



TOP 2019 NEW LAUNCHES SELLING LIKE HOT CAKES

Karlis Residences

Riverfront Residences

Riverwalk

The Garden Residences

Florence Residences

Latitude

Treasure of Tammines

The Jewell

The Tapestry

Carriages Residence

Merlin Gardens

Home to Go

Anchor Park

West End Hill Residences

Worshipful

Seaside Residences

Spring Residences

South Bridge Residences

Thrive

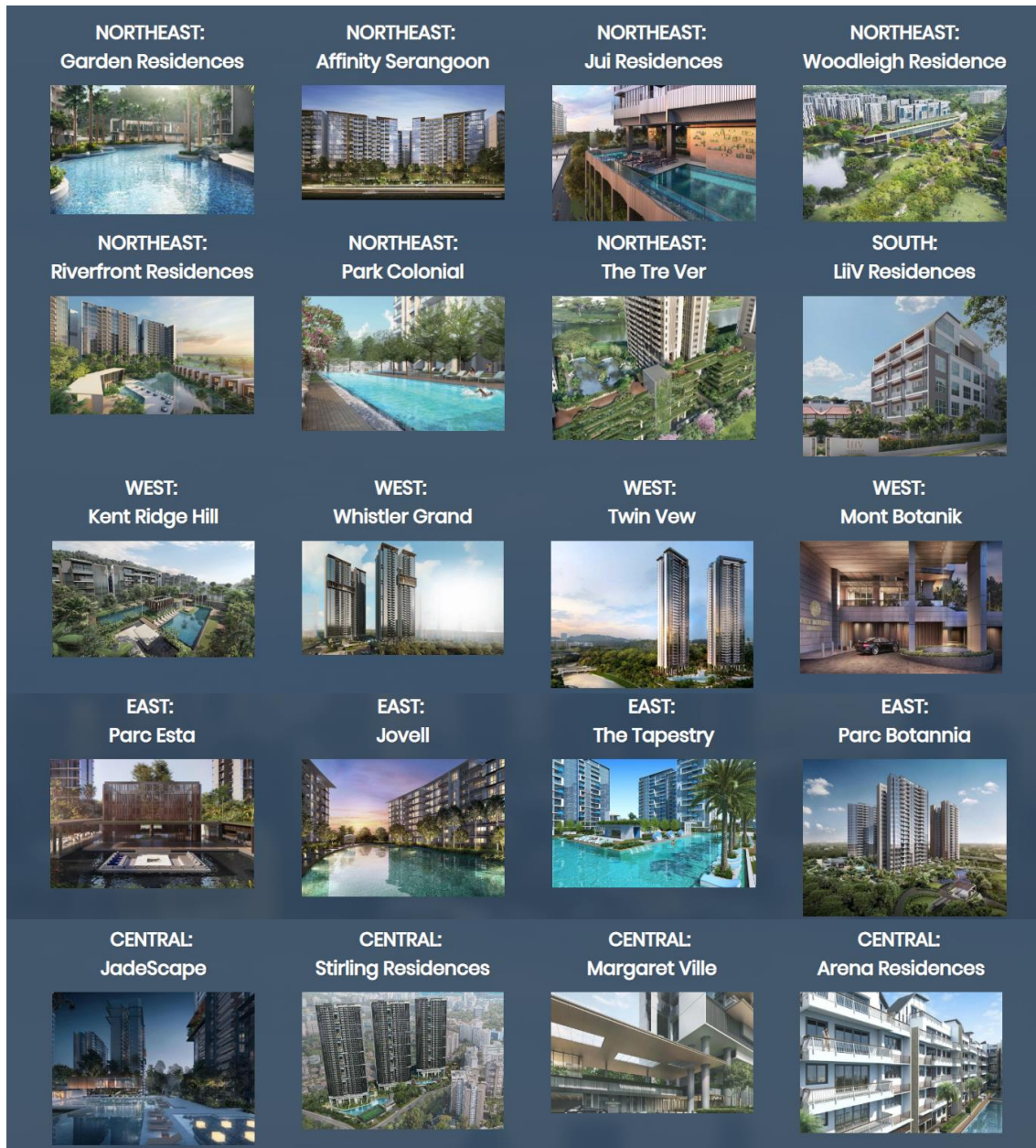
The Crest

Marina One

Orbis at Keppel Bay

Wallon Residences

Embolic site - projects to be launched



Bombarded with too many new launches?

