

**Nothing But Landed (NBL)**  
**It's A Number Game with DOTS Data Science and Forecasting Evaluation**

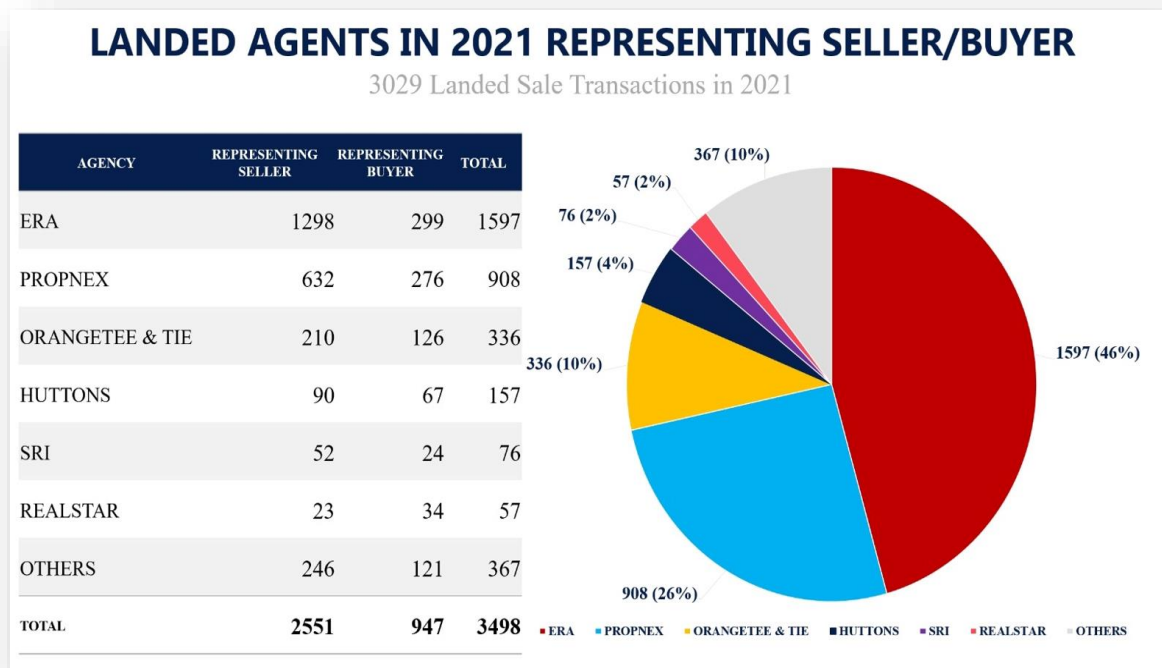
Our IT and Engineering Team built a reservoir of Unique QR codes for each specific house. Our Data Science Team can pinpoint houses not transacted since 1995 or whether any structural changes took place since 1997. Our Legal Team will guide the agent on legal requisition, taxes of remnant land and valuation of remnant land payable, Report on Title and Reversionary Interests.

We attained the skills of Cognitive Computing on Landed Transaction through 30 years of research. Data Science company (like Amicus) spend the bulk of their effort (75%) on data collation, 15% of the time on data structure/organization, cleaning and entry. Balance 10% of our effort on predictive, prescriptive and psychometric analysis.

We will make available and teach the following: -

- Our Data Science Team has collated Microdata of landed property in Singapore\*
- Data analytics on GCB / Detached / Semi-Detached / Terraces / Sentosa Landed\*
- Structural improvement with full data analytic since 1990 on Planning Decision, 1997 on BCA that culminating to ascertain whether CSC or TOP is issued\*
- Price Indices for each and every house on a Micro Level\*
- Weekly Dynamic Trigger to show where the transaction took place and any impact on neighbours
- Remnant land-valuation formula and ABSD Tax computation\*

Presenting the chart between Agencies level for Agents dealing with landed transactions in the year 2021.



**2021 to 2022 - 3498 Transactions**

**Our Analytics Landed Dataset for transactions in the year 2021**

House Type	Landed Count	Remark	Transactions in 2021	Transactions Value in 2021(B)
GCB	261	GCB Owned By Companies		
	23	GCB Owned By Foreign Government & Embassy		
	2,576	GCB Privately Owned		
<b>Total</b>	<b>2,860</b>		90	\$ 2,500,093,576.00
Landed	Total Houses	Remark	Transactions in 2021	Transactions Value in 2021
Corner Terrace House	3,046		88	\$ 322,006,276.00
Terrace House	34,072		1,532	\$ 4,988,408,546.00
Detached House	7,435		363	\$ 3,401,560,093.00
Semi-Detached House	22,373		943	\$ 4,464,704,952.00
ClusterHouse	4,995	Total Projects - 187	461	\$ 1,308,223,040.00
<b>Total Landed House</b>	<b>74,781</b>	<b>Total Transactions in 2021</b>	<b>3,477</b>	<b>\$ 16,984,996,483.00</b>
		<b>Predictive</b>	Total Commission with 1%	<b>\$169,849,964,830.00</b>
			Total Commission with 1.5%	<b>\$254,774,947,245.00</b>
			Total Commission with 2%	<b>\$339,699,929,660.00</b>

**Amicus forecasting of Commission for landed Resale**

Predictive 2022 Transaction about 1500 houses.

