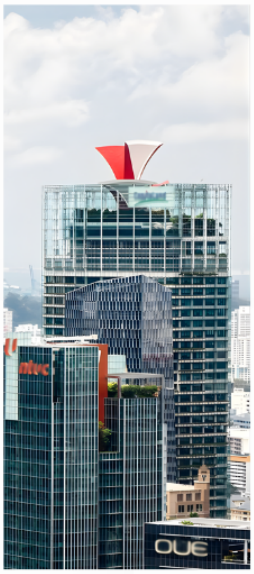
Huttons



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PRIMEKEY ANALYSIS REPORT

A Framework to Identify Singapore's Most Lucrative Real Estate Investments

Lucerne Grand (Lakeside Drive GLS)

2026

JASON SIM
Associate District Director
R052528Z
+6582822486
jasonsimtt@gmail.com

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Your Market Compass With PrimeKey Analysis

PrimeKey Analysis (PKA) is a proprietary framework developed by Navis that bridges the gap between raw data and human wisdom.

It combines rigorously back-tested data with proven insights and decades of our collective market experience to evaluate and grade assets by their risk-reward potential.

PrimeKey Analysis isn't a shortcut; it's a compass. It empowers investors to confidently grade and capitalize on opportunities while filtering out emotional hype, blind spots, and common decision-making fallacies. We look forward to hearing of the success you will achieve in your real estate investment journey with our methodology.

PrimeKey Framework

1. **MRT Connectivity**
   Walking distance to train stations directly impacts livability, rental demand and widens the audience profiles – Typically the more convenient it is, the more desired it is.
2. **Growth Hotspot**
   Being located within or near a URA Masterplan growth hotspot historically delivers higher price growth over mature estates as new amenities and infrastructure attract investors.
3. **Government Land Sales / Enbloc Sites**
   Future releases of lands nearby fuel future growth, as land prices escalates over time historically – lifting asset values.
4. **Project Size**
   Larger developments enjoy lower density living, higher variety of facilities, higher resale volume and supporting valuations thereby reducing liquidity risks.
5. **Remaining Tenure**
   99-years leasehold properties typically go through a 3 stage life cycle - Growth, stagnation and declination. A healthy remaining tenure helps prevent equity decay and higher probability of a profitable exit.
6. **Rental Yield**
   Higher yields indicate strong demand, providing better cash flow for landlords and increased demand from potential investors.
7. **School Effect**
   Being within 1km to a popular primary school helps in enrolment probabilities and provides a consistent demand pool that parents are willing to pay a premium for.
8. **MOP Cluster (HDB Upgrader Demand)**
   Neighbourhoods with higher numbers of HDB flats reaching their minimum occupation period (MOP) dates generate natural demand as home owners are generally younger with stronger aspirational needs.

PrimeKey Scoring System

MRT Connectivity
(Minutes walk)

Score Card
- <5min : ★★★★★
- 5-10min : ★★★★
- 10-12min : ★★★
- 12-14min : ★★
- >14min : ★

Growth Hotspot

Score Card
- Within GHS : ★★★★★
- 1-500m : ★★★★
- 501-1000m : ★★★
- 1001-1500m : ★★
- >1500m : ★

Government Land Sales / Enbloc Sites

Score Card
- 4 plots or more : ★★★★★
- 3 plots : ★★★★
- 2 plots : ★★★
- 1 plots : ★★
- No plots : ★

Project Size
(No. Of Units)

Score Card
- >=400 : ★★★★★
- 300-399 : ★★★★
- 200-299 : ★★★
- 100-199 : ★★
- <100 : ★

Remaining Tenure

Score Card
- >90 yrs : ★★★★★
- 85-89 yrs : ★★★★
- 80-84 yrs : ★★★
- 75-79 yrs : ★★
- <75 yrs : ★

School Effect
(Proprietary formula based on weighted subscription ratios)

Score Card
- Elite school : ★★★★★
- Popular school : ★★★★
- Premium school : ★★★
- Standard school : ★★
- No school : ★

MOP Cluster
(HDB Upgrader Demand)

Score Card
- >2000 units : ★★★★★
- 1500-1999 units : ★★★★
- 1000-1499 units : ★★★
- 500-999 units : ★★
- <500 units : ★

Rental Yield

Score Card

CCR	RCR	OCR	
>=3%	>=3.5%	>=4%	: ★★★★★
2.5-2.9%	3-3.4%	3.5-3.9%	: ★★★★
2-2.4%	2.5-2.9%	3-3.4%	: ★★★
1.5-1.9%	2-2.4%	2.5-2.9%	: ★★
<1.5%	<2%	<2.5%	: ★

Colour grading :

- GREEN — Above 75%
- YELLOW — 50.1% - 75%
- ORANGE — 25.1% - 50%
- RED — Below 25%

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The content on this report is meant as an objective method for reasonable comparison and not intended to serve as financial or investment advice. Property transactions involve significant financial commitments and may carry risks. It is recommended to seek the advice of qualified professionals before making any decisions. Past performance in real estate does not guarantee future returns, and market conditions can fluctuate.

