

Upcoming Brand New EC At Tampines St 95

Preliminary Information Deck

BUYCONDO.sg



Preliminary Information

Location



Tampines Street 95

Developer



Sim Lian JV (Tampines 7) Pte Ltd

Project Details



**Executive Condominium
2 Blocks Of 12-Storey
5 Blocks Of 13-Storey
4 Blocks Of 14-Storey**

Tenure



99 Years Leasehold

Estimated TOP



30 September 2029

Total Units



572 Units

Architect



ADDP Architects LLP

Main Contractor



Sim Lian Construction Co. (Pte) Ltd

Land Size



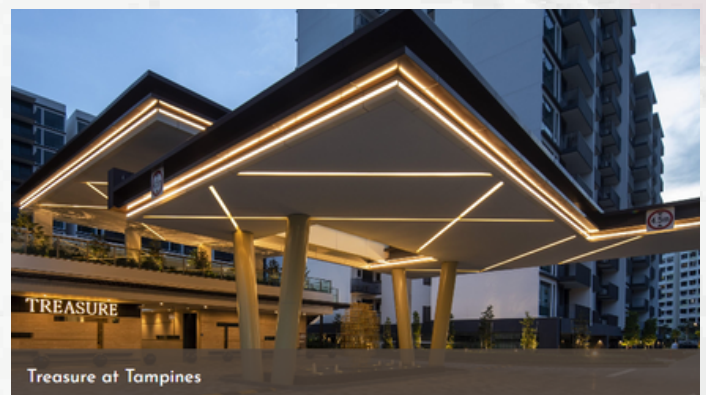
22,488.9 sm



Proven Track Record

Sim Lian Group

The Sim Lian Group is a leading real estate development and construction company with over 40 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, Sim Lian excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.



Rooted In Tampines, Built For Families



Approx. 5 Mins' Walk to Tampines West MRT (DTL)
& Upcoming Integrated Development At Tampines St 94



This deck is for information purpose only and is intended exclusively for ERA Salespersons' usage.
Any reproduction is strictly prohibited. All information presented herein is subject to change without prior notice.

Nestled In The Heart Of Vibrant Tampines



- ◆ Close Proximity To The Shopping Haven & Recreational Centres



The Smarter Choice

– Within 1km Distance To Two Reputable Primary Schools



ST. HILDA'S PRIMARY SCHOOL

Top 9 GEP Schools
In Singapore

RED SWASTIKA SCHOOL

Top 15 SAP Schools
In Singapore

More Schools In the Vicinity

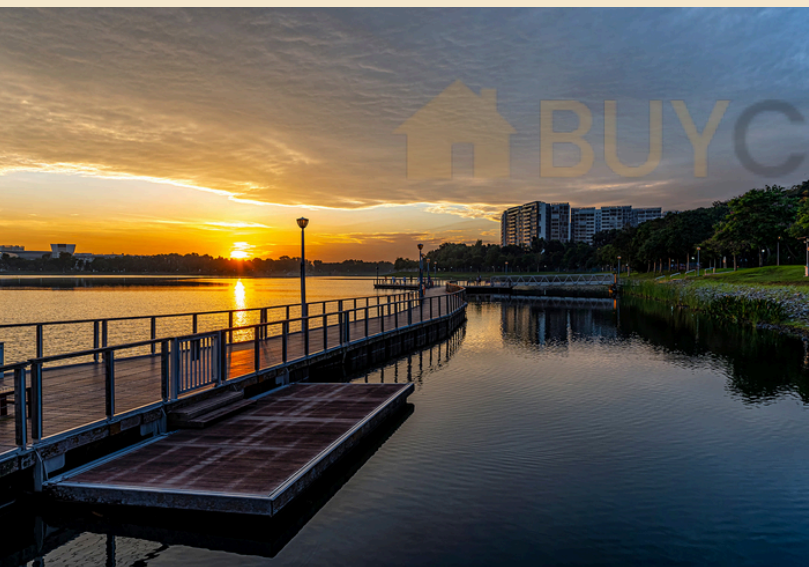
- St. Anthony's Canossian Primary
- Junyuan Primary
- Tampines Primary
- Tampines Secondary
- Bedok Green Secondary
- Temasek Polytechnic
- Singapore Institute Of Technology



