

How did TDSR affect **Unit Size**?

Tenure											
District	2010 - 2012	2013 - 2016	1-Bedder (sqft)		Difference	2-Bedder (sqft)		Difference	3-Bedder (sqft)		Difference
	Before TDSR	After TDSR									
7	Duo Residences	City Gate	527	431	-96	936	560	-376	947	904	-43
8	Oxford Suites	Sturdee Residences	678	420	-258	892	570	-322	1141	936	-205
9	Oue Twin Peaks	Sophia Hills	549	506	-43	1055	570	-485	1399	958	-441
12	Eight Riversuites	GEM Residences	441	452	11	700	570	-130	936	936	0
13	Barley Ridge	The Poiz Residences	411	420	-21	721	527	-194	732	840	108
14	Euhabitat	Sims Urban Oasis	592	409	-183	872	624	-248	1141	958	-183
16	Archipelago	Grandeur Park Residences	527	420	-107	829	549	-280	1184	883	-301
18	D'nest	The Alps Residences	484	441	-43	753	689	-64	936	936	0
19	River Isles	Kingsford Waterbay	441	474	33	752	614	-138	893	850	-43
20	Sky Habitat	Sky Vue	635	484	-151	872	678	-194	1216	1141	-75
22	J Gateway	Lake Grande	475	409	-66	603	614	11	893	850	-43
23	Eco Sanctuary	SOL Acres	506	495	-11	667	495	-172	980	872	-108
27	Canberra Residences	The Wisteria	614	441	-173	850	549	-301	1076	893	-183
28	H2O Residences	High Park Residences	527	388	-139	743	570	-173	1076	872	-204
			Overall Difference		-89	Overall Difference		-219	Overall Difference		-123

How did TDSR affect Quantum Price?

1-Bedder

District	Tenure From 2010 - 2012	1-Bedder (Quantum)			Tenure From 2013 - 2016	1-Bedder (Quantum)		
	Before TDSR	Launch Year	Year 2021	Difference	After TDSR	Launch Year	Year 2021	Difference
7	Duo Residences	\$1,183,483	\$1,220,000	\$36,517	City Gate	\$845,927	\$855,000	\$9,073
8	Oxford Suites	\$732,000	\$964,444	\$232,444	Sturdee Residences	\$714,209	\$819,000	\$104,791
9	Oue Twin Peaks	\$1,601,209	\$1,338,000	\$(263,209)	Sophia Hills	\$1,206,714	\$1,150,000	\$(56,714)
12	Eight Riversuites	\$614,310	\$735,193	\$120,883	GEM Residences	\$681,921	\$807,800	\$125,879
13	Barley Ridge	\$652,300	\$726,339	\$74,039	The Poiz Residences	\$672,674	\$732,587	\$59,912
14	Euhabitat	\$636,098	\$699,782	\$63,684	Sims Urban Oasis	\$629,096	\$725,000	\$95,904
16	Archipelago	\$606,857	\$680,409	\$73,552	Grandeur Park Residences	\$649,598	\$721,114	\$71,516
18	D'nest	\$553,484	\$616,688	\$63,203	The Alps Residences	\$547,203	\$638,563	\$91,359
19	River Isles	\$454,286	\$590,000	\$135,714	Kingsford Waterbay	\$533,293	\$611,542	\$78,248
20	Sky Habitat	\$1,225,614	\$1,131,429	\$(94,186)	Sky Vue	\$761,443	\$870,917	\$109,473
22	J Gateway	\$772,929	\$883,095	\$110,166	Lake Grande	\$627,077	\$706,500	\$79,423
23	Eco Sanctuary	\$597,398	\$689,333	\$91,935	SOL Acres	\$445,000	\$589,125	\$144,125
27	Canberra Residences	\$547,830	\$607,500	\$59,670	The Wisteria	\$512,312	\$587,600	\$75,288
28	H2O Residences	\$579,885	\$688,000	\$108,115	High Park Residences	\$466,818	\$590,219	\$123,400
		Average Difference		\$58,038			Average Difference	\$79,406

