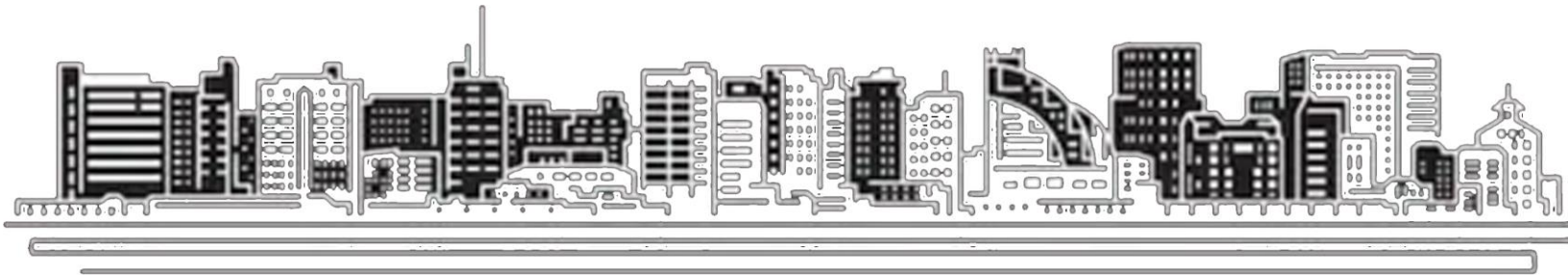


# MALE' REGION HOUSING NEED AND DEMAND ASSESMENT (HNDA)



# CONTENTS

1. MALE' REGION **POPULATION** ANALYSIS
2. HOUSING **TYPOLGY**
3. MALE' REGION **HOUSING NEED** ANALYSIS
4. MALE' REGION **HOUSING STOCK** AND **PROJECTS**

# MALE' REGION POPULATION



**252,768**

Resident Population



**46,251**

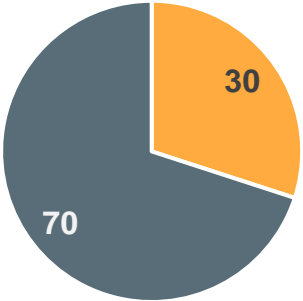
Households

**76,556**

Registered Male' Residents

**176,212**

Other local Residents in Male'

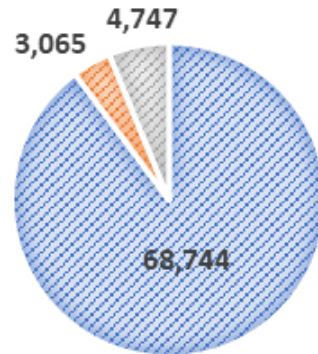


■ Registered Male' Residents ■ Other Local Residents in Male'

# POPULATION DISTRIBUTION

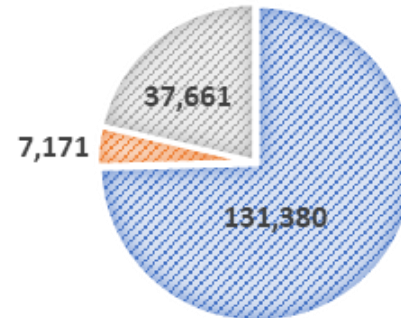
## REGISTERED MALE' RESIDENTS

■ MALE' ■ VILIMALE ■ HULHUMALE



## OTHER LOCAL RESIDENTS IN MALE'

■ MALE' ■ VILIMALE ■ HULHUMALE



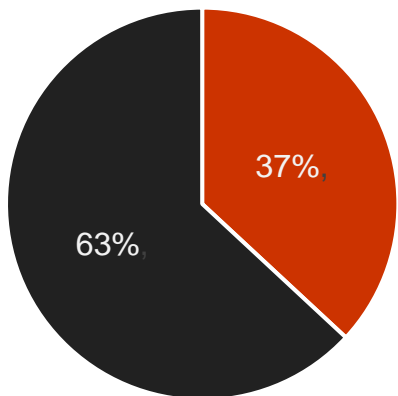
# MALE' REGION HOUSING NEED ANALYSIS

## (HNA) METHODOLOGY

- 1- Existing Built (Residential) Context; Adequacy Inadequacy
- 2- Application assessment on “Hiyaa” Housing Scheme

# 1

## Existing Context



■ Inadequate ■ Adequate

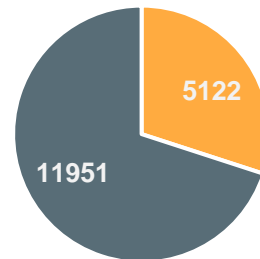
## 29,178

Nos HHs with adequate Housing  
(Assumption = Nos of HHs >600sqft X6 story (building height))

## 17,073

Nos HHs in need of Adequate Housing  
(Assumption = Nos of HHs <600sqft X3 story (building height))

