

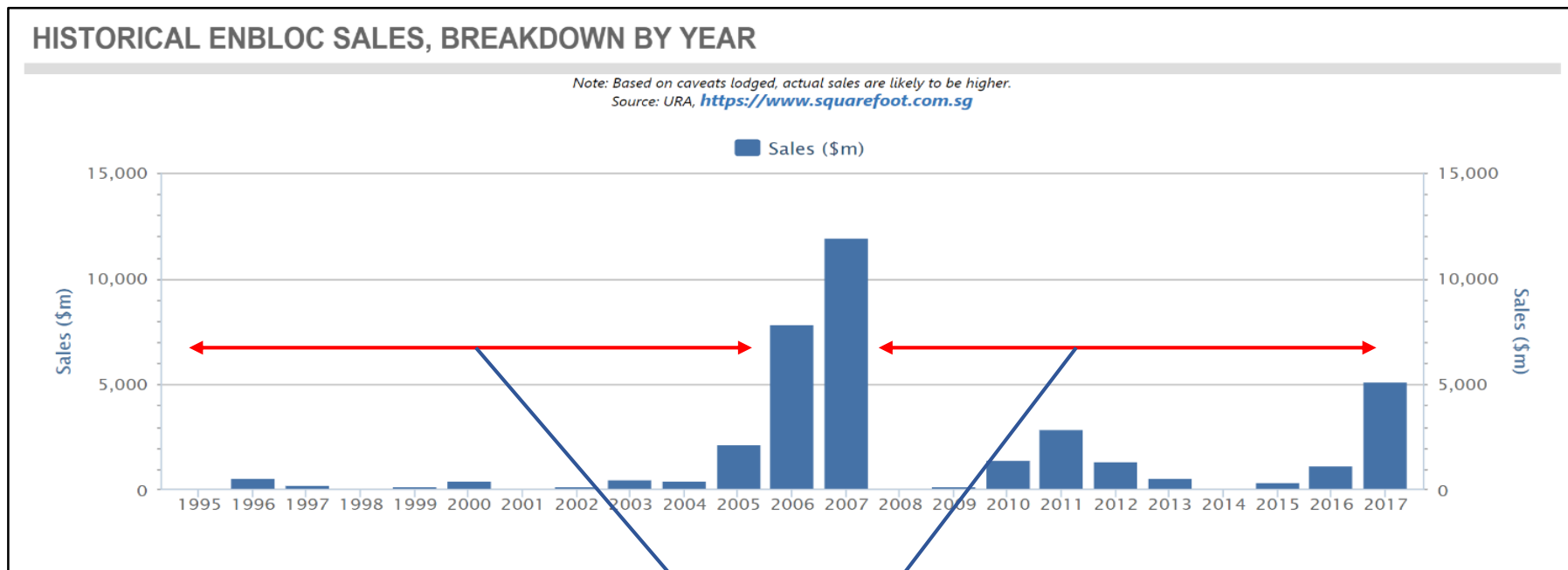
ENBLOC MARKET



EN BLOC CYCLE

Market **DON'T** wait for us... the developer will **STOP** buying when they have filled up their land bank and we are facing a lot of land sale competition from Freehold enbloc

The reserve price is already at the optimum level for Ivory Heights. **ACT NOW!** Take advantage of this market