Overwhelmed with information & can't catch up?

Confused which area to target or which project to get?

Not sure which are the best buy?

Unsure if financially ready to purchase new launch unit?

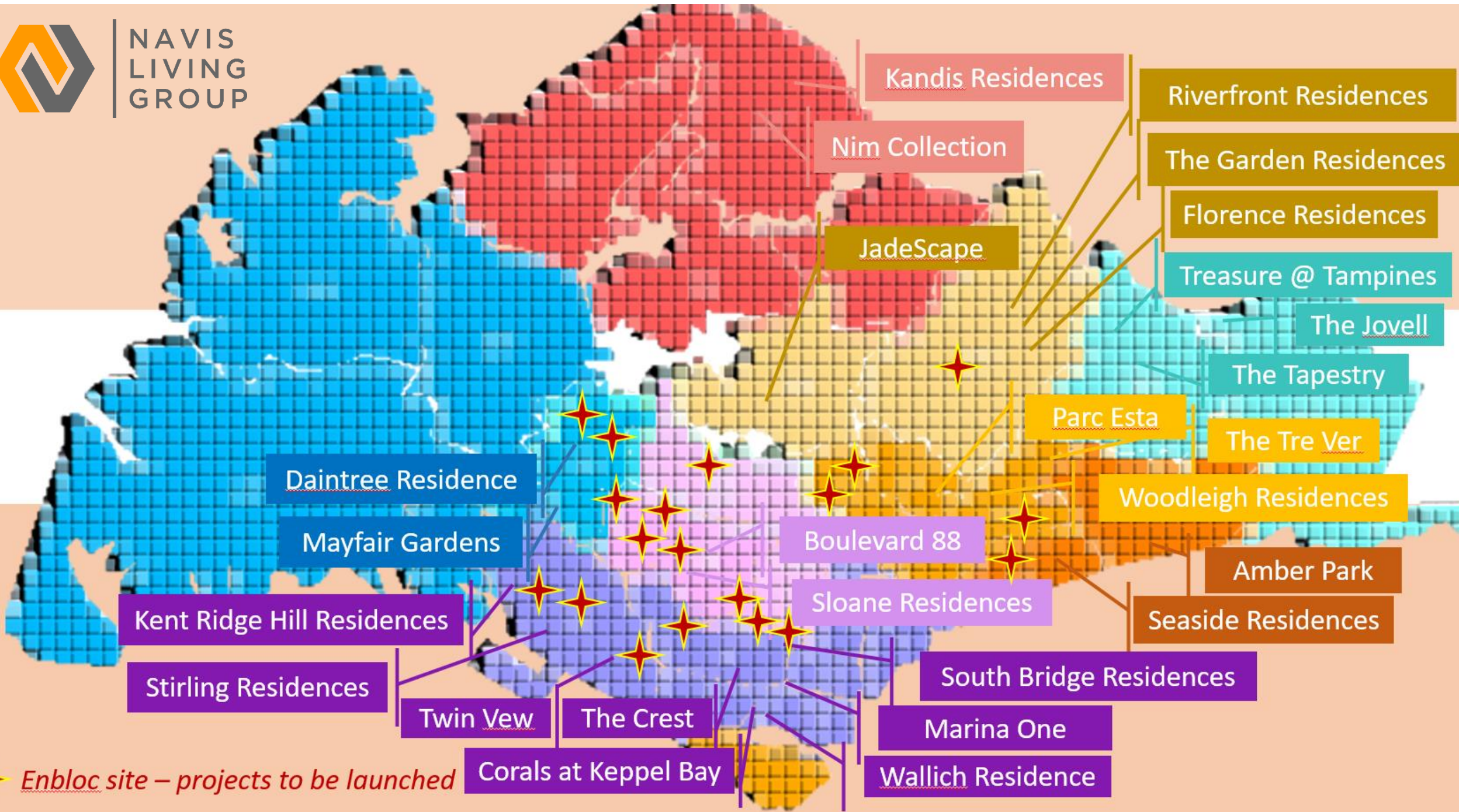
Should buy New Launch or Resale Property?

YOU ARE NOT ALONE!

MANY FEEL THE SAME and HAVE THE SAME DOUBTS IN MIND!



