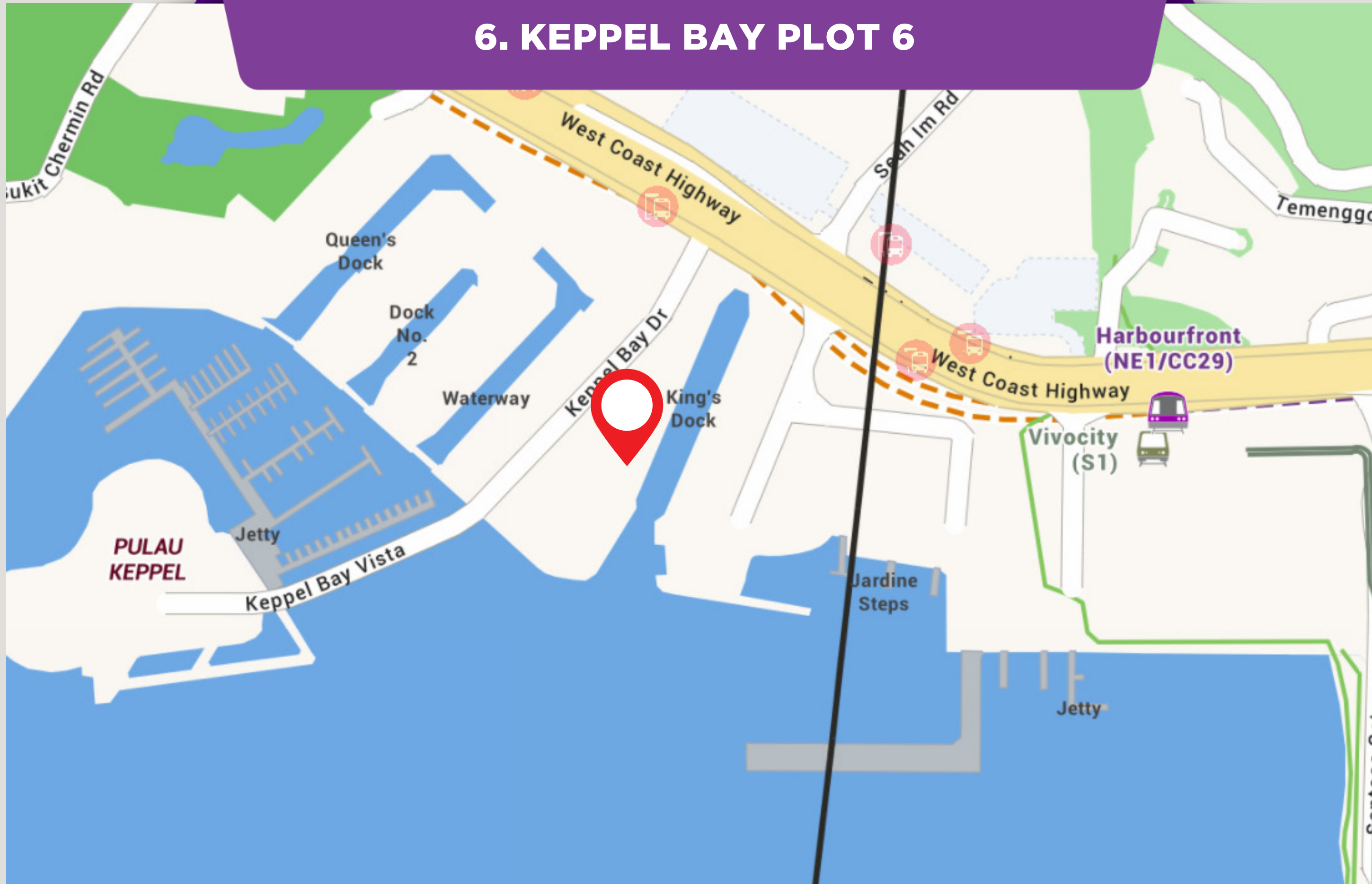
5. NEWPORT RESIDENCES



Region / District	CCR / D02
Location	Anson Road
Developer	City Developments Limited
Tenure	Freehold
Est. No. of Units	246
Land Price (\$psfppr)	Redevelopment
Target Preview	TBC

Artist's Impression

6. KEPPEL BAY PLOT 6



Region / District	RCR / D04
Location	Keppel Island
Developer	Keppel Land
Tenure	99 Years
Est. No. of Units	86
Land Price (\$psfppr)	Redevelopment
Target Preview	TBC

7. FORMER GOLDEN MILE COMPLEX



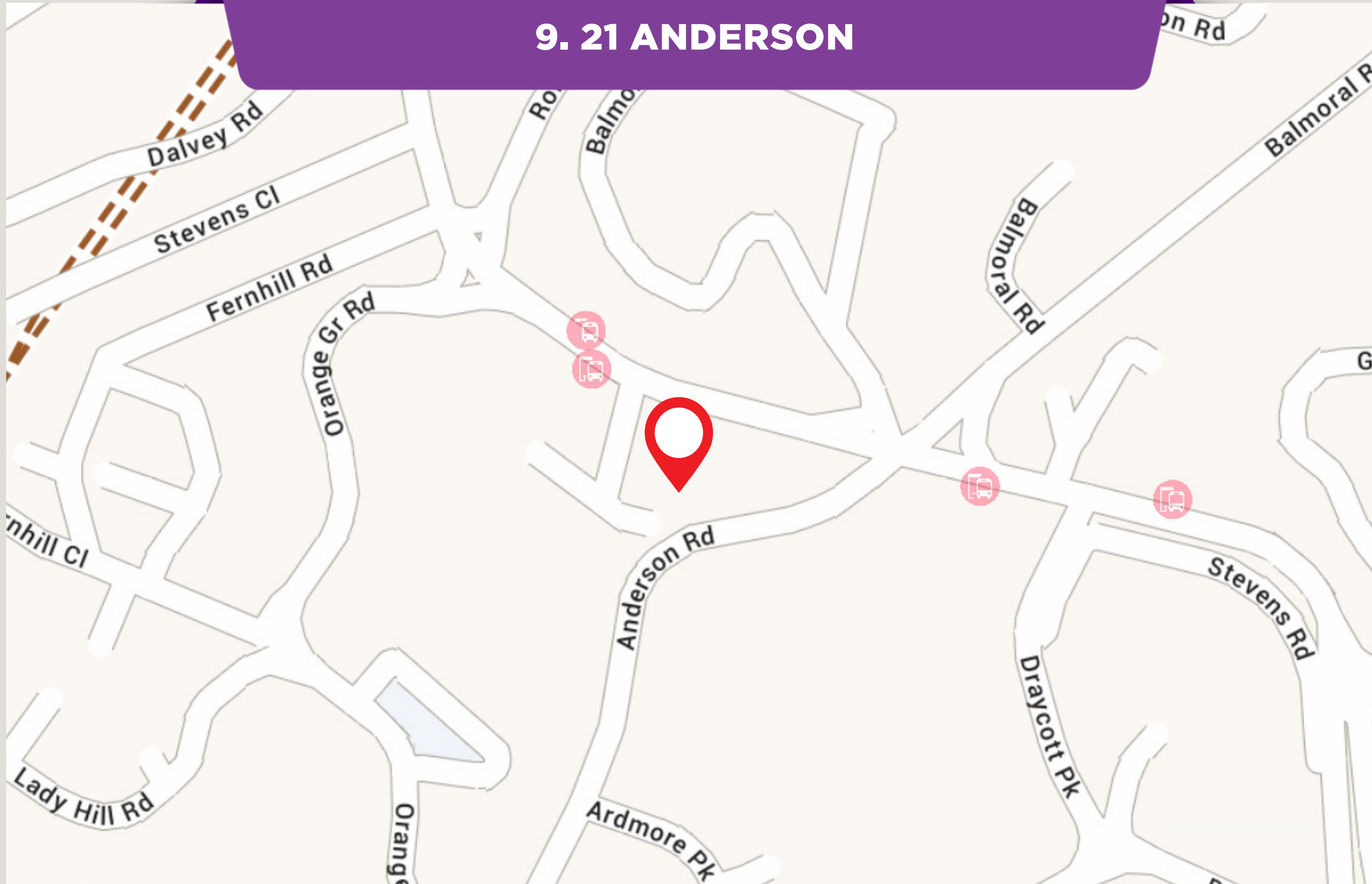
Region / District	RCR / D07
Location	Beach Road
Developer	Far East Organization / Perennial Holdings / Sino Land
Tenure	99 Years
Est. No. of Units	TBC
Land Price (\$psfppr)	\$1,161
Target Preview	TBC

8. FORMER PEACE CENTRE



Region / District	CCR / D09
Location	Sophia Road
Developer	Singhaiyi Group / CEL Development / KSH Holdings
Tenure	99 Years
Est. No. of Units	240
Land Price (\$psfppr)	\$1,426
Target Preview	H2 2024

