

## International Property

OVAL KUALA LUMPUR – MAKING ITS FIRST DEBUT IN SINGAPORE SOON!

"The thriving hub of KL is within easy reach; Petronas Twin Towers, premier shopping and entertainment centres such as Pavilion and Suria KLCC are just minutes away."



### OVAL KUALA LUMPUR

#### The finest Residence in KL City Centre Comes Around

OVAL Kuala Lumpur, a luxury freehold condominium, is proudly developed by one of the most established developers in Malaysia Guocoland Malaysia Berhad. Boasting 360° panoramic view of the gorgeous Kuala Lumpur (KL) skyline, this development is located at the heart of Kuala Lumpur City Centre (KLCC), and is set to be KL's new icon of elite living.

Living in the heart of the city means unparalleled accessibility. The thriving hub of KL is within easy reach; Petronas Twin Towers, premier shopping and entertainment centres such as Pavilion and Suria KLCC are just minutes away.

The OVAL features twin 41-storey elliptical towers, comprising 140 exclusive 5-star residences and two unique living spaces - the premium 3,750 sq ft Sky Villas and the majestic 7,600 sq ft Mansionary Villas. Each residence comes with a private lift lobby, which further enhances exclusivity.

Family-friendly facilities such as fully equipped fitness center, spa, infinity lap pool and playground are available in both towers. On top of this, OVAL is one of the few residences that uses biometric security for secure access to every apartment.

Hurry! It's an excellent investment opportunity not to be missed!

For enquiries, please call

**Janice Lim**

**6228 6880**

**Janice.lim@sg.knightfrank.com**

**Chloe Choo**

**6228 6877**

**chloe.choo@sg.knightfrank.com**



# Residential

NEW RELEASE!



## NATHAN RESIDENCES

Nathan Residences, a freehold development is tucked in a private vicinity near to the prestigious neighbourhood of GCBs and Orchard Road.

With its sleek and modern interior design and fittings, this 91-unit development comprises 1 and 2 bedroom apartments, which is set to make a splash with the young, hip and savvy homeowners.

Clubbing, shopping, dining and relaxation - Nathan Residences brings all the vital components together that make up a stimulating lifestyle. At the same time, Valley Point and Great World City are just a few minutes away.

**Freehold. Prime District 10. Sleek and Modern Home Previewing Now!**

For enquiries, please call

**Deric Chong**

**9837 8786**

**[deric.chong@sg.knightfrank.com](mailto:deric.chong@sg.knightfrank.com)**



## Residential

SINGAPORE – CURRENT PROJECT HIGHLIGHTS

### LIVIA 莉雅苑

It's all happening here!

**Location:** Pasir Ris Grove  
**No. Of Units:** 724 units  
**Tenure:** 99 years from Jan 2008  
**Sizes:** (2 to 4 bedrooms and Penthouses)

**Facilities:** Full condo facilities classified into 4 different zones: Action Zone, Aqua Zone, Leisure Zone & Garden Zone. This is the only new condominium that offers such extensive facilities!

**Special Features:** Designed by the renowned Architect 61, Livia redefines the meaning of luxurious living in the East! The apartments are oriented in North-South direction, which promotes natural ventilation.

#### What's more!

Each apartment comes with a spacious and well-planned interior, with full-height windows. Every living room and master bedroom is equipped with innovative lighting system that helps to conserve energy.

**Amenities:** Near to Pasir Ris MRT station, Pasir Ris Park, Downtown East, White Sands Shopping Mall and Educational Institutions like Pasir Ris Primary School, United World College and the upcoming Singapore's 4th university.

Look out for phase 2 releases of premium units!



For enquiries, please call

**Michelle Chia** 9062 3456  
[michelle.chia@sg.knightfrank.com](mailto:michelle.chia@sg.knightfrank.com)  
**Liesel Lim** 9068 0018  
[liesel.lim@sg.knightfrank.com](mailto:liesel.lim@sg.knightfrank.com)



# Residential

SINGAPORE – CURRENT PROJECT HIGHLIGHTS



**D'Lotus**  
TOP obtained!  
Fully furnished apartments for sale!!

**Location:** Lorong Ampas  
**District:** District 12  
**No. Of Units:** 83 units  
**Tenure:** Freehold  
**Sizes:** (1 to 3 bedrooms)

**Facilities:** Swimming pool, gym, BBQ Pits and changing rooms.

**Amenities:** D'Lotus is within walking distance to Toa Payoh Central and HDB Hub. Accessibility is a breeze with its close proximity to the MRT and bus interchange, as well as CTE and PIE.

