

Table A(1)(a): Dec 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 Towns						
Petir Park Edge	48	2-room Flexi	39	37	34	\$110,000 - \$145,000
		2-room Flexi	49	47	109	\$144,000 - \$190,000
		4-room	93	90	191	\$320,000 - \$426,000
Jurong Arcadia	37	2-room Flexi	38	36	32	\$110,000 - \$140,000
		2-room Flexi	48	46	126	\$138,000 - \$174,000
		3-room	69	66	80	\$207,000 - \$277,000
		4-room	93	90	304	\$315,000 - \$394,000
		5-room	113	110	174	\$431,000 - \$540,000
Woodlands Beacon	50	3-room	70	67	91	\$268,000 - \$340,000
		4-room	93	90	308	\$318,000 - \$446,000
Urban Rise @ Woodlands	51	2-room Flexi	40	37	64	\$145,000 - \$186,000
		2-room Flexi	50	48	133	\$174,000 - \$231,000
		3-room	70	67	85	\$251,000 - \$345,000
		4-room	94	92	306	\$337,000 - \$468,000
		5-room	113	110	260	\$468,000 - \$612,000
Mature Towns						
Chai Chee Green	39 / 43	CCA ## (30-year Lease)	34	32	250	\$80,000 - \$95,000
		3-room	69	66	97	\$298,000 - \$360,000
		4-room	93	90	627	\$421,000 - \$534,000
		5-room	113	110	260	\$569,000 - \$725,000

Sin Ming Residences ~	32	3-room	69	66	105	\$374,000 - \$473,000
		4-room	93	90	627	\$519,000 - \$665,000
Prime Location Public Housing Model						
Alexandra Peaks	59	2-room Flexi	38	36	38	\$218,000 - \$277,000
		2-room Flexi	48	46	15	\$332,000 - \$343,000
		3-room	66	63	121	\$380,000 - \$512,000
		4-room	89	86	730	\$533,000 - \$723,000
Ulu Pandan Vista	59	3-room	66	63	218	\$430,000 - \$541,000
		4-room	89	86	672	\$598,000 - \$763,000

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) ## CCA prices include costs of pre-installed senior-friendly fittings and features, and do not include the costs of the mandatory Basic Service Package and optional services.
- 6) ~ 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 Petir Park Edge and Resale Comparables Nearby

Flat Type	Petir Park Edge (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$110,000 - \$190,000 (39 sqm - 49 sqm)	-
4-room	\$320,000 - \$426,000 (93 sqm)	\$520,000 - \$570,000 (93 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]There are no comparable 2-room resale flats nearby. The remaining leases for 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)(c): Prices of Jurong Arcadia and Resale Comparables Nearby

Flat Type	Jurong Arcadia (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$110,000 - \$174,000 (38 sqm - 48 sqm)	\$310,000 - \$360,000 (47 sqm)
3-room	\$207,000 - \$277,000 (69 sqm)	\$415,000 - \$450,000 (68 sqm)
4-room	\$315,000 - \$394,000 (93 sqm)	\$525,000 - \$610,000 (93 sqm - 94 sqm)
5-room	\$431,000 - \$540,000 (113 sqm)	\$688,888 - \$760,000 (114 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 93 to 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 Woodlands Beacon and Resale Comparables Nearby

Flat Type	Woodlands Beacon (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
3-room	\$268,000 - \$340,000 (70 sqm)	\$415,000 - \$470,000 (67 sqm - 68 sqm)
4-room	\$318,000 - \$446,000 (93 sqm)	\$530,000 - \$604,588 (92 sqm - 93 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 3-room and 4-room resale comparables are about 89 to 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)(e): Prices of Urban Rise @ Woodlands and Resale Comparables Nearby

Flat Type	Urban Rise @ Woodlands (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$145,000 - \$231,000 (40 sqm - 50 sqm)	\$320,000 - \$370,000 (47 sqm)
3-room	\$251,000 - \$345,000 (70 sqm)	\$415,000 - \$470,000 (67 sqm - 68 sqm)
4-room	\$337,000 - \$468,000 (94 sqm)	\$530,000 - \$604,588 (92 sqm - 93 sqm)
5-room	\$468,000 - \$612,000 (113 sqm)	\$620,000 - \$718,000 (112 sqm - 113 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 89 to 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)(f): Prices of Chai Chee Green and Resale Comparables Nearby

Flat Type	Chai Chee Green (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
3-room	\$298,000 - \$360,000 (69 sqm)	\$440,000 - \$556,800 (68 sqm)
4-room	\$421,000 - \$534,000 (93 sqm)	\$620,000 - \$872,000 (88 sqm - 93 sqm)
5-room	\$569,000 - \$725,000 (113 sqm)	\$830,000 - \$950,000 (113 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 3-room, 4-room and 5-room resale comparables are about 92 to 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)(g): Prices of Sin Ming Residences and Resale Comparables Nearby