Tampines Eco Green Park



Tampines Boulevard Park



Bedok Reservoir Park



East Coast Park

Enjoy the Best of Nature, Only Minutes Away



THE GREAT TRANSFORMATION OF THE EAST



MAJOR ECONOMIC HUBS CREATE MORE JOB OPPORTUNITIES AND DEMAND FOR HOUSING



ENHANCED CONNECTIVITY SHORTEN TRAVELLING TIMES FOR RESIDENTS IN THE EAST



URBAN REJUVENATION ENSURES LONG-TERM VALUE GROWTH & ELEVATES LIVEABILITY



INCREASED UPGRADERS' DEMAND FOR PRIVATE HOUSING FROM THE NEW MOP CLUSTERS





Redefining The Privilege Of EC Home Ownership



AFFORDABILITY

ECs are designed, constructed and sold by private developers but are typically **sold at a lower price** than private condominiums.

First time buyers are also eligible for a **CPF Housing Grant** of up to \$30,000*

*Subject to terms and conditions



APPRECIATION

EC are therefore a very viable option for upgraders, providing **condominium lifestyle at a lower price**.

Because the entry price is lower, the return on investment (ROI) from the sale of an EC is higher than that of a private condo in the vicinity.

This puts the EC buyer on an **immediate price advantage** as Studies have shown that, when the time comes, you **can sell ECs at a price almost (that of) private condos in the same area**.



VALUE

Despite the lower prices, ECs come with a **full suite of condo facilities** and are **indistinguishable from private condominiums** in design and physical outlook.

ECs are also typically **built with the end-user in mind** (more emphasis on facilities, no investment units etc.) because all units have to be owner occupied within the MOP period.



Yet, ECs hold a clear pricing edge over condominiums. Despite being essentially the same housing product offering the same quality of living. ECs are typically sold at a discount of about 20 percent to comparable private condominiums.

In conclusion, ECs provide a very viable option for buyers to consider, either as their first home or as an upgrading option. However, not just anyone can purchase an EC. The purchase of EC is only for those who meet the stringent eligibility criteria. This select group of people should capitalize on this opportunity to own an EC and with it, a whole new lifestyle.



Eugene Lim

KEY EXECUTIVE OFFICER
ERA REALTY NETWORK PTE LTD

Benefits Of **Executive Condominiums**



UP TO
30K

CPF Housing Grant
For First Timers*



Deferred Payment Scheme
AVAILABLE*

**No Need to Sell
HDB Until EC
TOP and No
LTV Restriction
for Upgraders.***



**No ABSD required
for HDB owner
upgraders.***

EC & OCR Condo Land Sales Comparison



EC land prices are significantly lower than the land prices of the upcoming OCR launches.

Project	Location	District	Land Price (\$psfppr)
Executive Condominium	Jalan Loyang Besar	17	\$729
Executive Condominium	Tampines Street 95	18	\$768
Executive Condominium	Senja Close	23	\$771
Executive Condominium	Woodlands Drive 17	25	\$782
Executive Condominium	Sembawang Road	27	\$692
Condominium	Tengah Garden Avenue	24	\$821
Condominium	Lentor Gardens	26	\$920
Condominium	Tampines Street 94	18	\$1,004
Condominium	Dairy Farm Walk	23	\$1,020
Condominium	Lakeside Drive	22	\$1,132
Condominium	Chuan Grove	19	\$1,355
Condominium	Bayshore Road	16	\$1,388



Lower Entry Prices = Higher Appreciation Runway

Executive Condo buyers are locking in the strongest value in the mass market today. With upcoming Executive Condos indicative prices at \$1,750 psf, buyers are sitting at \$500–\$600 psf below current OCR launches.

