

12 SEP 2023
**CHAMPIONS
WAY GLS**

Site Tender Closed



CHAMPIONS WAY

Government Land Sales (GLS) Site Tender Closed



The GLS for the residential development site at Champions Way closed on 12 September 2023. The top bid of \$294.9 million for the site at Champions Way was submitted by CDL Stellar Pte. Ltd.. The bid translated to a land rate of \$904 psf ppr.

The Champions Way site is located in the Outside Central Region, and will be attractive to HDB upgraders in the nearby vicinity. The site is estimated to launch for sale in 4Q 2024.

Three residential sites, namely Clementi Ave 1, Pine Grove (Parcel B), and Lorong 1 Toa Payoh, are set to close on 7 November 2023. Separately, another three sites, with residential and commercial component, at Media Circle, Marina Gardens Crescent and Jurong Lake District (Master Developer site) are also up for tender.

Rising HDB home prices in Woodlands could support HDB upgrader demand for the upcoming launch in Champions Way. More than 320 Executive flats were sold between January 2022 and August 2023 for an average price of \$799,000. Homeowners are likely to view their existing HDB flats as prized assets, given the anticipation of tighter resale market restrictions for future 'Plus' flats.



Site Attributes



The Champions Way site sits at Woodlands planning area. It is within walking distance to Woodlands South MRT station, Innova Primary School, Woodgrove Primary School, Christ Church Secondary School, Woodgrove Secondary School, Singapore Sports School and the upcoming future Woodlands Health Campus (WHC).

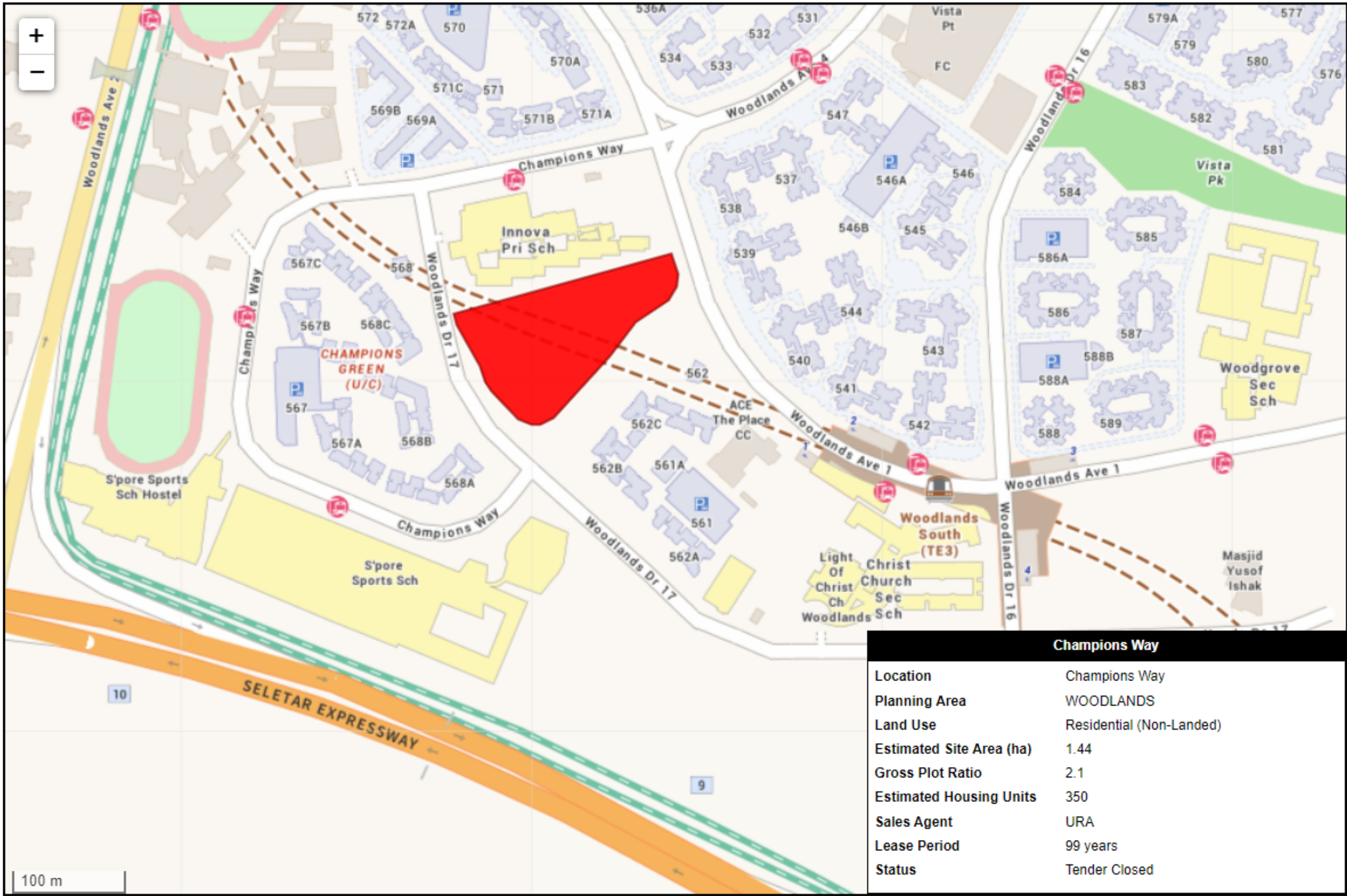
With the ongoing transformation of Woodlands Regional Centre into the largest economic hub in Singapore's North region, more job opportunities would be created. This would likely drive demand for the new condominium project in Champions Way, particularly among professionals working in the vicinity.

