

PROJECT FOCUS TRAINING

INFINI At East Coast
Project DD: Edmund Ee



3 Key Factors

Investment Potential

- 1) Future MRT Stations**
- 2) Future Transformations**
- 3) Location**

Future MRT Stations

And its Potential

[illegible]

- 2023: JOURNEY TO THE EAST

With direct connection, a Republic Polytechnic student who stays near Parkway Parade can reach home after a hour's ride, 20 minutes faster than the bus ride currently.

Stations: 7

Tanjong Rhu - Katong Park - Tanjong Katong - Marine Parade - Marine Terrace - Siglap - Bayshore

Source: <https://www.lta.gov.sg/content/ltaweb/en/public-transport/projects/tel/stages.html>

Property prices & new MRT station

asiaone.com/how-are-property-prices-affected-new-mrt-stations

asiaone LATEST SINGAPORE MALAYSIA CHINA ASIA WORLD MORE CAREER

How are property prices affected by new MRT stations



Oct 10, 2016



Luxury Homes for Sale in Mykonos

Browse our exclusive catalogue today

Sotheby's INTERNATIONAL REALTY

Learn More

Your daily good stuff - AsiaOne stories delivered straight to your inbox

Name

Email

By signing up, you agree to our Privacy policy.

With the upcoming MRT completions, some private developments are expected to see a price appreciation amid a weaker market. However, the impact may vary depending on the connectivity of the area, existing price levels of other developments within the vicinity and the type of properties in the area.

Based on a study of properties near the Circle Line, three researchers, Diao Mi, Delon Leonard and Associate Professor Sing Tien Foo from the Department of Real Estate, School of Design and Environment at the National University of Singapore, discovered that the opening of a new urban rail line increases the value of non-landed private homes located within 600 metres of the MRT stations by 6.3 per cent.

The smaller freehold apartments are inclined to see more sales and will benefit most from the new MRT stations. In terms of pricing, the difference between freehold and leasehold apartments with areas of less than 50 square metres is marginal at about 5 per cent. Additionally, buyers are more likely to afford such units given the lower quantum.

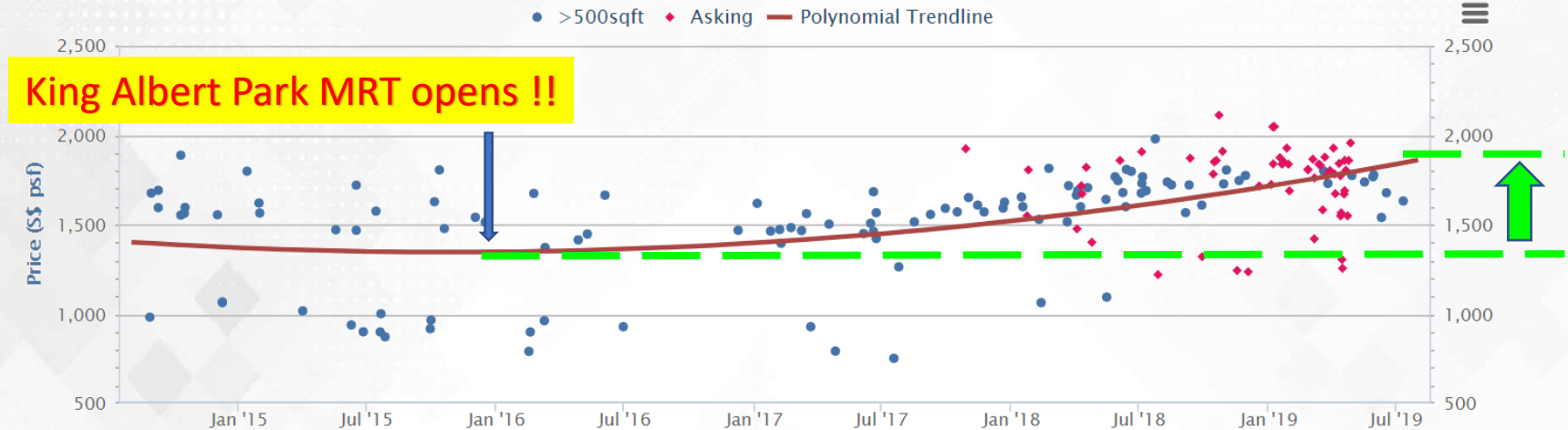
Source: <https://www.asiaone.com/how-are-property-prices-affected-new-mrt-stations>

The Cascadia

Distance from King Albert Park MRT (440m)

HISTORICAL TRANSACTION PRICES (SEE IN TOWER VIEW)

Source: URA, <http://www.squarefoot.com.sg>



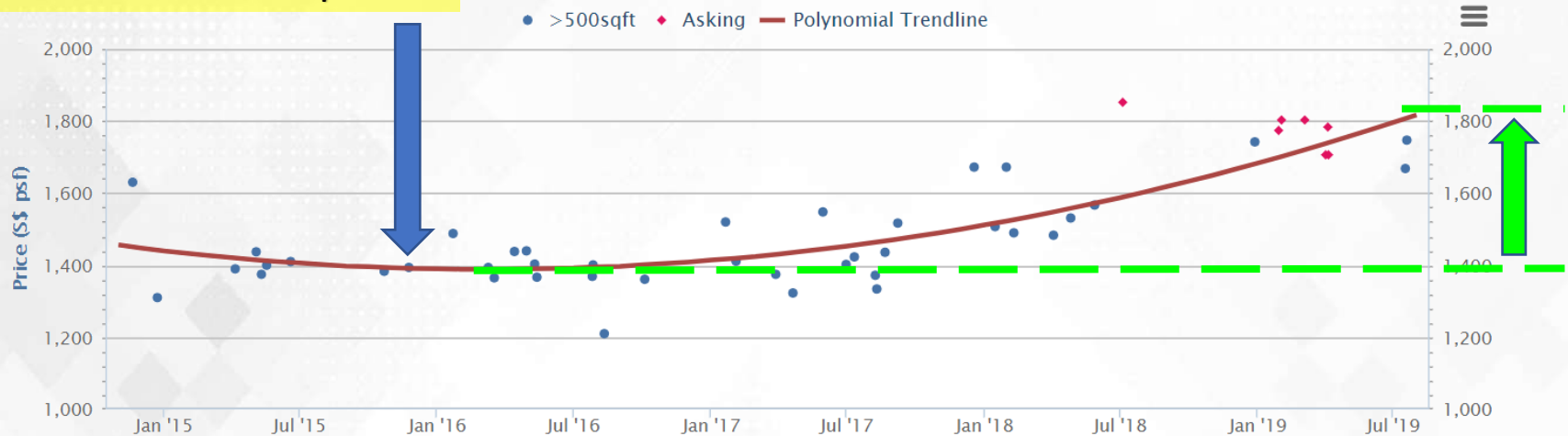
The Nexus

Distance from King Albert Park MRT (373m)

HISTORICAL TRANSACTION PRICES (SEE IN TOWER VIEW)

Source: URA, <http://www.squarefoot.com.sg>

King Albert Park MRT opens !!

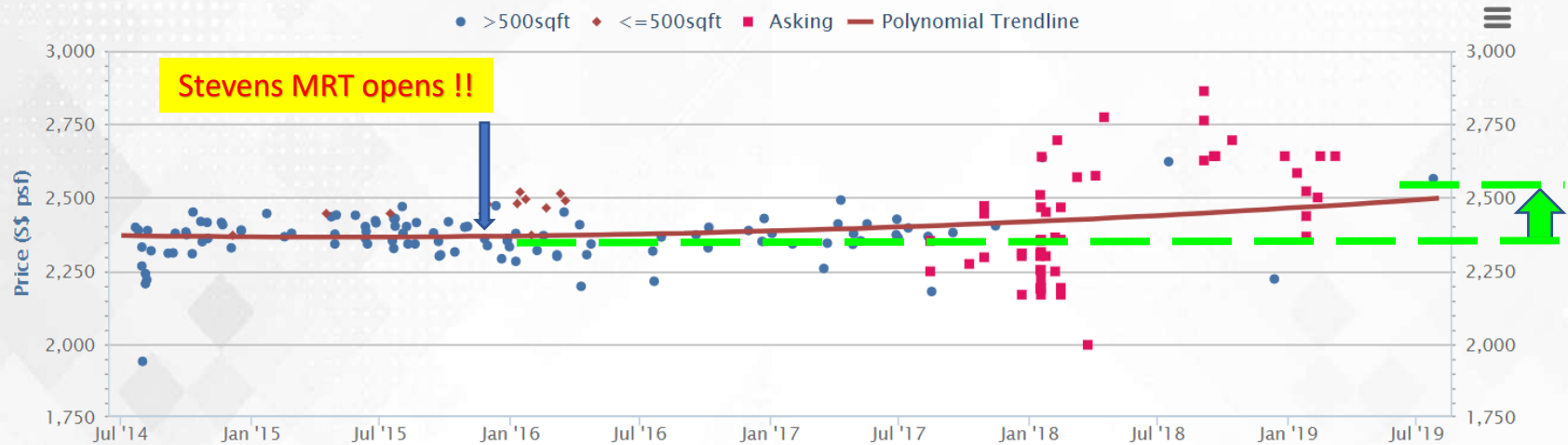


Robin Residences

Distance from Stevens MRT (271m)