2021 Transaction was 3477

2022 Predictive 43% to 45% Less

Predictive Commission is \$ 115Millions

\$10Millions a month

## 2022 Transactions

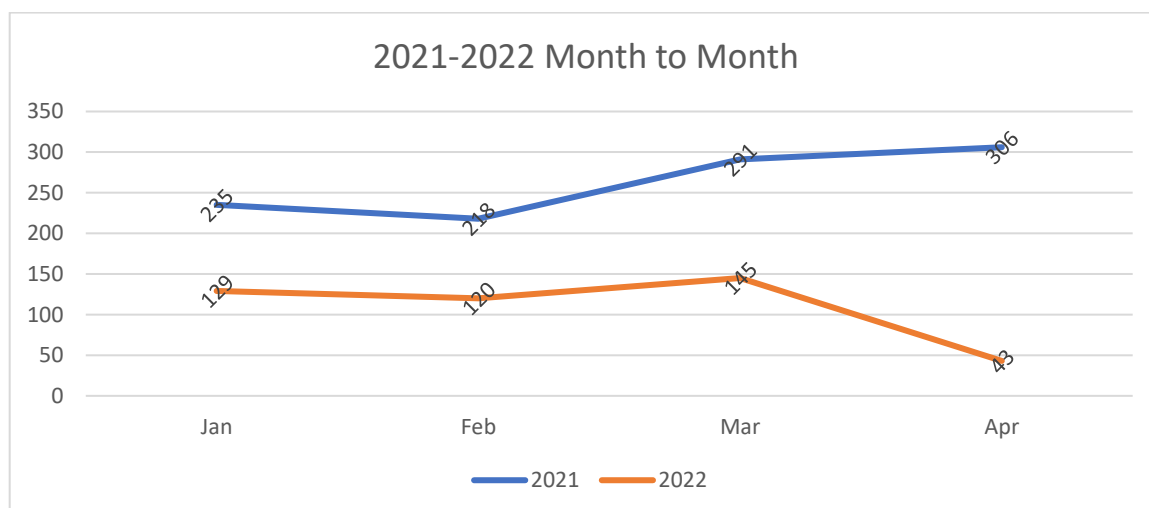
		Total Transactoin	Total Volume
January	Week 1	0	0
	Week 2	34	\$251M
	Week 3	25	\$128M
	Week 4	33	\$157M
	Week 5	37	\$228M
Febuary	Week 6	12	\$65M
	Week 7	28	\$169M
	Week 8	40	\$221M
	Week 9	31	\$144M
	Week 10	26	\$231M
March	Week 11	28	\$135M
	Week 12	38	\$228M
	Week 13	34	\$220M
	Week 14	33	\$160M
	Week 15	28	\$153M
April	Week 16	10	\$82M
<b>Total</b>		<b>437</b>	<b>\$2574M</b>

As of 20-Apr-2022

## Month to Month Drop

Jan-2021 235 Transactoins , \$1192M	Jan-2022 129 Transactoins , \$764M
Feb-2021 218 Transactoins , \$1137M	Feb-2022 120 Transactoins , \$651M
Mar-2021 291 Transactoins , \$1532M	Mar-2022 145 Transactoins , \$889M
Apr-2021 306 Transactoins , \$1516M	Apr-2022 43 Transactoins , \$270M