For enquiries, please call

**Jack Kum** 9742 0308  
[jack.kum@sg.knightfrank.com](mailto:jack.kum@sg.knightfrank.com)



**Woodsville 28**  
Excellent Investment Opportunity!  
Close to Town! Right Next to MRT!

**Location:** Woodsville Close  
**No. Of Units:** 110 units  
**Tenure:** 99 years  
**Sizes:** (2 bedrooms to 3+Study and Penthouse)

**Facilities:** It has full condo facilities, including swimming pool, children's pool, spa corner, BBQ pits, playground and a gymnasium that overlooks the pool.

**Special Features:** Each floor has only 3 to 4 private and exclusive units. The 2 penthouses come with a private roof top terrace, complete with a BBQ pit and an outdoor Jacuzzi to facilitate outdoor activities and private parties.

**Amenities:** Located within an established residential neighbourhood with full amenities, it is right next to Potong Pasir MRT Station and St. Andrew's Village. It is also within easy access to city and other parts of Singapore, via CTE and PIE.

For enquiries, please call

**Larry Yam** 9271 1108  
[Larry.yam@sg.knightfrank.com](mailto:Larry.yam@sg.knightfrank.com)

## Residential

SINGAPORE – CURRENT PROJECTS



### Park Infinia TOP, Immediate Rental Returns

**Location:** Lincoln Road  
**District:** District 11  
**No. Of Units:** 486 units  
**Tenure:** Freehold  
**Sizes:** (1 to 4 bedrooms)

**Special Features:** Over more than 233,000 sq ft of land, this development consists of only 4 towers. Much of its space is dedicated for facilities and lush landscaping.

**Amenities:** Near to Novena MRT, Newton Food Centre, Velocity and Square 2.

For enquiries, please call

**Deric Chong**  
9837 8986  
deric.chong@sg.knightfrank.com



### Parc Centennial

**Location:** Kampong Java Road  
**District:** District 09  
**No. Of Units:** 51 units  
**Tenure:** Freehold  
**Sizes:** (1 to 3 bedrooms)

**Special Features:** Every unit comes complete with a private lift. Each apartment's orientation fully capitalises on the panoramic views of the city's skyline.

**Amenities:** Near to Novena MRT and premier schools like St. Joseph's Institution (SJI) and Anglo-Chinese Junior School (ACJS).

For enquiries, please call

**Liesel Lim**  
9068 0018  
liesel.lim@sg.knightfrank.com



### CityVista Residences

**Location:** Peck Hay Road  
**District:** District 09  
**No. Of Units:** 70 exclusive units  
**Tenure:** Freehold  
**Sizes:** (3 and 4 bedrooms)

**Special Features:** Each apartment comes with a private lift lobby. A sky terrace is located on the 14th floor, equipped with gym, function rooms, spa and yoga areas.

**Amenities:** Near to Orchard Road and premier schools like Anglo-Chinese Junior School (ACJS), Raffles Girls' Secondary School (RGS) and Singapore Chinese Girls' School (SCGS).

For enquiries, please call

**Deric Chong**  
9837 8986  
deric.chong@sg.knightfrank.com



# Regal Homes

Good Class Bungalows (GCB)



With only 2,500 properties designated as GCBs, this cluster forms the ultimate address. Regal Homes is able to provide dedicated and professional services to distinguished clientele, who wish to know more about these highly sought after homes.

... And more bungalows are available

- (a) Belmont  
Land size : 22,000 sq ft  
Built-up : 10,000 sq ft
- (b) Binjai Park  
Land size : 23,000 sq ft  
Built-up : 9,000 sq ft
- (c) Swiss Club Vicinity  
Land size : 7,000 sq ft  
Built-up : 5,000 sq ft

- (d) Coronation Road West  
Land size : 12,500 sq ft  
Built-up : 6,000 sq ft

Call us today if you are planning to acquiring your dream home or looking for an owner for your prized possession.

Rachel Chui 9188 0009  
[rachel.chui@sg.knightfrank.com](mailto:rachel.chui@sg.knightfrank.com)

## Regal Homes

Gallop Gardens - Tyersall Road

### Truly A Home of Distinction

Gallop Gardens is nestled within the exclusive and much sought after Good Class Bungalow environs of the Botanic Gardens, with round the clock entertainment and nearby dining and shopping amenities. With its generous space and contemporary clean line finishes, it is definitely an abode that sets itself apart from the rest.

