

OrangeTee
Markets & Analytics



INVESTMENT POTENTIAL OF EXECUTIVE CONDOS IN DISTRICT 18

Consumer Investment Playbook

Experience the vibrancy of District 18 (D18), a well-established area in the eastern part of Singapore.

Comprising Tampines and Pasir Ris, this exciting part of the island provides excellent accessibility to workplaces, shopping malls, and recreational amenities. The region is poised for further growth with many new transformations.

There are 3 key reasons why Executive Condominiums (ECs) in D18 offer a lucrative investment prospect for Singaporeans who are looking to grow their wealth:

1. **Strong profitability of ECs, especially in D18**
2. **Limited supply of ECs**
3. **Decentralization plans will make D18 a more attractive location**

1. Strong profitability of ECs, especially in D18

Discover the lucrative opportunities of investing in an EC in D18!

ECs have been proven to be highly profitable investment properties. URA data shows that an impressive 99.9 per cent of the 7,775 matched EC transactions between 2007 and 2024 have yielded profits. The trend indicates the robust performance of ECs in the market.

In D18, a remarkable 1,033 ECs were sold for a profit. Among these, an impressive 252 units achieved a gross profit of at least S\$500,000, while 49 units surpassed the S\$800,000 mark! It's noteworthy that seven units generated profits exceeding S\$1 million! The top performer was a unit at Citylife @ Tampines, purchased in Q1 2013 for approximately S\$1.91 million and resold in Q4 2021 for S\$3.29 million, yielding an extraordinary profit of about S\$1.38 million.