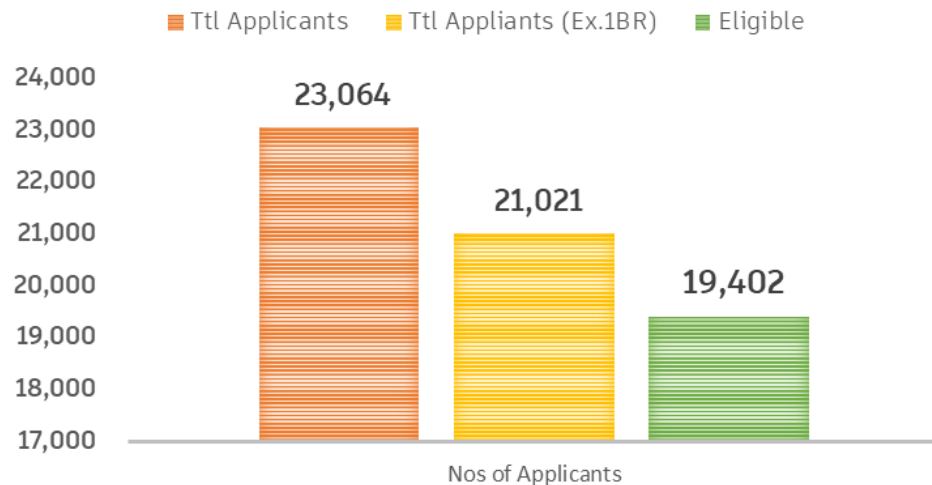
## Of Inadequate Housing



■ No. Male' Residents ■ Other Local Residents

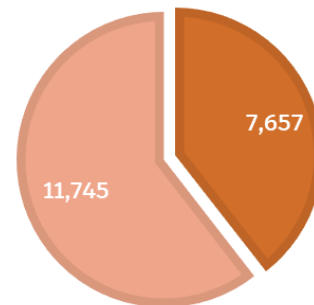
# 2

## HIYAA FLAT APPLICANTS



## OF ELIGIBLE APPLICANTS

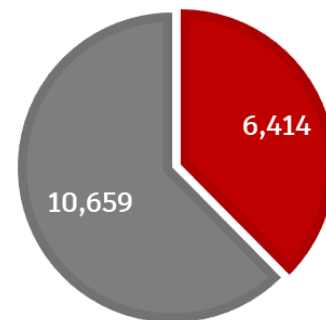
■ No. Male' Residents ■ Other Local Residents



## AVERAGE

### MALE' REGION HOUSING NEED

■ No. Male' Residents ■ Other Local Residents



# INCOME DISTRIBUTION

## 1- Low Income 15%

B7K and 7K-15K (monthly income)

## 2- Lower Mid Income 24%

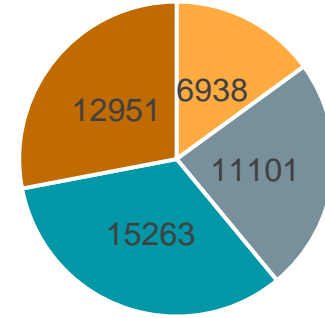
15K -25K (monthly income)

## 3- Upper Mid Income 33%

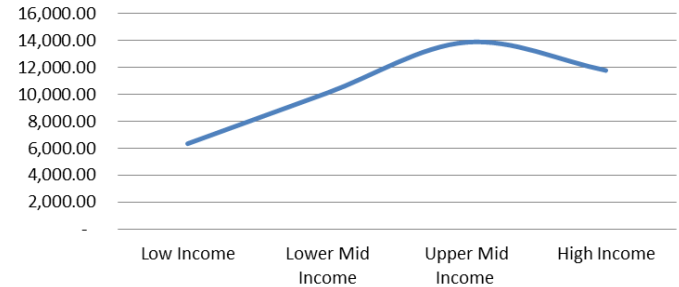
25k-45k (monthly income)

## 4- High Income 28%

45k-51 and above (monthly income)



Low Income Lower Mid Income  
Upper Mid Income High Income





# HOUSING TYPOLOGY

## 1- CH- Council Housing

Free or Subsidy, (also referred as social housing)  
755,580 (Property Value)