2-Bedder

District	Tenure From 2010 - 2012	2-Bedder (Quantum)			Tenure From 2013 - 2016	2-Bedder (Quantum)		
	Before TDSR	Launch Year	Year 2021	Difference	After TDSR	Launch Year	Year 2021	Difference
7	Duo Residences	\$1,851,642	\$1,994,127	\$142,485	City Gate	\$1,030,153	\$1,032,000	\$1,847
8	Oxford Suites	\$951,545	\$1,340,000	\$388,455	Sturdee Residences	\$980,885	\$1,137,500	\$156,615
9	Oue Twin Peaks	\$3,080,607	\$2,300,000	\$(780,607)	Sophia Hills	\$1,292,833	\$1,150,000	\$(142,833)
12	Eight Riversuites	\$928,081	\$1,076,333	\$148,252	GEM Residences	\$765,456	\$927,125	\$161,669
13	Barley Ridge	\$958,493	\$1,076,727	\$118,234	The Poiz Residences	\$760,658	\$913,489	\$152,831
14	Euhabitat	\$955,729	\$1,150,000	\$194,271	Sims Urban Oasis	\$859,081	\$988,510	\$129,429
16	Archipelago	\$961,996	\$954,643	\$(7,353)	Grandeur Park Residences	\$802,473	\$917,817	\$115,344
18	D'nest	\$736,136	\$826,318	\$90,182	The Alps Residences	\$726,887	\$857,210	\$130,323
19	River Isles	\$686,906	\$834,000	\$147,094	Kingsford Waterbay	\$732,287	\$824,100	\$91,813
20	Sky Habitat	\$1,384,108	\$1,478,000	\$93,892	Sky Vue	\$982,223	\$1,206,259	\$224,037
22	J Gateway	\$939,684	\$1,050,441	\$110,758	Lake Grande	\$846,473	\$920,214	\$73,741
23	Eco Sanctuary	\$743,736	\$922,859	\$179,123	SOL Acres	\$445,000	\$589,125	\$144,125
27	Canberra Residences	\$745,319	\$848,100	\$102,781	The Wisteria	\$661,378	\$755,667	\$94,289
28	H2O Residences	\$743,176	\$846,833	\$103,657	High Park Residences	\$635,754	\$796,292	\$160,537
		Average Difference		\$73,659			Average Difference	\$106,698

3-Bedder

District	Tenure From 2010 - 2012	3-Bedder (Quantum)			Tenure From 2013 - 2016	3-Bedder (Quantum)		
	Before TDSR	Launch Year	Year 2021	Difference	After TDSR	Launch Year	Year 2021	Difference
7	Duo Residences	\$1,874,379	\$2,036,481	\$162,102	City Gate	\$1,652,790	\$1,675,000	\$22,210
8	Oxford Suites	\$1,169,950	\$1,620,000	\$450,050	Sturdee Residences	\$1,398,700	\$1,670,750	\$272,050
9	Oue Twin Peaks	\$4,261,353	No Sale	-	Sophia Hills	\$2,105,000	\$2,059,000	\$(46,000)
12	Eight Riversuites	\$1,171,920	\$1,373,578	\$201,658	GEM Residences	\$1,362,620	\$1,649,000	\$286,380
13	Barley Ridge	\$981,352	\$1,092,786	\$111,434	The Poiz Residences	\$1,138,490	\$1,405,454	\$266,965
14	Euhabitat	\$1,152,564	\$1,474,000	\$321,436	Sims Urban Oasis	\$1,355,753	\$1,562,583	\$206,830
16	Archipelago	\$1,330,200	\$1,500,667	\$170,467	Grandeur Park Residences	\$1,188,704	\$1,380,000	\$191,296
18	D'nest	\$882,356	\$1,005,986	\$123,630	The Alps Residences	\$976,727	\$1,190,000	\$213,273
19	River Isles	\$786,242	\$931,745	\$145,503	Kingsford Waterbay	\$943,920	\$1,125,800	\$181,880
20	Sky Habitat	\$1,891,695	\$1,934,769	\$43,074	Sky Vue	\$1,588,358	\$1,954,800	\$366,442
22	J Gateway	\$1,258,885	\$1,547,692	\$288,807	Lake Grande	\$1,147,874	\$1,275,500	\$127,626
23	Eco Sanctuary	\$989,412	\$1,256,143	\$266,731	SOL Acres	\$717,663	\$892,571	\$174,909
27	Canberra Residences	\$907,059	\$909,444	\$2,385	The Wisteria	\$926,718	\$1,055,286	\$128,568
28	H2O Residences	\$1,010,038	\$1,245,375	\$235,337	High Park Residences	\$821,427	\$1,076,808	\$255,381
		Average Difference		\$194,047			Average Difference	\$189,129

How did TDSR affect **PSF Price**?

1-Bedder

District	Tenure From 2010 - 2012	1-Bedder (\$PSF)			Tenure From 2013 - 2016	1-Bedder (\$PSF)		
	Before TDSR	Launch Year	Year 2021	Difference	After TDSR	Launch Year	Year 2021	Difference
7	Duo Residences	\$2,113	\$2,267	\$154	City Gate	\$1,907	\$1,938	\$31
8	Oxford Suites	\$1,079	\$1,423	\$343	Sturdee Residences	\$1,701	\$1,951	\$250
9	Oue Twin Peaks	\$2,807	\$2,437	\$(370)	Sophia Hills	\$2,265	\$1,979	\$(287)
12	Eight Riversuites	\$1,392	\$1,666	\$274	GEM Residences	\$1,440	\$1,715	\$276
13	Barley Ridge	\$1,389	\$1,545	\$156	The Poiz Residences	\$1,516	\$1,733	\$217
14	Euhabitat	\$1,155	\$1,249	\$94	Sims Urban Oasis	\$1,435	\$1,631	\$195
16	Archipelago	\$1,151	\$1,290	\$139	Grandeur Park Residences	\$1,481	\$1,669	\$188
18	D'nest	\$1,128	\$1,273	\$145	The Alps Residences	\$1,122	\$1,319	\$196
19	River Isles	\$1,017	\$1,337	\$320	Kingsford Waterbay	\$1,113	\$1,272	\$159
20	Sky Habitat	\$1,733	\$1,593	\$(140)	Sky Vue	\$1,555	\$1,782	\$226
22	J Gateway	\$1,564	\$1,790	\$226	Lake Grande	\$1,406	\$1,564	\$157
23	Eco Sanctuary	\$1,181	\$1,363	\$182	SOL Acres	\$807	\$1,125	\$318
27	Canberra Residences	\$862	\$928	\$66	The Wisteria	\$1,161	\$1,332	\$171
28	H2O Residences	\$1,099	\$1,304	\$205	High Park Residences	\$1,076	\$1,382	\$307
		Average Difference		\$128			Average Difference	\$172