Completed in 2004, Gallop Gardens consists of eight 2-storey bungalows (three bungalows with basement) with 5 + 1 bedrooms. Every bungalow is

cable ready, equipped with burglar alarm, garage that can accommodate up to three cars, lily pond and water trough (for a few units only), as well as in-ground swimming pool and jacuzzi.

Knight Frank is the appointed Sole Leasing Agent for Gallop Gardens.



"Gallop Gardens is nestled within the exclusive and much sought after Good Class Bungalow environs of the Botanic Gardens, with round the clock entertainment and nearby dining and shopping amenities."

For more information, please contact

**Sandy Sin**

**6228 6827 / 9680 2262**  
**[sandy.sin@sg.knightfrank.com](mailto:sandy.sin@sg.knightfrank.com)**



# Auctions

## Appointment by SLA to auction 8 plots of infill sites

Knight Frank was appointed by Singapore Land Authority to auction 8 parcels of state land for landed homes at various established estates. The auction was conducted on 21 August 2008 at M Hotel.

Land Parcel	Location (District)	Site Area <sup>1</sup> sm/sf	Tenure (Years)	Proposed Development	Sold/Withdrawn
LP1	Upper East Coast Road (D16)	686.2/7,386	99	One pair of 3-storey Semi-detached Houses	\$2,470,000/- (withdrawn)
LP2	Tanah Merah Kechil Road (D16)	404.7/4,356	99	One pair of 3-storey Semi-detached Houses	\$1,510,000/- (sold)
LP3	Namly Avenue (D10)	721.9/7,770.5	99	One 3-storey Bungalow	\$2,630,000/- (sold)
LP4	Jalan Pari Burong (D16)	1,138/12,249	99	3-storey Mixed Landed	\$3,660,000/- (withdrawn)
LP5	Glasgow Road (D19)	438.5/4,720	99	One 3-storey Bungalow	\$710,000/- (sold)
LP6	Jalan Lempeng (D05)	1,315.2/14,156	99	2-storey Mixed Landed	\$5,100,000/- (withdrawn)
LP7	Braddell Road (D13)	786.2/8,462	99	One 2-storey Bungalow	\$2,130,000/- (withdrawn)
LP8	Ridout Road (D10)	1,436.3/15,460	99	One Good Class Bungalow	\$8,960,000/- (sold)



Braddell Road



Glasgow Road



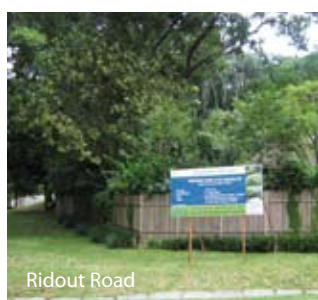
Jalan Lempeng



Jalan Pari Burong



Namly Avenue



Ridout Road



Tanah Merah Kechil Road



Upper East Coast Road

At the auction hall, all the seats were filled as some 200 individuals and small developers attended the auction. There were more than 50 registered bidders and many onlookers. In view of the subdued property market, 4 parcels out of 8 were knocked down at auction. The 4 parcels were sold for a total of \$13.81 million. However, competitive biddings were seen in two sites; namely a plot in Tanah Merah Kechil Road and a Good Class Bungalow site in Ridout Road. The corner site of 4,357sq ft at Tanah Merah Kechil began with a bid of \$1.36

million (\$312 per sq ft) before it was sold at \$1.51 million (\$347 per sq ft). The site at Ridout Road was hotly contested among 3 bidders. The opening bid was \$7.31 million. After 34 bids, it was sold for \$8.96 million (\$580 per sq ft), which is \$1.65 million or about 23% above the opening price. The other two sites at Namly Avenue and Glasgow were sold at \$2.63 million or (\$338 per sq ft) and \$710,000/- or (\$150.4 per sq ft) subsequently after opening at \$2.55 million and \$680,000/- respectively.

