



TRANSFORMATION ESSENTIALS EBOOK

Transformation - How it affects
your property price?



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3 Phases of Transformation vs Price Growth

1. Announcement (MRT, Township, Transformation, CBD)
- Awareness by Consumers

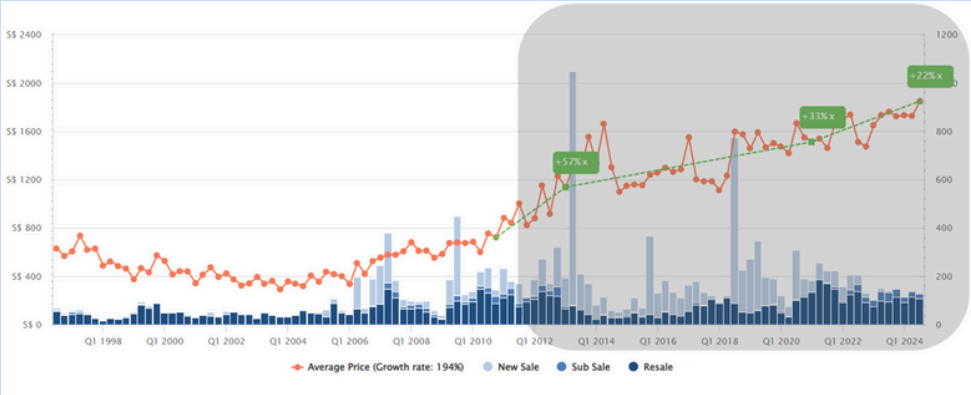
2. Completion of e.g. MRT - Confidence instilled in Consumers

3. Infrastructure - Establishing developments/townships nearby
- Growth

Story for Consumers → Introduction of Population → Natural Demand

Bidadari Estate

Phase 3: Infrastructure



Local Hubs

Business nodes such as those in Tampines and Bishan will be refreshed and progressively built up, with plans to introduce new mixed-use developments, public spaces and improve pedestrian connectivity.

More residential uses, recreation opportunities, amenities and green spaces will also be incorporated in districts like Punggol Digital District and Greater one-north.

Tampines Regional Centre (TRC)

To support new live-work trends and rejuvenate TRC, we are considering injecting more housing, workplaces and community facilities there. Some possibilities under study include new mixed-use developments with residential and commercial spaces, an Integrated Transport Hub, a new public space at the heart of TRC and more seamless pedestrian connections.



Bishan Sub-Regional Centre (SRC)

More work spaces will be introduced in Bishan SRC and integrated with new retail, social amenities and transport facilities. New public spaces will also be provided for community use.

Punggol Digital District (PDD)

PDD will be well-connected by green links to the surrounding residential estate and waterfront. Residents and workers can enjoy and unwind in new vibrant public spaces with retail, dining and leisure options within PDD.



Greater one-north

There will be more opportunities to live within the thriving Greater one-north district with upcoming residential developments along Slim Barracks Rise and Mediapolis.

**So, why do some
transformation make
lesser than others?**

**And how do we
identify the short term,
mid term and long
term prospects of
each transformation?**

A bustling Paterson and Newton neighbourhood

Paterson - At the doorstep of Orchard Road, Paterson is planned as a new mixed-use neighbourhood that enjoys unbeatable access to lifestyle offerings, amenities and public transport nodes.

An integrated development on top of Orchard MRT Interchange station will provide a new amenity hub for new and surrounding residents, providing a mix of uses — from retail, food and beverage, to offices and residences.

Planned walk-cycle infrastructure within the neighbourhood will make streets more friendly for walking and cycling. Cycling paths along the Inner Ring Corridor will connect Paterson to neighbouring areas such as Orchard, Newton and beyond.

