

Table A(1)(a): Feb 2024 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						
Rail Garden @ CCK	45	2-room Flexi	38	36	44	\$102,000 - \$124,000
		2-room Flexi	48	46	96	\$128,000 - \$155,000
		3-room	69	66	101	\$202,000 - \$253,000
		4-room	93	90	224	\$300,000 - \$376,000
Tanjong Tree Residences @ Hougang ~	39	2-room Flexi	40	38	36	\$136,000 - \$154,000
		2-room Flexi	48	46	118	\$145,000 - \$177,000
		3-room	71	68	84	\$247,000 - \$294,000
		4-room	95	92	122	\$371,000 - \$432,000
Matilda Riverside	37	2-room Flexi	39	36	68	\$131,000 - \$177,000
		2-room Flexi	48	46	203	\$158,000 - \$221,000
		3-room	69	66	112	\$242,000 - \$296,000
		4-room	94	90	358	\$318,000 - \$429,000
		5-room	114	110	221	\$464,000 - \$582,000
Woodgrove Edge	38/39	2-room Flexi	38	36	89	\$119,000 - \$144,000
		2-room Flexi	48	46	285	\$137,000 - \$184,000
		3-room	69	66	88	\$223,000 - \$278,000
		4-room	93	90	341	\$303,000 - \$385,000
		5-room	113	110	324	\$412,000 - \$515,000
Mature Town						
Bedok South Bloom	40	2-room Flexi	38	36	48	\$178,000 - \$227,000
		2-room Flexi	48	46	144	\$236,000 - \$284,000
		4-room	93	90	336	\$491,000 - \$638,000
Bedok North Springs	38	2-room Flexi	38	36	30	\$155,000 - \$203,000
		2-room Flexi	48	46	105	\$209,000 - \$256,000
		4-room	93	90	163	\$451,000 - \$568,000
		5-room	113	110	135	\$605,000 - \$730,000

Prime Location Public Housing Model						
Tanglin Halt Courtyard	58	2-room Flexi	38	36	38	\$235,000 - \$278,000
		2-room Flexi	48	46	38	\$308,000 - \$353,000
		4-room	89	86	175	\$565,000 - \$720,000

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 Rail Garden @ CCK and Resale Comparables Nearby

Flat Type	Rail Garden @ CCK (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$102,000 - \$155,000 (38 sqm - 48 sqm)	\$283,000 - \$325,000 (47 sqm)
3-room	\$202,000 - \$253,000 (69 sqm)	\$402,500 - \$417,000 (68 sqm)
4-room	\$300,000 - \$376,000 (93 sqm)	\$515,000 - \$615,000 (92 sqm - 93 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#]The remaining leases for 2-room, 3-room and 4-room resale comparables are about 90 to 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)(c): Prices of Woodgrove Edge and Resale Comparables Nearby

Flat Type	Woodgrove Edge (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$119,000 - \$184,000 (38 sqm - 48 sqm)	\$320,000 - \$348,000 (47 sqm)
3-room	\$223,000 - \$278,000 (69 sqm)	\$415,000 - \$470,000 (67 sqm - 68 sqm)
4-room	\$303,000 - \$385,000 (93 sqm)	\$520,000 - \$615,888 (92 sqm - 93 sqm)
5-room	\$412,000 - \$515,000 (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)(d): Prices of Tanjong Tree Residences @ Hougang and Resale Comparables Nearby

Flat Type	Tanjong Tree Residences @ Hougang (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$136,000 - \$177,000 (40 sqm - 48 sqm)	-
3-room	\$247,000 - \$294,000 (71 sqm)	\$408,000 - \$438,000 (66 sqm)
4-room	\$371,000 - \$432,000 (95 sqm)	\$530,000 - \$654,888 (92 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 89 to 91 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 Matilda Riverside and Resale Comparables Nearby

Flat Type	Matilda Riverside (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$131,000 - \$221,000 (39 sqm - 48 sqm)	\$325,000 - \$360,000 (47 sqm)
3-room	\$242,000 - \$296,000 (69 sqm)	\$425,000 - \$455,000 (68 sqm)
4-room	\$318,000 - \$429,000 (94 sqm)	\$530,000 - \$605,000 (93 sqm)
5-room	\$464,000 - \$582,000 (114 sqm)	\$650,000 - \$745,000 (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 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 Bedok South Bloom and Resale Comparables Nearby

Flat Type	Bedok South Bloom (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$178,000 - \$284,000 (38 sqm - 48 sqm)	-
4-room	\$491,000 - \$638,000 (93 sqm)	\$690,000 - \$858,888 (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 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 Bedok North Springs and Resale Comparables Nearby

Flat Type	Bedok North Springs (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$155,000 - \$256,000 (38 sqm - 48 sqm)	-
4-room	\$451,000 - \$568,000 (93 sqm)	\$690,000 - \$858,888 (93 sqm)
5-room	\$605,000 - \$730,000 (113 sqm)	\$870,000 - \$970,000 (113 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#] There are no comparable 2-room resale flats nearby. The remaining leases for 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)(h): Prices of Tanglin Halt Courtyard and Resale Comparables Nearby

