

PRICE MATRIX

Internal use only. Not for circulation.

SOUTH FACING												
Unit Type	Size(sqft)											
		\$1,950	\$2,000	\$2,050	\$2,100	\$2,150	\$2,200	\$2,250	\$2,300	\$2,350	\$2,400	\$2,450
2 BEDROOM	614	\$1,197,300	\$1,228,000	\$1,258,700	\$1,289,400	\$1,320,100	\$1,350,800	\$1,381,500	\$1,412,200	\$1,442,900	\$1,473,600	\$1,504,300
2 BEDROOM	678	\$1,322,100	\$1,356,000	\$1,389,900	\$1,423,800	\$1,457,700	\$1,491,600	\$1,525,500	\$1,559,400	\$1,593,300	\$1,627,200	\$1,661,100
2 BEDROOM PREMIUM	743	\$1,448,850	\$1,486,000	\$1,523,150	\$1,560,300	\$1,597,450	\$1,634,600	\$1,671,750	\$1,708,900	\$1,746,050	\$1,783,200	\$1,820,350
3 BEDROOM	958	\$1,868,100	\$1,916,000	\$1,963,900	\$2,011,800	\$2,059,700	\$2,107,600	\$2,155,500	\$2,203,400	\$2,251,300	\$2,299,200	\$2,347,100
3 BEDROOM + STUDY	1044	\$2,035,800	\$2,088,000	\$2,140,200	\$2,192,400	\$2,244,600	\$2,296,800	\$2,349,000	\$2,401,200	\$2,453,400	\$2,505,600	\$2,557,800

NORTH FACING												
Unit Type	Size(sqft)											
		\$1,950	\$2,000	\$2,050	\$2,100	\$2,150	\$2,200	\$2,250	\$2,300	\$2,350	\$2,400	\$2,450
2 BEDROOM	678	\$1,322,100	\$1,356,000	\$1,389,900	\$1,423,800	\$1,457,700	\$1,491,600	\$1,525,500	\$1,559,400	\$1,593,300	\$1,627,200	\$1,661,100
2 BEDROOM PREMIUM	743	\$1,448,850	\$1,486,000	\$1,523,150	\$1,560,300	\$1,597,450	\$1,634,600	\$1,671,750	\$1,708,900	\$1,746,050	\$1,783,200	\$1,820,350
3 BEDROOM PREMIUM + STUDY	1141	\$2,224,950	\$2,282,000	\$2,339,050	\$2,396,100	\$2,453,150	\$2,510,200	\$2,567,250	\$2,624,300	\$2,681,350	\$2,738,400	\$2,795,450
3 BEDROOM PREMIUM + STUDY	1367	\$2,665,650	\$2,734,000	\$2,802,350	\$2,870,700	\$2,939,050	\$3,007,400	\$3,075,750	\$3,144,100	\$3,212,450	\$3,280,800	\$3,349,150
4 BEDROOM	1292	\$2,519,400	\$2,584,000	\$2,648,600	\$2,713,200	\$2,777,800	\$2,842,400	\$2,907,000	\$2,971,600	\$3,036,200	\$3,100,800	\$3,165,400
5 BEDROOM	1475	\$2,876,250	\$2,950,000	\$3,023,750	\$3,097,500	\$3,171,250	\$3,245,000	\$3,318,750	\$3,392,500	\$3,466,250	\$3,540,000	\$3,613,750
5 BEDROOM PENTHOUSE	2293	\$4,471,350	\$4,586,000	\$4,700,650	\$4,815,300	\$4,929,950	\$5,044,600	\$5,159,250	\$5,273,900	\$5,388,550	\$5,503,200	\$5,617,850
5 BEDROOM PENTHOUSE	2497	\$4,869,150	\$4,994,000	\$5,118,850	\$5,243,700	\$5,368,550	\$5,493,400	\$5,618,250	\$5,743,100	\$5,867,950	\$5,992,800	\$6,117,650

Note: This is an estimated indicative price matrix only. Actual Price will be release on Launch Day.

Safe Entry Price?

