

The Edge Singapore Property Transaction Tracker



THE EDGE SINGAPORE

Caribbean at Keppel Bay saw the most activity in recent months, with resales at \$1,363 to \$1,479 psf

Apartment at Caribbean at Keppel Bay sold for \$1,479 psf

| BY ELLEN LOKAJAYA |

With the opening of Genting Singapore's Resorts World at Sentosa integrated resort, there has been a flurry of transactions at Caribbean at Keppel Bay and also the upmarket condominium projects in Sentosa Cove. In the week of Jan 15 to 22 alone, there was a total of nine new sales and resales.

The condominium that saw the most resale activity was the 969-unit Caribbean at Keppel Bay developed by Keppel Land and completed in 2004. In that period, there were five transactions at Caribbean ranging from \$1,363 to \$1,479 psf.

The most recent transaction was an eighth floor, 893 sq ft unit in one of the 10-storey blocks; it changed hands for \$1.28 million, or \$1,433 psf. The previous owner had purchased it from the developer in 2004 for \$707,085, or \$791 psf, enjoying an 81% capital appreciation in the last five years.

The highest price achieved in terms of price psf was for a 1,356 sq ft seventh floor unit sold for just over \$2 million, or \$1,479 psf. In that same tower, a third-floor unit

was sold for \$1.702 million, or \$1,363 psf. Two other units at Caribbean changed hands, with caveats lodged on Jan 15: One was a 1,668 sq ft fifth-floor apartment sold for \$2.43 million, or \$1,460 psf; the other was a 1,335 sq ft apartment on the third level of another block that went for \$1.9 million, or \$1,426 psf.

Over at The Berth by The Cove, considered the first condominium development to be launched at Sentosa Cove by developer Ho Bee Group, the most recent transaction, according to URA Realis, was for a 1,647 sq ft apartment on the first level of one of the low-rise blocks that changed hands at \$2.45 million, or \$1,490 psf.

This is the third time the apartment has changed hands in the secondary market. The original owner had purchased the property in November 2004, when it was first launched, for more than \$1.39 million, or \$846 psf. It was subsequently sold in a sub-sale two years later for \$1.647 million, or \$1,000 psf, according to an October 2006 caveat. Thus, the first owner enjoyed a price appreciation of 18.2% in about two years. Barely a month later, the property was flipped for \$1.9 million, or \$1,154 psf, according to a November

2006 caveat. This owner enjoyed the greatest capital gain of 29% in more than three years when he sold the property most recently for \$2.45 million.

The Berth at the Cove was completed in 2006, and Ho Bee's upmarket 249-unit The Coast was completed just last year. The most recent transaction at The Coast was for a 2,024 sq ft sixth-level apartment sold for \$4.768 million, or \$2,357 sq ft, according to a Jan 15 caveat with URA Realis. The previous owner had purchased the property for \$3.416 million or \$1,688 psf, when it was launched in late 2006. Thus, he saw a 39.6% capital appreciation in just over three years.

The most exclusive condominium project that has set a new price benchmark at Sentosa Cove and that has gotten tongues wagging is SC Global Developments' Seven Palms. Last October, the developer announced that it had sold six of 10 units released, and according to caveats lodged with URA Realis, the units ranged in price from \$8.35 million for a 2,702 sq ft apartment to \$13.9 million for a 4,273 sq ft apartment. Average prices ranged from \$3,091 to \$3,353 psf. Most recently, another unit was sold, according to a Jan 15 caveat. It was for a 2,723 sq ft apartment that went for \$9.088 million, or \$3,337 psf. Unlike the other condominiums that are of a 99-year lease tenure, SC Global's Seven Palms has a 103-year lease.

Meanwhile, at the luxury 124-unit condominium project, The Marina Collection, developed by a consortium-led by Lippo Group, a unit was also sold during that period. It was a 4,693 sq ft, five-bedroom penthouse that went for more than \$10.3 million, or \$2,200 psf. Construction of the project is underway and scheduled for completion late this year or early 2011. Another similar-sized penthouse was sold in early 2008 for \$12.67 million, or \$2,700 psf. The developer released 60 units for sale in the first phase in late 2007 for \$2,700 to \$2,900 psf.

With the opening of Resorts World at Sentosa, there is even greater interest in luxury residential projects in Sentosa Cove and the Harbourfront area. Upcoming previews of new projects at Sentosa Cove after Chinese New Year include Ho Bee and IOI Properties' 150-unit luxury Seascape as well as the second phase of The Marina Collection. ■

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
District 1									
THE SAIL @ MARINA BAY	Apartment	99 years	January 21, 2010	861	\$1,610,070	\$1,870	2008	Resale	Private
ONE SHENTON	Apartment	99 years	January 21, 2010	840	\$1,425,000	\$1,697	Uncompleted	Sub Sale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	January 19, 2010	893	\$1,900,000	\$2,127	2008	Resale	Private
THE SAIL @ MARINA BAY	Apartment	99 years	January 15, 2010	678	\$1,170,000	\$1,725	2008	Resale	Private
District 2									
LUMIERE	Apartment	99 years	January 18, 2010	506	\$854,634	\$1,689	Uncompleted	Sub Sale	Private
District 3									
THE METROPOLITAN CONDOMINIUM	Condominium	99 years	January 21, 2010	1,399	\$1,650,000	\$1,179	Unknown	Resale	HDB
CENTRAL GREEN CONDOMINIUM	Condominium	99 years	January 15, 2010	764	\$720,000	\$942	1995	Resale	HDB
District 4									
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	January 21, 2010	893	\$1,280,000	\$1,433	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	January 20, 2010	1,249	\$1,702,000	\$1,363	2004	Resale	Private
SEVEN PALMS SENTOSA COVE	Condominium	103 years	January 19, 2010	2,723	\$9,088,000	\$3,337	Uncompleted	New Sale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	January 19, 2010	1,356	\$2,006,000	\$1,479	2004	Resale	Private
THE BERTH BY THE COVE	Condominium	99 years	January 18, 2010	1,647	\$2,454,030	\$1,490	2006	Resale	HDB
MARINA COLLECTION	Condominium	99 years	January 18, 2010	4,693	\$10,324,600	\$2,200	Uncompleted	New Sale	Private
THE COAST AT SENTOSA COVE	Condominium	99 years	January 15, 2010	2,024	\$4,768,800	\$2,357	2009	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	January 15, 2010	1,335	\$1,903,710	\$1,426	2004	Resale	Private
CARIBBEAN AT KEPPEL BAY	Condominium	99 years	January 15, 2010	1,668	\$2,435,280	\$1,460	2004	Resale	Private
District 5									
36 DOVER RISE	Condominium	99 years	January 22, 2010	936	\$780,000	\$833	1997	Resale	Private
THE PARC CONDOMINIUM	Condominium	Freehold	January 22, 2010	980	\$910,000	\$929	Uncompleted	Sub Sale	HDB
6 VISTA TERRACE	Terrace House	Freehold	January 22, 2010	1,744	\$1,920,000	\$1,103	1993	Resale	Private
SUNNY VALE	Terrace House	Freehold	January 21, 2010	1,711	\$1,515,000	\$888	1988	Resale	Private
REGENT PARK	Condominium	99 years	January 20, 2010	904	\$680,000	\$752	1997	Resale	HDB
BOTANNIA	Condominium	956 years	January 20, 2010	1,206	\$1,121,580	\$930	2009	Sub Sale	Private
BLUE HORIZON	Condominium	99 years	January 20, 2010	1,216	\$955,000	\$785	2005	Resale	Private
PARK WEST	Condominium	99 years	January 20, 2010	872	\$590,000	\$677	1985	Resale	HDB
ONE-NORTH RESIDENCES	Apartment	99 years	January 19, 2010	1,335	\$1,401,750	\$1,050	2009	Sub Sale	Private
HERITAGE VIEW	Condominium	99 years	January 19, 2010	1,195	\$1,015,000	\$850	2000	Resale	HDB
HERITAGE VIEW	Condominium	99 years	January 18, 2010	1,163	\$990,000	\$852	2000	Resale	HDB
CLEMENTIWOODS CONDOMINIUM	Condominium	99 years	January 18, 2010	1,625	\$1,316,250	\$810	Uncompleted	Sub Sale	Private
LANDRIDGE CONDOMINIUM	Condominium	Freehold	January 18, 2010	1,733	\$1,480,000	\$854	1993	Resale	Private
VISTA PARK	Condominium	99 years	January 15, 2010	990	\$680,000	\$687	1985	Resale	Private
THE PEAK@BALMEG	Condominium	Freehold	January 15, 2010	990	\$1,230,000	\$1,242	Uncompleted	Sub Sale	HDB
WEST BAY CONDOMINIUM	Condominium	99 years	January 15, 2010	1,356	\$791,000	\$583	1994	Resale	Private
BAROSSA GARDENS	Terrace House	Freehold	January 15, 2010	2,024	\$1,400,000	\$692	1997	Resale	Private
CLEMENTIWOODS CONDOMINIUM	Condominium	99 years	January 15, 2010	1,528	\$1,268,000	\$830	Uncompleted	Sub Sale	HDB
District 7									
CONCOURSE SKYLINE	Apartment	99 years	January 19, 2010	829	\$1,268,041	\$1,530	Uncompleted	New Sale	Private
District 8									
CITYLIGHTS	Condominium	99 years	January 22, 2010	570	\$810,000	\$1,420	2007	Resale	Private
CITYLIGHTS	Condominium	99 years	January 22, 2010	893	\$1,080,000	\$1,209	2007	Resale	Private
CITY SQUARE RESIDENCES	Condominium	Freehold	January 22, 2010	840	\$950,000	\$1,132	2009	Resale	Private
OXFORD SUITES	Apartment	99 years	January 22, 2010	893	\$800,000	\$895	2010	Sub Sale	Private



