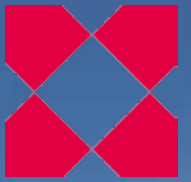


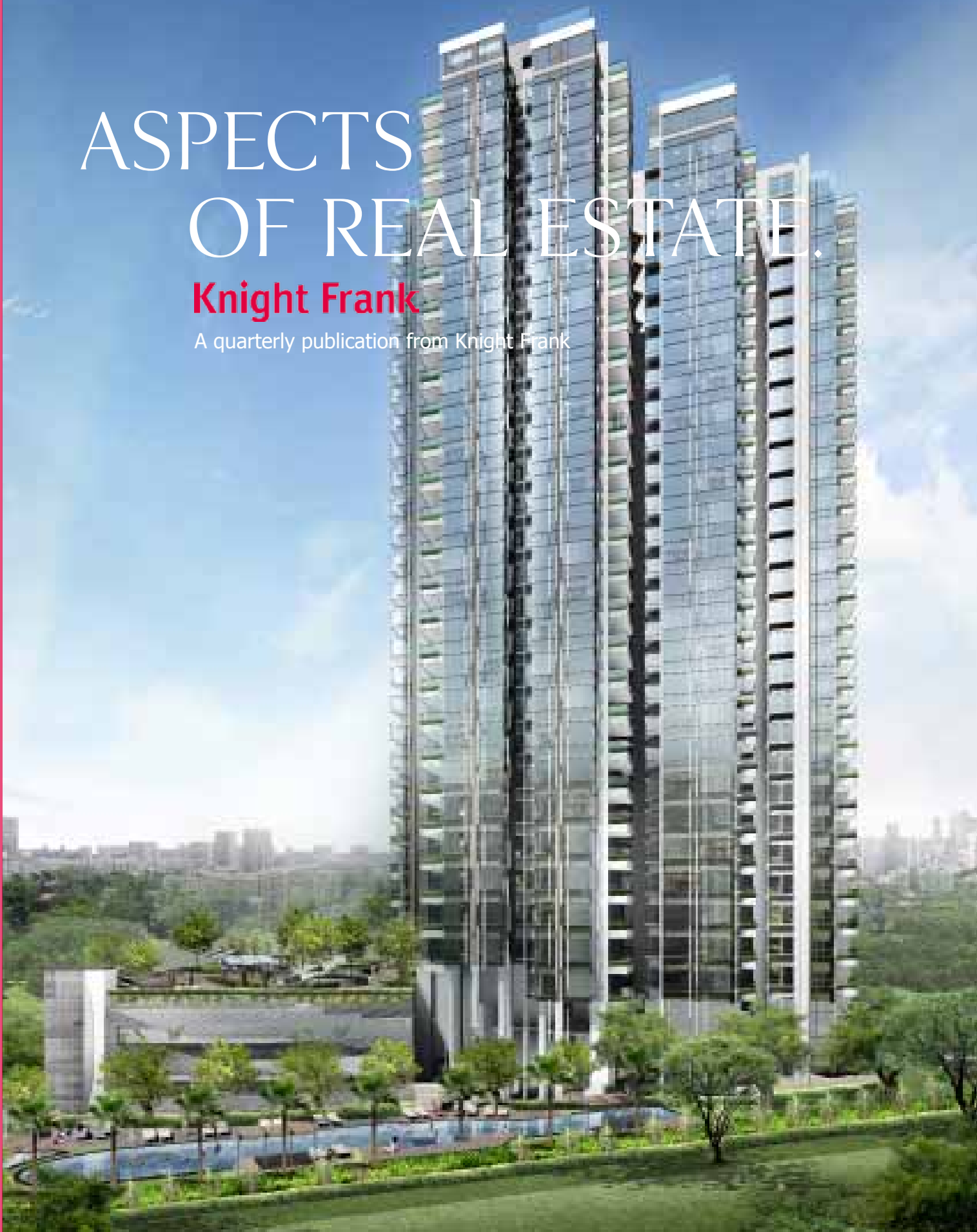
October - December 2010
MICA (P) 084/06/2010



ASPECTS OF REAL ESTATE.

Knight Frank

A quarterly publication from Knight Frank



Corporate >01

Residential > 02

Auction (Residential) > 11

Auction (Commercial) > 13

Industrial > 17

Office > 19

KF Estate Management > 22

KF Shopping Centre Management > 23

Retail > 24

CORPORATE

“Having been around this long, we believe we know Singapore pretty well and that includes where to find the best food. It’s something close to every Singaporean’s heart or stomach – great, inexpensive and tasty food” said Mr Tan Tiong Cheng, Chairman of Knight Frank at the launch of the CEOs’ Hawker Guide.

The CEO Hawker Guide Launch

In celebration of its 70th year in Singapore, Knight Frank (KF) collaborated with the Business Times (BT) on a weekly series that featured the most popular hawker stalls across the island, over a period of 26 weeks from 22 August 2009.

These stalls were chosen from a shortlist put together by a panel of foodies. The panel shortlisted 10 stalls for each food type and BT circulated the list to its 1,000 strong data base of CEOs for voting. The 4 or 5 stalls with the highest number of votes each week were then profiled by BT’s food writers.

The weekly features have been compiled into a book titled the “CEOs Hawker Guide”, which was officially launched on 4 August 2010 at a special event where various wines were paired with the best of hawker fare - from a selection of stalls featured in the book.

Chng Poh Tiong, a well known wine speaker shared with some 200 CEOs the unusual pairing of champagne, white and red wines with six local hawker favourites such as “or luak” or oyster omelette and Char Kway Teow from Bugis Street Fried Kway Teow, Tian Tian Chicken Rice, Hua

Fong Kee’s roast meats, Chuan Kee satay and Casuarina Curry Restaurant’s roti prata.

The event, sponsored by Far East Organisation and NTUC FairPrice, was held at the “Discovery Walk” at Orchard Central, the former Glutton’s Square. The popular 1970s hawker dining area has been replaced by the modern, bustling shopping mall now known as Orchard Central.

The book is limited in circulation and is not available at the retail outlets or bookstores. It was, however, made available to the public for donations contributed to 2 charitable organizations, namely, Care Community Services Society (CCSS) and the Business Times Budding Artists Fund (BTBAF), nominated by KF and BT respectively.

The CCSS provides counseling services to children, youths, couples and the elderly, whilst the BT BAF helps underprivileged children to pursue their aspirations to develop artistic talent in music, dance, theatre and the visual arts.

We have to-date raised about \$200,000 for the 2 charitable organizations and would like to thank all our supporters for their generosity.

BT editor Alvin Tay and Knight Frank chairman Tan Tiong Cheng



Guests enjoying the food and wine

RESIDENTIAL

Exciting projects launching in 4th quarter 2010!

Terrene @ Bukit Timah

Knight Frank is proud to announce the 100% sell-out of Terrene @ Bukit Timah!

Developed jointly by UOL Group and Laselle Investment Management, Terrene@ Bukit Timah is nestled within a tranquil private residential enclave in the prime District 21.

Only a stone's throw away from the imminent Beauty World Circle Line, the condominium's unique development concept and superb quality were the captivating reasons that drew buyers to this development.