AMO

RESIDENCE



Ang Mo Kio Avenue 1 (Now known as Ang Mo Kio Residences)
SOLD on 2 June 2021

LAND ATTRIBUTES

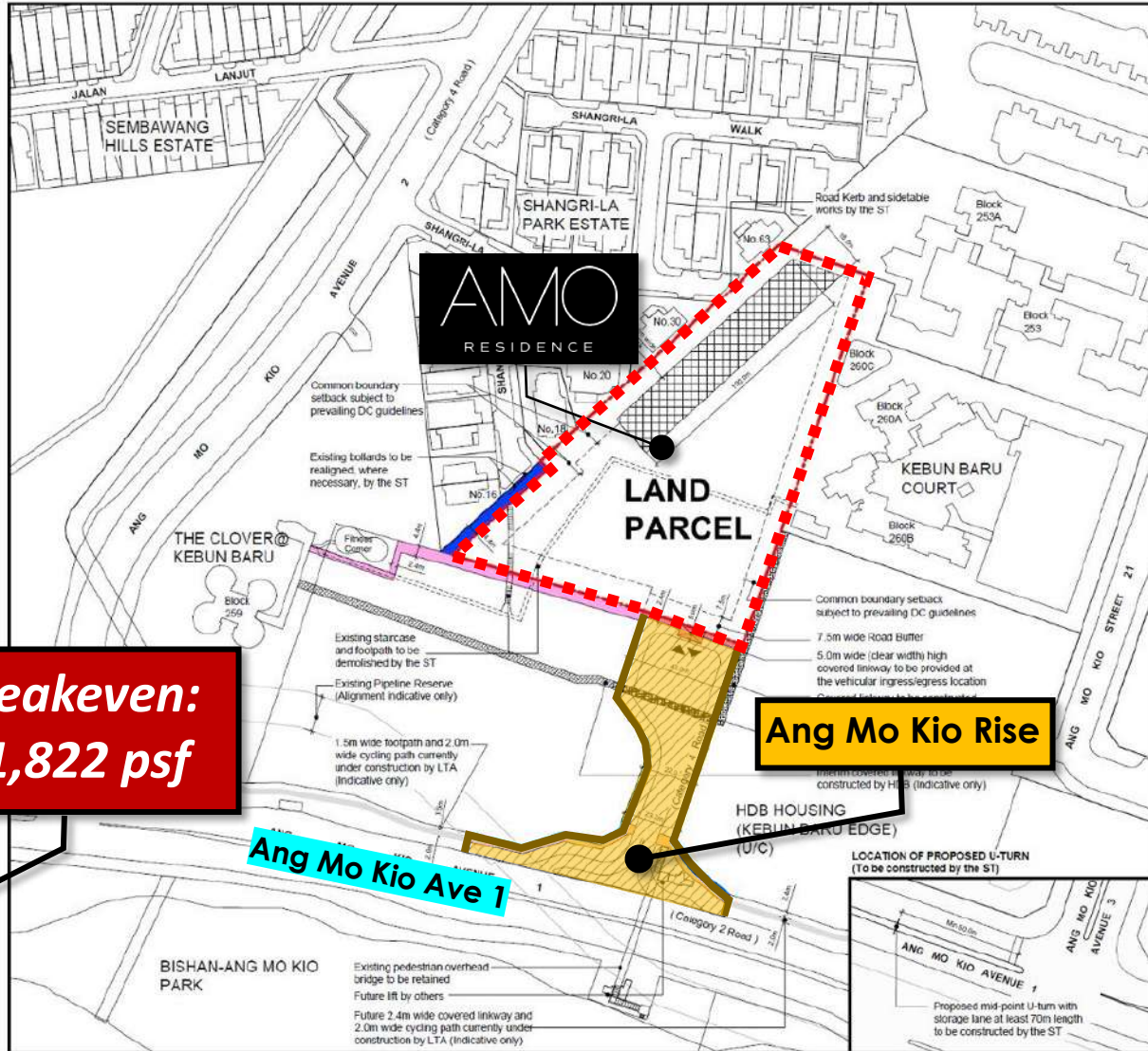
Site use	Residential
Tenure	99
Plot Ratio	2.5
Site area (sqm)	12,679.4
Site GFA (sqm)	31,699.0
Highest bid (\$m)	381.4
Highest bid (\$psf)	1,118.0