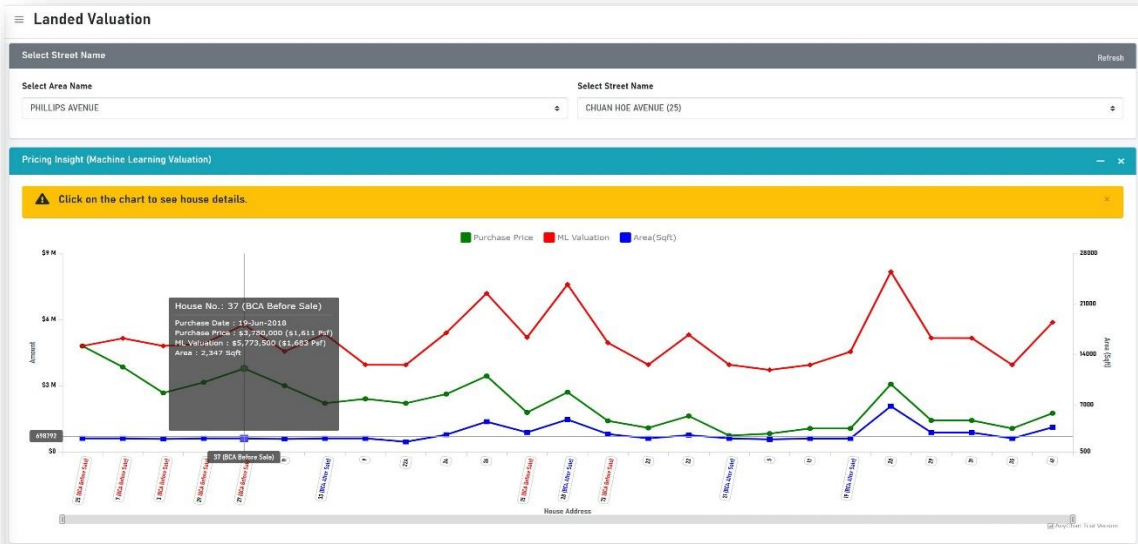
As of 20-Apr-2022



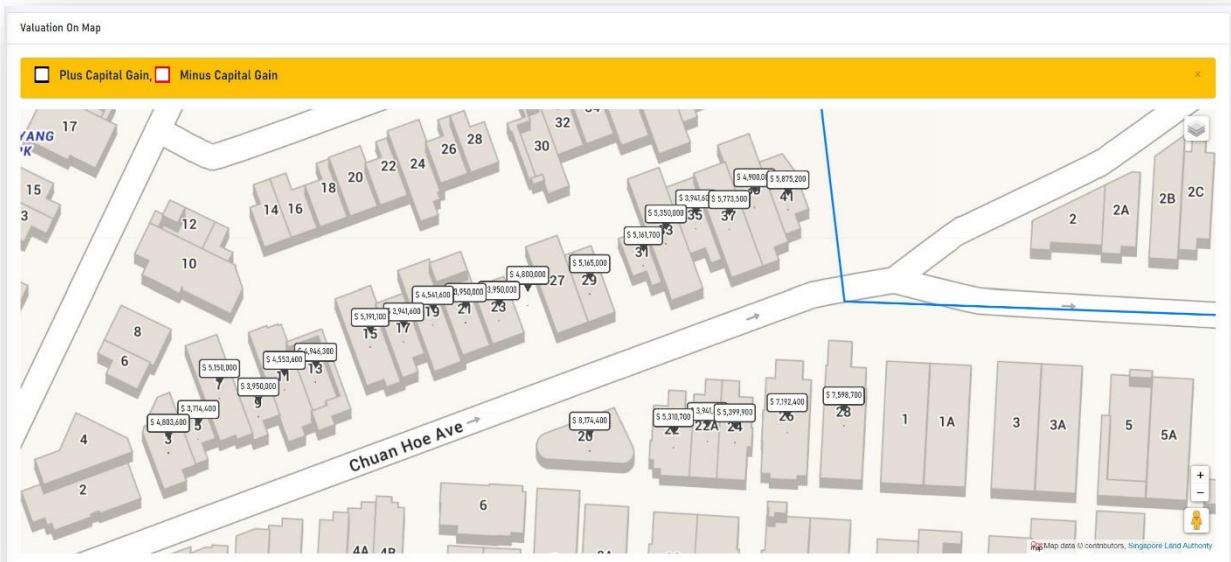
## Machine Learning Valuation

With Machine Learning Valuation (ML), we have a very deep analysis of the price indices for different types of houses, land sizes, capital expenditure, date of construction factoring in the attrition cost on fair wear & tear.

## Sample of ML Valuation



## ML Valuation By Map View



## ML Valuation By Table View

House List

Show 25 entries

Search:

Address	Sqft	Transaction Date	Price	Valuation Price	Capital Gains	PD	BCA	BCA Cost	View
25 CHUAN HOE AVE	2,347	21-Feb-2022	\$ 4,800,000 (\$2,044 Psf)	\$ 4,800,000 (\$1,683 Psf)	\$ 0	YES	Modification Before Sale	\$ 850,000	<a href="#">View</a>
7 CHUAN HOE AVE	2,347	09-Jul-2021	\$ 3,844,000 (\$1,638 Psf)	\$ 5,150,000 (\$1,683 Psf)	\$ 1,306,000	YES	Modification Before Sale	\$ 1,200,000	<a href="#">View</a>
3 CHUAN HOE AVE	2,260	26-Mar-2020	\$ 2,670,000 (\$1,181 Psf)	\$ 4,802,400 (\$1,683 Psf)	\$ 2,132,400	YES	Modification Before Sale	\$ 1,000,000	<a href="#">View</a>
39 CHUAN HOE AVE	2,347	23-Jan-2020	\$ 3,150,000 (\$1,342 Psf)	\$ 4,980,000 (\$1,683 Psf)	\$ 1,750,000	YES	Modification Before Sale	\$ 950,000	<a href="#">View</a>
37 CHUAN HOE AVE	2,347	19-Jun-2018	\$ 3,780,000 (\$1,611 Psf)	\$ 5,775,500 (\$1,683 Psf)	\$ 1,993,500	YES	Modification Before Sale	\$ 1,823,475	<a href="#">View</a>
11 CHUAN HOE AVE	2,260	10-Jan-2018	\$ 3,000,000 (\$1,326 Psf)	\$ 4,553,400 (\$1,683 Psf)	\$ 1,553,400	YES		\$ 750,000	<a href="#">View</a>
33 CHUAN HOE AVE	2,347	17-Jan-2013	\$ 2,200,000 (\$938 Psf)	\$ 5,350,000 (\$1,883 Psf)	\$ 3,150,000	YES	Modification After Sale	\$ 1,400,000	<a href="#">View</a>
9 CHUAN HOE AVE	2,347	17-Oct-2012	\$ 2,400,000 (\$1,023 Psf)	\$ 3,950,000 (\$1,683 Psf)	\$ 1,550,000			\$ 0	<a href="#">View</a>
22A CHUAN HOE AVE	1,873	02-Aug-2011	\$ 2,200,000 (\$1,177 Psf)	\$ 3,941,400 (\$1,764 Psf)	\$ 1,741,400	YES		\$ 600,000	<a href="#">View</a>
24 CHUAN HOE AVE	2,852	08-Apr-2011	\$ 2,615,000 (\$916 Psf)	\$ 5,399,900 (\$1,683 Psf)	\$ 2,784,900	YES		\$ 600,000	<a href="#">View</a>
26 CHUAN HOE AVE	4,661	19-Aug-2010	\$ 3,438,000 (\$737 Psf)	\$ 7,192,400 (\$1,350 Psf)	\$ 3,754,400	YES		\$ 900,000	<a href="#">View</a>
15 CHUAN HOE AVE	3,175	05-Feb-2010	\$ 1,781,000 (\$560 Psf)	\$ 5,191,100 (\$1,635 Psf)	\$ 3,410,100	YES	Modification Before Sale	\$ 0	<a href="#">View</a>
28 CHUAN HOE AVE	4,962	05-Jun-2009	\$ 2,700,000 (\$544 Psf)	\$ 7,698,700 (\$1,350 Psf)	\$ 4,998,700	YES	Modification After Sale	\$ 900,000	<a href="#">View</a>