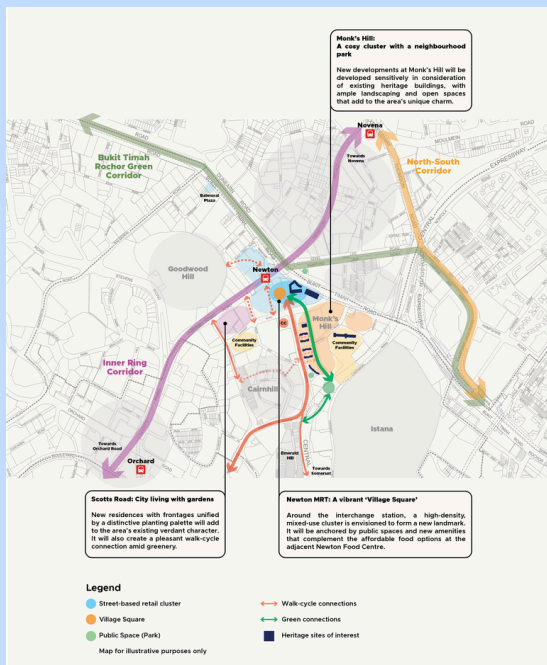
A series of public spaces will not only allow communities to gather, but also serve as an attractive, shop-lined route that will extend towards Orchard and the rest of the River Valley area.

Newton - Leveraging the area's rich heritage and lush greenery, the Newton precinct will feature three distinct clusters, each providing a unique community living experience.

A unique mixed-use urban village, integrated with lush greenery, heritage and identity is set to be developed next to Newton MRT Interchange.

Planned with 5,000 new homes around Newton Circus, Scotts Road and Monk's Hill, residents will be well-served by public transport networks, parks, and amenities offered by new mixed-use developments.

The area's rich historical context will also make Newton a distinctive node along the Inner Ring Identity Corridor.



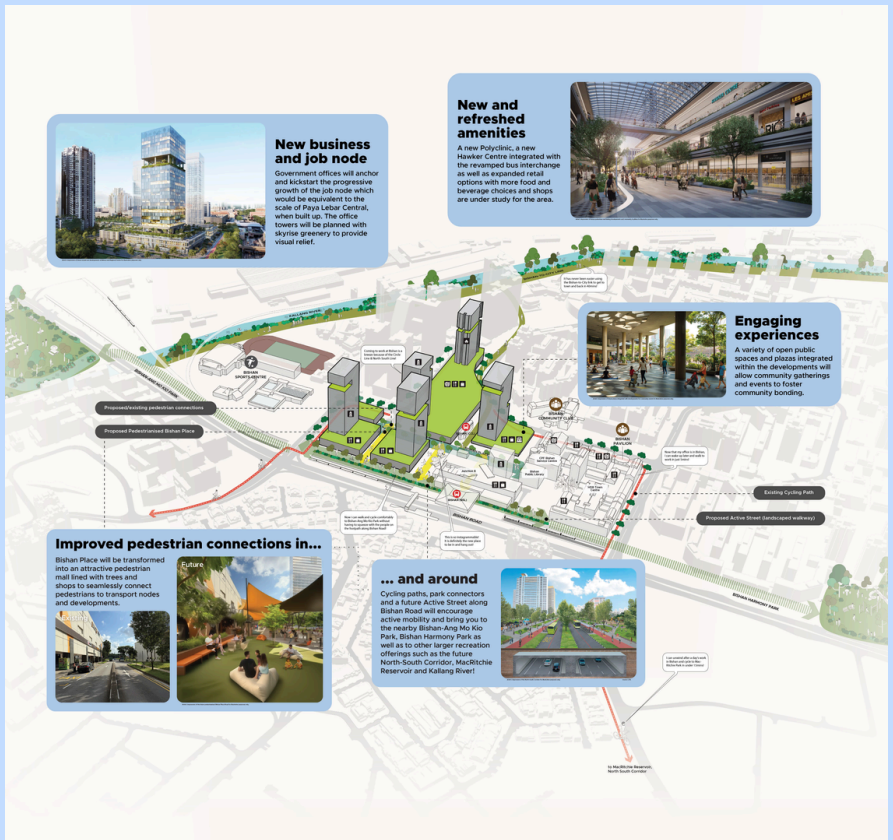
Rating:

Short term as the DT Line Newton station was completed since Dec 2015. The station is under utilised. Infrastructure phase is in effect and we should see more GLS happening within the short term period. Population influx will happen shortly and thus bring natural demand that drives prices up,

Rejuvenating the existing Bishan Town Centre

Today's Bishan Town Centre will be developed into a new job node integrated with community facilities, to bring work and amenities closer to homes.