9. 21 ANDERSON



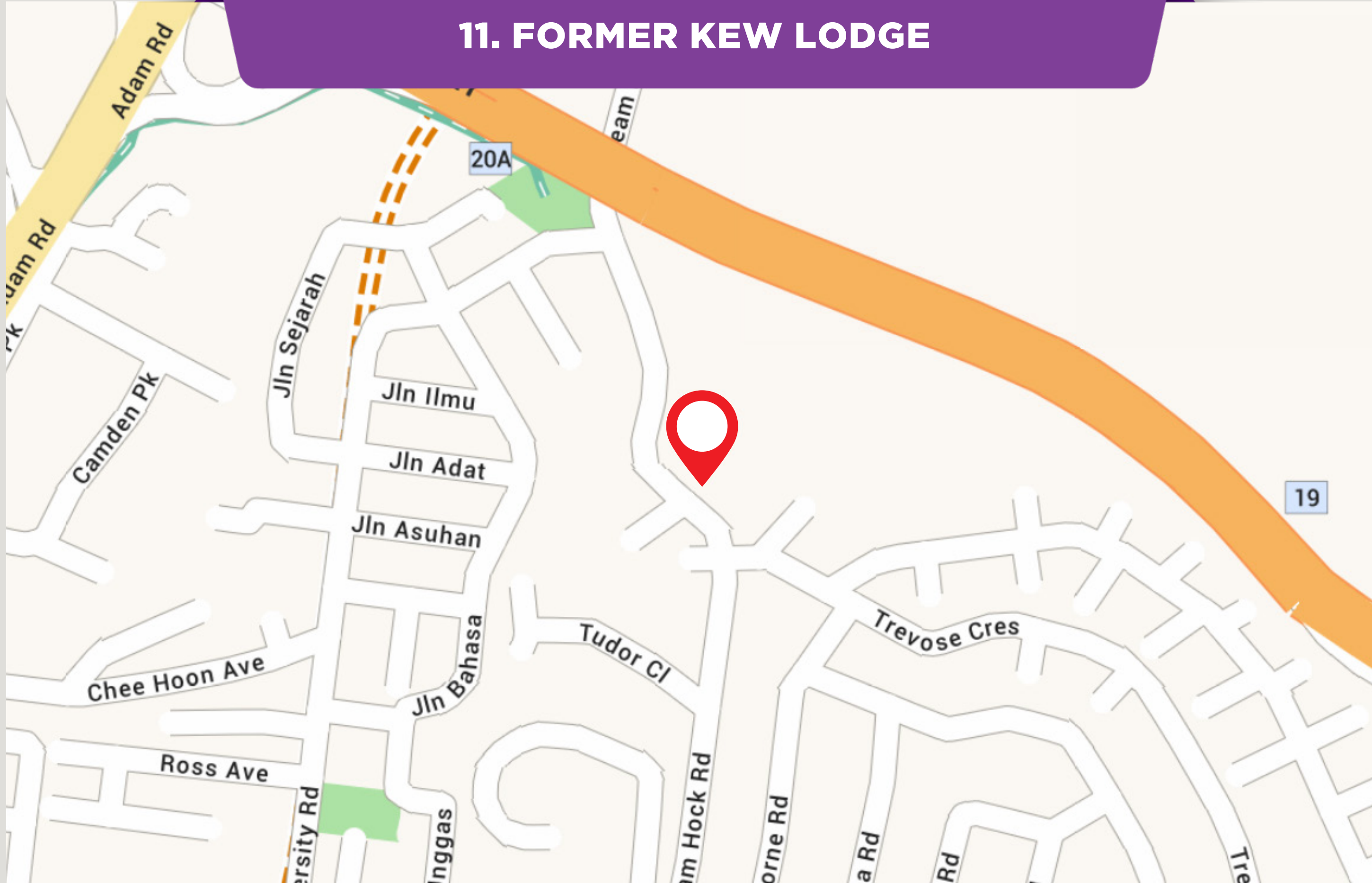
Region / District	CCR / D10
Location	Anderson Road
Developer	Kheng Leong
Tenure	Freehold
Est. No. of Units	56
Land Price (\$psfppr)	\$2,490
Target Preview	TBC

10. 34 GILSTEAD ROAD



Region / District	CCR / D11
Location	Gilstead Road
Developer	Kheng Leong
Tenure	Freehold
Est. No. of Units	56
Land Price (\$psfppr)	\$1,643
Target Preview	TBC

11. FORMER KEW LODGE



Region / District	CCR / D11
Location	Kheam Hock Road
Developer	Aurum Land
Tenure	Freehold
Est. No. of Units	TBC
Land Price (\$psfppr)	\$1,940
Target Preview	TBC

12. TBC (LORONG 1 TOA PAYOH GLS)



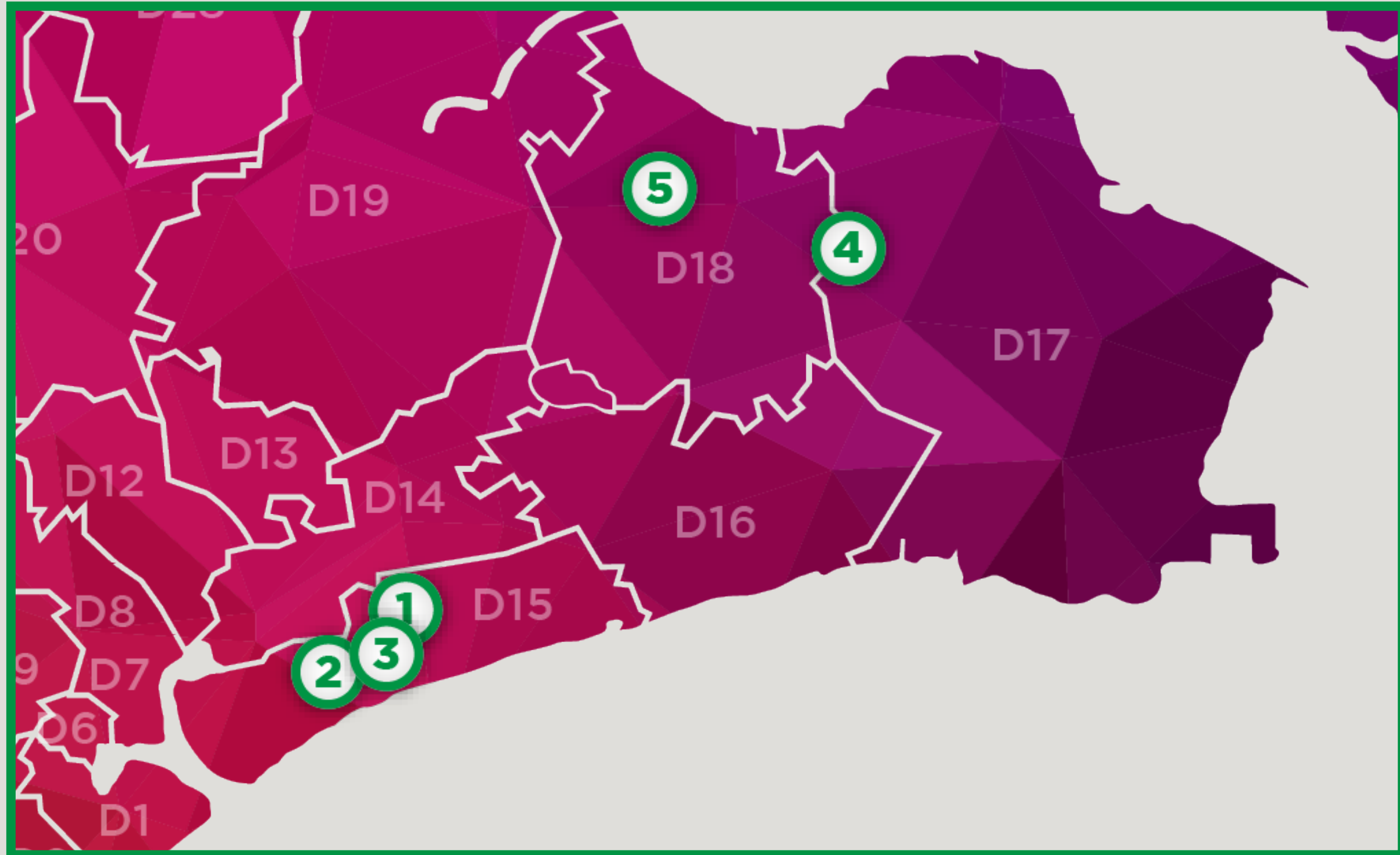
Region / District	RCR / D12
Location	Lorong 1 Toa Payoh
Developer	City Developments Limited / Fraser's Property / Sekisui House
Tenure	99 Years
Est. No. of Units	800
Land Price (\$psfppr)	\$1,360
Target Preview	H2 2024

13. THE ARCADY AT BOON KENG



Region / District	RCR / D12
Location	Saint Barnabas Lane
Developer	KSH led consortium
Tenure	Freehold
Est. No. of Units	172
Land Price (\$psfppr)	\$1,313
Target Preview	6/1/2024