2-Bedder

District	Tenure From 2010 - 2012	2-Bedder (\$PSF)			Tenure From 2013 - 2016	2-Bedder (\$PSF)		
	Before TDSR	Launch Year	Year 2021	Difference	After TDSR	Launch Year	Year 2021	Difference
7	Duo Residences	\$1,926	\$2,091	\$165	City Gate	\$1,850	\$1,844	\$(6)
8	Oxford Suites	\$1,063	\$1,500	\$437	Sturdee Residences	\$1,564	\$1,813	\$249
9	Oue Twin Peaks	\$2,920	\$2,180	\$(740)	Sophia Hills	\$2,234	\$1,979	\$(256)
12	Eight Riversuites	\$1,326	\$1,538	\$212	GEM Residences	\$1,437	\$1,695	\$258
13	Barley Ridge	\$1,311	\$1,485	\$174	The Poiz Residences	\$1,483	\$1,686	\$203
14	Euhabitat	\$1,093	\$1,214	\$121	Sims Urban Oasis	\$1,347	\$1,519	\$173
16	Archipelago	\$1,160	\$1,140	\$(20)	Grandeur Park Residences	\$1,440	\$1,651	\$211
18	D'nest	\$970	\$1,091	\$121	The Alps Residences	\$1,041	\$1,236	\$195
19	River Isles	\$912	\$1,107	\$169	Kingsford Waterbay	\$1,101	\$1,234	\$133
20	Sky Habitat	\$1,570	\$1,654	\$84	Sky Vue	\$1,451	\$1,779	\$328
22	J Gateway	\$1,547	\$1,749	\$201	Lake Grande	\$1,392	\$1,603	\$211
23	Eco Sanctuary	\$1,064	\$1,328	\$264	SOL Acres	\$807	\$1,125	\$318
27	Canberra Residences	\$841	\$943	\$101	The Wisteria	\$1,119	\$1,248	\$130
28	H2O Residences	\$982	\$1,122	\$140	High Park Residences	\$1,034	\$1,286	\$253
		Average Difference		\$104			Average Difference	\$171

3-Bedder

District	Tenure From 2010 - 2012	3-Bedder (\$PSF)			Tenure From 2013 - 2016	3-Bedder (\$PSF)		
	Before TDSR	Launch Year	Year 2021	Difference	After TDSR	Launch Year	Year 2021	Difference
7	Duo Residences	\$1,914	\$2,095	\$180	City Gate	\$1,808	\$1,853	\$44
8	Oxford Suites	\$1,025	\$1,420	\$395	Sturdee Residences	\$1,453	\$1,784	\$331
9	Oue Twin Peaks	\$3,045	No Sale	-	Sophia Hills	\$2,059	\$2,024	\$(35)
12	Eight Riversuites	\$1,246	\$1,425	\$179	GEM Residences	\$1,418	\$1,688	\$270
13	Barley Ridge	\$1,304	\$1,464	\$160	The Poiz Residences	\$1,403	\$1,739	\$335
14	Euhabitat	\$998	\$1,280	\$282	Sims Urban Oasis	\$1,366	\$1,580	\$214
16	Archipelago	\$1,123	\$1,267	\$144	Grandeur Park Residences	\$1,311	\$1,530	\$219
18	D'nest	\$931	\$1,063	\$132	The Alps Residences	\$1,043	\$1,271	\$228
19	River Isles	\$855	\$1,015	\$161	Kingsford Waterbay	\$1,096	\$1,284	\$188
20	Sky Habitat	\$1,546	\$1,590	\$43	Sky Vue	\$1,392	\$1,713	\$321
22	J Gateway	\$1,362	\$1,691	\$329	Lake Grande	\$1,334	\$1,491	\$156
23	Eco Sanctuary	\$1,010	\$1,270	\$260	SOL Acres	\$783	\$1,020	\$237
27	Canberra Residences	\$812	\$879	\$67	The Wisteria	\$1,017	\$1,126	\$109
28	H2O Residences	\$905	\$1,115	\$210	High Park Residences	\$924	\$1,207	\$283
		Average Difference		\$196			Average Difference	\$207