HISTORICAL TRANSACTION PRICES (SEE IN TOWER VIEW)

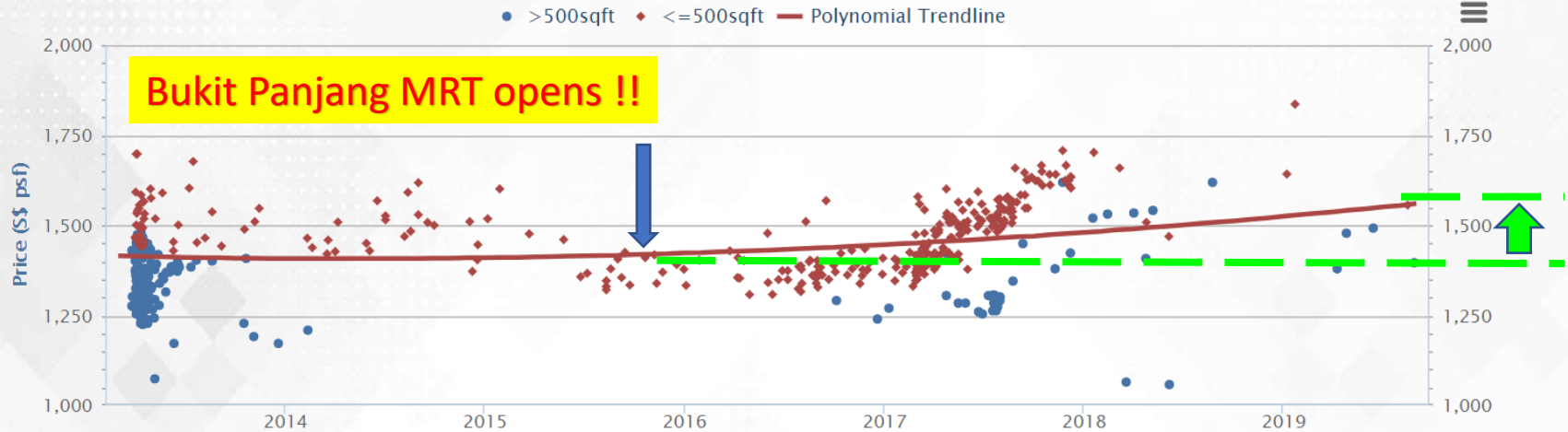
Source: URA, <https://www.squarefoot.com.sg>



Hillion Residences distance from Bukit Panjang MRT (100m)

HISTORICAL TRANSACTION PRICES (SEE IN TOWER VIEW)

Source: URA, <http://www.squarefoot.com.sg>

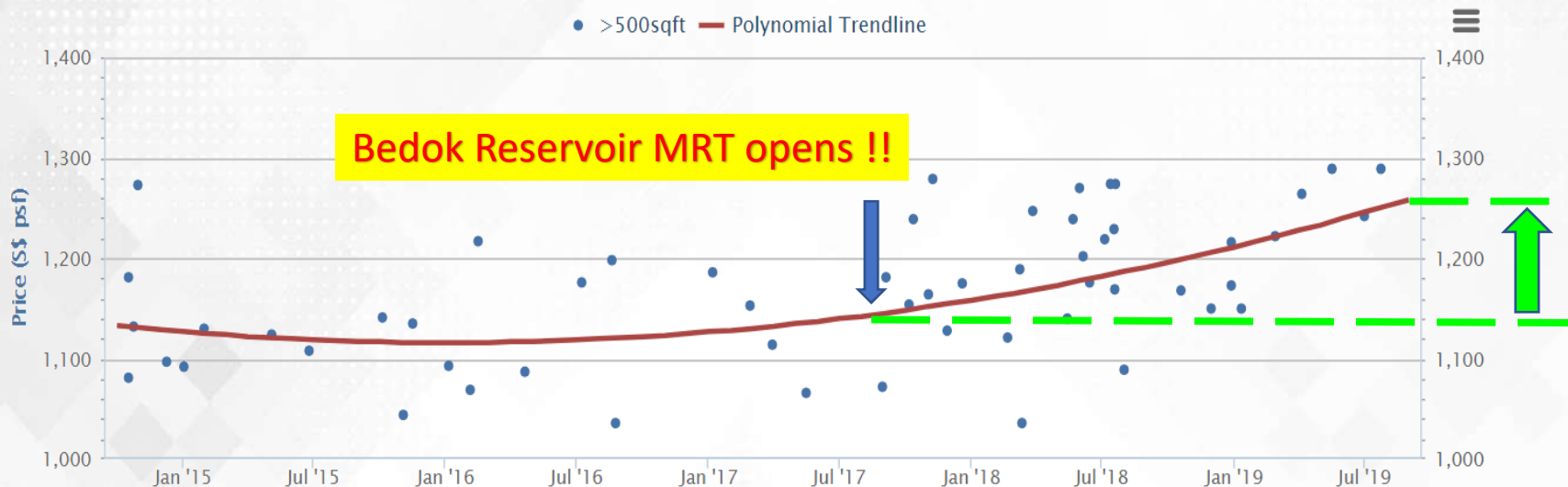


Waterfront Gold

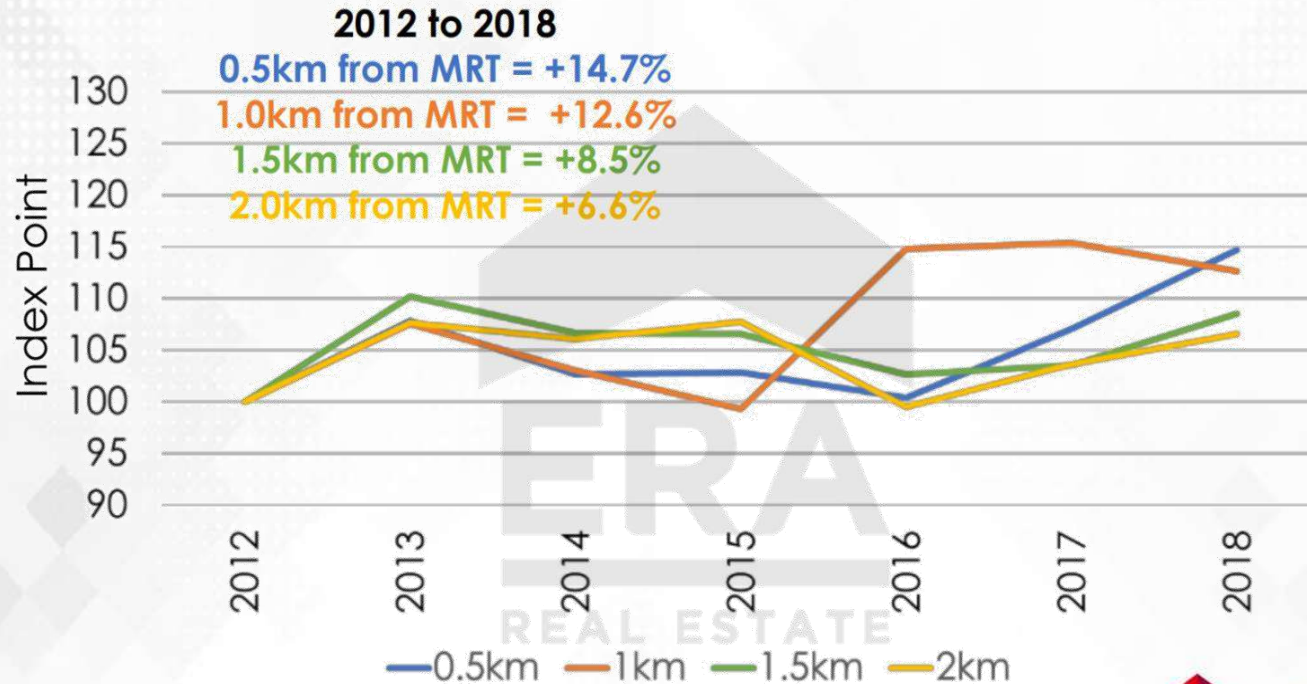
distance from Bedok Reservoir MRT (458m)

HISTORICAL TRANSACTION PRICES (SEE IN TOWER VIEW)
-TOP 2014

Source: URA, <http://www.squarefoot.com.sg>



Price Index by distance to MRT



Thomson East Coast Line (Marine Terrace MRT 478m away)



- 43km MRT Line (6th MRT Line)
- Connect East Coast to Orchard, Maxwell, Shenton Way, Changi and Woodlands
- 5 stages (Early 2020, Late 2020, 2021, 2023, 2024, 2025)

Are properties nearer to MRT more likely to have enbloc sale?

