



E-BOOK
**PROPERTY
INVESTMENT IN
SINGAPORE
FOR FOREIGNERS**

DISCLAIMER

While Huttons has endeavored to ensure that the information and materials contained herein are accurate and up to date as at [14/10/2025], Huttons is not responsible for any errors or omissions, or for the results obtained from their use or the reliance placed on them. All information is provided "as is", with no guarantee of completeness, and accuracy. In no event will Huttons and/or salespersons thereof be liable in contract or in tort, to any party for any decision made or action taken in reliance on the information in this presentation/document or for any direct, indirect, consequential, special or similar damages. Past performance or any prediction or forecast is not necessarily indicative of future performance.

The contents and services made available by Huttons do not constitute and shall not be construed as constituting investment advice or recommendations and are prepared without regard to the specific objectives, financial situations or needs of any particular person who may receive or use the services or our site www.huttonsgroup.com, or this e-book. Investors should study all relevant information and consider whether the investment is appropriate for them. You should seek the advice of your financial, property, and legal advisors before purchasing, renting, or selling property. Your purchase and investment decisions are solely your responsibility. Property investments are subject to risks, including possible loss of principal amount invested. The value of properties may fall or rise. Past performance or any prediction or forecast is not necessarily indicative of future performance.



Why Singapore?

Learn about the factors that make Singapore the top city in the Asia Pacific region for property investment prospects in 2020.



Singapore vs Japan: A Case Study

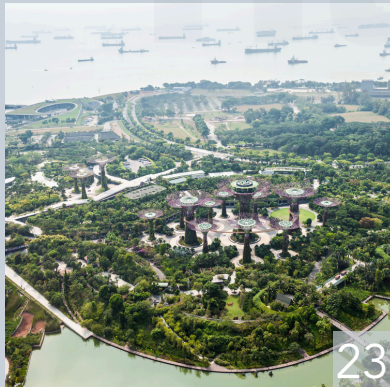
How does Singapore compare to Japan for foreign property investors?



Government Policies

What are the policies in Singapore that govern foreign property investments?

What types of properties are foreigners allowed to own?



Districts in Singapore

How are the different districts in Singapore classified?

What are the ranges in property prices across these districts?
What are the average rental yields you can expect for each district?



Enrolling in Schools

What are the educational choices for your child?

Learn about the procedures involved in enrolling in local and international schools in Singapore.



Summary

Analysis, advice, useful links and reliable contacts.



Michael Tay (郑兆能), Head of Capital Markets, Singapore at CBRE, says, “Singapore’s stable currency, political and tax system are key factors for Singapore remaining as an attractive destination for investment among investors. While institutional buyers are likely to stay low profile in the short term, private wealth and families remain interested in Singapore as a location for long term real estate investment.”

In 2023, Singapore is the second most preferred destination for cross-border real estate investment in the Asia-Pacific region. We'll take a look at the various factors that make Singapore so appealing to foreign real estate investors.



Demographics



Geography



Singapore as a Tax Haven



Safety

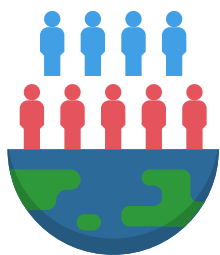


Economic Stability



Political Stability

Source: CBRE, Asia Pacific Investor Intentions Survey
For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.



Population ~6.1 million

~4.20 MILLION RESIDENTS
(Citizens & Permanent Residents)

~1.90 MILLION NON-RESIDENTS

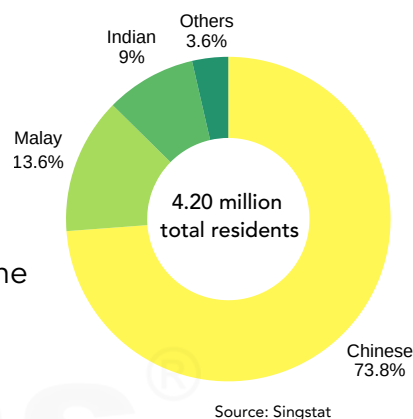
Source: Singstat

Singapore is the 2nd densest sovereign state in the world.



Multiracial & Multicultural

In 2025, ethnic Chinese make up the majority of Singapore's resident population (73.8%), followed by Malays, recognised as the indigenous population (13.6%), ethnic Indians (9%), and others, including Eurasians, make up 3.6%.



4 Official Languages

✦ ENGLISH
Working language

MALAY
National language

MANDARIN

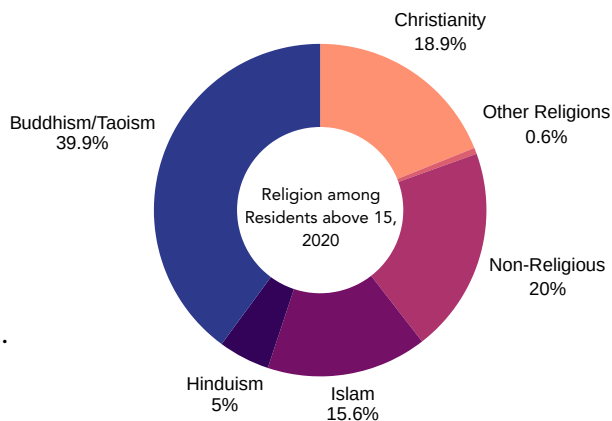
TAMIL

Most people in Singapore are bilingual. In Singapore's schools, English is the main medium of instruction and students are, by default, taught a second language which can include Malay, Mandarin, or Tamil.



Multi-religious

Singapore is a melting pot of many different religious practices originating from various religious denominations across the globe. Religious tolerance is extremely high in Singapore's government and society. Religious harmony is encouraged and very notably present in the community.



Notable Property Investors in Singapore



Sir James Dyson

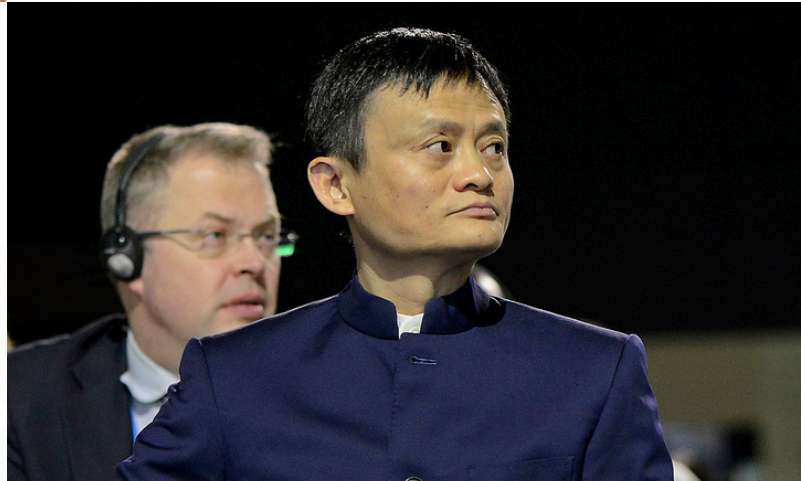
British inventor, industrial designer and entrepreneur.

Founder of Dyson Ltd.

Jack Ma

Chinese business magnate and billionaire investor.

Co-founder and former executive chairman of Alibaba Group.



Sun Tongyu & Peng Lei

Chinese investors and businessman/businesswoman.

Co-founders of Alibaba Group.

Eduardo Saverin

Brazilian tech entrepreneur and investor.

Co-founder of Facebook.



