

Simon Monteiro

SINGAPORE SHOPHOUSE & HERITAGE ADVISORY

Where shophouse investment
meets provenance.



With Dr Julian Davison

Architectural historian, author & Provenance Partner

INVESTORS • LANDLORD • TENANTS • OWNERS • REAL ESTATE FUNDS - WE SERVE YOU

www.shophouse.com.sg

Experience with depth. Representation with purpose.



Simon Monteiro

Associate Vice President
List Sotheby's International
Realty Singapore

CEA Registration R014104Z

For more than three decades, Simon Monteiro has focused on the meeting point between Singapore real estate, heritage and private capital.

His work spans conservation shophouses, boutique hotels and distinctive commercial properties. He brings transaction experience together with a collector's interest in the original documents, people and architecture behind an address.

For an owner, that means a property presented with a considered commercial case. For a buyer or family office, it means a clearer basis for asking the right questions before committing capital.

With Dr Julian Davison as Provenance Partner, Simon adds historical research to the conversation—without confusing a building's story with its investment fundamentals.

30+

YEARS IN REAL
ESTATE

130

SHOPHOUSES SOLD

5

BOUTIQUE HOTELS

S\$1bn+

REPORTED CAREER
VALUE

Career counts supplied by Simon, September 2026. The S\$1 billion-plus record was reported by EdgeProp in 2017. Categories can overlap and are not additive.

Sources: [R1] [R3] [R10]

A collector before a realtor.

Some careers begin with a business plan.
Simon's began with curiosity.

Childhood visits to Sungei Road with his father introduced him to objects with a past. Coins and stamps led to manuscripts, maps and land deeds: the paper trail of a changing city.

He entered real estate in 1994. His first shophouse sale, at Spottiswoode Road, became the start of a long specialisation. Experience with the Goei family's property businesses deepened his understanding of leasing, ownership and the life of heritage buildings.



THE PUBLIC RECORD

The Straits Times

The Collectors' Series
23 February 2013

"Thrill of an old paper chase"

Original newspaper clipping supplied by Simon.

*The building is the asset.
Its history is part of what makes it matter.*

Sources: [R1] [R12]

Two perspectives. One considered decision.



TRANSACTION PERSPECTIVE

Simon Monteiro

Market judgement, owner representation, acquisition and leasing experience, negotiation and client coordination.



HISTORICAL PERSPECTIVE

Dr Julian Davison

Archival research, architectural interpretation, ownership context and a documented account of the building's past.

*“Simon’s the collector
and I am the archivist.”*

Dr Julian Davison, LUXUO / PALACE, 17 February 2023

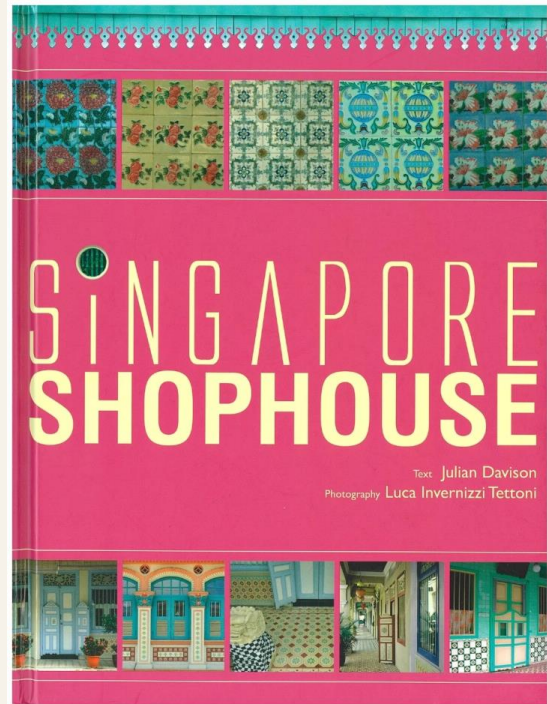
Sources: [R3] [R7] | Their collaboration was already described in the 2017 press record.

Dr Julian Davison

ARCHITECTURAL HISTORIAN • AUTHOR • HISTORICAL RESEARCHER



Photograph supplied by Simon.



Singapore Shophouse. Original cover supplied.