There will be better connections to key transport nodes, pedestrianised streets, more community plazas and greenery. When fully developed, Bishan Sub-Regional Centre will be a vibrant, green, car-lite workplace and a delightful, engaging community space for all.



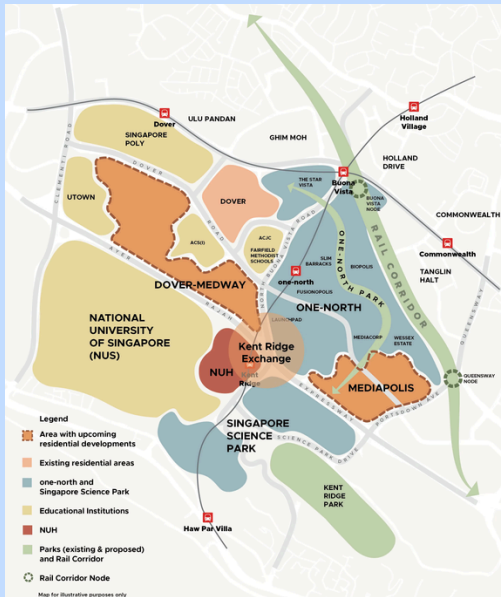
Rating:

Long term. This is a rejuvenation of one of Singapore's oldest township. It was the hub of the past and it's timely for a rejuvenation especially with such vast lands waiting to be developed. A reference to Paya Lebar's blueprint was made and it generally took 10 years for Paya Lebar to be developed till where it is today.

Greater one-north

Greater one-north is set to welcome more homes, improved transport links, and new recreational spaces.

Already a hub for top tech, media, biomedical firms, and Institutes of Higher Learning, the area will soon offer even more opportunities to live, work, learn, and play.



1. Dover-Medway

Look forward to homes near transport, amenities, and recreation, all connected by cycling paths and sheltered walkways.

2. Mediapolis

Mediapolis will offer new homes near public transport, with walkable paths and cycling routes. Residents can enjoy nearby nature and heritage at one-north Park, Wessex estate, and the Rail Corridor.

3. Live and learn within NUS

New student residences integrated with educational and interactive spaces will add to the energy and buzz of campus life.

4. Geneo at the Singapore Science Park

5. LyndenWoods at the Singapore Science Park

6. Redeveloped National University Hospital (NUH)

7. Mediapolis Community Area

Mediapolis Community Area is envisioned as an exciting community space for sports, pop-up concepts and lifestyle activities.

8. Yusof Ishak House

Designed with sustainability and net-zero energy in mind, NUS' refreshed Yusof Ishak House will become a vibrant social hub.

9. Rochester 7

Rochester 7 is a cluster of seven colonial-era bungalows that will house new lifestyle and wellness offerings to supplement Rochester Park.

Rating:

Mid Term to Long Term - A timely rejuvenation as One North transformation happened between 2010-2014 and it was the talk of the town. Because of investment centric URA policies back then, the transition caused One North to lose its charm temporarily. With new URA policies that focus on livability in place, it'll be exciting to see what the greater One North rejuvenation can bring.

It is slated to be a car-lite zone meaning to say there must be an MRT station within 8 minutes of walking distance, citing an implementation of a town centre.

Bukit Timah Turf City

Building Homes for All

The former home of Singapore's second racecourse will be transformed into a new housing estate!

15,000 to 20,000

public and private housing homes to meet different aspirations.