## 2- AH- Affordable Housing

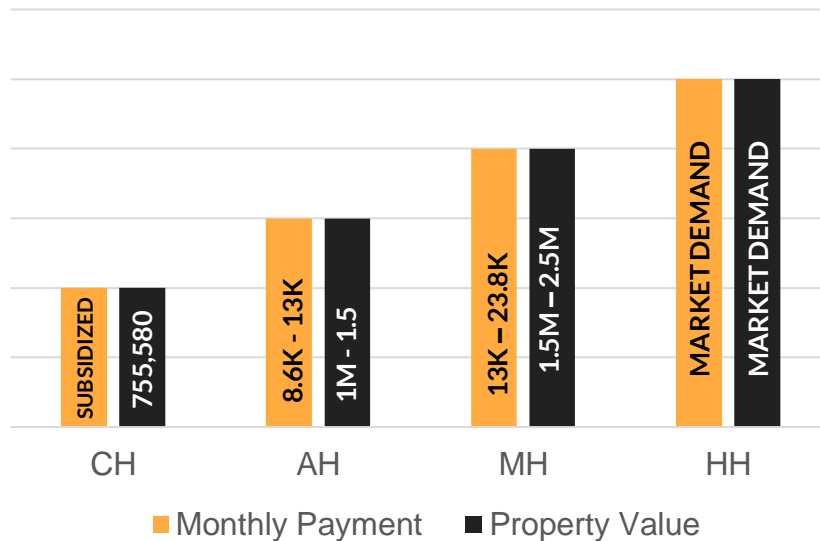
8.6k-13k monthly (Rent/Loan Repayment)  
1M-1.5M (Property Value)

## 3- MH- Mid Range Housing

13k-23.8k monthly (Rent/Loan Repayment)  
1.5M-2.5M (Property Value)

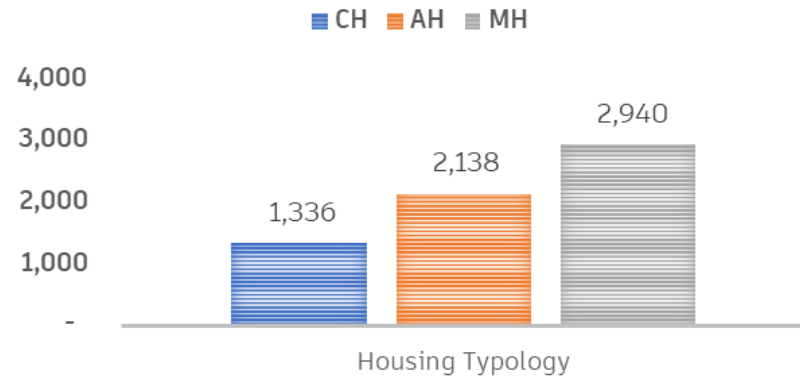
## 4- HH- High End Housing

Market Demand

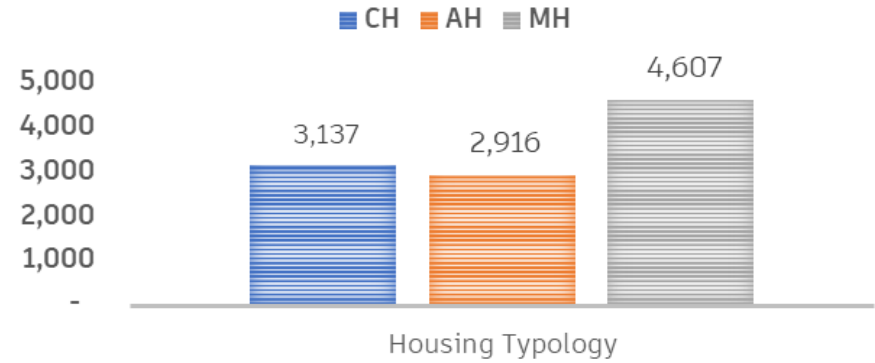


# HOUSING ALLOCATION BASED ON HNA

REGISTERED MALE' RESIDENTS



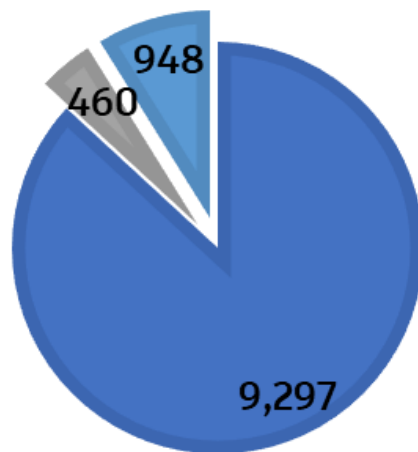
OTHER LOCAL RESIDENTS



# MALE' REGION'S HOUSING STOCKS & PROJECTS

## ALLOCTAED PLOTS (GOATHI)

■ Male' ■ Villingili ■ Hulhumale'



