

ADMINISTRATIVE DETAILS FOR MAY 2023 BUILD-TO-ORDER (BTO) AND SALE OF BALANCE FLATS (SBF) EXERCISE

Below is the relevant information about this sales launch. For all the other details, please refer to [HDB InfoWEB](#).

Submission of Application

2 Eligible applicants may apply online via the HDB Flat Portal, from **30 May (Tuesday) to 5 June (Monday)**. An administrative fee of \$10 per application is payable by credit card (MasterCard/Visa only) or by scanning the QR code using any supporting mobile payment apps.

3 Applicants who wish to participate in the May 2023 BTO or SBF exercise will need to complete at least Step 1 of the HDB Flat Eligibility (HFE) letter application in the HDB Flat Portal and obtain a Preliminary HFE assessment before submitting a flat application.

4 **Each household can only make one application** for either the BTO or SBF exercise and must indicate the **town/estate** and **flat type/flat application category** that they are applying for. HDB will shortlist applicants using a computer ballot, and not on a first-come, first-served basis. Where there are two or more BTO projects offered in the same town/estate, flat applicants will be considered for all the projects in the same town/estate, subject to eligibility conditions. Applicants who apply for a Three-Generation (3Gen) flat in a town/estate are to indicate the flat type as “5-room/3Gen” as they will be grouped together with the applicants who apply for a 5-room in the same town/estate.

5 For the SBF exercise, the 5-room, 3Gen and Executive flats, where available, are grouped as one flat application category. Applicants with multi-generation households can book a 5-room, 3Gen or Executive flat, subject to flat availability and the ethnic quota. In addition, multi-generation households balloted with queue positions beyond 300% of the flat supply will be given a chance to book a 3Gen flat if available.

6 The flats in Jurong East and Jurong West in the SBF exercise will be grouped for offer under “Jurong East/ West” Town, where applicable. For administration of the Married Child Priority Scheme (MCPS), applicants may apply for 2-room Flexi, 3-room, 4-room or 5-room/ 3Gen/ Executive flats, if their parents/ married children are residing within 4 km from any of the blocks for the respective flat type applied that are offered for sale.

Income Ceiling

7 The monthly household income ceilings for the various flat types are set out in [Table B\(1\) and B\(2\)](#). Please visit [HDB InfoWEB](#) for more details on the eligibility conditions.

Table B(1): Income Ceilings for May 2023 BTO Exercise

BTO Projects	2-room Flexi		3-room	4-room	5-room	3Gen*
	Short Lease	99-Year Lease				
Bedok South Blossom	\$14,000	\$7,000	\$14,000	\$14,000	\$14,000	\$21,000
Farrer Park Arena			\$14,000	\$14,000		
Serangoon North Vista				\$14,000	\$14,000	
Parc Meadow @ Tengah	\$14,000	\$7,000	\$7,000	\$14,000	\$14,000	
Plantation Verge	\$14,000	\$7,000	\$7,000	\$14,000	\$14,000	

Note: * For an extended family, the income ceiling is 1.5 times of the generic income ceiling.

Table B(2): Income Ceilings for May 2023 SBF Exercise

Flat Application Category		Monthly Household Income Ceiling	
		Non-Mature Towns	Mature Towns/Estates
2-room Flexi	Short Lease	\$14,000	\$14,000
	99-year/remaining lease	\$7,000	\$7,000
3-room flat		\$7,000 or \$14,000*	\$14,000
4-room flat		\$14,000	\$14,000
5-room flat /Executive flat^		\$14,000	\$14,000
3Gen flat		\$21,000	\$21,000

Note: * Applies to flats offered at an income ceiling of \$12,000 at their BTO launches.

^ Executive flats are offered with 5-room and 3Gen flats under one application category.

Non-Selection of Flat

8 First-timer (FT) families who do not book a flat on two occasions even though there are flats available will have their subsequent flat application(s) moved to the second timer (ST) category for one year. If they continue not to book a flat on another two occasions after they have been moved to the ST category, they will remain in the ST category for another year. All other applicants who do not book a flat on two occasions will not be able to apply for any flat in the subsequent public sales exercises for one year. Applicants are advised to book a flat when they have a chance to do so.

Flat Booking

9 Applicants' queue positions to book a flat are determined by computer balloting. HDB will shortlist applicants beyond 100% and potentially up to 300% of the total flat supply, taking into account the respective quota¹, and inform them of their queue positions in Jul 2023. Applicants who are not shortlisted will be informed that they are unsuccessful in their applications.

¹ For example, for 4-room and bigger flats, at least 95% of the public flat supply is set aside for first-timers, and up to 5% of the public flat supply is set aside for second-timers.

10 The flat booking exercise for the May 2023 BTO and SBF exercise will commence in **Aug 2023**.

11 Applicants are invited to book a flat, subject to availability of flats and ethnic quota when their turn is due. They can check the availability of flats and ethnic quota on the HDB Flat Portal before turning up at the HDB Sales Office to book a flat.

12 An option fee of \$500 is payable to book a 2-room Flexi flat, \$1,000 to book a 3-room flat and \$2,000 to book a 4-room, 5-room, 3Gen or Executive flat. The option fee, which forms part of the downpayment, is payable by NETS.

13 After applying for a flat, applicants need to complete Step 2 of the HFE letter application in the HDB Flat Portal and submit all required documents (where applicable) to HDB, before the Preliminary HFE assessment expires 30 calendar days from commencing Step 1. All shortlisted applicants will need to have a valid HFE letter before booking a flat under the May 2023 BTO or SBF exercise.

Signing of Agreement for Lease

14 HDB will invite flat buyers to sign the Agreement for Lease within nine months after they have booked a flat. Buyers who are taking a housing loan from HDB or FI must pay 10% or 20% of the flat price respectively as the downpayment when they sign the Agreement for Lease. The downpayment is payable by CPF savings and/or cash. Flat buyers who take up a housing loan from an FI must produce a Letter of Offer before signing the Agreement for Lease.

Collection of Keys

15 Flat owners who are buying a flat from HDB are advised to plan ahead for the sale of their existing flat. After collecting the keys to their new flat, they have up to six months to dispose of their existing flat. They may apply for a contra facility or temporary loan when the sale of their existing flat is underway, if they are eligible to do so, to complete the purchase of their booked flat and collect the keys. The contra facility or temporary loan is made available after HDB has approved the resale application of the existing flat, and it will be redeemed thereafter using the net proceeds from the sale of the existing flat. For more details, please refer to the [Conditions for Purchase](#) before submitting an application.
