

### Top News for the Week

- [Redevelopment of Singapore Turf Club site could yield 20,000-40,000 new homes: analysts](#)
- [Sentosa Cove condo resale prices surge since January 2022, surpassing growth in other areas](#)
- [Bigger BTO flats in Serangoon draw more than 13 first-timer applicants for each unit on offer](#)
- [Singapore Turf Club to close in 2027, freeing land in Kranji for housing, other uses](#)
- [Factory activity in S'pore drops for third straight month due to protracted electronics downturn](#)
- [Singapore's April retail sales up 3.6%; most industries report yoy gains](#)
- [Singapore households' net worth up in Q1 with rising property prices; liabilities fall](#)
- [Singapore hotels' average room rate recovers from March slip, gains 3.3% in April](#)

### Residential

#### **Redevelopment of Singapore Turf Club site could yield 20,000-40,000 new homes: analysts**

Tens of thousands of new homes could come up on the 120 hectares of land freed up by the closure of the Singapore Turf Club (STC), said real estate analysts.

STC's current racecourse site in Kranji will be returned to the government by March 2027 to make way for housing and other developments in the area. This builds on previously announced plans to further develop Singapore's northern region, such as redeveloping the area around Woodlands Checkpoint and transforming the Lim Chu Kang area into a high-tech agri-food cluster.

While the Kranji site might be too small to build an entirely new township, Huttons senior research director Lee Sze Teck highlighted that it might serve as an extension of the Woodlands district, making it the country's largest township.

Redevelopment of the area will also bring improved amenities and transport connectivity, said Lee.

Links to the story:

<https://www.businesstimes.com.sg/property/redevelopment-singapore-turf-club-site-could-yield-20000-40000-new-homes-analysts>

<https://www.straitstimes.com/singapore/redevelopment-of-turf-club-will-support-plans-to-turn-woodlands-into-regional-hub-property-analysts>

#### **Sentosa Cove condo resale prices surge since January 2022, surpassing growth in other areas**

Since January 2022, the rise in prices of resale condominium units in Sentosa Cove has surpassed price increases of resale condominiums in mainland Singapore.

The median per sq ft (psf) price of non-landed properties in Sentosa Cove surged 29.77 per cent from \$1,555 in 2021, to \$2,018 in 2022. Condo prices on the resort island have been rising since 2020, after tumbling by about 40 per cent in the previous 10 years from their peak in 2010. In comparison, the median psf price for leasehold resale condominiums in the core central region (CCR) grew by a more modest 6.8 per cent year on year, while prices increased by 9.97 per cent for units in the city fringe, and by 12.2 per cent in the suburbs. From January to April 2023, the median psf price for Sentosa Cove condos rose further to \$2,147, data from the Urban Redevelopment Authority (URA) showed. For the same period, median psf price was \$1,973 for condos in the city centre, \$1,713 for those in the city fringe, and \$1,297 for those in the suburbs.

Link to the story:

<https://www.straitstimes.com/business/property/sentosa-cove-condo-resale-prices-surge-since-january-2022-surpassing-growth-in-other-areas>

### **Singapore super-prime residential sales rebound in Q1, face slower sales ahead**

Sales of super-prime residential property in Singapore rebounded 60.9 per cent in the first quarter of 2023 to 37 deals, after a relatively slow Q4 of 2022 which chalked up 23 sales. The number of Singapore transactions closed in Q1 was the same level as the year-earlier period. However, the average sale price of super-prime category deals here fell about 12.4 per cent to US\$15.6 million in Q1 2023, from US\$17.8 million in Q4 2022. The average sale price was also down 15.2 per cent year on year, from S\$18.4 million in Q1 of 2022. By volume, Singapore's super-prime residential property transactions in the first quarter of this year surpassed sales in cities such as London and Geneva.

Link to the story:

<https://www.businesstimes.com.sg/property/singapore-super-prime-residential-sales-rebound-q1-face-slower-sales-ahead-knight-frank>

### **Fangiono family of First Resources racks up four Nassim bungalow buys this year**

The family that is said to be buying three Nassim Road bungalows from Cuscaden Peak Investments at a record land rate, had earlier this year picked up another bungalow on the same street for S\$88 million. The price for the earlier deal worked out to S\$3,917 per sq ft (psf) on land area, less than the S\$4,500 psf it cost the Indonesian family to buy the trio of bungalows. The Business Times (BT) understands that the earlier sale, to a Singaporean member of the Fangiono family behind Singapore-listed palm oil producer First Resources, took place in the first half of March 2023. The transaction was completed last month. BT understands that some other Singaporean members of the family are the ones buying the trio of Nassim Road bungalows owned by Cuscaden Peak Investments for a total of S\$206.7 million. That deal was initiated in late March.