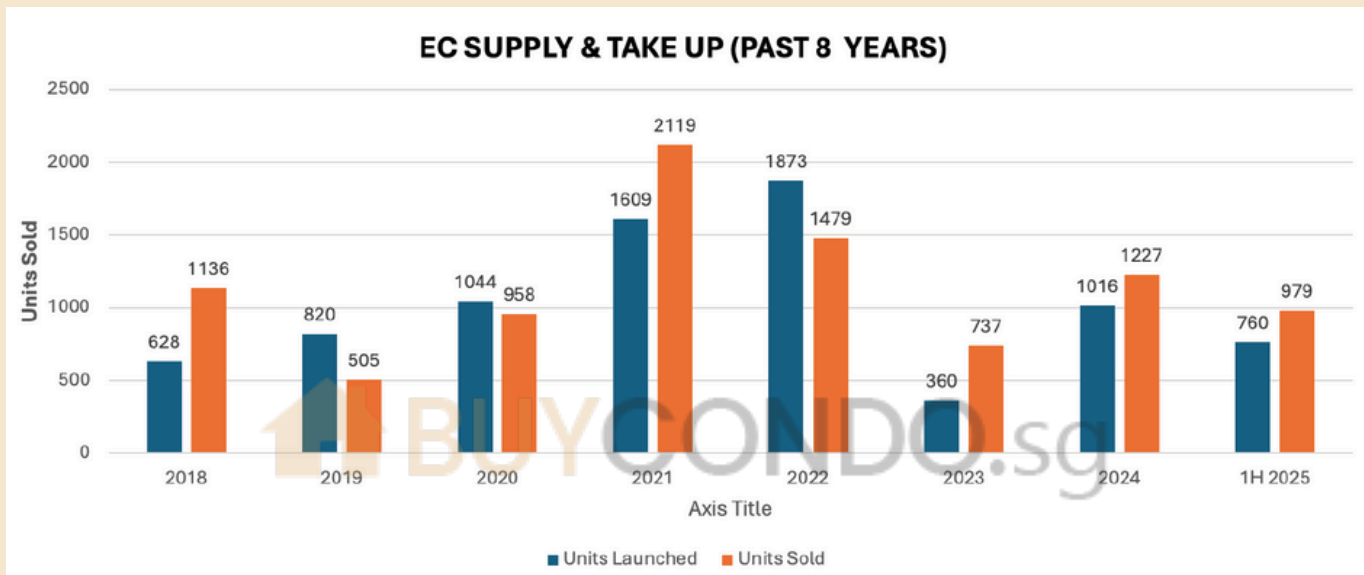
Project	Location	District	Average Current Transacted PSF (2025)	Projected Price Difference
Aurette of Tampines	Tampines St 62	18	\$1,766	
Otto Place	Plantation Close	24	\$1,758	
Kassia	Flora Drive	17	\$2,042	\$292 psf
Faber Residence	Faber Walk	05	\$2,153	\$403 psf
Springleaf Residence	Upper Thomson Road	26	\$2,177	\$427 psf
Hillhaven	Hillview Rise	23	\$2,183	\$433 psf
Lentor Mansion	Lentor Gardens	26	\$2,199	\$449 psf
SORA	Yuan Ching Road	22	\$2,289	\$539 psf
Lentoria	Lentor Hills Road	26	\$2,313	\$563 psf
Parktown Residence	Tampines St 62	18	\$2,369	\$619 psf
ELTA	Clementi Ave 1	5	\$2,552	\$802 psf

Demand Surpassed Supply



The absorption rate for Executive Condominiums has maintained healthy over the years, underscoring their enduring appeal among Singaporean homeowners. With buyer demand consistently exceeding new supply, ECs continue to experience strong take-up rates and resilient price growth.

EC Supply & Takeup (Past 8 Years)



Limited EC Supply

“With EC supply at an all-time low - only 19 units left nationwide and only ~2,300 slated for launch until Q1 2027 - now is the time to secure your private-style home!”

Project	Est 15 Months	Land Cost (Psfppr)	Number of Units	Units Remaining
Coastal Cabana	Nov 17, 2025	\$729	748	748
Tampines Street 95	Feb 2026	\$768	572	572
Woodlands Drive 17	Nov 2026	\$782	420	420
Senja Close	Nov 2026	\$771	295	295
Sembawang Road	Dec 2026	\$692	265	265
Otto Place	Launched	\$701	560	19

Source: URA | HDB

Availability as of 27 Nov 2025

This deck is for information purpose only and is intended exclusively for ERA Salespersons' usage. Any reproduction is strictly prohibited. All information presented herein is subject to change without prior notice.



FINANCIAL
PLANNING AND
RESTRUCTURING



UNIT SELECTION
AND EXIT STRATEGY
PLANNING



PROPERTY
PORTFOLIO
CONSULTATION



PROPERTY MARKET
INSIGHTS AND
ANALYSIS

 **BUYCONDO.sg**

CONTACT ME FOR MORE INFORMATION!

DEVELOPER APPOINTED SALES TEAM