Most Profitable EC Deals in D18

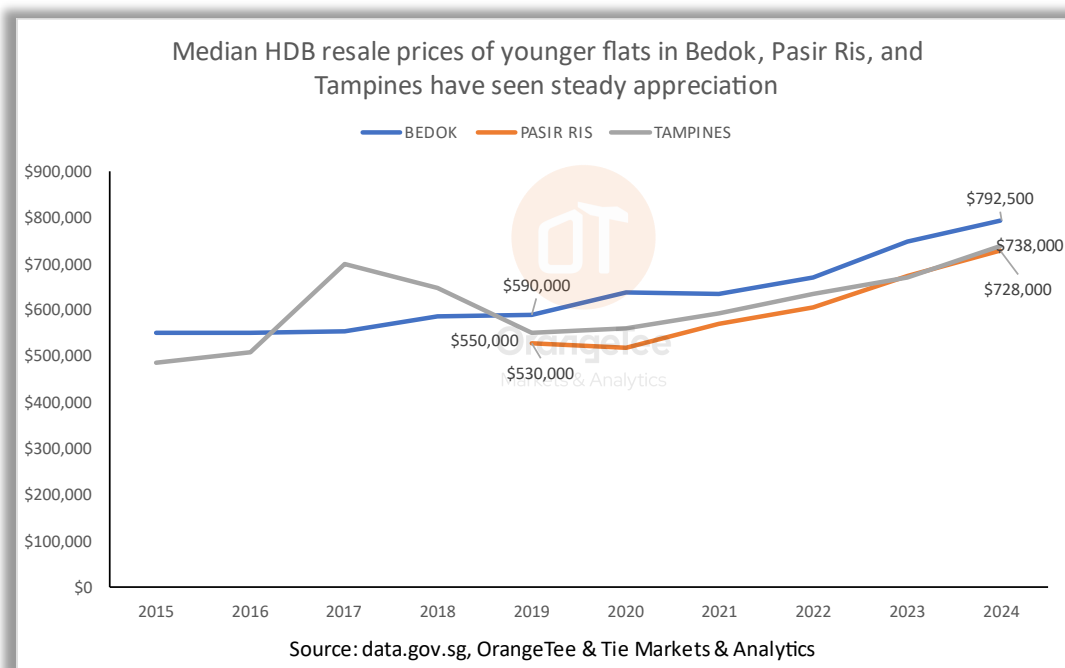
Project Name	Bought Date (QQ-YYYY)	Bought Price	Sold Date (QQ-YYYY)	Sold Price	Gross Profit After SSD	Holding Period (Years)	Planning Area	Tenure	Property Type	Area (Sqft)
CITYLIFE@TAMPINES	Q1-2013	\$1,911,900	Q4-2021	\$3,288,000	\$1,376,100	9	Tampines	LH	Executive Condominium	3864
THE TAMPINES TRILLIANT	Q2-2012	\$1,040,000	Q4-2024	\$2,260,000	\$1,220,000	13	Tampines	LH	Executive Condominium	1302
THE TAMPINES TRILLIANT	Q4-2012	\$1,225,000	Q3-2023	\$2,420,000	\$1,195,000	11	Tampines	LH	Executive Condominium	2120
THE TAMPINES TRILLIANT	Q2-2012	\$1,082,000	Q4-2024	\$2,200,000	\$1,118,000	13	Tampines	LH	Executive Condominium	1302
THE TAMPINES TRILLIANT	Q2-2012	\$1,201,000	Q4-2022	\$2,300,000	\$1,099,000	10	Tampines	LH	Executive Condominium	2110
THE TAMPINES TRILLIANT	Q3-2012	\$1,001,000	Q2-2024	\$2,028,000	\$1,027,000	12	Tampines	LH	Executive Condominium	1302
CITYLIFE@TAMPINES	Q2-2013	\$1,154,200	Q4-2024	\$2,158,888	\$1,004,688	12	Tampines	LH	Executive Condominium	1378
THE TAMPINES TRILLIANT	Q3-2012	\$1,378,000	Q1-2022	\$2,350,000	\$972,000	10	Tampines	LH	Executive Condominium	2465
CITYLIFE@TAMPINES	Q2-2013	\$1,117,600	Q4-2024	\$2,080,000	\$962,400	12	Tampines	LH	Executive Condominium	1378
ARC AT TAMPINES	Q4-2011	\$1,119,300	Q2-2024	\$2,075,880	\$956,580	13	Tampines	LH	Executive Condominium	1561
CITYLIFE@TAMPINES	Q1-2013	\$1,545,000	Q4-2021	\$2,500,000	\$955,000	9	Tampines	LH	Executive Condominium	2691
CITYLIFE@TAMPINES	Q1-2013	\$1,104,700	Q3-2024	\$2,050,000	\$945,300	11	Tampines	LH	Executive Condominium	1324
SEA HORIZON	Q4-2013	\$1,430,000	Q4-2024	\$2,368,000	\$938,000	11	Pasir Ris	LH	Executive Condominium	1615
CITYLIFE@TAMPINES	Q2-2013	\$1,154,800	Q3-2024	\$2,080,000	\$925,200	11	Tampines	LH	Executive Condominium	1647
ARC AT TAMPINES	Q4-2011	\$1,131,400	Q3-2023	\$2,050,000	\$918,600	12	Tampines	LH	Executive Condominium	2002

Source: URA, OrangeTee Markets & Analytics

Prices of resale ECs will likely continue to experience steady growth. This is because many HDB upgraders are actively seeking newer homes near their current residences. With more flats reaching their five-year Minimum Occupation Period (MOP), demand for ECs is expected to rise. When demand and prices of resale ECs increase, owners of ECs will reap higher profits.

