

Table A(1)(a): Feb 2026 BTO Flat Supply and Pricing Details

Project	Estimated Waiting Time @ (months)	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of Units	Indicative Price Range # (Excluding Grants)
<b>Standard Projects</b>						
Sembawang Voyage	44	2-room Flexi	40	38	81	\$150,000 - \$187,000
		2-room Flexi	48	46	210	\$175,000 - \$228,000
		4-room	93	90	454	\$304,000 - \$422,000
		5-room	113	110	428	\$439,000 - \$582,000
Sembawang Deck~	33	2-room Flexi	40	38	42	\$158,000 - \$190,000
		2-room Flexi	48	46	146	\$175,000 - \$237,000
		3-room	69	66	84	\$261,000 - \$343,000
		4-room	93	90	271	\$338,000 - \$426,000
		5-room	113	110	234	\$479,000 - \$585,000
Tampines Bliss ~	23	3-room	69	66	80	\$363,000 - \$444,000
		4-room	94	90	204	\$481,000 - \$600,000
<b>Plus Projects</b>						
Tampines Nova ~	32	2-room Flexi	40	38	24	\$197,000 - \$235,000
		2-room Flexi	48	46	98	\$214,000 - \$292,000
		4-room	93	90	133	\$459,000 - \$602,000
Kim Keat Crest	37	2-room Flexi	40	38	58	\$203,000 - \$253,000
		2-room Flexi	48	46	219	\$229,000 - \$304,000
		3-room	67	64	87	\$356,000 - \$450,000
		4-room	89	86	787	\$455,000 - \$624,000
<b>Prime Project</b>						
Redhill Peaks	55	2-room Flexi	40	38	92	\$215,000 - \$295,000
		2-room Flexi	49	46	276	\$257,000 - \$373,000
		3-room	67	64	91	\$385,000 - \$537,000
		4-room	90	86	593	\$563,000 - \$783,000

Note:

- 1) @ Estimated Waiting Time refers to the estimated length of time successful applicants have to wait for the delivery of their BTO project. It is computed from the median month of flat selection exercise of this sales launch to the median of the projected completion month of the blocks within this project.
- 2) \* Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- 3) ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- 4) # Unless otherwise stated, the indicative price range of the flats are based on 99-year leases. Actual prices may vary based on the actual attributes of the flats at the time of selection.
- 5) ~ Prices include the costs of floor finishes, internal doors and sanitary fittings. The selling prices without these items are as follows:
  - (a) Sembawang Deck - \$154,000 to \$187,000 for 2-room Flexi (Type 1) flats, \$172,000 to \$234,000 for 2-room Flexi (Type 2) flats, \$255,000 to \$337,000 for 3-room flats, \$330,000 to \$418,000 for 4-room flats and \$469,000 to \$576,000 for 5-room flats.
  - (b) Tampines Bliss - \$357,000 to \$438,000 for 3-room flats and \$473,000 to \$592,000 for 4-room flats.
  - (c) Tampines Nova - \$194,000 to \$232,000 for 2-room Flexi (Type 1) flats, \$211,000 to \$289,000 for 2-room Flexi (Type 2) flats and \$451,000 to \$593,000 for 4-room flats.

## COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

**Table A(1)(b): Prices of Sembawang Voyage and Resale Comparables Nearby**

Flat Type	Sembawang Voyage (Estimated Floor Area*)	Transacted Prices of Resale Flats <sup>#</sup>
2-room Flexi	\$150,000 - \$228,000 (40 sqm - 48 sqm)	\$370,000 - \$400,000 (47 sqm)
4-room	\$304,000 - \$422,000 (93 sqm)	\$585,000 - \$675,000 (93 sqm)
5-room	\$439,000 - \$582,000 (113 sqm)	\$715,000 - \$820,000 (113 sqm - 116 sqm)

Note:

\*Inclusive of air-conditioner ledge.

<sup>#</sup>The remaining leases for 2-room, 4-room and 5-room resale comparables are about 94 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

**Table A(1)(c): Prices of Sembawang Deck and Resale Comparables Nearby**

Flat Type	Sembawang Deck (Estimated Floor Area*)	Transacted Prices of Resale Flats <sup>#</sup>
2-room Flexi	\$158,000 - \$237,000 (40 sqm - 48 sqm)	\$370,000 - \$400,000 (47 sqm)
3-room	\$261,000 - \$343,000 (69 sqm)	\$460,000 - \$560,000 (69 sqm)
4-room	\$338,000 - \$426,000 (93 sqm)	\$585,000 - \$675,000 (93 sqm)
5-room	\$479,000 - \$585,000 (113 sqm)	\$715,000 - \$820,000 (113 sqm - 116 sqm)

Note:

\*Inclusive of air-conditioner ledge.

<sup>#</sup>The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 94 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

**Table A(1)(d): Prices of Tampines Bliss and Resale Comparables Nearby**

Flat Type	Tampines Bliss (Estimated Floor Area*)	Transacted Prices of Resale Flats <sup>#</sup>
3-room	\$363,000 - \$444,000 (69 sqm)	\$530,000 - \$580,000 (67 sqm)
4-room	\$481,000 - \$600,000 (94 sqm)	\$688,000 - \$758,000 (92 sqm)

Note:

\* Inclusive of air-conditioner ledge.