NAVIS
LIVING
GROUP



★ *Enbloc site – projects to be launched*





OrangeTee.
DEVELOPERS' MONTHLY SALES
 for December 2018



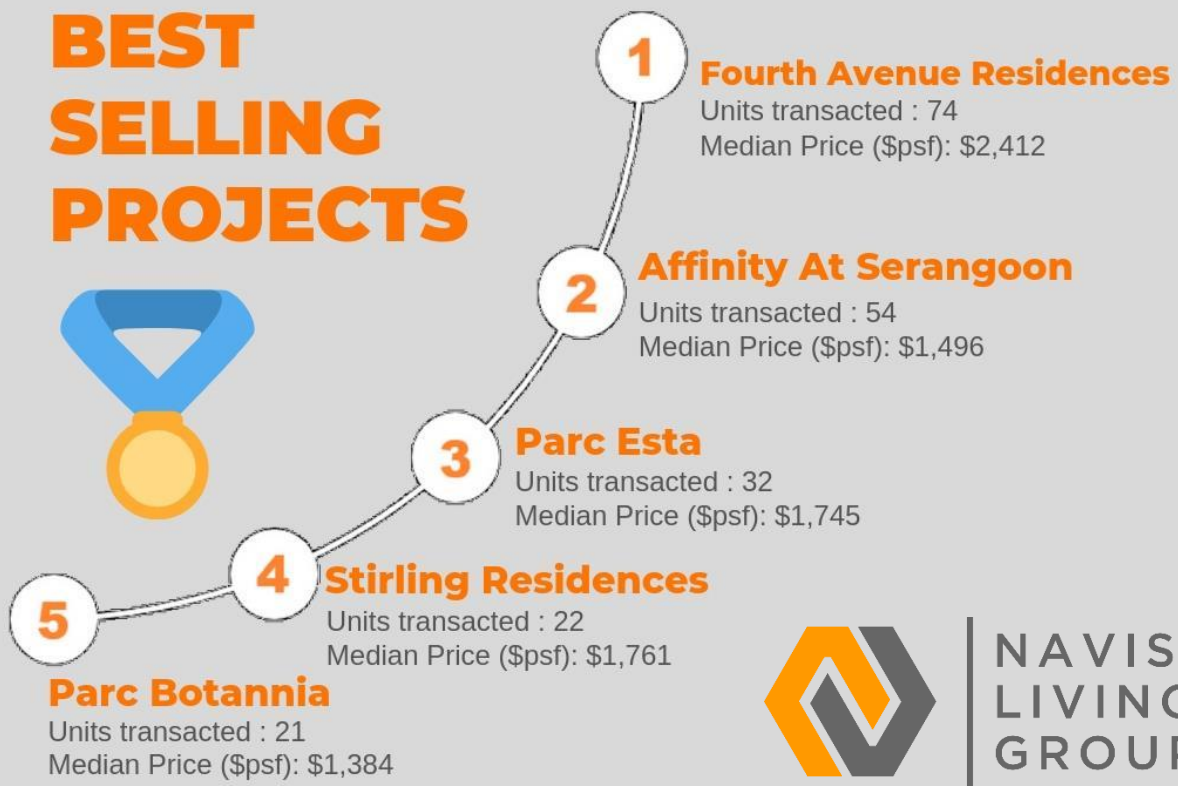
OrangeTee.
DEVELOPERS' MONTHLY SALES
 for January 2019

BEST SELLING PROJECTS



Source: URA, OrangeTee & Tie Research & Consultancy

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OrangeTee.