Distance from MRT	Number of Enbloc Properties
< 500m	35
501m - 1000m	33
1001m - 1500m	4
1501m - 2000 m	1

If your property is **more than 2km away** from a MRT station, you have **NO CHANCE** of enbloc

Advantages of being near MRT stations

- Reduced travelling time
- Attractive for tenants
- Higher potential for enbloc sale
- Reduce dependence on cars, parking, petrol, etc.

Future Transformations

Potential Growth areas

1) Paya Lebar Air Base to relocate from 2030

- 800Ha of land about 5 times as big as Toa Payoh Town

2) Bayshore Development

- New residential area, amenities, park and linkage to East Coast Park

3) Changi Airport Terminal 5 will open in 2030

- To handle up to 70 million passengers per year, more than Terminal 1, 2 and 3 combined
- Part of 1,080Ha Changi East development

Source :

<https://www.todayonline.com/singapore/rail-network-beyond-2030-mrt-line-linking-north-and-east>

<https://www.ur.gov.sg/Corporate/Planning/Draft-Master-Plan-19/Regional-Highlights/East-Region>



Singapore Regional Hubs - Growth

Growth hubs

Prices for non-landed properties in the past 20 years

PLANNING AREA (REGIONAL AREA/ GROWTH AREA)	MEDIAN PRICE PER UNIT IN 2018 (\$'000s)	MEDIAN PRICE PSF AS AT Q4 2018	CAGR FOR MEDIAN PRICE PER UNIT	CAGR FOR MEDIAN PRICE PSF	ANNUAL AVERAGE REAL GDP GROWTH RATE (20-YEAR)
Geylang (PLC)	\$1,135	\$1,528	3.1%	6.0%	5.3%
Jurong East (JLD)	\$1,055	\$911	4.0%	4.1%	
Punggol (PDD)	\$922	\$1,098	0.2%*	2.6%	
Woodlands (WRC)	\$849	\$794	1.7%	2.8%	
Tampines (TRC)	\$944	\$1,300	2.0%	4.9%	

*Based on seven years from 2011 to 2018 Source: URA, Edmund Tie & Company Research

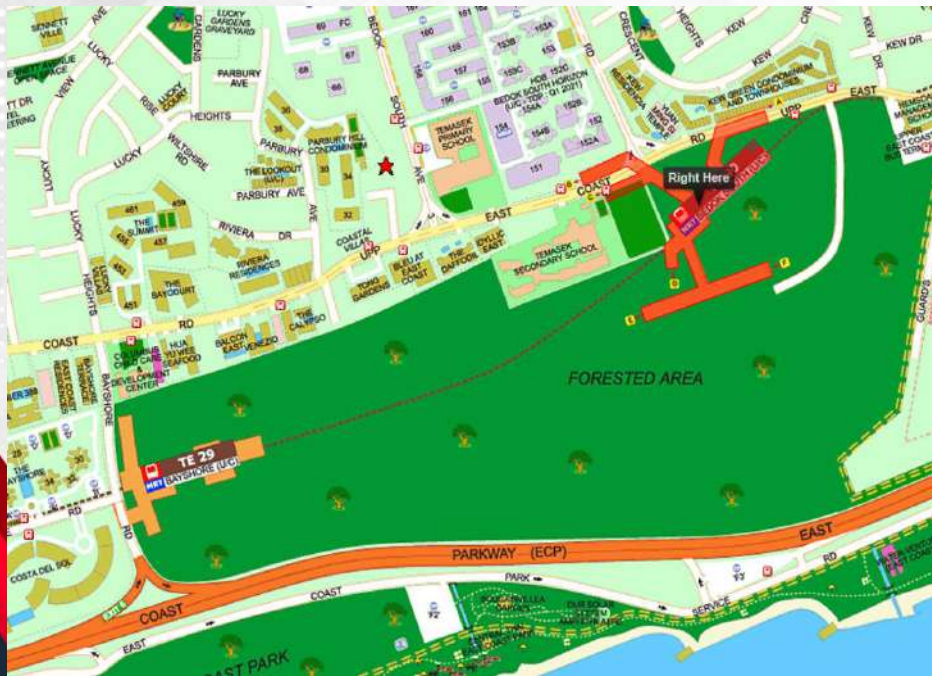
Paya Lebar Centre



With the relocation of Paya Lebar Airbase from 2030 onwards, the airbase and its surrounding industrial developments can progressively be transformed into a highly liveable and sustainable new town. Our plans will build on the unique identity as a former airport and airbase. The possibilities are immense and we would like to hear your ideas to co-vision a community of the future.

- 5 times the size of Toa Payoh Town
- Job opportunities
- Create demand for properties rental
- Work, Play, Living and Enjoyment

Bayshore Development



Bayshore Development



Heritage Sea Walls & Sea Pavilion

A new linear park along the existing row of residential developments celebrates memories of the pre-reclamation coastline, marked by heritage seawalls and a sea pavilion.



Artist's Impression of Bayshore Main Street

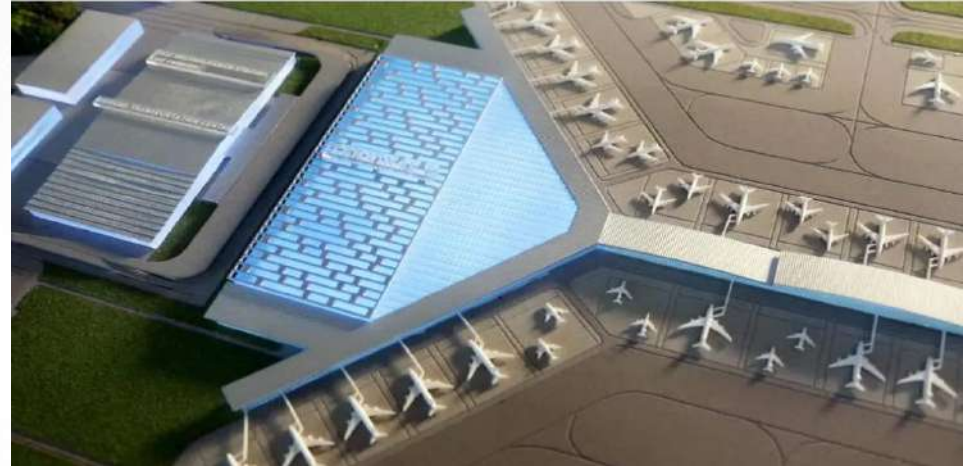
Changi Terminal 5



INCREASED OPPORTUNITIES

Beyond the aviation industry – which directly contributes to 3 per cent of the economy and employs 77,000 people – air travel is vital to areas like tourism, hospitality and retail. The finance and business sectors also depend on Singapore's air connectivity.

When T5 is completed by 2030, it will increase Changi's annual capacity by 50 million passengers initially and up to 70 million if needed – which would mean 150 million passengers a year, compared with the current capacity of 82 million.



Changi Terminal 5

News analysis

Mega initiative to cement S'pore's aviation hub status



Karamjit Kaur

Transport and Housing Editor

Major road and other infrastructure works near Changi Airport have been announced, kick-starting a significant project to cement Singapore's status as a key aviation hub and the transformation of the larger Changi region.

The mega initiative, which includes building, widening and reconfiguring roads, will complement the MRT's Cross Island Line which will run between Changi and Tuas, and serve the future Terminal 5, which is slated to open around 2030.

In other words, while residents of the area will cheer, the scope of the project goes beyond them as it will be the gateway to T5 for international visitors as well as Singaporeans living elsewhere. This will play a vital role in ensuring the success of what is surely one of Singapore's most ambitious aviation projects to date.

The new airport facility will have an initial capacity of 50 million passengers a year and up to 70 million eventually – almost as much as the current Changi Airport, which handled a record 65.6 million passengers last year. T5 is being built on a 1,080ha plot of reclaimed land next to the existing airport.

