

## New hot spot within 1km of Methodist Girls' School & Pei Hwa Presbyterian Primary School



**The Reserve Residences is within 1km of Methodist Girls' School. The school is located near King Albert Park MRT Station, which is 1 station from Beauty World MRT Station. PHOTO: Author**

Properties near popular schools have always been in high demand by both investors and parents.

Many parents go to great lengths to secure a place in good schools by renting or paying top dollar for a nearby property. They believe that by doing so can increase their chances of getting their children into the school of their choice.

With the announcement in 2021 from the Ministry of Education (MOE), the reserved places for Phase 2C of the Primary 1 registration is increased to 40, therefore resulting in fewer places for alumni (Phase 2A) and parent volunteer (Phase 2B), which may result in balloting.

As competition intensifies to get into

popular schools, families who want a higher chance at almost every phase will need to move to be within 1km of their preferred schools.

### **Properties near popular schools can draw a price premium of up to 15%**

Proximity to popular schools is often cited as one of the key selling points in the real estate market today.

Based on a newspaper report in 2021, properties near popular schools can draw a price premium of up to 15%, and their prices tend to rise faster than those of others in the same district, according to transaction data from recent years.

For instance, the resale prices of condo units within 1km of ACS (Primary) at the

current Barker Road campus in District 11 of Newton and Novena are around 18.1% higher compared with the median resale price in the same district.

Such properties have also experienced faster price appreciation. For instance, the median price of resale condo units near St. Hilda's Primary School in Tampines, Tao Nan School in Marine Parade, Nan Hua Primary School in Clementi, and Ai Tong School in Bishan have all recorded a faster growth than their district average.

### **Higher rental demand**

Rental demand for condo units around popular schools near city areas can be two to three times more than those in

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suburban areas. Due to a lack of flat supply in prime locations, some families may choose to rent, which can be more affordable than buying.

Factoring in the 30 months occupation period requirement for addresses used in the Primary 1 registration exercise, the entire rental cost for condo units near popular schools in prime locations could average out to be a fraction when compared with the purchase price.

It is therefore observed that the number of rental transactions within 1km of popular schools in prime locations is higher as compared to the number in the suburbs, except for locations with fewer flats or condo launches.

**Higher returns in the long run**

In summary, be it buying or renting, parents are paying more to improve their Primary 1 balloting chances. Therefore, owners of such homes are likely to see higher investment returns in the long run.

**Did You Know?**

**Founding of Methodist Girls' School**

Methodist Girls' School (MGS) was founded by Ms Sophia Blackmore, an Australian missionary, in 1887.

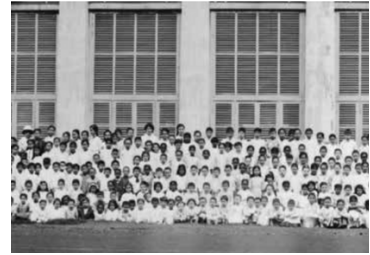
Ms Blackmore started the school with nine girls in a shophouse along Short Street, and soon attracted other girls and in 1891 it temporarily relocated to Middle Road while a larger building was constructed to house 150 students.

MGS continued to grow in numbers and subsequently moved to Mount Sophia, then to the current Blackmore Drive campus.

Based on schoolbell.sg, MGS is ranked number 10 with popularity of 129% in 2022.

**Founding of Pei Hwa Presbyterian Primary School**

Pei Hwa Presbyterian Primary School



**MGS in 1900s.** PHOTO: MGS

(PHPPS) was founded by preacher Joseph Koh in 1889 with the purpose of providing free education to the children from the villages around Bukit Timah. It was originally known as Road End Free School and the medium instruction then was in Teochew, until it converted to Chinese in 1918.

It was renamed Pei Hwa School in 1922, and was closed from 1941 to 1945 due to the outbreak of the Second World War. It subsequently reopened and the first School Management Board was formed.

In 1992, it shifted to the current Pei Wah Avenue and was accorded the Special Assistance Plan (SAP) status. It was renamed to the current name in 1995 to reflect its affiliation with Glory Presbyterian Church.

Based on schoolbell.sg, Pei Hwa Presbyterian Primary School is ranked number 1 with popularity of 255% in 2022 .



**The Reserve Residences will have a link bridge connecting to the future community building, located next to Pei Hwa Presbyterian Primary School.** PHOTO: Author



**Pei Hwa School in 1988.** PHOTO: URA

**Rare offering from an integrated development with transport hub**

Being an integrated development with transport hub in Beauty World, The Reserve Residences is the first such development to be within 1km of 2 very popular schools: Pei Hwa Presbyterian Primary School and Methodist Girls' School.

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