

# Singapore Realty Watch

Q1 2011

THE SHOPHOUSE TOWKAY

ISSUE TWO



*Stephanie Lung compiles this report with her own research. Her expressions are clearly author's own. Please do not reproduce without author's permission.*

## The Shophouse "Towkay" - dream or reality?



**Whether's its a calculated investment or a romantic dream, owning a Conservation Shophouse can be a reality if you make the right choices.**

Singapore's traditional 'shop houses' have a mix of East and West in construction and details. Chinese tile work and symbols mix with Corinthian columns and Mediterranean windows and doors. Peranakan houses are famous for Chinese influenced tile and tiling.

The main concentration is in the East Coast area, Emerald Hill, Joo Chiat, Little India and Chinatown.

There are 6 styles of shophouses in use today in Singapore:

- Early (1840s - North Bridge Rd, Erskine Rd)
- First transitional (1900s - Ang Siang Hill, Emerald Hill)

- Late (1900-1940s -Peranakan - Joo Chiat)
- Second transitional
- Art Deco (1930s -Keong Saik & Craig Rd)
- Modern

Special features of a Peranakan Shophouse:

### Party Walls

Support the walls and roof. Rise above roof and prevent fire spreading.

**Fascia boards and fretwork** Timber fascia and fretwork are on the eaves, this is a Malay feature.

### Facade decoration

Decorative work is in tile and plaster, very distinctive.

### Five foot way

Walkway in front of the shophouse. It is covered all the way along allowing people to walk and shelter from the sun or rain. A very social feature that is found all over Malaysia and in Peranakan shophouses in Singapore and Malacca.

### Fascination with conservation shophouse

The attraction of a conservation shophouse is the heritage. Conservation shophouses have a unique architecture and very high ceilings. And some have quite rich histories behind them. That's why a lot of expats as well as Singaporeans who enjoy historical sites and places would love to stay or own a conservation shophouse. Whatever the fascination is, conservation shophouse will remain a unique heritage of Singapore!

If you are a foreigner and interested to buy a conservation commercial shophouse, please read on!

tow 'kay [ tow káy ]  
noun Definition:  
Hokkien master: a term  
of address meaning "sir"  
or "master"



Call 91370213 or email [stephanie.lung@citiprop.com](mailto:stephanie.lung@citiprop.com) for a chat today!



There's nothing too complicated for me. Whether its a sale or rental, residential or commercial, my job is to find you the best deal and help you make an informed decision.

## URA reports office space rents up by 18.9% vs. year ago

Commercial properties saw an increase in prices and rentals in the fourth quarter of 2010, said the Urban Redevelopment Authority (URA).

Office space prices surged 5.1 percent in Q4 2010, down from the 6.2 percent growth in the previous quarter. For the full year 2010, office space prices surged 18.9 percent.

Overall rentals for office space climbed 4.7 percent in Q4, against a 6.0 percent growth in Q3. Office space rents for the whole year 2010 jumped 12.6 percent.

As of Q4 2010, there was around 1.06 million sq m of gross floor area (GFA) of office space in the pipeline, of which 960,000 sq m is likely to be completed any time from 2011 to 2014.

For the shop space segment, prices grew 1.4 percent in Q4, higher than the 1.3 percent increase in Q3. Shop space prices for the full year 2010 leapt 8.6 percent.

Overall rentals for shop space increased by 1.7 percent in Q4, up from Q3's 0.8 percent increase. For the whole year 2010, shop space rents grew 2.9 percent.

Rental yields range from 3.5% or higher in the right areas at the right price.

## Conservation Shophouse for Sale and Rent



FOR SALE	\$\$	AVAIL
Perak Rd. 2,900 sqft. 99 years	\$2.8M	Tenanted
Circular Road, 3,520 sqft, FH	\$4.5M	Tenanted
Arab Street, 2,000 sqft, 99 years	\$2.2M	Tenanted
Jl Klapa, Lavender: 3,400 sqft. FH. Reno	\$3.08M	Tenanted
Craig Road. 4,697 sqft. 99 years. Reno.	\$5.08M	Tenanted
Duxton Road. 3,498 sqft. 99 years. Reno	\$3.58M	Tenanted
Amoy Steet. 2,152 sqft. 999 years	\$3.2M	Tenanted
Jalan Besar: 2,900 sqft. FH	\$2.55M	Tenanted
Tg Pagar Road. 3,365 sqft. 99 years	\$3.5M	Tenanted
Geylang Road. 1,800 sqft. FH	\$5M	Tenanted
Joo Chiat Rd. 4,409 sqft. FH	\$3.5M	Tenanted
Joo Chiat Rd. 2 units, 2,500 sqft each. FH. Reno	\$2.1M each	Immed
Pagoda Street. 3,970 sqft. 99 years	\$5M	Tenanted
Mosque St. 2 units 7,919 sqft. FH. Reno.	\$9M	Tenanted
FOR RENT	\$\$	AVAIL
Boat Quay. 2nd & 3rd Floor; 1,000sqft	\$4.50 psf (neg)	Immed
Gemmill Lane. Ground Floor: 1,620 sqft	\$11,000 (neg)	Immed
Jl. Riang. Grd Floor: 1,720sqft	\$8,000 (neg)	-
Arab St. 2-storey. 2,000 sqft	\$8,800	Immed

## Foreigners Eligibility

**If the shophouse (mixed commercial and residential use) is not strata subdivided and is in an area zoned for commercial use, it is not a 'residential property' within the meaning of the Residential Property Act. Therefore, foreigners eligible to buy.**

If the shophouse (mixed commercial and residential use) is not strata subdivided and is in an area zoned 'residential' within the meaning of the Residential Property Act, it is a restricted residential property.

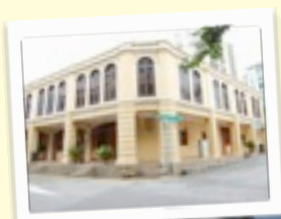
Your lawyers will be able to advise you based on the Chief Planner, URA's

reply on the zoning and approved use of the property.

If you are a foreigner interested in a residential zone shophouse, you can only buy a shophouse if you have PR and obtain special approval from the SLA (Singapore Land Authority - [www.sla.gov.sg](http://www.sla.gov.sg)).

If you buy a conservation shophouse do note that you need to abide by the conservation guidelines regulated by URA ([www.ura.gov.sg](http://www.ura.gov.sg)) on all renovation works.

You may also obtain a bank loan for financing, subject to approval.



*If a conservation shophouse is zoned commercial, foreigners eligible to buy. For a non-obligatory discussion, call Stephanie at 91370213 today.*