



BUYER'S ROADMAP

PRICES IN REST OF CENTRAL REGION (RCR)

Piccadilly Grand
2023

Land Price: \$1,129 psf ppr
Site Use: Residential
Average Launch Price: **\$2,063 psf**

1

2

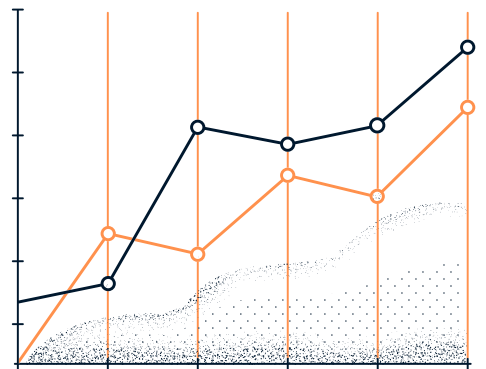
Tembusu Grand
2024

Land Price: \$1,069 psf ppr
Site Use: Residential
Average Launch Price: **\$2,475 psf**

Lorong 1 Toa Payoh
2025

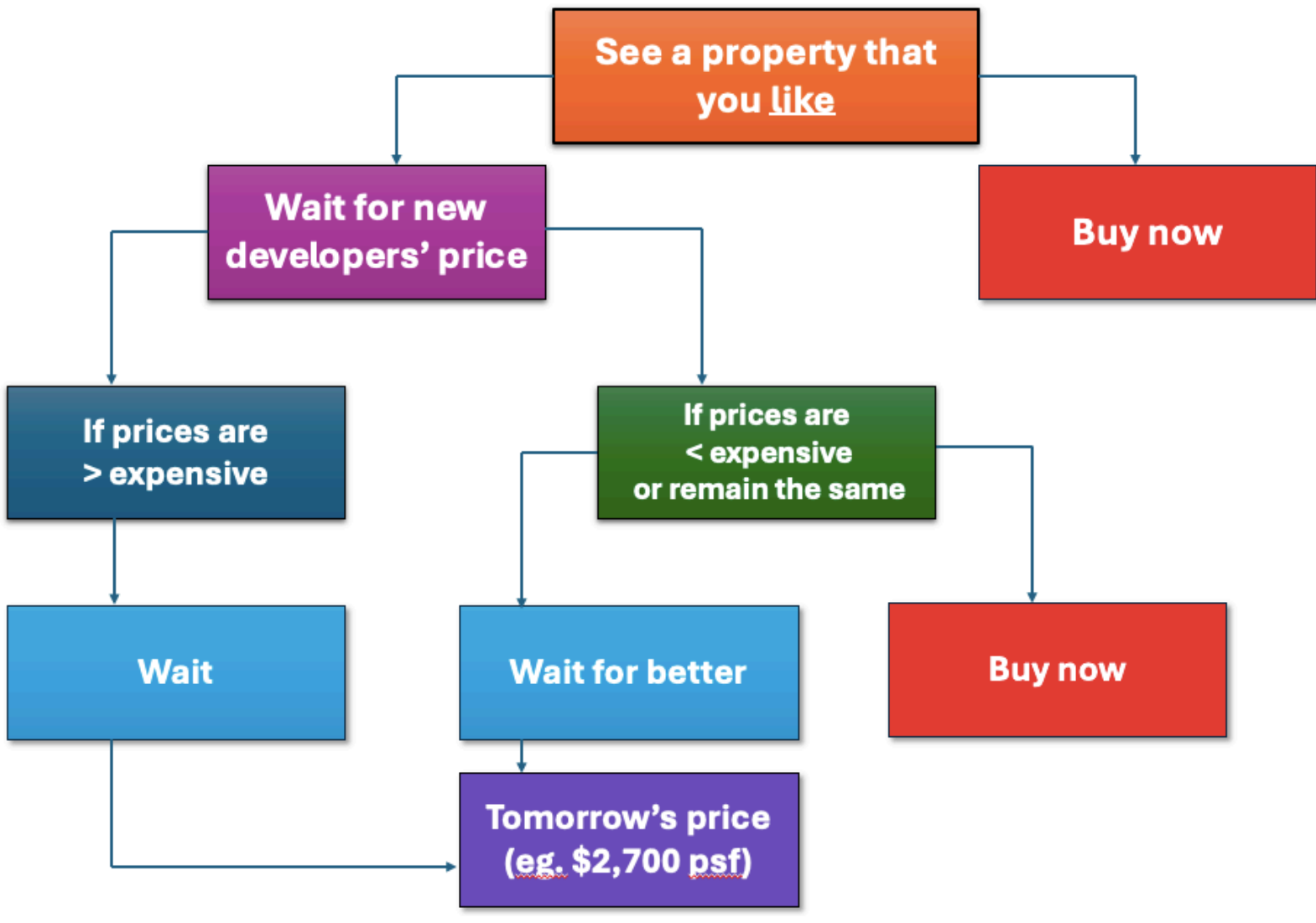
Land Price: \$1,360 psf ppr
Site Use: Residential
Average Launch Price (Expected):
\$2,585-\$2,700 psf

3



DOES CHEAPER LAND PRICES = CHEAPER SELLING PRICES?

2. WHAT SHOULD BUYERS DO?



3. What Constitutes Property Prices

F(PROPERTY PRICES)
 = LAND PRICE
 + TENDER PRICE INDEX (EG. CONSTRUCTION COSTS + RAW MATERIALS + LABOUR)
 + LAND BETTERMENT CHARGE
 + PROFESSIONAL FEES (EG. SURVEYOR + M&E + ARCHITECT)
 + MANAGEMENT FEES (EG. SHOW FLAT + DEVELOPER TEAM + AGENT FEE)
 + GST (ADJUSTMENTS)



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