PrimeKey Score

Lucerne Grand (Lakeside Drive GLS)

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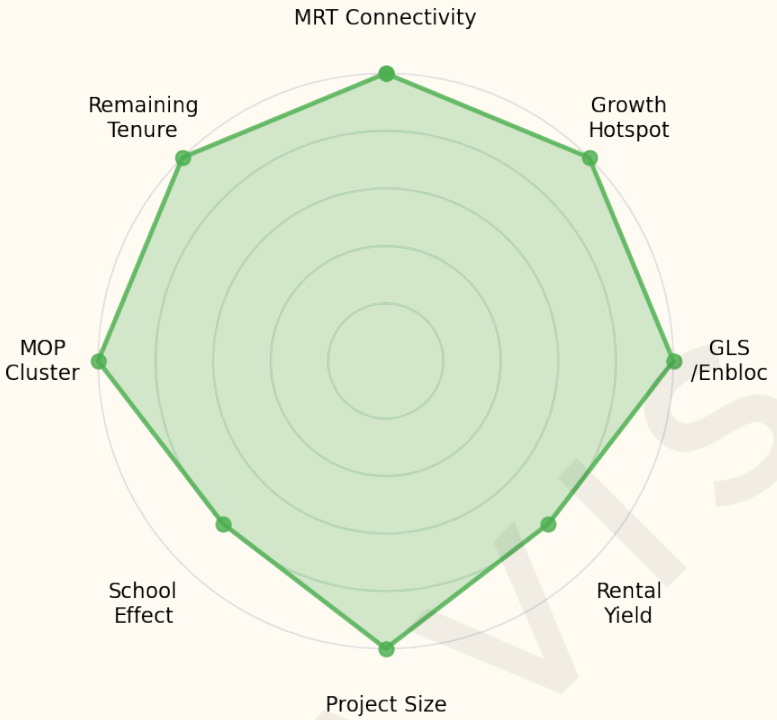
Overall Score: 38/40 (95.0%) 4.8 ★



Total Units	District	Tenure
575	D22 / Lakeside	99 years from 09/06/2025

MRT Connectivity
★★★★★
1 min walk to MRT

Growth Hotspots
★★★★★
0.2 km to growth hotspot

GLS / Enbloc Sites Pipeline
★★★★★
Have 5 GLS nearby

Project Size
★★★★★
575 units

Remaining Tenure
★★★★★
Balance: 98 years

Rental Yield
★★★★☆
Avg: 3.7% in OCR

School Effect
★★★★☆
2 popular and 2 standard tier schools nearby

MOP Cluster
★★★★★
6820 MOP cluster units nearby

PrimeKey Map

Lucerne Grand (Lakeside Drive GLS)

