

# Property Report

## House No. 7 SWISS CLUB ROAD S(288097)

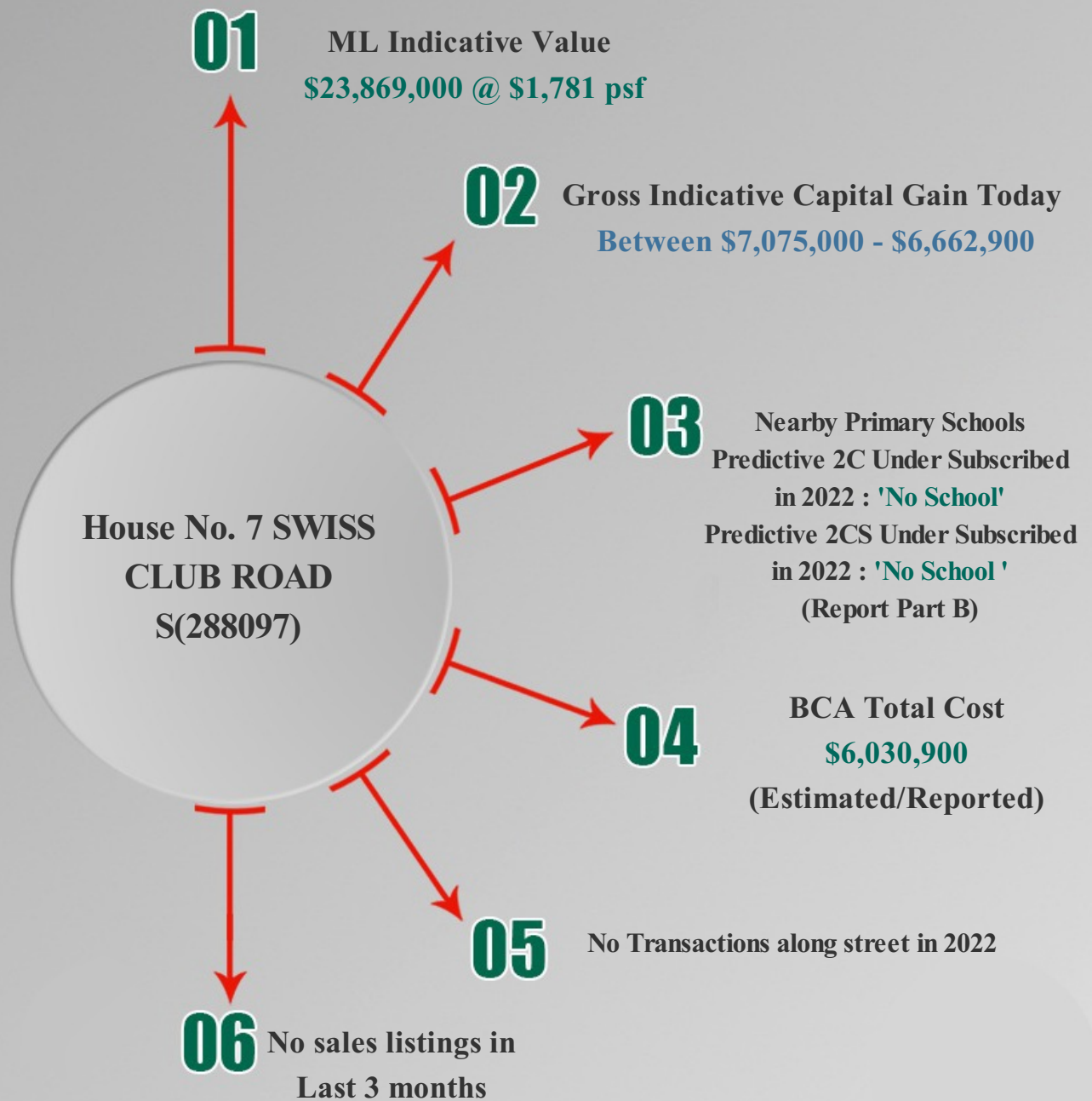
- 1. Property Cornerstone (Tenure, Land size, Property Type, Transaction History & Machine Learning Valuation)**
- 2. Property Milestone from 1995 (Transaction Information, BCA, CSC, TOP & Planning Decisions)**
- 3. Cadastral Map (Land Area, Dimension & Building Outline) From SLA OneMap**
- 4. Latest Sale/Rental Transactions Along The Street**
- 5. Latest 6 Months Sale/Rental Listings**