ESTIMATED BREAKEVEN

Land (\$m)	381.4
Construction (\$m)	112.6
Land Financing (\$m)	33.4
Professional/Legal/Taxes (\$m)	59.3
Marketing/Others (\$m)	35.2
Est. Total Cost (\$m)	621.8
Est. Breakeven (\$psf ppr)	1,822

Developer
 United Venture Development (UOL Group, Singapore Land Group, and Kheng Leong)

Breakeven: \$1,822 psf



DEVELOPMENT AT ANG MO KIO AVENUE 1

LAND PARCEL
 SITE AREA : 12,679.4 m²

CONTROL PLAN

- Boundary Line / Line of Road Reserve
- Proposed vehicular ingress / egress
- Low-Rise Zone - Maximum 4-storey
- Proposed 2.4m wide covered linkway to be constructed by the ST
- Proposed 5.0m wide high covered linkway to be provided at the vehicular ingress/egress location by the ST (Location and span indicative only)
- Proposed 4.4m wide public thoroughfare comprising 2.4m wide covered linkway and 2.0m wide planting verge with proper drainage provision subject to Town Council / PUB's clearance, to be constructed by the ST
- Proposed 4.4m wide public thoroughfare comprising 2.4m wide stairway and 2.0m wide planting verge to be constructed by the ST
- Proposed 2.0m wide cycling path and bicycle crossing to be constructed by the ST
- Proposed 1.5m wide footpath to be constructed by the ST
- Proposed 1.8m wide footpath to be constructed by the ST
- Proposed 2.4m wide open footpath to be constructed by the ST. Shelter by others
- Proposed road to be constructed by the successful tenderer (ST)

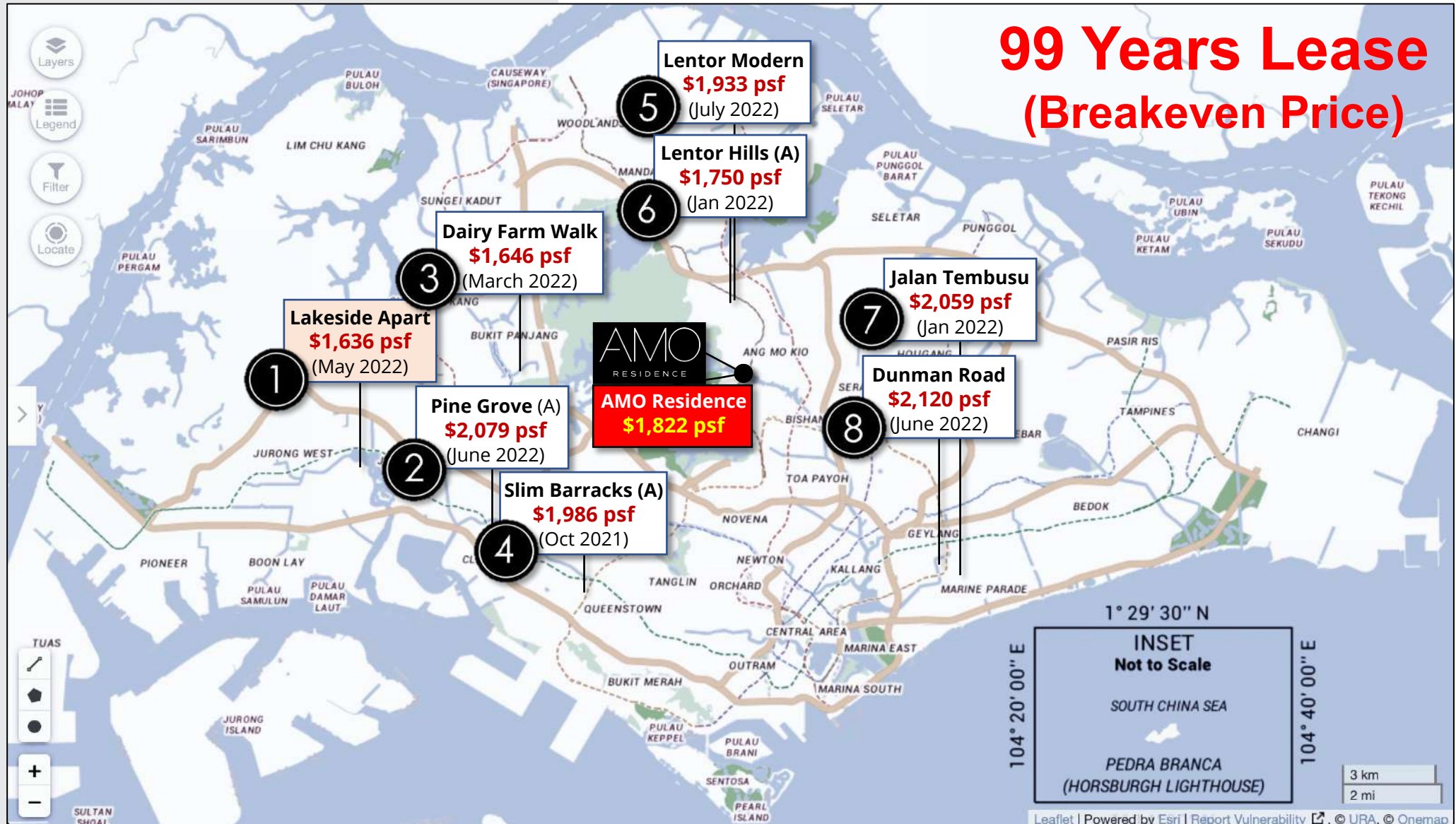
NOTES: Slide gates are not allowed along the western boundary of the proposed development