# PROJECTS



COMPLETED

**4,597**



ONGOING

**13,070**



PROPOSED

**11,768**

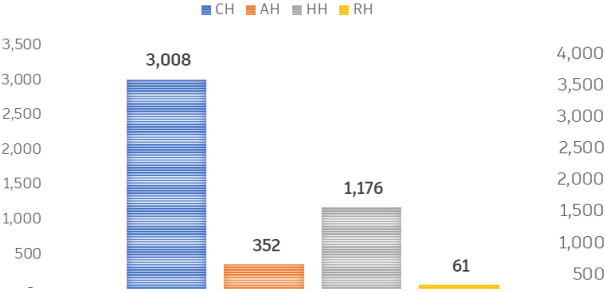


ON HALT

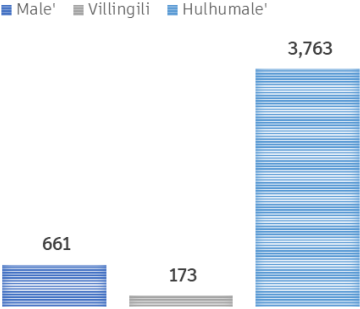
**1,147**

# COMPLETED PROJECTS

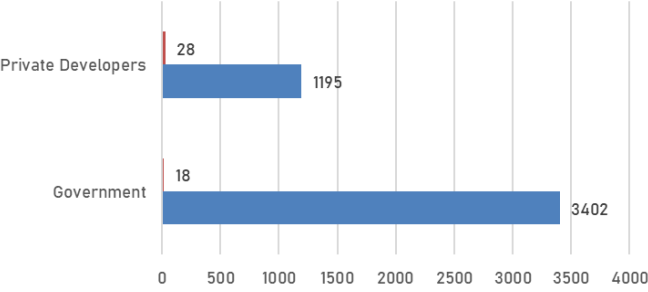
HOUSING TYPOLOGY



LOCATION

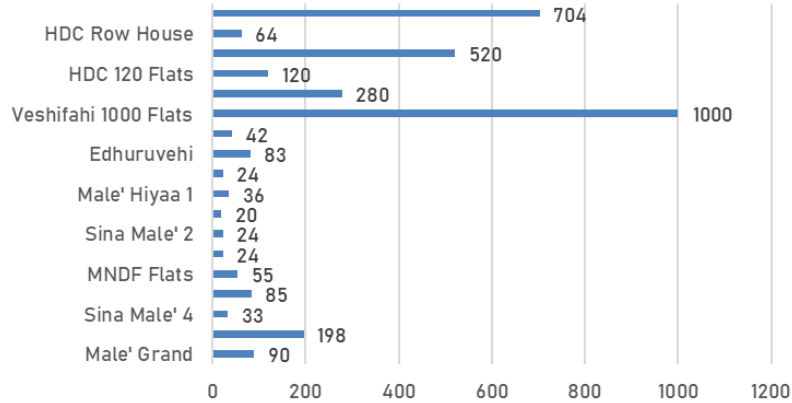


DEVELOPERS

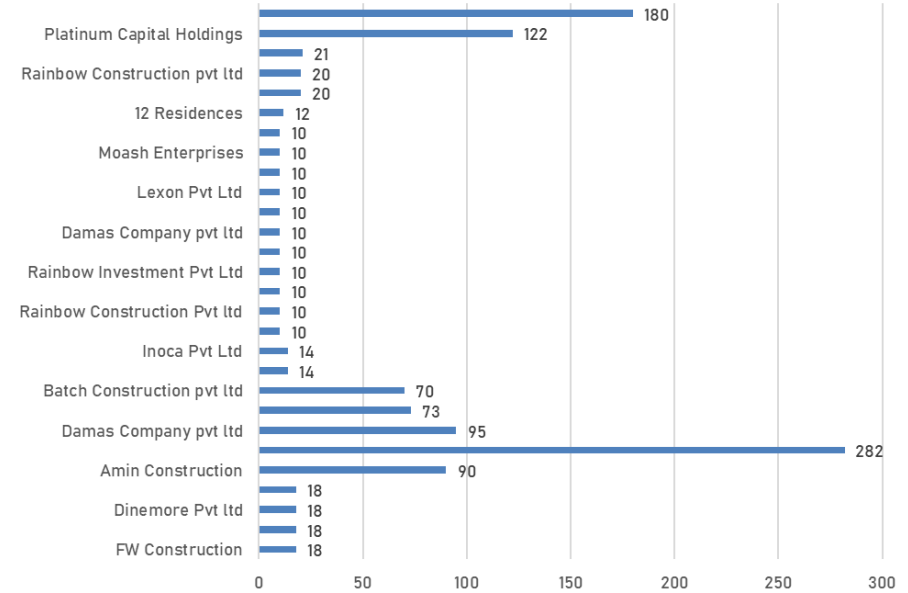


# COMPLETED PROJECTS

## DEVELOPED BY GOV & HDC



## DEVELOPED BY PRIVATE DEVELOPERS



## ONGOING PROJECTS



PROJECTS

29



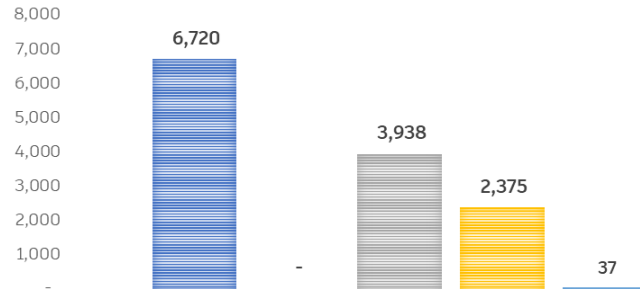
HOUSING UNITS

13,070

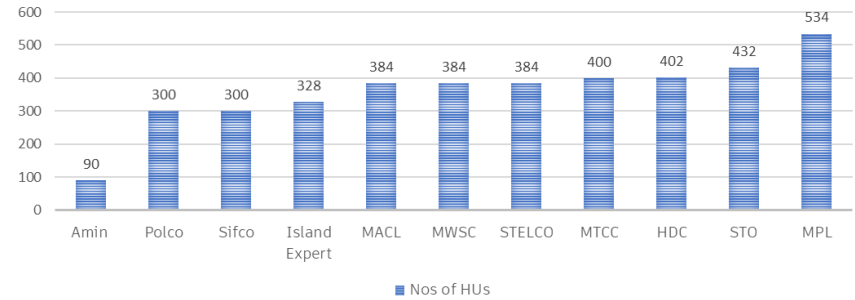
# ONGOING PROJECTS

## HOUSING TYPOLOGY

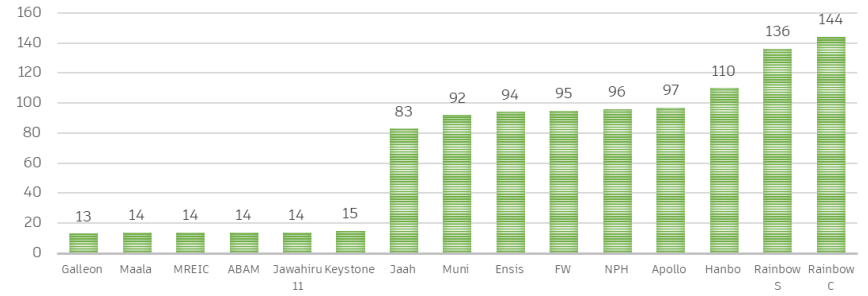
