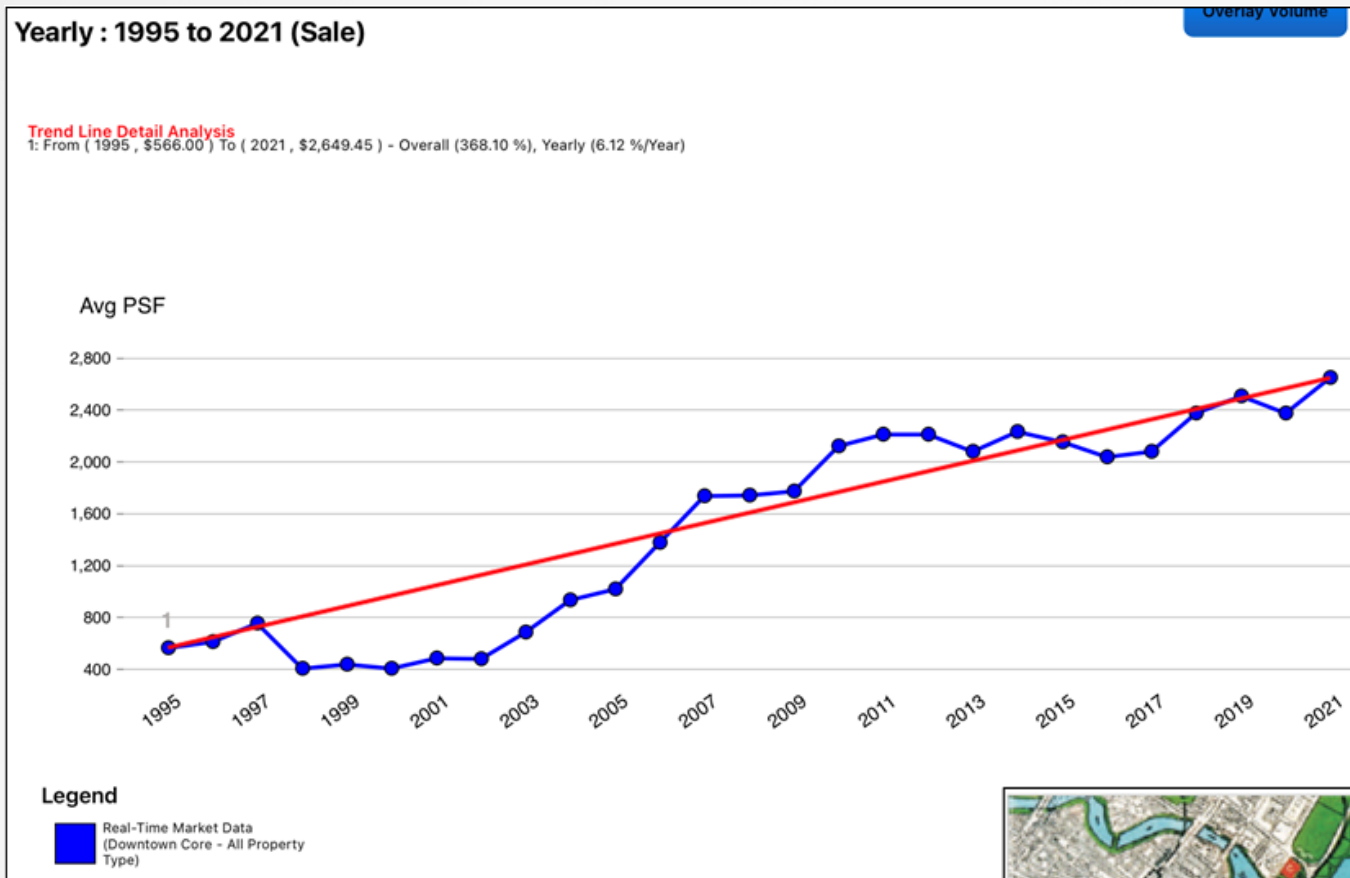


**DO GROWTH
HOTSPOTS IN THE
MASTERPLAN
USUALLY MEAN
PROFITS FOR
INVESTORS?**



CASE STUDY OF MARINA BAY GROWTH HOTSPOT