Link to the story:

<https://www.businesstimes.com.sg/property/fangiono-family-first-resources-racks-four-nassim-bungalow-buys-year>

## **Easing mortgage rates and lower household debt may not fuel home-buying**

Singapore fixed home-loan rates have recently eased, ahead of a likely pause in the US Federal Reserve's interest rate-hike cycle. But the rate outlook remains uncertain, and the slightly lighter debt burden may not bring buyers back to the housing market immediately, analysts said.

Changes in current interest rates mainly impact the resale property market. For properties bought in new uncompleted projects from developers, the progressive payment scheme means mortgages are not fully drawn upon until completion.

Huttons senior research director Lee Sze Teck noted that the lower borrowing costs in recent months have added to the impetus for homebuyers to search for a property.

Link to the story:

<https://www.businesstimes.com.sg/companies-markets/reits-property/easing-mortgage-rates-and-lower-household-debt-may-not-fuel-home>

## **Bigger BTO flats in Serangoon draw more than 13 first-timer applicants for each unit on offer**

Flat buyers made a beeline for bigger flats in Serangoon in the ongoing Build-To-Order (BTO) sales exercise, signalling pent-up demand in the mature estate that had not seen new flats launched for about nine years.

As at 5pm on Jun 9, 2,390 applicants had applied for the 129 five-room flats in the Serangoon North Vista BTO project. This translates to more than 13 first-timer applicants for each available unit.

The last BTO launch in Serangoon was in January 2014, where 150 studio apartments for the elderly were offered.

Huttons Asia senior director of research Lee Sze Teck said the "rare" BTO project in Serangoon is attractive to first-timer families who hope to live in an area near their family.

The availability of five-room flats, which are more commonly offered in non-mature estates and selected mature estates located farther from the city centre, was another factor that appealed to young families, he said.

Link to the story:

<https://www.straitstimes.com/singapore/housing/bigger-bto-flats-in-serangoon-draw-more-than-13-first-timer-applicants-for-each-unit-on-offer>

## **HDB resale price growth slows in May, while volumes rise**

Resale prices of Housing and Development Board (HDB) flats continued to rise in May at a moderate pace of 0.3 per cent compared with 1.1 per cent in April 2023, according to flash estimates from a property portal.

The total number of flats that changed hands in May was also up 3.2 per cent or 2,259 transactions. Out of these, 34 flats or 1.5 per cent of the total resale volume were transacted above the million-dollar mark, representing a decline from 37 of such units sold in April 2023.

Huttons Asia's chief executive Mark Yip observed "reluctance" among homebuyers to pay S\$1.1 million and up for an HDB flat, based on how transaction volumes have dropped for a second straight month.

This could be because buyers may rationalise paying a higher price for an HDB flat and have opted to go for four-room units instead, he said.

Links to the story:

<https://www.businesstimes.com.sg/property/hdb-resale-price-growth-slows-may-while-volumes-rise-srx-99co>

<https://www.straitstimes.com/business/property/hdb-resale-market-recorded-higher-sales-in-may-as-price-growth-slows>

---

## Commercial

### **Morgan Stanley plans move to bigger Singapore office at IOI Central Boulevard Towers in growth boom**

Morgan Stanley plans to move to a new office in Singapore, seeking a bigger space in the Central Business District (CBD) to accommodate its expansion.

The US company is in advanced discussions for five floors at the upcoming IOI Central Boulevard Towers, which will give it certain signage rights, according to people familiar with the matter.

The space, which will be able to house about 1,000 people, will cater to Morgan Stanley's growing number of Singapore staff, the sources said, asking not to be named as the information is private.

The move to the Marina Bay area, next to Lau Pa Sat hawker centre, will see it take up slightly more than 100,000 sq ft, they said. The company has been at its current location in Capital Square for more than 25 years.

Link to the story:

<https://www.straitstimes.com/business/morgan-stanley-plans-move-to-bigger-singapore-office-at-ioi-central-boulevard-towers-in-growth-boom>

---

## Retail

### **DFI Retail puts Jelita Shopping Centre on the market with S\$85 million guide price**

DFI Retail Group is seeking a buyer for the four-decade-old 999-year leasehold Jelita Shopping Centre at 293 Holland Road.

The guide price is S\$85 million, which works out to S\$2,528 per sq ft (psf) on the existing net lettable area (NLA) of 33,621 sq ft.