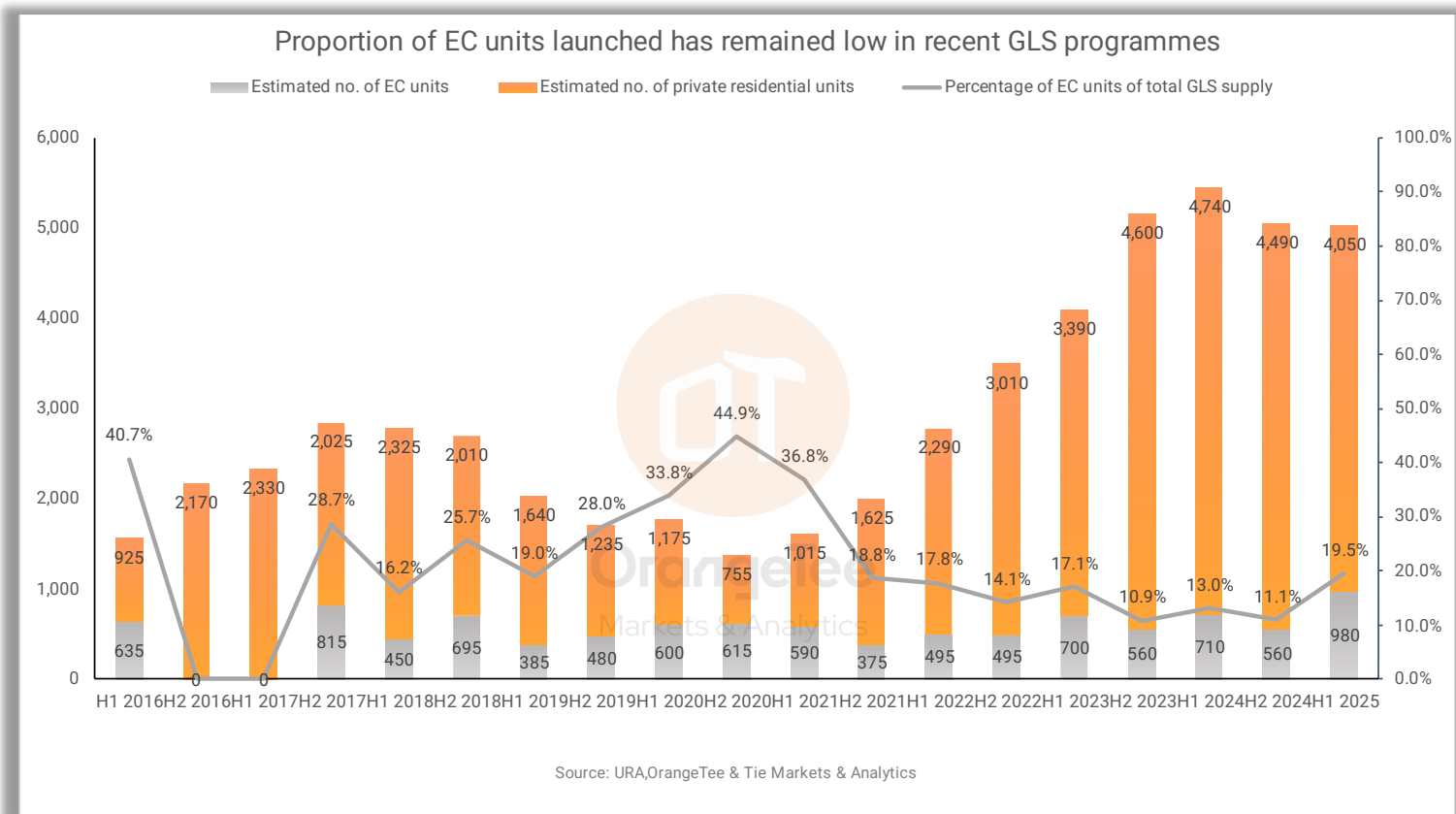
In the nearby Bedok, Tampines, and Pasir Ris towns, as many as 5,716 flats will have reached their MOP between 2021 and the end of 2025, further supporting demand for resale ECs. Moreover, the prices of new flats in these towns have been increasing significantly, which will benefit HDB homeowners wishing to upgrade to private homes.

For instance, the median resale prices for HDB resale flats under 20 years old in these towns reached S\$792,500 in Bedok, S\$728,000 in Pasir Ris, and S\$738,000 in Tampines in 2024, based on statistics from data.gov.sg. These figures represent increases of 34.3 per cent, 37.4 per cent, and 34.2 per cent, respectively, compared to median resale prices in 2019.



As HDB resale prices continue to rise, flat owners will benefit from a smaller capital outlay when upgrading, making it easier for them to transition to an EC. Furthermore, ECs remain an attractive option for eligible HDB upgraders, as they are relatively more affordable than other private homes. Furthermore, HDB homeowners moving to an EC will not have to pay Additional Buyer's Stamp Duty (ABSD) if they continue to reside in their current flats while waiting for their EC to be completed. This situation is likely to boost demand for new ECs in District 18, which will help maintain property prices in that area.