It is a critical part of Singapore's plan to ensure enough capacity as the demand for air travel continues to grow strongly in the region. India and China are expected to account for almost half of the air passenger growth worldwide over the next two decades, and Changi Airport is well placed to cash in on this development, with a growing number of air links to the two countries.

The Changi East project, though, and the works to be undertaken by the Land Transport Authority (LTA) in the area, are more than just about the development of a new airport terminal.

It is an exciting and rare opportunity to integrate – from the planning stage – facilities for research and development, and for residents to work, live and play. The plan for the Changi region was unveiled by the Urban Redevelopment Authority (URA) when it made public its Draft

Master Plan 2019 recently, mapping out ideas for Singapore's future land use. The vision is to build a vibrant live-work-play-learn ecosystem around the airport with hotels, serviced apartments and offices.

Changi Airport Group is excited about the upcoming plans, its chief executive Lee Seow Hiang told The Straits Times recently. Ideas being explored include a live airport environment for aviation-related research and development.

With the Singapore University of Technology and Design and Changi Business Park nearby, there will also be opportunities to collaborate for research and development, URA has said.

This would attract businesses and institutions involved in freight transportation as well as aviation-related research.

The works announced by the LTA will involve some land acquisition affecting parts of Laguna National Golf and Country Club, and three plots owned by JTC Corporation.

The impact – expected to be minimal – is a small price to pay for the future of the Singapore air hub.

The aviation sector, which is an important pillar of the Singapore economy, directly contributes to around 3 per cent of Singapore's gross domestic product and provides jobs for approximately 88,000 people.

Air links also support other crucial sectors, such as tourism, manufacturing and logistics.

Ultimately, what is good for Changi Airport and airlines that fly here is also good for the overall Singapore economy.

karam@sph.com.sg

50m

Number of passengers a year the future Terminal 5 will be able to handle initially.

70m

Number of passengers a year Terminal 5 will handle eventually. This will be almost as much as the current Changi Airport, which handled a record 65.6 million passengers last year.

Transforming the larger Changi region

Changi Northern Corridor
New cycling paths

Changi Southern Corridor
Cross Island Line (CRL)

CRL station working names

NOTE: CRL Pasir Ris station will be linked to East-West Line Pasir Ris station to form an interchange.

New three-level transport corridor (road, rail and viaduct)



ROAD ENHANCEMENTS TO PIE, ECP, XILIN AVENUE AND TANAH MERAH COAST ROAD

- 1 New road parallel to ECP
- 2 New road serving T5
- 3 Widening of Tanah Merah Coast Road
- 4 New road connecting ECP service road

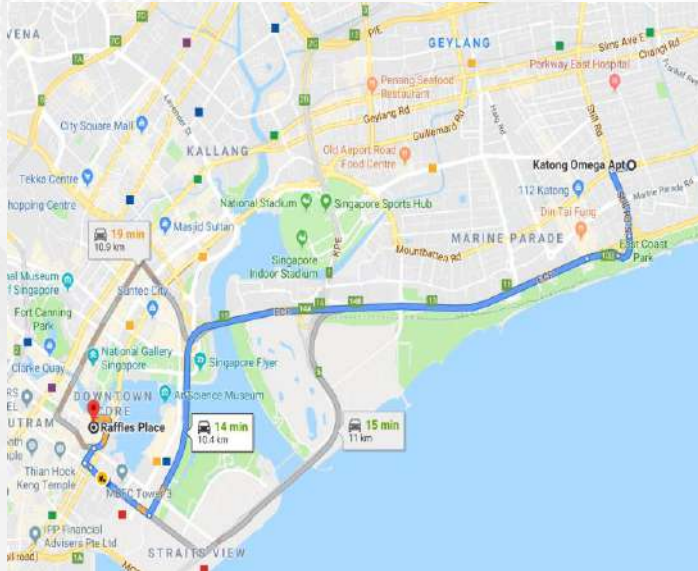
Sources: LTA, SLA, STRAITS TIMES GRAPHICS



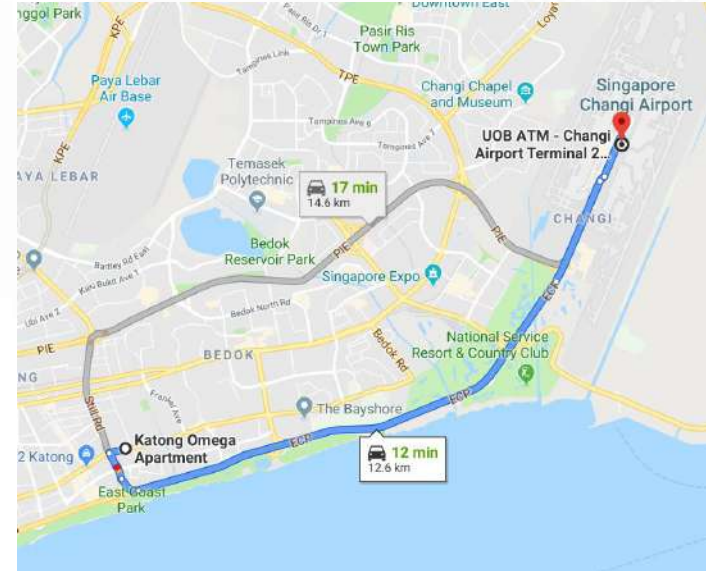
Location

The Centre to City, Paya Lebar Center and Changi Airport.

