



Property Club Singapore

for property buyers, investors and owners

No B.S. Property Consultation All Your Top Questions Answered

Vina Ip

2023

“

人类无法忍受太多的真实。

- 余华 《活着》

Humans cannot stand too much truth.

- Yu Hua, *To Live*

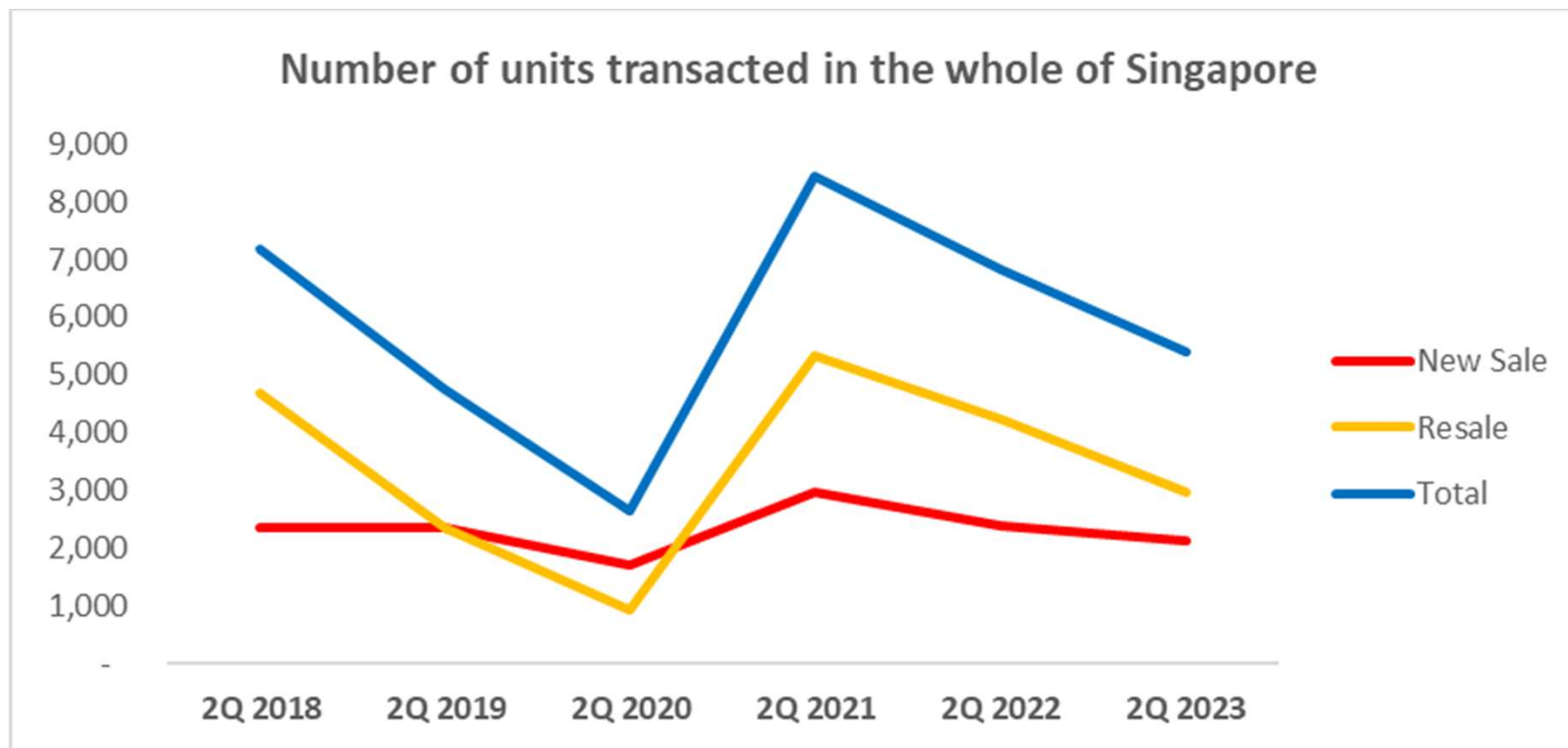


**Say it,
before
it's too late**

- 1) Where and what should I buy for the next few years?**
- 2) What is the best housing option for me and my family?**
- 3) How do you see the investment value of project X versus project Y?**
- 4) Is it still a good time to buy now or should I wait?**
- 5) Should I buy properties in overseas markets instead and where?**

An aerial photograph of a city skyline, likely Singapore, featuring numerous high-rise buildings and a mix of modern and older architecture. The sky is filled with large, white, fluffy clouds. A semi-transparent blue rounded rectangle is overlaid in the center of the image, containing white text.