Estimated Rental Value: \$1,400+ per month

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PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
CITYLIGHTS	Condominium	99 years	January 22, 2010	1,442	\$1,510,000	\$1,047	2007	Resale	HDB
SOHO 188	Apartment	Freehold	January 21, 2010	592	\$580,000	\$980	2008	Resale	Private
RESIDENCES @ SOMME	Apartment	Freehold	January 20, 2010	506	\$575,000	\$1,137	2008	Sub Sale	HDB
KERRISDALE	Condominium	99 years	January 20, 2010	1,485	\$1,240,000	\$835	2005	Resale	Private
KERRISDALE	Condominium	99 years	January 20, 2010	1,259	\$990,000	\$786	2005	Resale	HDB
43 TRURO ROAD	Terrace House	Freehold	January 19, 2010	3,143	\$1,750,000	\$556	Unknown	Resale	Private
CITY SQUARE RESIDENCES	Condominium	Freehold	January 19, 2010	570	\$740,000	\$1,297	2009	Resale	HDB
CITYLIGHTS	Condominium	99 years	January 19, 2010	926	\$1,230,000	\$1,329	2007	Resale	HDB
CITYLIGHTS	Condominium	99 years	January 18, 2010	1,356	\$1,530,000	\$1,128	2007	Resale	Private
CITYLIGHTS	Condominium	99 years	January 18, 2010	678	\$840,000	\$1,239	2007	Resale	HDB
District 9									
LEONIE STUDIO	Apartment	99 years	January 22, 2010	689	\$1,200,000	\$1,742	2006	Resale	Private
UE SQUARE	Apartment	929 years	January 22, 2010	1,464	\$1,850,000	\$1,264	1997	Resale	HDB
88 EMERALD HILL ROAD	Terrace House	Freehold	January 20, 2010	1,604	\$4,900,000	\$3,065	Unknown	Resale	Private
THE SUITES AT CENTRAL	Condominium	Freehold	January 20, 2010	1,765	\$3,780,000	\$2,141	2009	Sub Sale	Private
CAIRNHILL PLAZA	Apartment	Freehold	January 20, 2010	2,293	\$3,300,000	\$1,439	1978	Resale	Private
TIARA	Condominium	Freehold	January 19, 2010	1,507	\$1,970,000	\$1,307	1995	Resale	Private
ONE DEVONSHIRE	Condominium	Freehold	January 19, 2010	1,216	\$2,468,480	\$2,029	Uncompleted	Sub Sale	Private
MARTIN PLACE RESIDENCES	Condominium	Freehold	January 19, 2010	1,044	\$1,760,000	\$1,686	Uncompleted	Sub Sale	Private
URBAN SUITES	Condominium	Freehold	January 18, 2010	1,044	\$2,848,200	\$2,728	Uncompleted	New Sale	Private
8 @ MOUNT SOPHIA	Condominium	103 years	January 18, 2010	1,378	\$1,980,000	\$1,437	2007	Resale	HDB
LEONIE GARDENS	Condominium	99 years	January 18, 2010	1,733	\$2,300,000	\$1,327	1993	Resale	Private
THE INSPIRA	Condominium	Freehold	January 18, 2010	936	\$1,300,000	\$1,388	2009	Sub Sale	Private
TRIBECA	Condominium	Freehold	January 18, 2010	1,033	\$1,621,800	\$1,569	Uncompleted	Sub Sale	Private
ROBERTSON BLUE	Apartment	Freehold	January 18, 2010	1,432	\$1,975,000	\$1,380	2006	Resale	HDB
URBAN SUITES	Condominium	Freehold	January 18, 2010	1,044	\$2,887,000	\$2,765	Uncompleted	New Sale	Private
THE COSMOPOLITAN	Condominium	Freehold	January 15, 2010	1,399	\$2,650,000	\$1,894	2008	Resale	Private
62 EMARALD HILL ROAD	Terrace House	Freehold	January 15, 2010	1,991	\$7,000,000	\$3,513	Unknown	Resale	Private
THE WHARF RESIDENCE	Condominium	999 years	January 15, 2010	1,033	\$1,497,000	\$1,449	Uncompleted	Sub Sale	HDB
District 10									
DORMER PARK	Condominium	Freehold	January 22, 2010	1,658	\$1,950,000	\$1,176	1993	Resale	HDB
REGENCY PARK	Condominium	Freehold	January 22, 2010	2,250	\$3,750,000	\$1,667	1987	Resale	Private
ST MARTIN RESIDENCE	Condominium	Freehold	January 22, 2010	786	\$1,520,000	\$1,934	2001	Resale	Private
PINEWOOD GARDENS	Condominium	Freehold	January 21, 2010	2,024	\$2,900,000	\$1,433	1990	Resale	Private
REGENCY LODGE	Apartment	Freehold	January 21, 2010	1,281	\$1,390,000	\$1,085	1998	Resale	Private
TANGLIN HILL MEADOWS	Condominium	Freehold	January 21, 2010	1,787	\$2,810,000	\$1,573	1997	Resale	Private
BELMOND GREEN	Condominium	Freehold	January 21, 2010	969	\$1,500,000	\$1,548	2004	Resale	Private
THE MARBELLA	Condominium	Freehold	January 20, 2010	2,293	\$2,100,000	\$916	2005	Resale	Private
GRANGE RESIDENCES	Condominium	Freehold	January 20, 2010	2,852	\$7,450,000	\$2,612	2004	Resale	Private
THE TESSARINA	Condominium	Freehold	January 20, 2010	1,023	\$1,200,000	\$1,174	2003	Resale	Private
NATHAN RESIDENCES	Apartment	Freehold	January 19, 2010	592	\$864,320	\$1,460	Uncompleted	Sub Sale	Private
BELMOND GREEN	Condominium	Freehold	January 19, 2010	969	\$1,485,000	\$1,533	2004	Resale	Private
MELROSE PARK	Condominium	999 years	January 19, 2010	1,464	\$2,080,000	\$1,421	2000	Resale	Private
THE SIXTH AVENUE RESIDENCES	Condominium	Freehold	January 19, 2010	1,356	\$1,871,280	\$1,380	2009	Sub Sale	Private
THE SOLITAIRE	Apartment	Freehold	January 19, 2010	2,250	\$4,218,750	\$1,875	2009	Sub Sale	Private
PRINCESS OF WALES PARK	Semi-Detached House	Freehold	January 19, 2010	4,230	\$4,680,000	\$1,105	1976	Resale	Private
PARVIS	Condominium	Freehold	January 18, 2010	1,991	\$2,982,070	\$1,498	Uncompleted	New Sale	Private
KELLOCK LODGE	Apartment	Freehold	January 18, 2010	893	\$930,000	\$1,041	1997	Resale	HDB
HOLLAND GROVE	Semi-Detached House	99 years	January 18, 2010	2,207	\$2,300,000	\$1,045	1997	Resale	Private
SHANGHAI ONE	Apartment	Freehold	January 18, 2010	1,066	\$1,343,160	\$1,260	2007	Resale	Private
THE TENERIFFE	Terrace House	99 years	January 18, 2010	3,122	\$2,450,000	\$785	2003	Resale	Private
STUDIO 3	Apartment	Freehold	January 18, 2010	549	\$820,000	\$1,494	2005	Resale	Private
AVALON	Condominium	Freehold	January 17, 2010	1,163	\$1,802,650	\$1,551	1999	Resale	Private
BALMORAL HEIGHTS	Apartment	Freehold	January 15, 2010	926	\$1,350,000	\$1,458	2004	Resale	Private
ASTRID MEADOWS	Condominium	Freehold	January 15, 2010	1,378	\$1,950,000	\$1,415	1990	Resale	Private
THE TOMLINSON	Apartment	Freehold	January 15, 2010	2,368	\$5,564,800	\$2,350	2002	Resale	Private
THE PRINCETON	Apartment	Freehold	January 15, 2010	1,087	\$1,180,000	\$1,085	1999	Resale	Private
THE SIXTH AVENUE RESIDENCES	Condominium	Freehold	January 15, 2010	3,810	\$4,572,000	\$1,200	2009	Sub Sale	Private
District 11									
KHEAM HOCK GARDENS	Condominium	Freehold	January 22, 2010	1,938	\$2,300,000	\$1,187	1988	Resale	Private
HILLCREST VILLA	Terrace House	99 years	January 20, 2010	3,089	\$2,600,000	\$842	2009	Sub Sale	Private
ROCHELLE AT NEWTON	Condominium	99 years	January 20, 2010	1,356	\$1,488,000	\$1,097	Uncompleted	Sub Sale	Private
AMARYLLIS VILLE	Condominium	99 years	January 19, 2010	657	\$867,240	\$1,321	2004	Resale	HDB
GILSTEAD COURT	Condominium	Freehold	January 19, 2010	1,389	\$1,625,000	\$1,170	1989	Resale	Private
THOMSON 800	Condominium	Freehold	January 19, 2010	5,791	\$4,000,000	\$691	1999	Resale	Private
SHELFORD SUITES	Condominium	Freehold	January 18, 2010	1,270	\$1,797,000	\$1,415	Uncompleted	New Sale	Private
NINETEEN SHELFORD ROAD	Condominium	Freehold	January 18, 2010	710	\$770,000	\$1,084	1997	Resale	Private
AMARYLLIS VILLE	Condominium	99 years	January 18, 2010	657	\$854,100	\$1,301	2004	Resale	HDB