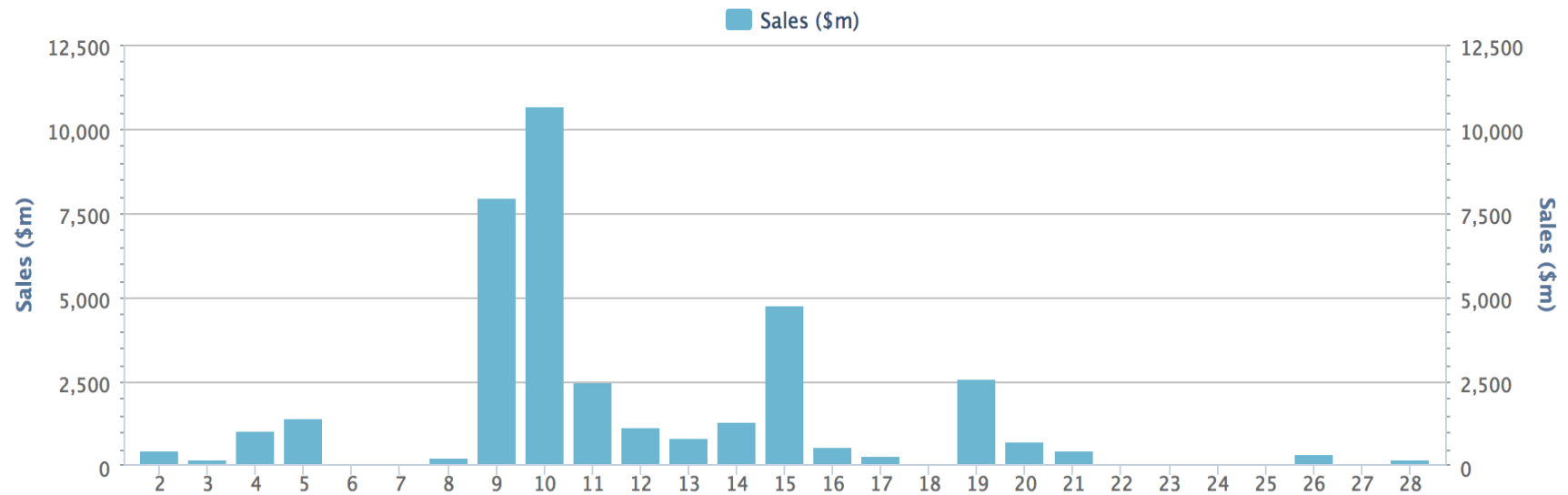
**Long period of waiting for enbloc bullrun
Are you sure it will come again ??**



There is no En bloc Sales yet around Ivory Heights. Ample of Land Supply – Possible Government Land Sales.

HISTORICAL ENBLOC SALES, BREAKDOWN BY DISTRICT

Note: Based on caveats lodged, actual sales are likely to be higher.
Source: URA, <https://www.edgeprop.sg>



Do we really have until September?

2017		
Jervois Garden	SC Global- Brownstone	\$72M
Jervois Green	Private Equity	\$52.9M
One Tree Hill Garden	Lum Chang Group	\$65M
Crystal Tower	Allgreen Properites	\$180.65M
RoyalVille	Allgreen Properites	\$477.94M
Derby Court	Roxy Pacific Holdings	\$73.88M
Casa Contendere	Tee Land	\$72M
Dunearn Court	Roxy Pacific Holdings	\$36.3M
Rio Casa	Oxley - Lian Beng Venture	\$575M
Eunos Ville	MCL Land	\$765M
The Albracca	Substained Land	\$69M
Serangoon Ville	Oxley Holdings	\$499M
Tampines Court	Sim Lian Group	\$970M
Sun Rosier	SingHaiYi Properties	\$271M
Nanak Mansions	UOL Group	\$201M
Amber Park	CDL & Hong Realty	\$907M
Normanton Park	Kingsford Huray	\$830M
Florence Regency	Logan Property	\$629M
Changi Garden	Chip Eng Seng Group	\$249M
MayFair Gardens	Oxley Holdings	\$311M
How Sun Park	SingHaiYi Properties	\$81M
Parkway Mansion	Substained Land	\$147M
Vista Park	Oxley Holdings	\$418M

2018		
Fairhaven	Lafe Corp	\$57M
Makeway View	Bukit Sembawang Estate	\$168M
Pacific Mansion	Guoco & Hong Leong Group	\$980M
Katong Park Towers	Bukit Sembawang Estate	\$288M
Goodluck Gardens	QingJian Group	\$610M
Eunos Mansion	Fragrance Group	\$220M
Toho Mansion	Koh Brothers - KBD Ventures	\$120.43M
Hollandia	Far East Consortium	\$183.38M
Brookvale Park	Hoi Hup Sunway	\$530M
Cairnhill Mansion	Low Keng Huat	\$362M
Riviera Point	Macly Group	\$72M
Pearl Bank Apt	Capitaland	\$728M
City Towers	Equity Fund	\$401.9M
Park West	SingHaiYi Properties	\$841M

We have seen unprecedented land sales in the past 1 year

Many enbloc sites have been sold and many are in the pipeline

Do we still have time to wait till September ?

Do not wait for the hot market to end.

Sign the CSA Now. Call 92289010