NOTES:
 The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.
 The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.
 The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.
 All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

SCALE: 1:1500
 0 15 30 45 60m

URBAN REDEVELOPMENT AUTHORITY
 To make Singapore a great city to live, work and play

LATEST Government Land Sales (GLS)



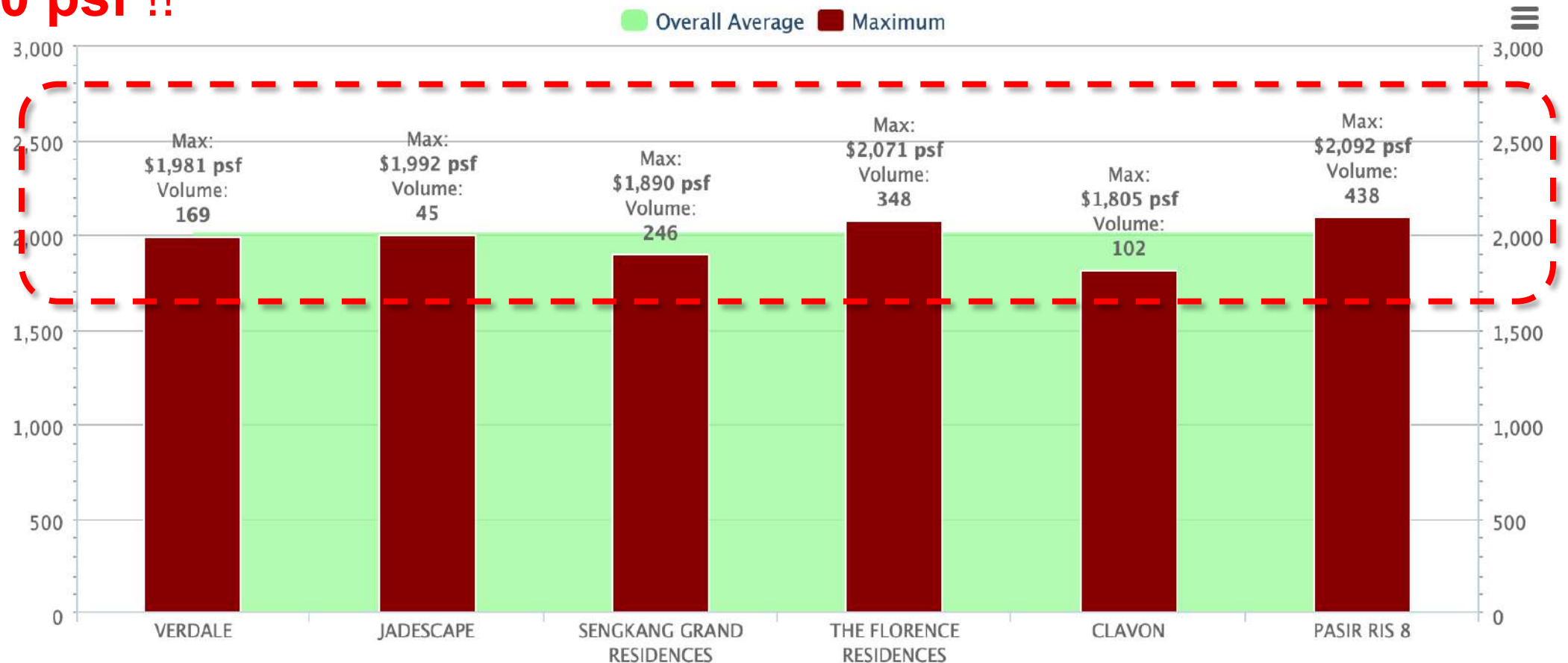
CURRENT New Launch (Highest Transacted)

