

Table A(1)(a): May 2023 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)
Non-Mature Town						
Plantation Verge ~	44	2-room Flexi	40	38	52	\$125,000 - \$155,000
		2-room Flexi	48	46	130	\$142,000 - \$178,000
		3-room	69	66	88	\$238,000 - \$288,000
		4-room	93	90	377	\$350,000 - \$440,000
		5-room	113	110	324	\$454,000 - \$575,000
Parc Meadow @ Tengah ~	37/ 40	2-room Flexi	39	37	92	\$127,000 - \$158,000
		2-room Flexi	50	48	354	\$165,000 - \$202,000
		3-room	70	67	82	\$253,000 - \$309,000
		4-room	93 - 94	90 - 91	791	\$363,000 - \$467,000
		5-room	113	110	666	\$489,000 - \$607,000
Mature Towns						
Bedok South Blossoms	41	2-room Flexi	38	36	36	\$165,000 - \$203,000
		2-room Flexi	48	46	108	\$210,000 - \$260,000
		3-room	68	65	120	\$320,000 - \$396,000
		4-room	93	90	766	\$448,000 - \$587,000
		5-room	113	110	573	\$588,000 - \$737,000
		3Gen	120	115	37	\$605,000 - \$722,000
Serangoon North Vista	42	4-room	93	90	201	\$397,000 - \$496,000
		5-room	113	110	129	\$558,000 - \$658,000
Prime Location Public Housing Model						
Farrer Park Arena	48	3-room	69	66	92	\$362,000 - \$466,000
		4-room	93	90	477	\$505,000 - \$642,000

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.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

Table A(1)(b): Prices of Plantation Verge and Resale Comparables Nearby

Flat Type	Plantation Verge (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$125,000 - \$178,000 (38 sqm - 46 sqm)	-
3-room	\$238,000 - \$288,000 (66 sqm)	\$405,000 - \$470,000 (67 sqm - 68 sqm)
4-room	\$350,000 - \$440,000 (90 sqm)	\$575,000 - \$650,000 (92 sqm)
5-room	\$454,000 - \$575,000 (110 sqm)	\$675,000 - \$790,000 (112 sqm)

Note:

There are no comparable 2-room resale flats nearby. The remaining leases for 3-room, 4-room and 5-room resale comparables are about 93 to 95 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 Parc Meadow @ Tengah and Resale Comparables Nearby

Flat Type	Parc Meadow @ Tengah (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$127,000 - \$202,000 (37 sqm - 48 sqm)	-
3-room	\$253,000 - \$309,000 (67 sqm)	\$405,000 - \$470,000 (67 sqm - 68 sqm)
4-room	\$363,000 - \$467,000 (90 sqm - 91 sqm)	\$575,000 - \$650,000 (92 sqm)
5-room	\$489,000 - \$607,000 (110 sqm)	\$675,000 - \$790,000 (112 sqm)

Note:

There are no comparable 2-room resale flats nearby. The remaining leases for 3-room, 4-room and 5-room resale comparables are about 93 to 95 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 Bedok South Blossoms and Resale Comparables Nearby

Flat Type	Bedok South Blossoms (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$165,000 - \$260,000 (36 sqm - 46 sqm)	-
3-room	\$320,000 - \$396,000 (65 sqm)	-
4-room	\$448,000 - \$587,000 (90 sqm)	\$590,000 - \$689,888 (85 sqm - 92 sqm)
5-room	\$588,000 - \$737,000 (110 sqm)	\$710,000 - \$788,888 (110 sqm)

Note:

There are no comparable 2-room and 3-room resale flats nearby. The remaining leases for 4-room and 5-room resale comparables are about 82 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 Serangoon North Vista and Resale Comparables Nearby

Flat Type	Serangoon North Vista (Internal Floor Area)	Transacted Prices of Resale Flats
4-room	\$397,000 - \$496,000 (90 sqm)	\$635,000 - \$830,000 (99 sqm - 100 sqm)
5-room	\$558,000 - \$658,000 (110 sqm)	\$798,000 - \$855,000 (115 sqm)

Note:

The remaining leases for 4-room and 5-room resale comparables are about 75 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 Farrer Park Arena and Resale Comparables Nearby

Flat Type	Farrer Park Arena (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$362,000 - \$466,000 (66 sqm)	\$540,000 - \$568,000 (62 sqm)
4-room	\$505,000 - \$642,000 (90 sqm)	\$780,000 - \$798,000 (90 sqm)

Note:

The remaining leases for 3-room and 4-room resale comparables are about 80 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): Indicative Price Range for 2-Room Flexi Flats

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 36 /37/ 38 sqm	2R Flexi (Type 2) - 46/ 48 sqm
Non-Mature Town			
Plantation Verge ~	15	\$44,000 - \$54,000	\$50,000 - \$62,000
	20	\$52,000 - \$64,000	\$59,000 - \$73,000
	25	\$59,000 - \$72,000	\$67,000 - \$83,000
	30	\$64,000 - \$79,000	\$73,000 - \$91,000
	35	\$69,000 - \$85,000	\$78,000 - \$98,000
	40	\$73,000 - \$90,000	\$82,000 - \$103,000
	45	\$76,000 - \$94,000	\$86,000 - \$108,000
	99	\$125,000 - \$155,000	\$142,000 - \$178,000
Parc Meadow @ Tengah ~	15	\$45,000 - \$55,000	\$58,000 - \$70,000
	20	\$53,000 - \$65,000	\$69,000 - \$83,000
	25	\$60,000 - \$74,000	\$77,000 - \$94,000
	30	\$65,000 - \$81,000	\$85,000 - \$103,000
	35	\$70,000 - \$87,000	\$91,000 - \$110,000
	40	\$74,000 - \$92,000	\$96,000 - \$117,000
	45	\$78,000 - \$96,000	\$101,000 - \$122,000
	99	\$127,000 - \$158,000	\$165,000 - \$202,000
Mature Town			
Bedok South Blossoms	15	\$55,000 - \$68,000	\$70,000 - \$87,000
	20	\$66,000 - \$82,000	\$84,000 - \$104,000
	25	\$75,000 - \$93,000	\$96,000 - \$118,000
	30	\$83,000 - \$102,000	\$105,000 - \$130,000
	35	\$89,000 - \$110,000	\$113,000 - \$140,000
	40	\$94,000 - \$116,000	\$120,000 - \$149,000
	45	\$99,000 - \$122,000	\$126,000 - \$156,000
	99	\$165,000 - \$203,000	\$210,000 - \$260,000

Note:

- 1) Prices exclude housing grants for first-timers, resale levy for second-timers and additional payments (if any).
- 2) Actual prices will vary based on the attributes of each flat.
- 3) ~ Prices include the costs of floor finishes, internal doors and sanitary fittings.
- 4) 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.