## For Sale by Private Treaty



### Sixth Avenue

2-storey detached house with pool and jacuzzi (located at cul-de sac), 7+1, freehold, 8,461 sq ft

**Mary Sai**  
93887879/ 62286886  
mary.sai@sg.knightfrank.com



### Gentle Road

2-storey detached house (within Bukit Tunggal GCB zone), freehold, 18,573 sq ft

**Christina Koh**  
94503477 / 62286892  
christina.koh@sg.knightfrank.com



### Joo Chiat Road

2 adjoining units of 2-storey with attic conserved shophouses, freehold  
Zoned Commercial  
Land area : 2,396 sq ft  
Gross floor area : 5,000 sq ft approx

**Jennifer Teo**  
9365 3758 / 6228 7305  
jennifer.teo@sg.knightfrank.com



### Tembeling Centre

Tembeling Centre, 252 Tembeling Road, D15 (near to the junction of Joo Chiat Road)  
Whole second floor, freehold, faces East Coast Road.  
Floor area : 7,492 sq ft

**Sharon Lee**  
9686 4449 / 6228 6891  
sharon.lee@sg.knightfrank.com



## For Sale by Private Treaty



### Teo Hong Road

Refurbished 3-storey corner conserved shophouse with attic, zoned commercial  
Concrete flooring, freehold  
Near Outram MRT Station  
Gross floor area : 4,300 sq ft approx

*Mary Sai*  
9388 7879 / 6228 6886  
[mary.sai@sg.knightfrank.com](mailto:mary.sai@sg.knightfrank.com)



### Neil Road

3 1/2-storey conservation shophouse  
Land Area : 1,882 sq ft  
99 years w.e.f 1989  
Gross floor area : 5,673 sq ft approx

*Christina Koh*  
9450 3477 / 6228 6892  
[christina.koh@sg.knightfrank.com](mailto:christina.koh@sg.knightfrank.com)



### K. B. Warehouse Complex, D14

3-storey with mezzanine level warehouse  
60 years from 1982  
Gross floor area : 10,000 sq ft approx

*Jennifer Teo*  
9365 3758 / 6228 7305  
[jennifer.teo@sg.knightfrank.com](mailto:jennifer.teo@sg.knightfrank.com)

## Industrial

Knight Frank Business Space (Industrial)



### PROJECT SALE SEAtown Industrial Centre

With the growing demands for a wide variety of industrial operations, this development is ready to provide quality and ready built accommodation. It consists of 23 single-storey strata terrace factories with mezzanine office and 1 block of 3-storey workers dormitory with a canteen.

Zoned "Business 2", it sits strategically within the fast emerging Tuas Industrial Hub, with supporting industries and nearby lifestyle amenities such as the Raffles Country Club and the Raffles Marina.

Expected to complete in 2009, the 60-year leasehold factories are now available for sale. Interested buyers can choose from 4,600 sq ft to 11,200 sq ft of space.

For more information, please contact

**Chow Kok Seng** 6228 7382 / 9685 7557  
kokseng.chow@sg.knightfrank.com  
**Veronica Chao** 6228 6893 / 9111 7775  
veronica.chao@sg.knightfrank.com

"With the growing demands for a wide variety of industrial operations, this development is ready to provide quality and ready built accommodation."



## FOR SALE

### High Specification Factory Space in Joo Yee

A rare opportunity awaits the discerning buyer – a part 3-storey & part 4-storey purpose built detached factory in Joo Yee Road is available for sale. This property has a total GFA of approximately 91,000 sq ft, sits on a land of approximately 69,000 sq ft and is zoned for “Business 2” usage.

With easy access to Ayer Rajah Expressway and the Pan Island Expressway, it is approximately 20 - 30 minutes drive from the city centre.

For enquiries, please contact

**Chow Kok Seng**

**6228 7382 / 9685 7557**

**[kokseng.chow@sg.knightfrank.com](mailto:kokseng.chow@sg.knightfrank.com)**

**Veronica Chao**

**6228 6893 / 9111 7775**

**[veronica.chao@sg.knightfrank.com](mailto:veronica.chao@sg.knightfrank.com)**

## Industrial

Knight Frank Business Space (Industrial)

### FOR SALE AND LEASE

#### Terrace Factory at Playfair Road

Knight Frank is proud to be appointed as the sole marketing agent for a 5-storey, freehold intermediate terrace factory in Playfair Road, available both for sale and lease.

Featuring good corporate image, this property has a gross floor area of approximately 18,000 sq ft and is suitable for light industrial activities.

It is conveniently located in an established private industrial estate, comprising a mix of old and new terrace factories, such as Asiawide Industrial Building, 178 Paya Lebar and Kapo Factory amongst other.