Current NEW LAUNCH price has already ACCEPTED @ **\$2,000 psf !!**

PRICE COMPARISON

Source: URA, <https://www.squarefoot.com.sg>

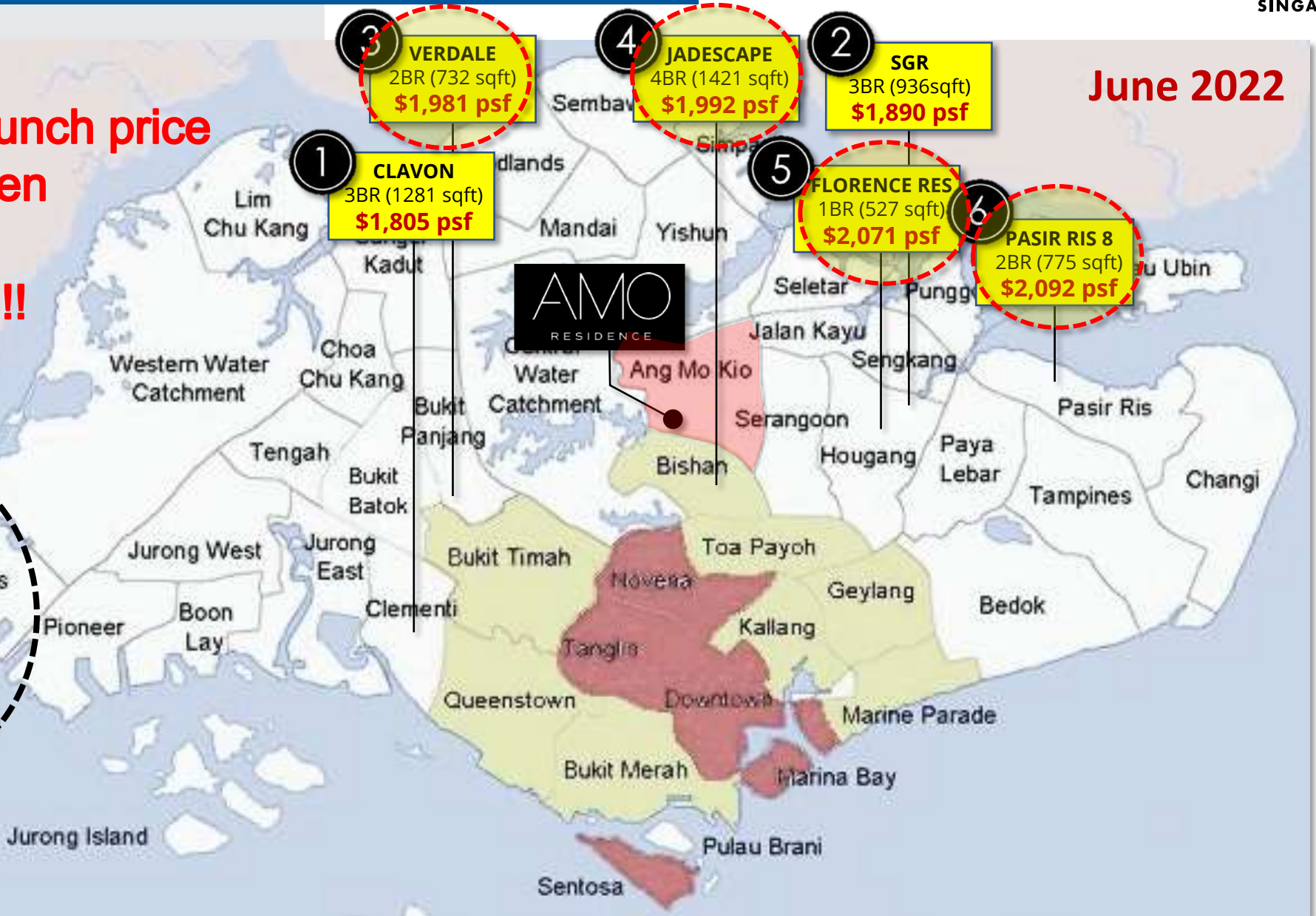
June 2022



CURRENT New Launch (Transacted)

Current new launch price
has already been
ACCEPTED
@ \$2,000 psf !!

