

Recent Sales Caveats Lodged for Strata Office Space						
Project Name	Address	Tenure	Area (sq ft)	Transacted Price (\$)	(\$ per sq ft)	Contract Date
<b>Central</b>						
BALESTIER PLAZA	400 Balestier Road #01-04	Freehold	506	\$1,125,000	\$2,224	16-Sep-13
BALESTIER POINT	279 Balestier Road #01-09	Freehold	861	\$1,660,000	\$1,928	11-Sep-13
BUKIT TIMAH SHOPPING CENTRE	170 Upper Bukit Timah Road #03-35	999 Yrs From 17/12/1883	151	\$540,000	\$3,583	03-Sep-13
CHINATOWN POINT	133 New Bridge Road #17-07	99 Yrs From 12/11/1980	743	\$1,580,000	\$2,127	02-Sep-13
GOLDEN MILE COMPLEX	5001 Beach Road #03-32A	99 Yrs From 04/08/1969	1,033	\$1,100,000	\$1,065	02-Sep-13
ICON@CHANGI	228 Changi Road #05-10	Freehold	334	\$700,000	\$2,098	20-Sep-13
N.A.	36 Armenian Street #04-05	99 Yrs From 21/09/2007	1,184	\$2,900,000	\$2,449	04-Sep-13
ORCHARD TOWERS	400 Orchard Road #06-23	Freehold	323	\$690,800	\$2,139	10-Sep-13
PARKLANE SHOPPING MALL	35 Selegie Road #02-17	99 Yrs From 01/12/1974	312	\$650,000	\$2,082	09-Sep-13
PAYA LEBAR SQUARE	60 Paya Lebar Road #09-06	99 Yrs From 25/07/2011	484	\$1,060,000	\$2,188	09-Sep-13
SBF CENTER	160 Robinson Road #24-05/06/07	99 Yrs From 21/12/2011	2,777	\$8,870,436	\$3,194	06-Sep-13
SOHO LIFE	216 Joo Chiat Road #04-24	Freehold	398	\$735,000	\$1,845	02-Sep-13
SUNSHINE PLAZA	91 Bencoolen Street #08-02	99 Yrs From 19/03/1997	635	\$1,255,400	\$1,977	17-Sep-13
TEXTILE CENTRE	200 Jalan Sultan #11-03	99 Yrs From 02/06/1970	883	\$860,000	\$974	20-Sep-13
TEXTILE CENTRE	200 Jalan Sultan #13-04	99 Yrs From 02/06/1970	893	\$1,300,000	\$1,455	05-Sep-13
THE ADELPHI	1 Coleman Street #05-03	999 Yrs From 12/05/1828	1,367	\$2,850,000	\$2,085	23-Sep-13
THE ADELPHI	1 Coleman Street #10-11	999 Yrs From 12/05/1828	1,765	\$4,765,500	\$2,700	17-Sep-13
THE MEZZO	205 Balestier Road #02-03	Freehold	581	\$900,550	\$1,549	13-Sep-13

Note: Based on available sales caveats lodged in September 2013.

Source: Urban Redevelopment Authority/Colliers International Singapore Research

Examples of Recent Caveats Lodged for Strata Factory Space						
Project Name	Address	Tenure	Area (sq ft)	Transacted Price (\$)	(\$ per sq ft)	Contract Date
<b>Central</b>						
AMTECH BUILDING	157 Sin Ming Road #01-03/04	Freehold	1,550	\$1,829,000	\$1,180	10-Sep-13
AZ @ PAYA LEBAR	140 Paya Lebar Road #06-08	Freehold	1,195	\$1,380,000	\$1,155	05-Sep-13
BIZLINK CENTRE	59 Ubi Avenue 1 #05-17	60 Yrs From 10/03/1997	1,066	\$560,000	\$526	06-Sep-13
CHING SHINE INDUSTRIAL BUILDING	20 Shaw Road #03-03	Freehold	2,734	\$1,284,996	\$470	02-Sep-13