## Sample ML Valuation for individual house

Desc	Price	Psf
Type : Terrace House Tenure : 999 Yrs From 14/02/1981 Latest Contract Date : 23-Jan-2020 Area : 2,347 Sqft	\$ 3,150,000	\$1,342
Current Price Index	\$1,683	\$ 1,683
House Adjustment (-)	0%	
BCA Cost	\$950,000	
ML Indicative Valuation	\$ 4,900,000	
Gross Indicative Capital Gain Today	\$ 1,750,000	

BCA Info						
#	Date	Desc	Cost	Builder	Professional Engineer	Architect
1	01-May-2005	RECONSTRUCTION OF EXISTING 2STY TO A 3STY TERRACE HOUSE WITH A BASEMENT GARDEN & AN ATTIC ON LOT845 MK22 @ 39 CHUAN HOE AVENUE	Less than S\$10m	LSK COMPANY PTE LTD	ASTON CONSULTING ENGINEERS	L & L CONSULTANTS

Planning Decision						
#	Date	Desc	No.	Decision Type	Application Type	View Pdf
1	28-Jul-2006	PROPOSED AMENDMENT TO APPROVED RECONSTRUCTION OF EXISTING 2-STOREY TERRACE DWELLING HOUSE TO 3-STOREY TERRACE DWELLING HOUSE WITH A BASEMENT GARDEN & AN ATTIC	P070205-Z1E2-A011	Written Permission	Amendment to New Erection	<a href="#">View PDF</a>
2	16-Sep-2005	PROPOSED RECONSTRUCTION OF EXISTING 2-STOREY TERRACE DWELLING HOUSE TO A 3-STOREY TERRACE DWELLING HOUSE WITH A BASEMENT GARDEN & AN ATTIC	P070205-Z1E2	Written Permission	New Erection	<a href="#">View PDF</a>



## Data Software as a Service (DSAAS)

### Deep Dive Analytics

1. Know which landed held by Multi-Property Owners.
2. Know which landed have leases.
3. Know which house with no transaction since 1995, no BCA and no Planning Decision.
4. Know Detached houses with huge capital appreciation and with adequate frontal dimension to rebuild to a pair of semi-detached, 3 or 4 terraces, etc.
5. Know which untouched home is sandwiched between rebuilt neighbours.

### SECRET STREET

01

**31,813 Landed**  
(Detached, Semi-Detached & Terrace)

⇒ No transaction since 1995.

02

**17,909 Landed**  
(Detached, Semi-Detached & Terrace)

⇒ No Planning Decision since 1990  
⇒ No BCA since 1997.  
⇒ Some are transacted.

03

**12,695 Landed**  
(Detached, Semi-Detached & Terrace)

⇒ No Planning Decision since 1990  
⇒ No BCA since 1997  
⇒ No Tran since 1995

04

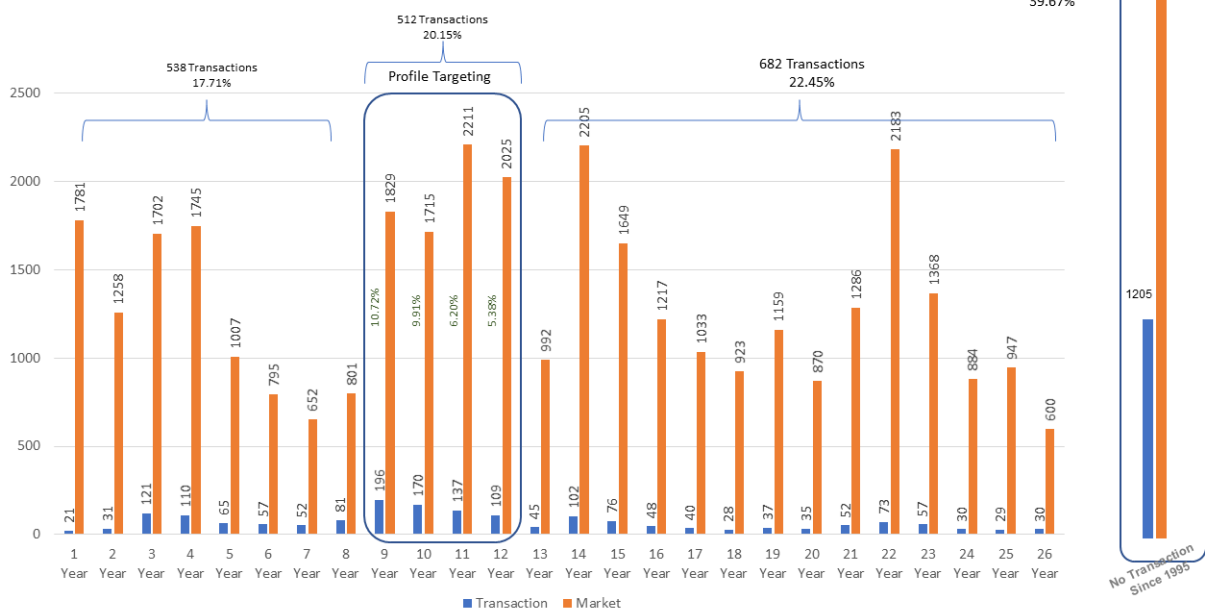
**1,808 Detached Landed**

⇒ No Planning Decision since 1990  
⇒ No BCA since 1997  
⇒ No Tran since 1995.