Dr Julian Davison brings a historian's discipline to the interpretation of Singapore's built heritage. His work connects architecture with the lives, businesses and changing uses associated with a place.

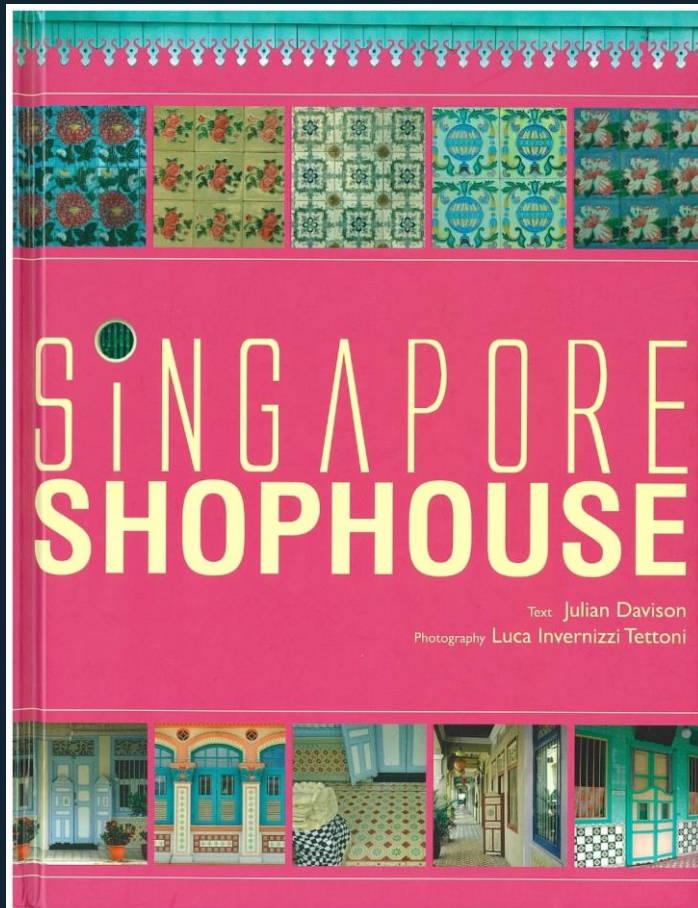
He holds a PhD in Anthropology from SOAS, University of London. In 2009 he received a Lee Kong Chian Research Fellowship from the National Library, and he researched and presented the television series Site and Sound.

His books include Singapore Shophouse and Black and White: The Singapore House 1898–1941. As Simon's Provenance Partner, he contributes research and interpretation to separately scoped heritage assignments, including the Neil Road study featured here.

Sources: [R6] [R7] [R8] [R9]

Singapore Shophouse

A reference for seeing beyond the façade.



AUTHOR

Julian Davison

PHOTOGRAPHY

Luca Invernizzi Tettoni

PUBLICATION

Talisman Publishing
October 2010

FORMAT

208-page hardback
ISBN 9789810597160

Published as a co-edition with the National Archives of Singapore, the book explores the shophouse's definition, development and contemporary life. Its illustrated case studies consider the adaptation of older buildings to new uses.

Understand the form.

Read the history. Consider the next use.

Sources: [R9] | Publication details and discussion are based on the publisher's record.

REPORTED TRANSACTION • 2022

An island block. An institutional buyer.



Jalan Besar / Veerasamy Road. Photo: 8M Real Estate, via the supplied Business Times clipping.

S\$40m

TRANSACTION VALUE

5

ADJOINING
SHOPHOUSES

999 years

REPORTED TENURE

The Business Times reported 8M Real Estate's acquisition of five adjoining conserved shophouses at the Jalan Besar / Veerasamy Road corner and expressly named Simon Monteiro as the broker.

Sources: [R4] | Historical transaction, not a current offer or valuation.

The transaction. In the public record.

THE BUSINESS TIMES / PRINT EDITION: 1 OCTOBER 2022

THE BUSINESS TIMES

Saturday, October 01, 2022

BT f t i
businesstimes.com.sg

8M Real Estate buys island block of 5 shophouses in Jalan Besar for S\$40 million

The 999-year leasehold property is connected via a covered walkway to an underground pedestrian link to the Jalan Besar MRT station

By Kalpana Rashiwala
kalpana@sph.com.sg

SINGAPORE-BASED real estate investment company 8M Real Estate is buying an island block of 5 adjoining conserved shophouses along Jalan Besar, literally a stone's throw from Jalan Besar MRT station, for S\$40 million. The 3-storey properties, located within the Little India Conservation Area, are on 6,584 square feet of land with 999-year leasehold tenure from October 1926. Standing at the corner of Jalan Besar and Veerasamy Road, the shophouses are fully leased to retail and office tenants.