■ CH ■ AH ■ MH ■ HH ■ PLOT



## DEVELOPERS -MH



## DEVELOPERS-HH





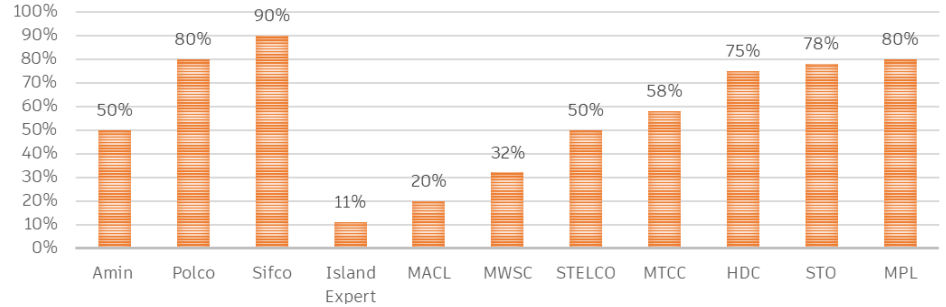
## ONGOING PROJECTS - progress

6,720 Hiyaa Flats

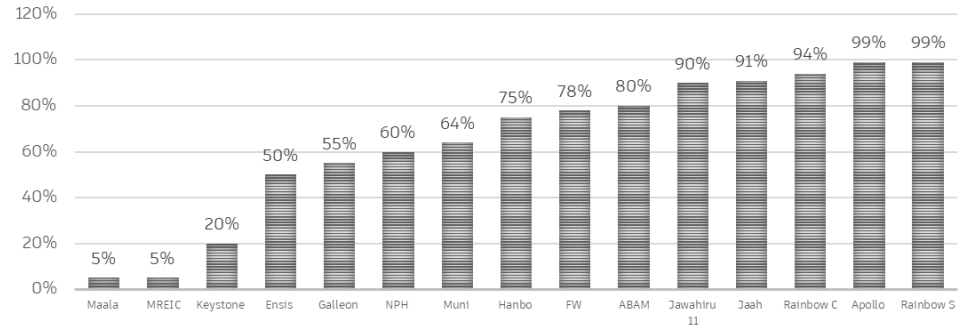
80%

Expected Completion Dat March 2021

PROGRESS% -MH



PROGRESS %-HH



## ONGOING PROJECTS - market demand

**1- Hiyaa Flat** **6720**

Allocation ongoing

**2- Hiyaa SOE's** **3,848**

Company staffs

**3- CMEC** **1344**

Mid-High End

**4- Private Developers** **2375**

High End

**Private Developers** **2375**

High End

**657 UNITS SOLD**

**374 UNITS remaining**

## ONGOING PROJECTS - summary



HOUSING UNITS

13,070