Drawing inspiration from the nearby Bukit Timah Nature reserve, the development offers a rustic experience in luxury living. The landscape is modeled after the natural terrains and facilities are uniquely designed to assimilate into them, bonding seamlessly with nature.

Moving forward, keep a close lookout as Knight Frank unveils more exciting projects slated to be launched in the 4th quarter of 2010!

Spottiswoode Park

Previewing 4th Quarter of 2010!

Spottiswoode Park is yet another proud residential development by the UOL Group. This high profile project with freehold tenure is expected to be another sure sell-out project!

Nestled within the tranquil district 2, Spottiswoode Park takes the coveted position of being in the city centre within easy access to Tanjong Pagar MRT station, the Central Business District and Marina Sands Integrated Resorts where a myriad of amenities can be found.

Spottiswoode Park consists of a one 36-storey residential tower, 350 units ranging from 1 to 3 bedrooms and penthouses. Depending on the facing, selective unit has its exclusive city or sea view. Within the development there are also sky terraces built to a choice of themes to suit different moods and experiences.

More information will be furnished closer to the date of launch. Make a date with us for the preview!

For enquiries, please call:

Chloe Choo

9644 9688

chloe.choo@sg.knightfrank.com



Corporate > 01
Residential > 02
Auction (Residential) > 11
Auction (Commercial) > 13
Industrial > 17
Office > 19
KF Estate Management > 22
KF Shopping Centre Management > 23
Retail > 24

RESIDENTIAL

Exciting projects launching in 4th quarter 2010!

Cityscape @ Farrer Park

Set in the nostalgic charm of Farrer Park, Cityscape @ Farrer Park will certainly appeal to all with its contemporary architecture design and panoramic views of the city skyline. It comprises 250 units, all of which are orientated to enjoy either uninterrupted city view or lush greenery view of the surrounding matured trees.

It is within close proximity to Farrer Park MRT and City Square Mall. Other amenities such as restaurants, pubs, cafes and shop outlets are also within walking distance.

Located right at the city fringe, it is only a few minutes' drive from the major shopping and entertainment belt in Orchard Road and Scotts Road.

This full condominium facilities development comes in unit sizes ranging from 2 bedroom to penthouses and offers the luxury of personal Jacuzzi for all penthouse units. The interior is fitted with quality and branded fittings to present today's lifestyle indulgence.

For enquiries, please call:
 Angeline Fu 9763 7370
angeline.fu@sg.knightfrank.com



Pool - Night View



Balcony



Facade

Project Highlights

The Lumos

Private Viewings by appointment only!

Set in the prestigious Leonie Hill residential area, off Grange road, The Lumos consists of 53 exclusive and luxurious units offering unobstructed views towards the city skyline.

Evolved from the concept of a glittering chandelier, The Lumos has five sparkling jewel-like living pods that are encased into an iconic architecture towering 36-storey high. Sky gardens that connect at various levels offer every unit an outdoor sanctuary and access to nature that is rare among high-rise developments.

Apart from the futuristic architecture, The Lumos is also equipped with branded designer fixtures and fittings. Residents are able to enjoy a home spa experience as each unit comes with an Italian-made Visentin "Rainbow Shower" which is a colour therapy backlight that changes colours to enhance the ambience and mood. Masters of the house will have bathrooms that come with Strass Swarovski Crystal tiles and Bellosta Italian Bathroom fittings.

Killiney 118

Killiney 118, an upcoming boutique development, is located next to the heart of Singapore's main shopping belt. This freehold development is situated in the prime residential enclave of District 9, next to Orchard Road and within walking distance to Somerset MRT.

Its appeal lies in its exceptional location; a home that is conveniently located at the edge of the town, yet tucked away from the bustling town within a stylish setting.

Killiney 118 is a single block development encompassing 30 units and has a selection of 1 to 2 bedrooms with spacious living space to reflect the contemporary lifestyle. Killiney 118 offers the perfect blend of exclusivity living alongside beautiful landscaping throughout the development.

More information will be furnished closer to the date of launch. Do look out for updates in the next issue of Aspects!

Other than the swimming pool, BBQ area and fitness located on the 7th floor, residents only need to step outside to be entertained with the staggering amount of amenities surrounding Killiney 118. Residents are treated to an array of 5-star conveniences such as the ever-happening 313@Somerset, Orchard Central and KPO.

For enquiries on **The Lumos**, please call:
Edwin Wee 9189 2923
 edwin.wee@sg.knightfrank.com
Ginn Lee 9321 3124
 ginn.lee@sg.knightfrank.com
 For enquiries on **Killiney 118**, please call:
Chloe Choo 9644 9688
 chloe.choo@sg.knightfrank.com



The Lumos - Garden



The Lumos



The Lumos - Type A



The Lumos - Type G

RESIDENTIAL

Oasis @ Elias

Oasis @ Elias is a 388-unit development located along Elias Road, next to Elias Mall. It offers resort-style apartments ideal for family bonding. With its close proximity to the Pasir Ris Park, this is a perfect place for those who are looking to connect with nature.

Designed for comfort, the full height windows of each apartment allow maximum natural lighting into the living space. The interiors of the apartments are spaciouly laid out, offering functionality and privacy.

Sheltered by natural coves, Oasis @ Elias comes with full facilities that include a lap pool, spa pool, aqua gym, wading pool, pool deck, floating pavilion and gymnasium etc. Other leisure facilities such as the five Sensory Gardens, adventure playground and healing garden add more fun and excitement to the residents.

Located within an established estate, Oasis @ Elias is within the easy reach of the supermarket, wet market, food establishments and other everyday essentials. It is a short drive away from shopping malls like White Sands, Pasir Ris Beach and Downtown East. Furthermore, residents also get to enjoy 2 years of free shuttle service to Pasir Ris MRT station.

Do look out for new release of premium units soon!

For enquiries, please call:

Ramesh 9656 8606

ramesh@sg.knightfrank.com



Oasis @ Elias



Main Entrance



Pool Entrance

Premium units available for selection now!

The Minton

One Home, Three Worlds

The Minton, located near to the future shopping mega mall NEX at Serangoon Central, comprises 1,145 units spreading across half a million sq ft of land which is equivalent to 7 football fields.

The Minton represents a new standard in condominium living, offering three vast worlds of luxurious facilities for you and your family to explore - Wellness World, Fun World and Tranquil World.

It is designed with a vast unblocked 25m to 55m vista between the apartment blocks to create a sense of spaciousness. In addition, this development has dedicated a 250,000 sq ft of the total land size to provide residents with a fun-filled experience.

The Minton is conveniently located in the coveted Serangoon area. Residents are surrounded by superb dining, entertainment and shopping choices. This development has convenient access to various transportation networks, and is within the vicinity of Serangoon MRT, Bus Interchange and a few minutes' drive from KPE and PIE. Renowned schools like Paya Lebar Methodist Girls' Primary and Secondary School are within 1km.

The Minton offers you a gracious proportion of space you need with broad selection of 1-bedroom to 4-bedroom apartments and penthouses to suit everyone from singles to extended families. There are also limited numbers of dual-key units especially for buyers who want to stay with their parents, yet do not want to forgo their privacy.