The properties are being sold by Teo Siok Guan (Private) Limited, which is currently in liquidation (members' voluntary winding up) based on information from data platform Handshakes. The company is named after the late Teo Siok Guan, who owned Guan Hoe Company (Malaya), once located along Hill Street. It was well-known as the sole agents for Suzuki Motorcycles in Singa-

pore and Malaya in the 1960s, according to the Rojak Librarian blog. He died in May 1957.

Teo Siok Guan (Private) Limited also used to own shophouses in Joo Chiat Place, Tembeling Road and Killiney Road, which have already been sold.

The sale of the 5 shophouses along Jalan Besar was brokered by Simon Monteiro of List Sotheby's International Realty.

8M is expected to pump in S\$3 million to S\$5 million to spruce up the asset. Market observers suggest that the group could look to convert the shophouses to a hotel, serviced apartments or other forms of accommodation.

When contacted by *The Business Times*, 8M founder and chief executive Ashish Manchharam highlighted the property's prime location. The transaction is 8M's first acquisition in more than a year. Its previous purchase, in January 2021, was of 3 adjoining properties at 8, 9 and 10 Craig Road for S\$29.28 million from Hong Kong-based Harilela Group. "This island block of 5 shop-



Standing at the corner of Jalan Besar and Veerasamy Road, the shophouse block has architectural characteristics dating back to the late 1920s. PHOTO: 8M REAL ESTATE

houses in Jalan Besar has unique architectural characteristics dating back to the late 1920s, and is connected via a covered walkway to an underground pedestrian link to the Jalan Besar MRT station. This marks our second acquisition in Little India since we bought Wanderlust hotel along Dickson Road in 2018," Manchharam added.

8M paid S\$37 million for the freehold, 4-storey conserved hotel and expended a further S\$3 million to refurbish it.

"We are confident of prospects for the Little India area because of growing demand from tenants and operators as the area transforms following completion of new infrastructure developments such as MRT stations and upcoming residential projects," said Manchharam. He noted that the Jalan Besar shophouse block the group is buying is also

diagonally opposite the Housing Board's maiden prime location public housing project, River Peaks I and II, which will come up on 2 plots of land along Weld Road and Kelantan Road, next to Jalan Besar MRT station. The project will have 960 Build-To-Order (BTO) flats spread across 6 blocks, each 47 storeys high. One of the blocks will include some rentals flats. The project is slated for completion in 2028.

8M Real Estate, which Manchharam set up in 2014 with some foreign institutional investors, owns a portfolio of more than 60 properties worth a total of over S\$1 billion in Singapore, comprising predominantly conserved shophouses. These are mostly in Districts 1 and 2 in locales such as Boat Quay, New Bridge Road, South Bridge Road, Amoy Street, Gemmill Lane, Duxton Hill and Keong Saik Road.

EXPLICIT BROKER ATTRIBUTION

Simon Monteiro

The original clipping is reproduced as supplied. Online article dated 30 September 2022.

Sources: [R4]

136 & 138 Neil Road

A PRIVATE-CAPITAL RELATIONSHIP ACROSS THE ASSET LIFECYCLE



S\$40.88m

SALE REPORTED JULY 2026

Freehold

NEIL ROAD / BUKIT PASOH

The 2026 Business Times report records a completed private-treaty sale, co-brokered by Colliers and List Sotheby's International Realty. Simon's supplied record includes the address among his completed mandates.

Sources: [R2] [R3] [R5] | Completed historical transaction; see the source register for attribution.

Not just the sale. The life of the asset.

The Neil Road record brings together the services that sophisticated owners often need at different stages of ownership.

2011

Acquisition & provenance

EdgeProp records Simon's sale of the pair to Luca Padulli for S\$17.5 million and the commissioning of Dr Davison to establish the historical origins.