SALES / ALLOCATED

11,225

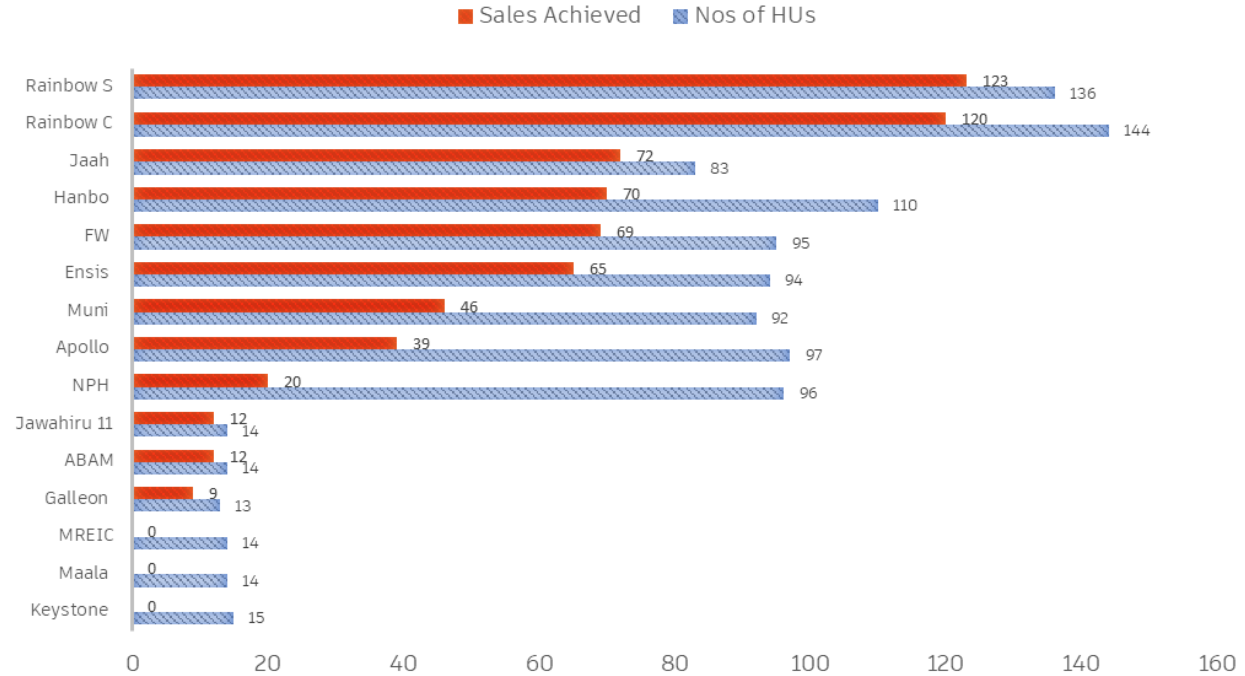


AVAILABLE

1,808

## ONGOING PROJECTS - summary

NOS OF SALES ACHIEVED UNITS - HH



## ONGOING PROJECTS - Average Price

	Type	Area (SQFT)	Price	Average Price per SQFT
Fitron by Muni Enterprise	3 BR	1010	3,030,000.00	3,000.00
Fitron by Muni Enterprise	2 BR	591	1,773,000.00	3,000.00
Aira by Ensis	3+1 BR	1365	5,733,000.00	4,200.00
Aira by Ensis	2+1 BR	1043	4,380,600.00	4,200.00
Aqua Vita	3+1 BR	1405	4,526,541.00	3,221.74
Aqua Vita	2+1 BR	1090	3,032,343.00	2,781.97

### *Notes:*

- *All prices are mentioned above based on the market prices*
- *All units are assumed to be sold in open market*