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
NINETEEN SHELFORD ROAD	Condominium	Freehold	January 18, 2010	1,765	\$1,700,000	\$963	1997	Resale	Private
THOMSON 800	Condominium	Freehold	January 15, 2010	1,421	\$1,530,000	\$1,077	1999	Resale	Private
35 BUKIT TUNGGAL ROAD	Detached House	Freehold	January 15, 2010	16,361	\$16,080,000	\$983	Unknown	Resale	Private
PARK INFANIA AT WEE NAM	Condominium	Freehold	January 15, 2010	1,335	\$1,980,000	\$1,483	2008	Resale	Private
District 12									
LE SHANTIER	Apartment	Freehold	January 22, 2010	1,690	\$1,235,000	\$731	1997	Resale	HDB
KEMAMAN POINT	Apartment	Freehold	January 21, 2010	861	\$700,000	\$813	1993	Resale	Private
PRESTIGE HEIGHTS	Apartment	Freehold	January 20, 2010	334	\$456,800	\$1,369	Uncompleted	New Sale	Private
THE CENTRIO	Apartment	Freehold	January 20, 2010	1,216	\$1,410,000	\$1,159	2009	Sub Sale	HDB
41 ST GEORGE'S ROAD	Apartment	Freehold	January 20, 2010	990	\$535,000	\$540	Unknown	Resale	Private
ST FRANCIS LODGE	Apartment	Freehold	January 19, 2010	1,216	\$750,000	\$617	1998	Resale	HDB
ST MICHAEL'S CONDOMINIUM	Apartment	Freehold	January 19, 2010	1,496	\$925,000	\$618	2002	Resale	Private
DE PARADISO	Apartment	Freehold	January 15, 2010	904	\$800,000	\$885	2004	Resale	HDB
THE CENTRIO	Apartment	Freehold	January 15, 2010	980	\$1,081,000	\$1,104	2009	Sub Sale	HDB
D'LOTUS	Apartment	Freehold	January 15, 2010	570	\$600,000	\$1,052	2008	Resale	HDB
District 13									
8@WOODLEIGH	Condominium	99 years	January 21, 2010	840	\$755,000	\$899	Uncompleted	Sub Sale	HDB
MACPHERSON GARDEN ESTATE	Terrace House	Freehold	January 21, 2010	2,271	\$1,550,000	\$684	Unknown	Resale	Private
42 LICHI AVENUE	Terrace House	Freehold	January 20, 2010	1,582	\$1,180,000	\$745	Unknown	Resale	Private
DAISY APARTMENTS	Apartment	Freehold	January 20, 2010	1,109	\$670,000	\$604	1994	Resale	Private
24 DUNSFOLD DRIVE	Detached House	Freehold	January 19, 2010	5,619	\$4,680,000	\$833	1999	Resale	Private
LEICESTER LODGE	Apartment	Freehold	January 18, 2010	1,335	\$980,000	\$734	2003	Resale	Private
THE ACACIAS	Apartment	Freehold	January 18, 2010	635	\$600,000	\$945	2009	Resale	HDB
61 LICHI AVENUE	Terrace House	Freehold	January 15, 2010	1,701	\$1,320,000	\$775	Unknown	Resale	Private
279 MACPHERSON ROAD	Apartment	Freehold	January 15, 2010	990	\$540,000	\$545	1968	Resale	Private
90 JALAN CHENGKEK	Terrace House	Freehold	January 15, 2010	5,457	\$2,500,000	\$459	Unknown	Resale	Private
District 14									
THE WATERINA	Apartment	Freehold	January 22, 2010	667	\$640,000	\$959	2005	Resale	Private
THE TRUMPS	Condominium	99 years	January 22, 2010	646	\$615,000	\$952	2005	Resale	Private
SIMSVILLE	Condominium	99 years	January 21, 2010	969	\$668,000	\$690	1998	Resale	HDB
CENTRAL MEADOWS	Apartment	Freehold	January 20, 2010	969	\$638,000	\$659	2002	Resale	HDB
SIMSVILLE	Condominium	99 years	January 18, 2010	1,249	\$790,000	\$633	1998	Resale	HDB
PEOPLE'S MANSION	Apartment	Freehold	January 18, 2010	1,367	\$780,000	\$571	1971	Resale	HDB
LORONG 28 GEYLANG	Terrace House	Freehold	January 18, 2010	18,105	\$13,000,000	\$718	Unknown	Resale	Private
SUNFLOWER LODGE	Apartment	Freehold	January 18, 2010	2,357	\$848,000	\$360	2003	Resale	HDB
LE REVE	Condominium	Freehold	January 18, 2010	807	\$795,000	\$985	2007	Resale	HDB
1 SIMS VIEW	Terrace House	Freehold	January 18, 2010	4,026	\$2,512,500	\$625	1990	Resale	Private
THE ARIZON	Apartment	Freehold	January 15, 2010	915	\$525,000	\$574	Uncompleted	Sub Sale	Private
THE WATERINA	Apartment	Freehold	January 15, 2010	1,302	\$945,000	\$726	2005	Resale	Private
CENTRAL GROVE	Condominium	99 years	January 15, 2010	1,216	\$818,000	\$673	2001	Resale	Private
District 15									
JERSEY LODGE	Apartment	Freehold	January 22, 2010	1,141	\$880,000	\$771	2000	Resale	HDB
24 JALAN SEAVIEW	Semi-Detached House	Freehold	January 22, 2010	3,401	\$3,800,000	\$1,117	Unknown	Resale	Private
199 CARPMAEL ROAD	Terrace House	Freehold	January 21, 2010	2,228	\$1,520,000	\$682	Unknown	Resale	Private
TIERRA VUE	Condominium	Freehold	January 21, 2010	2,056	\$1,980,000	\$963	2009	Sub Sale	Private
EAST SIGNATURE	Apartment	Freehold	January 21, 2010	2,013	\$1,338,000	\$665	2005	Resale	Private
FERNWOOD TOWERS	Condominium	Freehold	January 21, 2010	1,636	\$1,400,000	\$856	1994	Resale	Private
ONE AMBER	Condominium	Freehold	January 21, 2010	1,259	\$1,510,800	\$1,200	Uncompleted	Sub Sale	HDB
COTE D'AZUR	Condominium	99 years	January 21, 2010	1,141	\$1,150,000	\$1,008	2004	Resale	Private
THE VIEW @ MEYER	Apartment	Freehold	January 21, 2010	1,690	\$2,750,000	\$1,627	2009	Resale	Private
28 WOO MON CHEW ROAD	Apartment	Freehold	January 20, 2010	1,130	\$628,000	\$556	Unknown	Resale	HDB
OPERA ESTATE	Detached House	Freehold	January 20, 2010	6,006	\$4,050,000	\$675	Unknown	Resale	Private
VERSAILLES	Condominium	Freehold	January 20, 2010	1,410	\$920,000	\$652	1994	Resale	Private
DUNMAN PLACE	Apartment	Freehold	January 19, 2010	1,163	\$920,000	\$791	2001	Resale	Private
ONE AMBER	Condominium	Freehold	January 19, 2010	1,302	\$1,380,000	\$1,060	Uncompleted	Sub Sale	HDB
THE SHORE RESIDENCES	Condominium	103 years	January 19, 2010	893	\$1,190,017	\$1,332	Uncompleted	New Sale	Private
FRANKEL ESTATE	Detached House	Freehold	January 19, 2010	11,302	\$7,000,000	\$619	1956	Resale	Private
10 EAST COAST DRIVE	Semi-Detached House	Freehold	January 19, 2010	2,551	\$2,625,000	\$1,027	1996	Resale	Private
357 ONAN ROAD	Terrace House	Freehold	January 19, 2010	1,615	\$2,700,000	\$1,674	Unknown	Resale	Private
VILLA MARTIA	Condominium	Freehold	January 19, 2010	1,012	\$818,000	\$808	2000	Resale	Private
THE ESTA	Condominium	Freehold	January 19, 2010	1,270	\$1,333,500	\$1,050	2008	Resale	Private
THE ESTA	Condominium	Freehold	January 19, 2010	1,001	\$1,250,000	\$1,249	2008	Resale	Private
OLA RESIDENCES	Condominium	Freehold	January 18, 2010	1,550	\$1,560,000	\$1,006	Uncompleted	New Sale	HDB
VERSILIA ON HAIG	Condominium	Freehold	January 18, 2010	1,313	\$1,143,000	\$870	Uncompleted	Sub Sale	HDB
103 JOO CHIAT TERRACE	Terrace House	Freehold	January 18, 2010	1,658	\$1,600,000	\$966	1983	Resale	Private
VERSILIA ON HAIG	Condominium	Freehold	January 18, 2010	1,130	\$1,100,000	\$973	Uncompleted	Sub Sale	Private
FERNWOOD TOWERS	Condominium	Freehold	January 18, 2010	1,636	\$1,300,000	\$795	1994	Resale	Private
51 BOURNEMOUTH ROAD	Detached House	Freehold	January 18, 2010	9,365	\$9,380,000	\$1,002	Unknown	Resale	Private
ONE AMBER	Condominium	Freehold	January 18, 2010	958	\$1,197,500	\$1,250	Uncompleted	Sub Sale	Private