2014

Restoration & occupation

The same account records Simon's engagement of Tellus Architects for renovation, followed by Goethe-Institut Singapore's move into the property in March 2014.

2025

The historical record deepens

Dr Davison's updated heritage survey examines the site's earlier buildings, architectural authorship, surviving details and wider Bukit Pasoh setting.

2026

A completed divestment

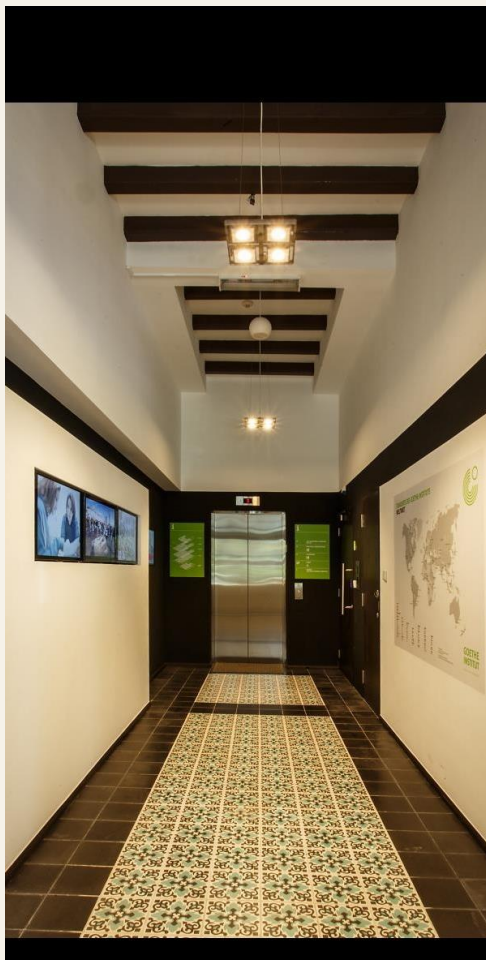
The Business Times reports the S\$40.88 million sale. Colliers and List SIR are identified as the co-brokers.

A long-term relationship can connect research, acquisition, improvement, leasing and eventual disposal. Each stage has its own scope and professional responsibilities.

Sources: [R2] [R3] [R5] [R6] [R7]

An old address. A purposeful new use.

Historical project photographs show the building's adaptation for Goethe-Institut Singapore—not just a conserved exterior, but working spaces for an institution.



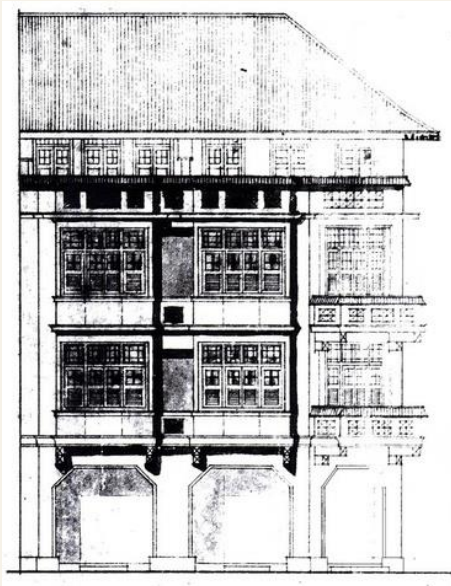
RESTORATION & INTERIOR WORKS

The supplied Tellus Architects reference describes structural strengthening, staircase widening, fabric repairs and upgraded building services and safety provisions. Simon's coordination role is described in the 2017 EdgeProp account.