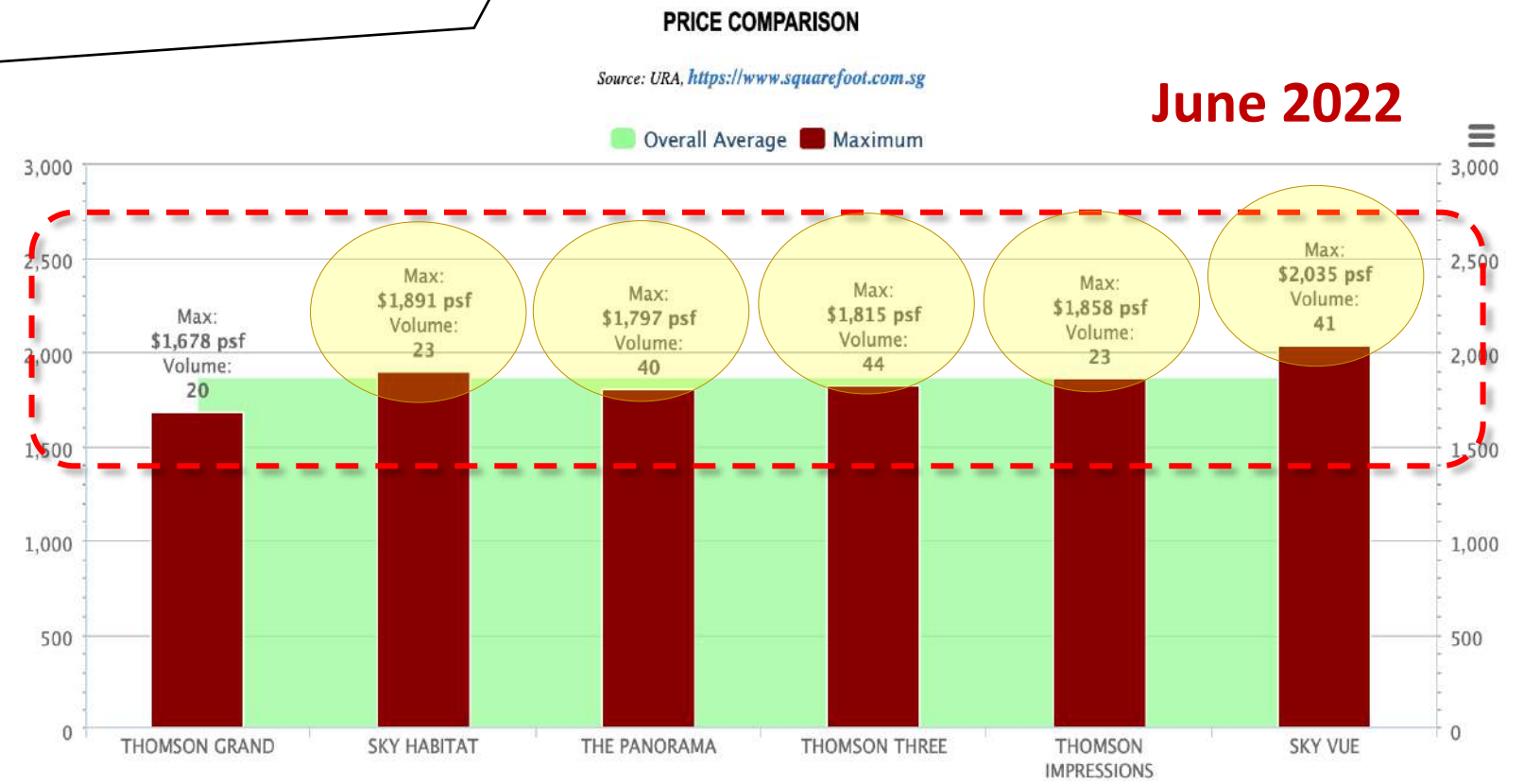
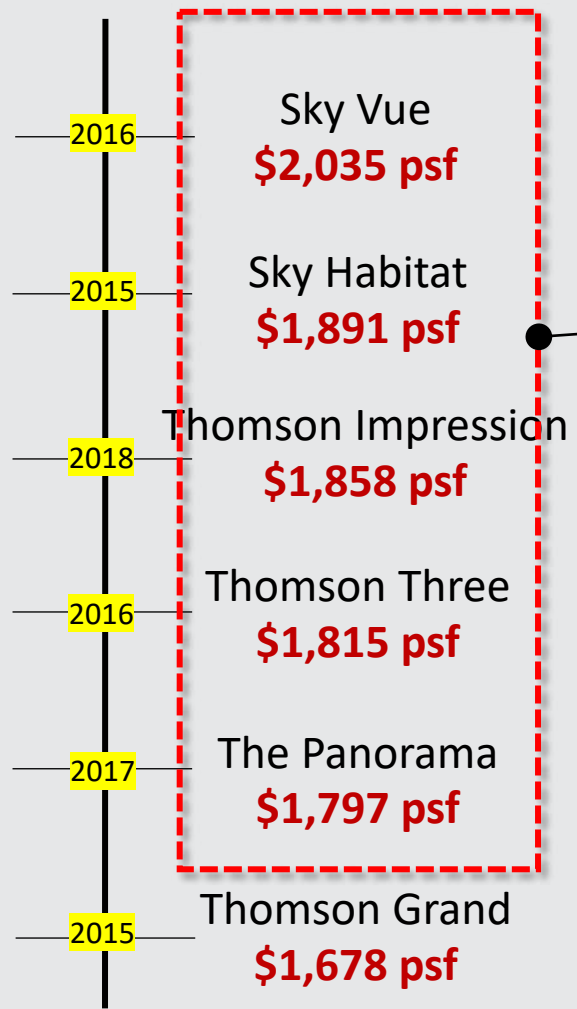
June 2022



- 6 PASIR RIS 8: \$2,092 psf
- 5 FLORENCE: \$2,071 psf
- 4 JADESCAPE: \$1,992 psf
- 3 VERDALE: \$1,981 psf
- 2 SGR : \$1,890 psf
- 1 CLAVON : \$1,805 psf

D20 Surrounding Resale Transacted Price (Property within 7 years old) TOP from 2015

Resale price already being **ACCEPTED @ \$1,800 psf - \$2,035 psf !**



D20 Surrounding Resale Transacted Price (Property within 7 years old) TOP from 2015

June 2022