A total of

22 heritage buildings

across different clusters and building types will be integrated into the estate and adapted for new community uses.

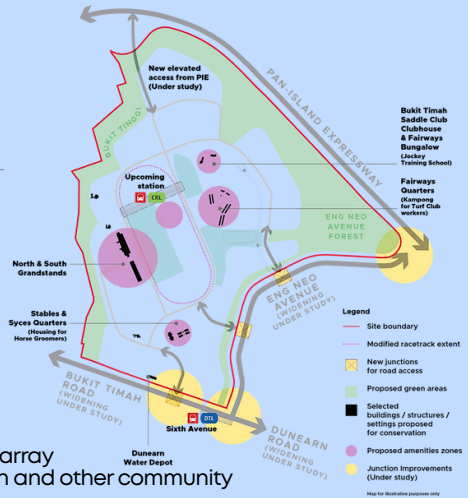
Lush greenery and well-connected routes

to nearby nature spaces.

Good

public transport connectivity

and sustainable travel options.



New amenities for residents and more

Existing and future residents can expect a wide array of amenities near the future Turf City MRT Station and other community nodes. Some amenities under study include:

- Retail options at the two grandstands and other community nodes
- A variety of food and beverage options, including affordable ones
- A variety of green spaces, including future neighbourhood parks
- Sports facilities
- School
- Health and medical care amenities, including facilities for seniors
- Bus interchange

Well-connected and accessible

Residents will live within a 10-min walk to an MRT station and bus services will enhance first and last mile connectivity.

Road upgrades, including widening Eng Neo Ave, Dunearn and Bukit Timah Roads, are being studied.

Shops, parks, and community facilities will be within a 10-min walk or 5-min cycle.

Spaces for nature and heritage

Efforts to retain habitats, flora and fauna of high biodiversity significance, as well as buildings and structures of high conservation significance, are being undertaken based on recommendations from environmental and heritage studies.

Rating:

Long term. Turf city MRT being a Cross-Island Line is slated to complete by 2032. Fortunately, government is hastening changes and combining the infrastructure phase with completion phase.

The first GLS has been completed and we will see substantial returns once the MRT is completed with more land plots being sold and amenities being completed. Still quite a long while to go before we see things in action.

Chencharu

A Vibrant Village, Connecting Communities and Heritage

Chencharu in Yishun will offer around 10,000 new homes by 2040, of which at least 80% will be set aside for public housing. This will provide a sizeable supply of new homes for Singaporeans, including families who wish to live near their parents in the area to provide mutual care and support.



Well-connected and accessible

Envisioned as “A Vibrant Village, Connecting Communities and Heritage,” Chencharu will build on its rich history, social memories, and strong transport links.

New facilities will complement existing amenities, offering a unique and lively community for residents. Look forward to:

- Distinctive homes and park spaces that celebrate Chencharu’s history and heritage
- A wide array of amenities to enliven the estate, for residents’ convenience
- Well-connected precincts that encourage green commuting and healthy living
- Smart and sustainable features for a more comfortable living environment

Rating:

Long term - Announcement phase. Very clearly stated by the government that it will be completed by 2040. Govt is still focusing on the remaining DT line stations and the bulk of the resources and motion is going into the TEL line.

North and NE region is facing a lack of supply/options at the moment which is currently being solved by the northern portion of TEL. Chencharu will be the next to replenish the supply for northern region.

Bayshore

Located next to East Coast Park with existing public and private housings in the surrounding, the 60-ha precinct will be a new lifestyle waterfront urban village for about 12,500 dwelling units of public and private housing.

Imagine a vibrant neighbourhood with shops, cafes, groceries, and care facilities all within a short walk or bike ride. Residents can enjoy tree-lined walkways, or cycle along dedicated cycling paths to Bayshore MRT station and Bedok South MRT station – which will be within 5 to 10 minutes from their homes.