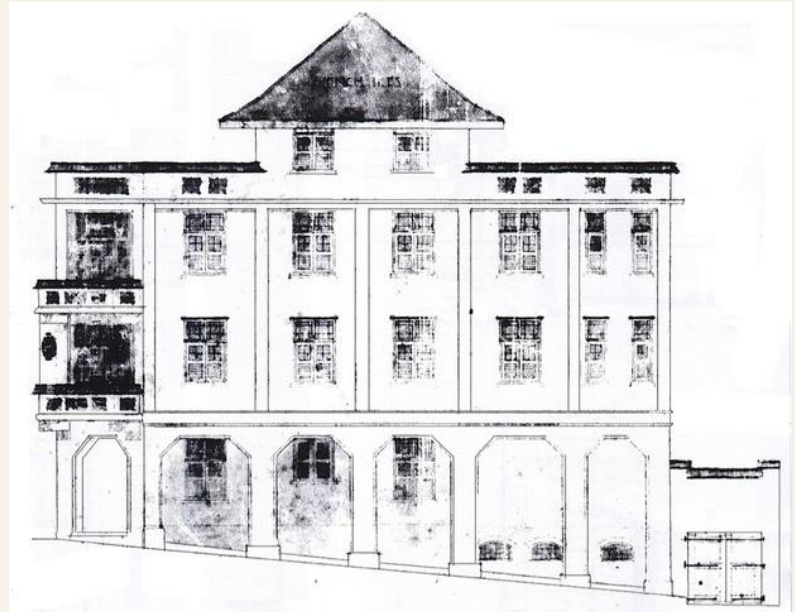
Sources: [R2] [R3] | Project photography / architectural work: Tellus Architects. Historical views.

The archive reveals the building's character.

SWAN & MACLAREN / COMMISSIONED BY WONG LOON CHEE



Front elevation: Neil Road.



Side elevation: Bukit Pasoh Road.

The survey traces successive buildings on the site and explains the present form: commercial premises below accommodation, with an attic, roof terrace and a rear sub-basement responding to the falling ground.

Dr Davison considers Frank Brewer the likely individual designer within Swan & Maclaren. That remains an attribution, not a certainty: the surviving drawings are unsigned.



Original elevations and decorative details, reproduced from Dr Davison's survey.

Dating note: the survey uses 1925; the 2026 press report states completion in 1926. The difference is retained pending primary-record reconciliation.

Sources: [R6] [R5]

Heritage hospitality. A recurring specialism.

Five boutique-hotel references form part of Simon's supplied career record. Each is a different expression of the relationship between a building, an operator and its neighbourhood.



Duxton / Berjaya Hotel

HISTORICAL SALE REFERENCE / DUXTON



Hotel 1929

Keong Saik Road
Historical sale reference

Heritage assets are understood through both their physical character and the practical demands of occupation.

Sources: [R1] [R2] | Historical names and photographs; no current operating-brand claim.

Different settings. The same specialist focus.



Naumi / KēSa House

KEONG SAIK

A shophouse-row hospitality reference in Simon's supplied transaction archive . Sold to 8M



Wanderlust

DICKSON ROAD

A separate Little India hotel reference. The archive also includes press coverage of its sale to 8M.



New Cape Inn

TIONG BAHRU

A further boutique-hotel sale reference, broadening the geographical range of the career record.

Sources: [R1] [R2] | Selected references supplied by Simon; property names are kept distinct.

Distinct addresses. Different client briefs.



44 & 46 Club Street

Adjoining CBD shophouses



22A, 22B & 23 Mosque Street

Chinatown shophouse reference



291 River Valley Road

Former Mission to Seamen



56 Serangoon Garden Way

Neighbourhood commercial asset



30-46 Joo Chiat Place

Portfolio sale reference



Tanglin Road retail interest

Luxury-retail acquisition reference

Simon also records transaction experience with the former Thong Chai Medical Institution at 50 Eu Tong Sen Street, a national monument.

Sources: [R1] [R2] | Supplied career references; client identities are not presented as endorsements.