## PROPOSED PROJECTS



PROJECTS

18



HOUSING UNITS

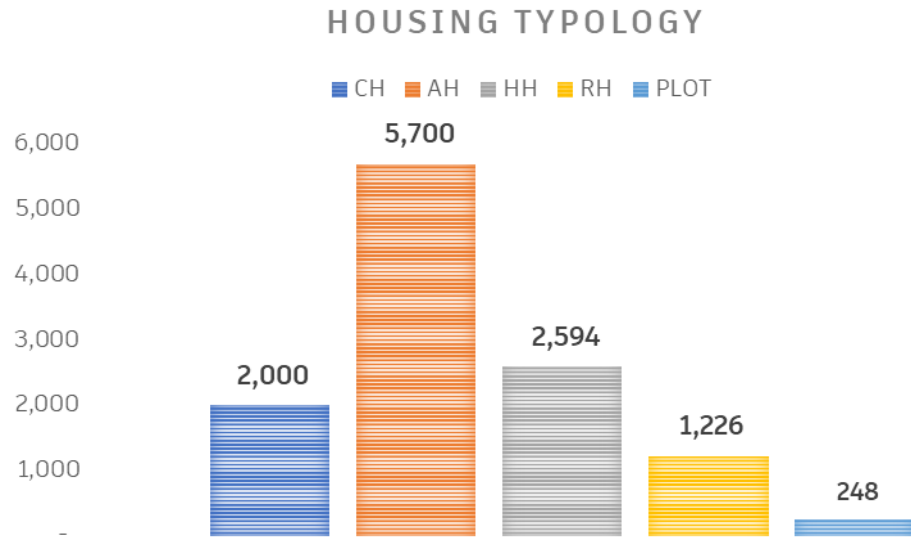
10,294



PLOTS

1,474

## PROPOSED PROJECTS-typology

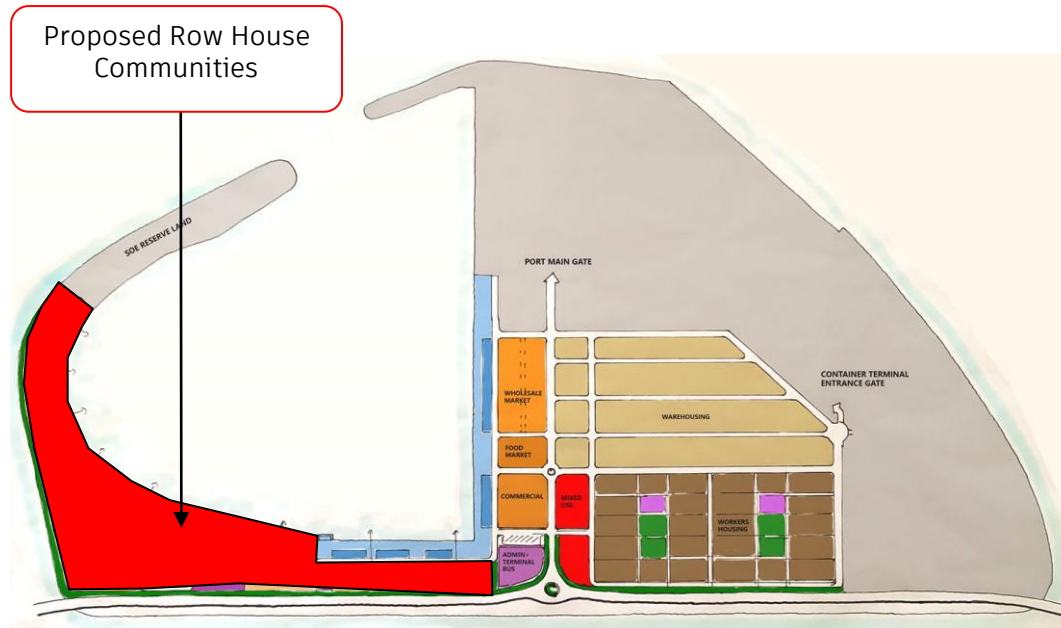


## PROPOSED PROJECTS - progress

DEVELOPER	DESCRIPTION	NOS OF HOUSING UNITS	STATUS
FDC	4000 Housing	4000	15% financing is being finalised. 85% financing term sheet has been sent to MOF. SG application initiated after ITC.
CHC	Coral Boulevard	1155	Project Formulation Ongoing
Premium Villas	Detached Housing	78	Project Formulation Ongoing
FDC	Sinohydro	1700	ITC for the 85% financing has been submitted by the developer. Submitted for MoF Approval
Private	Row House	1200	Reclamation Ongoing
Private	Row House	26	Project Formulation Ongoing
Private	Private Residential Lots	248	Project Formulation Ongoing
Aminaedi	Mixed-use residential complex	100	Detail Drawing Submission Stage
JV MP&RC		162	Detail Drawing Submission Stage
HDC/FDC	2000 Housing	2000	Project Formulation Ongoing
HDC	Mixed-use residential complex	355	Invitation sent for Bids
P2 Mix R	Mixed-use residential complex	744	Project Formulation Ongoing



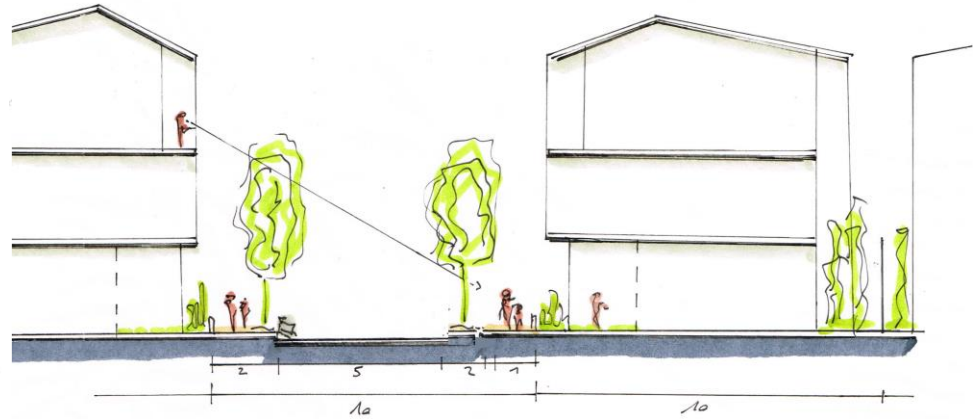
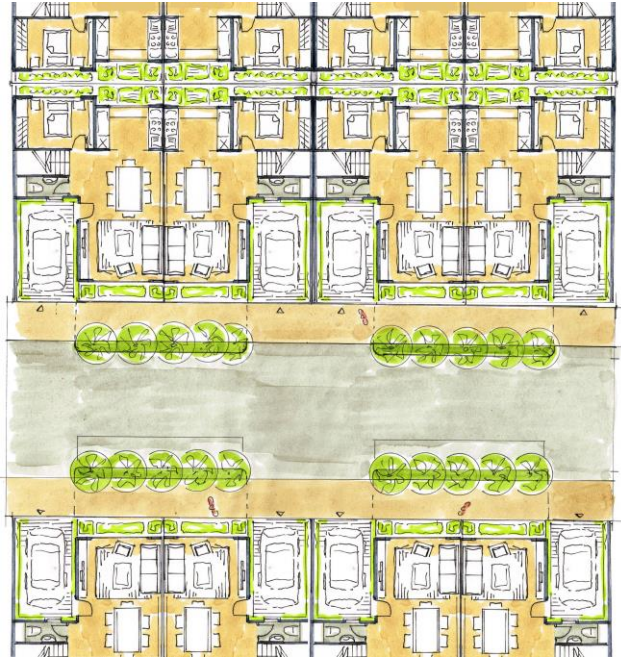
# PROPOSED PROJECTS-Gulhifalhu Row House Communities Draft