In the centre of City, Changi Airport and PLC

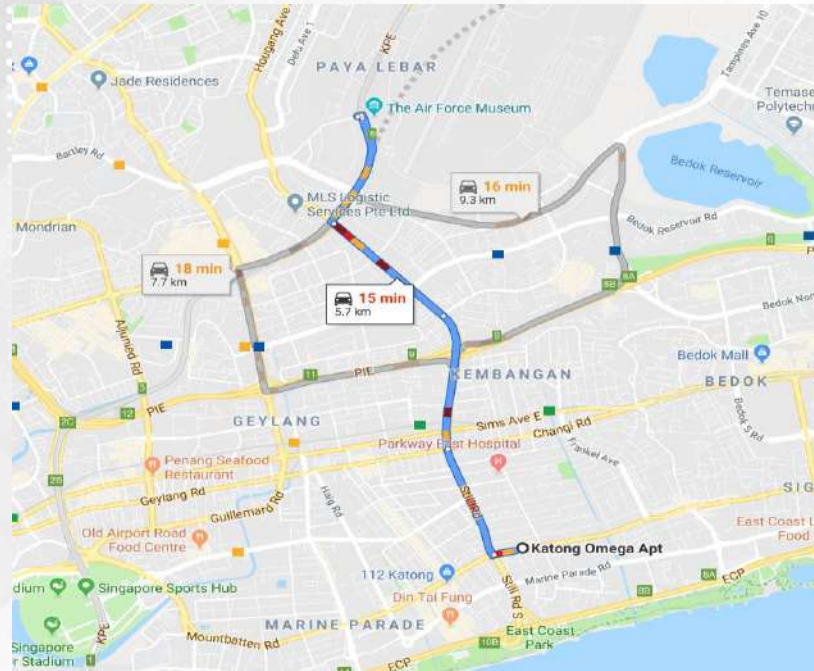


About 10km to Raffles place

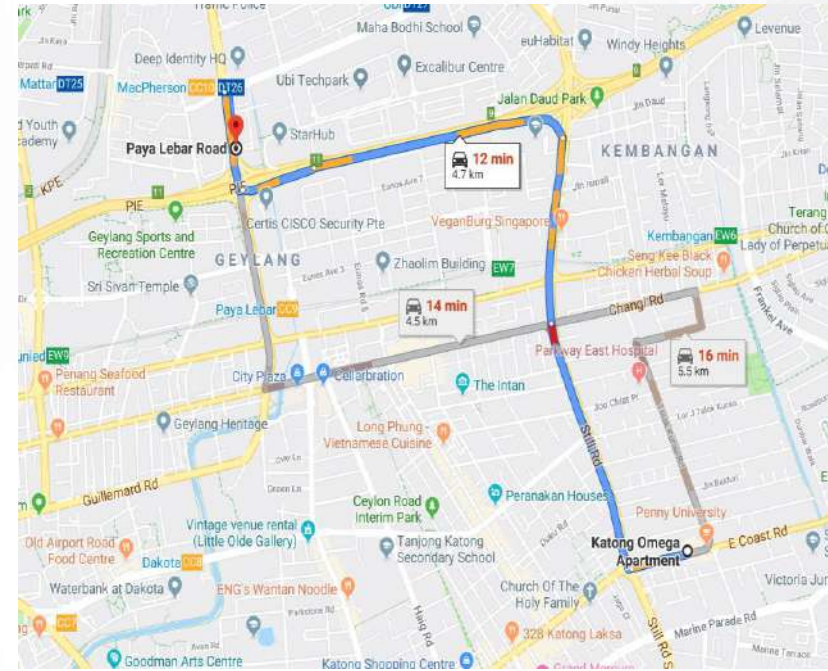


About 12km to Changi Airport Terminal 2

Location of D15 – In the centre of City, Changi Airport and PLC



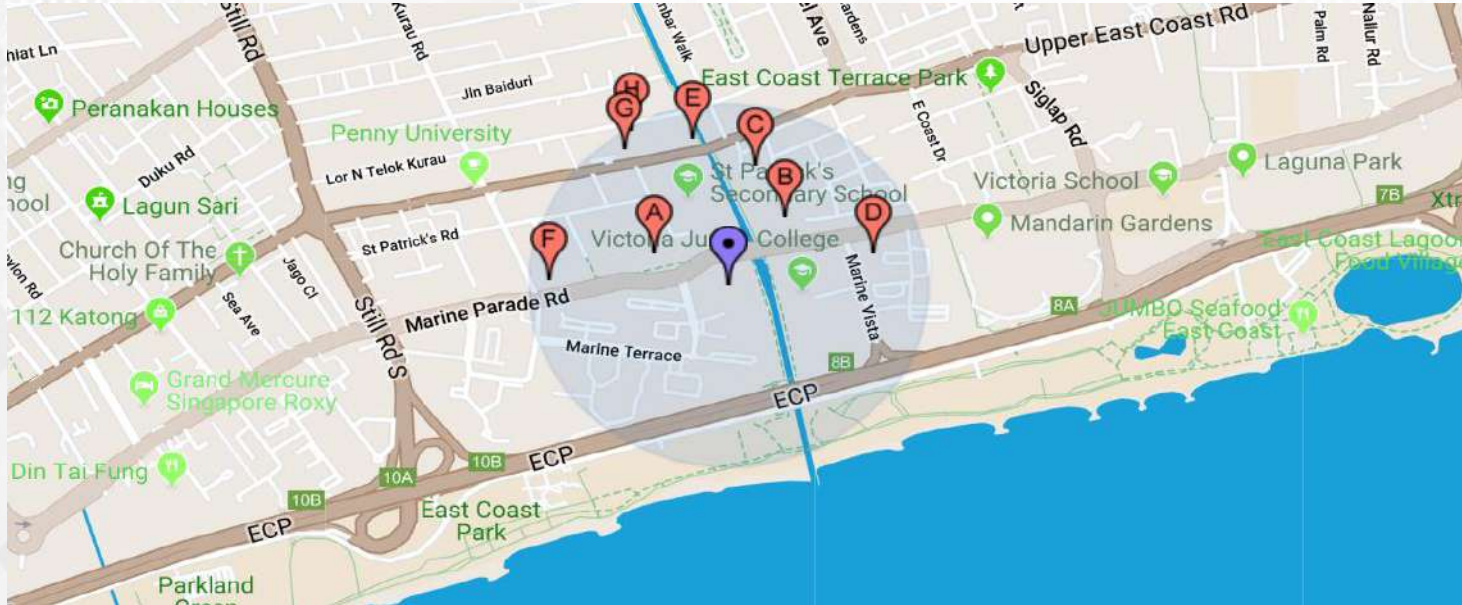
About 6km to Paya Lebar Air Base



About 5km to Paya Lebar Central

Location

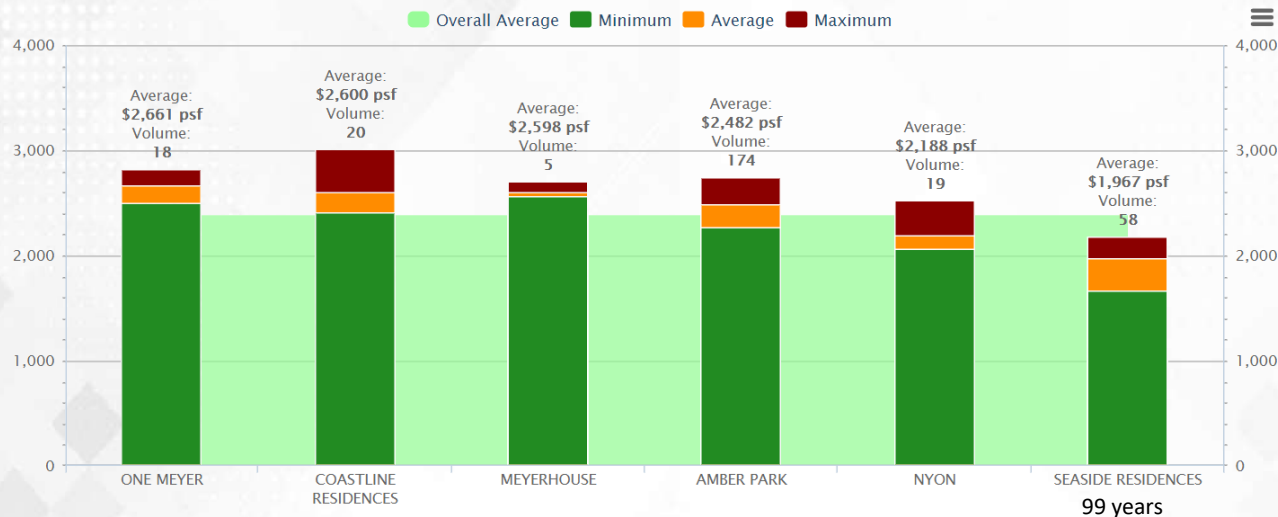
500m radius from Tao Nan School



Current New Launches in around Infini At East Coast

PRICE COMPARISON

Source: URA, <http://www.squarefoot.com.sg>



INFINI AT EAST COAST at \$1800psf only!! Freehold at Leasehold price

District 15 Launches



S/N	Project	Land Cost (PSF PPR)	Address	No. of Units	Highest PSF (sold)	TOP
A	INFINI At East Coast	\$1,193	363 East Coast Rd	36	\$1,900	Jun-22
B	NYON	\$1,268	12 Amber Rd	92	\$2,515	Sep-22
C	Amber 45	\$1,056	45 Amber Rd	139	\$2,573	Nov-21
D	Meyer House	\$1,429	128 Meyer Rd	56	\$2,700	Apr-23
E	Amber Park	\$1,515	16, 18, 18A Amber Gdn	592	\$2,732	Sep-23
F	Meyer Mansion	\$1,580	79 Meyer Rd	200	\$2,851 (est)	Jun-24
G	Coastline Residences	\$1,536	7, 9 Amber Rd	144	\$3,010	Dec-22

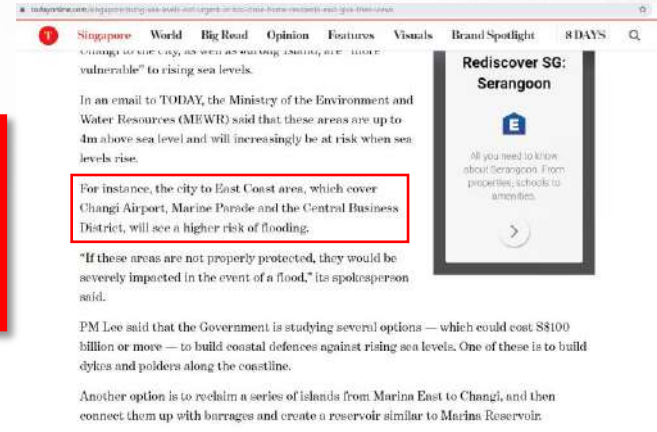
INFINI AT EAST COAST has one of the **Lowest Average Price** as compared to the surrounding projects within 500m from MRT station

Rising Sea Levels - Singapore

- \$100 billion needed to protect Singapore against rising sea levels
- Areas along the east coast from Changi to the city, as well as Jurong Island, are “more vulnerable” to rising sea levels.

For instance, the city to East Coast area, which cover Changi Airport, Marine Parade and the Central Business District, will see a higher risk of flooding.