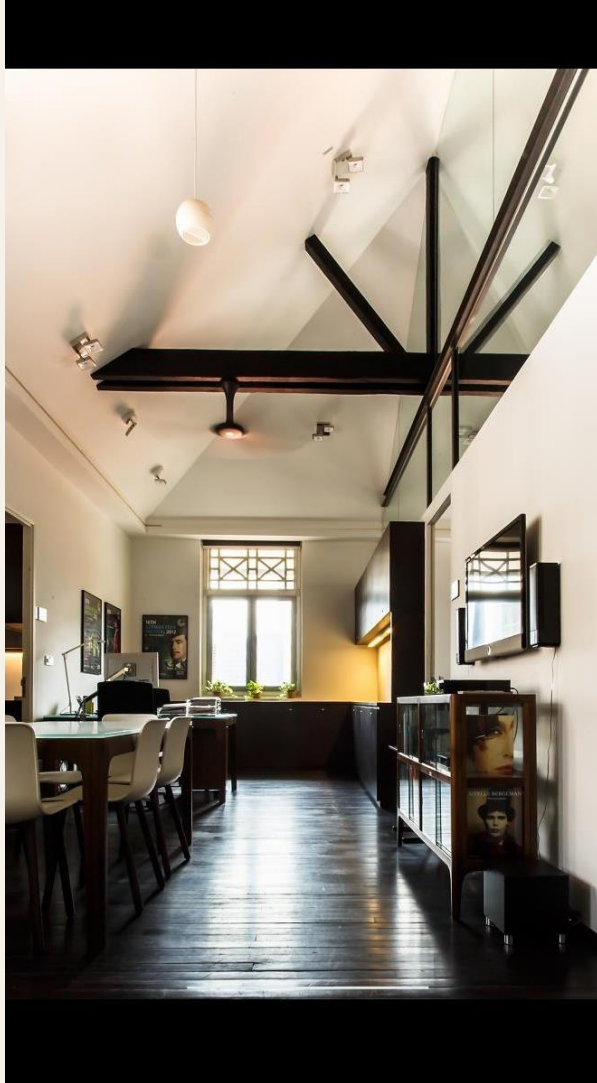
A record built over time.

Selected coverage connects the collector, the specialist and the transaction record.

2013	The Straits Times	[R12]
	The collector's interest in original Singapore documents.	
2017	EdgeProp	[R3]
	A joint profile and the Neil Road acquisition, research and restoration story.	
2022	The Business Times	[R4]
	Jalan Besar island-block acquisition; Simon named as broker.	
2023	LUXUO / PALACE	[R7]
	Simon and Dr Davison discuss heritage and provenance together.	
2025	RICS Modus	[R10]
	Simon's commentary on heritage buildings and their place in the city.	
2026	The Business Times	[R5]
	Completed S\$40.88 million sale of the Neil Road pair.	

Publication coverage is evidence of the reported facts—not an endorsement by the publisher of this dossier or its services.

The right occupier. A relevant next chapter.



Think beyond the rent.

A tenant's needs must meet the building's realities: access, floorplate, circulation, servicing, fit-out, neighbours and the approved use.

The brief may be office, retail, food and beverage, cultural or hospitality-led. An appealing concept is a starting point—not evidence that a use is permitted or technically feasible.

Simon's role is to connect the leasing proposition with suitable occupiers and coordinate the questions that the appointed professional team must resolve.

*A building's identity can strengthen its positioning.
Its physical and approval constraints still matter.*

Sources: [R2] [R3] | Historical Goethe-Institut project image: Tellus Architects.

Evidence behind the profile

Research edition: 30 September 2026. Reference codes on the pages connect the profile to the underlying record.

[R1] Supplied professional profile / Boulevard

Simon Monteiro, supplied September 2026 career profile and two-page Boulevard feature, “The passion of a shophouse specialist”. Current unit and hotel counts are supplied career figures.

[R2] References Deck — completed-mandate and project archive

Simon Monteiro, References Deck.pdf, 26 pages. Historical asset photographs, completed-mandate references, press clippings and Tellus Architects project records. Not an independently audited transaction schedule.

[R3] EdgeProp — Passion for shophouses

Cecilia Chow, “Passion for shophouses”, 6 November 2017, pp. EP6–EP7; reproduced in References Deck, pp. 23–24. Describes the 2011 Neil Road purchase, historian’s involvement, renovation coordination and 2014 tenancy.

[R4] The Business Times — Jalan Besar, 2022

Kalpana Rashiwala, “8M Real Estate buys island block of 5 shophouses in Jalan Besar for S\$40m”. Online: 30 September 2022. Supplied print clipping: 1 October 2022. Explicitly names Simon as broker.

[R5] The Business Times — Neil Road, 2026

Kalpana Rashiwala, “Italian aristocrat sells pair of Neil Road shophouses for S\$40.88 million”. Published 10 July 2026; updated 13 July. Reports a February private-treaty transaction, completed, co-brokered by Colliers and List SIR.

[R6] Julian Davison — Neil Road heritage survey

Heritage Surveys: Neil Road, No. 136 & 138, updated 31 May 2025. © Julian Davison (2025), Straits Shophouse Pte Ltd. Architectural history, historical map, elevations and comparative details.

Public-source titles are clickable where a web reference is available. Original source documents retain their authorship and copyright.