Selected apartments offer inspiring views of the city skyline or unblocked view beyond the low-rise landed houses.

For enquiries, please call:

Kevin Teoh 9021 6989

kevin.teoh@sg.knightfrank.com

Deric Chong 9837 8786

deric.chong@sg.knightfrank.com



Corporate > 01

Residential > 02

Auction (Residential) > 11

Auction (Commercial) > 13

Industrial > 17

Office > 19

KF Estate Management > 22

KF Shopping Centre Management > 23

Retail > 24

RESIDENTIAL

Nathan Suites

Designed by top Japanese architect, Jun Mitsui & Associates, Nathan Suites is one of the very few condominium developments set within the good class bungalow (GCB) area.

Proudly developed by TID, Nathan Suites comprises only 65 exclusive units ranging from 2- to 4-bedroom apartments. Every unit in the 24-storey development enjoys uninterrupted views of the greenery towards the prestigious GCBs estate of Bishopgate. The layout and finishing of the interiors have also been well thought-out, featuring top-end European brands Poggenpohl for the kitchen cabinets and Gaggenau for appliances and Hansgrohe Axor sanitary fittings completed with Laufen branded sanitary ware in all the bathrooms.

The Cascadia

Ultimate Resort Home

Located in Bukit Timah, one of Singapore's most respectable private residential districts, The Cascadia seamlessly combines prestige and resort living. Lush palm trees, a picturesque water garden and an idyllic koi pond – the freehold development is meticulously-landscaped to offer you a heavenly getaway, right at home. And as with the world's finest family resorts, The Cascadia teems with leisure facilities including a Jacuzzi and grand pool, to help you relax and rejuvenate.

With 536 units, there are a variety of apartment types ranging from the compact 1-bedroom to the functional 4-bedroom apartments. Most units enjoy a North-South orientation, and residents are able to enjoy the natural breeze flowing through their home.

While you are sheltered from the city's hustle and bustle, you are within easy reach to gourmet grocers, reputable schools, country clubs, the Central Business District and the renowned Orchard Road shopping belt. Just about everything you need, for the ultimate lifestyle you well deserve.

For enquiries, please call:

Alan Neo 9843 7206

alan.neo@sg.knightfrank.com

Nathan Suites



RESIDENTIAL REGAL HOMES

Penthouse Living

Your own castle in the sky

What is a penthouse?

The definition of a 'penthouse' has changed tremendously over time. According to Forbes, the word 'penthouse' previously "referred to sheds that were tacked to the roofs of buildings and relegated to servants". Now, the definition of a 'penthouse' has evolved and means "an apartment of dwelling situated on the roof of a building".

However, this definition does no justice to the decadent and glamorous associations that are conjured with the word 'penthouse'. Penthouse living now brings to mind the highest-rise of residential living and inspires imageries of immense wealth and exclusiveness.

Luxury property in Singapore is fast becoming on par with luxury homes sold in cities like Hong Kong and London, albeit with a cheaper price tag. This equates to a rise in foreign nationalities looking for suitable homes here. According to a recent report in The Sunday Times, among foreigners looking for homes in Singapore, "the share of mainland Chinese rose from 15 per cent in the fourth quarter of last year to 17 per cent in the first quarter of this year".

Singapore penthouses are more affordable as compared to countries like New York, which reportedly has The Pierre's Hotel penthouse listed at \$160M - one of the world's most expensive homes by Forbes. The penthouse boasts seven bathrooms, 16 rooms and a grand salon. As a prospective buyer, you will also be screened by residents - an unusual practice here in Singapore.

Top sales of various penthouses in recent years range from The Orchard Residences (sold for approximately \$21.5M at \$5000 psf) to Nassim Park Residences (sold for approximately \$26M at \$3247 psf).

Penthouses: The General Facts

1. In high-rise apartments, penthouses with balconies and terraces offer great panoramic views.
2. Private lift access, in majority of developments
3. High-tech features installed within the apartment premises
4. Top of the range fixtures and fittings
5. Exceptional bespoke design and use of highest quality materials
6. Buyers of immense wealth ranging from celebrities to corporate moguls

Penthouse Listings in Prime Districts:

St Regis: 5,134 sq ft, \$15.8M
The Oceanfront: 7,793 sq ft, \$17.5M
Four Seasons Park: 6,157 sq ft, \$19.8M
Honolulu Tower: 1,0312 sq ft, \$12.9M
For more details, please call:
Gwen Lim 6228 7331 / 9199 2377

Urban Resorts: 4,370 - 6,857 sq ft, \$12.1M
Latitude: 5,113 sq ft, \$9.46M
For more details, please call:
Willy Hoe 6228 6841 / 9859 3399

For enquiries on **Penthouse Living**, please call:

Rachel Chui	6228 7355 / 9188 0009
Gwen Lim	6228 7331 / 9199 2377
Audrey Sim	6228 7353 / 9191 7116
Willy Hoe	6228 6841 / 9859 3399

Urban Resorts



St Regis



Oceanfront



View from Orchard Residences

RESIDENTIAL INTERNATIONAL PROJECT MARKETING

Discover the World with Knight Frank

Knight Frank Singapore started its International Project Marketing (IPM) team in May this year. It is an extension of service to our affluent clientele who extends their portfolio of property investments beyond local market to various parts of the world and across a range of properties including resort homes and core assets. We work closely with our global offices to bring quality and exciting properties to you.

Pantai Indah, Bintan

With its proximity to Singapore, Bintan Resorts has been marketed as a twin resort holiday destination to complement the city-state of Singapore.

Jointly developed by BU Holdings and Gallant Venture, The Indah Collection comprises of idyllic developments that are centered on the beachfront, lakeside, hillside, mangrove and a golf course to be developed in phases at Bintan Resorts' Lagoi Bay.

The first to launch is Pantai Indah, an exclusive gated community of 162 resort style luxury villas which boasts of beachfront villas and courtyard homes designed and engineered by award winning DP Architects. Pantai Indah is the ideal choice for those seeking a tranquil oasis to call home. The villas stands in plot sizes of 400 sq m to 800 sq m with built up of 289 sq m to 775 sq m.

As part of the new Lagoi Bay masterplanned development, the villas are within walking distance to the new Lagoi Bay Village where upcoming boutique hotels, shops and restaurants are being constructed.

Established resorts, such as Banyan Tree, Angsana Hotel and Spa, Nirwana Gardens Hotel, Club Med and Bintan Lagoon Resorts, are just a short 10 minutes drive away. For the golf enthusiasts, there are four golf courses to choose from on the island.

Gallant Venture's principal shareholders include the Salim Group, SembCorp Industries Ltd and the Ascendas Group. Gallant Venture currently owns approximately 14,000 hectares of land catered for resort, commercial and residential development in Bintan.

For preview, please register at ipmdesk@sg.knightfrank.com

Aerial view of Pantai Indah



Living Room, Pantai Indah

Perth, Australia

Base on December 2009 estimated population of 1.7 million, continued growth at the current rate of 2.7% per year will see over 1.8 million people in the Perth Metropolitan area by 2012. The increase in population will create a corresponding level in demand for housing.