- Source: <https://www.todayonline.com/singapore/rising-sea-levels-not-urgent-or-too-close-home-residents-east-give-their-views>
- Source: <https://www.pmo.gov.sg/Newsroom/National-Day-Rally-2019>



Project Details

Infini At East Coast



Project Information

Developer	GDL Land Pte Ltd (subsidiary of Global Dragon Limited, SGX Listed 586)
Developer Licence No.	C1310
Project Name	Infini at East Coast
Location/ Address	363 East Coast Road
Tenure of Land	Freehold
Site Area	2592sqm
Expected Vacant Possession	Vacant Possession: 30 June 2022 Legal Completion: 30 June 2025
Plot Ratio	1.4
Description of Building	1 blk of 5 storey residential apartment with attic (total 36 units), swimming pool and communal facilities on lot 06043X MK26 at 363 East Coast Road (Bedok Planning Area)
Car Park Lots	37 surface lots including 1 handicap lot
No. of lifts	2 lifts for 36 units (lift redundancy plan, if one lift breaks down or undergo servicing, the other lift still function as per normal, residents need not climb stairs, silver age friendly)



Location Map



Why Buy Infini At East Coast

Location:

Mature East Coast estate nestled in low rise, low density environment

Exclusivity:

Limited edition, 36 units only

Tenure:

Freehold

Connectivity & Amenities:

Parkway Parade, 112 Katong, Paya Lebar regional centre, Jewel at Changi East Coast Park

Tao Nan School, St Patrick's school, Victoria JC etc
Minutes to major expressways to connect to rest of Singapore

Quality Home:

De Dietrich kitchen appliances(Hood, Hob, oven/microwave)
Duravit sanitary fittings(eg WC and Basin)
Hansgrohe Shower mixer and basin mixer
Fermax Smart Home System(IP camera plus gateway)
Samsung Digital Lockset
Quartz kitchen counter top
Marble flooring for Living and Dining
Spacious and efficient layout for all unit types

Great Investment Value:

Availability of dual key units, avoid paying extra ABSD
Upcoming Marine Terrace MRT stations ready in 2023



Units Mix

Type	Estimated Size (sqm)	No. of unit
2 bdrm + store	70	8
3 bdrm + store	90	3
3 bdrm Premium	97	3
3 bdrm Dual key	99	8
4 bdrm Premium	114	3
4 bdrm Dual key	116	8
3 bdrm Penthouse	149	1
4 bdrm Penthouses	152 & 160	2
	Total Units:	36