Source: [The Straits Times, Business Times] © Singapore Press Holdings Limited. Permission required for reproduction. For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.



Takao Yasuda

Japanese entrepreneur and businessman.

Founder of Don Quijote (Don Don Donki).

Zhang Yong

Chinese billionaire restaurateur.

Founder of Haidilao Hotpot.



Taizo Son

Japanese businessman, tech investor and entrepreneur.

Founder of Mistletoe and mobile gaming company GungHo.

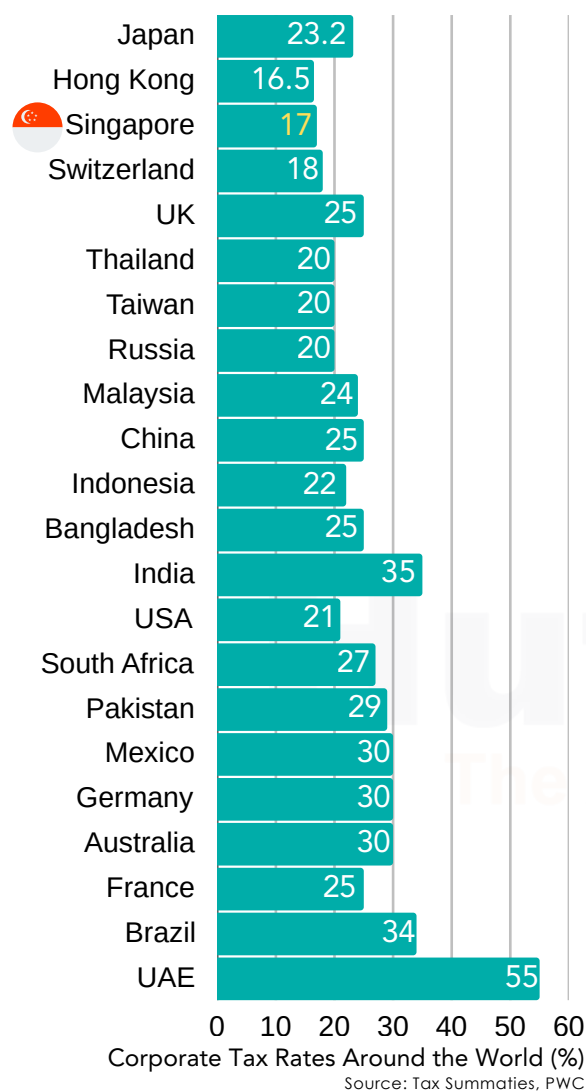
Jet Li, Jackie Chan

Amongst many other high-profile celebrity property investors in Singapore.



Source: [The Straits Times, Business Times] © Singapore Press Holdings Limited. Permission required for reproduction For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.

Singapore's low taxes and other incentives for foreign investors qualify it as a tax haven.



With reference to taxsummaries.pwc.com, low tax rates in Singapore are a magnet for global finance.

Singapore is one of the few sovereign states that feature mainly as a major corporate tax haven globally, and in Asia, Singapore serves as a key conduit to core Asian offshore financial centres, Hong Kong and Taiwan.

In Singapore, the corporate tax rate is levied at 17% of chargeable income, but the total amount payable could be much lower, due to tax exemptions and rebates.

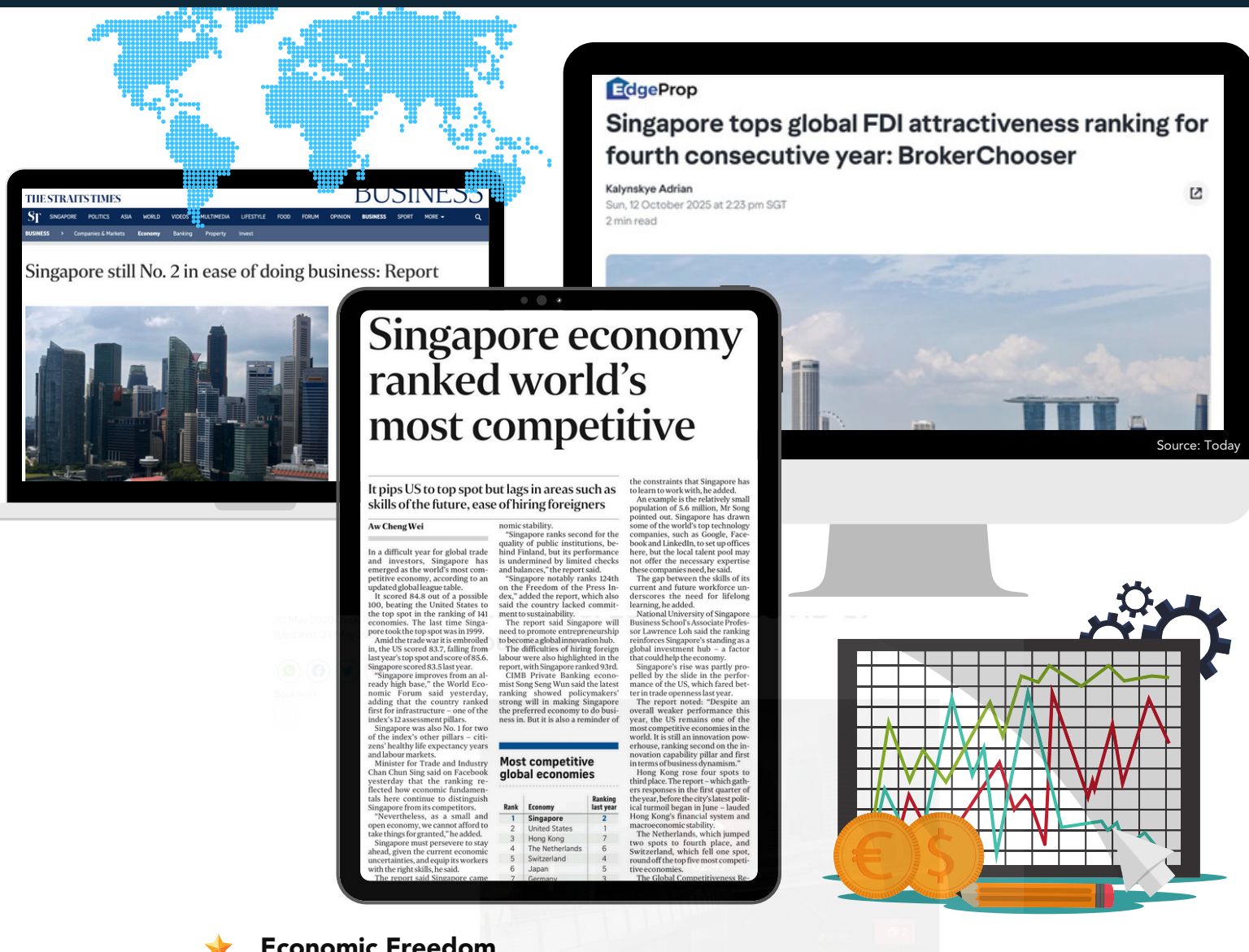
Compared to many other countries, the low tax rates in Singapore make it an attractive place for many foreign corporations and businesses to invest in.

Under the law, foreign and domestic businesses are treated equally, and nearly all sectors of the economy are open to 100% foreign ownership. The sophisticated financial sector in Singapore is robust, and the number of foreign banks in the market has steadily increased over the years.



For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.