The supply of apartments for newly completed or currently under construction has met the demand of the market, but this supply will be limited in the next three to five years. With the lead time of developments being a major factor impacting on supply and the anticipation of on-going strong population growth for the Perth Metropolitan region, it is projected that demand could outstrip supply with the median price of dwellings increasing as a result. Outlook for the Perth market remains steady in the next year with moderate growth over the subsequent 12 to 18 months.

We will be launching a brand new development in Perth, for more information, please register at ipmdesk@sg.knightfrank.com

Source: Knight Frank Australia, Market Overview August 2010

Macau International Trade and Investment Fair (MIF)

21-24 August 2010 at Venetian

Knight Frank will be participating in the coming Macau International Trade and Investment Fair (MIF) 2010 organized by Macau Trade and Investment Promotion Institute. This is an economic and trade exhibition to promote international co-operation and exchange in investment and trade, as well as a prestigious annual event among the business sectors in Macau.

The event will be conducted from 21st to 24th October at the infamous Venetian Macau and is spearheaded by Kelvin Ang, Deputy Head, Business Unit of KF Property Network.

According to the 2009 Asia-Pacific Wealth Report by Merrill Lynch and Cap Gemini, China has over 365,000 millionaires in USD and they invest 20% of their wealth into real estate.

Population of China's High Net Worth Individuals (HNWI) has now surpassed that of the UK in 2008 to become the fourth largest in the world.

According to the 2009 Wealth Report by Knight Frank and Citi Private Bank, Beijing currently ranks among the top 10 key cities in the world for the wealthy and influential individuals and Beijing is expected to reach the top 3 world cities within the next ten years, just behind New York and London.

Chinese buyers are increasing their exposure and investment in many markets.

We see a surge in Chinese buyers investing in Singapore. According to Knight Frank Singapore research department, China ranks second after Malaysia among all the foreigners purchasing Singapore properties.

For enquiries, please call:
Chua Shir Yee 6228 6859 / 9368 0167

Perth



- Corporate > 01
- Residential > 02
- Auction (Residential) > 11**
- Auction (Commercial) > 13
- Industrial > 17
- Office > 19
- KF Estate Management > 22
- KF Shopping Centre Management > 23
- Retail > 24

AUCTION (RESIDENTIAL)

For the first half of the year, properties that were knocked down by 5 auction houses reached close to \$87 million. Owners' sale accounted for \$61 million, which is about 70% of the total value. This shows that owner's properties are getting more popular than mortgagee's properties in auction market.

Knight Frank topped the sales chart with a total sale of \$36 million at auctions, and all properties sold except one were owners' sale. Out of the total value, residential properties made up about \$30.5M, industrial properties contributed \$1.7M and shophouses at \$4M.

Residential properties remained the star player in auction market and contributed 57% of the auctioned properties in the first half of the year. Industrial properties, shops and shophouses accounted for 17% and 18% of the properties put up for auctions respectively. Office properties made up 5% of all properties.

Properties Sold

Harbourlight @ Telok Blangah Rd, D04

2-Bedroom, 732 sq ft, freehold
Sold at \$970K

Reflections @ Keppel Bay, Keppel Bay View, D04

2-Bedroom villa , 1,184 sq ft, 99 years, TOP 2013
Sold at \$1,776,000

Parc Emily @ Mount Emily Road, D09

2-Bedroom , 1012 sq ft, Freehold
Sold at \$1,500,000

The Acacias @ Sommerville Road, D13

2+1, 980 sq ft, Freehold
Sold at \$870,000

KB Industrial Building @ Kaki Bukit Road 1 D14

Ramp up 3 storey terrace Factory, 4,542 sq ft
60 years wef 1995
Sold at \$920,000

Focus One, Ubi View D14

2-Storey Terrace , 6,297 sq ft
60 years wef 4/1/1999
Sold at \$1,830,000

Wintech Centre @ Ubi Road 1, D14

Factory, 1,173 sq ft, 60 years wef 5/7/1997
Sold at \$318,000

Simei Green @ Simei Street 4, D18

3 + Study + Store, 1,249 sq ft, 99 years
Sold at \$758,000

Hillview Green @ Hume Avenue , D21

3+1, 1302 sq ft, 999 years
Sold at \$990,000



Parc Emily



Simei Green



Harbourlight



Focus One



The Acacias

For Sale

Emerald Garden , Club Street, D014+1, 1,527 sf, 999 years
Sharon Chan 6228 6820 / 9112 2063**Barbary Walk, D03**1 ½ Storey detached house, 8,2880 sq ft
Freehold
Jennifer Teo 6228 7323 / 9365 3758**Caribbean @ Keppel Bay D04**3-Bedroom apartment
1,216 sq ft, 99 years
MaxTan 6228 7380 / 8323 2886**Estilo @ Wilkie, Wilkie Road D09**3+1, 1,238 sq ft, freehold
MaxTan 6228 7380/ 8323 2886**Vision Crest , Oxley Rise D09**3-Bedroom, 1,475 sq ft, freehold
Sharon Chan 6228 6820 / 9112 2063**Horizon Tower East, 15 Leonie Hill, D09**2 Penthouses, 11-bedrooms, 9,645 sq ft
99 years wef 1979
Sharon Chan 6228 6820 /9112 2063**Draycott Tower, Draycott Park D10**3+1, 2,650 sq ft, freehold
MaxTan 6228 7380 / 8323 2886**Chelsea Gardens, Walshe Road D10**2 level penthouse, 4+1 roof terrace with jacuzzi
3,864 sq ft, freehold
Sharon Lee 6228 6891 / 9686 4449**One Mount Rosie, D10**3-Storey semi-detach cluster, 4,854 sq ft
Freehold, tenanted
Sharon Lee 6228 6891 / 9686 4449**Holland Road (Off Greenleaf), D10**3-Storey, Modern semi-detached house
+ pool + basement, 3,125 sq ft, 5+1, freehold
Sharon Lee 6228 6891 / 9686 4449**Thomson Road, D11**3 units of s/storey terrace 4,096 sq ft, freehold
Sharon Chan 6228 6820 / 9112 2063**2 Units @ Optima Tanah Merah, D16**a) 3 + study + 1, 1,367 sq ft
b) 4+1, 1,528 sq ft
99 years wef 2008, TOP 2014
Jennifer Teo 6228 7323 / 9365 3758
Sharon Chan 6228 6820 /9112 2063**Cowdray Avenue, Serangoon Garden, D19**Single-storey corner terrace, 2,970 sq ft
999 years
Jennifer Teo 6228 7323 / 9365 3758**Jln Pacheli, D19 (Estate Sale)**2-Storey corner terrace, 5+1, freehold, 4,481 sq ft
Jennifer Teo 6228 7323 / 9365 3758
Sharon Chan 6228 6820 /9112 2063**Meragi Road, D16**2 storey semi-detached, 4,213 sq ft, 5+1
999 years
Sharon Chan 6228 6820 / 9112 2063**The Gale, 72 Flora Road , D17**2 + study , 1,044 sq ft, freehold
Jennifer Teo 6228 7323 / 9365 3758**Woodlands Industrial Park E1, D27**5-Storey Intermediate terrace factory
5,070 sq ft
60 yrs wef 9/1/1995
Jennifer Teo 6228 7323 / 9365 3758

The Gale



Estilo



Jln Pacheli



Woodlands Industrial Park E1



10 Kaki Bukit Road



Meragi Road

- Corporate > 01
- Residential > 02
- Auction (Residential) > 11
- Auction (Commercial) > 13**
- Industrial > 17
- Office > 19
- KF Estate Management > 22
- KF Shopping Centre Management > 23
- Retail > 24

AUCTION (COMMERCIAL)

HDB Shophouses – The Alternative Investment Choice

Growth in the HDB shophouse sector has been steadily increasing with more interest from investors since the economic plunge in 2008. In the first half of 2010, transactions have been active and most units were sold above valuation.