The new MRT circle line, Tai Seng Station, is expected to be operational by 2010. It is just across the road, which will further enhance convenience.



For enquires, please contact:

**Chow Kok Seng**      6228 7382 / 9685 7557  
   [kokseng.chow@sg.knightfrank.com](mailto:kokseng.chow@sg.knightfrank.com)  
**Sharon Chan**        6228 7334 / 9112 2063  
   [sharon.chan@sg.knightfrank.com](mailto:sharon.chan@sg.knightfrank.com)



## FOR LEASE

### Light Industrial Building In Kallang

A self-contained 4-storey purpose built industrial factory located at the city fringe is available for lease. Catering high power supply, this business space cater to corporate operations business, seeking to locate outside the Central Business District.

The 70,000 sq ft (with approximately 18,000 sq ft per floor) factory enjoys main road frontage and is also accessible via major expressways such as PIE, ECP and KPE. The property is approximately 10 minutes' walk away from Boon Keng MRT.

For enquires, please contact:

*Sheryl Koh*

*6228 6899 / 9818 6260*

*sheryl.koh@sg.knightfrank.com*

*Sharon Chan*

*6228 7334 / 9112 2063*

*sharon.chan@sg.knightfrank.com*

## Industrial

Knight Frank Business Space (Industrial)



### FOR LEASE

#### Business Space in Changi North

The fully furnished 10,800 sq ft business space is located within a 4-storey light industrial building, prominent along Changi North and in close proximity to the established Changi North Industrial Park.

It is situated within 5-10 minutes drive from the Expo and Simei MRT Stations and easy accessibility to the city and airport via the ECP and the PIE.

With well-landscaped entrance area, state-of-the-art lobby and furnishings, this premise can meet your every entrepreneurial need.

For more information and leasing enquires, please contact

*Sheryl Koh*

6228 6899 / 9818 6260  
[sheryl.koh@sg.knightfrank.com](mailto:sheryl.koh@sg.knightfrank.com)

*Sharon Chan*

6228 7334 / 9112 2063  
[sharon.chan@sg.knightfrank.com](mailto:sharon.chan@sg.knightfrank.com)



# Investments



## Expression of Interest to Purchase –

### 2 Blocks of Apartments at Gallop Gables 70 & 72 Farrer Road

The Investment Sales Department is pleased to invite Expressions of Interest to Purchase two blocks of apartments at Gallop Gables.

Gallop Gables sits on a 23,473m<sup>2</sup> plot of land situated off Farrer Road and only a few minutes walk away from the Farrer Road MRT Station (completing soon), which is part of the Circle Line. Being next to the Singapore Botanic Gardens and within the vicinity of Good Class Bungalow areas of Gallop Road, Woollerton Park and Cluny Hill, the surroundings are quiet and serene and with prestigious schools close by.

Completed in 1997, Gallop Gables comprises seven low-rise blocks with a total of 140 apartments. Inspired by Georgian architecture, the development is designed with a distinctly English flavour.

The properties for sale consist of two blocks totalling 38 large apartments, which have been retained for investment since completion.

The properties are tenanted and present an opportunity to purchase an income-producing investment with capital growth potential.

The properties are owned by Straits Developments Pte Ltd, a wholly-owned subsidiary of the SGX listed Straits Trading Company Limited.

For more information, please contact

*Teo Li Kim*

**6228 7317**

[likim.teo@sg.knightfrank.com](mailto:likim.teo@sg.knightfrank.com)

*Foo Suan Peng*

**6228 6818**

[suanpeng.foo@sg.knightfrank.com](mailto:suanpeng.foo@sg.knightfrank.com)

## Knight Frank Estate Management (KFEM)



" We strive to create a conducive environment not only to provide jobs but career development. We want KFEM to be a fun place to work in, so we organise various activities for recreation, incentive trips, retreats and to keep everyone highly motivated."

### Time to Rethink

*On the occasion of KFEM's Staff Excellence Day, Mr Jordan Neo, Managing Director, challenges staff to rethink and rekindle the passion for their jobs.*

Excellence Day on 25 July is a special occasion for KFEM, whereby we celebrated and recognised staff excellence and teamwork. Without the efforts of all staff, KFEM would not have such a strong performing year!

On that day, I shared on how service excellence is a continuous endeavour which can only be achieved with the combined efforts of both the company and the employees.