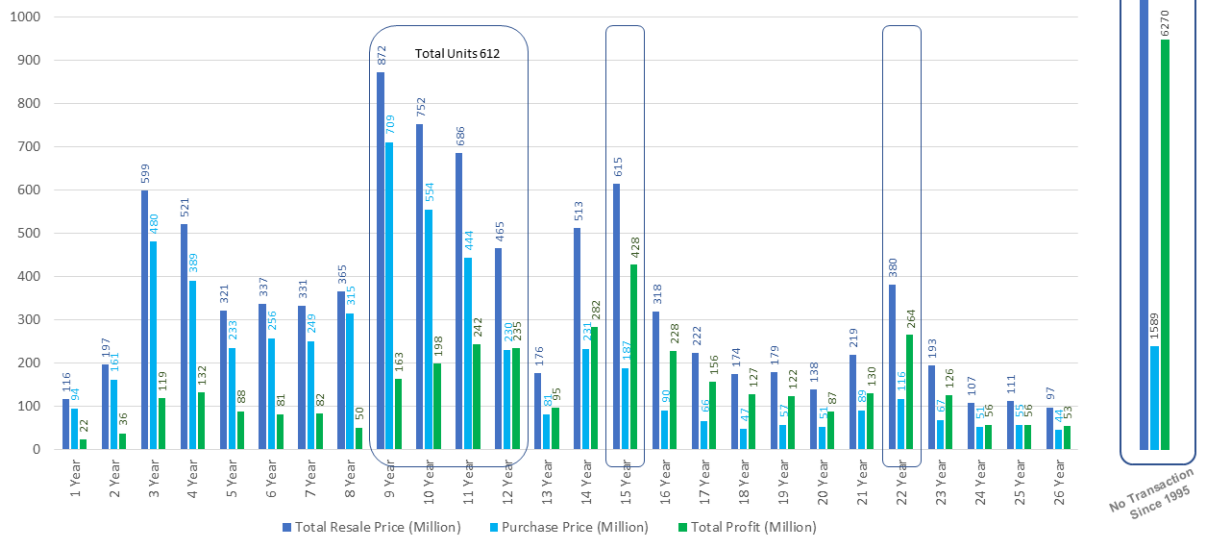


### Smart Profiling & Psychometric Targeting

Landed Year To Resale (Transacted in 2021) Total 3037 Transactions



### Landed Year To Resale Total Value & Total Profit (Transacted in 2021) Total 3037 Transactions





### **PropTech.amicus.sg**

Since launched 16 months ago, this platform garnered over 18 million viewers, daily reports for free landed ML valuation, property reports downloaded. With an agreement in place, all such reports will feature individual agents.

### **A sampling of our Backend Engine**

#### **Dynamic Landed Report**

Property Report which consists of the following: -

1. UNIT DATA/LISTING
2. LISTING (SALE & RENTAL)/PREDICTIVE ANALYTICS
3. MORTGAGE INFORMATION
4. TRANSACTION DATA (SALE & RENTAL)
5. CADASTRAL MAP (LAND AREA & LANDED DIMENSION)
6. PLANNING DECISION & PERMITS TO COMMENCE STRUCTURAL WORKS ISSUED
7. HOW YOUNG IS YOUR NEIGHBORHOOD
8. EVERY SCHOOL IS A GOOD SCHOOL BUT PARENTS LOVE THEM DIFFERENTLY
9. NEARBY MRTS, SUPERMARKETS, COMMUNITY CLUBS & PRESCHOOLS

**(Refer to Annex b & C on the samples)**

### Weekly Trigger SMS for Landed Squatter by street

- to send out SMS - \$0.30 per SMS (2 SMS lengths)
- Push Tech SMS to owners along the Street (samples of SMS as below)

#### Average Weekly Trigger

##### **UNIVERSITY WALK (JALAN ASUHAN)**

A house along UNIVERSITY WALK was sold in May.

The price indices is between \$1207 and \$1534. (Depending on land size & house type.)

The average capital appreciation is \$1.1M. BCA costs also calculated.

Click [goo.sg/c/i/9ded7b8c](https://goo.sg/c/i/9ded7b8c) to check ur house value. By Agent Name 91095989

##### **SIGLAP ROAD (TAMAN SIGLAP)**

A house along SIGLAP ROAD was sold in May.

The price index is \$1614. (Depending on land size & house type.)

The average capital appreciation is \$3.31M. BCA costs also calculated.

Click [goo.sg/c/i/9ded7b8c](https://goo.sg/c/i/9ded7b8c) to check ur house value. By Agent Name 91095989

##### **SANDY ISLAND (SENTOSA)**

A house along SANDY ISLAND was sold in May.

The price indices is between \$1212 and \$1434. (Depending on land size & house type.)

The average capital appreciation is \$949K. BCA costs also calculated.

Click [goo.sg/c/i/9ded7b8c](https://goo.sg/c/i/9ded7b8c) to check ur house value. By Agent Name 91095989