Gateway to East Coast Park

Future Bayshore residents will enjoy direct access to East Coast Park via a new landscaped bridge and nearby MRT stations, with parks and open spaces throughout the precinct.

Reminisce old coastlines

A linear green behind Upper East Coast Road will trace the former coastline, offering a unique heritage feature for residents.

Future-Ready Community

Bayshore will be a sustainable, people-centric, and car-lite precinct. Designed to adapt over time, it can integrate new technologies like Autonomous Vehicles to enhance liveability and free up space for community use.

Rating:

Short Term - A township that is finally in motion and likely replicating the Woodleigh blueprint. Supply has been depleted at Prime east coast stations like Tanjong Katong, Meyer etc and provided price support for subsequent stations like Siglap and Bayshore.

If you want to be in the East, Bayshore is the next to consider. A strong tell tale sign - Land betterment charges increased by 12% in bayshore, indicating resources and infrastructure changes will be focused here by the Govt.

Greater Southern Waterfront



The Greater Southern Waterfront, which extends from Pasir Panjang to Marina East, will be transformed into a new major gateway and location for urban living along Singapore's southern coast.

Improve Accessibility

A continuous waterfront promenade will link key attractions along the Greater Southern Waterfront. The upcoming Pasir Panjang Linear Park will connect West Coast Park to Labrador Nature Reserve, offering views of the working port and Power District. Future links will also connect the waterfront to nearby hilltops for a unique recreational experience.

Urban Living

The Keppel Club site will be transformed into a new residential precinct with easy access to the waterfront, nature, and two MRT stations. The development will respect the site's natural features and be guided by a green and blue plan that complements Berlayer Creek and Labrador Park. The walkable neighbourhood will be well connected to transport and amenities.



Rating:

Short Term - SG largest long-standing transformation since 2014 is finally coming to fruition. Infrastructure phase is going in full motion with Keppel HDB township announced and private residential developments earmarked on the master plan. Population influx will happen soon by 2030.

Sembawang Shipyard Anchoring new aspirations

With Sembawang Shipyard operations ending in 2028, the area will transform into a mixed-use waterfront district with a rich maritime character.

Envision future possibilities

The Singapore Institute of Architects (SIA) and the Singapore Institute of Planners (SIP) have each developed ideas on how the future of the Sembawang Shipyard area could look like.

W.H.A.R.F 27 by the Singapore Institute of Architects

The Waterfront Heritage Arboretum for a Resilient Future (W.H.A.R.F) will be a modern mixed-use hub with an industrial wharf character, blending sustainability, cultural heritage, and community engagement.



Unlocking new opportunities

The coastline offers a chance to bring people closer to the water with public promenades featuring vibrant, multi-generational spaces, new commercial and cultural spots, and storyboards highlighting the area's maritime history.

Urban living by the water's edge

Waterfront housing could feature high-rises near water sports or charming promenades with boathouses, all complemented by nearby shops, dining, and community facilities—just a short walk away.

Walkable from heartland to shore

Each neighbourhood will blend urban living with blue and green spaces, featuring lush trails and seaside paths that take advantage of the area's natural terrain.

Rating:

Long Term - Announcement phase. The current shipyard is still operational and will only wind down in 2028. This means that there will be a vacating period which probably takes another 2-3 years, putting us in 2031-2032.

Construction of township, HDBs, roads, private housing will commence. Likely we will see completion between 2035 - 2040. Similarly to Chencharu, it is to replenish supply in the northern region of Singapore after TEL-related residential units deplete.

**NOW THAT WE KNOW HOW
TO IDENTIFY THE
TRANSFORMATION AREAS
WITH THE HIGHEST &
FASTEST ROI,**

**WHAT PROJECT SHOULD YOU
BE CHOOSING?**

**WITH PSF SO HIGH RIGHT
NOW, CAN CONSUMERS EVEN
AFFORD IT?**

**AND WOULD YOU BE ABLE TO
EXIT?**

CONTACT ME FOR A ONE-ON-ONE CONSULTATION!