CT HUB	2 Kallang Avenue #04-05	99 Yrs From 25/06/1979	936	\$833,800	\$890	18-Sep-13
CT HUB	2 Kallang Avenue #09-19	99 Yrs From 25/06/1979	1,055	\$955,000	\$905	09-Sep-13
CT HUB	2 Kallang Avenue #06-17	99 Yrs From 25/06/1979	1,507	\$1,347,870	\$894	06-Sep-13
E-CENTRE @ REDHILL	3791 Jalan Bukit Merah #10-11	99 Yrs From 01/07/1962	1,324	\$963,000	\$727	19-Sep-13
FRONTIER	52 Ubi Avenue 3 #05-25	60 Yrs From 04/01/1999	3,950	\$1,520,750	\$385	13-Sep-13
GOLDEN WALL FLATTED FACTORY	2 Jalan Rajah #05-20	Freehold	1,216	\$1,080,000	\$888	19-Sep-13
HOLA CENTRE	65 Ubi Crescent #02-05	60 Yrs From 05/07/1997	1,055	\$625,000	\$592	11-Sep-13
KAMPONG UBI INDUSTRIAL ESTATE	3016A Ubi Road 1 #01-11	99 Yrs From 30/11/1984	4,252	\$426,000	\$100	04-Sep-13
MACTAGGART BUILDING	42 Mactaggart Road #04-01	Freehold	2,347	\$1,395,000	\$594	06-Sep-13
MIDVIEW CITY	28 Sin Ming Lane #02-131	60 Yrs From 23/01/2008	1,604	\$853,000	\$532	20-Sep-13
MIDVIEW CITY	26 Sin Ming Lane #08-116	60 Yrs From 23/01/2008	1,690	\$861,900	\$510	19-Sep-13
MIDVIEW CITY	22 Sin Ming Lane #03-87	60 Yrs From 23/01/2008	1,679	\$915,055	\$545	09-Sep-13
NUMBER ONE BUILDING	1 Ubi Crescent #04-01	60 Yrs From 05/07/1997	1,119	\$530,000	\$473	04-Sep-13
ONE COMMONWEALTH	1 Commonwealth Lane #04-20	30 Yrs From 01/03/2008	1,421	\$738,920	\$520	02-Sep-13
OXLEY BIZHUB	69 Ubi Road 1 #07-33	60 Yrs From 15/11/2010	980	\$675,000	\$689	19-Sep-13
OXLEY BIZHUB	73 Ubi Road 1 #09-64	60 Yrs From 15/11/2010	1,873	\$819,844	\$438	12-Sep-13
TONG LEE BUILDING	37 Kallang Pudding Road #03-03	Freehold	2,820	\$1,538,000	\$545	09-Sep-13
UBI CENTRE	57 Ubi Avenue 1 #08-03	60 Yrs From 10/03/1997	1,152	\$564,480	\$490	20-Sep-13
UBI TECHPARK	10 Ubi Crescent #02-04	60 Yrs From 05/07/1997	1,076	\$526,888	\$489	19-Sep-13
UBI TECHPARK	10 Ubi Crescent #05-96	60 Yrs From 05/07/1997	2,099	\$980,000	\$467	17-Sep-13
VERTEX	33 Ubi Avenue 3 #06-65	60 Yrs From 01/01/2007	1,464	\$812,520	\$555	02-Sep-13
VERTEX	33 Ubi Avenue 3 #06-66	60 Yrs From 01/01/2007	1,464	\$812,520	\$555	02-Sep-13
WINTech CENTRE	6 Ubi Road 1 #06-12	60 Yrs From 05/07/1997	1,647	\$740,000	\$449	06-Sep-13
ZERVEX	8 Ubi Road 2 #04-23	60 Yrs From 30/06/2008	1,130	\$643,888	\$570	23-Sep-13
<b>East</b>						
EUNOS TECHNOLINK	9 Kaki Bukit Road 1 #B1-09	60 Yrs From 09/07/1996	2,831	\$1,258,000	\$444	13-Sep-13
EUNOS TECHNOLINK	9 Kaki Bukit Road 1 #03-04/05/06	60 Yrs From 09/07/1996	7,944	\$4,061,175	\$511	04-Sep-13
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #05-18	60 Yrs From 15/12/2010	1,507	\$850,000	\$566	23-Sep-13
SYNERGY @ KB	25 Kaki Bukit Road 4 #06-49	30 Yrs From 20/01/2012	1,464	\$537,000	\$367	05-Sep-13
SYNERGY @ KB	25 Kaki Bukit Road 4 #03-51	30 Yrs From 20/01/2012	1,744	\$606,825	\$348	03-Sep-13
<b>North-East</b>						