Over the years, we have put in place systems to improve our operating efficiency. We have also been constantly reviewing and improving our reward schemes to motivate performance at all levels. We strive to create a conducive environment not only to provide jobs but career development. We want KFEM to be a fun place to work in, so we organise various activities for recreation, incentive trips, retreats and to keep everyone highly motivated.

However there is one important element which KFEM cannot provide to our employees - one's personal motivation for excellence. Personal excellence has to be driven by one's inner desire to excel, and to



reach one's best - whatever we have committed ourselves to. A recent survey on Singapore employees revealed that only 24 percent of our workforce is fully 'engaged' in their jobs. Another 30 percent is 'disengaged', which is a worrying situation for all employers. Many of us are satisfied with status quo. We just get by and settle for being good or average instead of excellence.

Now, let's reflect for a moment, whilst we may not be motivated to go the extra mile, the irony is many of us would quietly envy others getting ahead of us. However, the crux of the matter is: do we frankly acknowledge that these people (be they our colleagues or friends) out there are more devoted to the case and put in more effort? If the answer is affirmative, should we not decide to do some catching up on our ways or just let ourselves off with an excuse that maybe it is simply not the time yet. Let's be honest with ourselves. Do we really believe that our success in our career or even life in general comes by chance? We can but should we just point our fingers at everything - the environment, company, God, and even the weather! While it is easier or even comforting to do that, have we deceived ourselves by finding a reason which would hinder our progress from enjoying the challenges and reaching our fullest potential? Be mindful - we reap what we sow.

Many of us relate work excellence to nothing but sheer hard work. I believe most of us need something to cling onto as we endure and clear the hurdles which come our way as we try to excel. For some, it may be an increment, promotion or even a comfortable retirement. However, let's face the facts. As the challenge gets increasingly tougher, if the element of enjoyment is not there, it gets more difficult to sustain ourselves in our endeavour to win the race.

Let's see if this golf example would help us better appreciate this vital point. Devoted golfers practise for hours just to improve their swing. Does it make you wonder what enjoyment the golfers derive from putting in so much effort and time just to get a small ball into a hole some 300m away? I believe most golfers enjoy the good feeling of hitting a ball on the 'sweet spot' and hearing a spontaneous wow! For others, it is the never-ending challenge of improving one's scores.

"Many of us relate work excellence to nothing but sheer hard work. I believe most of us need something to cling onto as we endure and clear the hurdles which come our way as we try to excel."



Now, we are getting closer to understanding how to achieve work excellence. We need to change the way we see our work. Yes. Our attitude towards it. We need to start believing that it is possible for us to enjoy our work. Research shows that our attitude is key to finding fulfillment in our jobs.

We could mentally play down areas of our work which we rather avoid and identify aspects where we do well. We could learn to embrace our work and even enjoy tough challenges which come our way. By taking pride in our achievements, we may gradually develop a passion for our work. Then we may have taken an important first step towards creating a hobby out of our jobs. If that happens, would we have to 'work' a single day of our life?

Personal excellence is a life-long process requiring diligence or even a total change of mindset. In this era of instant gratification, we may easily feel burnt out, frustrated and distanced from our goals. Let's be patient and celebrate the small strides we have made towards personal excellence! In the meantime, happy working!

"Personal excellence is a life-long process requiring diligence or even a total change of mindset. In this era of instant gratification, we may easily feel burnt out, frustrated and distanced from our goals. Let's be patient and celebrate the small strides we have made towards personal excellence!"





# KF Property Network (KFPN)

HOME SWEET SECOND HOME

"There are good reasons why people buy a second home: to get away from the day-to-day stress or saving it for retirement and of course, the second home may present investment opportunities."

## HOME SWEET SECOND HOME

Enjoying a peaceful vacation in a mountain cabin, lounging in your lakeside condominium, relaxing over margaritas on the patio of your resort getaway. As you think about this perfect lifestyle, the thought suddenly occurs: *Why don't I buy a second home?* It used to be that most people would not consider buying a second home until they sold their first one. But times have changed and more people are realizing that it might make more sense than they had originally thought. There are good reasons why people buy a second home: to get away from the day-to-day stress or saving it for retirement and of course, the second home may present investment opportunities. Whatever is the priority, be it peace of mind, or financial gain, or both, owning a second home may be the right choice for you and your family.