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
13A CHAPEL CLOSE	Apartment	Freehold	January 18, 2010	893	\$640,000	\$716	Unknown	Resale	HDB
ONE AMBER	Condominium	Freehold	January 15, 2010	1,313	\$1,523,080	\$1,160	Uncompleted	Sub Sale	Private
GRAND DUCHESS									
AT ST PATRICK'S	Condominium	Freehold	January 15, 2010	1,356	\$1,388,800	\$1,024	Uncompleted	Sub Sale	HDB
SANCTUARY GREEN	Condominium	99 years	January 15, 2010	850	\$880,000	\$1,035	2004	Resale	HDB
CANARY VILLE	Apartment	Freehold	January 15, 2010	1,087	\$900,000	\$828	2004	Resale	HDB
MANDARIN GARDEN									
CONDOMINIUM	Condominium	99 years	January 15, 2010	829	\$733,000	\$884	1986	Resale	Private
3F CHAPEL ROAD	Terrace House	Freehold	January 15, 2010	3,854	\$3,200,000	\$830	1962	Resale	Private
18 EVERITT ROAD	Terrace House	Freehold	January 15, 2010	1,475	\$1,930,000	\$1,310	1991	Resale	Private
WATER PLACE	Condominium	99 years	January 15, 2010	1,453	\$1,800,000	\$1,239	2004	Resale	Private
PEBBLE BAY	Condominium	99 years	January 15, 2010	2,099	\$2,915,000	\$1,389	1997	Resale	Private
OPERA ESTATE	Terrace House	Freehold	January 15, 2010	1,636	\$1,350,000	\$827	Unknown	Resale	Private
SANCTUARY GREEN	Condominium	99 years	January 15, 2010	1,152	\$1,195,000	\$1,038	2004	Resale	Private
THE COTZ	Apartment	Freehold	January 15, 2010	452	\$534,800	\$1,183	Uncompleted	New Sale	HDB
District 16									
COSTA DEL SOL	Condominium	99 years	January 22, 2010	1,313	\$1,280,000	\$975	2003	Resale	Private
EAST MEADOWS	Condominium	99 years	January 22, 2010	1,238	\$830,000	\$671	2001	Resale	Private
52 LUCKY GARDENS	Terrace House	Freehold	January 22, 2010	1,711	\$1,410,000	\$826	Unknown	Resale	HDB
LAGUNA GREEN	Condominium	99 years	January 22, 2010	1,098	\$780,000	\$710	1998	Resale	HDB
TANAMERA CREST	Condominium	99 years	January 22, 2010	872	\$603,000	\$692	2004	Resale	HDB
BEDOK COURT	Condominium	99 years	January 22, 2010	1,195	\$700,000	\$586	1985	Resale	Private
THE CLEARWATER	Condominium	99 years	January 21, 2010	947	\$660,000	\$697	2001	Resale	HDB
BAYWATER	Condominium	99 years	January 21, 2010	1,055	\$738,000	\$700	2006	Resale	Private
THE SUMMIT	Condominium	Freehold	January 21, 2010	1,528	\$1,188,000	\$777	1991	Resale	Private
OPTIMA @ TANAH MERAH	Condominium	99 years	January 21, 2010	484	\$498,000	\$1,028	Uncompleted	Sub Sale	HDB
THE BAYSHORE	Condominium	99 years	January 21, 2010	926	\$760,000	\$821	1996	Resale	Private
THE TANAMERA	Condominium	99 years	January 20, 2010	1,518	\$952,000	\$627	1994	Resale	Private
PALMWOODS	Condominium	99 years	January 20, 2010	1,184	\$730,000	\$617	1999	Resale	Private
STRATFORD COURT	Condominium	99 years	January 20, 2010	1,593	\$970,000	\$609	1998	Resale	HDB
CASCADEALE	Condominium	Freehold	January 20, 2010	1,109	\$580,000	\$523	1994	Resale	HDB
72 JALAN ANGIN LAUT	Semi-Detached House	Freehold	January 20, 2010	4,768	\$3,000,000	\$629	1982	Resale	Private
THE BAYSHORE	Condominium	99 years	January 20, 2010	947	\$719,000	\$759	1996	Resale	HDB
AQUARIUS BY THE PARK	Condominium	99 years	January 20, 2010	1,206	\$775,000	\$643	2000	Resale	HDB
CASA FLORA	Condominium	Freehold	January 19, 2010	1,561	\$850,000	\$545	1987	Resale	Private
PARBURY HILL									
CONDOMINIUM	Condominium	Freehold	January 19, 2010	1,033	\$808,000	\$782	1997	Resale	HDB
THE TROPIC GARDENS	Condominium	Freehold	January 19, 2010	1,249	\$850,000	\$681	1995	Resale	Private
16 KEW DRIVE	Detached House	Freehold	January 18, 2010	10,678	\$6,900,000	\$646	1983	Resale	Private
COUNTRY PARK									
CONDOMINIUM	Condominium	Freehold	January 18, 2010	1,561	\$1,215,000	\$778	2003	Resale	Private
THE BAYSHORE	Condominium	99 years	January 18, 2010	1,184	\$910,000	\$769	1996	Resale	HDB
19A HARVEY AVENUE	Detached House	Freehold	January 18, 2010	5,522	\$2,800,000	\$507	1998	Resale	Private
THE BAYSHORE	Condominium	99 years	January 15, 2010	926	\$750,000	\$810	1997	Resale	Private
TANAH MERAH GREEN	Terrace House	99 years	January 15, 2010	1,636	\$1,300,000	\$794	1999	Resale	Private
62 JALAN ANGIN LAUT	Semi-Detached House	Freehold	January 15, 2010	4,532	\$2,668,000	\$588	1985	Resale	Private
LIMAU PARK	Condominium	Freehold	January 15, 2010	1,270	\$785,000	\$618	1991	Resale	HDB
17 SEA BREEZE ROAD	Terrace House	Freehold	January 15, 2010	3,574	\$1,800,000	\$503	1993	Resale	Private
BAYWATER	Condominium	99 years	January 15, 2010	1,410	\$955,000	\$677	2006	Resale	HDB
District 17									
ESTELLA GARDENS	Condominium	Freehold	January 22, 2010	657	\$487,000	\$742	1999	Resale	Private
CARISSA PARK CONDOMINIUM	Condominium	Freehold	January 22, 2010	1,324	\$808,000	\$610	2001	Resale	Private
SANDY PALM	Condominium	99 years	January 21, 2010	1,249	\$650,000	\$521	2002	Resale	Private
LOYANG VALLEY	Condominium	99 years	January 20, 2010	1,485	\$697,000	\$469	1985	Resale	HDB
CHANGI GARDEN	Condominium	Freehold	January 18, 2010	1,475	\$820,000	\$556	1980	Resale	HDB
District 18									
EASTPOINT GREEN	Condominium	99 years	January 22, 2010	958	\$688,000	\$718	1999	Resale	HDB
CHANGI RISE CONDOMINIUM	Condominium	99 years	January 21, 2010	1,259	\$820,000	\$651	2004	Resale	Private
SAVANNAH CONDOPARK	Condominium	99 years	January 20, 2010	1,453	\$945,000	\$650	2005	Resale	Private
SIMEI GREEN CONDOMINIUM	Executive Condominium	99 years	January 20, 2010	1,195	\$725,000	\$607	1999	Resale	Private
SAVANNAH CONDOPARK	Condominium	99 years	January 19, 2010	2,303	\$1,380,000	\$599	2005	Resale	Private
ELIAS TERRACE	Terrace House	999 years	January 18, 2010	2,013	\$1,270,000	\$631	1994	Resale	Private
PINEVALE	Executive Condominium	99 years	January 18, 2010	1,292	\$710,000	\$550	1999	Resale	HDB
MELVILLE PARK	Apartment	99 years	January 18, 2010	1,346	\$700,000	\$520	1996	Resale	Private
TAMPINES COURT	Condominium	101 years	January 18, 2010	1,658	\$714,000	\$431	Unknown	Resale	Private
ELIAS GREEN	Condominium	99 years	January 15, 2010	1,518	\$700,000	\$461	1994	Resale	HDB
PINEVALE	Executive Condominium	99 years	January 15, 2010	1,281	\$750,000	\$586	1999	Resale	HDB
DOUBLE BAY RESIDENCES	Condominium	99 years	January 15, 2010	1,270	\$905,000	\$713	Uncompleted	New Sale	Private
District 19									
THE SUNNYDALE	Condominium	99 years	January 22, 2010	1,399	\$977,000	\$698	2001	Resale	HDB