Private Residential Market

In Numbers

Q4/2018



Source: URA, OrangeTee & Tie Research & Consultancy

Best Selling New Projects

1

Parc Esta

Units Transacted: 387
Average Price: \$1,701 psf

2

Whistler Grand

Units Transacted: 197
Average Price: \$1,361 psf

3

Riverfront Residences

Units Transacted: 148
Average Price: \$1,322 psf

4

Kent Ridge Residences

Units Transacted: 124
Average Price: \$1,713 psf

5

Affinity at Serangoon

Units Transacted: 123
Average Price: \$1,503 psf



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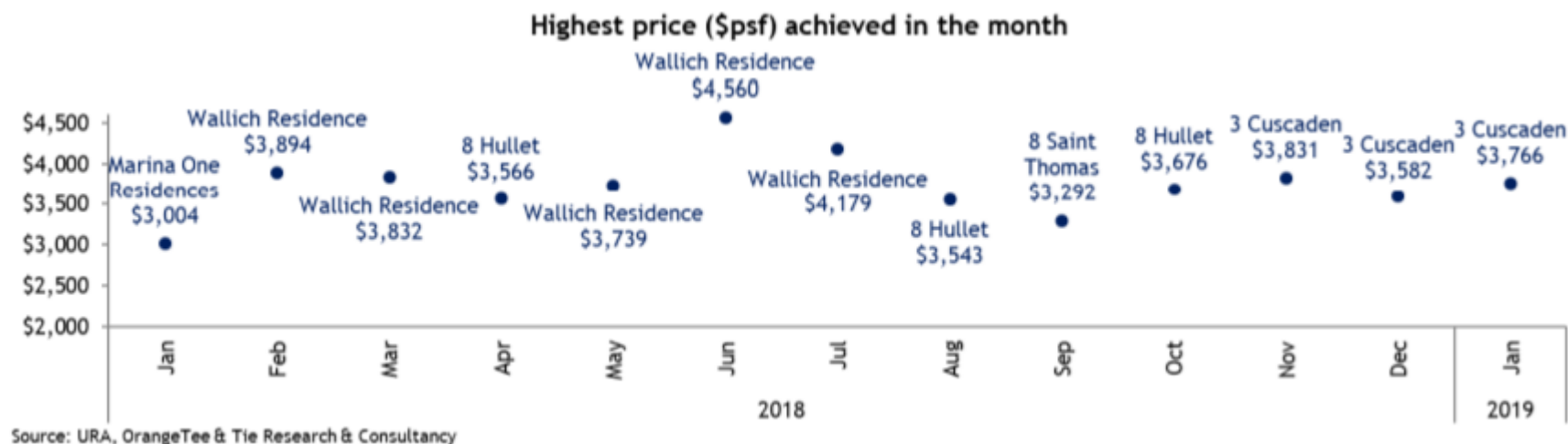
Best Selling Projects in Jan 19



Project Name	Locality	Total No. of Units	Cumulative Units Launched to-date	Cumulative Units Sold to-date	Sold in the month	Median Price (\$psf)	Take up Rate^ (%)	Sold out status* (%)
Fourth Avenue Residences	CCR	476	168	74	74	\$2,412	44.0%	15.5%
Affinity At Serangoon	OCR	1,052	400	356	54	\$1,496	89.0%	33.8%
Parc Esta	RCR	1,399	450	425	32	\$1,745	94.4%	30.4%
Stirling Residences	RCR	1,259	680	522	22	\$1,761	76.8%	41.5%
Parc Botannia	OCR	735	552	475	21	\$1,384	86.1%	64.6%
Rv Altitude	CCR	140	63	19	19	\$2,858	30.2%	13.6%
Riverfront Residences	OCR	1,472	860	850	18	\$1,321	98.8%	57.7%
Whistler Grand	OCR	716	300	248	18	\$1,368	82.7%	34.6%
The Tre Ver	RCR	729	300	261	18	\$1,615	87.0%	35.8%
Mayfair Gardens	RCR	215	130	124	17	\$1,939	95.4%	57.7%

^Take up rate is calculated by taking the division of cumulative units sold to date over cumulative units launched to date