Housing estates such as Ang Mo Kio, Bedok, Tampines and Clementi are popular location choices with investors and owner-occupiers. Typical shops with dwellings on the second storey with an average size of 1,500 sq ft in bustling areas such as Bedok Central have been transacted above valuation in the regions of about \$3M in May 2010. Some shops with sizes of about 1,600 sq ft at Clementi Central have surged to values from \$3.5M onwards.

As more people look to HDB shops as alternative investment properties, transactions have been rife in the past few months.

Some recent sales data are tabulated below:

	Address	Floor Area (sq ft)	Transacted Price
1	Bedok Central (New Upper Changi Road)	1,600	\$3.28M
2	Tampines St 44 (Neighbourhood Centre)	1,700	\$1.45M
3	Ang Mo Kio Ave 6 (Central)	1,600	\$2.28M
4	Marsiling (Off Woodlands Central)	1,400	\$960K
5	Tampines St 12	1,600	\$955K
6	Clementi West St 2	1,600	\$860K
7	Toa Payoh Lor 1	1,300	\$1.13M
8	Hougang St 21 (Town Center)	1,690	\$1.09M

(* The above are shops with dwellings on the second storey)



Tampines Street 12

Marsiling

Golden Mile Complex

Boutique Hotels – Going, Going, Gone!

Boutique hotels are looking to be in vogue with investors again. The Singapore Tourism Promotion Board revealed that visitor arrivals to Singapore hit a high of more than 1 million in July 2010, while industry observers noted most hotels are currently running at 90% occupancy. With the international appeal of 2 world-class IRs complemented by big events such as YOG and F1 in the pipeline, hotel values and its demand are expected to rise in tandem with hotel profitability.

Recently, Ibis Singapore on Bencoolen was sold to a private investor for more than \$200M by private tender. The 538-room, 3-star hotel received keen buying interest from the region such as Indonesia, Malaysia, Hong Kong and Thailand albeit being in operation for only 18 months.

Similarly, the Ambassador Hotel at Desker Road was sold at Knight Frank auction for \$10.3M in July. It comprises 6 adjoining freehold 2½-storey shophouses with land area of 6,664 sq ft and gross floor area of 11,464 sq ft within the Jalan Besar conservation area. The contending bids by investors at the auction were evidences of spurring interest in boutique hotels for their uniqueness and market value.

Recent Deals by the Team

#01 Golden Mile Complex

Shop unit, 99 years wef 1969
Floor Area: 570 sq ft approx
Sold for: \$1,028,000

#04 Golden Mile Complex

2 adjoining shop units, 99 years wef 1969
Floor Area: 3,530 sq ft approx
Sold for: \$1,682,243

#02 People's Park Complex

Shop unit, 99 years wef 1968
Floor Area: 689 sq ft approx
Sold for: \$1,780,000

Ambassador Hotel

6 adjoining 2½ storey freehold conservation shophouses
Land Area: 6,664 sq ft approx
Sold for: \$10,300,000

Bali Lane

2 intermediate 2½ storey 999 years conservation shophouses
Land Area: 720 sq ft approx
Sold for: \$1,800,000

Dunlop Street

2 adjoining intermediate 2-Storey pre-war shophouses with attic
Land Area: 2,687 sq ft approx
Sold for: \$4,040,000

Bali Lane



Dunlop Street - Sold at Knight Frank Auction for \$4.04M



People's Park Complex



Ambassador Hotel - Sold at Knight Frank Auction for \$10.3M

Corporate > 01
Residential > 02
Auction (Residential) > 11
Auction (Commercial) > 13
Industrial > 17
Office > 19
KF Estate Management > 22
KF Shopping Centre Management > 23
Retail > 24

AUCTION (COMMERCIAL)

For Sale

HDB Shophouses

Ang Mo Kio Central

2-Storey HDB shop with dwelling on 2nd floor
 Floor Area: 1,600 sq ft approx
 86 years wef 1993
 Fiona Koh 6228 6874 / 9728 6566

Bt Batok St 11 Blk 156

1-Storey HDB Shop with double frontage
 Floor Area: 420 sq ft approx
 89 years wef 1994
 Magdalene Chong 62286890 / 9850 6526

Hougang St 21

2-Storey HDB shop with dwelling on 2nd floor
 Floor Area: 1,600 sq ft approx
 Balance 73 years from 2010
 Fiona Koh 6228 6874 / 9728 6566

Kallang Bahru

2-Storey coffeeshop with dwelling on 2nd floor
 Floor Area: 3,100 sq ft approx
 Balance 64 years from 2010
 Fiona Koh 6228 6874 / 9728 6566

Conservation Shophouses

Haji Lane

2-Storey intermediate conservation
 shophouse with attic
 Land Area: 543 sq ft approx
 999 years wef 1828
 Derrick Loi 6228 7305 / 9101 4747

Keong Saik Road

3-Storey conservation shophouse with attic
 Land Area: 1,271 sq ft approx
 Freehold
 Derrick Loi 6228 7305 / 9101 4747

Stanley Street

4-Storey conservation shophouse
 Land Area: 1,309 sq ft approx
 Freehold
 Derrick Loi 6228 7305 / 9101 4747



Bukit Batok



Kallang Bahru



Haji Lane



Keong Saik Road

For Sale

Strata Offices

Textile Centre

200 Jalan Sultan
 Floor Area: 915 sq ft approx
 99 years wef 1970
 Joshua Tay 6228 6892 / 9873 2310

People's Park Centre

101 Upper Cross Street
 Floor Area: 1,378 sq ft approx
 99 years wef 1970
 Magdalene Chong 6228 6890 / 9850 6526

Suntec Tower 3

8 Temasek Boulevard
 Floor Area: 2,928 sq ft approx
 99 years wef 1989
 Joshua Tay 6228 6892 / 9873 2310

Springleaf Tower

3 Anson Road
 Floor Area: 10,527 sq ft approx
 99 years wef 1996
 Joshua Tay 6228 6892 / 9873 2310

Strata Shops

People's Park Complex

1 Park Road
 Floor Area: 452 sq ft approx
 99 years wef 1968
 Magdalene Chong 6228 6890 / 9850 6526

Far East Plaza

14 Scotts Road
 Floor Area: 861 sq ft approx
 Freehold
 Joshua Tay 6228 6892 / 9873 2310

76 Shenton

76 Shenton Way
 Floor Area: 3,411 sq ft approx
 99 years wef 2007
 Joshua Tay 6228 6892 / 9873 2310

Craig Place

20 Craig Road
 Floor Area: 9,010 sq ft approx
 99 years wef 1997
 Joshua Tay 6228 6892 / 9873 2310



76 Shenton



Far East Plaza



Textile Centre



Springleaf Tower

Corporate > 01
Residential > 02
Auction (Residential) > 11
Auction (Commercial) > 13
Industrial > 17
Office > 19
KF Estate Management > 22
KF Shopping Centre Management > 23
Retail > 24

INDUSTRIAL

For Sale

Properties Sold

17 Tuas Avenue 9

Sold at S\$11.0 M

123 Pioneer Road

Sold at S\$8.0+ M

4 Woodlands Loop

Sold at S\$7.92 M

14 Kung Chong Road

Sold at S\$7.5 M

17 Kaki Bukit Place

Sold at S\$3.6 M

Brand New Development in Yishun

Price from \$290,000*

A'Posh Bizhub is a 8-storey flatted development that has an excellent corporate image. It sits on a leasehold land of 60 years tenure with effect from 2010. With its glass and eco-green façade, it stands out from its surrounding buildings.