##### **PAVILION RISE (PAVILION)**

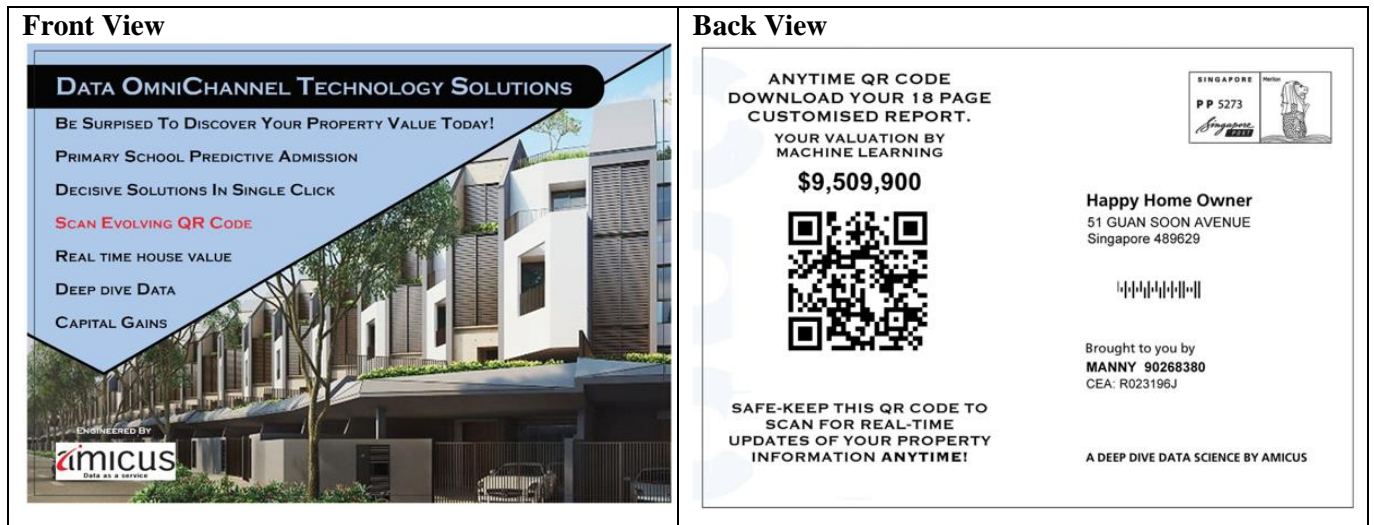
A house along PAVILION RISE was sold in May.

The price indices is between \$1895 and \$2184. (Depending on land size & house type.)

The average capital appreciation is \$2.00M. BCA costs also calculated.

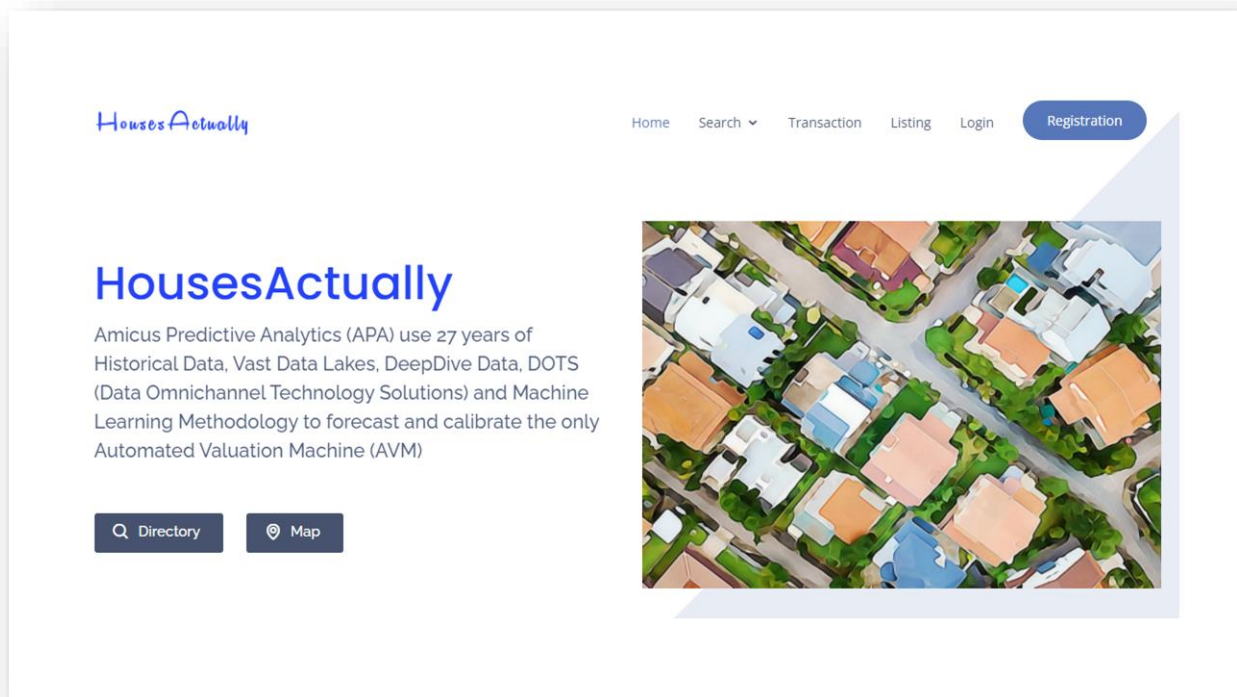
Click [goo.sg/c/i/9ded7b8c](https://goo.sg/c/i/9ded7b8c) to check ur house value. By Agent Name 91095989

- postcard - \$1 per postcard. For onboarding to introduce Agent and trigger postcards (see sample)