EAST



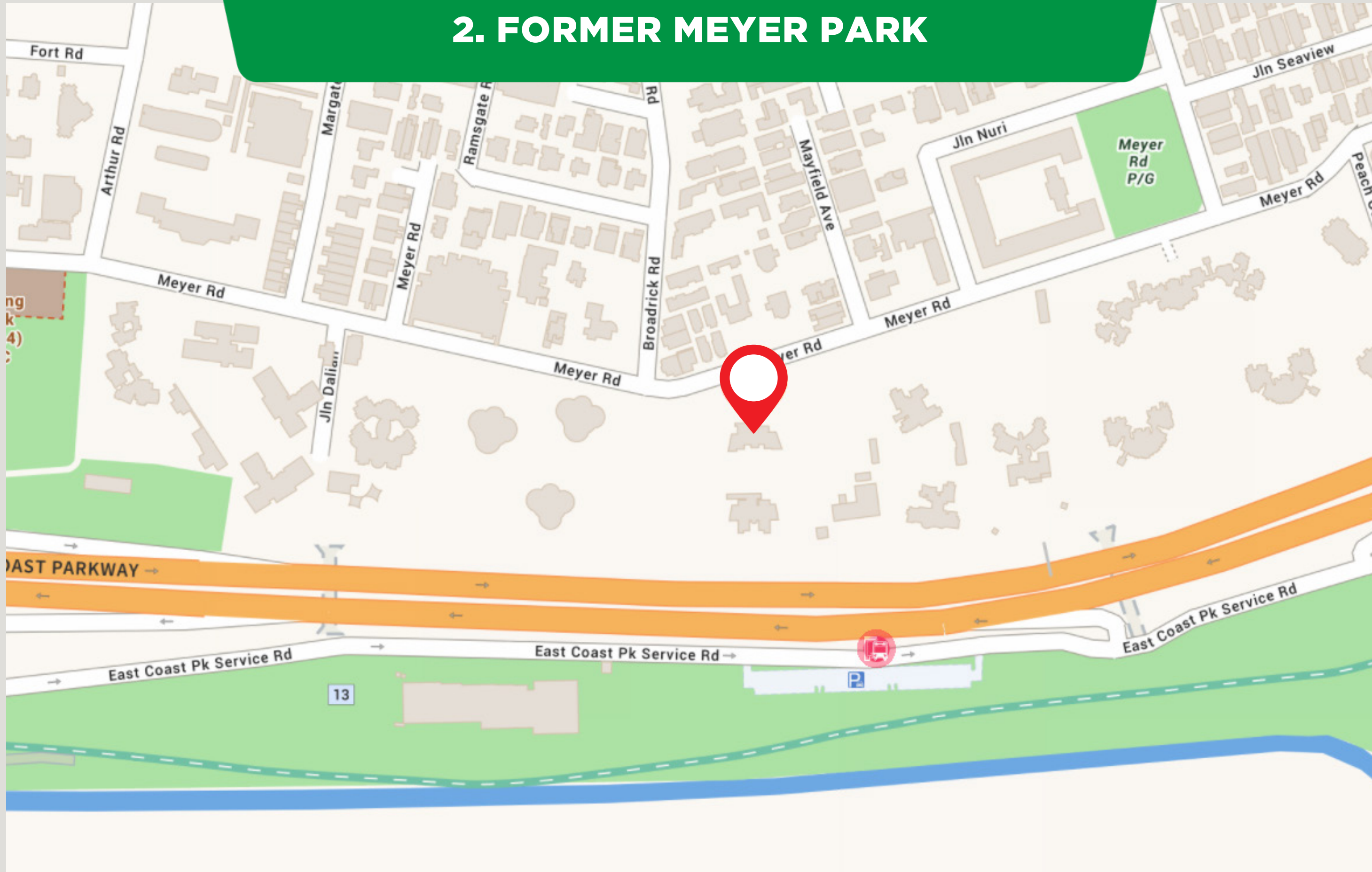
Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfpr)
1 Former Haig Road Flats	Haig Road	15	Freehold	35	\$1,286
2 Former Meyer Park	Meyer Road	15	Freehold	230	\$1,668
3 TBC (Jalan Tembusu GLS)	Jalan Tembusu	15	99 Years	840	\$1,069
4 Kassia	Flora Drive	17	Freehold	280	Undisclosed
5 TBC (Tampines Avenue 11 GLS)	Tampines Avenue 11	18	99 Years	1190	\$885

1. FORMER HAIG ROAD FLATS



Region / District	RCR / D15
Location	Haig Road
Developer	Nanshan Group
Tenure	Freehold
Est. No. of Units	35
Land Price (\$psfppr)	\$1,286
Target Preview	Q1 2024

2. FORMER MEYER PARK



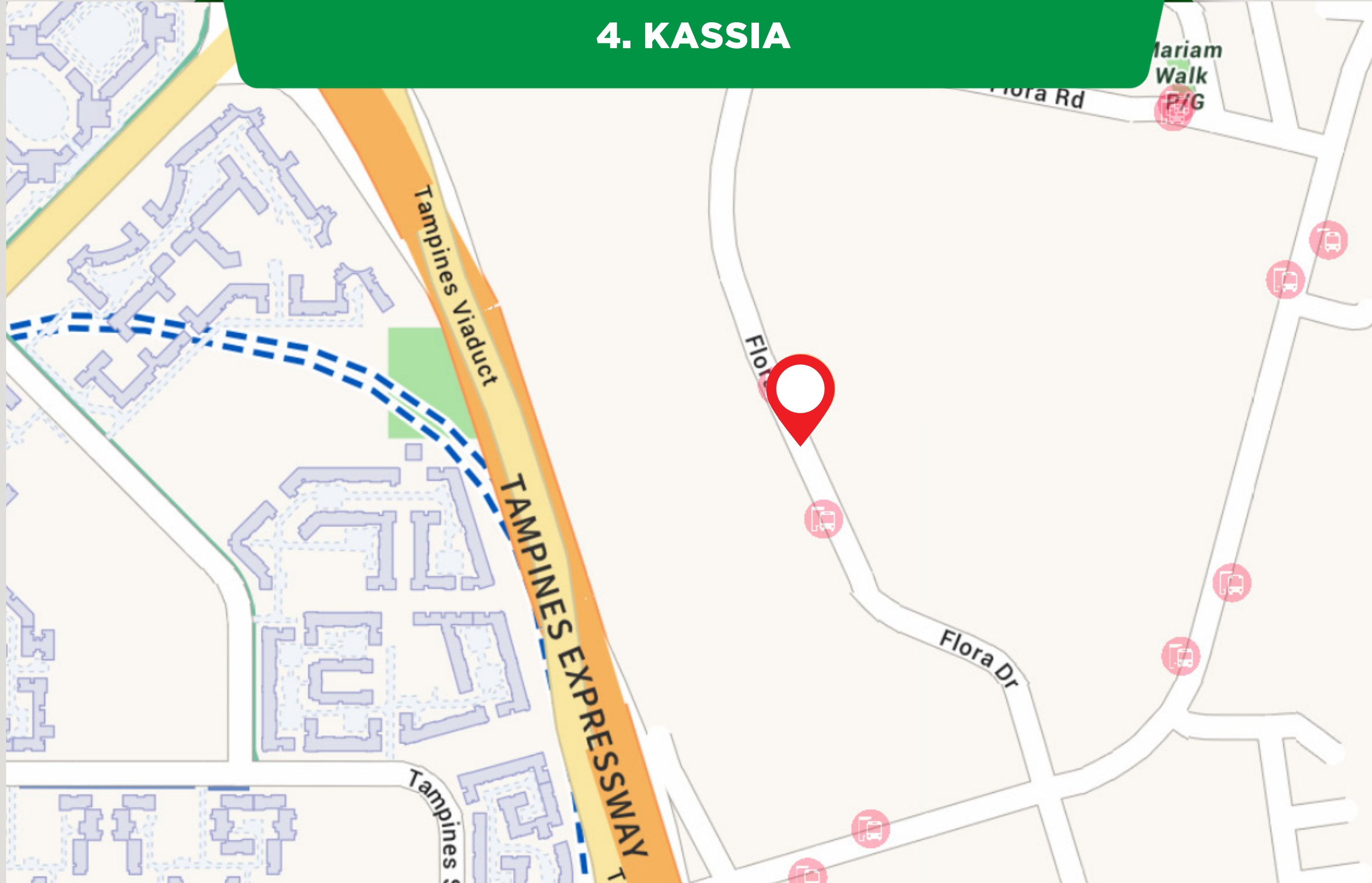
Region / District	RCR / D15
Location	Meyer Road
Developer	UOL Group / Singapore Land Group
Tenure	Freehold
Est. No. of Units	230
Land Price (\$psfppr)	\$1,668
Target Preview	H1 2024

3. TBC (JALAN TEMBUSU GLS)



Region / District	RCR / D15
Location	Jalan Tembusu
Developer	Sim Lian Group
Tenure	99 Years
Est. No. of Units	840
Land Price (\$psfppr)	\$1,069
Target Preview	H2 2024