2. Limited supply of ECs



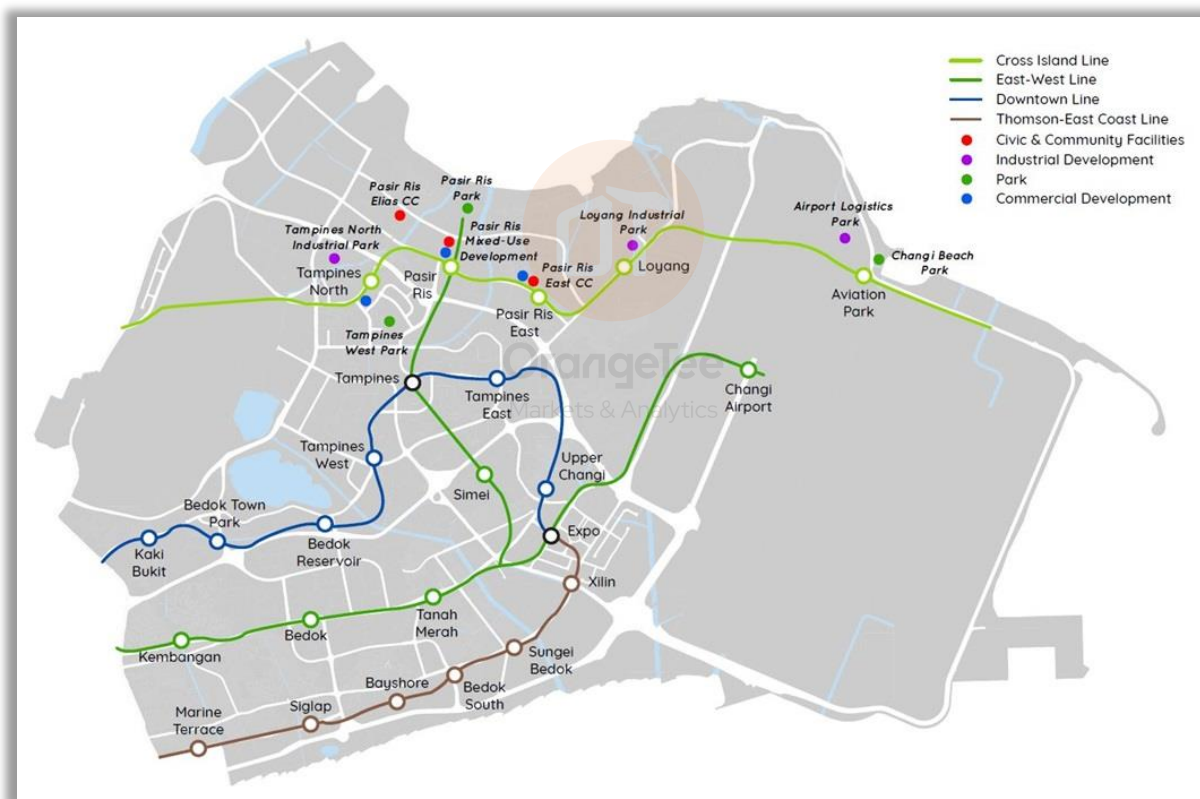
HDB upgraders looking to purchase an EC should consider entering the market soon, as prices of new ECs are expected to rise further due to limited supply.

Since 2016, the supply of executive condominium (EC) sites on the Government Land Sales (GLS) Confirmed List has been relatively limited, with around one site released every six months. As a result, the number of new EC units launched for sale has also been lower than private homes. Since the second half of 2021, the proportion of EC units in each GLS programme has been below 20 per cent of the total residential units launched for sale, highlighting the scarcity of EC units.

ECs are often located in areas that are further away from amenities or in less developed estates that offer fewer services. Therefore, the emergence of a new EC development in District 18 (Tampines and Pasir Ris), a mature estate, is quite rare—especially given its proximity to transport hubs and shopping centres.

Although more new EC sites and units will be announced for sale under the H1 2025 GLS programme, the overall number and proportion of ECs still lag behind that of private residential units. As a result, those looking to purchase an EC home may find their options limited in the near future.