Flat Type	Sin Ming Residences (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
3-room	\$374,000 - \$473,000 (69 sqm)	\$440,000 - \$511,000 (64 sqm - 67 sqm)
4-room	\$519,000 - \$665,000 (93 sqm)	\$618,000 - \$800,000 (91 sqm - 114 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 3-room and 4-room resale comparables are about 60 to 65 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): Prices of Alexandra Peaks and Resale Comparables Nearby

Flat Type	Alexandra Peaks (Estimated Floor Area*)	Transacted Prices of Resale Flats[#]
2-room Flexi	\$218,000 - \$343,000 (38 sqm - 48 sqm)	\$455,000 - \$500,000 (47 sqm)
3-room	\$380,000 - \$512,000 (66 sqm)	\$690,000 - \$763,888 (68 sqm)
4-room	\$533,000 - \$723,000 (89 sqm)	\$920,000 - \$1,088,888 (93 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 2-room, 3-room and 4-room resale comparables are about 88 to 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)(i): Prices of Ulu Pandan Vista and Resale Comparables Nearby

Flat Type	Ulu Pandan Vista (Estimated Floor Area*)	Transacted Prices of Resale Flats[#]
3-room	\$430,000 - \$541,000 (66 sqm)	\$655,000 - \$715,000 (68 sqm)
4-room	\$598,000 - \$763,000 (89 sqm)	\$850,000 - \$1,040,000 (93 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]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)(j): Indicative Price Range for 2-Room Flexi Flats

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38/39/40 sqm*	2R Flexi (Type 2) - 48/49/50 sqm*
Non-Mature Estates			
Petir Park Edge	15	\$37,000 - \$49,000	\$48,000 - \$64,000
	20	\$44,000 - \$58,000	\$58,000 - \$76,000
	25	\$50,000 - \$66,000	\$66,000 - \$87,000
	30	\$55,000 - \$73,000	\$72,000 - \$95,000
	35	\$60,000 - \$78,000	\$78,000 - \$102,000
	40	\$63,000 - \$83,000	\$82,000 - \$109,000
	45	\$66,000 - \$87,000	\$86,000 - \$114,000
	99	\$110,000 - \$145,000	\$144,000 - \$190,000
Jurong Arcadia	15	\$37,000 - \$47,000	\$46,000 - \$58,000
	20	\$44,000 - \$56,000	\$56,000 - \$70,000
	25	\$50,000 - \$64,000	\$63,000 - \$79,000
	30	\$55,000 - \$70,000	\$69,000 - \$87,000
	35	\$60,000 - \$75,000	\$75,000 - \$94,000
	40	\$63,000 - \$80,000	\$79,000 - \$99,000
	45	\$66,000 - \$84,000	\$83,000 - \$104,000
	99	\$110,000 - \$140,000	\$138,000 - \$174,000
Urban Rise @ Woodlands	15	\$49,000 - \$62,000	\$58,000 - \$77,000
	20	\$58,000 - \$75,000	\$70,000 - \$93,000
	25	\$66,000 - \$85,000	\$80,000 - \$105,000
	30	\$73,000 - \$93,000	\$87,000 - \$116,000
	35	\$78,000 - \$100,000	\$94,000 - \$124,000
	40	\$83,000 - \$106,000	\$100,000 - \$132,000
	45	\$87,000 - \$111,000	\$104,000 - \$138,000
	99	\$145,000 - \$186,000	\$174,000 - \$231,000
Prime Location Public Housing Model			
Alexandra Peaks	15	\$73,000 - \$93,000	\$111,000 - \$114,000
	20	\$88,000 - \$111,000	\$133,000 - \$137,000
	25	\$100,000 - \$126,000	\$151,000 - \$156,000
	30	\$109,000 - \$139,000	\$166,000 - \$172,000
	35	\$118,000 - \$149,000	\$179,000 - \$185,000
	40	\$125,000 - \$158,000	\$190,000 - \$196,000
	45	\$131,000 - \$166,000	\$199,000 - \$205,000
	99	\$218,000 - \$277,000	\$332,000 - \$343,000

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) 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.

Table A(1)(k): Indicative Price Range for Community Care Apartments

Project	Lease Tenure (Year)	CCA - 34 sqm*
Mature Town		
Chai Chee Green	15	\$54,000 - \$63,000
	20	\$64,000 - \$76,000
	25	\$73,000 - \$86,000
	30	\$80,000 - \$95,000
	35	\$86,000 - \$102,000

Note:

- 1) *Inclusive of air-conditioner ledge.
- 2) Actual prices will vary based on the attributes of each flat.
- 3) CCA prices include costs of pre-installed senior-friendly fittings and features, and do not include the costs of the mandatory Basic Service Package and optional services.