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
200A PONGGOL									
SEVENTEENTH AVENUE	Detached House	Freehold	January 22, 2010	6,232	\$2,300,000	\$369	Unknown	Resale	Private
SERANGOON GARDEN ESTATE	Terrace House	999 years	January 22, 2010	2,809	\$1,738,000	\$620	Unknown	Resale	Private
ROSALIA PARK	Condominium	Freehold	January 22, 2010	1,475	\$880,000	\$597	1995	Resale	Private
CHUAN PARK	Condominium	99 years	January 22, 2010	1,173	\$835,000	\$712	1985	Resale	HDB
39 3DEN GROVE	Terrace House	Freehold	January 21, 2010	1,873	\$1,200,000	\$642	Unknown	Resale	Private
12 LORONG 5 REALTY PARK	Terrace House	999 years	January 21, 2010	2,766	\$1,480,000	\$534	Unknown	Resale	HDB
SERANGOON GARDEN ESTATE	Terrace House	999 years	January 20, 2010	2,164	\$2,100,000	\$973	Unknown	Resale	Private
AMARANDA GARDENS	Condominium	Freehold	January 20, 2010	1,163	\$1,200,000	\$1,032	2004	Resale	Private
PARRY PARK	Terrace House	999 years	January 20, 2010	1,679	\$1,385,000	\$823	1991	Resale	HDB
REGENTVILLE	Apartment	99 years	January 20, 2010	1,152	\$680,000	\$590	1999	Resale	Private
EDEN VIEW	Apartment	Freehold	January 20, 2010	980	\$720,000	\$735	2006	Resale	HDB
CHILTERN PARK	Condominium	99 years	January 20, 2010	1,302	\$863,000	\$663	1995	Resale	Private
THE SUNNYDALE	Condominium	99 years	January 19, 2010	1,356	\$950,000	\$700	2001	Resale	Private
81 FLORENCE ROAD	Semi-Detached House	999 years	January 18, 2010	5,404	\$3,250,000	\$602	1982	Resale	Private
EVERGREEN PARK	Apartment	99 years	January 18, 2010	1,066	\$608,000	\$571	1999	Resale	HDB
PALM GROVE CONDOMINIUM	Condominium	999 years	January 18, 2010	1,690	\$1,060,000	\$627	2002	Resale	Private
COMPASS HEIGHTS	Apartment	99 years	January 18, 2010	2,497	\$1,385,000	\$555	2002	Resale	Private
SERANGOON GARDEN ESTATE	Terrace House	999 years	January 18, 2010	2,799	\$1,750,000	\$625	1996	Resale	HDB
THE FLORIDA	Executive Condominium	99 years	January 18, 2010	1,292	\$695,000	\$538	2000	Resale	Private
PARK VILLAS	Terrace House	99 years	January 18, 2010	3,025	\$1,450,000	\$480	1997	Resale	Private
SERANGOON GARDEN ESTATE	Terrace House	999 years	January 18, 2010	1,841	\$1,100,000	\$598	Unknown	Resale	Private
SURIN GARDENS	Terrace House	Freehold	January 15, 2010	1,819	\$1,350,000	\$744	1986	Resale	HDB
CHUAN PARK	Condominium	99 years	January 15, 2010	1,528	\$980,000	\$641	1985	Resale	HDB
23 JALAN LIMBOK	Semi-Detached House	999 years	January 15, 2010	2,799	\$1,750,000	\$625	Unknown	Resale	Private
RIVERVALE CREST	Apartment	99 years	January 15, 2010	1,453	\$720,000	\$495	2002	Resale	HDB
25G LORONG HOW SUN	Terrace House	Freehold	January 15, 2010	2,293	\$1,680,000	\$734	2000	Resale	Private
16 VEERAGOO CLOSE	Semi-Detached House	Freehold	January 15, 2010	4,026	\$2,160,000	\$537	Unknown	Resale	Private
KENSINGTON PARK	Condominium	999 years	January 15, 2010	2,196	\$1,690,000	\$770	1987	Resale	Private
District 20									
LAKEVIEW ESTATE	Apartment	99 years	January 21, 2010	1,615	\$1,050,000	\$650	1977	Resale	Private
THE GARDENS AT BISHAN	Condominium	99 years	January 20, 2010	1,227	\$870,000	\$709	2004	Resale	Private
NUOVO	Executive Condominium	99 years	January 19, 2010	1,389	\$855,000	\$616	2004	Resale	HDB
THE GARDENS AT BISHAN	Condominium	99 years	January 18, 2010	1,206	\$888,000	\$737	2004	Resale	HDB
RAFFLESIA CONDOMINIUM	Condominium	99 years	January 18, 2010	1,216	\$958,000	\$788	2003	Resale	Private
THE GARDENS AT BISHAN	Condominium	99 years	January 18, 2010	883	\$663,000	\$751	2004	Resale	Private
CLOVER BY THE PARK	Condominium	99 years	January 16, 2010	1,733	\$1,410,800	\$814	Uncompleted	Sub Sale	Private
SEASONS VIEW	Condominium	99 years	January 15, 2010	1,141	\$812,000	\$712	2000	Resale	HDB
SEMBAWANG HILLS ESTATE	Terrace House	Freehold	January 15, 2010	4,069	\$2,870,000	\$705	Unknown	Resale	Private
35 JALAN HARI RAYA	Terrace House	Freehold	January 15, 2010	915	\$970,000	\$1,060	Unknown	Resale	HDB
THOMSON VIEW CONDOMINIUM	Condominium	99 years	January 15, 2010	3,843	\$1,750,000	\$455	1986	Resale	Private
District 21									
THE STERLING	Condominium	Freehold	January 22, 2010	1,884	\$2,050,000	\$1,088	2000	Resale	Private
THE NEXUS	Condominium	Freehold	January 21, 2010	1,496	\$1,800,000	\$1,203	2006	Resale	Private
SELANTING GREEN	Apartment	Freehold	January 20, 2010	1,302	\$918,000	\$705	1998	Resale	HDB
GRAND CHATEAU	Condominium	Freehold	January 20, 2010	1,249	\$845,000	\$677	1996	Resale	Private
MAPLEWOODS	Condominium	Freehold	January 20, 2010	2,971	\$3,300,000	\$1,111	1997	Resale	Private
SIGNATURE PARK	Condominium	Freehold	January 20, 2010	1,033	\$830,000	\$803	1998	Resale	Private
PARC PALAIS	Condominium	Freehold	January 20, 2010	1,238	\$850,000	\$687	1999	Resale	HDB
SUMMERHILL	Condominium	Freehold	January 19, 2010	1,206	\$925,000	\$767	2002	Resale	HDB
SPRINGDALE CONDOMINIUM	Condominium	999 years	January 19, 2010	1,130	\$828,000	\$733	1998	Resale	HDB
PANDAN VALLEY	Condominium	Freehold	January 19, 2010	4,585	\$3,000,000	\$654	1978	Resale	Private
491 CLEMENTI ROAD	Terrace House	Freehold	January 19, 2010	2,034	\$1,900,000	\$936	1990	Resale	HDB
SAVOY PARK	Terrace House	Freehold	January 18, 2010	1,938	\$1,750,000	\$903	1996	Resale	Private
BLOSSOMVALE	Condominium	999 years	January 18, 2010	1,324	\$1,280,000	\$967	1998	Resale	Private
36B GREENBANK PARK	Detached House	Freehold	January 18, 2010	7,739	\$4,700,000	\$607	1998	Resale	Private
PARC PALAIS	Condominium	Freehold	January 18, 2010	1,238	\$895,000	\$723	1999	Resale	HDB
SUMMERHILL	Condominium	Freehold	January 18, 2010	1,561	\$1,280,000	\$820	2002	Resale	Private
ROYAL COURT	Apartment	Freehold	January 18, 2010	1,270	\$825,000	\$650	1998	Resale	Private
BLOSSOMVALE	Condominium	999 years	January 18, 2010	840	\$826,800	\$985	1998	Resale	Private
SYMPHONY HEIGHTS	Condominium	Freehold	January 15, 2010	1,647	\$1,232,000	\$748	1998	Resale	Private
SOUTHAVEN II	Condominium	999 years	January 15, 2010	1,894	\$1,400,000	\$739	1999	Resale	Private
GARDENVISTA	Condominium	99 years	January 15, 2010	850	\$850,000	\$1,000	2006	Resale	Private
District 22									
CASPIAN	Condominium	99 years	January 19, 2010	872	\$638,000	\$732	Uncompleted	Sub Sale	Private
PARC OASIS	Condominium	99 years	January 19, 2010	1,227	\$790,000	\$644	1994	Resale	Private
SUMMERDALE	Executive Condominium	99 years	January 19, 2010	1,270	\$695,000	\$547	2000	Resale	HDB
THE CENTRIS	Apartment	99 years	January 18, 2010	958	\$780,000	\$814	2009	Sub Sale	Private
THE MAYFAIR	Condominium	99 years	January 18, 2010	1,346	\$848,000	\$630	2000	Resale	Private
PARC OASIS	Condominium	99 years	January 18, 2010	1,227	\$820,000	\$668	1994	Resale	HDB

