



1Q 2014: Sales of Commercial Properties Moderated

In 2013, several cooling measures on industrial properties such as Seller's Stamp Duty (SSD) and Total Debt Servicing Ratio (TDSR) were an inevitable governmental move to quell buyers' interest that arose back in 2012. This reduced buyers' interest in commercial properties, thereby moderating sales significantly. Strata factory, strata shops and even strata offices, which did

not see any government intervention, all recorded lower sales transactions as compared to the year before.

We would advise a cautious optimism due to TDSR and other cooling measures in place, although we expect healthy sales growth for strata industrial and office properties. Contact us today for a consultation on your property queries and we will be glad to assist you.

[Link to bigger story.](#)



PropertyBank Wins Top Agent Award for the Third Time

As a three-time recipient of the Top Agent Award in the Ascendas

Partner Awards Programme, PropertyBank continues to strive for service excellence and to provide an enhanced customer experience, ensuring that your real estate needs are fulfilled in the most efficient manner. Look out for our revamped website that will be launched early next month which promises more up-to-date news.

Dollars and Sense of Purchasing Business Property

With rising prices in commercial and industrial spaces, we are witnessing a rise in the number of SMEs buying their own property in the hopes of cutting down rent expenses. However, purchasing the right property to suit your business needs is not only be tricky, it also takes some proper financial planning.

- 1) How much can you afford monthly?
- 2) How much upfront cash do you need?
- 3) How much do I have to spend to take possession?
- 4) What are the costs if I exit the purchase prematurely?

Read the article "**The Dollar Value of Your Business Property Purchase: Doing the Sums – Purchasing Business Property**" in the **May/June '14 issue of Entrepreneur's Digest** to get the answers to these questions before you make your business decision. Do email ask@propertybank.com.sg if you wish to get a copy.

Spaces Spotlight



Robinson Point

Robinson Point is situated in the heart of the Central Business District. It is a highly accessible commercial building that will extend a sense of status to corporate tenants. With gross floor areas

spanning 1,521 sqft to 8,288 sqft, the column-free units provide flexible configuration of office layouts to suit any business' preferences.

Linked by major expressways like the MCE, PIE and CTE, this 21-storey building is just a stone's throw from MRT stations such as Raffles Place (North South Line / East West Line), Tanjong Pagar (East West Line) and Telok Ayer (Downtown line).

This space is suitable for law firms, business consultancy companies, banks, and corporations that are looking for good corporate image and the need to be in the financial district.

[Link to bigger story.](#)



Jackson Square

Jackson Square is a commercial property located in the Toa Payoh region that is primarily used for businesses with Light Industrial processes. Its accessible location is close by to many major

expressways such as Pan Island Expressways (PIE) and Central Expressway (CTE). MRT stations Braddell & Toa Payoh (North South Line) are in the vicinity as well.

Units here are as spacious as 1,571 sqft to 12,550 sqft with immediate availability, and tenants get to enjoy an array of amenities in close proximity such as eateries, banking, shopping complexes, library and more.

This space is suitable for clean and light industries such as computer software development, distribution services, assembly and repair of computer hardware and electronic equipment, data-processing, R&D, printing, publishing and allied industries as well as warehouse with ancillary office usage.

[Link to bigger story.](#)

Have a coffee on us, Every Thursday!



Are you a landlord with burning questions about how you should manage your property portfolio? Are you a tenant who wonders if you should stay put or renew your lease? Are you looking out to buy or sell your property, and don't know when is a good time?

Fret not, PropertyBank will answer your questions!

Every Thursday, connect with us, you name the venue and we buy you a coffee, plus we give you a complimentary consultation on your property questions. Just email

ask@propertybank.com.sg or call our hotline **83331338** to arrange a meeting session.

Contact us for more information

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