

## INFORMATION ON NOV 2021 SALE OF BALANCE FLATS (SBF) EXERCISE

Table C(a): November 2021 SBF Prices

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
<b>Non-Mature Towns</b>			
Bukit Batok	2R Flexi ^	From \$111,000	From \$31,000
	3-room	From \$188,000	From \$113,000
	4-room	From \$266,000	From \$206,000
	5-room	From \$465,000	From \$420,000
Bukit Panjang	2R Flexi ^	From \$124,000	From \$44,000
	3-room	From \$203,000	From \$128,000
	4-room	From \$271,000	From \$211,000
	3Gen (1 unit)	\$446,000	\$401,000
Choa Chu Kang	2R Flexi ^	From \$98,000	From \$18,000
	3-room	From \$181,000	From \$106,000
	4-room	From \$299,000	From \$239,000
	5-room	From \$440,000	From \$395,000
Hougang	2R Flexi ^	From \$101,000	From \$21,000
	3-room	From \$168,000	From \$93,000
	4-room	From \$276,000	From \$216,000
	5-room	From \$434,000	From \$389,000
Jurong East	3-room	From \$213,000	From \$138,000
	4-room	From \$251,000	From \$191,000
Jurong West	2R Flexi ^	From \$121,000	From \$41,000
	3-room	From \$168,000	From \$93,000
	4-room	From \$251,000	From \$191,000
	5-room	From \$381,000	From \$336,000
	3Gen (1 unit)	\$394,000	\$349,000
Punggol	2R Flexi ^	From \$117,000	From \$37,000
	3-room	From \$227,000	From \$152,000
	4-room	From \$296,000	From \$236,000
	5-room	From \$343,000	From \$298,000
	3Gen (1 unit)	\$516,000	\$471,000
Sembawang	2R Flexi ^	From \$101,000	From \$21,000
	3-room	From \$173,000	From \$98,000
	4-room	From \$261,000	From \$201,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	5-room	From \$375,000	From \$330,000
	3Gen (1 unit)	\$413,000	\$368,000
Sengkang	2R Flexi ^	From \$107,000	From \$27,000
	3-room	From \$206,000	From \$131,000
	4-room	From \$286,000	From \$226,000
	5-room	From \$405,000	From \$360,000
	3Gen	From \$393,000	From \$348,000
Tengah	2R Flexi ^	From \$108,000	From \$28,000
	3-room	From \$194,000	From \$119,000
	4-room	From \$314,000	From \$254,000
	5-room	From \$427,000	From \$382,000
	3Gen	From \$439,000	From \$394,000
Woodlands	2R Flexi ^	From \$98,000	From \$18,000
	3-room	From \$123,000	From \$48,000
	4-room	From \$161,000	From \$101,000
	5-room	From \$298,000	From \$253,000
	3Gen (1 unit)	\$353,000	\$308,000
Yishun	2R Flexi ^	From \$94,000	From \$14,000
	3-room	From \$183,000	From \$108,000
	4-room	From \$279,000	From \$219,000
	5-room	From \$273,000	From \$228,000
	3Gen	From \$369,000	From \$324,000
<b>Mature Towns/Estates</b>			
Ang Mo Kio	2R Flexi ^	From \$146,000	From \$66,000
	3-room	From \$193,000	From \$133,000
	4-room	From \$301,000	From \$256,000
	5-room	From \$553,000	From \$523,000
Bedok	2R Flexi ^	From \$184,000	From \$104,000
	3-room	From \$164,000	From \$104,000
	4-room	From \$241,000	From \$196,000
	5-room	From \$613,000	From \$583,000
Bishan	2R Flexi ^	From \$191,000	From \$111,000
	3-room	From \$307,000	From \$247,000
	4-room	From \$487,000	From \$442,000
	5-room	From \$526,000	From \$496,000
Bukit Merah	2R Flexi ^	From \$273,000	From \$193,000
	3-room	From \$193,000	From \$133,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	4-room	From \$476,000	From \$431,000
	5-room (1 unit)	\$553,000	\$523,000
Bukit Timah	3-room (1 unit)	\$303,000	\$243,000
	4-room (1 unit)	\$411,000	\$366,000
Clementi	2R Flexi ^ (1 unit)	\$241,000	\$161,000
	3-room	From \$203,000	From \$143,000
	4-room	From \$321,000	From \$276,000
	5-room	From \$543,000	From \$513,000
	3Gen	From \$662,000	From \$632,000
Central	3-room	From \$253,000	From \$193,000
Geylang	2R Flexi ^	From \$223,000	From \$143,000
	3-room	From \$143,000	From \$83,000
	4-room	From \$518,000	From \$473,000
	5-room (1 unit)	\$721,000	\$691,000
Kallang/Whampoa	3-room	From \$138,000	From \$78,000
	4-room	From \$564,000	From \$519,000
	5-room (1 unit)	\$721,000	\$691,000
Pasir Ris	2R Flexi ^	From \$144,000	From \$64,000
	3-room	From \$259,000	From \$199,000
	4-room	From \$311,000	From \$266,000
	5-room	From \$388,000	From \$358,000
	Executive	From \$510,000	From \$510,000
Queenstown	2R Flexi ^	From \$136,000	From \$56,000
	3-room	From \$183,000	From \$123,000
	4-room	From \$574,000	From \$529,000
	5-room	From \$734,000	From \$704,000
Serangoon	3-room	From \$222,000	From \$162,000
	5-room (1 unit)	\$512,000	\$482,000
Tampines	2R Flexi ^	From \$136,000	From \$56,000
	3-room	From \$233,000	From \$173,000
	4-room	From \$326,000	From \$281,000
	5-room	From \$427,000	From \$397,000
	3Gen (1 unit)	\$533,000	\$503,000
Toa Payoh	2R Flexi ^	From \$141,000	From \$61,000
	3-room	From \$143,000	From \$83,000
	4-room	From \$339,000	From \$294,000
	5-room	From \$644,000	From \$614,000
	3Gen	From \$679,000	From \$649,000
	Executive (1 unit)	\$800,000	\$800,000