The development has a wide range of architectural layout, from high-ceiling showrooms to loft units. Units are strategically constructed with functional quality finishes.

Minutes away from Yishun MRT station, this exquisite project is also adjacent to housing estates, and offers convenient access to those commuting to the area for work or business.

*Terms and conditions apply.

For enquiries, please call:

Sharin Tan 6228 7383 / 9855 2990

Jeane Ang 6228 7352 / 8188 4577

Yishun - Artist's Impression



Yishun - Artist's Impression

Eunos Industrial Estate

For Lease

Knight Frank has been appointed as the exclusive leasing agent for more than 100 lots of industrial space units in Eunos Industrial Estate averaging 1,200 sq ft and available for short term lease of 2 years.

They are suitable for SMEs who require limited storage and production space for light industries such as light assembly work, packing and repacking activities and courier services.

Located at Eunos Avenue 3, 4 and 5 within the Eunos Industrial Estate, these single-storey terrace units are bounded by major roads such as the Pan Island expressway, Geylang Serai and Paya Lebar Road. Well located between Paya Lebar and Eunos MRT stations, the estate has ample food and beverage facilities for those working around here.

Terrace Factory at Kaki Bukit

For Sale

A "Business 2" zoned 4-storey corner terrace plus a basement. An internal cargo lift opens up to each level, facilitating movements of goods.

The land is approximately 4,270 sq ft with a gross floor area of approximately 8,500 sq ft. The property has a lease tenure of 60 years commencing Oct 2000.

For enquiries on **Eunos Industrial Estate**, please call:

Salyn Yap 6228 7394 / 9818 8501

Adelyn Kong 6228 7351 / 9017 0772

For enquiries on **Terrace Factory at Kaki Bukit**, please call:

Sharin Tan 6228 7383 / 9855 2990

Eunos Industrial Estate



Kaki Bukit



Corporate >01
Residential > 02
Auction (Residential) > 11
Auction (Commercial) > 13
Industrial > 17
Office > 19
KF Estate Management > 22
KF Shopping Centre Management > 23
Retail > 24

OFFICE

For Lease

Marina House is a 17-storey building in Shenton Way that offers good harbour views and flexible lease terms. It is within walking distance to facilities such as Banking, Hotels, F&B and the Tanjong Pagar MRT Station.

Marina House

Knight Frank is the sole marketing agent for Marina House. This development is a 17-storey building featuring regular shaped office spaces with good harbour views. It offers 2.6 meter floor to ceiling height and central air-conditioning system.

Lease Periods: Flexible
Availability: Immediate
Available sizes: From 400 – 6,031 sq ft
Ample carpark lots
Regular floor plate

Set on the fringes of Singapore's Central Business District along Shenton way, Marina House presents your business to the heart of the city's financial and commercial hotspots. This development is within walking distance to the Tanjong Pagar MRT Station, banking facilities, hotels, F&B establishments, public transport and with excellent accessibility to all parts of Singapore by the East Coast Parkway, Ayer Rajah Expressway and Keppel Road.

This development offers office spaces of various sizes with flexible lease terms in the prime financial and commercial heart of Shenton Way.

For enquiries, please call:

Kevin Soo	6228 7369 / 9368 4447
Robert Macdonald	6228 7327 / 84281462

Marina House View



Marina House



Marina House Lobby

HDB Hub

HDB HUB is a preferred business centre, located at the fringe of Central Business District. It was completed in 2002 comprising East and West Wing, an atrium, four commercial building blocks, a leisure and learning centre and a three-storey basement parking lot. The building has constantly maintained a high occupancy rate, thanks to its strategic position on top of the MRT Station. The development also accommodates Singapore's first fully air-conditioned Toa Payoh Bus Interchange and integrates it with the existing Toa Payoh MRT Station

HDB Hub has rejuvenated the town centre, making it an ideal business and lifestyle location offering 30,000 sq ft of retail space. It has a wide range of facilities such as banking, medical, entertainment, postal services, a full range of F&B and retail outlets. Located just a few minutes' drive away from Orchard Road, AYE, CTE and ECP, HDB Hub is easily accessible from the Central Business District.

Available space: 11,200 – 13,375 sq ft
Availability: Immediate
Benefits: Raised flooring – 150mm
High Ceiling – 2.7m
Ample carpark lots

Great Eastern Centre

Great Eastern Centre is a 16-storey office development prominently located at the junction of Pickering Street and South Bridge Road. It is easily accessible via major expressways like the AYE and CTE and by public transportation as the development lies in equidistance to Raffles Place MRT, Chinatown MRT, Clarke Quay MRT and the future Cross Street MRT stations.

The development is well linked to a broad spectrum of food & beverage outlets, retail outlets and banks located in the vicinity. For a quick meal, Hans' Cafe is located on the ground floor across the podium lift lobby. In addition, the development is approximately 10 minutes walk from dining and entertainment establishments located along Boat Quay, Clarke Quay and Chinatown.

Available space: 1,000 – 7,664 sq ft
Availability: Immediate
Benefits: Raised flooring – 150mm
Floor-to-ceiling height – 2.7m
Ample carpark lots
Regular and efficient floor plate
Subdivisible

Knight Frank is currently the sole marketing Agent for Great Eastern Centre. This majestic development positions itself as a compelling mix of contemporary architecture ascending over a classic, landmark development and remains the best choice for tenants looking for space at the fringe of the CBD.

For enquiries on **Great Eastern Centre**, please call:
 Jason Le 6228 7366 / 8126 7996
 Robert Macdonald 6228 7327 / 84281462
 For enquiries on **HDB Hub**, please call:
 Jason Le 6228 7366 / 8126 7996
 Kevin Soo 6228 7369 / 9368 4447



Great Eastern Centre

Corporate > 01
Residential > 02
Auction (Residential) > 11
Auction (Commercial) > 13
Industrial >17
Office > 19
KF Estate Management > 22
KF Shopping Centre Management > 23
Retail > 24

OFFICE

Located above the HarbourFront MRT station, HarbourFront Centre offers great accessibility to various parts of Singapore via the NorthEast MRT line and the upcoming Circle Line as well as via major expressways. On top of that, it is only a ten-minute drive to the prime Central Business District.

