

The 2026 Vela Bay @Bayshore Strategic Buyer's Roadmap

Phase 1: Market Analysis & The "First-Mover" Advantage

- [] **Identify the "Flagship" Difference:** Recognize that the **Vela Bay @ Bayshore Mixed-Use site** (1,280 units) is the "Town Centre" of the precinct. Unlike stand-alone condos, integrated transport hubs historically command a **20-25% price premium** and higher rental resilience.
- [] **The "Plus" Effect Study:** Understand that nearby BTOs are under "Plus" restrictions (10-year MOP). This creates a **supply squeeze** for private resale in the future, as HDB owners in the area will be "locked in" for a decade, making your private unit highly sought after.
- [] **Sea-View vs. Station-Proximity Stacks:** Decide on your priority. Do you want the high-floor south-facing units for **East Coast Park views**, or north-facing units for direct, sheltered access to the **Bedok South MRT**?

Phase 2: VVIP "Urban Village" Preview

- [] **Register for Integrated Hub Pricing:** Integrated developments have complex pricing. Ensure you are on the **Direct Developer VVIP list** to get the earliest price release for the 1-bedroom (investor) vs. 4-bedroom (own-stay) mix.
- [] **Master Plan Deep-Dive:** Study the **Transit Priority Corridor** and the **1km Linear Park**. Your unit's value isn't just the 4 walls; it's the 60 hectares of upcoming retail, heritage seawalls, and cycling paths at your doorstep.
- [] **Check School Distance:** Verify your distance to **Temasek Primary School**. Many blocks in the Vela Bay site fall within the crucial **1km radius**, a major capital appreciation driver.

Phase 3: Financial & Legal Guardrails

- [] **TDSR & BSD 2026 Check:** Ensure your loan assessment accounts for current 2026 interest rates. With land bids for this site crossing **\$1 billion**, expected launch prices are estimated at **\$2,500–\$2,800 psf**.
- [] **The "Long Island" Factor:** Note the long-term impact of the **Long Island project**. This massive reclamation will eventually add more parkland and coastal protection, essentially "future-proofing" your seaside investment.
- [] **Ballot Strategy:** Integrated projects attract high volume. Have a **Top 10 Stack List** ready. If your #1 stack is taken, the integrated mall convenience often makes the "inner-facing" stacks equally good for rental yield.

Phase 4: Post-Purchase Monitoring (2026–2030)

- [] **Infrastructure Milestone Watch:** Track the completion of the **Thomson-East Coast Line (Stage 5)** and the future flyover link to the **ECP** (expected 2030).
- [] **Rental Pipeline Preparation:** If investing, start mapping out the "Tenant Profile." The proximity to **Changi Business Park** and **Changi Airport** makes this a prime "Transit-Oriented Development" for high-income expats.