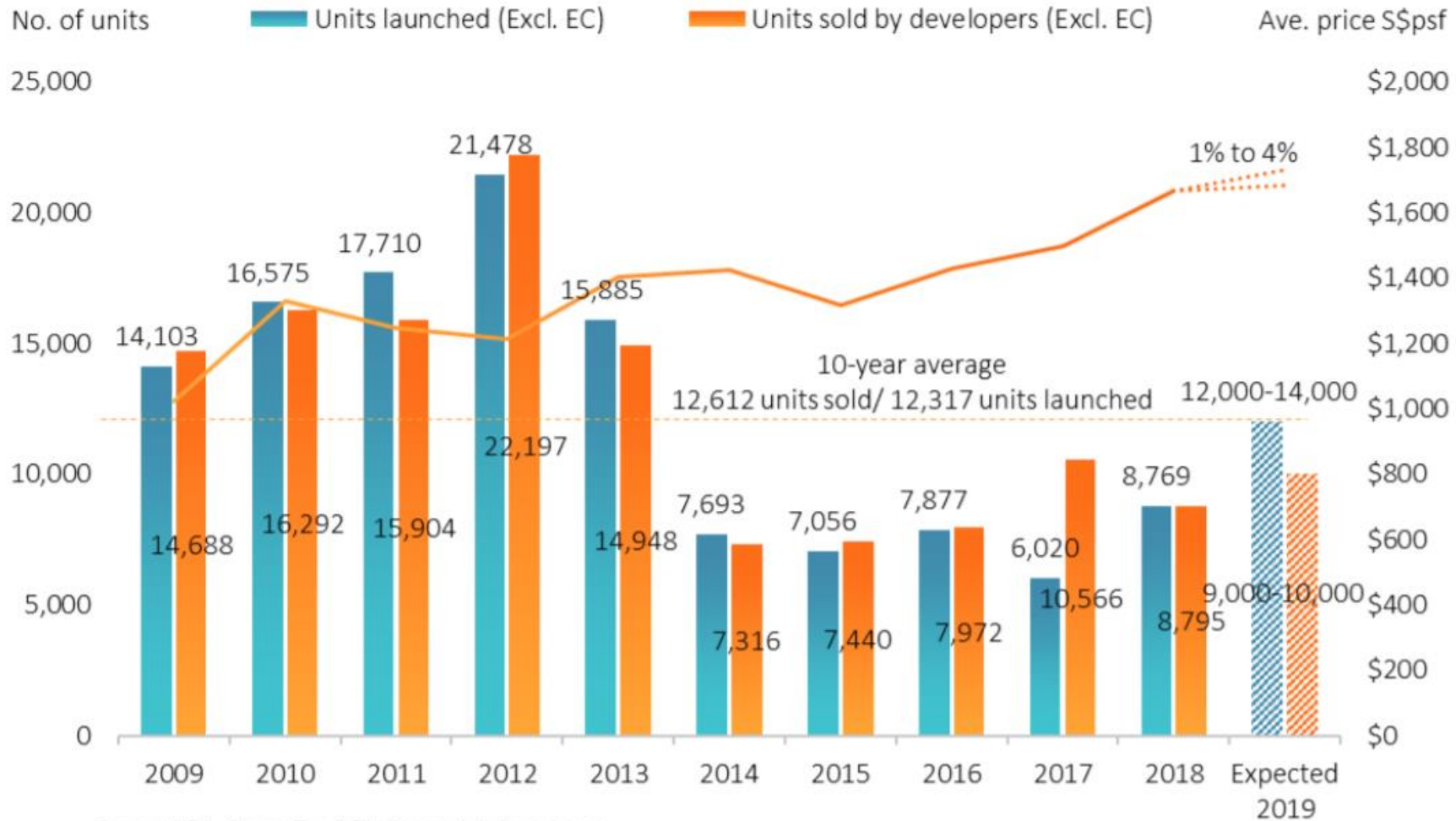
*Sold out status is calculated by taking the division of cumulative units sold to date over total no. of units in project



Wait further? Or Take The Action Now?

Chart 3 Projection for new sales market

Launched units, sold units and average price of non-landed new sales



Source: URA, OrangeTee & Tie Research & Consultancy
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ORANGETEE & TIE UPCOMING PROJECTS 1ST QUARTER

2019



1

Sloane Residences
Location: Balmoral Road
District: 10
Est units: 52

2

Mayfair Modern
Location: Rifle Range Road
District: 21
Est units: 171

3

Treasure At Tampines
Location: Tampines Street 11
District: 18
Est units: 2203

4

Toho Mansion
Location: Holland Road
District: 10
Est units: 70

5

Former Florence Regency
Location: Hougang Ave 2
District: 19
Est units: 1400

More Project Launches in the Pipeline

Spring is here and it will be a busy home buying and selling season once again! New home sales may pick up this year as more than 60 projects could be launched in the coming months! Allow me to assist you in the financial calculation, shortlisting projects as well as handling the whole process for you so that you are worry-free and stress-free!