Why own a second home and not buy something else? The simple answer is real estate remains a splendid long-term investment. When homeowners crunch the numbers between initial investment in the form of down payment, debt load of the mortgage value and current market valuation of the home they live in, almost all will find that property is the most profitable investment they have ever made. So why not a second home or more?

### Second Home – General Considerations

An important point to consider when buying a second home is how you plan to use it. If your second home will be used only as a vacation getaway, the needs you have - and the decisions you will make - are very different than buying a second home for investment purposes. Buying a home for an investment means evaluating property values and resale potential, less important when looking for a second home for recreation. If it is a mere vacation home, frequency of use and ambience are vital considerations. The more frequently you can use it, the more you'll enjoy it. If you plan to use a second home both for vacationing and for rental income, there are further considerations, particularly with regard to tax status.



Unobstructed breathtaking view of nature from The Rees

"When buying for investment, yield or returns on investment is a paramount consideration. If financing cost is low or affordable and the returns are much higher, then the second home purchase will indeed be an asset and a financial nest egg. Assuming the property is in a sought-after location, it can potentially fetch high rental when leased. This can be a steady source of supplement income that is either used to enhance lifestyle or simply put away as savings."

Should the second home be bought for retirement, this intention brings another set of variables into the buying equation. For example, you would not be as concerned about the proximity of health care facilities to a vacation home, but it may be one of your main considerations if this will be your retirement home. Just looking at these four possibilities – vacation, investment, retirement and mixed-use – makes it clear a second home is not a purchase to make hastily. It is important to do some homework about the property, and to really get down to the purpose the second home has in your portfolio and lifestyle.

#### Second Home – Specific Considerations

From experience, most buyers of second homes do so as an investment. There are at least 3 key considerations when examining a property to buy as a second home for investment. These considerations do not differ dramatically from buying the first home.

##### (1) Location

Location is the prime driver of property values. To be considered a second home as opposed to a rental property, the second home has to be in another area, away from your primary residence, so it makes sense geographically to be considered a second home. Ask yourself if you wish to spend every vacation and holiday in the same place, or if you can see yourself living the rest of your life there. Research thoroughly the areas you are interested in. Talk to other property owners, visit at different times of the year and check out resale values. Get to know the neighbors and the neighborhood.

For instance in New Zealand, go to a prime area that has scarcity of land available for new developments such as Queenstown or choose branded projects such as The Rees Residences. This will provide good capital gains. Value for resort locations are driven by privacy of the location besides accessibility and convenience.

##### (2) Returns

When buying for investment, yield or returns on investment is a paramount consideration. If financing cost is low or affordable and the returns are much higher, then the second home purchase will indeed be an asset and a financial nest egg. Assuming the property is in a sought-after location, it can potentially fetch high rental when leased. This can be a steady source of supplement income that is either used to enhance lifestyle or simply put away as savings. Take The Rees in Queenstown for example. Queenstown has experienced exponential capital growth over the past eight years, outstripping the rest of New Zealand with tourism underpinning the rapid expansion of its infrastructure. Tourism is expected to grow by 30% in 2013. These facts indicate the likelihood of good returns on investment.

##### (3) Finance

Particularly for overseas properties, financing options may be restricted to only freehold condominiums and even so, from selected banks. So cash outlay may be high. Alternative financing opportunities may be available on the basis of raising capital through refinancing of current assets. However, buyers need to investigate and satisfy themselves what is the best for them.

One will also need to budget for homeowner's insurance that costs at times more than one's primary home insurance, taxes, maintenance costs, security to protect the home while one is away and travel expenses to get there. Just like one's primary residence, one will have to pay for services such as sewer, water, electricity/gas, and phone. A second-home buyer may also need to consider unusual costs, such as heating a cabin in the mountains during winter.



Typical apartments at The Rees overlooking the picturesque Lake Wakatipu in South Island

A few other considerations prevail when buying a second home for recreational or retirement purposes:

#### (4) Amenities/Facilities

If you want a secluded hideaway, just basic electricity and running water may be all you need. Keep in mind, however, that secluded areas can mean poor road conditions, do-it-yourself repairs, and longer travel times just to get groceries and basic supplies. Access to health care and home/auto services, parking, and the availability of restaurants and shopping places will augment the attractiveness of a vacation or retirement home.

At the same time, buying a second home with full facilities literally at the doorstep such as swimming pool, gymnasium and even spa salon makes relaxation and holidaying convenient and enjoyable.