4. KASSIA



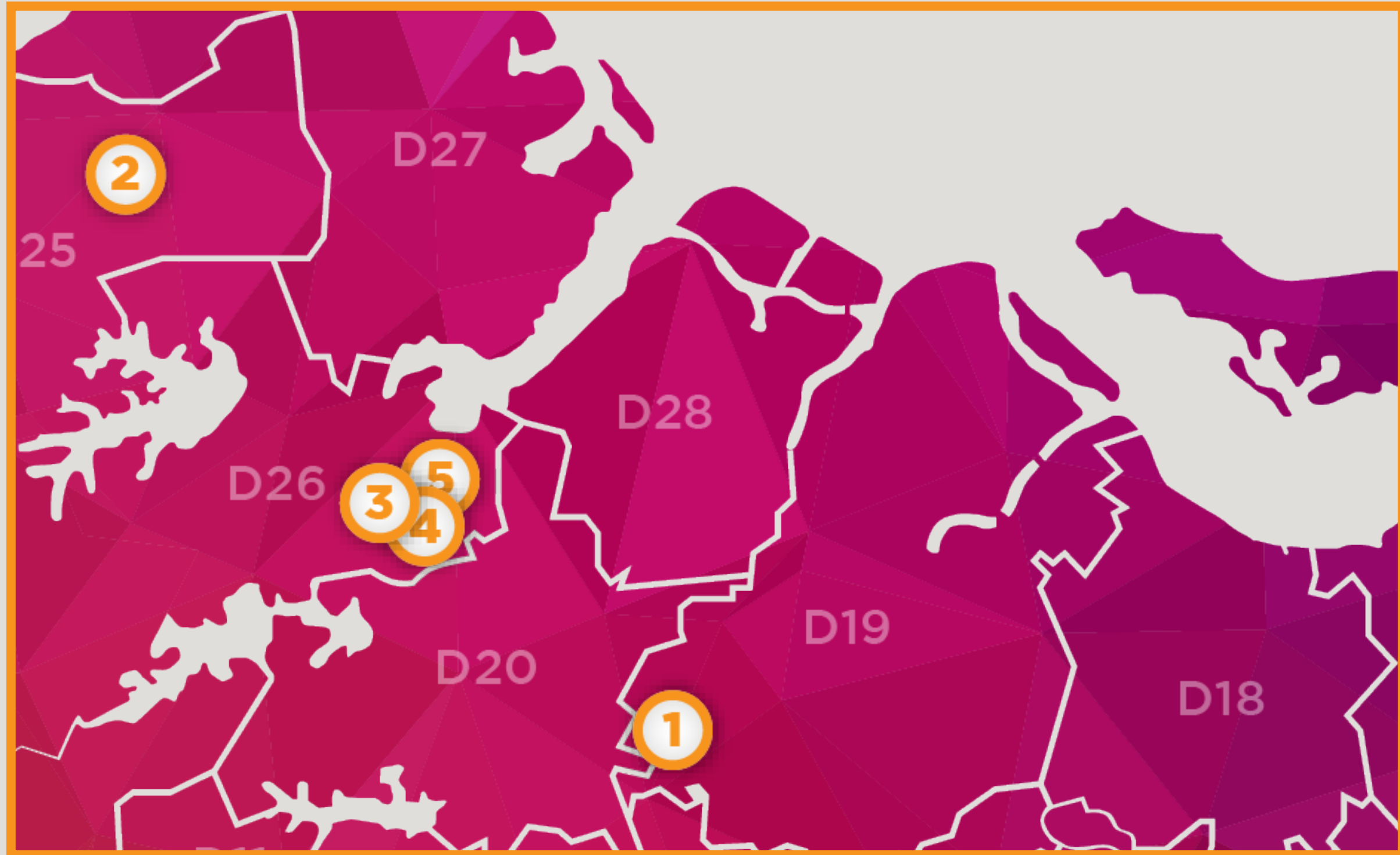
Region / District	OCR / D17
Location	Flora Drive
Developer	Hong Leong Holdings and Tripartite Developers
Tenure	Freehold
Est. No. of Units	280
Land Price (\$psfppr)	Undisclosed
Target Preview	TBC

5. TBC (TAMPINES AVENUE 11 GLS)



Region / District	OCR / D18
Location	Tampines Avenue 11
Developer	UOL Group / Singapore Land Group / CapitaLand
Tenure	99 Years
Est. No. of Units	1,190
Land Price (\$psfppr)	\$885
Target Preview	H2 2024

NORTH



	Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfpr)
1	Former Chuan Park	Lorong Chuan	19	99 Years	900	\$1,254
2	TBC (Champions Way GLS)	Champions Way	25	99 Years	350	\$904
3	Lentor Mansion	Lentor Gardens	26	99 Years	533	\$985
4	Lentoria	Lentor Hills Road	26	99 Years	265	\$1,130
5	TBC (Lentor Central GLS)	Lentor Central	26	99 Years	475	\$982

1. FORMER CHUAN PARK



Region / District	OCR / D19
Location	Lorong Chuan
Developer	Kingsford Development / MCC Land
Tenure	99 Years
Est. No. of Units	900
Land Price (\$psfppr)	\$1,254
Target Preview	H2 2024

2. TBC (CHAMPIONS WAY GLS)



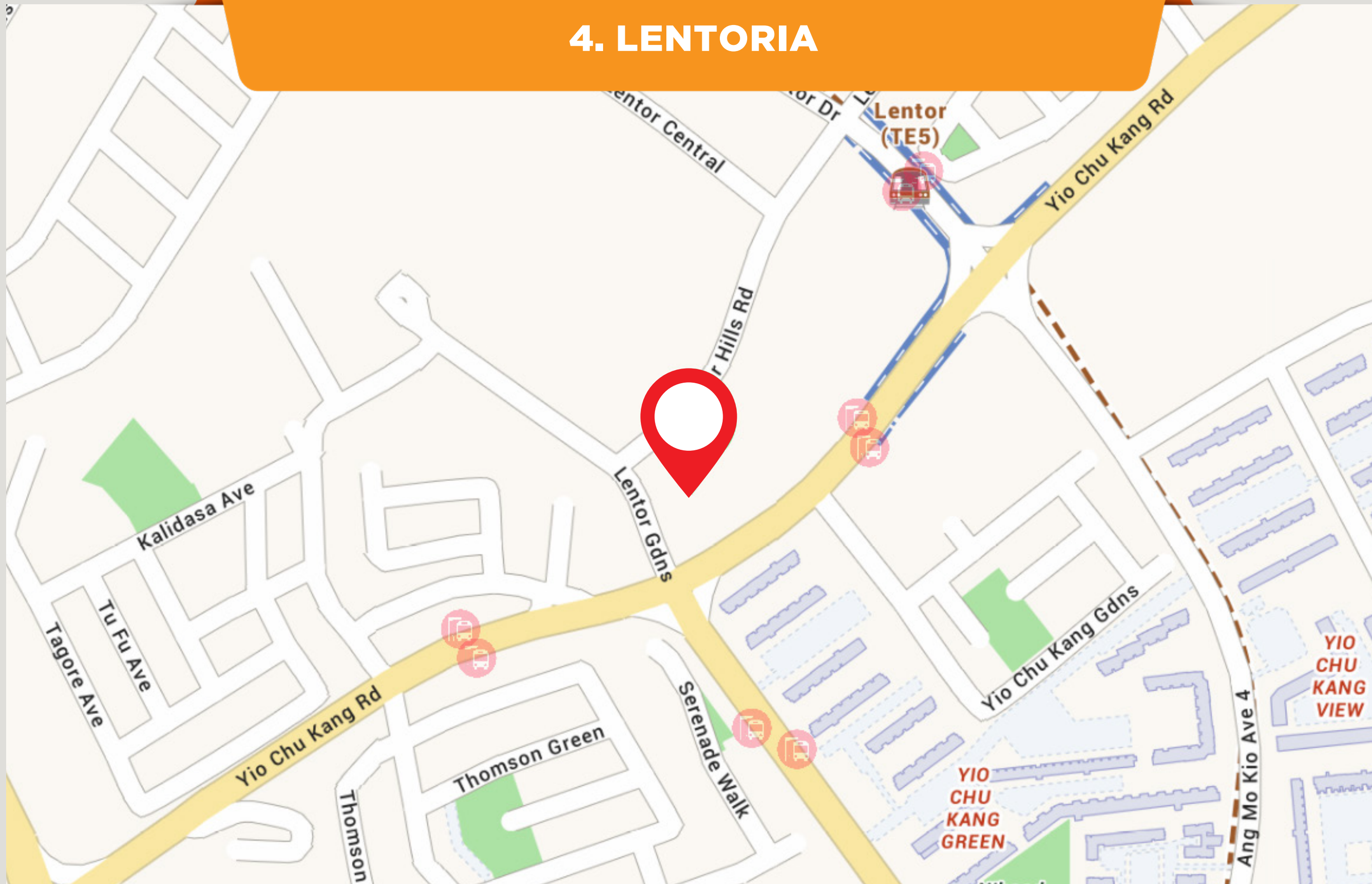
Region / District	OCR / D25
Location	Champions Way
Developer	City Developments Limited
Tenure	99 Years
Est. No. of Units	350
Land Price (\$psfppr)	\$904
Target Preview	H2 2024