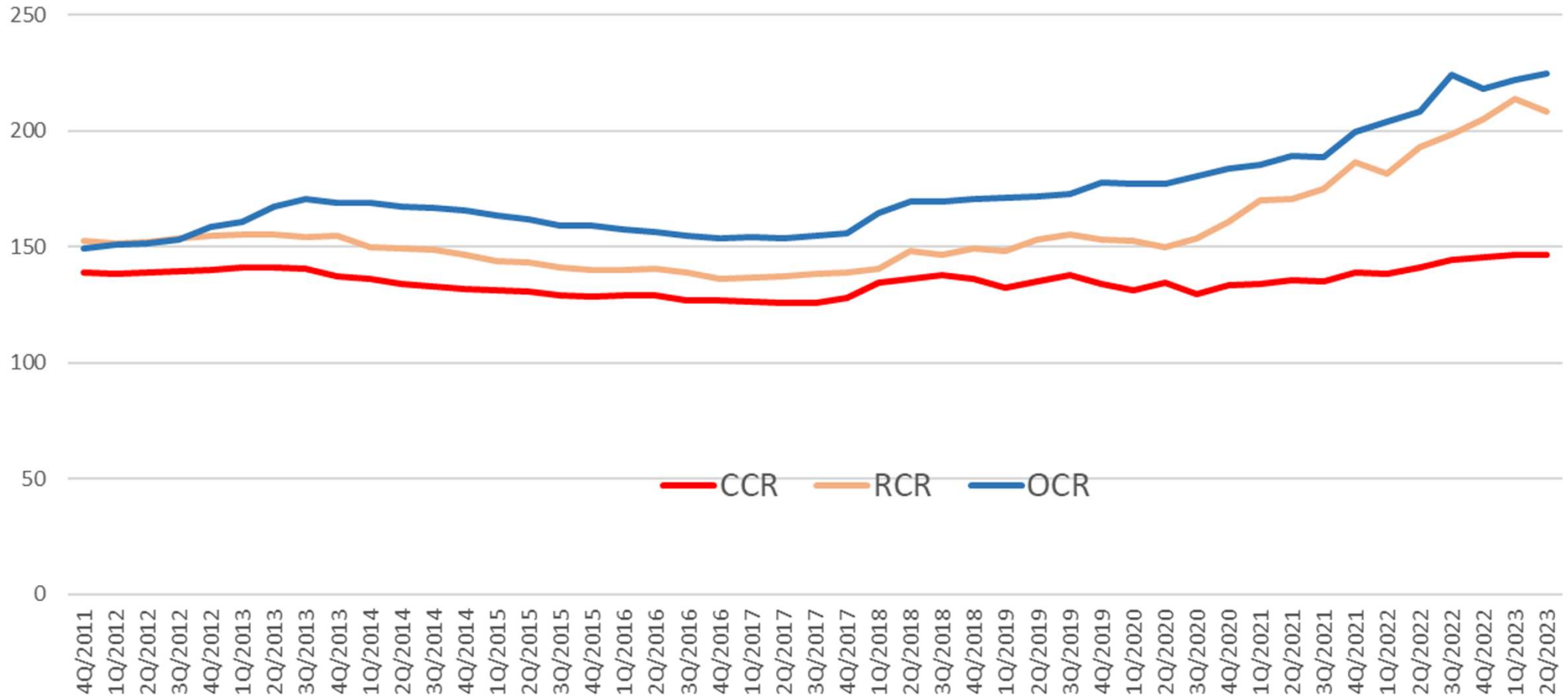
**Where and what to
buy in next few years**



Year	New Sale	Resale	Total
2Q 2019	-0.7%	-49.6%	-33.7%
2Q 2020	-27.1%	-60.6%	-44.1%
2Q 2021	73.1%	471.6%	217.2%
2Q 2022	-19.2%	-20.6%	-19.4%
2Q 2023	-11.3%	-29.7%	-20.9%

Source: URA quarterly real estate statistics

Price Indices of Non-Landed Private Residential Properties by Region (4Q 2011 - 2Q 2023)



Source: URA quarterly real estate statistics

Why are property prices in CCR lagging behind?

Profile of Buyer/ABSD Rates	12 Jan 2013 - 5 Jul 2018	6 Jul 2018 - 15 Dec 2021	16 Dec 2021 - 26 Apr 2023	From 27 Apr 2023
SC buying 1st residential property	n/a	n/a	n/a	n/a
SC buying 2nd residential property	7%	12%	17%	20%
SC buying 3rd and subsequent residential property	10%	15%	25%	30%
SPR buying 1st residential property	5%	5%	5%	5%
SPR buying 2nd residential property	10%	15%	25%	30%
SPR buying 3rd and subsequent residential property	10%	15%	30%	35%
Foreigners buying any residential property	15%	20%	30%	60%
Entities buying any residential property	15%	25%	35%	65%
Trustee buying any residential property				65%