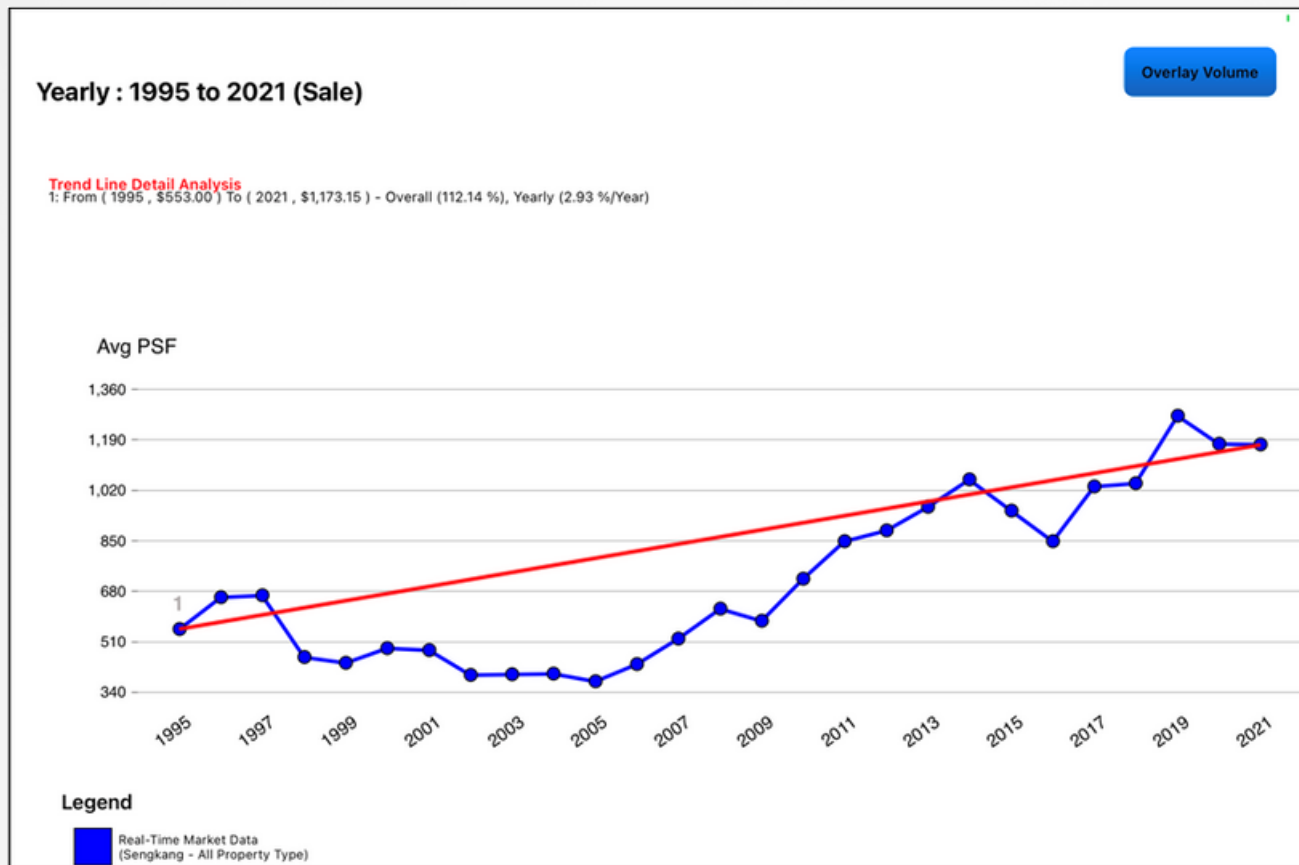


Since the announcement of the New Downtown comprising Marina Bay in 1991, prices have appreciated more than 368% over 31 years.