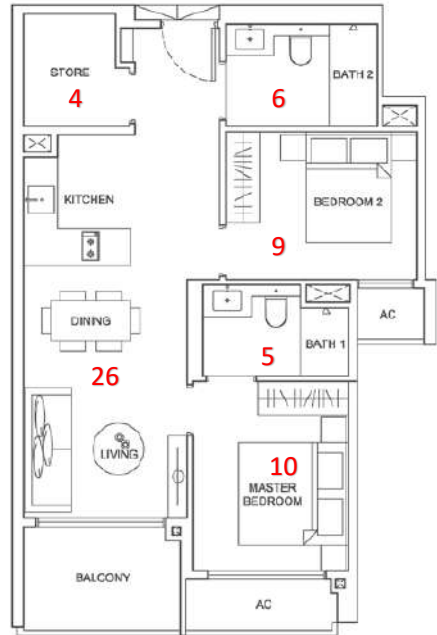
2 Bedroom + Store

INFINI
AT EAST COAST

TYPE A

AREA 70 SQM / 753 SQFT

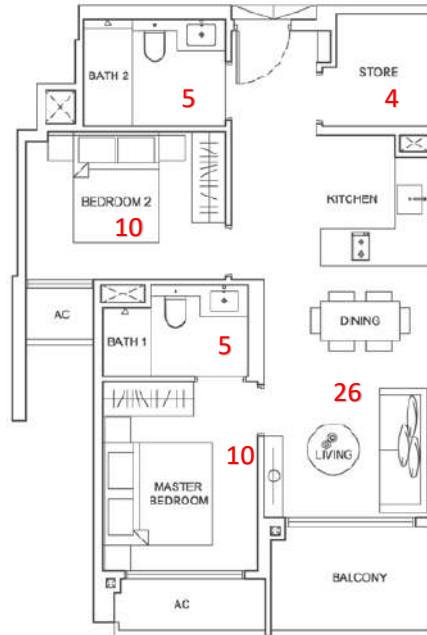
UNIT #02-04 to #05-04



TYPE B

AREA 70 SQM / 753 SQFT

UNIT #02-05 to #05-05

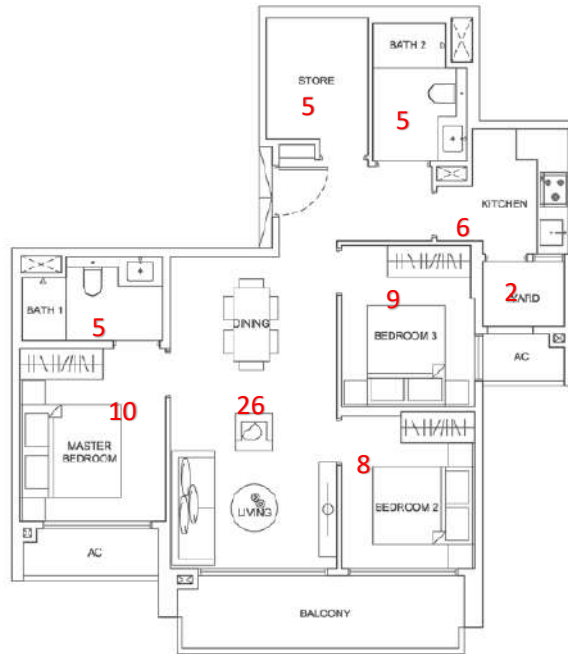


3 Bedroom + Store

TYPE C

AREA 90 SQM / 969 SQFT

UNIT #02-06 to #04-06



INFINI
AT EAST COAST



3 Bedroom Premium

INFINI
AT EAST COAST

TYPE D

AREA 97 SQM / 1,044 SQFT

UNIT #02-07 to #04-07



3 Bedroom Dual key

TYPE E

AREA 99 SQM / 1,066 SQFT

UNIT #02-01 to #05-01

#02-09* to #05-09*

*Mirror Image

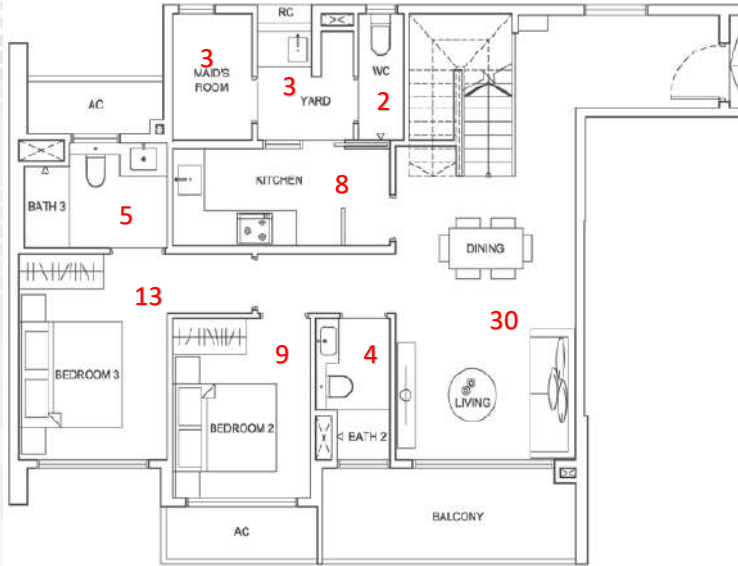


3 Bedroom Penthouse

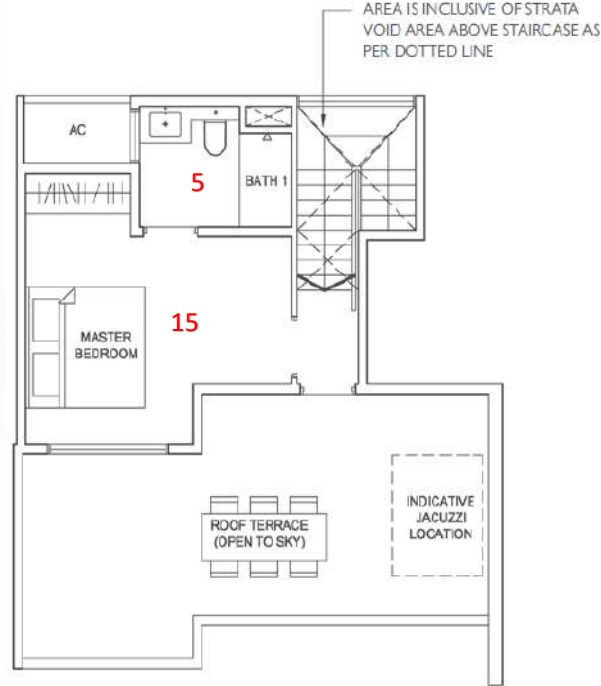
TYPE J

AREA 149 SQM / 1,604 SQFT

UNIT #05-07



LOWER LEVEL



UPPER LEVEL

INFINI
AT EAST COAST

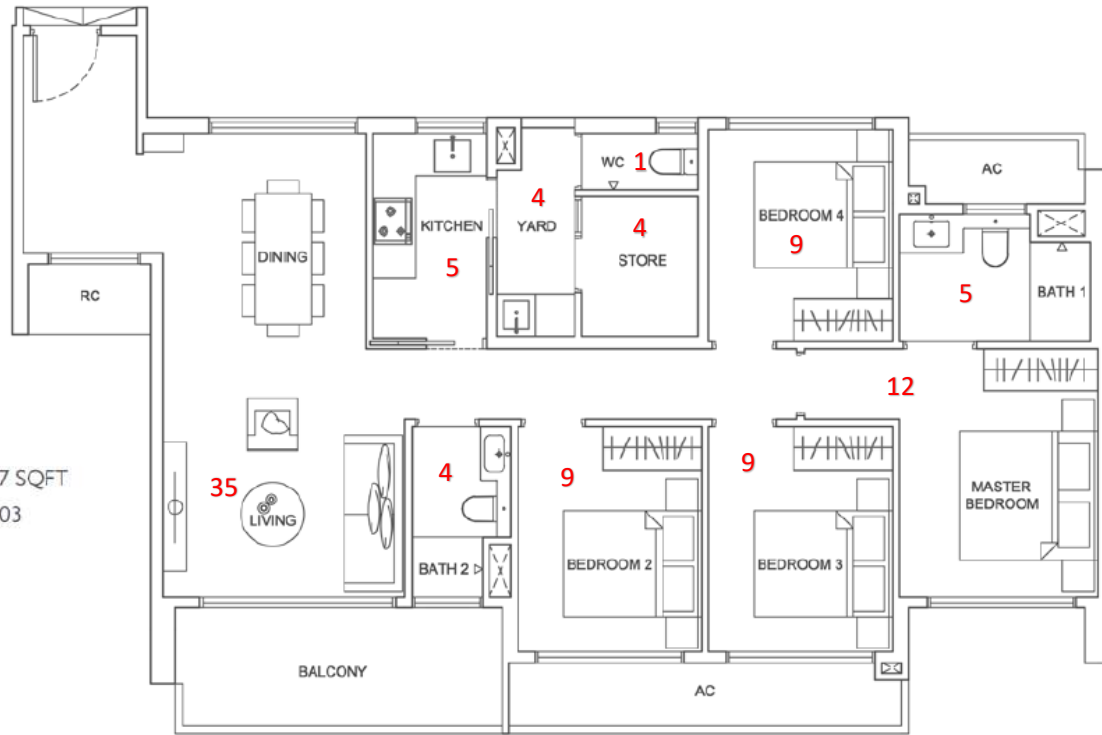
4 Bedroom + Store

INFINI
AT EAST COAST

TYPE F

AREA 114 SQM / 1,227 SQFT

UNIT #02-03 to #04-03



4 Bedroom Dual key + store

INFINI
AT EAST COAST

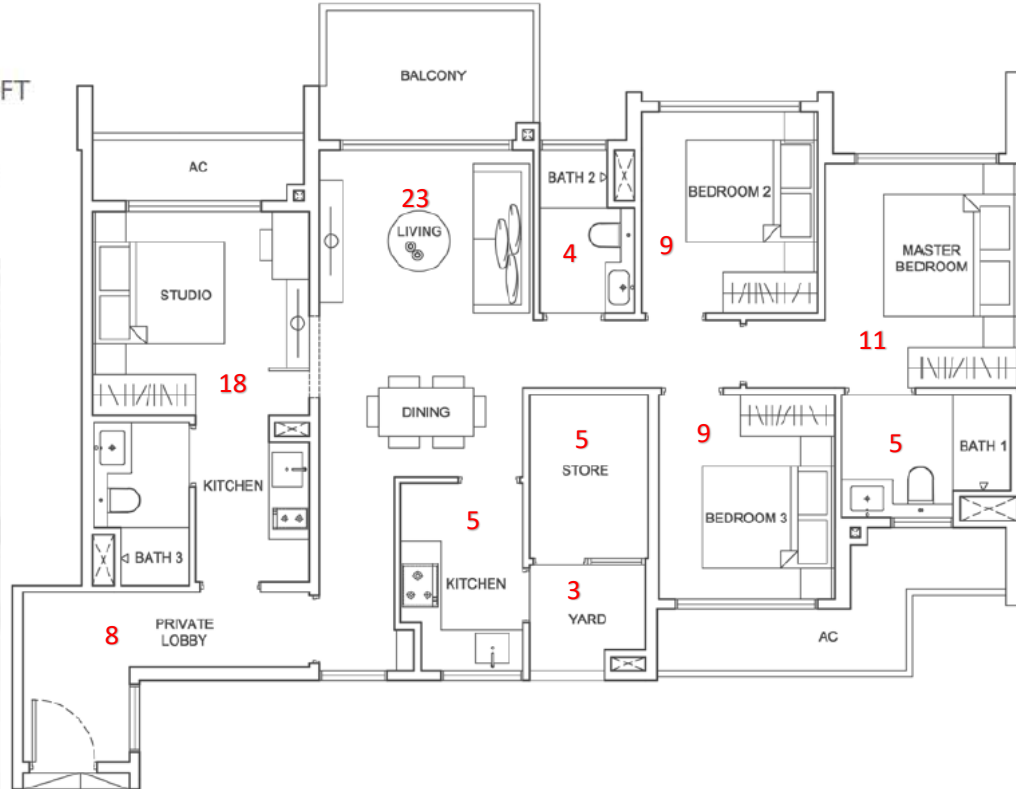
TYPE G

AREA 116 SQM / 1,249 SQFT

UNIT #02-02 to #05-02

#02-08* to #05-08*

*Mirror Image

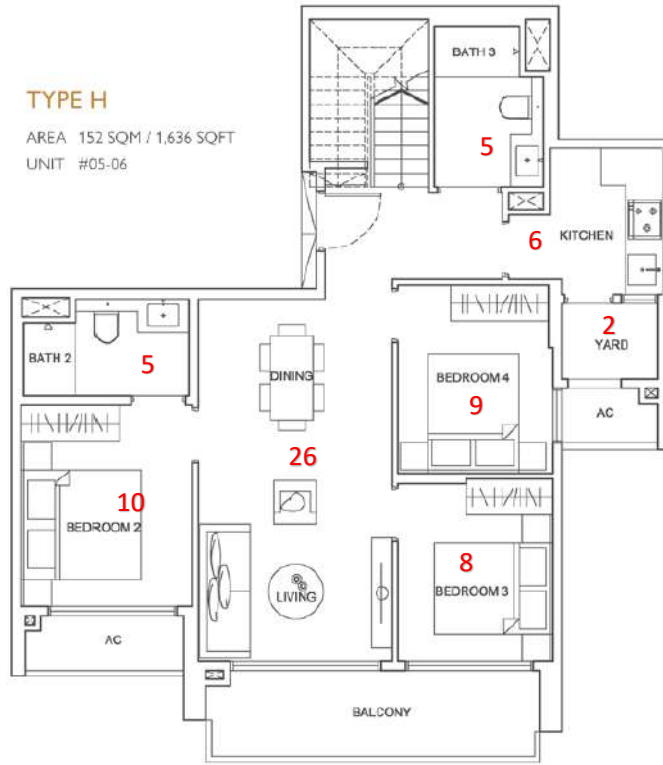


4 Bedroom (Penthouse)

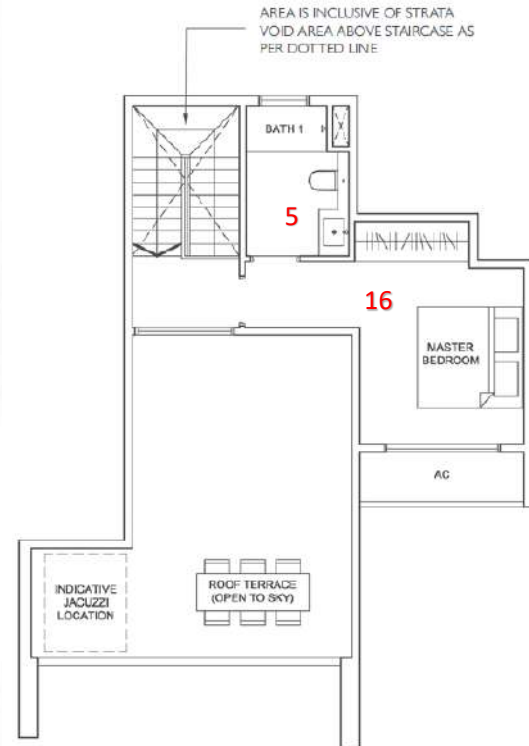
TYPE H

AREA 152 SQM / 1,636 SQFT

UNIT #05-06



LOWER LEVEL



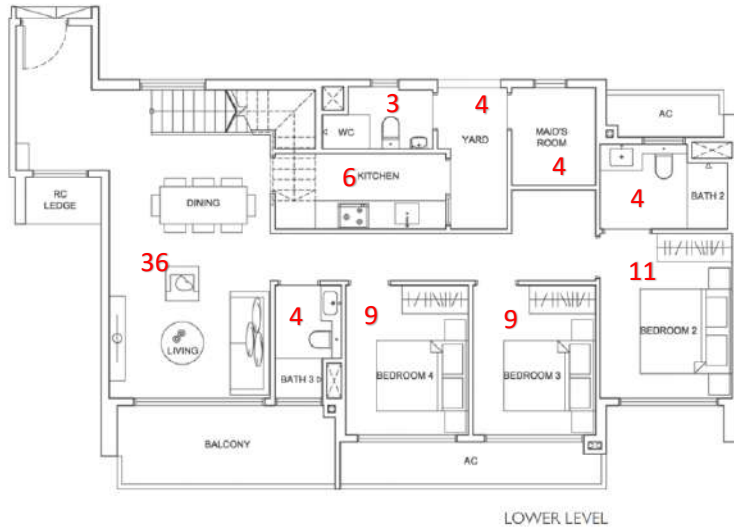
UPPER LEVEL

4 Bedroom (Penthouse) + Maid's Room

TYPE K

AREA 160 SQM / 1,722 SQFT

UNIT #05-03



Recommended Units

Spring Special Promotion

#02-07 (3 bedroom Premium 1,044sqft) - \$1,935,000 / \$1,854 psf

#02-05 (2 bedroom 753 sqft) - \$1,399,000 / \$1,858 psf

#02-06 (3 bedroom + Store 969 sqft) - \$1,790,000 / \$1,847 psf

#02-01 (3 bedroom DK 1,066sqft) - \$1,960,000 / \$1,839 psf

#02-08 (3 bedroom DK 1,249sqft) - \$2,196,000 / \$1,758 psf

#02-03 (4 bedroom Premium 1,227sqft) - \$2,218,000 / \$1,808 psf



Price Guide

Types	Infini @ East Coast (D15)			
	363 East Coast Road			
	Leasehold Freehold		36 Units	Expected TOP: 30 June 2022
	No. of Units	Est Floor Area (sf)	Price Range (Low to High)	Estimated PSF Range
2 Bedroom + Store	8	753	\$1,399,000 - \$1,615,000	\$1857 - \$2,144
3 Bedroom + Store	3	969	\$1,719,000 - \$2,001,000	\$1,847 - \$2,065
3 Bedroom Dual Key	8	1066	\$1,960,000 - \$2,169,000	\$1,838 - \$2,034
3 Bedroom PH + Maid Room	1	1604	\$2,821,000	\$1,758
3 Bedroom Premium + Store	3	1,044	\$1,935,000 - \$2,125,000	\$1,853 - \$2,035
4 Bedroom + Store	3	1,227	\$2,218,000 - \$2,436,000	\$1,807 - \$1,985
4 Bedroom Dual Key + Store	8	1249	\$2,196,000 - \$2,479,000	\$1,758 - \$1,984
4 Bedroom PH	1	1636	\$2,485,000	\$1,738
4 Bedroom PH + Maid Room	1	1722	\$3,033,000	\$1,761



Commission + Buyer Promotion

INFINI AT EAST COAST

* Availability and prices are subject to change without prior notice. ERA Associates are to confirm AVAILABILITY & PRICE prior closing with DDs In-Charge or Marketing Staff :
DD Edmund Ee 9834 32221 DD 9018 6607 | Nick Poh 9018 6607 | IC Jeannie Lim 9008 9009 | IC James Lim 9067 7489 | Mktg Eddie Tok 9666 1966 | Mktg Liew Pei Wen 8222 2764