Scholarship, media & images

[R7] LUXUO / PALACE — joint interview

Joe Lim, “Preserving Singapore’s Historical Shophouses”, 17 February 2023. Documents the collaboration and the role of provenance in the Neil Road acquisition.

[R8] National Library — Dr Julian Davison

BiblioAsia, “Lee Kong Chian Research Fellow: Dr Julian Davison”, 1 January 2010. Academic training, 2009 research fellowship and Site and Sound.

[R9] Talisman Publishing — Singapore Shophouse

Publisher record: Julian Davison; photography by Luca Invernizzi Tettoni; October 2010; 208-page hardback; ISBN 9789810597160; co-edition with the National Archives of Singapore. Book description, not a full-text review.

[R10] RICS Modus — historic shophouses

Noella Pio Kivlehan, “How did historic shophouses became prime real estate?”, 22 June 2025. Includes Simon’s heritage-property commentary and identifies his List Sotheby’s role.

[R11] shophouse.com.sg — specialist platform

The Shophouse Investment Guide. Public website reviewed 30 September 2026. The five-pillar presentation in this dossier sets out the platform’s direction, not a completed-feature audit.

[R12] The Straits Times — collector profile

Nicholas Yong, “Thrill of an old paper chase”, The Collectors’ Series, 23 February 2013. Original clipping supplied in References Deck, page 1.

EDITORIAL & IMAGE NOTES

Portraits, book covers, property photography and archive material come from the supplied files. Project images are credited to Tellus Architects where identified; Neil Road research and survey imagery to Dr Julian Davison. The original press clipping is retained rather than recreated.

Career counts are supplied, not audited. Historical prices are not current valuations or investment returns. The Neil Road 1925 / 1926 dating difference and the tentative Frank Brewer attribution are preserved. Publication coverage does not imply endorsement.

Your next chapter in Singapore's heritage.

Begin with the property, the purpose
and the legacy you want to build.



Simon Monteiro

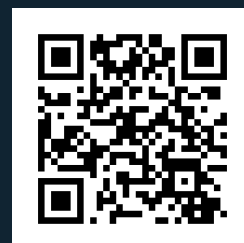
Associate Vice President
List Sotheby's International Realty Singapore

MOBILE / WHATSAPP

+65 9010 1024

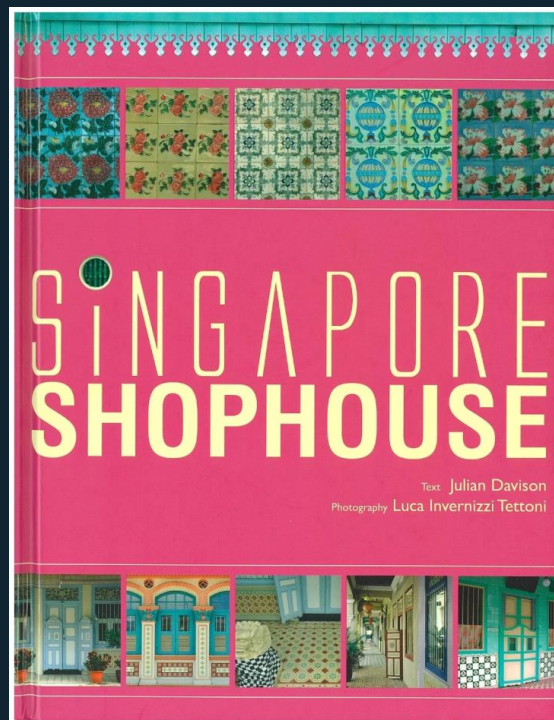
shophouseinvestments@gmail.com

www.shophouse.com.sg



CEA Registration R014104Z
List International Realty Pte. Ltd. | Estate Agent Licence L3010762D

Heritage consultancy: Straits Shophouse Pte Ltd. Dr Julian Davison is the Provenance Partner, not a Sotheby's salesperson. Services are subject to an agreed scope. This profile is not legal, tax, valuation or investment advice.



www.shophouse.com.sg

LEARN • BUY • SELL • LEASE • INVEST

*Where shophouse investment
meets provenance.*

Simon Monteiro | With Provenance Partner Dr Julian Davison

PRIVATE ENQUIRIES • +65 9010 1024