3. Decentralization plans to enhance the attractiveness of D18

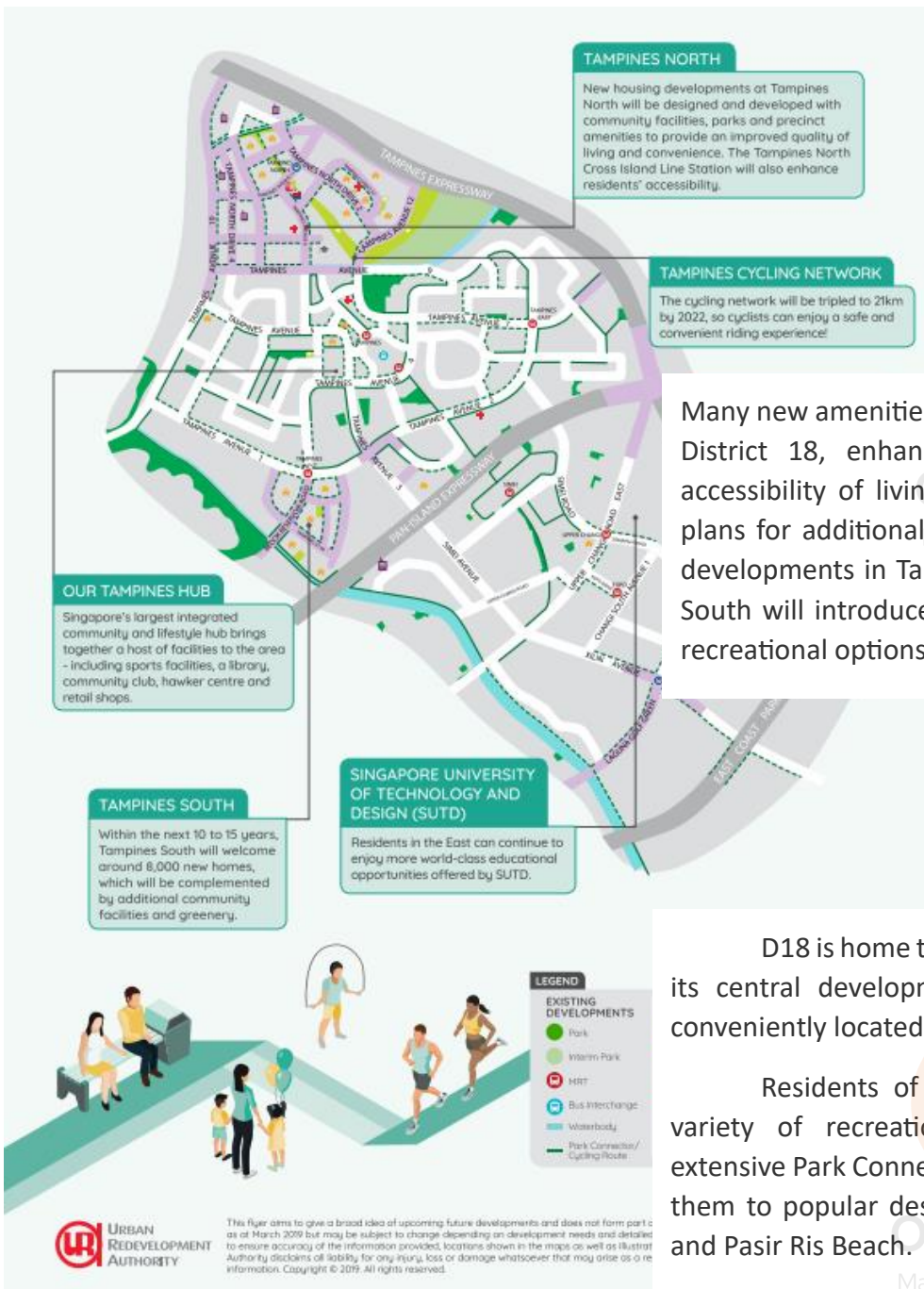


D18 has become increasingly connected over the past few years, and it is expected to become even more accessible in the future. There are plans for further development and improvements, which will make living in D18 even more desirable and convenient.

By 2029, the first twelve stations on the Cross Island Line connecting the east to Ang Mo Kio are set to be completed, enhancing mobility for residents. This new line will connect with various other MRT lines, such as the East-West Line and the North-East Line, allowing residents to travel easily to other parts of Singapore.