DFI Retail, formerly known as Dairy Farm International until its name change last year, has a secondary listing on the Singapore Exchange. It is looking to divest and enter into a long-term leaseback arrangement with the prospective buyer of Jelita Shopping Centre.

The EOI exercise for Jelita Shopping Centre will close on Jul 18, 2023.

Link to the story:

<https://www.businesstimes.com.sg/property/dfi-retail-puts-jelita-shopping-centre-market-s85-million-guide-price>

### Government

#### **Singapore Turf Club to close in 2027, freeing land in Kranji for housing, other uses**

After almost two centuries, the Singapore Turf Club (STC) will run its last race in 2024. The government on Jun 5 announced that it will take back 120 hectares of land in Kranji, now occupied by STC, for redevelopment.

With the handover due in 2027, the horse-racing venue will host its last race meeting on Oct 5, 2024; the facility will close by March 2027. Its last event will be the 100th Grand Singapore Gold Cup.

In a statement, the Ministry of Finance (MOF) and the Ministry of National Development (MND) said the decision came amid declining spectatorship for local horse racing over the years, and a continuous review of land-use plans to meet future needs.

They stated in particular that the Singapore racecourse site will be used for “housing, including public housing”.

Other than that, MND is studying other potential uses, including leisure and recreation. In firming up plans around this, the ministry will take into consideration the needs and requirements of various equestrian entities that intend to continue operating in Singapore, including compatibility with other land uses being considered for the area.

Links to the story:

<https://www.businesstimes.com.sg/property/singapore-turf-club-close-2027-freeing-land-kranji-housing-other-uses>

<https://www.straitstimes.com/singapore/s-pore-turf-club-to-close-racecourse-in-kranji-by-march-2027-to-make-way-for-housing-and-other-uses>

#### **Infocomm sector grows 8.6% in 2022; new digital connectivity blueprint to support further growth**

Singapore’s information and communications sector grew 8.6 per cent in 2022, outpacing the 3.6 per cent growth clocked by the overall economy, according to a new Digital Connectivity Blueprint unveiled on Jun 5.

The new blueprint, which will support the industry’s continued expansion, was drafted by both the Ministry of Communications and Information and Infocomm Media Development Authority.

As part of the blueprint, the government will develop three digital infrastructure “stacks”: hard infrastructure, physical-digital infrastructure and soft infrastructure.

Within the realm of hard infrastructure, the government hopes to improve traditional connectivity. This includes submarine, satellite, broadband, mobile and Wi-Fi networks.

As for physical-digital infrastructure, the government hopes to enable greater interaction between different digital infrastructure components and their physical counterparts.

With soft infrastructure, the government will look to scale up the Singapore Digital Utility (DU) stack.

Links to the story:

<https://www.businesstimes.com.sg/singapore/economy-policy/infocomm-sector-grows-86-2022-new-digital-connectivity-blueprint-support>

<https://www.straitstimes.com/tech/tech-news/singapore-to-double-capacity-for-subsea-cable-landings-to-enhance-digital-connectivity>

### Economy

#### Factory activity in S'pore drops for third straight month due to protracted electronics downturn

Manufacturing activity in Singapore eased for a third straight month in May due to a protracted slowdown in demand for electronic goods from major trading partners.

The Singapore Purchasing Managers' Index (PMI), a key gauge of the manufacturing sector's health, fell by 0.2 point to 49.5 following drops in March and April, the Singapore Institute of Purchasing and Materials Management (SIPMM) said on Jun 3.

The electronics PMI dropped by 0.1 point to 49.1, marking its 10th month in contraction mode.

Link to the story:

<https://www.straitstimes.com/business/factory-activity-in-s-pore-drops-for-third-straight-month-due-to-protracted-electronics-downturn>

#### Singapore's April retail sales up 3.6%; most industries report yoy gains

Singapore's retail sales rose 3.6 per cent year on year in April, extending March's growth, with the food and alcohol, and cosmetics, toiletries and medical goods industries posting the highest growth.

On a month-on-month seasonally adjusted basis, retail sales were up 0.3 per cent, easing from the 2.2 per cent growth in March, data from the Department of Statistics Singapore (SingStat) showed on Jun 5.

April's estimated total retail sales value was S\$3.9 billion, with online sales accounting for 12 per cent – one percentage point lower than March's 13 per cent.

Excluding motor vehicles, retail sales grew by 4.2 per cent from the year-earlier period and gained 1.5 per cent from the previous month, on a seasonally adjusted basis.