#### (5) Quality

The quality of the developer is key to satisfaction with the second home property to be purchased. As such, evaluating a developer's track record is essential. Dealing with a developer without track record can mean risking not seeing the finished product or the quality promised. If the property being considered is already constructed and live-in condition, the quality of property management will be vital to ensure that the development as a whole is professionally maintained to achieve value appreciation.

#### (6) Design

The Rees Residences were designed by renowned NZ Architect Kerry Avery. They feature generous nine-foot ceiling height, double glazing, gas flame fireplace, underfloor heating, LCD televisions in lounges and bedrooms, secure basement care parking and elevator access. Interiors are also spacious with balconies overlooking unblocked scenic views.

Optimization of floor area in subdividing internal spaces ensures no wastage in use. Besides efficient layout which one can observe from floor plans, another key consideration is size of the second home property. If the buyer is currently staying in a penthouse of 4,000 sq ft, it is unlikely he/she will settle for less in a vacation or retirement home because he/she is accustomed to certain spatial dimensions.

**DR TAN TEE KHOON,**  
HEAD/DIRECTOR, KF PROPERTY NETWORK PTE LTD

## Retail



### The Verge – Where IT happens

The Verge is a convergence of IT shops, retail and F & B outlets, where locals and tourists are able to look for solutions to their computing and shopping needs. Coupled with CHILL @ THE VERGE, where a wide variety of eateries abounds, THE VERGE is all about inclusiveness where the best mix of IT, retail and F&B comes together.

In close proximity to Little India and Bugis MRT stations, The Verge will have a net lettable area of approximately 157,000 sq ft of retail opportunities. Anchor tenants, such as Sheng Siong Hypermart and Banquet Foodcourt are in the mall, together with Guardian Pharmacy, Max Electromart, Handphone Shop and many other exciting shops.

The mall is expected to be completed by fourth quarter of 2008 and Chill @ The Verge by mid 2009.

For leasing enquiries, please contact

*Alvin Liow*

6228 7340 / 9386 6672  
[alvin.liow@sg.knightfrank.com](mailto:alvin.liow@sg.knightfrank.com)



### UOB – City Link Mall

Through the efforts of Knight Frank, UOB has secured a unit at City Link Mall. Situated at a very strategic location, this auto lobby showcases the latest designs of UOB's ATMs. We expect heavy usage of the machines given the heavy pedestrian traffic en route to Suntec City and Marina Square.

## Retail



### Inle Myanmar Restaurant

Inle Myanmar Restaurant is the one and only restaurant serving authentic Myanmar cuisine in Singapore. Established in May 2004 by a savvy Myanmar food lover, its first outlet was opened in Peninsula Plaza. Inle Myanmar Restaurant has opened its second outlet in Marina Square with the help of Knight Frank.

The restaurant offers a variety of authentic Myanmar dishes prepared by experienced native chefs. Diners are served by a team of friendly and bilingual Myanmar staff. The menu presents numerous choices of authentic Myanmar cuisine that appeal to adventurous diners.

Do drop by Marina Square #02-205 if you are craving for a unique cuisine that is set in a casual dining ambience at an affordable price.



## F.L.Y.

F.L.Y. is delighted to engage Knight Frank's services to secure its tenth outlet at AMK Hub. F.L.Y. was launched in 2005, focusing on developing and manufacturing quality small leather products and handbags. It aims to produce an extensive range and array of colourful wallets and handbags with European, Korean and Japanese influence. To date, F.L.Y. has about 25,000 privilege card members all over Singapore and is looking forward to secure more sites with Knight Frank's assistance.

"It aims to produce an extensive range and array of colourful wallets and handbags with European, Korean and Japanese influence."



Information herein is accurate at the time of printing.

For enquiries or further information, please contact:

Knight Frank Agency & Professional Services: Auctions, Local & International Investment Sales, Research & Consultancy, Sales & Leasing of Industrial, Office, Residential & Retail space, Valuation & Property Management.

Head Office: 16 Raffles Quay #30-00 Hong Leong Building Singapore 048581.

Tel: 6222 1333 Fax: 6224 5843

[www.knightfrank.com.sg](http://www.knightfrank.com.sg)

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# ASPECTS OF REAL ESTATE.

A quarterly publication from Knight Frank  
October - December 2008

**Knight Frank**