Note:

- 1) The starting prices of flats are based on 99-year/ remaining leases. For illustration purposes, the assumed EHG amounts are:
  - i) 2-room Flexi flat: \$80,000
  - ii) 3-room flat: \$75,000 in non-mature towns and \$60,000 in mature towns
  - iii) 4-room flat: \$60,000 in non-mature towns and \$45,000 in mature towns
  - iv) 5-room/3Gen flat: \$45,000 in non-mature towns and \$30,000 in mature towns

The starting prices after grant amounts are illustrative, assuming that the household incomes of eligible first-time buyers of flats in the mature towns are higher. The actual grant amount received will depend on the buyers' income and eligibility. Read more on [EHG in HDB InfoWEB](#).

- 2) ^ The starting prices of flats offered under 2-room Flexi scheme are based on 99-year/ remaining lease. Buyers can refer to the prices of individual flats on short lease in the HDB InfoWEB.
- 3) Selling prices are rounded up to the nearest thousand dollars.
- 4) To check the lease commencement date of each block, please refer to HDB Flat Portal.

**Table C(b): Flat Supply for Nov 2021 SBF Exercise**

Status	Town	2-room Flexi		3-room		4R	5R	3Gen	EF	Total
		Short Lease <sup>^</sup>	Short/99-Year Lease <sup>#</sup>	Income ≤ \$7K	Income ≤ \$14K					
Non-Mature Town	Bukit Batok	2	7	9		14	2			34
	Bukit Panjang	2	3	4		9		1		19
	Choa Chu Kang	12	11	5		8	2			38
	Hougang	9	6	3		8	2			28
	Jurong East*	4		3		3				10
	Jurong West*	8	4	8		11	5	1		37
	Punggol	1	36	9	3	57	30	1		137
	Sembawang		19	12		12	6	1		50
	Sengkang	6	18	9		28	13	3		77
	Tengah		141	36		34	24	14		249
	Woodlands	11	36	9		18	12	1		87
	Yishun	8	12	3		8	7	3		41
<b>Sub-Total</b>		<b>63</b>	<b>293</b>	<b>110</b>	<b>3</b>	<b>210</b>	<b>103</b>	<b>25</b>		<b>807</b>
Mature Town/ Estate	Ang Mo Kio	5	13		3	25	15			61
	Bedok	3	7		17	20	4			51
	Bishan	25	19		13	87	2			146
	Bukit Merah	11	2		6	5	1			25
	Bukit Timah	1			1	1				3
	Clementi		1		13	8	10	2		34
	Central				3					3
	Geylang	3	10		17	56	1			87
	Kallang Whampoa	11			13	19	1			44
	Pasir Ris	1	10		7	15	10		3	46
	Queenstown	5	19		23	8	2			57
	Serangoon	1			2		1			4
	Tampines	8	6		18	103	78	1		214
Toa Payoh	9	27		51	110	15	3	1	216	
<b>Sub-Total</b>		<b>83</b>	<b>114</b>	<b>0</b>	<b>187</b>	<b>457</b>	<b>140</b>	<b>6</b>	<b>4</b>	<b>991</b>
<b>Total</b>		<b>146</b>	<b>407</b>	<b>110</b>	<b>190</b>	<b>667</b>	<b>243</b>	<b>31</b>	<b>4</b>	<b>1,798</b>