### Amicus Pte. Ltd.

Amicus is a Data Science Company established since 1985.

### Caveat Emptor

Amicus Predictive Analytics use 27 years of **Historical Data, Vast Data Lakes, Deep Dive Data, and Machine Learning Software** to predict what will happen in the future. These data are fed into a mathematical model that considers key trends and patterns in the data. The model is then applied to current data to predict what will happen next. **Our Predictive Analytics** herein is advisory. We urge you to seek **Professional Advice**.



Today's data-driven companies have a competitive edge over their peers. The fact is, when you can analyse a large volume of data as a single data set using DOTS (Data Omnichannels Technology Solutions) - rather than as a separate silos - you can uncover significant insights that would be impossible to get from traditional business intelligence. And it's these breakthrough new insights that give **Amicus** a serious competitive advantage.

## Cornerstone

<b>Address</b>	House No. 7 SWISS CLUB ROAD S(288097)
<b>District</b>	11 - Bukit Timah

<b>Tenure</b>	Freehold	<b>Polygon</b>	SWISS CLUB ROAD
<b>Land Area</b>	13,402 Sqft	<b>Property Type</b>	Good Class Bungalow
<b>Purchase Date</b>	Apr-2012		

<b>ML Indicative Value</b>	<p><b>\$23,869,000</b>          [(\$1,331 psf * 13,402 sqft) + \$6,030,900 BCA          Capital Expenditure ]</p>
<b>Gross Indicative Capital Gain Today</b>	<p><b>Between \$7,075,000 - \$6,662,900</b></p>
<b>Net Indicative Capital Gain Today</b>	<p><b>\$6,869,000</b>          * Take note that \$6,030,900 is capital expenditure          to rebuilt the house.</p>

## Property Milestone

**1995****1**

### Start of SLA Digital Journey

House Info	
House Type	Good Class Bungalow
Tenure	Freehold
Area	13,402 sqft

**Apr-2012****2**

### Resale

Purchased Info
Resale Transaction Done on Apr-2012.

**17-Sep-2015****3**

### Planning Decisions

Submission Description :	PROPOSED ERECTION OF A 2-STOREY DETACHED DWELLING HOUSE WITH AN ATTIC AND A SWIMMING POOL
Decision Type :	Written Permission
Apply Type :	New Erection
MKTS Lot No :	MK15 99377P
Decision No :	P270314-14H2-Z000

01-Jan-2016

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## Permits to Commence Structural Works

Description :	ERECTIN A 2 STY DETACHED DWELLG HSE WT AN ATTIC ON LOT 99377P MK15 @ 7 SWISS CLUB ROAD
Cost :	Less than S\$10m
Builder :	FORUM CONSTRUCTION CO PTE LTD
Engineer :	DP ENGINEERS PTE LTD
Architect :	DP ARCHITECTS PTE LTD

28-Aug-2017

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## Planning Decisions

Submission Description :	PROPOSED AMENDMENT TO APPROVED ERECTION OF A 2-STOREY DETACHED DWELLING HOUSE WITH AN ATTIC AND A SWIMMING POOL
Decision Type :	Written Permission
Apply Type :	Amendment to New Erection
MKTS Lot No :	MK15 99377P
Decision No :	P270314-14H2-A011