PROJECT	PROPERTY TYPE	TENURE	CONTRACT DATE	FLOOR AREA (SQ FT)	TRANSACTION PRICE (\$)	UNIT PRICE (\$ PSF)	COMPLETION DATE	TYPE OF SALE	PURCHASER ADDRESS
THE LAKESHORE	Condominium	99 years	January 15, 2010	1,184	\$1,055,000	\$891	2007	Resale	Private
District 23									
NORTHVALE	Apartment	99 years	January 22, 2010	1,270	\$650,000	\$512	1998	Resale	HDB
MAYSPRINGS	Apartment	99 years	January 22, 2010	818	\$555,000	\$678	1998	Resale	HDB
PARKVIEW APARTMENTS	Apartment	99 years	January 22, 2010	936	\$562,000	\$600	1998	Resale	Private
HILLVIEW REGENCY	Condominium	99 years	January 22, 2010	1,195	\$930,000	\$778	2006	Resale	Private
GLENDAL PARK	Condominium	Freehold	January 22, 2010	1,249	\$918,000	\$735	2000	Resale	Private
REGENT HEIGHTS	Condominium	99 years	January 22, 2010	1,023	\$610,000	\$597	1999	Resale	Private
THE JADE	Condominium	99 years	January 21, 2010	1,087	\$768,000	\$706	2004	Resale	HDB
THE MADEIRA	Condominium	99 years	January 21, 2010	1,356	\$860,000	\$634	2003	Resale	Private
PARKVIEW APARTMENTS	Apartment	99 years	January 21, 2010	1,119	\$630,000	\$563	1998	Resale	HDB
GLENDAL PARK	Condominium	Freehold	January 20, 2010	1,313	\$869,000	\$662	2000	Resale	HDB
PALM GARDENS	Condominium	99 years	January 20, 2010	1,216	\$660,000	\$543	2000	Resale	HDB
HILLVIEW REGENCY	Condominium	99 years	January 19, 2010	1,109	\$730,000	\$658	2005	Resale	HDB
REGENT GROVE	Condominium	99 years	January 19, 2010	1,163	\$645,000	\$555	2000	Resale	HDB
PALM GARDENS	Condominium	99 years	January 19, 2010	1,216	\$668,000	\$549	2000	Resale	HDB
PAVILION PARK	Semi-Detached House	Freehold	January 19, 2010	2,669	\$2,068,000	\$774	2003	Resale	Private
PALM GARDENS	Condominium	99 years	January 19, 2010	958	\$590,000	\$616	2000	Resale	Private
PALM GARDENS	Condominium	99 years	January 19, 2010	1,216	\$730,000	\$600	2000	Resale	HDB
THE DAIRY FARM	Condominium	Freehold	January 19, 2010	1,593	\$1,175,000	\$738	1985	Resale	Private
NORTHVALE	Apartment	99 years	January 18, 2010	1,270	\$685,000	\$539	1998	Resale	HDB
HILLBROOKS	Condominium	Freehold	January 18, 2010	1,076	\$770,000	\$715	1999	Resale	Private
REGENT GROVE	Condominium	99 years	January 18, 2010	926	\$575,000	\$621	2000	Resale	HDB
HILLINGTON GREEN	Condominium	999 years	January 18, 2010	1,528	\$1,085,000	\$710	2002	Resale	Private
PALM GARDENS	Condominium	99 years	January 18, 2010	1,206	\$660,000	\$547	2000	Resale	HDB
HILLVIEW HEIGHTS	Condominium	Freehold	January 18, 2010	1,432	\$970,000	\$678	1996	Resale	Private
PALM GARDENS	Condominium	99 years	January 18, 2010	1,206	\$660,000	\$547	2000	Resale	Private
MAYSPRINGS	Apartment	99 years	January 15, 2010	915	\$610,000	\$667	1998	Resale	HDB
REGENT HEIGHTS	Condominium	99 years	January 15, 2010	1,023	\$645,000	\$631	1999	Resale	Private
HILLVIEW REGENCY	Condominium	99 years	January 15, 2010	1,195	\$960,000	\$803	2006	Resale	Private
THE JADE	Condominium	99 years	January 15, 2010	1,335	\$968,000	\$725	2004	Resale	Private
CHANTILLY RISE	Condominium	Freehold	January 15, 2010	947	\$690,000	\$728	1998	Resale	HDB
District 25									
NORTHOAKS	Executive Condominium	99 years	January 21, 2010	1,238	\$625,000	\$505	2000	Resale	HDB
WOODGROVE CONDOMINIUM	Condominium	99 years	January 21, 2010	1,981	\$980,000	\$495	1999	Resale	Private
WOODSVALE	Executive Condominium	99 years	January 19, 2010	1,292	\$640,000	\$495	2000	Resale	HDB
NORTHOAKS	Executive Condominium	99 years	January 15, 2010	1,485	\$715,000	\$481	2000	Resale	Private
District 26									
59 SPRINGLEAF ROAD	Semi-Detached House	Freehold	January 21, 2010	2,303	\$1,810,000	\$785	2009	Resale	HDB
HEETON PARK	Terrace House	Freehold	January 20, 2010	1,959	\$1,210,000	\$616	1993	Resale	HDB
LENTOR VIEW	Semi-Detached House	Freehold	January 20, 2010	5,813	\$2,600,000	\$447	1992	Resale	Private
TEACHER'S HOUSING ESTATE	Terrace House	999 years	January 20, 2010	1,819	\$1,255,000	\$690	Unknown	Resale	Private
SEASONS PARK	Condominium	99 years	January 18, 2010	1,292	\$730,000	\$565	1997	Resale	Private
5 MENG SUAN ROAD	Detached House	999 years	January 15, 2010	6,157	\$2,535,000	\$412	Unknown	Resale	Private
District 27									
19 JALAN SANKAM	Terrace House	Freehold	January 21, 2010	1,884	\$988,000	\$523	Unknown	Resale	Private
ORCHID PARK CONDOMINIUM	Condominium	99 years	January 21, 2010	1,206	\$678,000	\$562	1994	Resale	HDB
NORTHWOOD	Condominium	Freehold	January 20, 2010	1,313	\$945,000	\$720	2009	Sub Sale	HDB
ORCHID PARK CONDOMINIUM	Condominium	99 years	January 19, 2010	872	\$575,000	\$659	1994	Resale	HDB
SELETARIS	Condominium	Freehold	January 15, 2010	1,292	\$710,000	\$550	2001	Resale	Private
SUN PLAZA	Apartment	99 years	January 15, 2010	1,346	\$705,000	\$524	2000	Resale	HDB
SPRINGHILL	Terrace House	99 years	January 15, 2010	3,197	\$1,195,000	\$374	2005	Resale	Private
LILYDALE	Executive Condominium	99 years	January 15, 2010	1,421	\$675,000	\$475	2003	Resale	HDB
4 JALAN GAPIS	Semi-Detached House	Freehold	January 15, 2010	2,121	\$1,280,000	\$605	Unknown	Resale	Private
District 28									
SELETAR HILLS ESTATE	Semi-Detached House	999 years	January 22, 2010	4,553	\$2,165,000	\$475	Unknown	Resale	Private
GREEN SPRINGS	Terrace House	999 years	January 21, 2010	1,615	\$1,420,000	\$879	2002	Resale	Private
4 JALAN TARI ZAPIN	Terrace House	999 years	January 21, 2010	1,453	\$890,800	\$611	Unknown	Resale	Private
50 LORONG TANGGAM	Semi-Detached House	999 years	January 21, 2010	2,368	\$1,595,000	\$674	2002	Resale	HDB
MIMOSA PARK	Condominium	Freehold	January 19, 2010	2,153	\$1,100,000	\$511	1979	Resale	Private
SELETAR HILLS ESTATE	Semi-Detached House	999 years	January 19, 2010	3,154	\$1,470,000	\$467	Unknown	Resale	Private
SUNRISE GARDENS	Condominium	99 years	January 18, 2010	2,024	\$1,030,000	\$509	1998	Resale	Private
SELETAR HILLS ESTATE	Semi-Detached House	999 years	January 18, 2010	3,143	\$2,200,000	\$700	Unknown	Resale	Private

