

Upcoming high-rise development near Bukit Timah Nature Reserve amidst growing demand



One of the key attractions of Beauty World is being near to the nature reserves. The Reserve Residences is within minutes' walk to Bukit Timah Nature Reserve, Rifle Range Nature Park, and Hindhede Nature Park. PHOTO: Author

Living near to green spaces have always been a popular choice among many home owners, and with the recent pandemic, more home seekers set this as their new priority for their next home.

According to a URA poll on long-term land use in 2021, 8 in 10 of those who responded felt that parks, nature spaces and greenery are key to making Singapore a good place to live, work and play.

Based on a study conducted by National University of Singapore (NUS), residential properties located within 500m of green spaces have a premium compared to similar properties located further away.

The study also found that the price premium for properties located near

green spaces varied depending on the type of green space. Properties located near parks with amenities such as playgrounds, fitness stations, and water features had the highest price premiums, while properties located near small neighbourhood parks had lower price premiums.

Singaporeans value the benefits of living near green spaces

Studies have shown that living near green spaces in general can have a positive impact on overall health and well-being, which in turn may contribute to a longer lifespan.

For instance, spending time in nature reserve has shown to help reduce stress levels and promote relaxation, therefore

improving mental health.

Staying near such spaces also encourage more physical activities such as hiking or jogging that improve cardiovascular health and help to prevent chronic diseases.

Green spaces like Bukit Timah Nature Reserve improve air quality by absorbing pollutants and producing oxygen, which can have positive impact on respiratory health and thus leading to a longer lifespan.

Buyers are willing to pay a premium for homes near green spaces

Singaporeans are willing to pay more for homes located near nature reserves

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and parks. According to a study that analyzed transaction data from 2012 to 2017, properties located within 1km of a nature reserve or park commanded a price premium of 3.4% to 50.4% compared to similar properties located further away.

Properties near green spaces experience better price appreciation

Based on the same study, transaction data between 2007 and 2017 shows that properties located within 1km of a nature reserve or park experienced an average appreciation of 80%, while properties located further away only appreciated by 45%.

Overall, the study suggests that Singaporeans are willing to pay a premium to live near nature reserves and parks due to the numerous benefits that come with living close to nature. Additionally, properties located near green spaces may appreciate in value over time, making them a good investment for buyers.

Did You Know?

One of the richest & most diverse ecological systems

Bukit Timah Nature Reserve, formerly known as Bukit Timah Forest Reserve, was established in 1883. It was one of the first forest reserves in Singapore.

It was declared as nature reserve in 1990, and is currently gazetted for the propagation, protection and preservation of Singapore's indigenous flora and fauna.

Following the completion of restoration



Bukit Timah Hill Summit. PHOTO: Author

works, Bukit Timah Nature Reserve reopened in 2016 with new steps, boardwalks and rope railings. There are several walking routes of varying difficulty that one can explore, from a leisurely stroll to a full workout.

This 163-ha nature reserve includes Singapore's highest hill, Bukit Timah Hill, which stands at 163m, and retains one of the few areas of primary rainforest in the country.

Singapore's first net positive energy nature park

Rifle Range Nature Park is 66 hectares and serves as a green buffer to protect Bukit Timah Nature Reserve from edge effects and abutting developments. It enhances ecological connectivity and provides complementary habitats for the Nature Reserve's biodiversity.

It is also Singapore's first net positive energy nature park, with the energy harvested from the solar panels installed around the nature park exceeding the expected annual operational energy consumption of the site.

There is a network of boardwalks and trails within the nature park, which include features like Gliders Boardwalk, Forest Exploration Trail, Banyan and Gaharu Trails, Rumbai Boardwalk, Quarry Wetland, Waterhen Hide, Colugo Trail and Colugo Deck.



Colugo Deck in Rifle Range Nature Park. PHOTO: Author



This scenic Hindhede Quarry is within Hindhede Nature Park, which is ideal for families with young children and the elderly. PHOTO: NParks

Southern gateway into Bukit Timah Nature Reserve

The Reserve Residences is located within minutes' walk to the nature attractions.

With residential units going up to 32 storey, this development offers a rare opportunity to immerse in the panoramic view of the nature reserve.

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