Details of the Champions Way site

Location	Champions Way
Site Area	155,351 sqft
Gross plot ratio	2.1
Maximum Permissible Gross Floor Area	326,243 sqft
Estimated number of dwelling units	350
Lease Period	99 years

Source: URA

Location of Champions Way site



Source: URA



ERA Singapore

ERA APAC Centre
450 Lorong 6 Toa Payoh
Singapore 319394

T : (65) 6226 2000
F : (65) 6220 0066
W : www.era.com.sg
E : era@era.com.sg



ERA Cambodia

GIA Tower, #G2510 –
#G2512, Sopheak Mongkol
Street, Diamond Island,
Tonle Bassac, Chamkarmon,
Phnom Penh, Cambodia

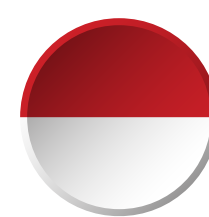
T : (855) 70 893 383
W : www.eracambodia.com
E : info@eracambodia.com



ERA China

Representative office
Hunan Road Number
1087, Unit 1505, Pudong
New District, Shanghai,
China

T : (86) 21 6106 0375
E : franchise@era.com.sg



ERA Indonesia

TCC Batavia Tower One,
8th Floor, Suite 3-5 JL. K.H.
Mas Masyur Kav. 126.
Jakarta, Indonesia 10220

T : (6221) 2967 5123
F : (6221) 570 8082
W : www.eraindonesia.com
E : info@eraindonesia.com



ERA Japan

Sumitomo Fudosan Bldg.8 2F,
6-9-3 Higashiueno, Taito-ku,
Tokyo 110-0015

T : (81) 3 4335 4015
F : (81) 3 4335 4445
W : www.erajapan.co.jp
E : era-koho@erajapan.co.jp



ERA Laos

632, Unit 38, Hong Kae
Village, Kamphengmeuang
Road, Ban Hong Kae,
Vientiane, Lao PDR

T : (856) 20 5252 7000
W : www.eralaos.com
E : eralaos2023@gmail.com



ERA Malaysia

No. 2, Jalan Eko Perniagaan
1/9, Taman Eko Perniagaan,
81100 Johor Bahru, Johor,
Malaysia

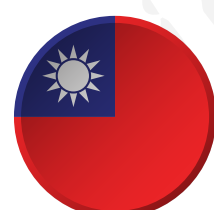
T : (60) 7-288 6658
W : www.eramalaysia.com.my
W : www.erajohor.com
E : johor@eramalaysia.com.my



ERA South Korea

12F Dongsung Building,
#21 Teheran-ro 87-gil
Gangnam-gu,
Seoul 06169, Korea

T : (82) 2 2222 6000
F : (82) 2 2222 6001
W : www.erakorea.com
E : recruit@erakorea.com



ERA Taiwan

7F., No.85, Sec. 4, Ren Ai Rd.,
Da An Dist., Taipei City 10688,
Taiwan (Republic of China)

T : (02)2702-5622
F : (02)2731-8333
W : www.erataiwan.com
E : era@erataiwan.com



ERA Thailand

34 C.P. Tower 3 (Phayathai),
Unit No. A11-3, 11th floor,
Building A, Thung Phayathai,
Ratchathewi, Bangkok
10400, Thailand

T : (66) 2 108 9895
W : era.co.th
E : info@eraholding.co.th



ERA Vietnam

L2-05 -06, Floor 2 Pearl
Plaza Building, 561A Dien
Bien Phu, Binh Thanh Dist.,
HCMC, Vietnam

T : (84) 28 7300 1107
W : www.eravn.vn
E : info@eravn.vn

For more details, contact

**ERA Research and
Market Intelligence**
RMI@era.com.sg

Disclaimer

The information contained in this document is for general information purposes only and does not have regard to the specific investment objectives, financial situation and the particular needs of any recipient hereof. This report is prepared by Research and Market Intelligence Department of ERA Realty Network Pte Ltd ("ERA"). This report may not be published, circulated, reproduced or distributed in whole or in part by any recipient of this report to any other person or parties without the prior written permission of ERA.

The information, views or opinions contained in this document ("Information") has been obtained or derived from sources believed by ERA to be reliable. However, ERA is not responsible for and makes no representation as to the accuracy or completeness of such sources or the Information and ERA accepts no liability whatsoever for any loss or damage arising from the use of or reliance in whole or in part on the Information. ERA and its connected persons may have issued other reports expressing views different from the Information and all views expressed in all reports of ERA and its connected persons are subject to change without notice. ERA reserves the right to act upon or use the Information at any time, including before its publication herein.

The recipient should not treat the contents of this document as advice relating to legal, taxation or investment matters. Any person or party interested in further pursuing the matters contained herein are advised to make their own independent investigations and verification of the Information and any other information such persons or parties may consider to be relevant or appropriate in the circumstances.

This document does not, nor is it intended to, constitute an offer or a solicitation to purchase or sell any asset or property, or to enter into any legal relations, nor an advice or a recommendation with respect to such asset or property.