**Note:** \* Flats in Jurong East will be grouped together with those in Jurong West for offer under "Jurong East/West" Town. For the administration of the Married Child Priority Scheme (MCPS), applicants may apply for MCPS if their parents/married children are residing within 4 km from any of the blocks offered for sale.

<sup>^</sup> These flats will be offered only to seniors (aged 55 and above) on short leases of between 15 and 45 years and comprise (a) units that come with elderly-friendly fixtures and fittings; and (b) 35 units at Kempas Residences, Bishan Ridges, Toa Payoh Ridge & Kim Keat Ripples which were offered on short leases only at the BTO launch.

<sup>#</sup> Some units (eg. repurchased/repossessed flats or completed flats) would be sold on remaining leases which are less than 99 years. In addition, some units may not be offered on all short lease periods of between 15 and 45 years.

**Table C(c): Ethnic Quota of Flats for Sale in Nov 2021 SBF Exercise**

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room Flexi (Short Lease)	5	5	4	5
	2-room Flexi (Short Lease/ 99-Year Lease)	13	13	13	13
	3-room (Income ≤ \$14K)	3	3	1	3
	4-room	25	25	19	25
	5-room	15	15	11	13
Bukit Batok	2-room Flexi (Short Lease)	2	2	2	2
	2-room Flexi (Short Lease/ 99-Year Lease)	7	7	7	7
	3-room (Income ≤ \$7K)	9	6	9	8
	4-room	14	9	14	13
	5-room	2	2	1	2
Bedok	2-room Flexi (Short Lease)	3	2	3	2
	2-room Flexi (Short Lease/ 99-Year Lease)	7	7	7	7
	3-room (Income ≤ \$14K)	17	8	17	16
	4-room	20	18	20	20
	5-room	4	4	4	4
Bishan	2-room Flexi (Short Lease)	25	25	7	23
	2-room Flexi (Short Lease/ 99-Year Lease)	19	19	6	16
	3-room (Income ≤ \$14K)	13	13	4	13
	4-room	87	87	19	86
	5-room	2	2	0	1
Bukit Merah	2-room Flexi (Short Lease)	11	11	4	10
	2-room Flexi (Short Lease/ 99-Year Lease)	2	2	0	2
	3-room (Income ≤ \$14K)	6	6	4	6
	4-room	5	5	2	5
	5-room	1	1	0	1
Bukit Panjang	2-room Flexi (Short Lease)	2	2	2	2
	2-room Flexi (Short Lease/ 99-Year Lease)	3	3	3	3
	3-room (Income ≤ \$7K)	4	4	4	4
	4-room	9	7	9	8
	3Gen	1	1	1	1
Bukit Timah	2-room Flexi (Short Lease)	1	1	0	1
	3-room (Income ≤ \$14K)	1	1	1	1
	4-room	1	1	1	1