ONE STOP SERVICE New Condo Project

新公寓项目的一条龙服务



Personalised Property Planning Consultation



Non-obligatory Showflat Experiential Tours



Advice on Good Buy Unit Based On Floor Plan



Ready Bank Loan & Legal Service



Progress Updates Until Key Collection



Detailed Defects Check Together with Owners



Secure Tenants & Handle Whole Rental Process



Collect Rental Income & Property Wealth Planning

OrangeTee

PropertyAgentsReview

Overall ★★★★★

Market Knowledge ★★★★★
Trustworthiness ★★★★★
Responsiveness ★★★★★
Negotiation Skills ★★★★★

Transaction ID: 1254762 (Rental)
Address: Trilive, Tampines Road
Property Type: Private Condominium
Review Date: 01 Oct 2018

"I'm very impressed with JJ's very professional and prompt service as my agent. He is very responsive to my queries either via messaging or email even during weekends or late in the evenings. He is also very proactive in helping me to screen my prospective tenants and secure a good tenant that best cater to my requests. In fact, JJ is able to help me secure a good tenant for my main unit (one room with living rm) within a month even though he is given 3 months to do so. Well done and thank you, JJ!"

Overall ★★★★★

Market Knowledge ★★★★★
Trustworthiness ★★★★★
Responsiveness ★★★★★
Negotiation Skills ★★★★★

Transaction ID: 1259080 (Rental)
Address: The Quinn, Bartley Road
Property Type: Private Condominium
Review Date: 24 Nov 2018

"Wong JJ is very proactive and very importantly effective in getting a tenant for me. I know that my neighbours in the same development were not able to find a tenant as quickly as me because their agent is not as effective. Thank you JJ."



For more on other clients' experiences, please visit:

Propertyagentsreview.com/Profile/R048626H

We are pleased to update you that we have had a pleasant experience with Mr Wong Jun Jie who assisted us in the purchase of our EC, Signature at Yishun, in September this year.

Prior to our purchase, Jun Jie has been patiently updating us on the ECs launches in the region that we are interested in. In addition, he has smoothen the purchase process for us by helping us with the drafting of appeals, advising on home loans and dealing with the other agents whom he co-broke with.

Purchasing a house is a major investment decision for most people and the patience, knowledge and efficiency of an agent would greatly value add the process.

We would like to thank Jun Jie and your team for the quality service and we look forward to the same standard of service when we are ready to sell our existing BTO!

Regards,
Daniel and Feng Ling



[Fb.me/jj.wong.5star](https://fb.me/jj.wong.5star)