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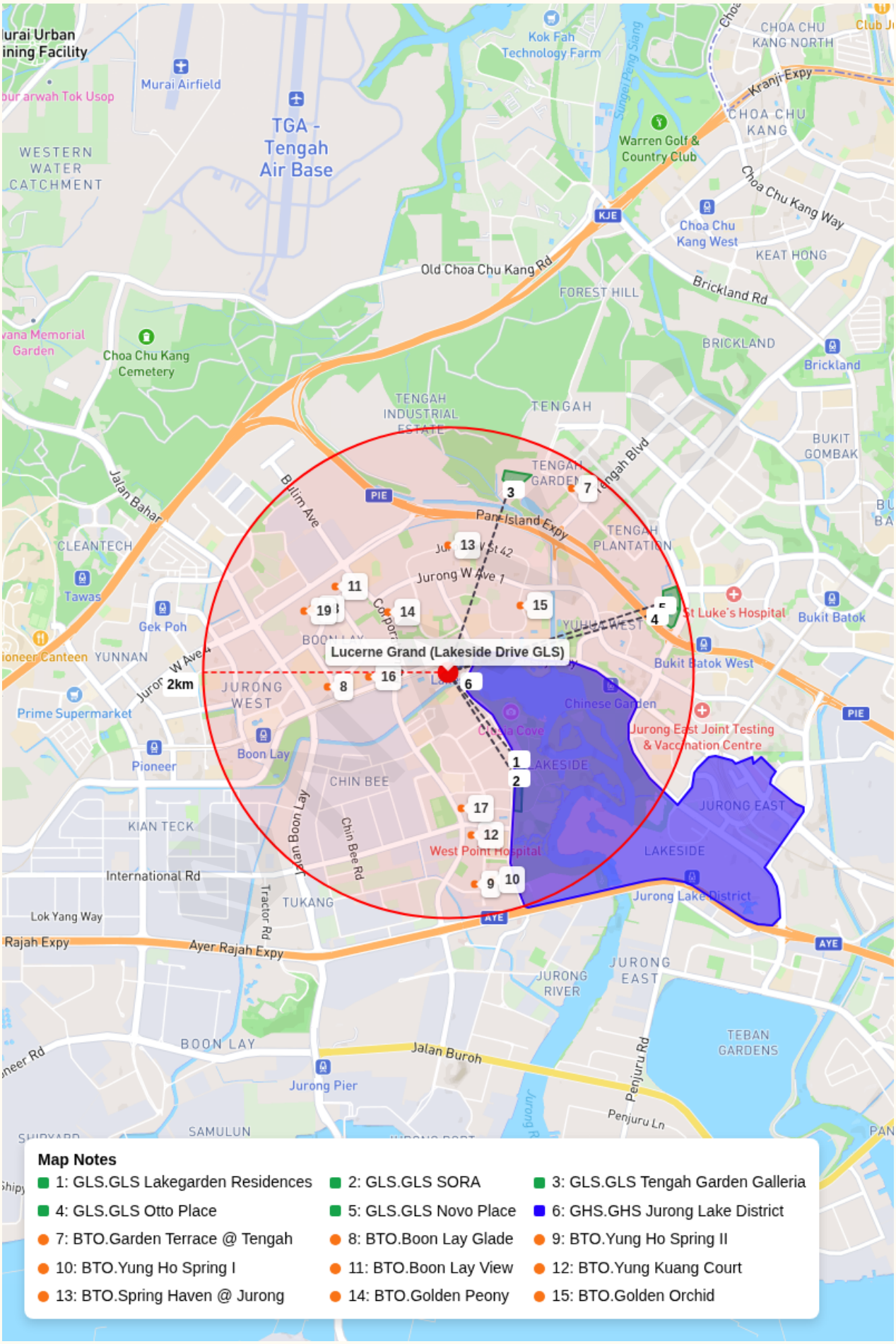

PrimeKey Score

Lucerne Grand (Lakeside Drive GLS)

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Detailed Breakdown

#	Criteria	Rating	Analysis
1	**MRT Connectivity**	5★	The project boasts outstanding MRT connectivity with a mere 1-minute walk to Lakeside MRT Station Exit A, placing it in the top tier of accessibility. This level of proximity significantly enhances daily convenience and appeal to commuters, especially given the station's role as a key interchange point in the Jurong Lake District. Compared to the broader market, such seamless access is rare and provides a major competitive advantage in attracting both owner-occupiers and investors.
2	**Growth Hotspots**	5★	Although not officially within the GHS Jurong Lake District boundary, the project lies just 167 meters away, placing it in an immediate buffer zone that will benefit from the area’s planned infrastructure and commercial expansion. This proximity ensures early exposure to the growth spillover effect, including new retail, office developments, and enhanced public transport integration. Such positioning is highly advantageous compared to properties further from the hotspot edge, offering similar benefits without the premium pricing associated with full inclusion.
3	**Government Land Sales / Enbloc Sites Pipeline**	5★	The presence of five confirmed Government Land Sales plots within a 2km radius underscores significant future development activity in the vicinity. This concentration of land supply indicates strong government commitment to expanding the area’s housing and commercial offerings, which can drive up land values and create upward pressure on property prices. The pipeline suggests limited oversupply risk and supports long-term appreciation potential, making this one of the most compelling supply-side dynamics in the region.
4	**Project Size**	5★	With 575 units, Lucerne Grand qualifies as a large-scale development, offering economies of scale in construction, management, and community amenities. This size enables the project to support comprehensive facilities such as integrated parks, retail spaces, and recreational zones, enhancing overall livability. In contrast to smaller developments, its scale positions it as a self-contained neighborhood hub, increasing desirability and resilience against market fluctuations.