Strong Economic Fundamentals



★ Economic Freedom

Touted as the world's freest economy, Singapore ranks 1st in the 2020 Heritage Foundation's Index of Economic Freedom.

★ Ease of Doing Business

The World Bank ranks Singapore's economy as 2nd in Asia in the ease of doing business.

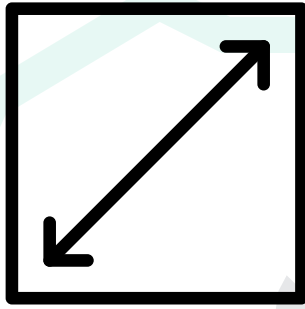
★ One of the World's Wealthiest Countries

One in six households in Singapore have a net worth of \$1m, reflecting the flow of wealth eastwards as the centre of global economic activity shifts to Asia.

With low taxes, a reliable, corruption-free government and protective private banking laws, the world's ultra-rich are flocking to make Singapore home, giving it the highest percentage of millionaire households in the world.

Source: Forbes, Al Jazeera

Source: [The Straits Times, Business Times] © Singapore Press Holdings Limited. Permission required for reproduction. For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.



★ Land area:

- 736.3 km² (singstat.gov.sg)
- Lacks both arable land and natural resources, eg. fuel, metals, or minerals
- Less than 1.3% of the labor force employed in agriculture.

★ One distinct economic advantage: location

- ~190 km of Singapore's coastline include several natural deep-water ports
- Situated along important shipping routes along Southeast Asia
 - Trade and commerce are important components of Singapore's economy
 - To make up for the lack of land space and natural resources, Singapore had invested in education for decades
 - Prosperous economy in Singapore made possible by a skilled workforce and human capital.



Singapore's geographical location gives it protection from many natural disasters. Unlike other countries in the region, Singapore does not have tsunamis, tropical cyclones, earthquakes nor volcanic eruptions.

Source: internationals.org, JICA

Singapore Ranking - Global & Regional



#1 in Asia-Pacific,
#3 Globally, for talent competitiveness
-INSEAD's Global Talent Competitiveness Index 2020

#1 in Asia-Pacific,
#2 Globally, for digital competitiveness
-IMD World Digital Competitiveness Ranking 2019

#4 most competitive financial centre
-26th edition of the Global Financial Centres Index (GFCI)

#2 most connected country
-DHL Global Connectedness Index 2018

For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.

Singapore: A Safe City



#1 for infrastructure security;
#1 in personal security

-The Economist Intelligence Unit (EIU)'s Safe Cities Index 2019

#1 globally in law & order index;
#1 most likely to feel safe

-Gallup's Law and Order Index 2019



#2 in Safe Cities Index;

#2 in digital security

-The Economist Intelligence Unit (EIU)'s Safe Cities Index 2019

Singapore scores full marks
(according to The Economist) for its

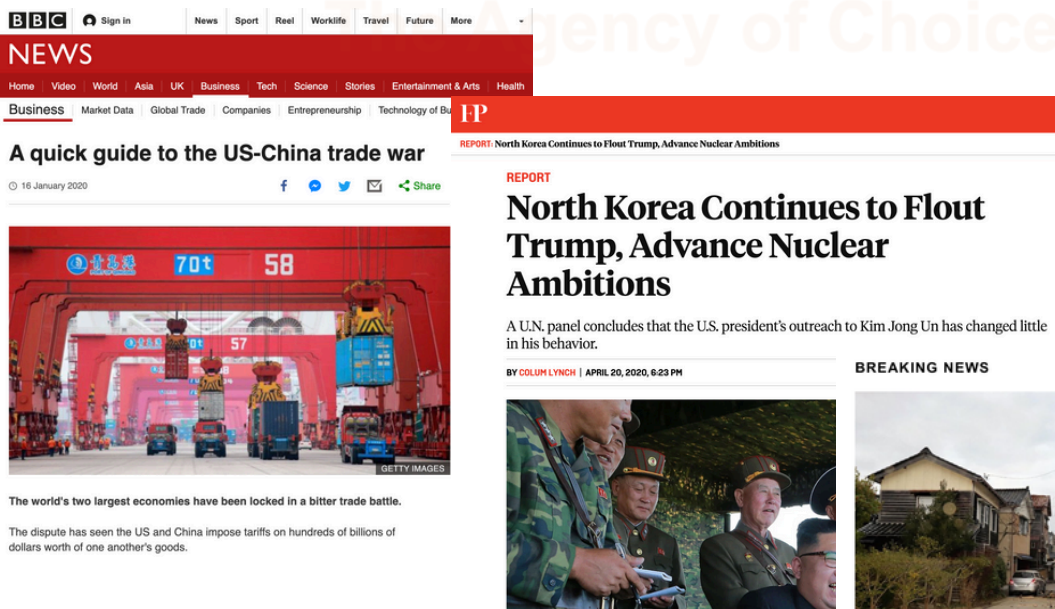
- Continuity management plans,
- Pedestrian friendliness,
- Institutional capacity and
- Disaster-risk informed development



The World's Most Politically Stable Country



In 2024, power.lowyinstitute.org ranks Singapore 1st in Asia, and 1st in the world for political stability. As political stability indexes plunge globally, Singapore remains a safe haven.



With constant fluctuations in the global market from both macro and micro forces, pressures continue to build up on governments across the world.



Yusuke Fukuhara/Yomiuri Shimbun, via, Agence France-Presse — Getty Images

Japan Issues Tsunami Warnings After Powerful Earthquake

Singapore vs Japan



Singapore



Japan

The Agency of Choice

Singapore + Japan: Key Similarities

- ✓ Asian Powerhouse Countries
- ✓ Land Scarcity, Leads to Higher Demand
- ✓ Safe Haven as an Investment Destination
- ✓ Aging Population, More Opportunities
- ✓ Mature & Regulated Property Market
- ✓ Strong Rental Yield & Consistency
- ✓ Focus on Innovation & Sustainability

For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.



Singapore

Average Property Prices (2025, in USD)



Property Size	Core Central Region	Rest of Central Region	Outside Central Region
46 sq. m	\$1,081,318	\$884,784	\$670,730
65 sq. m	\$1,527,950	\$1,250,239	\$947,770
93 sq. m	\$2,186,144	\$1,788,803	\$1,318,247
110 sq. m	\$2,585,761	\$2,115,788	\$1,603,919
135 sq. m	\$3,173,434	\$2,596,649	\$1,968,446

Source: Huttons Analyzer Trends
Based on recent new launches transactions.

For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.



Average Property Prices (2025, in USD)



Property Size	Tokyo	Osaka	Kyoto
46 sq. m	\$340,000	\$266,800	\$186,300
65 sq. m	\$481,000	\$377,000	\$263,300
93 sq. m	\$688,200	\$539,400	\$376,650
110 sq. m	\$814,000	\$638,000	\$445,500
135 sq. m	\$999,000	\$783,000	\$546,750

Source: BambooRoutes

For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.

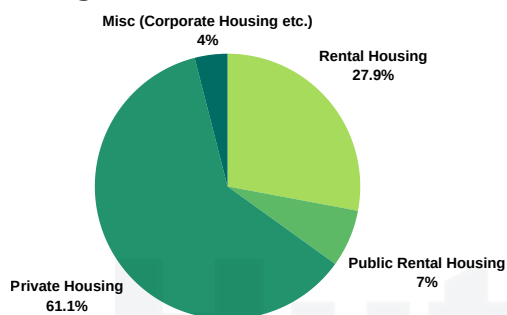
Singapore vs Japan



Investors should take a long-term view in any property investment. Singapore will continue to be a top investment destination and a safe haven for investors.