3. LENTOR MANSION



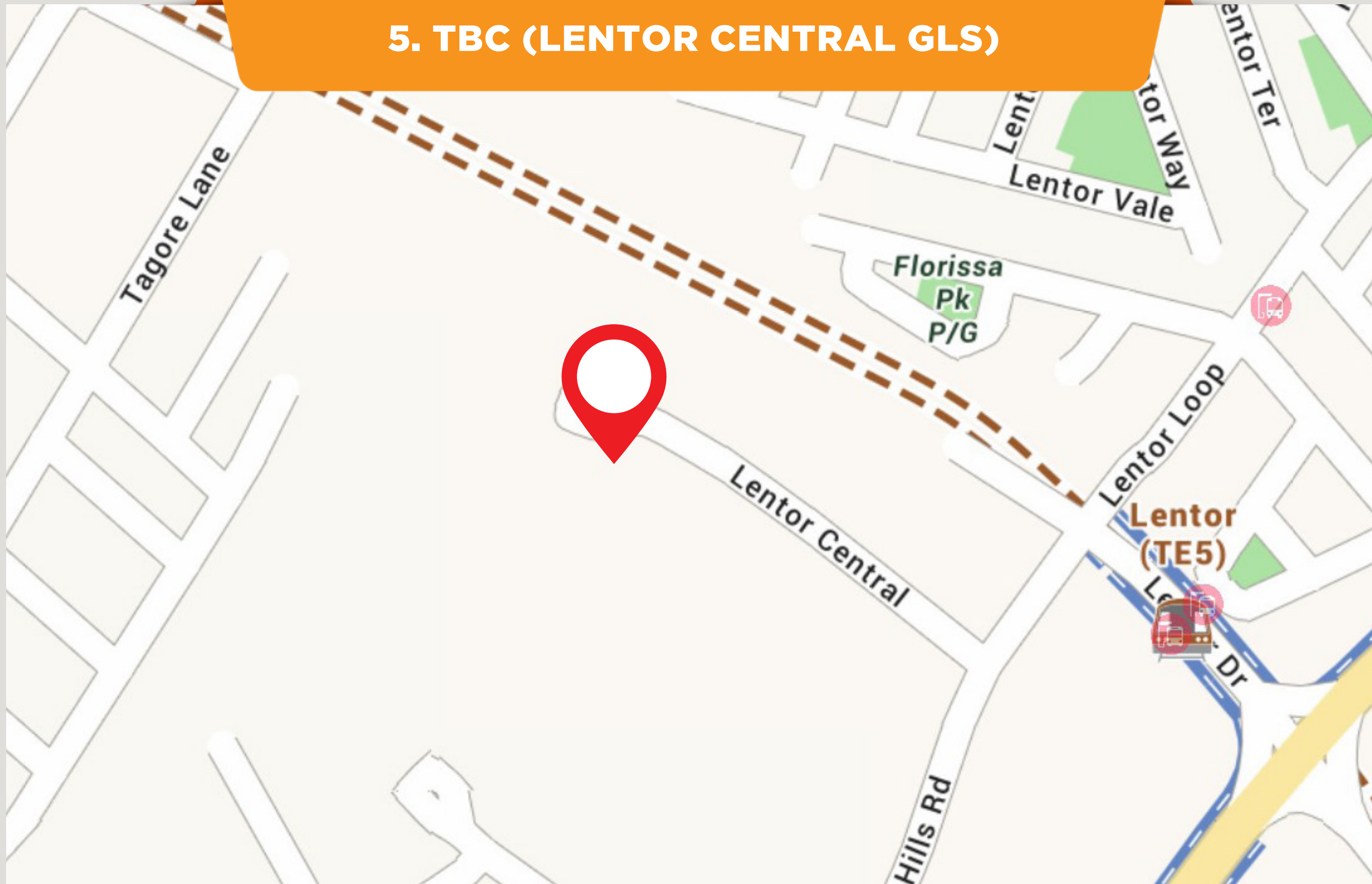
Region / District	OCR / D26
Location	Lentor Gardens
Developer	GuocoLand / Hong Leong Holdings
Tenure	99 Years
Est. No. of Units	533
Land Price (\$psfppr)	\$985
Target Preview	16/2/2024

4. LENTORIA



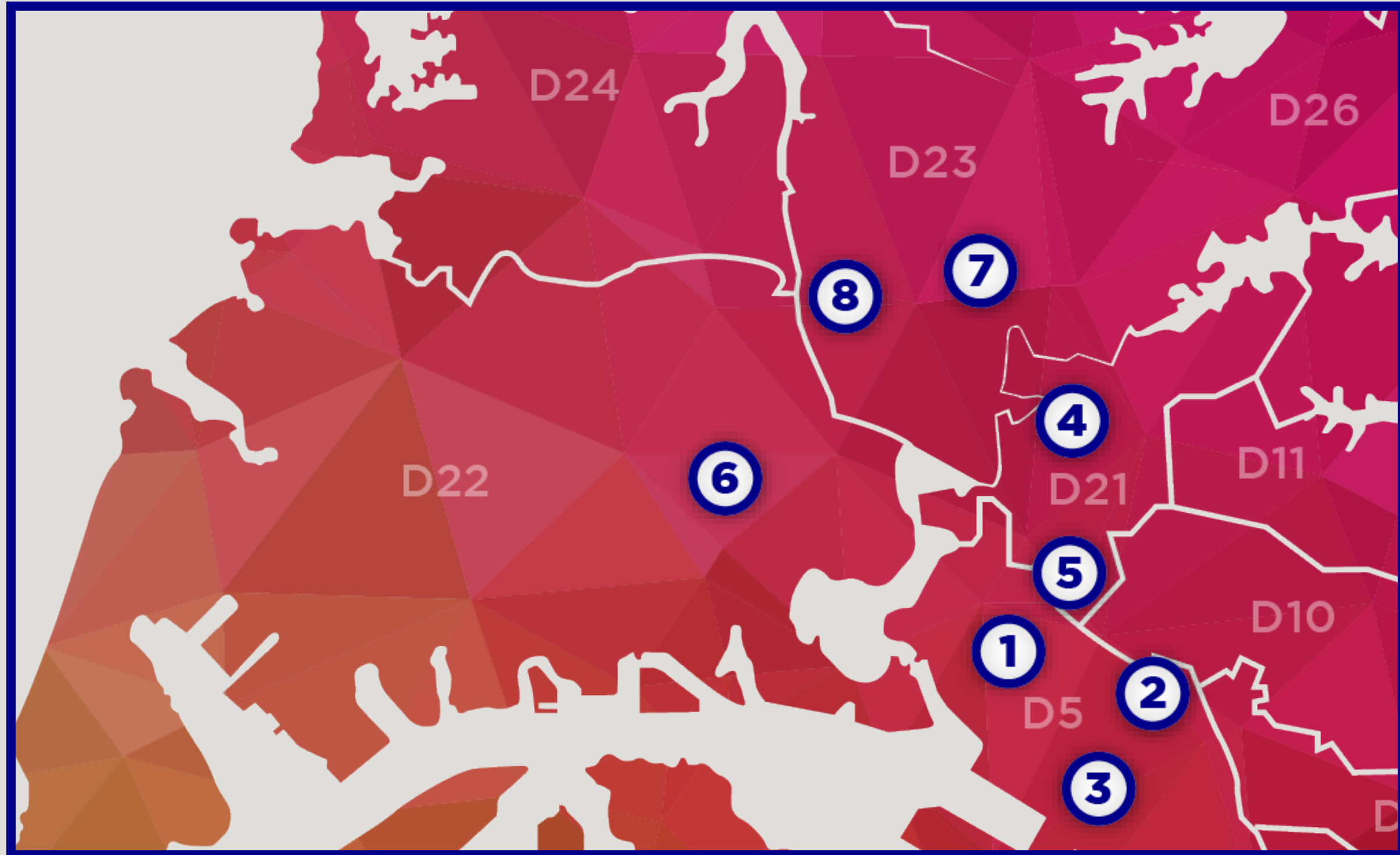
Region / District	OCR / D26
Location	Lentor Hills Road
Developer	TID Pte. Ltd.
Tenure	99 Years
Est. No. of Units	265
Land Price (\$psfppr)	\$1,130
Target Preview	13/1/2024