Detailed Breakdown

#	Criteria	Rating	Analysis
5	**Remaining Tenure**	5★	The project features a leasehold tenure with 98 years remaining, which is exceptionally strong and exceeds the threshold for long-term security. This longevity ensures that future owners will enjoy nearly a century of ownership rights, minimizing concerns about depreciation due to shortening tenure. Compared to many other developments in the OCR region, this extended tenure adds significant value and confidence for both investors and owner-occupiers.
6	**Rental Yield**	4★	The projected rental yield of 3.69% in the OCR region is strong, reflecting favorable demand conditions and the project's prime location. This yield surpasses the benchmark for the OCR segment and indicates solid income generation potential for investors. Given the area's growing population and employment base, sustained rental demand is expected, supporting stable returns over time.
7	**School Effect**	4★	The project is surrounded by four popular-tier primary schools within a 1km radius, providing excellent educational access for families. This concentration of high-demand schools significantly boosts the project's appeal to young families and expatriates seeking quality education options. While no elite-tier schools are present, the presence of multiple popular-tier institutions ensures strong catchment demand and supports long-term resale value.
8	**MOP Cluster**	5★	With 6,820 HDB/BTO units expected to reach MOP within the next 10 years, the project sits at the heart of a massive upgrade wave. This large pool of potential buyers creates sustained demand for private condominiums, particularly those with strong amenities and locations. The sheer volume of upgraders ensures a robust buyer base, reducing vacancy risks and supporting price stability and appreciation over time. This cluster effect is one of the most powerful demand drivers in the current Singapore property market.

Closing Summary

Lucerne Grand (Lakeside Drive GLS)

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Summary

Lucerne Grand stands out as a high-potential development in the OCR region, with exceptional connectivity to Lakeside MRT Station just a 1-minute walk away, placing it among the most accessible projects in the area.

The project is strategically located within close proximity to the GHS Jurong Lake District, benefiting from future urban development momentum despite not being fully within the designated zone.

With five upcoming Government Land Sales plots within 2km, a substantial project size of 575 units, and a long leasehold tenure of 98 years, the development offers strong fundamentals.

It also delivers solid rental yields of 3.69% in the OCR market, supported by access to multiple popular-tier primary schools within 1km and a large cluster of 6,820 HDB/BTO upgrader units expected to reach MOP within the next decade, enhancing long-term demand.

Target Buyer Profile

Ideal for investors focused on long-term wealth creation, families prioritizing school proximity and lifestyle amenities, and buyers looking for a premium residential asset in a rapidly developing corridor with excellent transport links and strong future growth potential.

Investment Potential

Highly recommended for investors seeking strong capital appreciation and consistent rental income, particularly those targeting long-term holdings in a well-connected, growth-oriented location with robust supply constraints and high demand drivers.

Closing Summary

Lucerne Grand (Lakeside Drive GLS)

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Key Rewards

- Highest price growth potential due to GLS plots nearby. Including GLS Lakegarden Residences, GLS SORA, GLS Tengah Garden Galleria, GLS Otto Place, GLS Novo Place
- Good rental returns for investors.
- Highest growth potential due to proximity to growth hotspot. Growth potential: 0.2 km to GHS Jurong Lake District growth hotspot
- High demand consistency in the long term — Popular-tier primary school within 1km. Including Rulang Primary School (0.35 km), Shuqun Primary School (0.39 km), Lakeside Primary School (0.72 km)
- Exceptional for Home owners and Tenants due to proximity to MRT. It takes 1 min walk (87m) to LAKESIDE MRT STATION EXIT A
- Highest liquidity due of number of units. With 575 units
- Highest demand from HDB upgraders in the near term. Including Garden Terrace @ Tengah (789 units, MOP: 31 Mar 2029), Boon Lay Glade (775 units, MOP: 30 Sep 2027), Yung Ho Spring II (266 units, MOP: 30 Jun 2023), Yung Ho Spring I (641 units, MOP: 30 Jun 2023), Boon Lay View (810 units, MOP: 01 Apr 2022), Yung Kuang Court (528 units, MOP: 01 Jul 2022), Spring Haven @ Jurong (478 units, MOP: 01 Jan 2022), Golden Peony (190 units, MOP: 01 Jul 2019), Golden Orchid (232 units, MOP: 01 Apr 2019), Boon Lay Fields (491 units, MOP: 01 Jan 2019), Corporation Tiara (465 units, MOP: 01 Apr 2019), Boon Lay Grove (450 units, MOP: 01 Oct 2018), Boon Lay Meadow (705 units, MOP: 16 Oct 2018)
- No risk of lease decay affecting value.

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DECADES OF WISDOM. INSTANT CLARITY

PrimeKey turns abstract data points into a single undeniable score for absolute investment clarity.

THE SCIENCE OF SELECTION

The only model that allows investors to compare old and new projects on an equivalent framework. Precisely and painlessly.

YOUR PROPERTY HEALTH CHECK. BACKED BY DATA.

Remove hype & emotional biases in decisions. Spot warning signs & potential profitability in advance.

FOR ENQUIRIES:

JASON SIM

Associate District Director

CONTACT:

+6582822486

jasonsimtt@gmail.com

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