<sup>#</sup> The remaining leases for 3-room and 4-room resale comparables are about 88 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

**Table A(1)(e): Prices of Tampines Nova and Resale Comparables Nearby**

Flat Type	Tampines Nova (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$197,000 - \$292,000 (40 sqm - 48 sqm)	\$420,000 - \$440,000 (47 sqm)
4-room	\$459,000 - \$602,000 (93 sqm)	\$738,000 - \$828,000 (93 sqm)

Note:

\*Inclusive of air-conditioner ledge.

#The remaining leases for 2-room and 4-room resale comparables are about 88 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

**Table A(1)(f): Prices of Kim Keat Crest and Resale Comparables Nearby**

Flat Type	Kim Keat Crest (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$203,000 - \$304,000 (40 sqm - 48 sqm)	-
3-room	\$356,000 - \$450,000 (67 sqm)	\$710,000 - \$768,000 (68 sqm)
4-room	\$455,000 - \$624,000 (89 sqm)	\$850,000 - \$1,090,000 (93 sqm)

Note:

\* Inclusive of air-conditioner ledge.

# There are no comparable 2-room resale flats nearby. The remaining leases for 3-room and 4-room resale comparables are about 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

**Table A(1)(g): Prices of Redhill Peaks and Resale Comparables Nearby**

Flat Type	Redhill Peaks (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$215,000 - \$373,000 (40 sqm - 49 sqm)	-
3-room	\$385,000 - \$537,000 (67 sqm)	\$628,000 - \$828,000 (68 sqm)
4-room	\$563,000 - \$783,000 (90 sqm)	\$915,000 - \$1,135,000 (83 sqm - 93 sqm)

Note:

\* Inclusive of air-conditioner ledge.

# There are no comparable 2-room resale flats nearby. The remaining leases for 3-room and 4-room resale comparables are about 92 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

**Table A(1)(h): Indicative Price Range for 2-Room Flexi Flats**

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 40 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
<b>Standard Projects</b>			
Sembawang Voyage	15	\$50,000 - \$63,000	\$59,000 - \$76,000
	20	\$60,000 - \$75,000	\$70,000 - \$91,000
	25	\$68,000 - \$85,000	\$80,000 - \$104,000
	30	\$75,000 - \$94,000	\$88,000 - \$114,000
	35	\$81,000 - \$101,000	\$94,000 - \$123,000
	40	\$86,000 - \$107,000	\$100,000 - \$130,000
	45	\$90,000 - \$112,000	\$105,000 - \$137,000
	99	\$150,000 - \$187,000	\$175,000 - \$228,000
Sembawang Deck~	15	\$55,000 - \$66,000	\$61,000 - \$81,000
	20	\$65,000 - \$78,000	\$72,000 - \$97,000
	25	\$74,000 - \$89,000	\$81,000 - \$110,000
	30	\$81,000 - \$97,000	\$89,000 - \$120,000
	35	\$87,000 - \$104,000	\$96,000 - \$129,000
	40	\$92,000 - \$110,000	\$101,000 - \$137,000
	45	\$96,000 - \$115,000	\$106,000 - \$143,000
	99	\$158,000 - \$190,000	\$175,000 - \$237,000
<b>Plus Projects</b>			
Tampines Nova ~	15	\$68,000 - \$81,000	\$74,000 - \$100,000
	20	\$81,000 - \$96,000	\$88,000 - \$119,000
	25	\$92,000 - \$109,000	\$99,000 - \$135,000
	30	\$101,000 - \$119,000	\$109,000 - \$148,000
	35	\$108,000 - \$128,000	\$117,000 - \$159,000
	40	\$114,000 - \$136,000	\$124,000 - \$168,000
	45	\$120,000 - \$142,000	\$129,000 - \$176,000
	99	\$197,000 - \$235,000	\$214,000 - \$292,000
Kim Keat Crest	15	\$68,000 - \$85,000	\$77,000 - \$102,000
	20	\$81,000 - \$102,000	\$92,000 - \$122,000
	25	\$93,000 - \$115,000	\$104,000 - \$139,000
	30	\$102,000 - \$127,000	\$115,000 - \$152,000
	35	\$110,000 - \$136,000	\$123,000 - \$164,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 40 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
	40	\$116,000 - \$145,000	\$131,000 - \$174,000
	45	\$122,000 - \$152,000	\$137,000 - \$182,000
	99	\$203,000 - \$253,000	\$229,000 - \$304,000
<b>Prime Project</b>			
Redhill Peaks	15	\$72,000 - \$99,000	\$86,000 - \$125,000
	20	\$86,000 - \$118,000	\$103,000 - \$150,000
	25	\$98,000 - \$135,000	\$117,000 - \$170,000
	30	\$108,000 - \$148,000	\$129,000 - \$187,000
	35	\$116,000 - \$159,000	\$139,000 - \$201,000
	40	\$123,000 - \$169,000	\$147,000 - \$213,000
	45	\$129,000 - \$177,000	\$154,000 - \$223,000
	99	\$215,000 - \$295,000	\$257,000 - \$373,000

**Note:**

- 1) \* Inclusive of air-conditioner ledge.
- 2) Prices exclude housing grants for first-timers, resale levy for second-timers and additional payments (if any).
- 3) Actual prices will vary based on the attributes of each flat.
- 4) ~ Prices include the costs of floor finishes, internal doors and sanitary fittings.
- 5) Eligible Singapore Citizens and their spouses (if applicable) aged 55 and above can choose a short lease of between 15 and 45 years, in five-year increments, for the 2-room Flexi flat. The lease chosen must be able to cover all buyers and their spouse (if any) till at least 95 years old.