Source: Inland Revenue Authority of Singapore



Foreigners need approval to buy mixed commercial and residential properties, land in Singapore



20 Jul 2023 10:06AM
(Updated: 20 Jul 2023 11:44AM)

TOP GAINS AND LOSSES FROM JUL 4 TO 11

EdgeProp

PROPERTY PERSONALISED

GAIN & LOSSES

PROJECT	AREA (SQ FT)	SALE PRICE (\$ PSF)	PROFIT (\$)	ANNUALISED PROFIT (%)
THE GRANGE	2,282	3,155	3,848,760	4.4
WING ON LIFE GARDEN	3,498	2,410	2,330,000	9.2
THE HACIENDA	1,894	1,610	2,250,000	7.1

PROJECT	AREA (SQ FT)	SALE PRICE (\$ PSF)	LOSS (\$)	ANNUALISED LOSS (%)
MIRO	1,324	1,684	648,760	2.3
BELLE VUE RESIDENCES	3,832	1,696	437,300	0.4
SANT RITZ	1,787	1,259	236,979	1.0

SOURCE: URA, EDGEPROP SINGAPORE



Buy The Right Condos Online Course

Learn all the tips and traps of buying condos in Singapore



- ✔ **Past Case Studies**
- ✔ **Conducting Research**
- ✔ **Good Deals In The Market**
- ✔ **Project Evaluation**

<http://propertyclubsg.com/resources>

An aerial photograph of a dense urban skyline, likely Singapore, featuring numerous high-rise buildings and a mix of architectural styles. The sky is filled with large, white, fluffy clouds. A semi-transparent blue rounded rectangle is overlaid in the center of the image, containing white text.

**Best housing option
for me and my family**

1st consideration: Age



Recommendations related to age

- Try not to touch any money in your CPF
- Set aside retirement fund before buying your next home
- Pay off all your loans before retirement or 55-year-old
- Rental income may not be able to cover mortgage, maintenance fee, taxes and ongoing expenses

Affordability: 3-3-5 rule



The infographic is divided into three horizontal sections. The top section features an icon of three buildings, a purple speech bubble with the number '3', and a pink background. The middle section features an icon of a brown suitcase, a purple speech bubble with the number '3', and a pink background. The bottom section features an icon of a brown money bag labeled 'ANNUAL INCOME', a purple speech bubble with the number '5', and a pink background. Each section contains a title and a descriptive sentence.

3
30% of property price
Your initial capital should be at least 30% of the property's asking price.

3
1/3 of monthly income
Your monthly mortgage payment should not exceed one-third of your monthly salary.

5
5 times of annual income
The purchase price of your new home should not exceed more than five times of your annual income.




Vulnerabilities emerging as home loan rates stay high in Singapore



Vulnerabilities emerging as home loan rates stay high in Singapore

- Vulnerabilities are emerging in some segments of the population – such as those earning less than \$5,000 a month and those aged 59 to 77.
- Those earning less than \$5,000 a month spends 50 to 60 percent of their income on mortgages. 60 percent of them have floating rate packages. In contrast, loan customers in other income tiers are allocating about 40 per cent to 45 per cent of their income growth to mortgage payments.

An aerial photograph of a city skyline, likely Singapore, featuring numerous high-rise buildings and a dense urban layout. The sky is filled with large, white, fluffy clouds. A semi-transparent blue rectangular overlay is positioned in the center of the image, containing white text. The text reads "Investment value of project X vs project Y".

**Investment value of
project X vs project Y**

Ask yourself 4 key questions

1. Did you pick the right district and project?
2. At what psf price are you entering the market?
3. How many years do you expect the market to catch up with your entry price?
4. How long do you plan to keep the property?