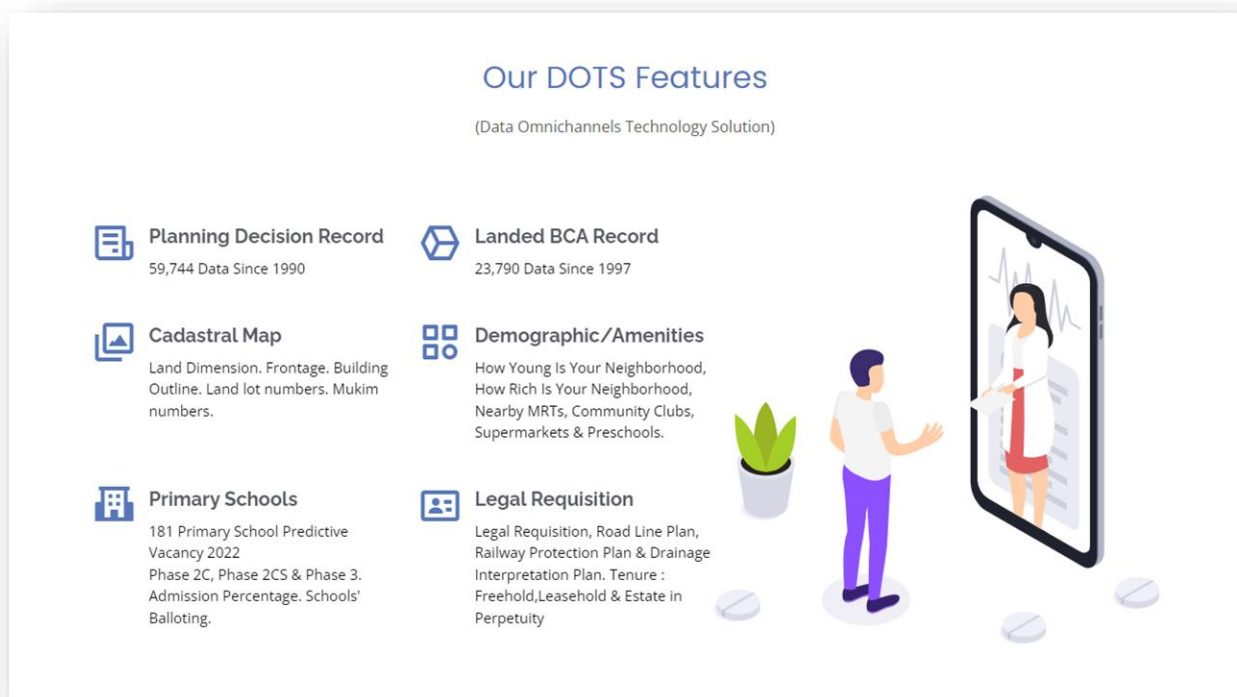


## ANNEX A

### Houses Actually



The screenshot shows the homepage of the HousesActually website. At the top, there is a navigation bar with links for Home, Search, Transaction, Listing, Login, and a Registration button. The main heading is "HousesActually" in a large blue font. Below it, a paragraph describes the service: "Amicus Predictive Analytics (APA) use 27 years of Historical Data, Vast Data Lakes, DeepDive Data, DOTS (Data Omnichannel Technology Solutions) and Machine Learning Methodology to forecast and calibrate the only Automated Valuation Machine (AVM)". To the right of the text is a 3D isometric illustration of a residential neighborhood with various colored houses and greenery. At the bottom left, there are two buttons: "Directory" and "Map".



The screenshot displays the "Our DOTS Features" section of the website. The title "Our DOTS Features" is centered at the top, with the subtitle "(Data Omnichannels Technology Solution)" below it. The features are listed in two columns, each with an icon and a brief description:

- Planning Decision Record**: 59,744 Data Since 1990
- Landed BCA Record**: 23,790 Data Since 1997
- Cadastral Map**: Land Dimension. Frontage. Building Outline. Land lot numbers. Mukim numbers.
- Demographic/Amenities**: How Young Is Your Neighborhood, How Rich Is Your Neighborhood, Nearby MRTs, Community Clubs, Supermarkets & Preschools.
- Primary Schools**: 181 Primary School Predictive Vacancy 2022, Phase 2C, Phase 2CS & Phase 3. Admission Percentage. Schools' Balloting.
- Legal Requisition**: Legal Requisition, Road Line Plan, Railway Protection Plan & Drainage Interpretation Plan. Tenure : Freehold, Leasehold & Estate in Perpetuity

On the right side of the features list, there is a 3D illustration of a person in a white lab coat standing next to a large smartphone. The smartphone screen shows a woman in a red dress. There is also a small potted plant and some coins on the ground.

**ANNEX A**  
**GCB Actually**

GCBactually

Home

Search By Street

Search On Map

Transaction List

Listing

Logout

Setting

Sold House No. 12  
LEWIS ROAD

\$ 18,680,000 (29-Dec-2021)

Find GCB

SEARCH!