D18 is located near the upcoming redevelopment of Paya Lebar Airbase, which will transform into a new town featuring a commercial hub along with various amenities and recreational facilities. The establishment of this new town will also enhance connectivity to other areas across Singapore.

As the government advances its decentralization plans, employment hubs will be distributed more widely across the island. There will likely be an increase in job opportunities in the eastern region, extending beyond the existing employment centers such as Changi Business Park and Changi Airport. New clusters for the aviation and semiconductor industries will be developed in Tampines North, Changi, and Pasir Ris, making commuting more convenient for residents working in these areas.



Many new amenities are being developed across District 18, enhancing the convenience and accessibility of living in the area. For instance, plans for additional commercial and residential developments in Tampines North and Tampines South will introduce new shopping, dining, and recreational options for residents.

D18 is home to many reputable schools, and its central development, Our Tampines Hub, is conveniently located for residents nearby.

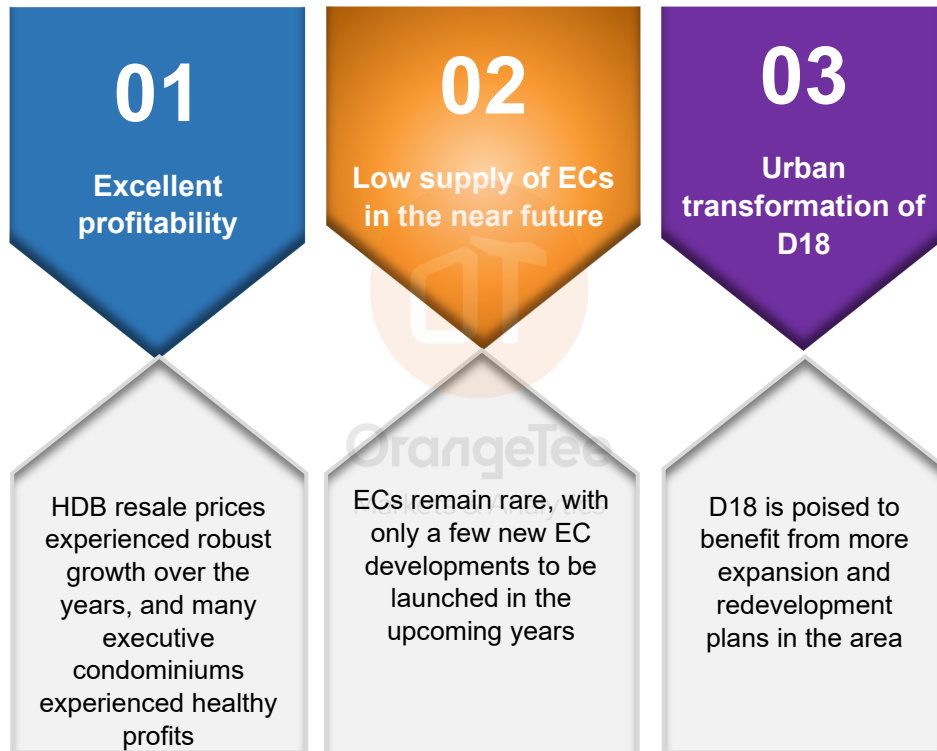
Residents of D18 enjoy easy access to a variety of recreational options, including the extensive Park Connector Network, which connects them to popular destinations like East Coast Park and Pasir Ris Beach.

<https://www.ura.gov.sg/-/media/Corporate/Planning/DMP19/Regional-Resources/East-Flyers/Tampines.pdf>

Source: URA, OrangeTee Markets & Analytics

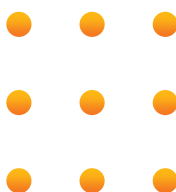


Distinctive Features of D18



Source: OrangeTee Markets & Analytics

Based on the investment potential and upcoming development plans, buyers should not wait too long to purchase a home in D18. They should take advantage of today's opportunity to buy an EC in D18. Doing so will not only allow them to enjoy the attractive locational benefits and future developments, but also guarantee that their investment will yield financial benefits in the long run.



For the pleasure of owning a home in D18, please contact your preferred OrangeTee sales advisor.

Don't miss out on this chance to capitalize on a sound investment that promises substantial benefits!