FIRST CENTRE	50 Serangoon North Avenue 4 #02-17	60 Yrs From 23/04/2007	1,528	\$800,000	\$523	13-Sep-13
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #01-40	60 Yrs From 01/01/2007	1,711	\$1,400,000	\$818	17-Sep-13
NORTHSTAR @ AMK	7030 Ang Mo Kio Avenue 5 #08-47	60 Yrs From 01/01/2007	775	\$480,000	\$619	02-Sep-13
PRIMAX	22 New Industrial Road #05-11/12	Freehold	2,895	\$1,781,040	\$615	02-Sep-13
<b>North</b>						
A'POSH BIZHUB	1 Yishun Industrial Street 1 #08-29	60 Yrs From 26/08/2010	1,582	\$718,000	\$454	17-Sep-13
A'POSH BIZHUB	1 Yishun Industrial Street 1 #05-20	60 Yrs From 26/08/2010	1,281	\$550,000	\$429	06-Sep-13
ARK@GAMBAS	7 Gambas Crescent #09-19	60 Yrs From 20/02/2012	1,701	\$615,000	\$362	16-Sep-13
ARK@GAMBAS	7 Gambas Crescent #08-05	60 Yrs From 20/02/2012	1,604	\$587,900	\$367	12-Sep-13
ARK@GAMBAS	7 Gambas Crescent #05-20	60 Yrs From 20/02/2012	1,711	\$734,508	\$429	09-Sep-13
ARK@GAMBAS	7 Gambas Crescent #05-19	60 Yrs From 20/02/2012	1,711	\$734,508	\$429	09-Sep-13
ARK@GAMBAS	7 Gambas Crescent #05-18	60 Yrs From 20/02/2012	1,701	\$737,042	\$433	09-Sep-13
ELDIX	11 Mandai Estate #02-05	Freehold	1,841	\$1,088,000	\$591	18-Sep-13
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #07-15	60 Yrs From 09/10/2000	3,810	\$1,520,000	\$399	19-Sep-13
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #02-27	60 Yrs From 09/10/2000	5,027	\$2,100,000	\$418	13-Sep-13
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #04-20	60 Yrs From 09/10/2000	5,608	\$1,600,000	\$285	02-Sep-13
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #04-21	60 Yrs From 09/10/2000	5,995	\$1,800,000	\$300	02-Sep-13
HARVEST @ WOODLANDS	280 Woodlands Industrial Park E5 #05-19	60 Yrs From 05/10/2009	1,905	\$938,000	\$492	19-Sep-13
HARVEST @ WOODLANDS	280 Woodlands Industrial Park E5 #03-30	60 Yrs From 05/10/2009	2,164	\$735,760	\$340	17-Sep-13
HARVEST @ WOODLANDS	280 Woodlands Industrial Park E5 #09-50	60 Yrs From 05/10/2009	1,658	\$563,000	\$340	17-Sep-13
HIANGKIE INDUSTRIAL BUILDING	27 Woodlands Industrial Park E1 #03-09	60 Yrs From 09/01/1995	2,303	\$580,000	\$252	20-Sep-13
NORTH LINK BUILDING	10 Admiralty Street #06-38	60 Yrs From 09/10/1999	5,188	\$1,120,000	\$216	13-Sep-13
NORTH LINK BUILDING	10 Admiralty Street #06-47	60 Yrs From 09/10/1999	5,188	\$1,080,000	\$208	13-Sep-13
NORTH LINK BUILDING	10 Admiralty Street #04-73	60 Yrs From 09/10/1999	5,188	\$1,100,000	\$212	02-Sep-13
NORTHLAND INDUSTRIAL BUILDING 1	1 Woodlands Industrial Park E1 #05-01	60 Yrs From 09/01/1995	3,606	\$835,000	\$232	23-Sep-13
WOODLANDS 11	11 Woodlands Close #09-09	60 Yrs From 05/07/2010	1,938	\$678,300	\$350	24-Sep-13
WOODLANDS 11	11 Woodlands Close #06-15	60 Yrs From 05/07/2010	1,830	\$759,450	\$415	06-Sep-13
<b>West</b>						
ALPHA INDUSTRIAL BUILDING	7 Toh Guan Road East #04-04	60 Yrs From 01/12/1997	1,335	\$600,750	\$450	18-Sep-13
ALPHA INDUSTRIAL BUILDING	7 Toh Guan Road East #04-03	60 Yrs From 01/12/1997	1,356	\$610,200	\$450	18-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-46	30 Yrs From 25/01/2013	2,228	\$559,000	\$251	19-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #07-03	30 Yrs From 25/01/2013	2,605	\$525,300	\$202	12-Sep-13