5. TBC (LENTOR CENTRAL GLS)



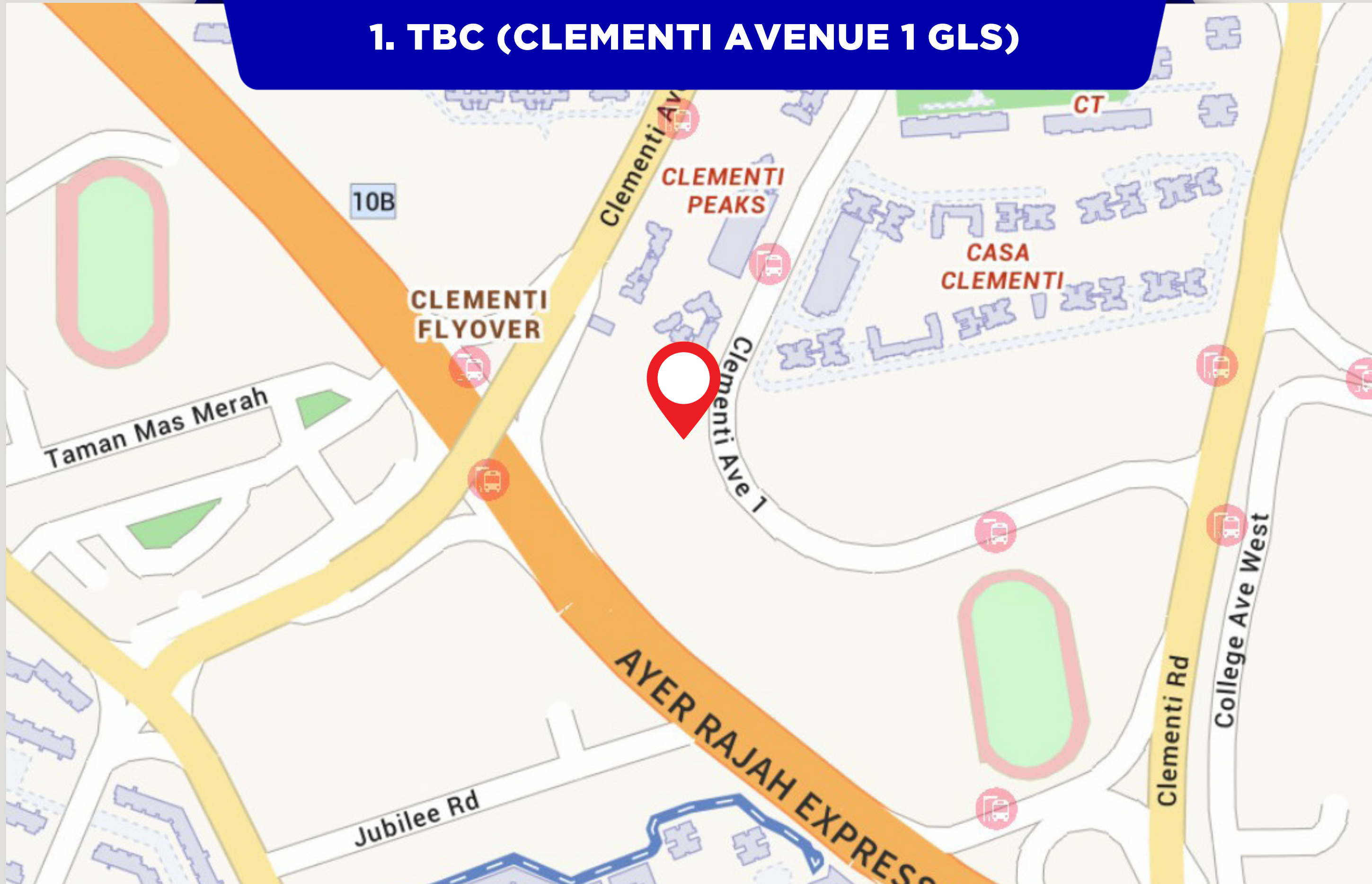
Region / District	OCR / D26
Location	Lentor Central
Developer	Hong Leong Holdings / GuocoLand / CSC Land
Tenure	99 Years
Est. No. of Units	475
Land Price (\$psfppr)	\$982
Target Preview	H2 2024

WEST



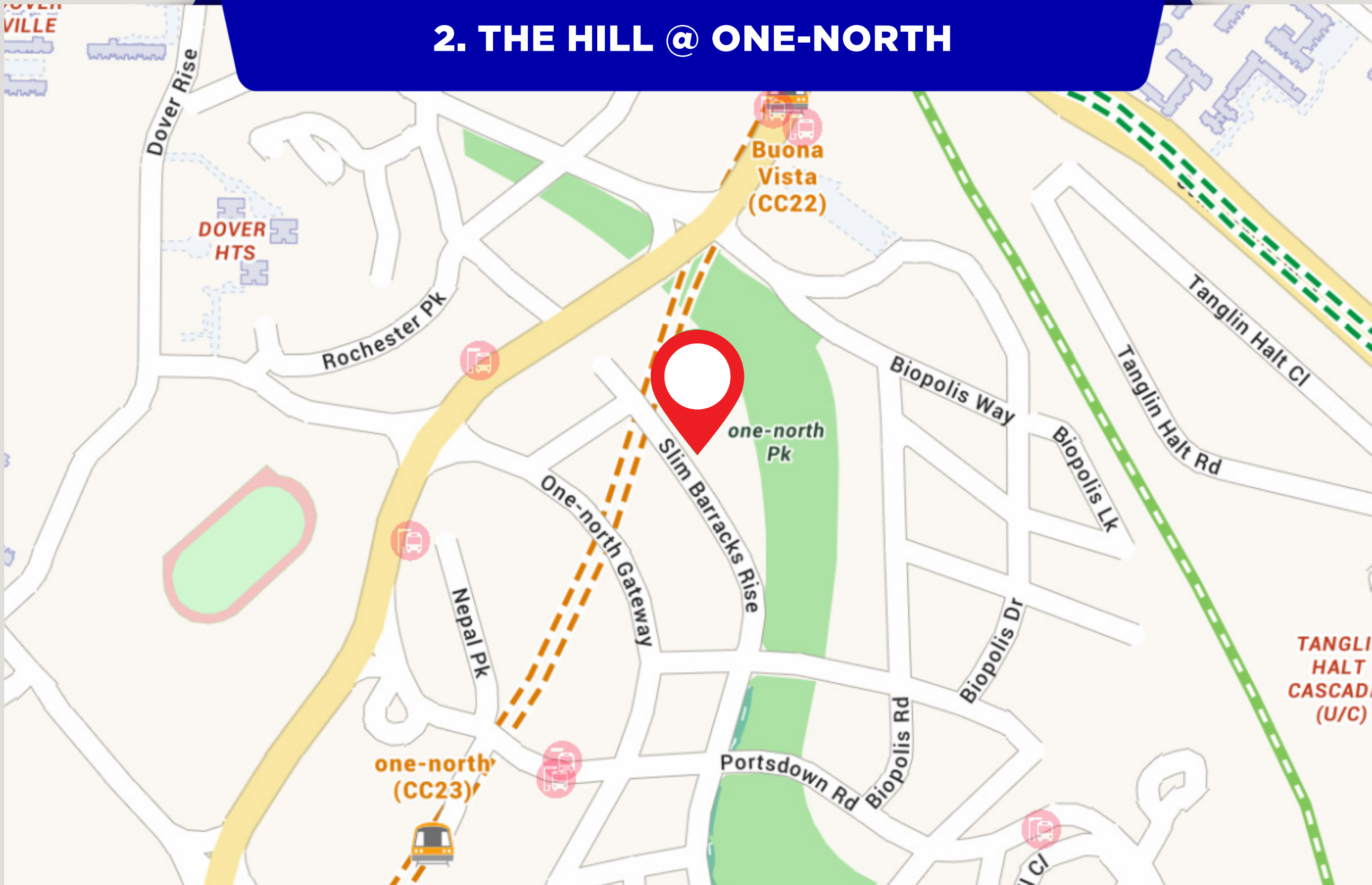
Project	Location	District	Tenure	Est. No. of Units	Land Price (\$psfpr)
1 TBC (Clementi Avenue 1 GLS)	Clementi Avenue 1	05	99 Years	501	\$1,250
2 The Hill @ One-North	Slim Barracks Rise	05	99 Years	144	\$1,210
3 The Hillshore	Pasir Panjang Road	05	Freehold	59	\$1,026
4 TBC (Bukit Timah Link GLS)	Bukit Timah Link	21	99 Years	160	\$1,343
5 TBC (Pine Grove GLS)	Pine Grove	21	99 Years	565	\$1,223
6 Sora	Yuan Ching Road	22	99 Years	440	\$1,023
7 Hillhaven	Hillview Rise	23	99 Years	341	\$1,024
8 Lumina Grand	Bukit Batok West Avenue 5	23	99 Years	512	\$626

1. TBC (CLEMENTI AVENUE 1 GLS)



Region / District	OCR / D05
Location	Clementi Avenue 1
Developer	MCL Land / CSC Land
Tenure	99 Years
Est. No. of Units	501
Land Price (\$psfppr)	\$1,250
Target Preview	H2 2024

2. THE HILL @ ONE-NORTH



Region / District	RCR / D05
Location	Slim Barracks Rise
Developer	Kingsford Development
Tenure	99 Years
Est. No. of Units	144
Land Price (\$psfppr)	\$1,210
Target Preview	Jan/Feb 2024

