



SINGAPORE PROPERTY MARKET

A New Projects Segment of
Property Property
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NEW PROJECTS 2023

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WEST

Boon Lay, Bukit Batok,
Bukit Panjang,
Choa Chu Kang,
Clementi,
Jurong, Pioneer,
Tengah, Tuas

Think of the **West side** of Singapore and what comes to your mind? Nature Reserves, Jurong Lake Gardens, Jurong Lake District (JLD), Jurong Innovation District (JID) and Tuas Port. Residents living in the West can look forward to many exciting major transformations - rejuvenated towns with quality amenities, new housing and community facilities nestled within lush green spaces, close to parks and nature corridors, new parks and enhancements to existing green spaces and waterways. The 360-hectare JLD will be the largest mixed-use business district outside the city centre, with quality offices, housing, amenities and abundant green spaces. Leisure and recreational facilities have also been planned around Jurong Lake to leverage on the area's unique lakeside and garden setting. Four MRT lines will serve the JLD by 2035. JID on the other hand, will be an industrial district for advanced manufacturing.

Residents in the West can also look forward to several exciting property launches coming their way. The first West-side property launch of 2023 - **The Botany at Dairy Farm**, saw a take-up rate of 48% at an average price of \$2,070psf at its launch on 4 March. Three other new projects are coming up in Q2/Q3 2023.



Did You Know? For the whole of 2022, sales volume of new homes fell by about 36% compared with 2021. An estimated 4,500 to 4,600 units (across 21 projects) were launched in 2022 - less than half of 2021's launch volume. For the whole of 2022, private home prices grew 8.4%, slowing from 2021's 10.6% rise. Analysts are of the view that the rising interest rates will peak this year and pose marginal deterrence to new project buyers since mortgage payment is progressive. Around 50 new projects totalling 13,000 to 14,000 new home units may be launched in 2023. **Some 2,800 units across 8 new property launches are expected in the West.** Four projects are highlighted below.

THE BOTANY AT DAIRY FARM

DAIRY FARM WALK
SIM LIAN
99 LH | 386 UNITS

~750m



THE LAKE GARDEN RESIDENCES

YUAN CHING ROAD
WINGTAI ASIA
99 LH | 306 UNITS

THE MYST

UPPER BUKIT TIMAH ROAD
CDL
99LH | 408 UNITS

~400m



NEW EXECUTIVE CONDO

BT BATOK WEST AVE 8
QINGJIAN, SANTARLY
99 LH | 360 UNITS



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PAULINE CHUA 蔡喜娟

During her corporate years, Pauline was with the Singapore Productivity & Standards Board and the Ministry of Social & Family Development for a period of over 10 years. Through national level events, training programmes and promotion initiatives such as community outreach activities, newsletters and publications, website and social media, Pauline played an instrumental role to promote quality assurance, service quality and social services to the public and stakeholders. Pauline also had the opportunity to work in the valuation department of a local bank in 1993 - 1994, and it was then that Pauline witnessed the investment value of real estate in Singapore.

As a real estate advisor since 2015, Pauline has helped many people around her acquire their dream home and grow their wealth. Her property transactions span across HDB, resale condos, new launches, landed and industrial properties.

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