

2024 MARKET TRENDS & STRATEGIES FOR

LANDED PROPERTIES

FAQ



01

Interesting to see there are D13 landed below \$2.5mil. Wondering what are their sizes like?

Those are landed with land size of around 885sf, meant for rebuilding. A standard inter terrace land size is about 1615sf for comparison.

02

What are the considerations for landed strata vs landed property?

In a landed property, you own the land as well and that gives you the freedom to rebuild and redesign the building that sits on the land. you will be responsible for all maintenance and upkeep of the property.

in a strata landed, you do not own the land hence you cannot modify the facade of the property and it must adhere to rules of MCST. the MCST will be responsible for the upkeep of roofing. It usually comes with security gate and sometimes facilities.

Depending on what your objectives are, a strata landed or a landed home may be more suitable. Speak to our consultants to find out which suits your own stay & investment needs better.

Is 99 lease landed something not to be considered?

Good leasehold landed still appreciates in value just like good leasehold condos. In PLB, we use disparity formula to determine if leasehold or freehold is landed is more suitable for our clients' objectives.

**On the disparity chart, Cat 1 and Cat 2 actually showed a much faster price appreciation.
e.g. Cat 1 + 33% vs Cat 4 only up 20%. Cat 1 and Cat 2 are better investments into the future? View?**

The case study mentioned was specifically for inter terrace in serangoon garden between 2021 to 2023. Price disparity works in waves like a dance. If cat 1 & 2 homes have appreciated alot in a certain area, the next phase of faster price run up will likely be in the cat 3 homes of the same category. The price disparity will differ across different landed locations, speak with our consultants to see what strategy suits your best.

Why avoid another condo? As thought that can move prices for the region?

Under our 21 point avoidance list, we avoid condo tower that are directly in front of the landed we are keen on as it comes with privacy concerns. This will present an obstacle when exiting in the future.

Any comment on sub-division as a selling point?

It is a selling point if an existing land plot can be sub-divided into 2 individual plots if they can meet regulatory rules like land size, land width and property type. This will be especially appealing for plots that are meant to be rebuilt as value can be extracted quickly after sub-division and rebuilding. If the unit is already a cat 3 property which is move in condition, the ability to sub-divide becomes a bonus factor as it likely will not make financial sense to pay premium for a move in condition and then to tear down and subdivide.

Thank you for taking part in our PLB Webinar and we hope you had an insightful time.

If you would like to have more of your personal questions answered, you can read more of our articles **here**. If you are more of a visual person, you can follow our Nuggets On The Go (NOTG) series on YouTube in the link **here**. Alternatively, you can have a more personalised experience by speaking to our consultants. You can reach out to us directly **here**.