3. THE HILLSHORE



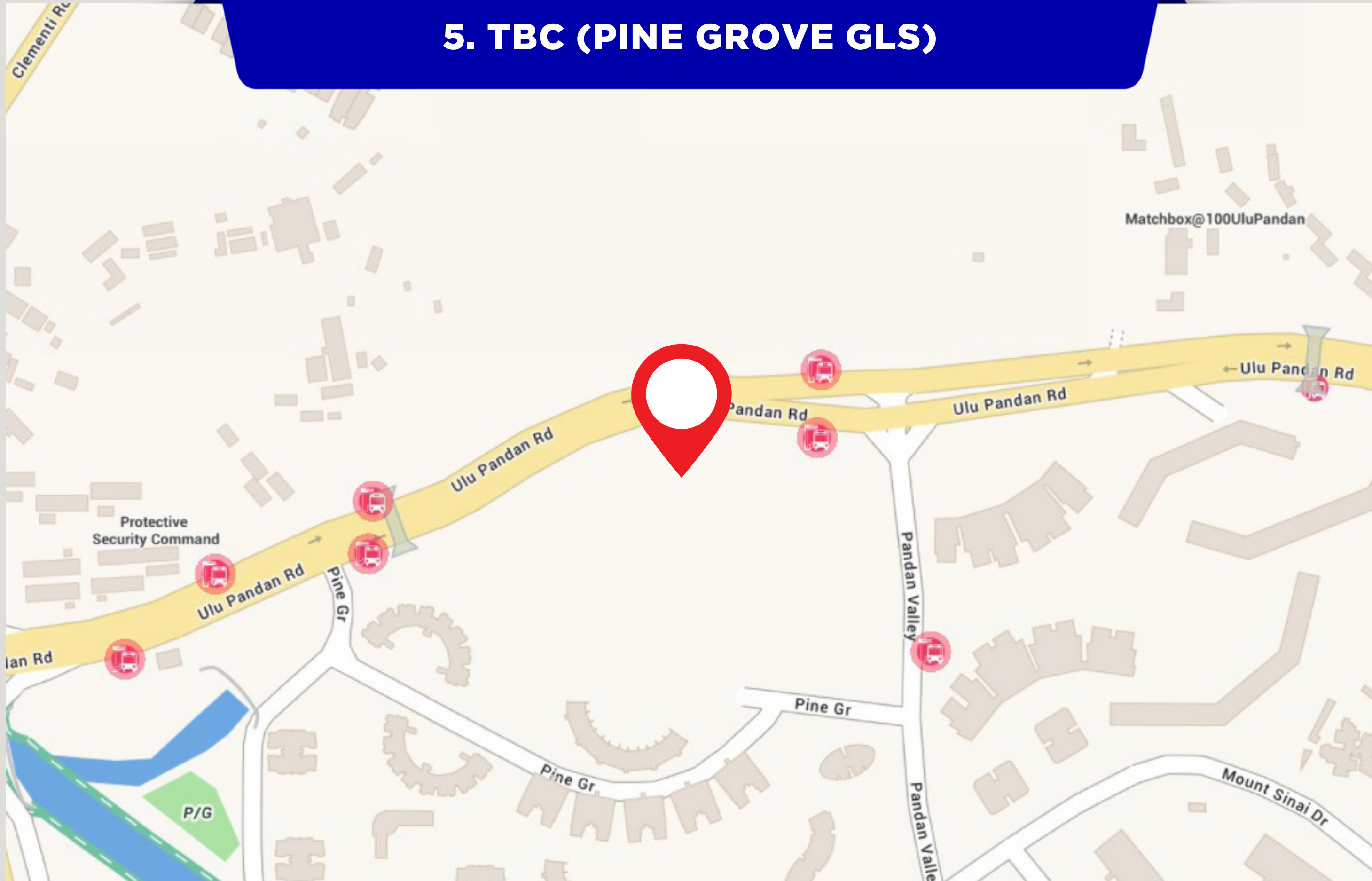
Region / District	RCR / D05
Location	Pasir Panjang Road
Developer	Fractor Capital / Hong How Group
Tenure	Freehold
Est. No. of Units	59
Land Price (\$psfppr)	\$1,026
Target Preview	6/1/2024

4. TBC (BUKIT TIMAH LINK GLS)



Region / District	RCR / D21
Location	Bukit Timah Link
Developer	Bukit Sembawang Estates
Tenure	99 Years
Est. No. of Units	160
Land Price (\$psfppr)	\$1,343
Target Preview	H1 2024

5. TBC (PINE GROVE GLS)



Region / District	RCR / D21
Location	Pine Grove
Developer	MCL Land / Sinarmas Land
Tenure	99 Years
Est. No. of Units	565
Land Price (\$psfppr)	\$1,223
Target Preview	H2 2024

6. SORA



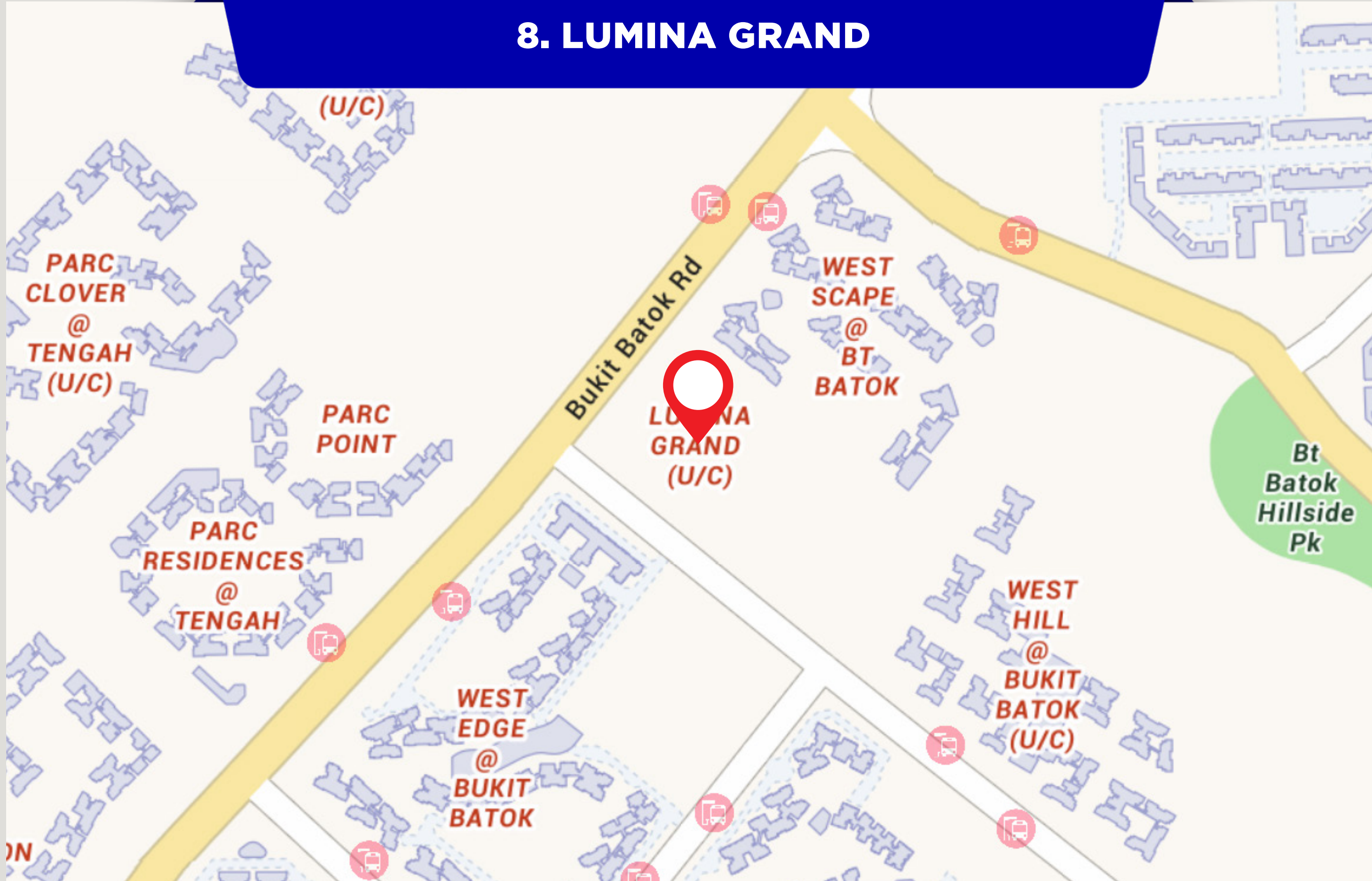
Region / District	OCR / D22
Location	Yuan Ching Road
Developer	CEL Development / Singhaiyi / TK 189 Development
Tenure	99 Years
Est. No. of Units	440
Land Price (\$psfppr)	\$1,023
Target Preview	Q1 2024