Despite the current global economic slowdown, basic fundamentals that have attracted foreign investors all these years – such as the ease of doing business, transparency, safety and political stability – will likely remain unchanged.

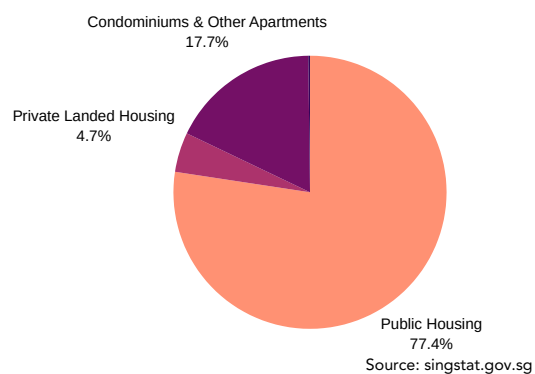
Japan's 2021 population by type of housing



Source: Brookings



Singapore's residential dwellings, 2025:



Source: singstat.gov.sg

Homeownership Rates

61.1%

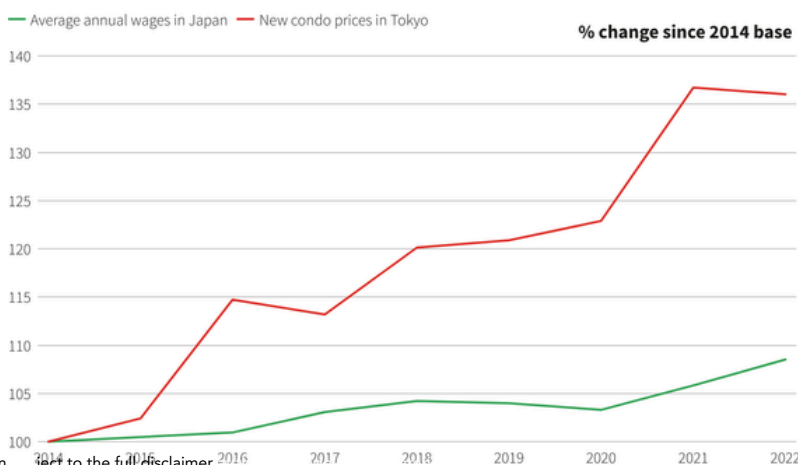
Japan

90.8%

Singapore

The housing problem in Japan is slowly starting to become a crisis, with the affordability gap widening between annual wages and the new condo prices, causing locals to be priced out.

But the affordability gap is widening



For internal circulation and use only, content and information

ject to the full disclaimer

Uncertainty & Fear of Natural Disasters in Japan

Japan ushers in a bruising beginning for 2024
Preparedness pays off after New Year's Day earthquake and Haneda airline incident



A troubling reminder of Japan's vulnerability to natural disasters
Disaster risks mount as earthquake exposes gaps in emergency response plans



Japan Data >

Nearly 20% of Large Earthquakes Happen in Japan

How Safe is your Investment?

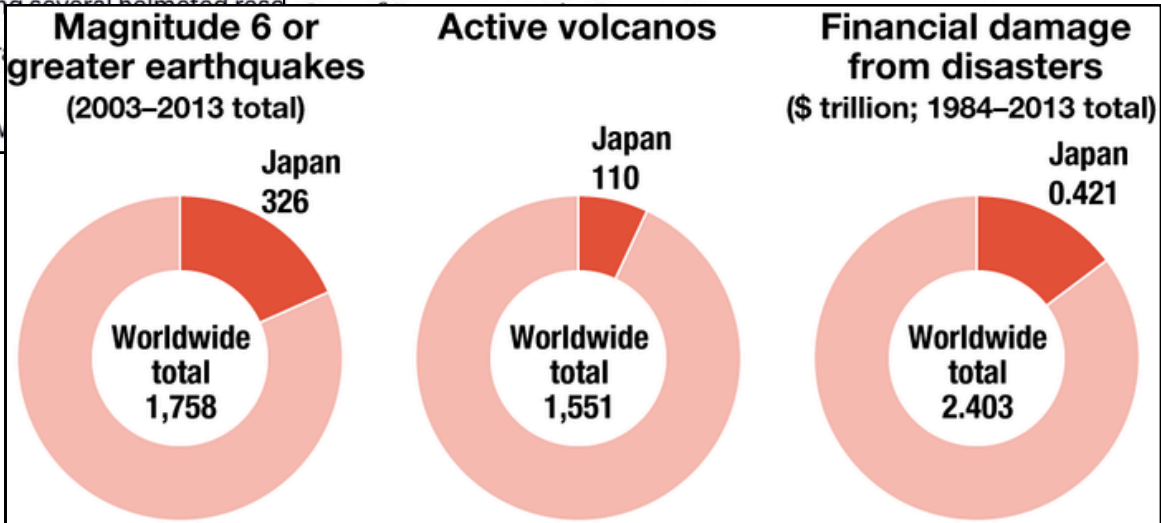
Scenes of loss play out across Japan's western coastline after quake kills 84

World Jan 4, 2024 1:57 PM EDT

SUZU, Japan (AP) — His face hidden under a black cloth, a man sat silently, watching several helmeted rescuers sift through the rubble, wringing their hands. He wiped his eyes.

Japan floods: six dead after rain pounds region still recovering from earthquake

Floods inundated emergency housing built for those who lost their homes in an earthquake that hit Ishikawa on the



Compiled by *Nippon.com* based on the Cabinet Office's 2014 White Paper on Disaster Management.

Source: [The Straits Times, Business Times] © Singapore Press Holdings Limited. Permission required for reproduction. For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.

Uncertainty & Fear of Natural Disasters in Japan

Western Japan Flooding



East Japan Flooding



Western Japan Earthquake



Great East Japan Earthquake



Singapore amongst world's safest countries with “very low” disaster, conflict risks: report

Singapore ranked 186 out of 193 countries.

Singapore is amongst the [safest countries](#) when it comes to disasters with a “very low” world risk index (WRI) score of 0.80, according to the World Risk Report 2024.

For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.

Buying a Property in Singapore - Government Policies



Types of Residential Properties Foreigners Can Own



HDB flats are government-subsidised units sold under a 99-year lease agreement, but are available only to Singapore citizens and Permanent Residents (PR).

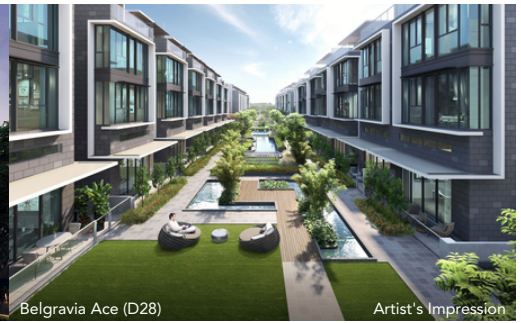
However, foreigners with Singaporean spouses can apply for HDB flats under the Non-Citizen Spouse Scheme.



Private Condominium/Apartment



Foreigners can own as many leasehold or freehold private apartment or condominium units as you can afford. There is no limit to the quantity of these private units foreigners can buy, however, each unit is subject to Buyer's Stamp Duty (BSD) and Additional Buyer's Stamp Duty (ABSD).