ECO-TECH@SUNVIEW	1 Sunview Road #08-25	30 Yrs From 25/01/2013	2,228	\$559,000	\$251	10-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #01-14	30 Yrs From 25/01/2013	2,497	\$726,600	\$291	10-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-40	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	09-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-21	30 Yrs From 25/01/2013	2,228	\$575,700	\$258	09-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-34	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	09-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-37	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	09-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-38	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	09-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-36	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	09-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-35	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	09-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-69	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	09-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #01-20	30 Yrs From 25/01/2013	2,497	\$758,900	\$304	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #02-39	30 Yrs From 25/01/2013	2,605	\$671,700	\$258	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #02-38	30 Yrs From 25/01/2013	2,605	\$680,300	\$261	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #07-07	30 Yrs From 25/01/2013	2,605	\$525,300	\$202	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #06-40	30 Yrs From 25/01/2013	2,605	\$568,400	\$218	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #01-44	30 Yrs From 25/01/2013	2,497	\$726,600	\$291	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #01-42	30 Yrs From 25/01/2013	2,497	\$726,600	\$291	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-23	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #07-27	30 Yrs From 25/01/2013	2,605	\$542,600	\$208	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #07-10	30 Yrs From 25/01/2013	2,605	\$525,300	\$202	06-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #01-40	30 Yrs From 25/01/2013	2,497	\$726,600	\$291	05-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-24	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	05-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #07-42	30 Yrs From 25/01/2013	2,605	\$542,600	\$208	03-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #07-43	30 Yrs From 25/01/2013	2,605	\$551,200	\$212	03-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-22	30 Yrs From 25/01/2013	2,228	\$567,300	\$255	03-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #01-05	30 Yrs From 25/01/2013	2,454	\$718,200	\$293	02-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #03-43	30 Yrs From 25/01/2013	2,605	\$654,500	\$251	02-Sep-13
ECO-TECH@SUNVIEW	1 Sunview Road #08-29	30 Yrs From 25/01/2013	2,228	\$559,000	\$251	02-Sep-13
ENTERPRISE HUB	48 Toh Guan Road East #04-107	60 Yrs From 01/12/1997	4,101	\$1,200,000	\$293	09-Sep-13
JURONG FOOD HUB	15 Jalan Tepong #06-01	23 Yrs From 01/03/2008	2,648	\$780,000	\$295	12-Sep-13
JURONG FOOD HUB	33 Jalan Tepong	23 Yrs From 01/03/2008	5,576	\$950,000	\$170	09-Sep-13
JURONG FOOD HUB	15 Jalan Tepong #03-10	23 Yrs From 01/03/2008	2,648	\$750,000	\$283	09-Sep-13
JURONG FOOD HUB	15 Jalan Tepong #03-18	23 Yrs From 01/03/2008	2,594	\$700,000	\$270	05-Sep-13