Habourfront Centre

One of the landmark buildings in Singapore, HarbourFront Centre was refurbished in 2003 to be an integral part of the 24-hectare HarbourFront Precinct, Singapore's premier business and lifestyle destination. This thirteen storey building is a mixed-use building with approximately 466,000 square feet of office space. It boasts modern building specifications including large floor plates, 2.8-meter floor to ceiling height and central air-conditioning system which are suitable for MNCs and regional companies that are looking to set up their offices near the Central Business District.

A retail podium which occupies the first three levels of the building, offers office tenants working in the HarbourFront Precinct the convenience of a wide array of shops and services such as pharmacies, banks, restaurants, a food court, Cold storage supermart, a clinic and a post office. It also connects to Singapore largest retail and lifestyle mall -- VivoCity, the mega multi-concept entertainment hub St. James Power Station and luxurious residential apartments, creating a vibrant destination for work, live and play.

Available space: 786 sq ft – 31,474 sq ft
 Availability: Immediate
 Benefits: High Ceiling – 2.8m
 Ample carpark lots

Habourfront Tower 2

HarbourFront Tower Two is a 16-storey office building with a magnificent view of the sea and Mount Faber from its full-length double-glazed glass windows and bubble lifts. The development offers approximately 139,000 square feet of space and has been enjoying consistently high occupancy rate. Its modern building specifications such as large floor plates, 2.55-meter floor to ceiling height, 80-millimeter raised flooring and Variable Air Volume (VAV) air conditioning system cater to the needs of MNCs and regional companies.

Amenities within this building include a childcare centre, restaurant, gym, and medical clinic. More amenities are available within easy reach at the nearby HarbourFront Centre retail and VivoCity. It is easily accessible via expressways like the East Coast Parkway (ECP), Ayer Rajah Expressway (AYE) and Central Expressway (CTE), and is also within walking distance to the HarbourFront MRT station on the NorthEast line and the upcoming Circle Line.

Available space: 2,949 sq ft – 4,510 sq ft
 Availability: Immediate
 Benefits: Raised floor
 Good view
 Walking distance to MRT station

For enquiries, please call:
 Jason Le 6228 7366 / 8126 7996

Habourfront Centre



Habourfront Tower 2

KNIGHT FRANK ESTATE MANAGEMENT

Driving Service Excellence

On the occasion of KFEM's Staff Excellence Day, Mr Jordan Neo, Managing Director, shared with staff on the company's service excellence initiatives for the year ahead. This is an extract of his speech.

Knight Frank Estate Management is celebrating our 10th anniversary this year. Our commitment to uphold the highest standards of service and excellence remain steadfast. For the year ahead, we have identified three key areas to drive service excellence – Innovation, Service and People.

Innovation

With the expansion of the business, we will be investing in a new Customer Relationship Management (CRM) operational support IT system, which will centralise information of properties managed by KFEM. When it is ready, both HQ and site staff can gain online access to data on customer feedback, service requests, contracts management, and record-keeping. At the same time, we are upgrading our accounting software so that it can be fully integrated with this CRM system. This means our staff can get accounting information online and respond to customers more promptly.

For clients to enjoy prompt response to their

feedback or enquiries, we will be using this intelligent telephony support system, which allows us to manage issues and monitor service levels for each site. The site staff can provide immediate response to clients by accessing real-time information on the particular unit and the past feedback log. Clients can choose to be updated on the status through automated emails or SMS. With this system, each site will be able to manage performance and provide prompt response to occupiers.

In addition, an intranet will enable our staff to have easy access and reference to KFEM library of SOPs and documents. With these IT innovations, we anticipate a reduction in costs, wastage and complaints, as well as less stress for our staff. This will lead to better service for our customers with increase in satisfaction level and loyalty.

Service

KFEM provides health screening for the projects we manage – through the launch of two programmes - 'project in need' and 'project in recovery'. We always encourage early reporting of challenging issues or problems to avoid projects from degenerating into 'project in difficulty'. Our quality and customer service team will provide additional support by deploying an operation manager to site. His role is to engage the site team and the client more effectively, help in

closing any service gaps, and troubleshoot issues. This will allow the site team to concentrate on the daily operations and ensuring our customers are receiving our best services.

People

Our staff are our greatest asset, and we believe in investing in their training and development in order for our clients to enjoy a higher level of service. As part of our Staff Engagement programme, we will kick off a comprehensive survey to understand our staff's training needs. Currently, we have training programmes for all levels of staff, and the survey will help us to pin-point on the other areas for improvement.

As the saying goes, health is wealth, we will be launching health checks for all staff as part of our 'Employee Wellness' initiative to promote a healthy lifestyle. Besides the health checks, our Recreation Committee would continue to organise a good mix of interest group activities for our staff - cycling, badminton, soccer, golf, bowling, fishing, movie night and food hunt. We hope with the above initiatives for our staff, we can maintain a strong and healthy workforce, which will bring about higher productivity and service quality.

For enquiries, please call:

Jordan Neo

6848 5648 / 9666 8004



Mr Jordan Neo presenting the Best Business Unit award to BU 5's head, Ms Eleana Teo

KNIGHT FRANK SHOPPING CENTRE MANAGEMENT

Knight Frank Shopping Centre Management Achieves ISO 9001:2008 Certification

Knight Frank Shopping Centre Management Pte Ltd (KFSCM) has the distinction of being the first shopping centre management company in Singapore to be awarded the prestigious ISO 9001:2008.

In order to be eligible for this certification, KFSCM's management system underwent a rigorous external audit to ensure that ISO 9001 standards had been adhered to. The ISO 9001 standard addresses "Quality Management". This encompasses fulfilling customer's quality requirements and applicable regulatory requirements, while aiming to enhance customer satisfaction. The company also needs to achieve continual improvement of its performance in pursuit of these objectives.

Mr Peter See-Toh, Managing Director, KFSCM said, "The achievement of the ISO 9001:2008 certification marks a remarkable milestone for our organization and gives our clients and stakeholders added assurance that the highest international standards are being achieved and continually surpassed. Not only does the ISO certification guarantee that we have a proper and consistent system in place to manage the mall's operations, it also reiterates our commitment to utilizing our retail assets in the most optimal way to benefit our mall's tenants while exceeding shoppers' expectations."

KFSCM Quality Policy

"We are committed to providing a comprehensive range of shopping centre management services to our valued clients. By continuously improving on our quality management system, we aim to achieve the highest standards and best use of the assets we manage."

For enquiries, please email:
enquiry@kfscm.com.sg



RETAIL

The New Katong Mall

A new Peranakan-themed Katong Mall, which sits at the same site as the former Katong Mall, was unveiled at the mall's Signing and Groundbreaking Ceremony on 9 July 2010.

Strategically-sited at the junction of East Coast Road and Joo Chiat Road, the new Katong Mall caters to a relatively affluent population catchment of approximately 200,000 residents. The population density is expected to grow further with the completion of a number of new landed and condominium developments in the next few years. The new Katong Mall also enjoys excellent connectivity to the East Coast Parkway Expressway and Pan Island Expressway.