Private Landed Houses



Foreigners have to obtain approval from the Controller of Residential Property in Singapore Land Authority (SLA), before you can buy landed houses including but not limited to strata landed houses, with the exception of landed houses in Sentosa Cove, which are open to foreign ownership. Likewise, each unit is also subject to BSD and ABSD.

Buying a Property in Singapore - Government Policies

Planning your finances

Buyer's Stamp Duty Rates

On or after 15 Feb 2023		
Purchase price or market value of the property	BSD rates for residential properties	BSD rates for non-residential properties
First \$180,000	1%	1%
Next \$180,000	2%	2%
Next \$640,000	3%	3%
Next \$500,000	4%	4%
Next \$1,500,000	5%	5%
Remaining amount	6%	

BSD is rounded down to the nearest dollar, subject to a minimum duty of \$1.
Source: IRAS

Assuming a unit costs S\$4,500,100

Buyer's Stamp Duty Rates (Example)

Market value of the property	BSD rate	Calculation
First \$180,000	1%	= \$1,800 (1% x \$180,000)
Next \$180,000	2%	= \$3,600 (2% x \$180,000)
Next \$640,000	3%	= \$19,200 (3% x \$640,000)
Next \$500,000	4%	= \$20,000 (4% x \$500,000)
Next \$1,500,000	5%	= \$75,000 (5% x \$1,500,000)
Remaining \$1,500,100	6%	= \$90,006 (6% x \$1,500,100)
BSD payable		= \$209,606 (\$1,800 + \$3,600 + \$19,200 + \$20,000 + \$75,000 + \$90,006)

Source: IRAS

Additional Buyer's Stamp Duty Rates

Profile of Buyer	ABSD Rate
Foreigner	60%
Entity	65%

Source: IRAS

Additional Buyer's Stamp Duty Rates (Example)

Profile of Buyer	ABSD Rate	Calculation
Foreigner	60%	= \$2,700,060 (60% x \$4,500,100)
Entity	65%	= \$2,925,065 (65% x \$4,500,100)

Total Stamp Duty (payable on a S\$4,500,100 unit)

= S\$209,606 + \$2,700,060

= S\$2,909,666



Artist's Impression

Faber Residence



Artist's Impression

Skye at Holland



Artist's Impression

Springleaf Residence

Buying a Property in Singapore - Government Policies

Planning your finances



25% Cash/CPF Upfront

The MAS (Monetary Authority of Singapore) allows property purchasers to loan up to 75% of the valuation or purchase price, whichever is lower.

5% of the property price must be paid in cash and the other 20% can be paid using CPF or cash.

Only Singapore Citizens and Permanent Residents have CPF accounts.

Disclaimer: Loan to value may vary depending on financial institutions (for foreigners).

Banks that offer home loans to foreigners:



Eligibility

You'll need a good credit history to get a mortgage loan approval.

Onshore foreigners must have a good credit score for a smooth application.

Offshore foreigners will need banks to verify their eligibilities based on proof of income and net worth statement.



Documents Required

- Latest certified true copy of your proof of income (payslips and bank statements for the last 3 months)
- Notice of assessment
- Copy of your passport and NRIC
- Property's Option to Purchase (OTP) or Sales and Purchase Agreement

Self-employed applicants must submit

- Proof of earnings
- Net worth statement.

Source: edb.gov.sg

Investments in businesses may help in your PR application.

Investors who are interested in starting a business or investing in Singapore may apply for the Singapore Permanent Residence status (PR) through the Global Investor Programme (GIP). You are eligible to apply if you meet the following qualifying criteria:

	NEW		
Established business owners	Next-generation business owners	Founders of fast-growth companies	Family office principals
<ul style="list-style-type: none">• At least three years of entrepreneurial and business track record• Running a company with annual turnover of at least \$200m the year preceding the application, and at least \$200m per annum on average for the three years preceding the application (NEW: Up from \$50m annual turnover the preceding year and average of \$50m per annum for the three years preceding the application)• At least 30% shareholding in company if company is privately owned	<ul style="list-style-type: none">• Immediate family should have at least 30% shareholding or is the largest shareholder in qualifying company• Company's annual turnover must be at least \$500m the year preceding the application, and at least \$500m per annum on average for the three years preceding the application• Applicant must be part of the management team of company – for example, board of directors	<ul style="list-style-type: none">• Founder and one of the largest individual shareholders of a company worth at least \$500m• Company must have reputable venture capital or private equity firms as investors	<ul style="list-style-type: none">• Must have net investable assets of at least \$200m• At least five years of entrepreneurial, investment or management track record

Note: Companies must be engaged in one or more of the 25 industries listed by the Economic Development Board, such as professional services and shipping.

Source: EDB, Straits Times

Useful Links

- <https://www.edb.gov.sg/en/how-we-help/global-investor-programme.html>
- https://www.ica.gov.sg/apply/PR/apply_PR_who
- <https://www.mfa.gov.sg/Overseas-Mission/Doha/Consular-Services/Permanent-Resident-Application>

Property-Related Income Taxes

Foreigners that own property in Singapore may earn income by renting out their property or by selling their property.

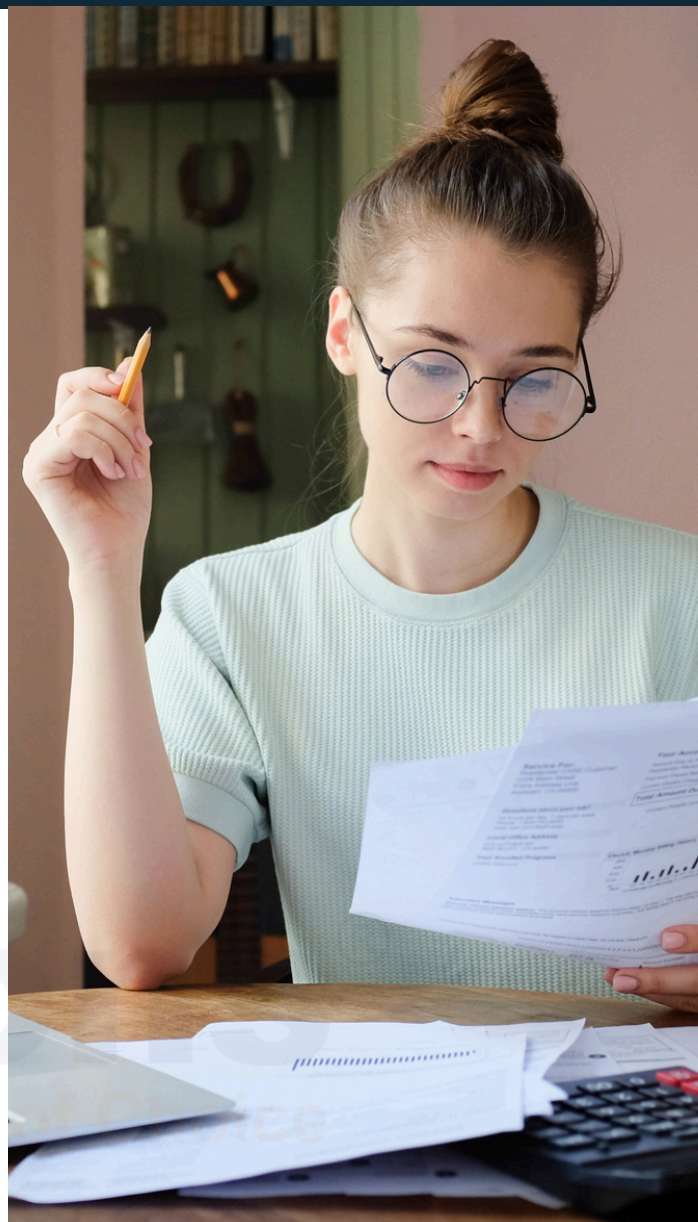
Non-resident rental income tax rate: 24%

Property tax rates on owner-occupied and non-owner occupied residential properties are applied on a progressive scale. All other properties continue to be taxed at 10% of the Annual Value.