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Choa Chu Kang	2-room Flexi (Short Lease)	12	12	12	12
	2-room Flexi (Short Lease/ 99-Year Lease)	11	11	11	11
	3-room (Income ≤ \$7K)	5	3	5	5
	4-room	8	5	8	8
	5-room	2	0	2	2
Clementi	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$14K)	13	13	11	13
	4-room	8	8	7	8
	5-room / 3Gen	12	12	12	12
Central	3-room (Income ≤ \$14K)	3	3	2	1
Geylang	2-room Flexi (Short Lease)	3	3	3	3
	2-room Flexi (Short Lease/ 99-Year Lease)	10	10	9	10
	3-room (Income ≤ \$14K)	17	17	10	17
	4-room	56	56	30	55
	5-room	1	1	0	1
Hougang	2-room Flexi (Short Lease)	9	9	9	9
	2-room Flexi (Short Lease/ 99-Year Lease)	6	6	6	6
	3-room (Income ≤ \$7K)	3	3	3	3
	4-room	8	8	8	8
	5-room	2	2	2	2
Jurong East	2-room Flexi (Short Lease)	4	4	4	3
	3-room (Income ≤ \$7K)	3	3	3	3
	4-room	3	1	3	3
Jurong West	2-room Flexi (Short Lease)	8	8	8	8
	2-room Flexi (Short Lease/ 99-Year Lease)	4	3	4	4
	3-room (Income ≤ \$7K)	8	7	8	8
	4-room	11	11	11	9
	5-room / 3Gen	6	4	6	6
Kallang/Whampoa	2-room Flexi (Short Lease)	11	11	10	11
	3-room (Income ≤ \$14K)	13	13	13	12
	4-room	19	19	17	19
	5-room	1	1	0	1
Pasir Ris	2-room Flexi (Short Lease)	1	0	1	0
	2-room Flexi (Short Lease/ 99-Year Lease)	10	10	10	10

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	3-room (Income ≤ \$14K)	7	7	7	7
	4-room	15	14	15	14
	5-room / Exec	13	10	13	9
Punggol	2-room Flexi (Short Lease)	1	1	1	1
	2-room Flexi (Short Lease/ 99-Year Lease)	36	36	36	36
	3-room (Income ≤ \$7K)	9	9	9	9
	3-room (Income ≤ \$14K)	3	3	3	3
	4-room	57	56	56	57
	5-room / 3Gen	31	31	31	28
Queenstown	2-room Flexi (Short Lease)	5	5	1	3
	2-room Flexi (Short Lease/ 99-Year Lease)	19	19	17	19
	3-room (Income ≤ \$14K)	23	23	10	23
	4-room	8	8	2	8
	5-room	2	2	0	2
Sembawang	2-room Flexi (Short Lease/ 99-Year Lease)	19	19	19	18
	3-room (Income ≤ \$7K)	12	11	12	12
	4-room	12	12	12	12
	5-room / 3Gen	7	7	7	7
Sengkang	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/ 99-Year Lease)	18	18	17	18
	3-room (Income ≤ \$7K)	9	9	9	9
	4-room	28	28	28	28
	5-room / 3Gen	16	16	16	16
Serangoon	2-room Flexi (Short Lease)	1	1	1	1
	3-room (Income ≤ \$14K)	2	2	1	2
	5-room	1	1	0	1
Tengah	2-room Flexi (Short Lease/ 99-Year Lease)	141	117	128	123
	3-room (Income ≤ \$7K)	36	29	34	27
	4-room	34	30	33	33
	5-room / 3Gen	38	35	37	35
Tampines	2-room Flexi (Short Lease)	8	4	8	8
	2-room Flexi (Short Lease/ 99-Year Lease)	6	6	6	6
	3-room (Income ≤ \$14K)	18	12	18	18
	4-room	103	90	103	103
	5-room / 3Gen	79	77	79	79

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Toa Payoh	2-room Flexi (Short Lease)	9	9	2	9
	2-room Flexi (Short Lease/ 99-Year Lease)	27	27	23	27
	3-room (Income ≤ \$14K)	51	51	31	49
	4-room	110	110	58	106
	5-room / 3Gen / Exec	19	19	13	19
Woodlands	2-room Flexi (Short Lease)	11	5	11	7
	2-room Flexi (Short Lease/ 99-Year Lease)	36	31	36	35
	3-room (Income ≤ \$7K)	9	4	9	8
	4-room	18	14	18	17
	5-room / 3Gen	13	10	13	11
Yishun	2-room Flexi (Short Lease)	8	8	8	8
	2-room Flexi (Short Lease/ 99-Year Lease)	12	10	12	12
	3-room (Income ≤ \$7K)	3	3	3	2
	4-room	8	6	8	7
	5-room / 3Gen	10	8	10	8
<b>Total</b>		<b>1,798</b>	<b>1,664</b>	<b>1,478</b>	<b>1,714</b>