LOKYANG LIGHT INDUSTRIES PARK	7 Pioneer Road North #01-47	30 Yrs From 16/08/1990	2,250	\$100,000	\$44	17-Sep-13
N.A.	189 Pandan Loop	99 Yrs From 01/01/1970	7,050	\$1,300,000	\$184	06-Sep-13
PANDAN LIGHT INDUSTRIES PARK	207B Pandan Loop	30 Yrs From 16/02/1990	2,530	\$228,000	\$90	09-Sep-13
PANTECH BUSINESS HUB	192 Pandan Loop #07-19	99 Yrs From 27/01/1984	1,959	\$800,000	\$408	17-Sep-13
PIONEER CENTRE	1 Soon Lee Street #04-02	30 Yrs From 10/03/2010	1,485	\$502,000	\$338	10-Sep-13
PIONEER CENTRE	1 Soon Lee Street #04-50	30 Yrs From 10/03/2010	1,518	\$400,000	\$264	03-Sep-13
PIONEER POINT	5 Soon Lee Street #04-60	30 Yrs From 17/10/2011	958	\$361,340	\$377	16-Sep-13
PIONEER POINT	5 Soon Lee Street #03-34	30 Yrs From 17/10/2011	958	\$403,543	\$421	12-Sep-13
PRESTIGE CENTRE	71 Bukit Batok Crescent #08-08	60 Yrs From 13/03/1997	689	\$380,000	\$552	23-Sep-13
THE SPLENDOUR	31 Bukit Batok Crescent #04-02	60 Yrs From 13/03/1997	1,970	\$810,000	\$411	20-Sep-13
THE SPLENDOUR	31 Bukit Batok Crescent #01-23	60 Yrs From 13/03/1997	8,665	\$2,545,000	\$294	02-Sep-13
TRADEHUB 21	18 Boon Lay Way #02-102	60 Yrs From 10/12/2003	1,496	\$820,000	\$548	20-Sep-13
TUAS COVE INDUSTRIAL CENTRE	53G Tuas South Avenue 1	60 Yrs From 04/01/1999	9,289	\$1,799,999	\$194	11-Sep-13
UNITY CENTRE	51 Bukit Batok Crescent #06-15	60 Yrs From 13/03/1997	2,325	\$950,000	\$409	20-Sep-13
UNITY CENTRE	51 Bukit Batok Crescent #06-13	60 Yrs From 13/03/1997	2,325	\$950,000	\$409	20-Sep-13
UNITY CENTRE	51 Bukit Batok Crescent #06-11	60 Yrs From 13/03/1997	2,024	\$700,000	\$346	18-Sep-13
UNITY CENTRE	51 Bukit Batok Crescent #03-06	60 Yrs From 13/03/1997	4,327	\$1,050,000	\$243	11-Sep-13
UNITY CENTRE	51 Bukit Batok Crescent #07-45	60 Yrs From 13/03/1997	1,152	\$460,000	\$399	06-Sep-13
WCEGA PLAZA	1 Bukit Batok Crescent #08-36	60 Yrs From 13/03/1997	2,454	\$738,000	\$301	10-Sep-13
WCEGA TOWER	21 Bukit Batok Crescent #06-75	60 Yrs From 13/03/1997	1,991	\$1,055,000	\$530	05-Sep-13
WCEGA TOWER	21 Bukit Batok Crescent #08-72	60 Yrs From 13/03/1997	969	\$530,000	\$547	02-Sep-13

Note: Based on available sales caveats in September 2013.

Source: Urban Redevelopment Authority/Colliers International Singapore Research

Examples of Recent Caveats Lodged for Strata Warehouse Space						
Project Name	Address	Tenure	Area (sq ft)	Transacted Price (\$)	(\$ per sq ft)	Contract Date
<b>Central</b>						
GOLDEN WHEEL INDUSTRIAL BUILDING	50 Kallang Pudding Road #08-05	Freehold	1,475	\$888,000	\$602	19-Sep-13

<b>West</b>						
I.BIZ CENTRE	32 Old Toh Tuck Road #04-05	30 Yrs From 29/06/2011	3,412	\$850,000	\$249	06-Sep-13

*Note: Based on available sales caveats in September 2013.*

*Source: URA/Colliers International Singapore Research*