Annual Value

Eg. if the monthly rental of your property is \$3,000/month, then its

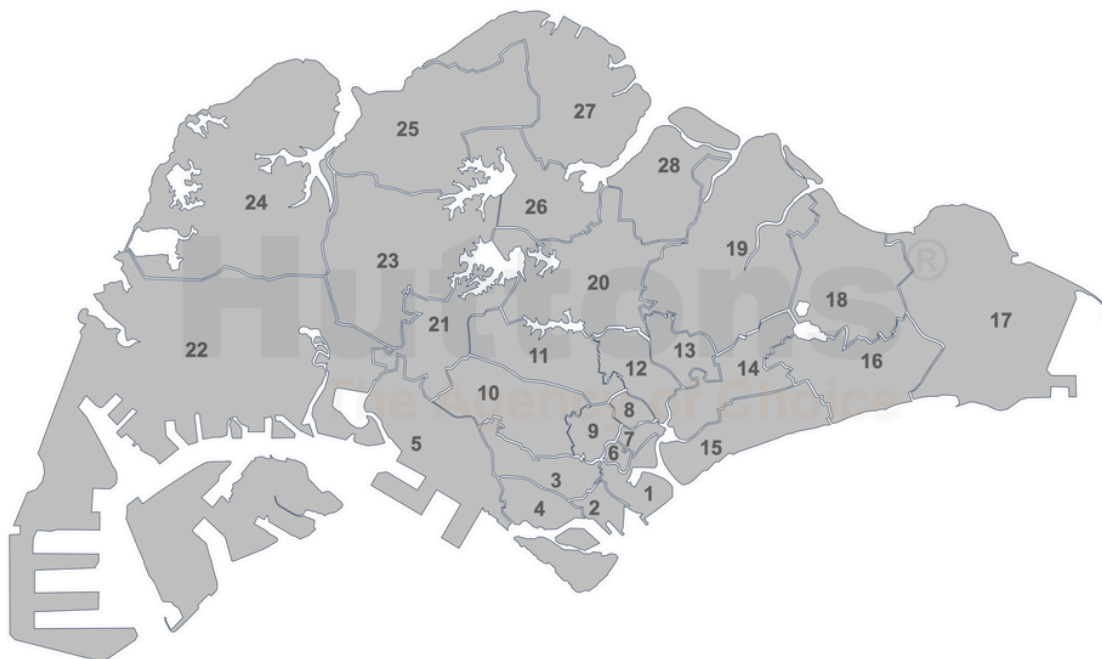
Annual Value = \$3,000 x 12 months = \$36,000



Owner-Occupier Tax Rates		
Annual Value (\$)	Effective 1 Jan 2024	Property Tax Payable
First \$12,000 Next \$28,000	0% 4%	\$0 \$1,120
First \$40,000 Next \$10,000	- 6%	\$1,120 \$600
First \$50,000 Next \$25,000	- 10%	\$1,720 \$2,500
First \$75,000 Next \$10,000	- 14%	\$4,220 \$1,400
First \$85,000 Next \$15,000	- 20%	\$5,620 \$3,000
First \$100,000 Next \$40,000	- 26%	\$8,620 \$10,400
First \$140,000 Above \$140,000	- 32%	\$19,020

Non-Owner-Occupier Residential Tax Rates		
Annual Value (\$)	Effective 1 Jan 2024	Property Tax Payable
First \$30,000 Next \$15,000	12% 20%	\$3,600 \$3,000
First \$45,000 Next \$15,000	- 28%	\$6,600 \$4,200
First \$60,000 Above \$60,000	- 36%	\$10,800

Singapore Districts



01 City - Business District

Boat Quay, Chinatown, Havelock Road, Marina Square, Raffles Place, Suntec City

02 City - Business District

Anson Road, Chinatown, Neil Road, Raffles Place, Shenton Way, Tanjong Pagar

03 Central South

Alexandra Road, Tiong Bahru, Queenstown

04 South

Keppel, Mount Faber, Sentosa, Telok Blangah

05 South West

Buona Vista, Dover, Pasir Panjang, West Coast

06 City - Business District

City Hall, High Street, North Bridge Road

07 City

Beach Road, Bencoolen Road, Bugis, Rochor

08 Central

Little India, Farrer Park, Serangoon Road

09 Central - Orchard

Cairnhill, Killiney, Leonie Hill, Orchard, Oxley

10 Central - Near Orchard

Balmoral, Bukit Timah, Grange Road, Holland, Orchard Boulevard, River Valley, Tanglin Road