URA Archive 1992

CASE STUDY OF SENG KANG GROWTH HOTSPOT

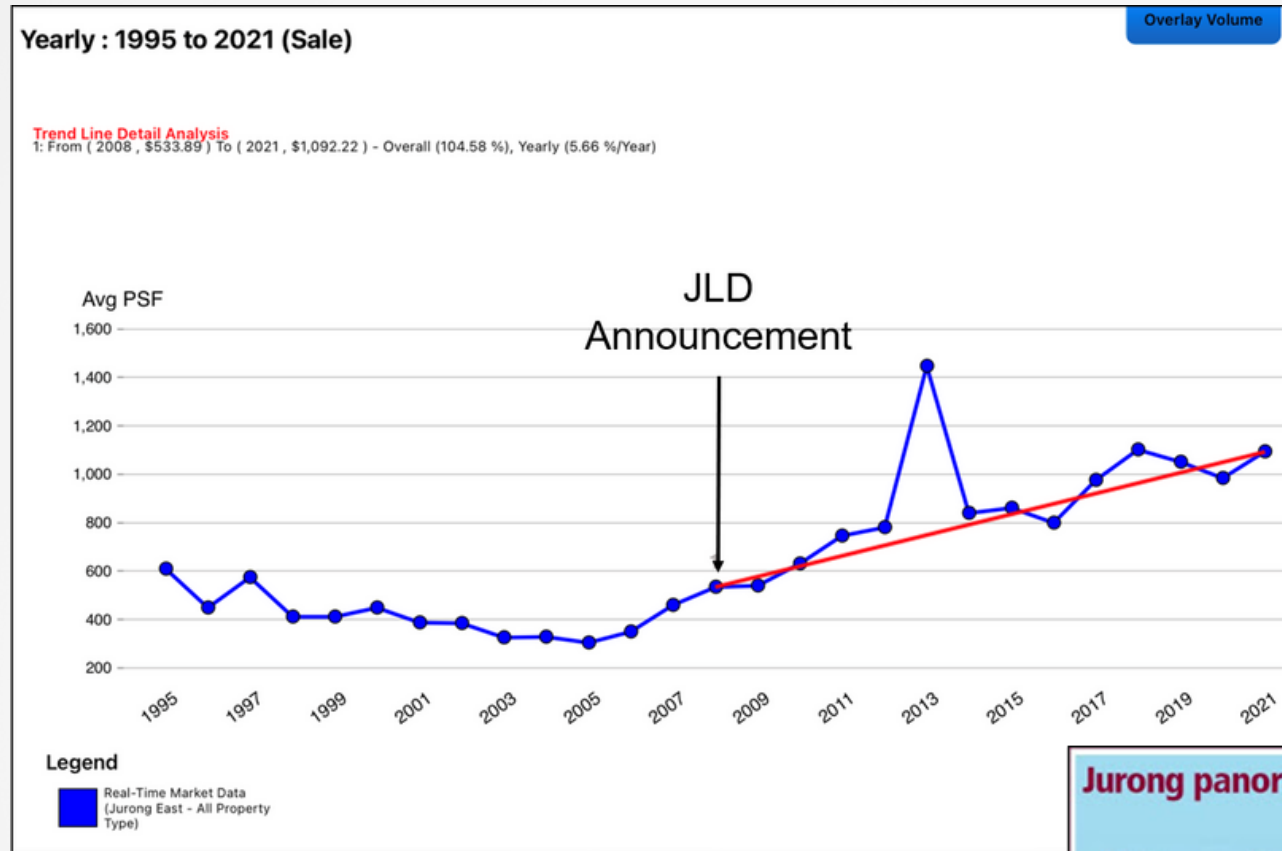


Since the beginning of Seng Kang's development in the mid 1990s, prices have appreciated 112% over 26 years.

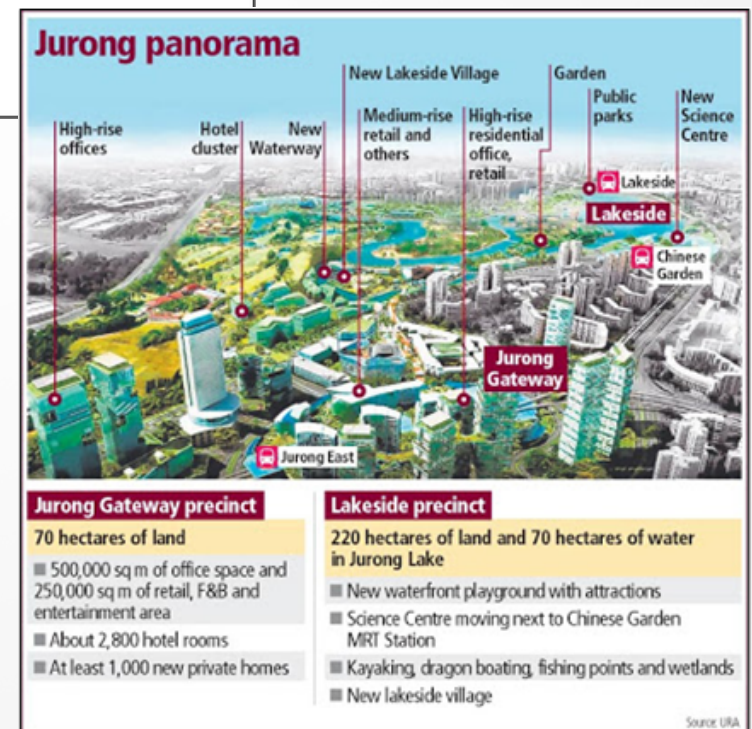


ST: 8 Feb 2000

CASE STUDY OF JURONG LAKE DISTRICT GROWTH HOTSPOT



Since the announcement of the New Downtown comprising of the Jurong Lake District in 2008, prices have appreciated more than 105% over 14 years.