Links to the story:

<https://www.businesstimes.com.sg/singapore/singapores-april-retail-sales-36-most-industries-report-yoy-gains>

<https://www.straitstimes.com/business/economy/singapore-retail-sales-up-for-3rd-straight-month-in-april-but-continue-to-lose-steam>

#### Singapore households' net worth up in Q1 with rising property prices; liabilities fall

Household net worth in Singapore grew at a faster pace in the first quarter of 2023, outpacing growth for most of 2022, as rising residential property prices fed into higher values for residential property assets.

And government data showed that, amid the current higher interest rate environment, household liabilities fell in Q1, pointing to households actually cutting back on debt.

Quarterly data on the household sector balance sheet, released by the Department of Statistics Singapore (Singstat) on May 30, showed that household net worth – that is, assets less liabilities – climbed 8.2 per cent year on year to S\$2.6 trillion at the end of Q1 2023.

The boost was driven by residential assets, which grew in value faster than financial assets (which include deposits, stocks and life insurance). Residential assets rose 11.7 per cent year on year to S\$1.3 trillion in Q1, faster than the 9.7 per cent year-on-year increase in the fourth quarter of 2022. Financial assets rose 3.8 per cent year on year to S\$1.7 trillion in Q1, a larger increase than the 3.2 per cent year-on-year increase in Q4 2022.

As the Q1 numbers show, residential property asset growth at 11.7 per cent outpaced the 2.5 per cent mortgage growth. This translates into greater wealth for those who already own property assets, and widens the wealth gap between property owners and those who do not own or have not bought homes.

Links to the story:

<https://www.businesstimes.com.sg/property/singapore-households-net-worth-q1-rising-property-prices-liabilities-fall>

<https://www.straitstimes.com/business/most-s-pore-households-remain-financially-sound-in-q1-options-available-for-those-with-difficulties>

### **StanChart trimming more than 100 roles as part of cost cuts**

Standard Chartered is embarking on selective layoffs of employees across its Singapore, London and Hong Kong hubs, part of the Asia-focused lender's existing plan to cut costs by more than US\$1 billion through 2024.

The bank has started trimming roles in middle office functions including human resources and digital transformation in Asia in the last few weeks, said people familiar with the matter, who asked not to be identified as the information is private.

A few managing directors in financial markets have also been cut in London, according to one of the people. Some junior staff will be let go as well, another person said. The total reductions could be more than 100, although a final number has yet to be decided, the people said.

Links to the story:

<https://www.businesstimes.com.sg/companies-markets/stanchart-trimming-more-100-roles-part-cost-cuts>

<https://www.straitstimes.com/business/stanchart-cutting-more-than-100-jobs-in-singapore-london-and-hong-kong-sources-say>

### **Winklevoss twins look to expand their crypto business in Singapore amid US crackdown**

The twin brothers who founded New York-based Gemini are looking to grow the cryptocurrency exchange in Singapore as part of a strategy to diversify outside the United States, where the authorities are cracking down on the sector.

In an exclusive interview on Jun 6, the co-founder told The Straits Times that Gemini plans to quadruple its headcount in Singapore to 100 within the next 12 months.

Link to the story:

<https://www.straitstimes.com/business/winklevoss-twins-look-to-expand-their-crypto-business-in-singapore-amid-us-crackdown>

---

## Hospitality

### Singapore hotels' average room rate recovers from March slip, gains 3.3% in April

Singapore hotels' average room rate (ARR) and revenue per available room (RevPAR) inched up in April after March's dip, even as overall room revenue – which had reached a four-month high in March – and average occupancy rate slipped slightly.

ARR gained 3.3 per cent in April to S\$273.18, from March's revised S\$264.55, Singapore Tourism Board (STB) data showed on Jun 1. This was slightly lower than the rates recorded in January (S\$273.96) and February (S\$278.01).

On the year, ARR was up 32.8 per cent. On Apr 1 last year, the Vaccinated Travel Framework was introduced, removing Stay-Home Notice and on-arrival Covid-19 test requirements for fully vaccinated travellers, to ease their entry into Singapore.

Link to the story:

<https://www.businesstimes.com.sg/singapore/singapore-hotels-average-room-rate-recovers-march-slip-gains-33-april>

Contact:

**Lee Sze Teck**

Head, Research

[szetecklee@huttonsgroup.com](mailto:szetecklee@huttonsgroup.com)

This document has been prepared by Huttons Asia for general information only. Huttons Asia does not guarantee warrant or represent that the information contained in this document is correct. Any interested party should undertake their own enquiries as to the accuracy of the information. Huttons Asia excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damage arising directly or indirectly there-from. All rights reserved.

\*The Business Times (BT) Online and \*The Straits Times (ST) Interactive are a subscribers-only website. As such, you will not be able to access the URL link to the articles unless you are registered as a subscriber.