11 Central - Near Orchard

Chancery, Bukit Timah, Dunearn Road, Newton

12 Central

Balestier, Moulmein, Novena, Toa Payoh

13 Central East

Potong Pasir, MacPherson

14 Central East

Eunos, Geylang, Kembangan, Paya Lebar

15 East Coast

Katong, Marine Parade, Siglap, Tanjong Rhu

16 Upper East Coast

Bayshore, Bedok, Chai Chee

17 Far East

Changi, Loyang, Pasir Ris

18 Far East

Pasir Ris, Simei, Tampines

19 North East

Hougang, Punggol, Sengkang

20 Central North

Ang Mo Kio, Bishan, Braddell Road, Thomson

21 Central West

Clementi, Upper Bukit Timah, Hume Avenue

22 Far West

Boon Lay, Jurong, Tuas

23 North West

Bukit Batok, Choa Chu Kang, Hillview Avenue, Upper Bukit Timah

24 Far North West

Kranji, Lim Chu Kang, Sungei Gedong, Tengah

25 Far North

Admiralty, Woodlands

26 North

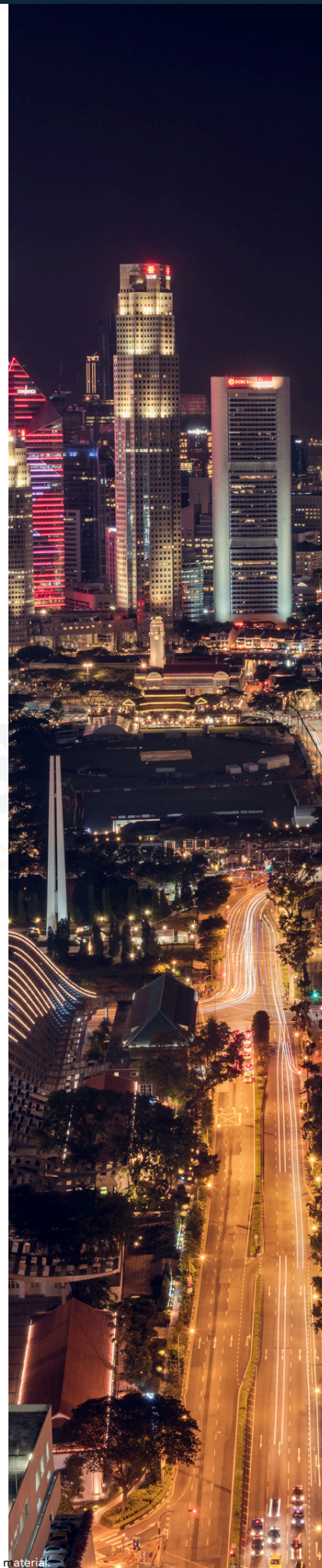
Tengah, Yio Chu Kang

27 Far North

Admiralty, Sembawang, Yishun

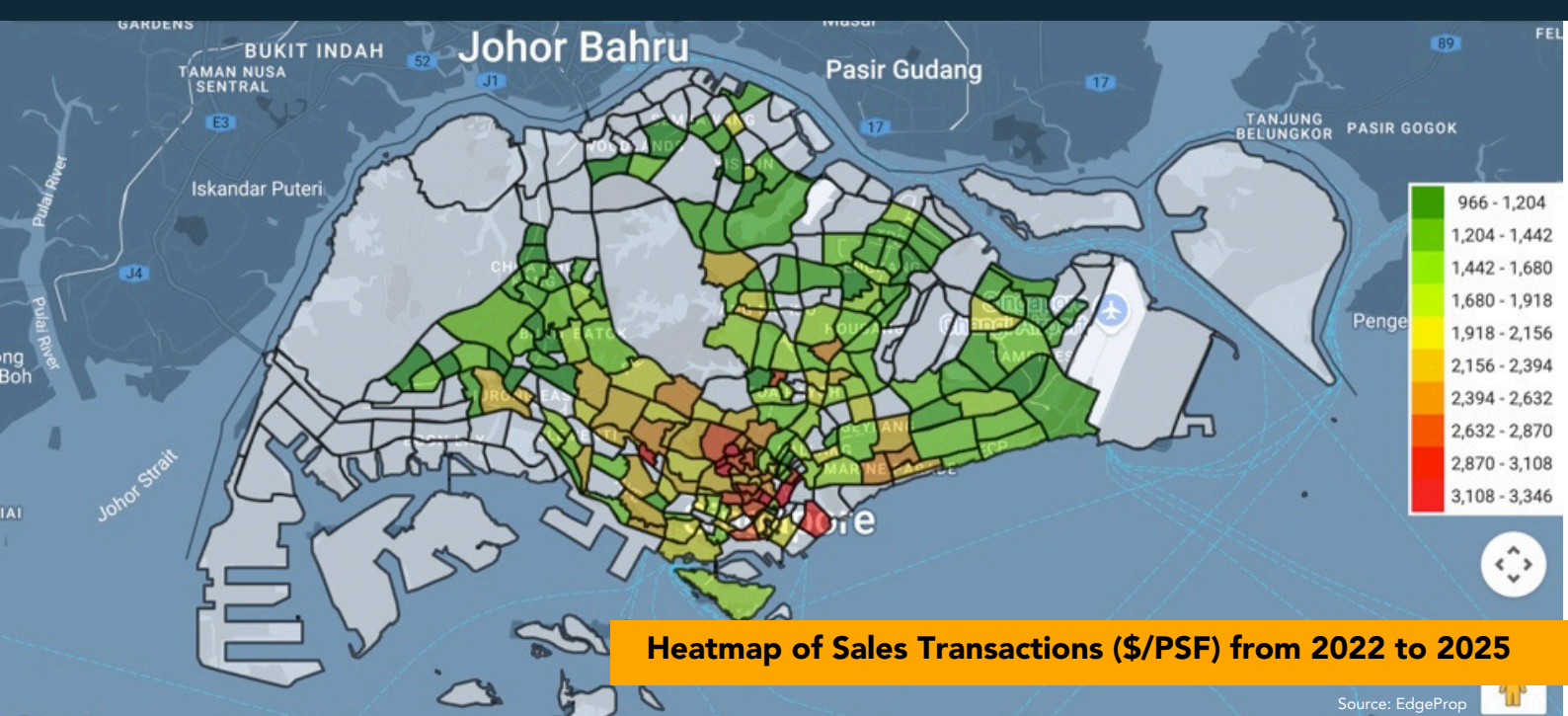
28 North East

Seletar, Yio Chu Kang



For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material

Singapore Districts - Historic Transactions & Rental Yields



District Type	Rental Yield Range	Key Areas
Outside Central Region [OCR]	3.6% - 4.0%	Hougang, Punggol, Sengkang, Woodlands, Jurong
Overall Average	3.36%	Island-wide average
Rest of Central Region [RCR]	Around 3.2%	Tiong Bahru, Holland Village, Katong
Core Central Region [CCR]	3.0% - 3.4%	Orchard, Newton, Marina Bay
Premium Suburban	Above 3.8%	Woodlands, Jurong specifically
High-End Luxury	2.8% - 3.2%	Ultra-prime CCR locations

Rentals of private residential properties increased by 0.8% in 2nd Quarter 2025, compared with the 0.4% increase in the previous quarter. According to URA, Prices of private residential properties increased by 1.2% in 3rd Quarter 2025, compared with the 1.0% increase in the previous quarter.

CCR URA reported prices of non-landed properties in Core Central Region (CCR) increased by 2.4% in 3rd Quarter 2025, compared with the 3.0% increase in the previous quarter.

RCR Prices of non-landed properties in Rest of Central Region (RCR) increased by 0.4%, compared with the 1.1% decrease in the previous quarter.

OCR Prices of non-landed properties in Outside Central Region (OCR) increased by 1.0%, compared with the 1.1% increase in the previous quarter.

Source: URA, BambooRoutes

Why Invest in Real Estate?



Safe haven investments



Diversification

Real estate returns have relatively low correlations with other asset classes (traditional investment vehicles such as stocks and bonds).

Safe havens in one period of market volatility may react differently in another, so there is no consistent safe haven other than portfolio diversity.



Inflation Hedge

Real estate returns are directly linked to the rents that are received from tenants. Some leases contain provisions for rent increases to be indexed to inflation. In other cases, rental rates are increased whenever a lease term expires and the tenant is renewed. Either way, real estate income tends to increase faster in inflationary environments, allowing an investor to maintain its real returns.



Influencing Performance

An investor has a greater degree of control over a piece of property to increase its value or improve its performance.

Examples include repairs and renovation work, improving the interior and exterior to lease the property to higher quality tenants. Real estate puts an investor in a greater position of power over other forms of investments.

If managed well, investing in real estate can be a very effective way of financial planning. Rents provide passive income and capital appreciation offers a bumper return upon exit. It is thus prudent to add real estate into one's portfolio despite its high cost of entry, relative illiquidity, and expensive transaction costs. The duo benefits of its ability to generate passive income and appreciate capital over time is a boon for many investors.

Market Trends

All Non-Landed Residential, All Districts
(over the past 5 years)



1

Location and infrastructure

New developments in your neighbourhood, including retail malls, business hubs, transport infrastructure improvements, good schools, and public amenities can drive up the resale prices of your property.

2

Property's age and condition

Buyers tend to prefer newer properties, so which tend to reap higher capital appreciation. The condition of your property, especially if it is old, can affect its resale value. Newly renovated properties with good design can command higher asking prices.

3

Lease

Most residential properties in Singapore are leasehold, and leases are most commonly 99 years, while freehold or 999 year leasehold are quite rare. As a property draws closer to the end of its lease, its value will start to drop sharply.