ST: 2008

CASE STUDY OF BEAUTY WORLD GROWTH HOTSPOT

Since the announcement of the transformation of Beauty World in April 2019 under the URA draft masterplan, prices of projects launched in the vicinity have increased by 8-15%.



URA: April 2019

CASE STUDY OF BIDADARI GROWTH HOTSPOT

Building up Bidadari

The first Housing Board projects in Bidadari are full of greenery and community spaces, in line with the new housing area's vision of "A Community in a Garden". All three will be launched in the upcoming Build-To-Order (BTO) exercise this month.

Bidadari Greenway

Running through the whole of Bidadari is the tree-lined "greenway", which follows the new Bidadari Park Drive. It provides an uninterrupted route for pedestrians and cyclists.

Community malls

All three BTO projects feature community malls – not shopping centres, but sheltered promenades flanked by social and commercial facilities.

1 ALKAFF COURTVIEW

• Estimated completion: Q2 2020

• Six blocks of six to 17 storeys
• 192 two-room flexi, 309 three-room and 697 four-room units

The largest of the three new BTO projects, Alkaff CourtView's blocks include green court residents can meet and relax. Though spans a stretch of the busy Upper Serangoon, a spacious walkway will provide a shelter away from traffic, while also serving as community events such as bazaars.



2 ALKAFF LAKEVIEW

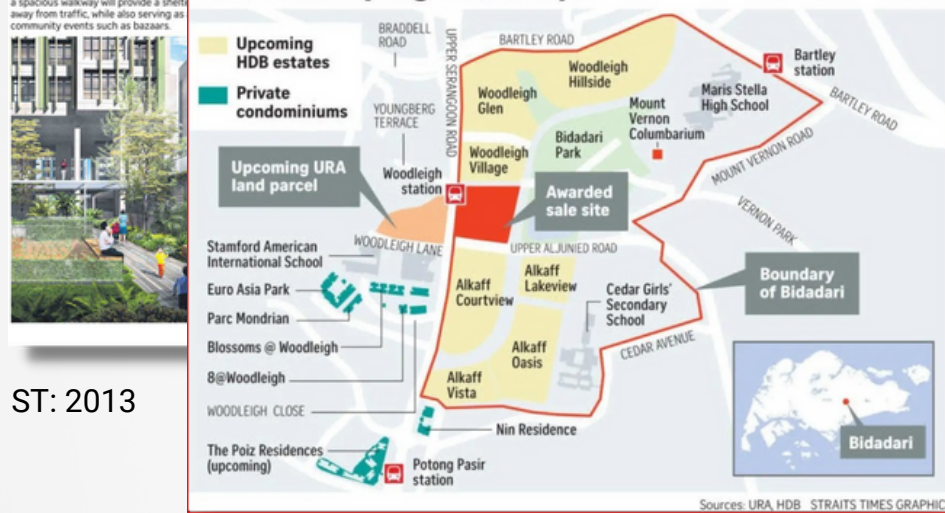
• Estimated completion: Q4 2019

• Three 17-storey blocks
• 198 three-room, 333 four-room units

The high-rise blocks command a view of the new Alkaff Lake and the surrounding Bidadari Park. Woodleigh MRT station is a five- to 10-minute walk away.