Tiny.cc/free-e-reports



9221 8248



Tiny.cc/jjwong

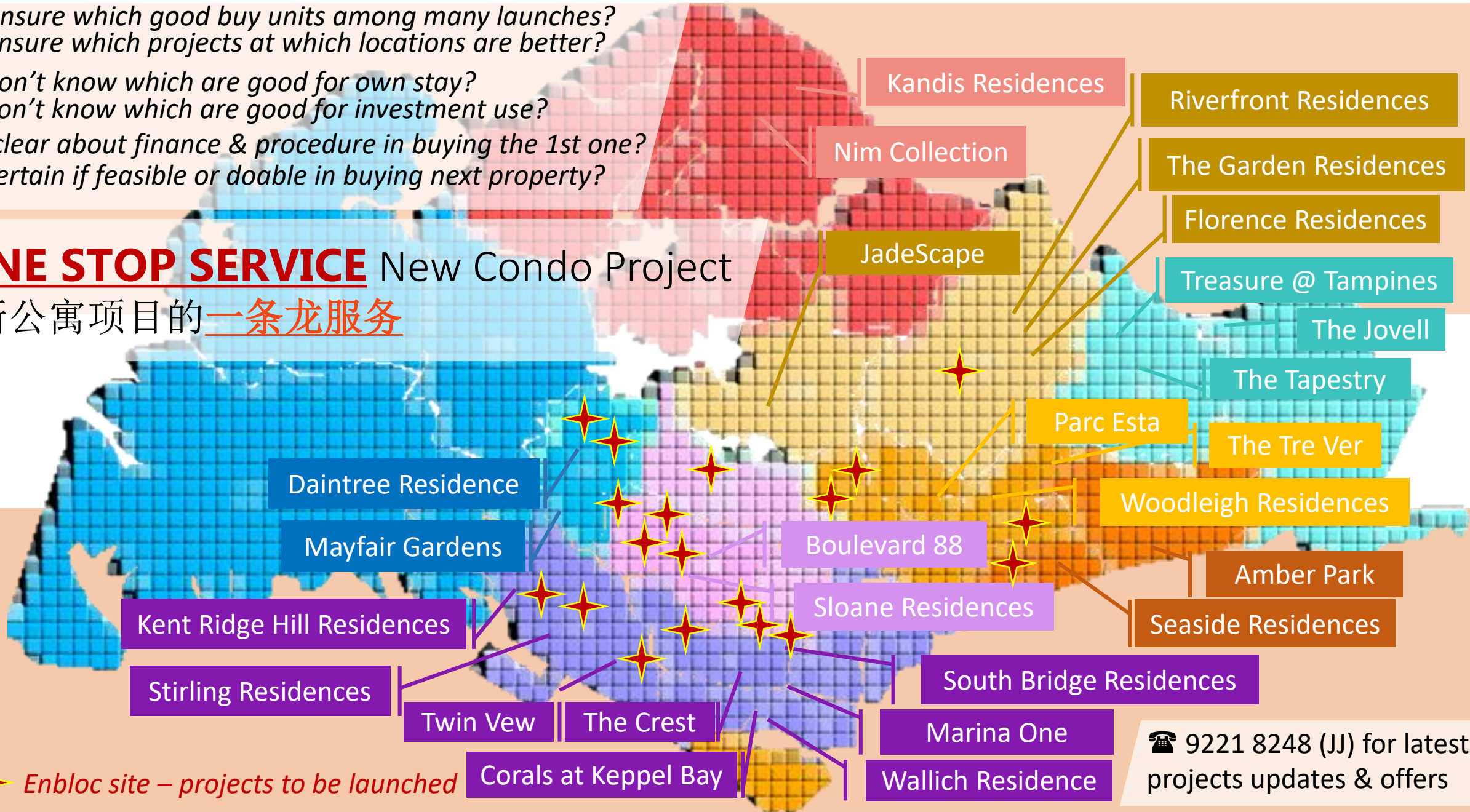
Unsure which good buy units among many launches?
Unsure which projects at which locations are better?

Don't know which are good for own stay?
Don't know which are good for investment use?

Unclear about finance & procedure in buying the 1st one?
Uncertain if feasible or doable in buying next property?

ONE STOP SERVICE New Condo Project

新公寓项目的一条龙服务



★ *Enbloc site - projects to be launched*

☎ 9221 8248 (JJ) for latest projects updates & offers



5 Star Service Property Wealth Planner

Graduated from NUS with major in Economics and certified with CEA, JJ is a dedicated and responsible realtor who always put his clients' interest first.

Honesty, integrity and professionalism are his core principles at work and your needs will always be the top of JJ's concern. Many clients have testified for his service and maybe one day you can testify for him too.

He can help you to choose the "right" property in Singapore - whether you are an experienced investor, a first time buyer or a foreigner looking to migrate into Singapore. His services cover finding the property, doing financial calculation, negotiating the best price, making an offer and sealing the deal. He believes in no hard selling but meeting the clients' needs and requirements. He is here to help you in everything to make the best real estate decision.

For HDB / condo owners who wish to restructure their portfolio, he can assist and provide advice based on his experience dealing with clients from all walks of life. His services cover sourcing the right buyers, doing financial calculation, getting the best possible market price and ensuring smooth timeline. He believes that every house is marketable. He is here to help you to to get the best possible deal.

[5-Star Services](#) | [Website Profile](#) | [SRX Profile](#)

More Info About JJ →



Kenneth (Residential Seller)

Oct 4, 2016

JK has shown that he worked very hard on every buyers' lead and provided extremely dedicated service to his client. I will be giving exclusivity to him to sell my father's HDB flat unit in the coming year 2017.



Mr & Mrs Lai (Residential Seller)

Jul 27, 2016

JK had helped us to market the HDB house and he is able to sell at record high price. We would like to thanks for his effort on this!



Derek & Hui Shan (Residential Buyer)

Apr 21, 2016

We will highly recommend you to our friends looking for properties and I am sure we will come to you when we are ready to purchase our next apartment!



Daniel & Feng Ling (Project Buyer)

Dec 11, 2015

We would like to thank Jun Jie and your team for the quality service and we look forward to the same standard of service when we are ready to sell our existing BTO!



*Collected over 100 testimonials. Customers' Satisfaction are my **Personal Achievements!***

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