2860

Total GCB

10

View Transactions In 2022

264M

Total Value In 2022

GCBactually

Home

Search By Street

Search On Map

Transaction List

Listing

Login

At a Glance

Comparison Between Transaction & Total Amount For Last 10 Years

Year	Total Amount (\$M)	Transaction Count
2021	\$2,608M	91

91 GCB Sold In 2021

Total Value : Over \$2,599B

View Details

46 GCB Sold In 2020

Total Value : Over \$1,091B

View Details

41 GCB Sold In 2019

Total Value : Over \$822,94M

View Details

261 GCB Owned By Companies

42 Companies Own More Than One GCB.

View Details

Government & Embassy

23 GCB Owned By Foreign Government & Embassy.

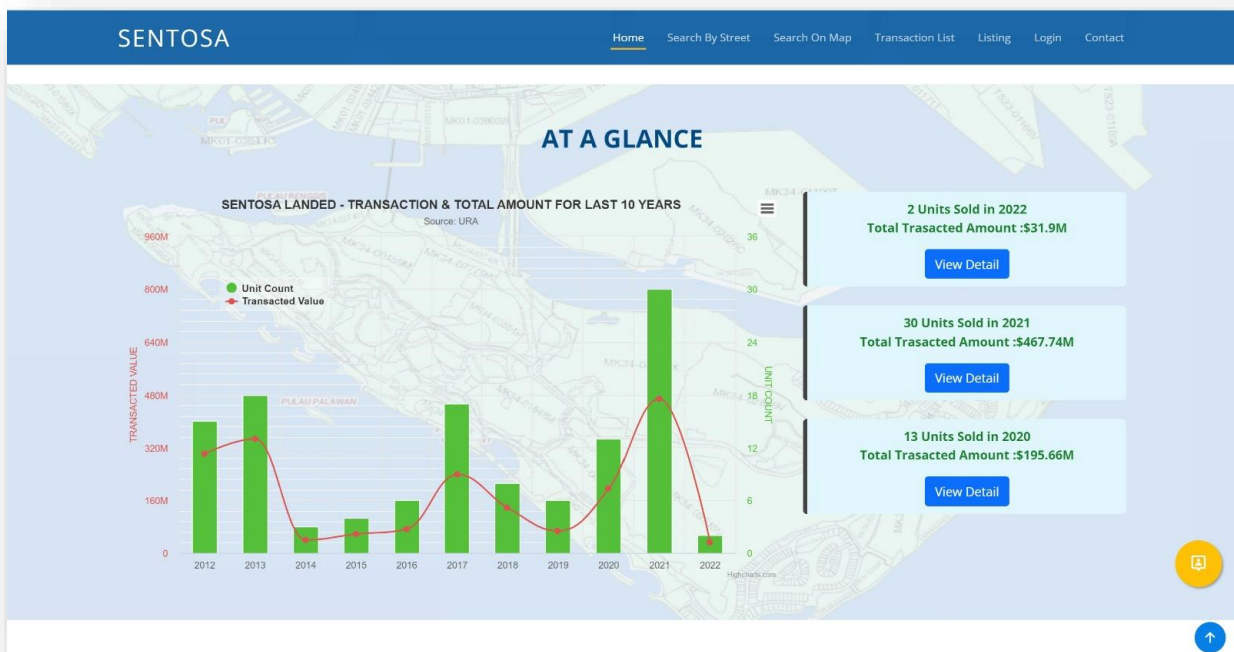
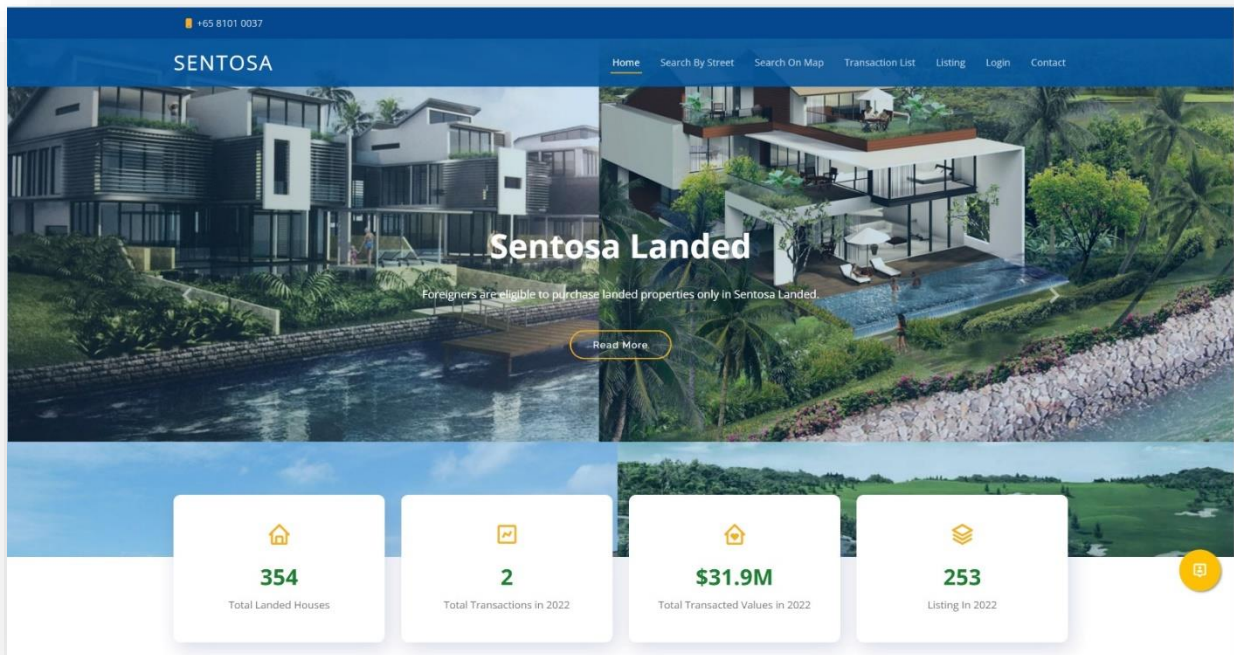
View Details

2576 GCB Privately Owned

227 GCB Owners Own More Than One GCB.



## ANNEX A Sentosa Landed



## ANNEX A

### Cluster House

Home Property ▾ Contact Us

## At a Glance

- 189 Cluster House Projects (Over 4900 Houses)
- 832 Multiple Properties Owners
- 129 Resale Transactions In 2022
- 23 Houses Rented In 2022

[View Project List](#)

**Freehold & 999 Leasehold**

157 Projects

[View Project List](#)

**99 Yrs Leasehold**

32 Projects

Home Property ▾ Contact Us

**Project Details**

- SUNRISE TERRACE
- District : 28
- TOP Year : 2019
- Drop Off Point, Gymnasium room, Lift lobby
- Total Unit : 78
- Tenure : 103 Yrs From 12/08/2013
- Developer : BLUEJON HOLDINGS PTE LTD. & CABANA JV PTE LTD

House List With Transaction House List With No Transaction

**House List With Transaction**

House No. : 100

Terrace House

2,768 Sqft

[View Details](#)

House No. : 102

Terrace House

2,756 Sqft

[View Details](#)

House No. : 104

Terrace House

2,756 Sqft

[View Details](#)

House No. : 106

Terrace House

2,756 Sqft

[View Details](#)



## ANNEX A

### Landed Permits - Structural Works Issued in 2017 – 2021