3 Bedroom Premium
#02-07 | 1044 sq ft
\$1,935,000 / \$1,854psf



2 Bedroom
#02-05 | 753 sq ft
\$1,399,000 / \$1,858psf



3 Bedroom + Store
#02-06 | 969 sq ft
\$1,790,000 / \$1,847psf



3 Bedroom Dual Key
#02-01 | 1066 sq ft
\$1,960,000 / \$1,839psf



4 Bedroom Dual Key
#02-08 | 1249sq ft
\$2,196,000 / \$1,758psf



4 Bedroom Premium
#02-03 | 1227 sq ft
\$2,218,000 / \$1,808psf



	09	08	03	04	05	06	07	02	01
A			#05-03 Type K 1722sf \$3,033,000	#05-04 Type A 753sf \$1,608,000	#05-05 Type B 753sf \$1,615,000	#05-06 Type H 1636sf \$2,845,000	#05-07 Type J 1604sf \$2,821,000	#05-02 Type G 1249sf \$2,479,000	#05-01 Type E 1066sf \$2,169,000
5	#05-09 Type E 1066sf \$2,164,000	#05-08 Type G 1249sf \$2,473,000							
4	#04-09 Type E 1066sf \$2,148,000	#04-08 Type G 1249sf \$2,454,000	#04-03 Type F 1227sf \$2,436,000	#04-04 Type A 753sf \$1,596,000	#04-05 Type B 753sf \$1,604,000	#04-06 Type C 969sf \$2,001,000	#04-07 Type D 1044sf \$2,125,000	#04-02 Type G 1249sf \$2,461,000	#04-01 Type E 1066sf \$2,153,000
3	SOLD	#03-08 Type G 1249sf \$2,436,000	#03-03 Type F 1227sf \$2,417,000	#03-04 Type A 753sf \$1,585,000	#03-05 Type B 753sf \$1,593,000	#03-06 Type C 969sf \$1,986,000	#03-07 Type D 1044sf \$2,109,000	#03-02 Type G 1249sf \$2,442,000	#03-01 Type E 1066sf \$2,137,000
2	#02-09 Type E 1066sf \$2,116,000	#02-08 Type G 1249sf \$2,196,000	#02-03 Type F 1227sf \$2,218,000	SOLD	#02-05 Type B 753sf \$1,399,000	#02-06 Type C 969sf \$1,790,000	#02-07 Type D 1044sf \$1,935,000	#02-02 Type G 1249sf \$2,423,000	#02-01 Type E 1066sf \$1,960,000
1	CAR PARKING					CAR PARKING			
	2BR + Store	3BR + Store	3BR (Premium) + Store	3 BR Dual Key	4 BR + Store	4 BR Dual Key + Store	4BR PH	3BR PH + Maid's Room	4BR PH + Maid's Room



Commission + Buyer Promotion

Infini At East Coast Commission Scheme (WEF 02032020 Till Further Notice)

DIRECT DEAL	COBROKE DEAL
2.3% (90/10)	EXTERNAL AGENT - 2.0% ERA AGENT - 0.3% (90/10)
Additional Incentive	
\$10,000 to Closer (90/10) (if there is ECB involve, ECB get \$10,000)	
ALL COMMISSION & INCENTIVE ARE EXCLUSIVE OF GST AND SUBJECTED TO 90/10	

FREE TAGGING!!!

Just Bring Your Clients! Our Tagger ICs will help you to close the deal!!

DDs In Charge



Edmund Ee
R006498C
9834 3222



Nick Poh
R024896J
9018 6607



Angie Tan
R023881G
9757 7148



Bernard Leong
R056256H
8499 3519



Carol Ong
R049229B
9489 8550



Charles Wong
R059337D
9796 2348



Christina Chee
R004324B
9636 1009



David Lee
R058688B
8797 8688



David Lim
R003123F
9339 4141



Elaine Ang
R005819C
9855 9552



Grace Lee
R005914I
9423 3118



Jenny Lum
R024048Z
8321 7171



Patrick Neo
R013555D
8168 6168



Quek Hwi Jong
R049230F
9233 7497



Sharlyn Hon
R060765J
9797 4623



Victor Yeo
R029564J
9027 8388

ICs In Charge



James Lim
R055602I
9067 7489



Jeannie Lim
R013618F
9008 9009



Join Hyper Chat:
<https://bit.ly/INFINIChat2>



Thank You