Designed by one of Singapore's leading architectural firms, DP Architects Pte Ltd, the revitalised mall will stand out as a new landmark in the Katong, Marine Parade and Joo Chiat precincts with its distinctive, subtle and yet modern Peranakan charm.

Even prior to the commencement of official leasing activities, it was announced at the new Katong Mall's Signing Ceremony that the mall has already achieved a leasing commitment of over 32% based on the leases signed with three key anchor tenants. The revitalised mall will be anchored by

Market Place, a premium gourmet supermarket operated by Cold Storage. This will be the first Market Place concept in the eastern suburbs of Singapore. Golden Village will host eight cinema halls, of which two are Gold Class halls. The new Katong Mall will be the first integrated mall hosting Gold Class halls in the eastern region of Singapore.

The BreadTalk Group of Companies will also be bringing a number of well-loved renowned household brands closer to the residents living in the area. The Food Republic Food Atrium will occupy 15,000 sq ft on Level 4 of the mall. Other concepts include Din Tai Fung's first duplex store in Singapore, BreadTalk, Toast Box and the RamenPlay Japanese restaurant, all of which will comprise a total of 7,500 sq ft of space.

Following the \$60M redevelopment exercise, the new Katong Mall will be positioned as the premier lifestyle destination offering unrivalled shopping, dining and lifestyle options to residents not only from the surrounding precincts, but also to shoppers residing in the eastern part of Singapore.

Mr Pua Seck Guan, Chief Executive Officer of Perennial Real Estate Pte Ltd, said, "Through leveraging on our professional team's retail real estate expertise and experience, we are confident to create a stylish and niche mall with a

strong community following. The revitalised mall will stand out in the district with its remarkably refreshing architecture, good asset plan, host of unique offerings and enlarged car parking facilities."

The new Katong Mall will comprise six levels of retail and lifestyle shops, two basement levels of car park and a rooftop landscaped garden with wet and dry playgrounds on Level 4. Measuring 207,000 sq ft in net lettable area, which is 20% larger than before, the new mall will be completed in third quarter 2011.

The revamped mall will house more than 150 units offering fashion apparel & accessories, beauty & wellness, leisure & sports-related trades, telecommunications & IT gadgets, home & lifestyle stores and a myriad of gastrobars, cafes & restaurants.

Katong Mall is owned by Perennial Katong Retail Trust (PKRT) and managed by Perennial (Singapore) Retail Management Pte Ltd (PSRMPL), a subsidiary of Perennial Real Estate Pte Ltd. PSRMPL will also manage Chinatown Point following the completion of the acquisition of the mall by mid-October 2010.

For enquiries, please call:
Tan Ai-Ling 6228 6812 / 9380 0231

The New Katong Mall



Corporate > 01
Residential > 01
Auction (Residential) > 11
Auction (Commercial) > 13
Industrial > 17
Office > 19
KF Estate Management > 22
KF Shopping Centre Management > 23
Retail > 24

RETAIL

Courts

228 Orchard Road

Courts, the largest retailer of electrical, IT products and furniture, opened its first store in the heart of Orchard Road, just opposite the Somerset MRT Station. Secured through Knight Frank, this exciting new Courts store offers customers eight levels of approximately 44,000 sq ft of commercial products.

Electrical, IT products and furniture are available under one roof, making the new store a one-stop shop to cater to local and tourist markets. The store has two levels dedicated to IT products and home furnishing, and carries a wider range of IT accessories and peripherals to cater to Orchard Road shoppers.

With the opening of Courts Orchard and with the tagline, 'Value Has Arrived On Orchard Road', Courts will continue to deliver on its proposition of lowest prices guaranteed.

For enquiries on **Courts**, please call:
 Arina Liew 6228 7367 / 9797 8270
 For enquiries on **Cedele**, please call:
 Jenny Soh 6228 7336 / 9761 2528

Cedele

Rail Mall

Cedele by The Bakery Depot was founded by Yeap Cheng Guat in July 1997. Since her first store in East Coast, this popular homegrown brand has expanded to 19 outlets across the country. Knight Frank is proud to have assisted Cedele in securing its latest café bakery at Rail Mall.

Cedele's philosophy is to eat good and live well. The cafe offers healthy great-tasting food with a delectable selection of bread, cakes, pies, pastries, sandwiches, salads, soups, main courses and desserts using only fresh and natural ingredients with no trans fats while maintaining standard food presentation and healthy-sized portions.

For a satisfying and guilt-free meal, head on to Cedele for a love affair with all things natural or organic.

Courts



Cedele



Pink Parlour

Orchard Central

Pink Parlour has upped the ante in its newest and biggest store at Orchard Central. The 1,500 sq ft store, located in the heart of town, provides every customer with an array of personalised treatments for pure indulgence.

Step into Pink Parlour and be spoilt for choice with Pink Parlour's very own signature beauty fixes - from personalised luxury treatments, fabulous fuss-free effective waxing to super-indulgent manicure and pedicure services. The outlet has six waxing rooms, two shower rooms, a manicure and pedicure area, a retail area, a resting lounge, and a reception area.

Knight Frank's dynamic retail team was instrumental in helping Pink Parlour secure its fourth outlet.

Poney Enfants

United Square Bukit Panjang Plaza

Poney Enfants was founded in 1992 in Malaysia when Albert Tan decided to take the bold step of developing a brand of his own, beginning with consignment counters in department stores.

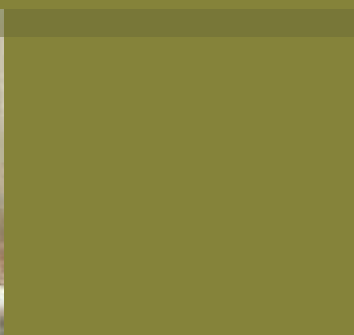
In 1997, Poney opened its first boutique at Mines Shopping Mall showcasing the complete range of baby and children's apparel. With very promising results, Poney then established its flagship store in 1999 at KLCC Shopping Mall, Malaysia's premier mall.

Opening its second boutique at United Square, Poney aims to establish its presence in Singapore's shopping malls and to bring its seasonal merchandise nearer to customers. With several collections a year inspired by the four seasons, Poney provides a strong fashion style for babies, toddlers and kids with its beautifully embroidered cotton tops, printed long sun dresses, bermuda shorts and patterned skirts.

Knight Frank helped to secure its boutique at United Square and its outlet store at Bukit Panjang Plaza.

Poney Enfants is positioned as one of the leading children's brands and is proudly featured in over 90 boutiques and counters located across Malaysia, Singapore and France.

For enquiries, please call:
Renee Kwang 6228 7325 / 9451 9842



Information herein is accurate at the time of printing.
For enquiries or further information, please contact:

Advisory Services | Consultancy & Research | Valuation | **Commercial Services** | Auction, Residential & Commercial | Industrial | Office | Investment Sales | **Residential Services** | Corporate Leasing | Project Marketing | Regal Homes / Overseas Marketing | **Retail Services** | Consultancy & Marketing | Shopping Centre Management | **Property Management Services**

Head Office: 16 Raffles Quay #30-00 Hong Leong Building Singapore 048581
Tel: 6222 1333 Fax: 6224 5843 Email: enquiry@sg.knightfrank.com