22-Sep-2017

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## Planning Decisions

Submission Description :	ERECTION OF A 2-STOREY DETACHED DWELLING HOUSE WITH AN ATTIC AND A SWIMMING POOL
Decision Type :	Written Permission
Apply Type :	Extension of Written Permission for Erection of New Building
MKTS Lot No :	MK15 99377P
Decision No :	P270314-14H2-E011

11-Dec-2017

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## Planning Decisions

Submission Description :	PROPOSED AMENDMENT TO APPROVED ERECTION OF A 2-STOREY DETACHED DWELLING HOUSE WITH AN ATTIC AND A SWIMMING POOL
Decision Type :	Written Permission
Apply Type :	Amendment to New Erection
MKTS Lot No :	MK15 99377P
Decision No :	P270314-14H2-A021

12-May-2022

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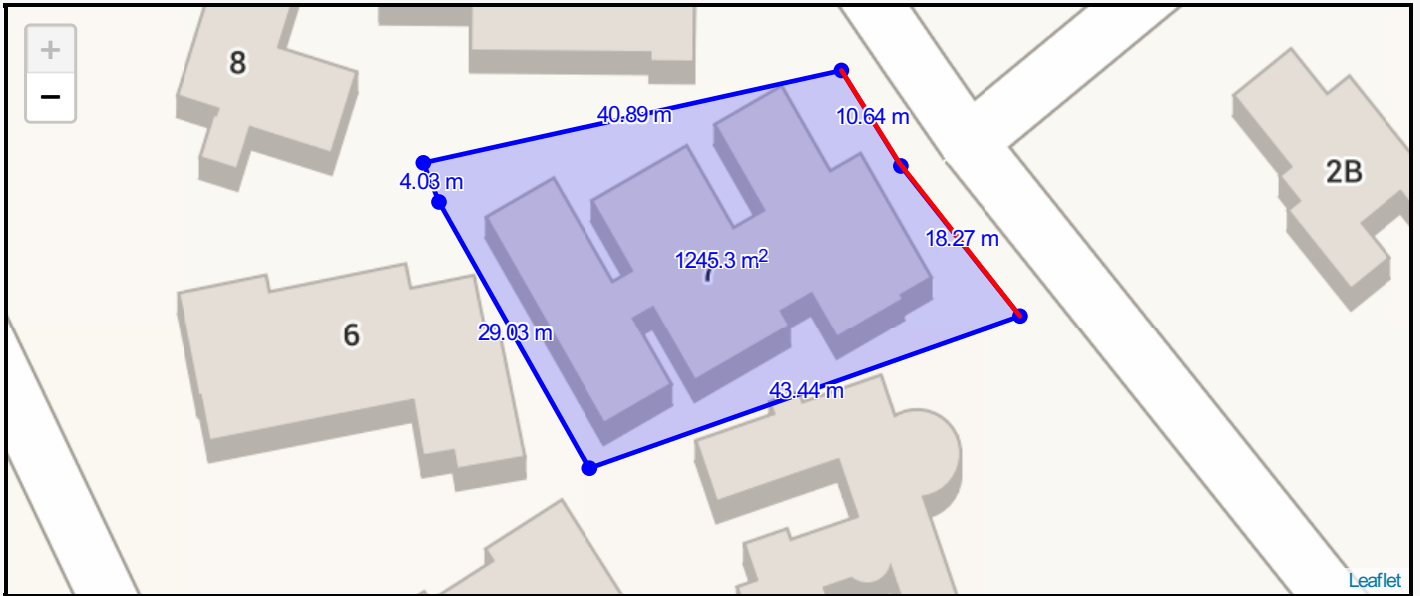
## Today's ML Valuation

Description	Price	Psf
Latest Contract Date : Apr-2012 Area : 13,402 Sqft	-	
Current Price Index	\$1,331	\$1,331
House Adjustment (-)	0%	
BCA Cost	\$6,030,900	
ML Indicative Valuation	<b>\$23,869,000</b> <b>[( \$1,331 psf * 13,402 sqft) + \$6,030,900 BCA Capital Expenditure ]</b>	
Gross Indicative Capital Gain Today	<b>Between \$7,075,000 - \$6,662,900</b>	