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Home Loan Rates

BANK	NAME OF	BOARD RATE	80% FINANCING				BOARD RATE	90% FINANCING			
			FIRST YEAR	SECOND YEAR	THIRD YEAR	THEREAFTER		FIRST YEAR	SECOND YEAR	THIRD YEAR	THEREAFTER
DBS											
HDB & Private Housing	Sibor Loyalty Package	NA	Sibor* + 0.50	Sibor* + 1.00	Sibor* + 1.25	Sibor* + 1.25	NA	Sibor* + 1.00	Sibor* + 1.50	Sibor* + 1.75	Sibor* + 1.75
	Sibor Fixed Rate Package	NA	1.99 (fixed)	2.09 (fixed)	2.19 (fixed)	Sibor* + 1.25	NA	2.49 (fixed)	2.59 (fixed)	2.69 (fixed)	Sibor* + 1.75
	Prime Rate Package	4.25	1.75 (BR-2.50)	1.75 (BR-2.50)	2.75 (BR-1.50)	3.25 (BR-1.00)	4.25	2.25 (BR-2.00)	2.25 (BR-2.00)	3.25 (BR-1.00)	3.75 (BR-0.50)
POSB											
HDB & Private Housing	Home Ideal Package	2.50	2.50	2.75 (HBR+0.25)	3.00 (HBR+0.50)	3.75 (HBR+1.25)	2.50	3.00 (HBR+0.50)	3.25 (HBR+0.75)	3.50 (HBR+1.00)	4.25 (HBR+1.75)
	Sibor Loyalty Package	NA	Sibor* + 0.50	Sibor* + 1.00	Sibor* + 1.25	Sibor* + 1.25	NA	Sibor* + 1.00	Sibor* + 1.50	Sibor* + 1.75	Sibor* + 1.75
	Sibor Fixed Rate Package	NA	1.99 (fixed)	2.09 (fixed)	2.19 (fixed)	Sibor* + 1.25	NA	2.49 (fixed)	2.59 (fixed)	2.69 (fixed)	Sibor* + 1.75
	Prime Rate Package	4.25	1.75 (BR-2.50)	1.75 (BR-2.50)	2.75 (BR-1.50)	3.25 (BR-1.00)	4.25	2.25 (BR-2.00)	2.25 (BR-2.00)	3.25 (BR-1.00)	3.75 (BR-0.50)
Hong Leong Finance											
HDB	2-Year Fixed Rate Package	4.25	1.63 (fixed)	2.13 (fixed)	2.83 (HBR-1.42)	3.33 (HBR-0.92)	4.25	2.23 (fixed)	3.03 (fixed)	3.63 (HBR-0.62)	4.03 (HBR-0.22)
	Variable Rate Package	4.25	1.33 (HBR-2.92)	2.03 (HBR-2.22)	2.63 (HBR-1.62)	3.33 (HBR-0.92)	4.25	2.03 (HBR-2.22)	2.83 (HBR-1.42)	3.33 (HBR-0.92)	3.83 (HBR-0.42)
Private Housing	2-Year Fixed-Rate Package	7.25	1.98 (fixed)	2.68 (fixed)	3.18 (BR-4.07)	3.68 (BR-3.57)	NA	NA	NA	NA	NA
	Variable Rate Package	7.25	1.88 (BR-5.37)	2.48 (BR-4.77)	3.08 (BR-4.17)	3.68 (BR-3.57)	NA	NA	NA	NA	NA
HSBC**											
HDB	Standard Package (for completed properties) (min \$100,000, no lock-in)	3-mth Sibor	3-mth Sibor+1.75	3-mth Sibor+1.75	3-mth Sibor+1.75	3-mth Sibor+1.75	NA	NA	NA	NA	NA
	Standard Package (for completed properties) (min \$100,000, 1-yr lock-in)	3-mth Sibor	3-mth Sibor+1.60	3-mth Sibor+1.60	3-mth Sibor+1.60	3-mth Sibor+1.60	NA	NA	NA	NA	NA
	Standard Package (for BUC) (min \$100,000, no lock-in)	3-mth Sibor	3-mth Sibor+1.25	3-mth Sibor+1.25	3-mth Sibor+1.25	3-mth Sibor+1.25	NA	NA	NA	NA	NA
	Loyalty Package (for completed properties) (min \$100,000, no lock-in)	3-mth Sibor	3-mth Sibor+1.30	3-mth Sibor+1.20	3-mth Sibor+1.10	3-mth Sibor+1.10	NA	NA	NA	NA	NA
Private Housing	Standard Package (for completed properties) (min \$200,000, no lock-in)	3-mth Sibor	3-mth Sibor+1.75	3-mth Sibor+1.75	3-mth Sibor+1.75	3-mth Sibor+1.75	NA	NA	NA	NA	NA
	Standard Package (for completed properties) (min \$200,000, 1-yr lock-in)	3-mth Sibor	3-mth Sibor+1.60	3-mth Sibor+1.60	3-mth Sibor+1.60	3-mth Sibor+1.60	NA	NA	NA	NA	NA
	Standard Package (for BUC) (min \$200,000, no lock-in)	3-mth Sibor	3-mth Sibor+1.25	3-mth Sibor+1.25	3-mth Sibor+1.25	3-mth Sibor+1.25	NA	NA	NA	NA	NA
	Loyalty Package (for completed properties) (min \$200,000, no lock-in)	3-mth Sibor	3-mth Sibor+1.30	3-mth Sibor+1.20	3-mth Sibor+1.10	3-mth Sibor+1.10	NA	NA	NA	NA	NA
Maybank											
HDB	1-Year Fixed Rate Package	3.75	3.28 (fixed)	3.28 (SRFR-0.47)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
	2-Year Fixed Rate Package	3.75	2.98 (fixed)	2.98 (fixed)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
	3-Year Fixed Rate Package	3.75	1.60 (fixed)	2.20 (fixed)	2.90 (fixed)	3.75 (SRFR)	NA	NA	NA	NA	NA
	3-Year Fixed 1.80%	3.75	3.98 (fixed)	4.08 (fixed)	4.18 (fixed)	3.75 (SRFR)	NA	NA	NA	NA	NA
	Cashback Package (completed property only)										
	Fixed Rate Package (4-yr lock-in)	3.75	2.28 (fixed)	2.88 (fixed)	3.38 (fixed)	Fourth Year: 3.88 (fixed); Thereafter: 3.75 (SRFR)	NA	NA	NA	NA	NA
	Variable Rate Package (1-yr lock-in)	3.75	1.98 (SRFR-1.77)	2.88 (SRFR-0.87)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
	Variable Rate Package (2-yr lock-in)	3.75	1.88 (SRFR-1.87)	2.68 (SRFR-1.07)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
	Variable Rate Package (3-yr lock-in)	3.75	1.68 (SRFR-2.07)	2.48 (SRFR-1.27)	2.88 (SRFR-0.87)	3.75 (SRFR)	NA	NA	NA	NA	NA
	Variable Rate Package (no lock-in)	3.75	3.28 (SRFR-0.47)	3.28 (SRFR-0.47)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
Private Housing	Variable 1.80% Cashback Package (completed property only)	3.75	2.28 (SRFR-1.47)	3.08 (SRFR-0.67)	3.48 (SRFR-0.27)	3.75 (SRFR)	NA	NA	NA	NA	NA
	1-Year Fixed Rate Package	3.75	3.28 (fixed)	3.28 (SRFR-0.47)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
	2-Year Fixed Rate Package	3.75	2.98 (fixed)	2.98 (fixed)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
	3-Year Fixed Rate Package	3.75	1.60 (fixed)	2.20 (fixed)	2.90 (fixed)	3.75 (SRFR)	NA	NA	NA	NA	NA
	3-Year Fixed 1.80% Cashback Package (completed property only)	3.75	3.98 (fixed)	4.08 (fixed)	4.18 (fixed)	3.75 (SRFR)	NA	NA	NA	NA	NA
	Fixed Rate Package (4-yr lock-in)	3.75	2.28 (fixed)	2.88 (fixed)	3.38 (fixed)	Fourth Year: 3.88 (fixed); Thereafter: 3.75 (SRFR)	NA	NA	NA	NA	NA
	Variable Rate Package (1-yr lock-in)	3.75	1.98 (SRFR-1.77)	2.88 (SRFR-0.87)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
	Variable Rate Package (2-yr lock-in)	3.75	1.88 (SRFR-1.87)	2.68 (SRFR-1.07)	3.28 (SRFR-0.47)	3.75 (SRFR)	NA	NA	NA	NA	NA
	Variable Rate Package (3-yr lock-in)	3.75	1.68 (SRFR-2.07)	2.48 (SRFR-1.27)	2.88 (SRFR-0.87)	3.75 (SRFR)	NA	NA	NA	NA	NA
	Variable 1.80% Cashback Package (completed property only)	3.75	2.28 (SRFR-1.47)	3.08 (SRFR-0.67)	3.48 (SRFR-0.27)	3.75 (SRFR)	NA	NA	NA	NA	NA
OCBC											
HDB	Variable Rate Package	4.50	3.25 (HBR-1.25)	3.50 (HBR-1.00)	3.75 (HBR-0.75)	3.75 (HBR-0.75)	NA	NA	NA	NA	NA
Private Housing	Fixed Rate Package	4.50	3.75 (fixed)	4.00 (fixed)	3.75 (HBR-0.75)	3.75 (HBR-0.75)	NA	NA	NA	NA	NA
	Variable Rate Package	4.50	3.25 (BR-1.25)	3.50 (BR-1.00)	3.75 (BR-0.75)	3.75 (BR-0.75)	NA	NA	NA	NA	NA
Sing Investments & Finance											
HDB	Variable Rate Package	4.25	3.50 (HBR-1.00)	3.75 (HBR-0.75)	4.00 (HBR-0.50)	4.00 (HBR-0.50)	NA	NA	NA	NA	NA
Private Housing	Variable Rate Package	5.00	3.25 (BR-1.25)	3.50 (BR-1.00)	3.75 (BR-0.75)	3.75 (BR-0.75)	NA	NA	NA	NA	NA
UOB											
HDB	Standard Floating Rate Package	4.50	2.75 (HBR-1.75)	2.99 (HBR-1.51)	3.75 (HBR-0.75)	3.75 (HBR-0.75)	NA	NA	NA	NA	NA
Private Housing	Standard Floating Rate Package	4.50	2.75 (HBR-1.75)	2.99 (HBR-1.51)	3.75 (HBR-0.75)	3.75 (HBR-0.75)	NA	NA	NA	NA	NA
RHB											
HDB	Fixed Rate Package (2-yr lock-in)	4.25	2.88 (fixed)	2.88 (fixed)	3.38 (HBR-0.87)	3.38 (HBR-0.87)	NA	NA	NA	NA	NA
	Fixed Rate Package (3-yr lock-in)	4.25	2.68 (fixed)	2.98 (fixed)	2.98 (fixed)	3.38 (HBR-0.87)	NA	NA	NA	NA	NA
	Variable Rate Package (2-yr lock-in)	4.25	1.98 (HBR-2.27)	2.88 (HBR-1.37)	3.38 (HBR-0.87)	3.38 (HBR-0.87)	NA	NA	NA	NA	NA
	Variable Rate Package (3-yr lock-in)	4.25	1.68 (HBR-2.57)	2.68 (HBR-1.57)	2.98 (HBR-1.27)	3.38 (HBR-0.87)	NA	NA	NA	NA	NA
	Private Housing	Fixed Rate Package (2-yr lock-in)	5.75	2.88 (fixed)	2.88 (fixed)	3.38 (BR-2.37)	3.38 (BR-2.37)	NA	NA	NA	NA
Private Housing	Fixed Rate Package (3-yr lock-in)	5.75	2.68 (fixed)	2.98 (fixed)	2.98 (fixed)	3.38 (BR-2.37)	5.75	3.18 (fixed)	3.18 (fixed)	3.18 (fixed)	3.88 (BR-1.87)
	Variable Rate Package (2-yr lock-in)	5.75	1.98 (BR-3.77)	2.88 (BR-2.87)	3.38 (BR-2.37)	3.38 (BR-2.37)	NA	NA	NA	NA	NA
	Variable Rate Package (3-yr lock-in)	5.75	1.68 (BR-4.07)	2.68 (BR-3.07)	2.98 (BR-2.77)	3.38 (BR-2.37)	5.75	2.68 (BR-3.07)	3.08 (BR-2.67)	3.88 (BR-1.87)	3.88 (BR-1.87)
	Variable Rate Package (3-yr lock-in)	5.75	1.68 (BR-4.07)	2.68 (BR-3.07)	2.98 (BR-2.77)	3.38 (BR-2.37)	5.75	2.68 (BR-3.07)	3.08 (BR-2.67)	3.88 (BR-1.87)	3.88 (BR-1.87)