Flat Type	Tanglin Halt Courtyard (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$235,000 - \$353,000 (38 sqm - 48 sqm)	-
4-room	\$565,000 - \$720,000 (89 sqm)	\$848,888 - \$1,000,000 (88 sqm - 96 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 90 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): Indicative Price Range for 2-Room Flexi Flats

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Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38/39/40 sqm*	2R Flexi (Type 2) - 48 sqm*
Non-Mature Towns			
Rail Garden @ CCK	15	\$34,000 - \$42,000	\$43,000 - \$52,000
	20	\$41,000 - \$50,000	\$52,000 - \$62,000
	25	\$47,000 - \$57,000	\$59,000 - \$71,000
	30	\$51,000 - \$62,000	\$64,000 - \$78,000
	35	\$55,000 - \$67,000	\$69,000 - \$84,000
	40	\$58,000 - \$71,000	\$73,000 - \$89,000
	45	\$61,000 - \$74,000	\$77,000 - \$93,000
	99	\$102,000 - \$124,000	\$128,000 - \$155,000
Tanjong Tree Residences @ Hougang ~	15	\$48,000 - \$54,000	\$51,000 - \$61,000
	20	\$56,000 - \$64,000	\$60,000 - \$73,000
	25	\$64,000 - \$72,000	\$68,000 - \$82,000
	30	\$70,000 - \$79,000	\$74,000 - \$90,000
	35	\$75,000 - \$85,000	\$80,000 - \$97,000

	40	\$79,000 - \$89,000	\$84,000 - \$102,000
	45	\$83,000 - \$94,000	\$88,000 - \$107,000
	99	\$136,000 - \$154,000	\$145,000 - \$177,000
Matilda Riverside	15	\$44,000 - \$59,000	\$53,000 - \$74,000
	20	\$53,000 - \$71,000	\$63,000 - \$89,000
	25	\$60,000 - \$81,000	\$72,000 - \$101,000
	30	\$66,000 - \$89,000	\$79,000 - \$111,000
	35	\$71,000 - \$96,000	\$85,000 - \$119,000
	40	\$75,000 - \$101,000	\$90,000 - \$126,000
	45	\$79,000 - \$106,000	\$95,000 - \$132,000
	99	\$131,000 - \$177,000	\$158,000 - \$221,000
Woodgrove Edge	15	\$40,000 - \$48,000	\$46,000 - \$62,000
	20	\$48,000 - \$58,000	\$55,000 - \$74,000
	25	\$54,000 - \$66,000	\$62,000 - \$84,000
	30	\$60,000 - \$72,000	\$69,000 - \$92,000
	35	\$64,000 - \$78,000	\$74,000 - \$99,000
	40	\$68,000 - \$83,000	\$78,000 - \$105,000
	45	\$71,000 - \$86,000	\$82,000 - \$110,000
	99	\$119,000 - \$144,000	\$137,000 - \$184,000
Mature Town			
Bedok South Bloom	15	\$60,000 - \$76,000	\$79,000 - \$95,000
	20	\$72,000 - \$91,000	\$95,000 - \$114,000
	25	\$81,000 - \$103,000	\$108,000 - \$130,000
	30	\$89,000 - \$114,000	\$118,000 - \$142,000
	35	\$96,000 - \$122,000	\$127,000 - \$153,000
	40	\$102,000 - \$130,000	\$135,000 - \$162,000
	45	\$107,000 - \$136,000	\$142,000 - \$170,000
	99	\$178,000 - \$227,000	\$236,000 - \$284,000
Bedok North Springs	15	\$52,000 - \$68,000	\$70,000 - \$86,000
	20	\$62,000 - \$81,000	\$84,000 - \$103,000
	25	\$71,000 - \$92,000	\$95,000 - \$117,000
	30	\$78,000 - \$102,000	\$105,000 - \$128,000
	35	\$84,000 - \$109,000	\$113,000 - \$138,000
	40	\$89,000 - \$116,000	\$120,000 - \$146,000
	45	\$93,000 - \$121,000	\$125,000 - \$153,000
	99	\$155,000 - \$203,000	\$209,000 - \$256,000
Prime Location Public Housing Model			
Tanglin Halt Courtyard	15	\$79,000 - \$93,000	\$103,000 - \$118,000
	20	\$94,000 - \$111,000	\$124,000 - \$142,000

	25	\$107,000 - \$127,000	\$141,000 - \$161,000
	30	\$118,000 - \$139,000	\$154,000 - \$177,000
	35	\$127,000 - \$150,000	\$166,000 - \$190,000
	40	\$134,000 - \$159,000	\$176,000 - \$202,000
	45	\$141,000 - \$166,000	\$185,000 - \$212,000
	99	\$235,000 - \$278,000	\$308,000 - \$353,000

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.