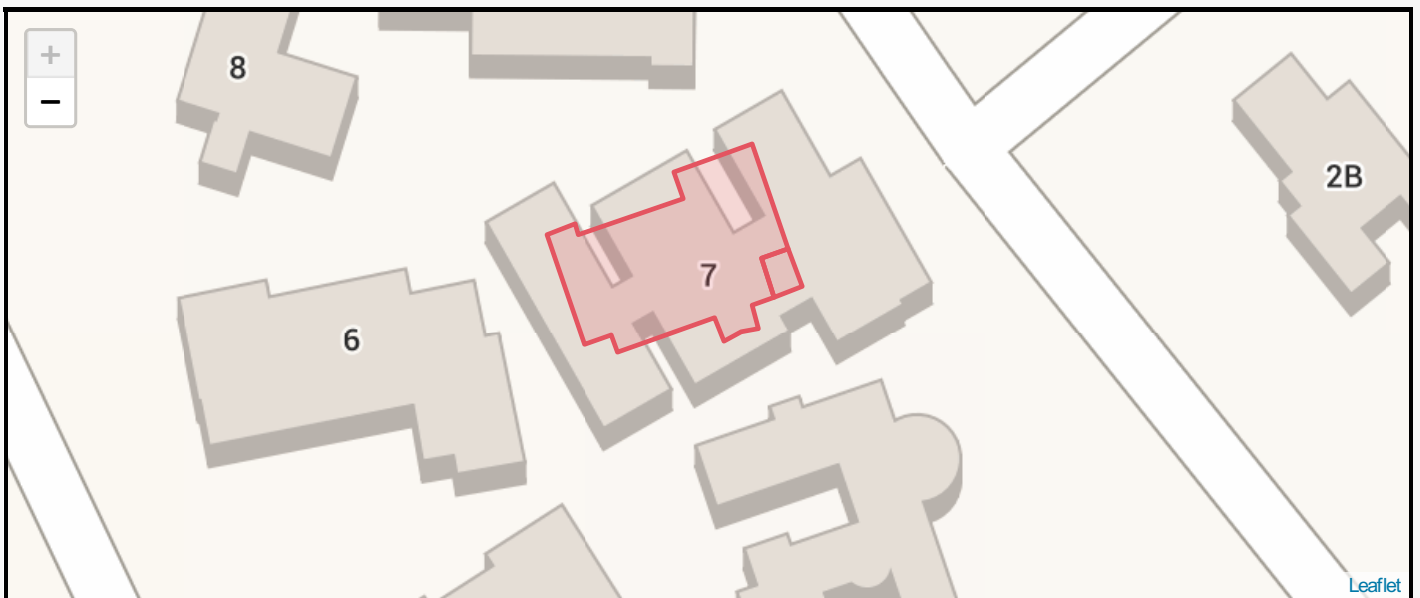
End

### Cadastral Map For House No. 7 SWISS CLUB ROAD S(288097)

Land Dimensions    Frontage



Targeted Building    Other Buildings Within The Same Land



### No Transactions Since 1995 (SLA digitalized their data from 1995)

1	10	11	11B	11C	11D	12	14A	15	16	17	19	20	22	24	25	27	28
29	29A	2B	2C	3	30A	30B	30C	30E	31	32	32A	33	34	35	4	5	6
6A	6B	9															

### Transactions Between 1995 And 2005

21	30F	9A	27A	33A	14	23	22A	26A	26
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### Transactions Between 2006 And 2010

30D	14B	11A	2G	2E	26C	2D
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### Transactions Between 2011 And 2022

2F	26B	2A	2	7
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### Houses With Planning Decision From 1900 Onward

2F	26B	2A	2	7	30D	14B	11A	2G	2E	26C	2D	21	30F	9A	27A	33A	14
23	22A	26A	26	10	11C	11D	12	15	16	19	20	24	25	27	28	29	29A
3	30C	31	32	32A	33	34	4	6	6A	6B	9						

### Houses With Permits To Commence Structural Works Issued From 1997 Onward

2F	26B	2	7	30D	11A	2G	2E	26C	2D	9A	27A	33A	14	23	10	11C	11D
16	20	24	27	28	30C	31	33	9									

### Houses With SSD Penalty (Transacted within last 3 years)

2F
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## Latest Sales Transaction Details

To grasp the volatility and transacted price movement, data hereunder are latest comparable sale transactions.