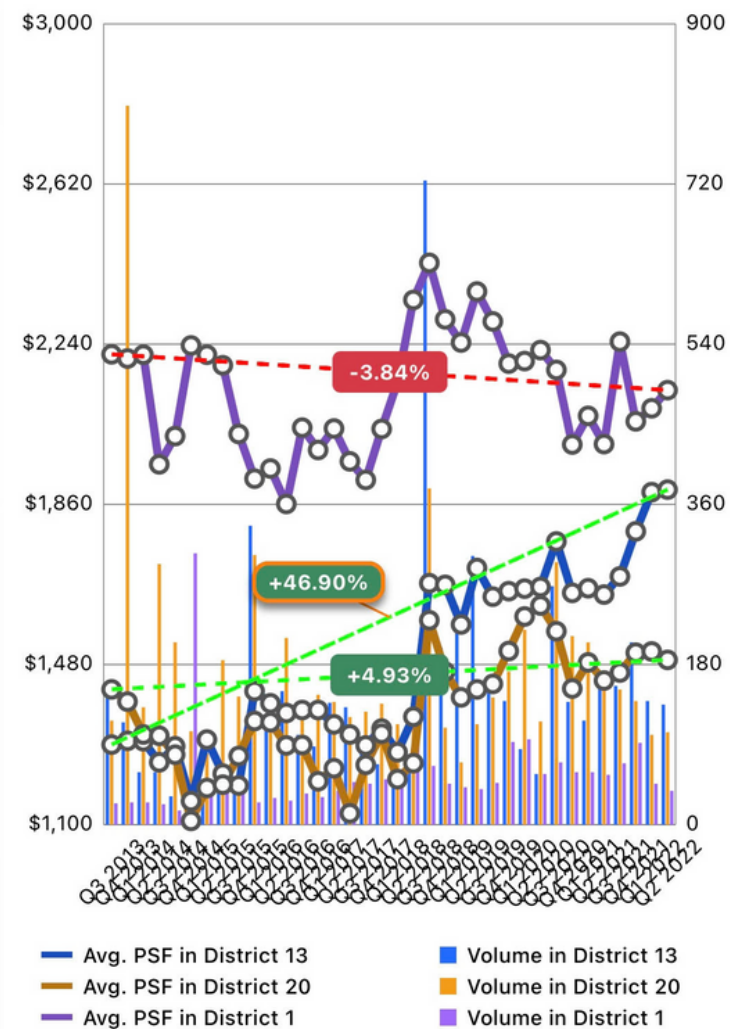


Fast-developing township

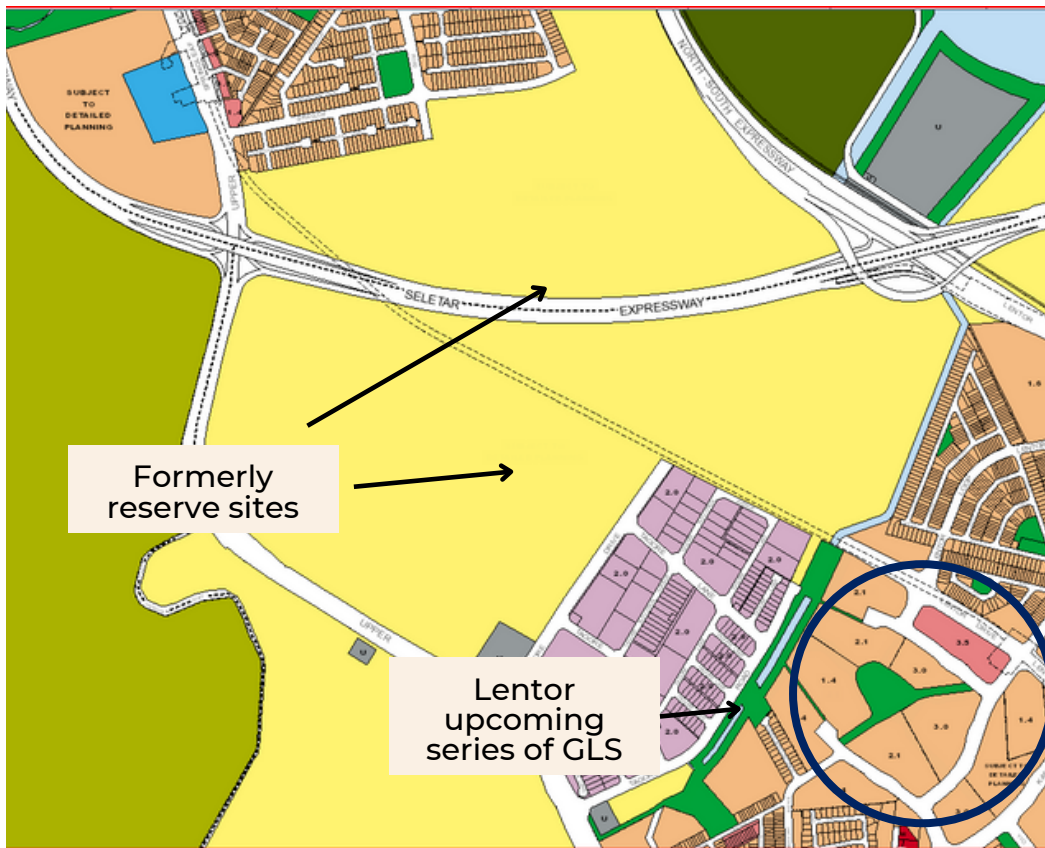


ST: 2013

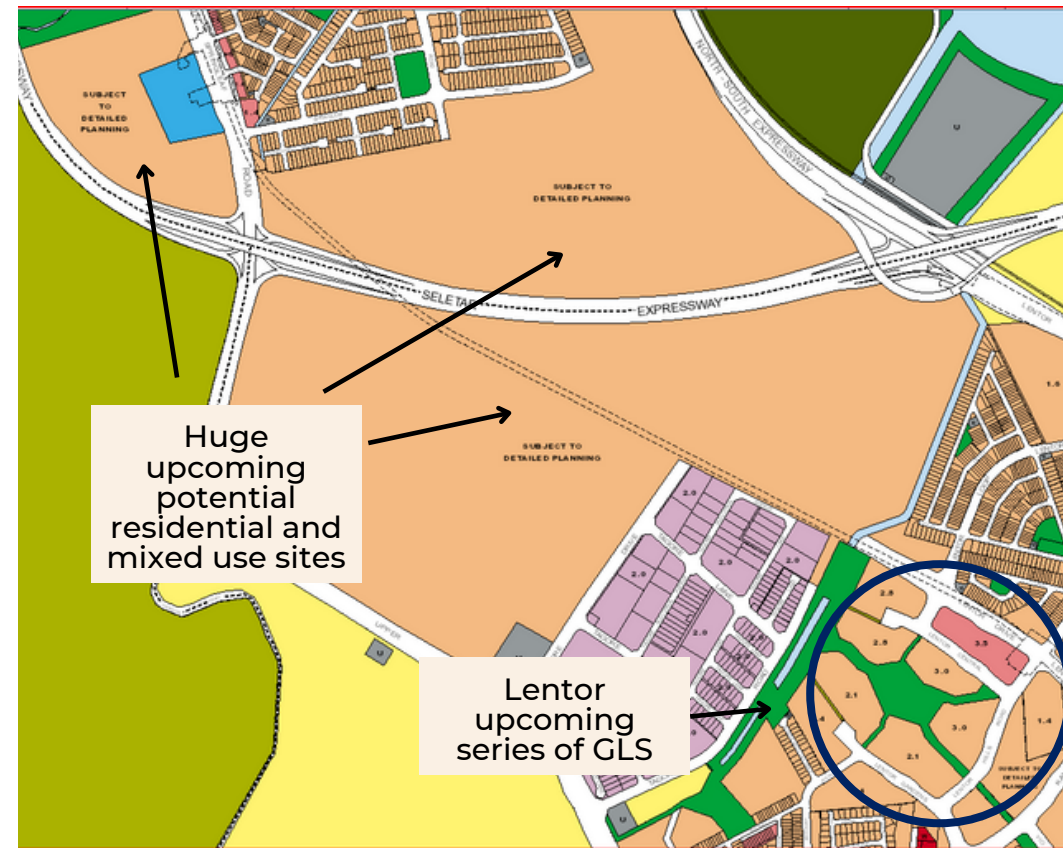
Since the announcement of the transformation of Bidadari estate in 2013, District 13 has seen prices growing at +46.9%, District 1 at -3.84% and District 20 at +4.93% over the last 9 years.



EXAMPLE GROWTH HOTSPOT ALERT



URA MASTERPLAN 2014



URA MASTERPLAN 2019

A potentially large neighbourhood, around two-thirds the size of Toa Payoh can be expected to be developed in the near to mid term between Lentor Ave and Upper Thomson Road.

Upcoming Lentor area projects are earliest among this wave of upcoming residential sites and corresponding infrastructure development, including the North South Expressway (Completion 2026) that will help residents reach town areas in a shorter time.

The early mover advantage can be expected for investors in Lentor as this neighbourhood transforms and experiences escalating land prices over time as we have witnessed historically in most recently developed neighbourhoods like Beauty World, Bidadari, Seng Kang and Punggol.

SUMMARY



Based on past trends on emerging hotspots, property prices have shown a high correlation of growth when the government invests in infrastructure in the locality.



There are major and minor growth hotspots and investors with a longer investment term horizon would do best in the major ones where upcoming commercial, residential hubs, and amenities are completed over time.



The upcoming transformational plans in Lenton presents a great opportunity for investors to ride on growth plans that URA has in the coming years with a high potential of capital gains.