7. HILLHAVEN



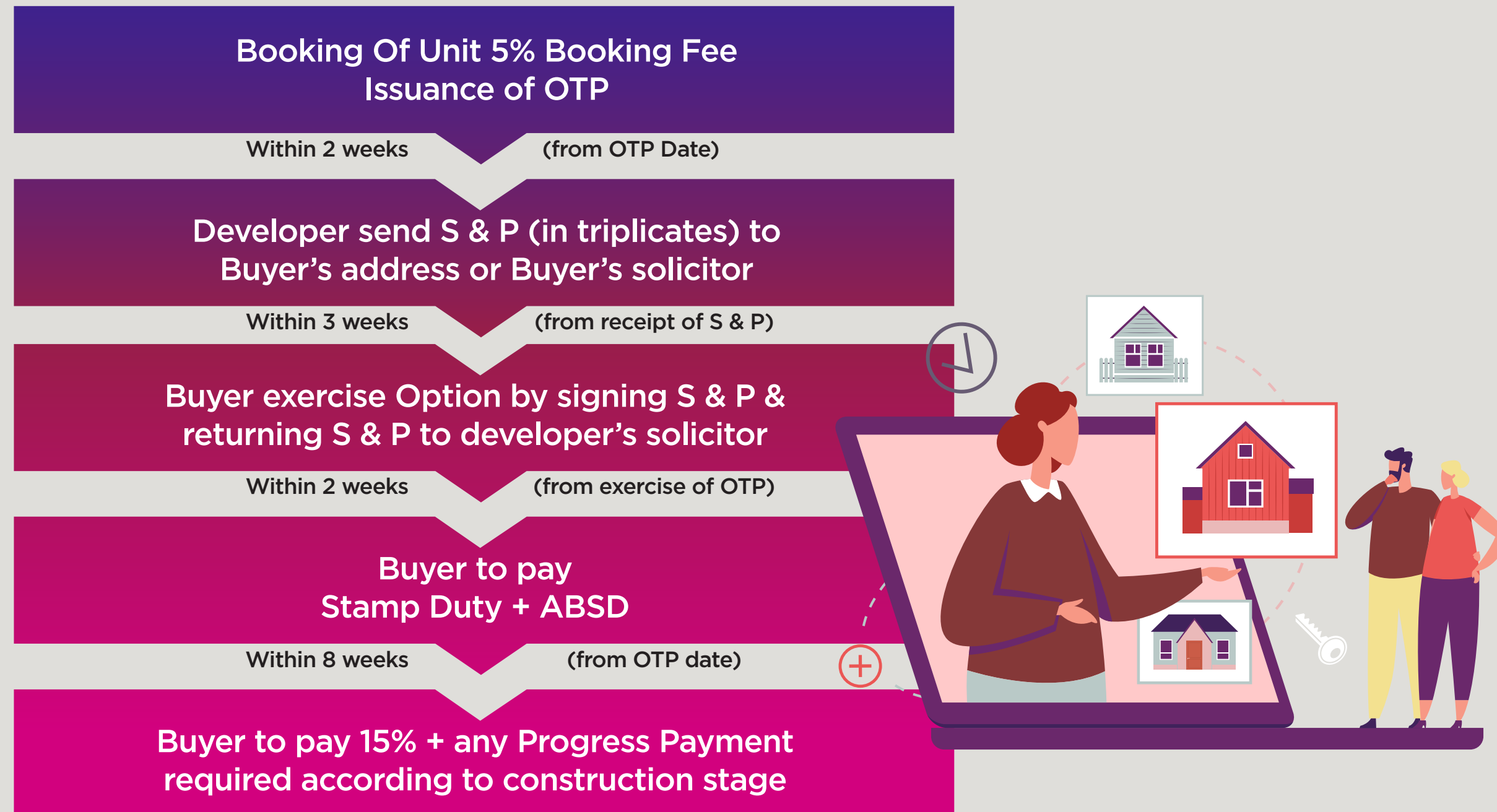
Region / District	OCR / D23
Location	Hillview Rise
Developer	Far East Organization / Sekisui House
Tenure	99 Years
Est. No. of Units	341
Land Price (\$psfppr)	\$1,024
Target Preview	6/1/2024

8. LUMINA GRAND



Region / District	OCR / D23
Location	Bukit Batok West Avenue 5
Developer	City Developments Limited
Tenure	99 Years
Est. No. of Units	512
Land Price (\$psfppr)	\$626
Target Preview	12/1/2024

Procedure & Payments for New Launch Private Properties



NPS NORMAL PAYMENT SCHEME



Applicable to All Purchases of Building Under Construction (BUC)

Except Executive Condo and HDB BTO

New LTV effective from 6th July 2018

(For Loan Tenure up to 30 years and Borrower's Age at Last Repayment up to 65 years old)

NORMAL PAYMENT SCHEME (PROGRESSIVE)

Progress	Payment	LTV 75%	LTV 45%	LTV 35%
Booking Upon the Grant of Option to Purchase	5%	Cash	Cash	Cash
S&P Upon signing of Sale & Purchase Agreement or within 8 weeks from the Option Date	15%	CPF or Cash	Cash	Cash
Foundation Completion of foundation work	10%	5% CPF or Cash and 5% Loan	5% CPF or Cash and 5% Cash	5% CPF or Cash and 5% Cash
Framework Completion of reinforced concrete framework of unit	10%	Loan	CPF or Cash	CPF or Cash
Wall Completion of partition walls of unit	5%	Loan	CPF or Cash	CPF or Cash
Ceiling Completion of roofing/ ceiling of unit	5%	Loan	CPF or Cash	CPF or Cash
Windows Completion of door sub-frames/ door frames, windows frames and plumbing of unit	5%	Loan	CPF or Cash	CPF or Cash
Car Park Completion of car park, roads and drains serving the housing	5%	Loan	Loan	CPF or Cash
TOP Temporary Occupation Permit	25%	Loan	Loan	5% CPF or Cash and 20% Loan
CSC Legal Completion	15%	Loan	Loan	Loan

LTV LOAN-TO-VALUE



Applicable to All Property Buyers



For All Property Transactions

To Be Determined Based on



Buyer's No. of Concurrent Loan(s)



Loan Tenure (Based on IWAA)



Buyer's Age at End of Repayment

Loan-to-Value Chart

Tenure (in years)	1 Loan		2 Loans			3 Loans			
	≤ 30	> 30-35	≤ 30	> 30-35	≤ 30	> 30-35	≤ 30	> 30-35	
Age	≤ 65	> 65	≤ 65	> 65	≤ 65	> 65	≤ 65	> 65	
LTV	75%	55%	55%	45%	25%	25%	35%	15%	15%
Cash	5%	10%	10%	25%	25%	25%	25%	25%	25%

$$\text{Income Weighted Average Age (IWAA)} = \frac{(\text{Borrower A}) \text{ Income X Age} + (\text{Borrower B}) \text{ Income X Age}}{(\text{Borrower A} + \text{Borrower B}) \text{ Total Income}}$$

BSD BUYER'S STAMP DUTY



Applicable to All Property Buyers



For All Property Transactions



Payable by Cash or CPF

For Residential Property Between \$360k - \$1mil
Purchase Price x 3% - \$5400



For Residential Property >\$1mil to <=\$1.5mil
Purchase Price x 4% - \$15,400

For Residential Property >\$1.5m to <=\$3mil
Purchase Price x 5% - \$30,400

For Residential Property >\$3mil and above
Purchase Price x 6% - \$60,400



To Be Paid Within 14 days From Exercising of Option



Cheque / CO Payable to Commissioner of Stamp Duties

SSD SELLER'S STAMP DUTY



Applicable to Selected Property Sellers



For Residential & Industrial Property Transactions



Holding Period Subjected to SSD is Based on Date of Acquiring The Property



Payable by Cash only



To Be Paid Within 14 days From Exercising of Option

Date of Acquiring Property

Between 14 Jan 2011 to 10 Mar 2017 (inclusive)

On and After 11 Mar 2017



Holding Period	SSD Rate	Holding Period	SSD Rate
1 Year	16%	1 Year	12%
2 Years	12%	2 Years	8%
3 Years	8%	3 Years	4%
4 Years	4%	4 Years	0%
5 Years	0%		

Above Rates are for Residential Properties Only

ABSD ADDITIONAL BUYER'S STAMP DUTY



Applicable to Selected Property Buyers

Singapore Citizen - 2nd Property Onwards
Singapore PR - From 1st Property
Foreigner* - From 1st Property
Company - From 1st Property



For Residential Property Transaction



Payable by Cash or reimbursable by CPF



	1 House	2 Houses	3+ Houses
Singapore Citizen	0%	20%	30%
Singapore PR	5%	30%	35%
Foreigner	60%	60%	60%
Entities/Trustees	65%	65%	65%



To Be Paid Within 14 days From Exercising of Option



*Countries exempted under Free Trade Agreement (FTA)

Citizens only	Citizens & Permanent Residents
USA	Switzerland
	Norway
	Liechtenstein
	Iceland

ABSD Refund of Matrimonial Home Only For



Married** + Singaporean Household + Sell Existing Property(s) + Within 6 Months + From New Condo TOP Date

**The married couple should not own more than one existing property each to qualify for ABSD Refund



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