4

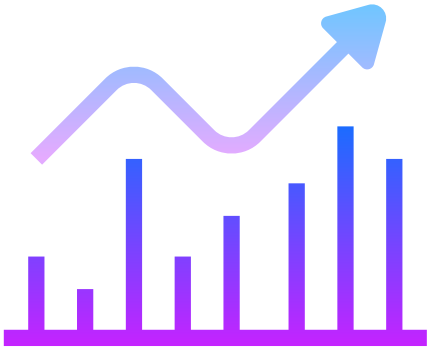
Government policies & cooling measures

These are designed to control property prices in Singapore. The government can implement new policies and measures at any time, whenever they deem fit. The cooling measures implemented since 2009 have suppressed prices considerably, preventing market crashes and property bubbles.

5

Economy

The property market is unique in that during a recession, while the demand and prices of properties are expected to fall, many investors find that it's actually the best time to cash in. The property market in Singapore are not as volatile as the global stock market. Market demand and prices will start to rise during times of economic prosperity.



Enrolling in Schools in Singapore

Monthly Local School Fees

2025					
Level	Nationality	Monthly School Fee	Monthly Miscellaneous Fee	Monthly 2nd Tier Miscellaneous Fee	Monthly Total Fee (Maximum)
		(\$)	(\$)	(\$)	(\$)
Primary	Singapore PR	305	6.50	6.50	318
	IS (ASEAN)	570	13	-	583
	IS (Non-ASEAN)	985	13	-	998
Secondary	Singapore PR	620	10	10	640
	IS (ASEAN)	1,030	20	-	1,050
	IS (Non-ASEAN)	2,050	20	-	2,070
Pre-University	Singapore PR	700	13.50	13.50	727
	IS (ASEAN)	1,230	27	-	1,257
	IS (Non-ASEAN)	2,400	27	-	2,427

International students seeking admission to mainstream schools in Singapore should approach the pre-school, private school or institution directly.

As English is the medium of instruction in Singapore's schools, international students should also prepare themselves before taking a centralised test - Admissions Exercise for International Students (AEIS). They should be familiar with the English and Mathematics syllabuses and curriculum of the level preceding the one they are applying for.

Local schools of all educational levels are found islandwide, and properties within proximity to your preferred school can be found.

The following page contains a list of all international schools in Singapore.



International Schools in Singapore

No.	School	Campus	No.	School	Campus
1	Anglo-Chinese School (International) Singapore	Holland	27	North London Collegiate School Singapore	Telok Blangah
2	Australian International School Singapore	Lorong Chuan	28	Hollandse School Singapore	Bukit Timah
3	Canadian International School (Singapore)	Lakeside	29	Sir Manasseh Meyer International School	Sembawang
4	Chatsworth International School	Orchard, Bukit Timah	30	Razum International School Singapore	Tanglin
5	Dover Court International School	Dover	31	St Francis Methodist School	Hillview
6	Dulwich College Singapore	Bukit Batok	32	Hillside World Academy	Upper Serangoon
7	EtonHouse International School	Broadrick, Sentosa, Thomson, Orchard	33	Yuvabharathi International School	Jurong Lake Gardens
8	French School of Singapore (Lycée Français de Singapour)	Ang Mo Kio	34	NPS International School	Chai Chee
9	GEMS World Academy (Singapore)	Yishun	35	DPS International School	Upper Serangoon
10	German European School Singapore	Dairy Farm	36	One World International School	Jurong West, Mountbatten
11	Global Indian International School Singapore	Punggol, Siglap	37	Dynamics International School	Orchard
12	Hwa Chong International School	Bukit Timah	38	Melbourne Specialist International School	Holland
13	ISS International School	Orchard	39	Dimensions International College	Kovan
14	Invictus International School	Tanglin, Sentosa, Centrium	40	Olympiad International School	Upper Paya Lebar
15	Nexus International School Singapore	Clementi	41	The Perse School of Singapore	Upper Bukit Timah
16	Overseas Family School	Pasir Ris	42	Integrated International School	Clementi
17	St Joseph's Institution International School	Thomson	43	The Winstedt School	Boon Keng
18	Singapore American School	Woodlands	44	Rosemount International School	Siglap
19	Singapore Korean International School	Bukit Timah	45	San Yu Adventist School	Novena
20	Stamford American International School	Woodleigh, Lorong Chuan	46	International Community School	Clementi
21	Swiss School in Singapore	Bukit Timah	47	5 Steps Academy	Dhoby Ghaut
22	Tanglin Trust School	Queenstown	48	GIG International School	Eunos
23	The Japanese School Singapore	Clementi, Changi, West Coast	49	Brighton College	Lorong Chuan
24	United World College of South East Asia	Dover, Tampines	50	Insworld Institute	Beach Road
25	Waseda Shibuya Senior High School in Singapore	West Coast	51	Middleton International School	Tampines, Upper Bukit Timah
26	The Grange Institution	Yio Chu Kang			

For internal circulation and use only, content and information subject to the full disclaimer at the first page of this material.

Useful Links:

- <https://www.international-schools-database.com/in/singapore>
- <https://expatliving.sg/international-schools-in-singapore-guide/>



Tip:

Properties islandwide near both local and international educational institutions tend to be highly in demand among homeowners and tenants alike, and are expected to fetch higher resale and rental yields.



- ✓ Singapore is one of the safest places in the world for property investments.
- ✓ Wide range of property types are open for foreigner ownership.
- ✓ Singapore has one of the most competitive tax rates for foreign investments in the world with no capital gains tax.
- ✓ One of the best cities in the world for investors, Singapore ranks 2nd globally in ease of doing business.
- ✓ Singapore's biggest draw is its economic, political, and social stability.
- ✓ Singapore ranks 1st in the world for infrastructure - the cornerstone of a modern society.
- ✓ As a leading global financial centre, Singapore has many local and foreign banks, so financing a home is easy.
- ✓ The education system in Singapore is ranked one of the best globally, and is also made accessible to foreigners.

Singapore is undoubtedly one of the best cities in the world for property investments.

- Which properties are the best investments?
- How do I go about buying a property in Singapore?
- How do I rent out my property for maximum rental yield?

Huttons Asia's diverse pool of versatile professionals collaborate to provide a holistic range of services to clients and partners.

- **Collective Sales**
 - We help homeowners negotiate the best prices for their homes for collective sales and en bloc transactions. Our comprehensive research team provides insights and data to ensure that homeowners minimize costs and drive optimal valuation for their properties.
- **New Launches**
 - We carry a large portfolio in marketing new residential project launches in Singapore, ranging from condominiums, penthouses, cluster homes, landed properties and executive condominiums.
- **Resale Property**
 - Leveraging on technology and our network of seasoned professionals, we help homeowners negotiate the best deals for their resale valuations and make the right decisions for their investment strategies.
- **International Property**
 - Our portfolio of international properties include the UK, Australia, Japan and across Southeast Asia. Our focus is on high-capital growth markets that provide investors with the highest margins for returns.
- **Commercial & Retail Leasing**
 - We have unparalleled knowledge in handling transactions and negotiations for commercial and retail spaces, customizing every solution to every client's business needs.
- **Consultant/Agent Training & Development**
 - Our industry-leading training platform is tried and tested, producing some of the industry's highest-earning performers and leaders.
- **Real Estate Marketing**
 - Our projects marketing and in-house research team provides world-class marketing services for property developers, ensuring that all developments attract the right market segments and buyers.

BROUGHT TO YOU BY

Huttons[®]
The Agency of Choice

HUTTONS ASIA PTE LTD

ESTATE AGENT LICENCE NO.: L3008899K