Housing – Uniquely Singapore



The Big Read: En bloc wars erupt once more, turning neighbours into foes



BY WONG PEI TING

Published February 10, 2018

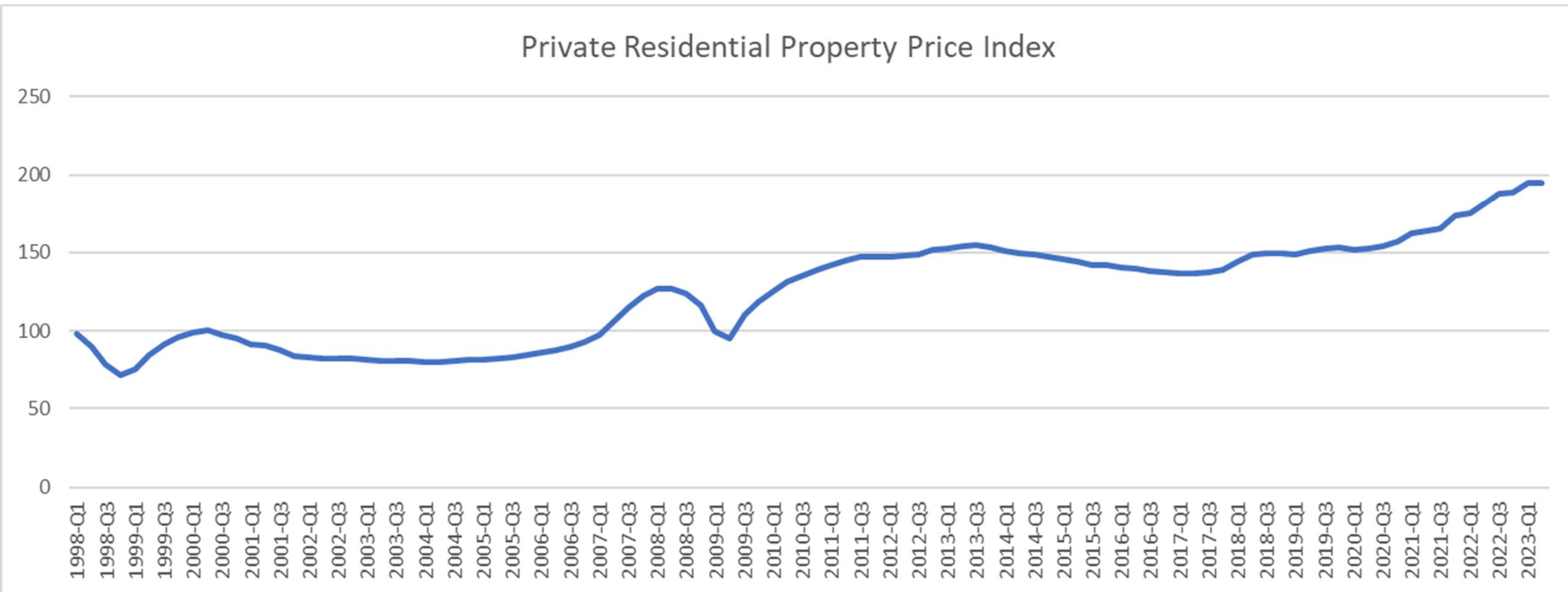
Updated February 12, 2018



An aerial photograph of a city skyline, likely Singapore, featuring numerous high-rise buildings and a mix of architectural styles. The sky is filled with large, white, fluffy clouds. A semi-transparent blue rectangular box with rounded corners is centered over the image, containing white text.

**Now still can buy or
should I wait?**

Private Residential PPI (Q1 1998 to Q1 2023)



Source: URA quarterly real estate statistics

GLS bidding lower and lower

Time	Site/Project	Developer	Price
Jan 2022	Tembusu Grand	CDL	\$1,302.26 psf
Jun 2022	Grand Dunman	SingHaiyi	\$1,350.50 psf
Jul 2023	Jalan Tembusu	Sim Lian	\$1,069.37 psf
Time	Site/Project	Developer	Price
Jul 2021	Lentor Modern	GuocoLand	\$1,209 psf
Jan 2022	Lentor Hills Residences	GuocoLand, Hong Leong	\$1,060 psf
Apr 2023	Lentor Garden	GuocoLand, Hong Leong	\$985 psf

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The reason why God put me in this world is for me to complete certain tasks.

Now I am still very much lagging behind.

I forever won't die!

- Liu Yong (劉墉)

Wait, and you won't die!

An aerial photograph of a city skyline, likely Singapore, featuring numerous high-rise buildings and a mix of modern and older architecture. The sky is filled with large, white, fluffy clouds. A semi-transparent blue rectangular overlay is positioned in the center of the image, containing the text "Buy overseas properties? and where?".

**Buy overseas properties?
and where?**

3 risks + 4 questions

Risk #1: Foreign language and culture

Risk #2: Political, economic and legal risks

Risk #3: Challenges in remote management

“

1. Who are the other buyers (savvy investors or average joe)?
2. Can you trust them (the developers and marketing agents)?
3. Why are the locals not buying?
4. Where is the secondary market?

– “Ask 4 questions before you buy that overseas property“, *PropertySoul.com*



Australia



Canada



Malaysia



Thailand



U.S.



U.K.



Vietnam



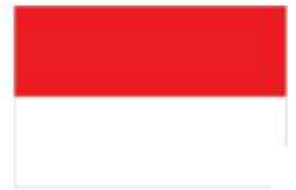
Japan



New Zealand



Cambodia



Indonesia

Property Consultation Service

<https://propertyclubsg.com/consultation-2>

- The consultant is neutral and will NOT take any commission, referral fee or benefit in any form from third parties.
- The consultant will NOT be marketing any property or property-related services during the session.
- Consultation area is confined to private residential properties in Singapore only.



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