Address	Transaction Date	Price	Psf	Area (Sqft)	Type	Source
2X SWISS CLUB RD	Sep-2019	\$ 9,500,000	\$ 942	10,090	Resale	URA
2XX SWISS CLUB RD	Mar-2019	\$ 18,800,000	\$ 1,232	15,264	Resale	URA
2X SWISS CLUB RD	Jul-2016	\$ 9,700,000	\$ 972	9,984	Resale	URA
X SWISS CLUB RD	Mar-2016	\$ 20,250,000	\$ 1,034	19,585	Resale	URA
X SWISS CLUB RD	Apr-2012	\$ 17,000,000	\$ 1,268	13,402	Resale	URA
3XX SWISS CLUB RD	Nov-2010	\$ 19,000,000	\$ 1,250	15,199	Resale	URA
1XX SWISS CLUB RD	Nov-2010	\$ 17,500,000	\$ 845	20,721	Resale	URA
1XX SWISS CLUB RD	May-2010	\$ 10,100,000	\$ 1,101	9,171	Resale	URA
2X SWISS CLUB RD	Mar-2010	\$ 11,000,000	\$ 705	15,608	Resale	URA
2X SWISS CLUB RD	Jul-2007	\$ 8,528,000	\$ 830	10,269	Resale	URA
2XX SWISS CLUB RD	Dec-2006	\$ 7,000,000	\$ 431	16,232	Resale	URA
2X SWISS CLUB RD	Jun-2006	\$ 6,750,000	\$ 688	9,817	Resale	URA
2X SWISS CLUB RD	Jul-2005	\$ 12,800,000	\$ 303	42,270	Resale	URA
3XX SWISS CLUB RD	May-2005	\$ 7,070,000	\$ 469	15,080	Resale	URA
9X SWISS CLUB RD	Mar-2005	\$ 5,800,000	\$ 575	10,097	Resale	URA

## Latest Rental Transactions

Address	Rental Price	Date	Area (Sqft)	Source
X	\$ 19,000	Jul 2021	13003	SKIPS
X	\$ 15,000	Jan 2021	5500-6000	URA
X	\$ 13,500	Sep 2020	>8000	URA
X	\$ 16,000	Sep 2020	6000-6500	URA
X	\$ 15,000	Aug 2020	5500-6000	URA

SKIPS : Singapore Key Indicator Of Property Sold\Rented

Data contributed by Agents handling the transaction via Amicus Platform.

## Sale Listing (From Soft/Hard Platforms)

House No. 7 SWISS CLUB ROAD S(288097) land area is 13,402 sqft. Any listing with same land area will be tagged with "X".

Asking Price	Asking Psf	Area (Sqft)	Listed Date
No Data Available.			

## Rental Listing (From Soft/Hard Platforms)

Asking Price	Asking Psf	Area (Sqft)	Listed Date
\$ 35,000	\$ 4.86	7200	03-Jan-2022
\$ 55,000	\$ 6.87	8000	18-Dec-2021
\$ 80,000	\$ 5.33	15000	10-Mar-2022
\$ 50,000	\$ 3.12	16000	27-Dec-2021

## About Amicus Pte. Ltd.

A **Singapore Data Science Company** established since **1985**. Providing Real-Time probabilistic information and marketing strategy on **Real Asset Investment** through the use of innovative, push-through delivery systems coupled with precision marketing, by accurately isolating and defining the target market.

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