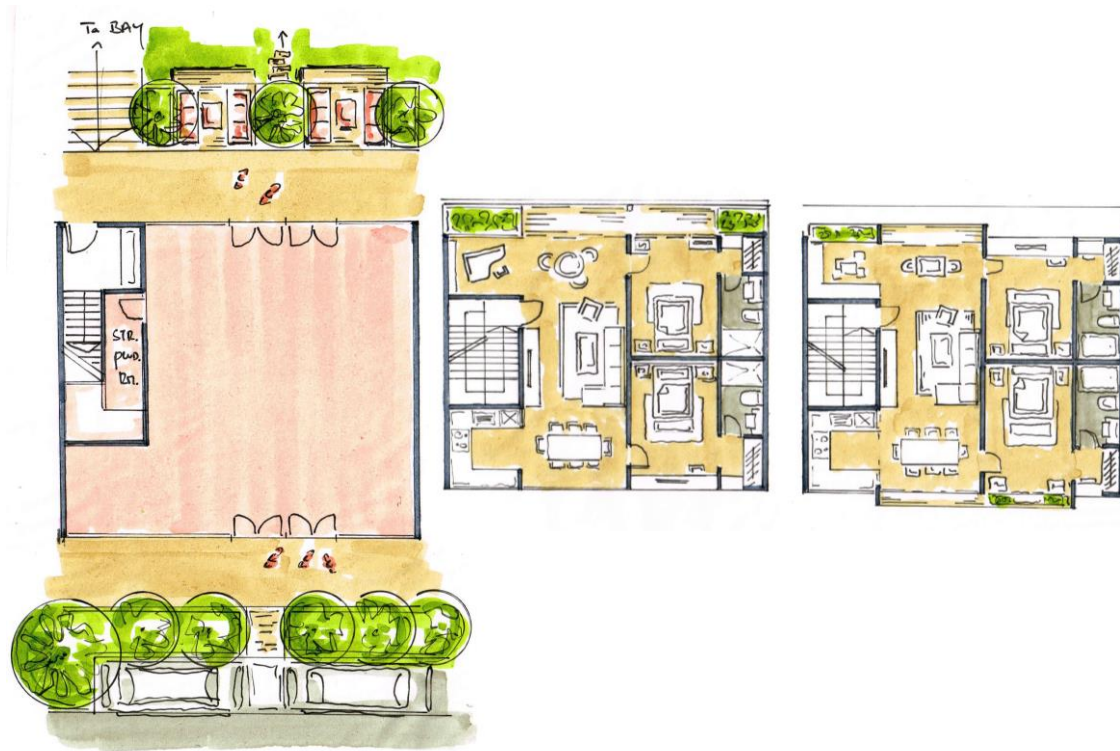
## PROPOSED PROJECTS-Gulhifalhu Row House Communities Draft



## Gulhifalhu Row House - Plans & Elevation



## Gulhifalhu Row House - Mixed use type



## PROJECTS ON HALT



PROJECTS

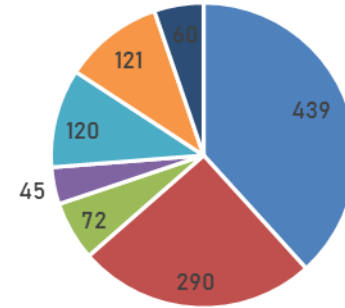
7



HOUSING UNITS

1,147

## PROJECTS ON HALT



■ Customs ■ MNU ■ Apex Realty ■ Apex Realty  
■ SG18 (Sandal) ■ VILLA ■ SG18 (Sandal)

**THANK YOU**