Home Loan Rates

BANK	NAME OF LOAN SCHEME	BOARD RATE (%)	80% FINANCING				90% FINANCING				
			FIRST YEAR (%)	SECOND YEAR (%)	THIRD YEAR (%)	THEREAFTER (%)	FIRST YEAR (%)	SECOND YEAR (%)	THIRD YEAR (%)	THEREAFTER (%)	
			LTV <=80%				LTV 80%-85%				
Standard Chartered											
HDB	1-Year Fixed Rate Package (PB) (2-yr lock-in, min \$100k)	3-mth Sibor	1.70 (fixed)	3-mth Sibor+1.05	3-mth Sibor+1.05	3-mth Sibor+1.05	3-mth Sibor	2.30 (fixed)	3-mth Sibor+1.65	NA	NA
	1-Year Fixed Rate Package (GMM/EXCEL) (1-yr lock-in, min \$100k)	3-mth Sibor	1.70 (fixed)	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	2.30 (fixed)	3-mth Sibor+1.90	NA	NA
	2-Year Fixed Rate Package (PB) (2-yr lock-in, min \$100k)	3-mth Sibor	1.50 (fixed)	2.58 (fixed)	3-mth Sibor+1.25	3-mth Sibor+1.25	3-mth Sibor	2.10 (fixed)	3.18 (fixed)	NA	NA
	2-Year Fixed Rate Package (GMM/EXCEL) (2-yr lock-in, min \$100k)	3-mth Sibor	1.68 (fixed)	2.68 (fixed)	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	2.28 (fixed)	3.28 (fixed)	NA	NA
	3-mth Sibor Package (no lock-in, min \$100k)	3-mth Sibor	3-mth Sibor+1.55	3-mth Sibor+1.55	3-mth Sibor+1.55	3-mth Sibor+1.55	3-mth Sibor	3-mth Sibor+2.15	3-mth Sibor+2.15	NA	NA
	3-mth Sibor Package (no lock-in, min \$250k)	3-mth Sibor	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	3-mth Sibor+1.90	3-mth Sibor+1.90	NA	NA
	3-mth Sibor Package (1-yr lock-in, min \$250k)	3-mth Sibor	3-mth Sibor+1.20	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	3-mth Sibor+1.80	3-mth Sibor+1.90	NA	NA
	3-mth Sibor Package (BUC) (no lock-in, min \$250k)	3-mth Sibor	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	3-mth Sibor+1.90	3-mth Sibor+1.90	NA	NA
	12-mth Sibor Package (no lock-in, min \$100k)	12-mth Sibor	12-mth Sibor+1.55	12-mth Sibor+1.55	12-mth Sibor+1.55	12-mth Sibor+1.55	12-mth Sibor	12-mth Sibor+2.15	12-mth Sibor+2.15	NA	NA
	12-mth Sibor Package (no lock-in, min \$250k)	12-mth Sibor	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor	12-mth Sibor+1.90	12-mth Sibor+1.90	NA	NA
	12-mth Sibor Package (1-yr lock-in, min \$250k)	12-mth Sibor	12-mth Sibor+1.20	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor	12-mth Sibor+1.80	12-mth Sibor+1.90	NA	NA
	Floating Package (2-yr lock-in, min 100k)	5.10	2.78	2.78	3.75	3.75	5.10	3.38	3.38	NA	NA
Private Housing	1-Year Fixed Rate Package (2-yr lock-in, min \$1m)	3-mth Sibor	1.65 (fixed)	3-mth Sibor +0.95	3-mth Sibor +0.95	3-mth Sibor +0.95	3-mth Sibor	2.25 (fixed)	3-mth Sibor+1.55	3-mth Sibor+1.55	3-mth Sibor+1.55
	1-Year Fixed Rate Package (2-yr lock-in, min \$500k)	3-mth Sibor	1.70 (fixed)	3-mth Sibor +1.05	3-mth Sibor +1.05	3-mth Sibor +1.05	3-mth Sibor	2.30 (fixed)	3-mth Sibor +1.65	3-mth Sibor +1.65	3-mth Sibor +1.65
	1-Year Fixed Rate Package (1-yr lock-in, min 100k)	3-mth Sibor	1.70 (fixed)	3-mth Sibor +1.30	3-mth Sibor +1.30	3-mth Sibor +1.30	3-mth Sibor	2.30 (fixed)	3-mth Sibor +1.90	3-mth Sibor +1.90	3-mth Sibor +1.90
	2-Year Fixed Rate Package (2-yr lock-in, min \$1m)	3-mth Sibor	1.48 (fixed)	2.48 (fixed)	3-mth Sibor +1.00	3-mth Sibor +1.00	3-mth Sibor	2.08 (fixed)	3.08 (fixed)	3-mth Sibor +1.60	3-mth Sibor +1.60
	2-Year Fixed Rate Package (2-yr lock-in, min \$500k)	3-mth Sibor	1.50 (fixed)	2.58 (fixed)	3-mth Sibor +1.25	3-mth Sibor +1.25	3-mth Sibor	2.10 (fixed)	3.18 (fixed)	3-mth Sibor +1.85	3-mth Sibor +1.85
	2-Year Fixed Rate Package (2-yr lock-in, min \$100k)	3-mth Sibor	1.68 (fixed)	2.68 (fixed)	3-mth Sibor +1.30	3-mth Sibor +1.30	3-mth Sibor	2.28 (fixed)	3.28 (fixed)	3-mth Sibor +1.90	3-mth Sibor +1.90
	MortgageOne Sibor Package (1-yr lock-in, min \$1m)	3-mth Sibor	3-mth Sibor+0.88	3-mth Sibor+0.98	3-mth Sibor+0.98	3-mth Sibor+0.98	3-mth Sibor	3-mth Sibor+1.48	3-mth Sibor+1.58	3-mth Sibor+1.58	3-mth Sibor+1.58
	MortgageOne Sibor Package (1-yr lock-in, min \$500k)	3-mth Sibor	3-mth Sibor+0.98	3-mth Sibor+0.98	3-mth Sibor+1.18	3-mth Sibor+1.18	3-mth Sibor	3-mth Sibor+1.58	3-mth Sibor+1.58	3-mth Sibor+1.78	3-mth Sibor+1.78
	MortgageOne Sibor Package (no lock-in, min \$100k)	3-mth Sibor	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90
	MortgageOne Sibor Package (BUC) (1-yr lock-in, min \$1m)	3-mth Sibor	3-mth Sibor+0.88	3-mth Sibor+0.98	3-mth Sibor+0.98	3-mth Sibor+0.98	3-mth Sibor	3-mth Sibor+1.48	3-mth Sibor+1.58	3-mth Sibor+1.58	3-mth Sibor+1.58
	MortgageOne Sibor Package (BUC) (1-yr lock-in, min \$500k)	3-mth Sibor	3-mth Sibor+0.98	3-mth Sibor+0.98	3-mth Sibor+1.18	3-mth Sibor+1.18	3-mth Sibor	3-mth Sibor+1.58	3-mth Sibor+1.58	3-mth Sibor +1.78	3-mth Sibor +1.78
	MortgageOne Sibor Package (BUC) (1-yr lock-in, min \$100k)	3-mth Sibor	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90
	3-mth Sibor Package (BUC) (200k, no lock-in)	3-mth Sibor	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90
	3-mth Sibor Package (no lock-in, min \$100k)	3-mth Sibor	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90
	3-mth Sibor Package (1-yr lock-in, min \$100k)	3-mth Sibor	3-mth Sibor+1.20	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor+1.30	3-mth Sibor	3-mth Sibor+1.80	3-mth Sibor+1.90	3-mth Sibor+1.90	3-mth Sibor+1.90
	MortgageOne Optimiser Package (no lock-in, min 200k)	5.00	2.78	2.78	2.78	2.78	5.00	3.38	3.38	3.38	3.38
	12-mth Sibor Package (no lock-in, min \$100k)	12-mth Sibor	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor	12-mth Sibor+1.90	12-mth Sibor+1.90	12-mth Sibor+1.90	12-mth Sibor+1.90
	12-mth Sibor Package (1-yr lock-in, min 100k)	12-mth Sibor	12-mth Sibor+1.20	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor+1.30	12-mth Sibor	12-mth Sibor+1.80	12-mth Sibor+1.90	12-mth Sibor+1.90	12-mth Sibor+1.90
	Floating Package (2-yr lock-in, min 100k)	4.50	2.78	2.78	3.75	3.75	4.50	3.38	3.38	4.35	4.35

NOTE:

HBR = HDB Housing Board Rate

BR = Private housing board rate

SRFR = Singapore Residential Financing Rate

90% financing available on a case-by-case basis based on bank's discretion

N.A. = Not available

* The Sibor refers to the 3 month or 12 month Sibor

* HSBC fixed rate packages - please contact call centre hotline at 1800-HSBC NOW (4722 669)

The Interbank Market Rate refers to the 12-month Sibor. Twelve-month Sibor rate is 0.92000% as at Feb 3, 2010.

Three-month Sibor rate is 0.67287% as at Feb 3, 2010

All board rates are variable.

Tables updated as of Feb 4, 2010

Sources: the various banks, Home Loan Singapore Pte Ltd, The Edge Singapore