

**Table A(1)(a): June 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 Estate                   |                                   |              |                              |                                       |              |                                             |
| Teban Breeze                        | 54                                | 2-room Flexi | 39                           | 36                                    | 75           | \$120,000 - \$160,000                       |
|                                     |                                   | 2-room Flexi | 49                           | 46                                    | 222          | \$133,000 - \$200,000                       |
|                                     |                                   | 3-room       | 69                           | 66                                    | 111          | \$233,000 - \$306,000                       |
|                                     |                                   | 4-room       | 94                           | 90                                    | 444          | \$345,000 - \$457,000                       |
|                                     |                                   | 5-room       | 114                          | 110                                   | 234          | \$465,000 - \$628,000                       |
| Marsiling Peak I & II~              | 35 (Peak I)                       | 2-room Flexi | 38                           | 36                                    | 134          | \$94,000 - \$152,000                        |
|                                     |                                   | 2-room Flexi | 48                           | 46                                    | 472          | \$129,000 - \$189,000                       |
|                                     |                                   | 3-room       | 69                           | 66                                    | 181          | \$207,000 - \$290,000                       |
|                                     | 54 (Peak II)                      | 4-room       | 93                           | 90                                    | 429          | \$304,000 - \$423,000                       |
|                                     |                                   | 5-room       | 113                          | 110                                   | 362          | \$449,000 - \$569,000                       |
|                                     |                                   | 3Gen         | 120                          | 115                                   | 31           | \$467,000 - \$565,000                       |
| Chencharu Hills                     | 44/ 45                            | 2-room Flexi | 39                           | 36                                    | 82           | \$113,000 - \$138,000                       |
|                                     |                                   | 2-room Flexi | 48                           | 46                                    | 303          | \$134,000 - \$170,000                       |
|                                     |                                   | 3-room       | 69                           | 66                                    | 82           | \$219,000 - \$271,000                       |
|                                     |                                   | 4-room       | 93                           | 90                                    | 420          | \$279,000 - \$346,000                       |
|                                     |                                   | 5-room       | 114                          | 110                                   | 390          | \$407,000 - \$496,000                       |
| Mature Estate                       |                                   |              |                              |                                       |              |                                             |
| Tampines GreenTopaz                 | 37                                | 2-room Flexi | 38                           | 36                                    | 35           | \$152,000 - \$187,000                       |
|                                     |                                   | 2-room Flexi | 48                           | 46                                    | 138          | \$200,000 - \$238,000                       |
|                                     |                                   | 4-room       | 93                           | 90                                    | 214          | \$445,000 - \$569,000                       |
|                                     |                                   | 5-room       | 113                          | 110                                   | 174          | \$589,000 - \$719,000                       |
| Prime Location Public Housing Model |                                   |              |                              |                                       |              |                                             |
| Tanjong Rhu Riverfront I & II       | 48 (Riverfront I)                 | 2-room Flexi | 38                           | 36                                    | 130          | \$207,000 - \$293,000                       |
|                                     |                                   | 2-room Flexi | 48                           | 46                                    | 440          | \$262,000 - \$378,000                       |
|                                     | 55                                | 3-room       | 66                           | 63                                    | 197          | \$402,000 - \$544,000                       |

|               |                 |              |         |         |       |                       |
|---------------|-----------------|--------------|---------|---------|-------|-----------------------|
|               | (Riverfront II) | 4-room       | 89 - 92 | 86 - 89 | 1,296 | \$568,000 - \$779,000 |
| Holland Vista | 57              | 2-room Flexi | 38      | 36      | 38    | \$209,000 - \$285,000 |
|               |                 | 2-room Flexi | 48      | 46      | 76    | \$293,000 - \$367,000 |
|               |                 | 4-room       | 89      | 86      | 228   | \$582,000 - \$762,000 |

**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 for flats with shorter waiting time of less than 3 years.

## COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

**Table A(1)(b): Prices of Teban Breeze and Resale Comparables Nearby**

| Flat Type    | Teban Breeze<br>(Estimated Floor Area*)    | Transacted Prices<br>of Resale Flats <sup>#</sup> |
|--------------|--------------------------------------------|---------------------------------------------------|
| 2-room Flexi | \$120,000 - \$200,000<br>(39 sqm - 49 sqm) | -                                                 |
| 3-room       | \$233,000 - \$306,000<br>(69 sqm)          | -                                                 |
| 4-room       | \$345,000 - \$457,000<br>(94 sqm)          | \$570,000 - \$675,000<br>(87 sqm - 92 sqm)        |
| 5-room       | \$465,000 - \$628,000<br>(114 sqm)         | \$735,888 - \$760,000<br>(118 sqm)                |

**Note:**

\* Inclusive of air-conditioner ledge.

<sup>#</sup> 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 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)(c): Prices of Marsiling Peak I & II and Resale Comparables Nearby**

| Flat Type    | Marsiling Peak I & II<br>(Estimated Floor Area*) | Transacted Prices<br>of Resale Flats <sup>#</sup> |
|--------------|--------------------------------------------------|---------------------------------------------------|
| 2-room Flexi | \$94,000 - \$189,000<br>(38 sqm - 48 sqm)        | \$325,000 - \$360,000<br>(47 sqm)                 |
| 3-room       | \$207,000 - \$290,000<br>(69 sqm)                | \$435,000 - \$485,000<br>(68 sqm)                 |
| 4-room       | \$304,000 - \$423,000<br>(93 sqm)                | \$565,000 - \$651,888<br>(93 sqm)                 |
| 5-room       | \$449,000 - \$569,000<br>(113 sqm)               | \$680,000 - \$790,000<br>(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)(d): Prices of Chencharu Hills and Resale Comparables Nearby**

| Flat Type       | Chencharu Hills<br>(Estimated Floor Area*) | Transacted Prices<br>of Resale Flats <sup>#</sup> |
|-----------------|--------------------------------------------|---------------------------------------------------|
| 2-room<br>Flexi | \$113,000 - \$170,000<br>(39 sqm - 48 sqm) | -                                                 |
| 3-room          | \$219,000 - \$271,000<br>(69 sqm)          | \$425,000 - \$500,888<br>(68 sqm)                 |
| 4-room          | \$279,000 - \$346,000<br>(93 sqm)          | \$508,000 - \$610,000<br>(93 sqm)                 |
| 5-room          | \$407,000 - \$496,000<br>(114 sqm)         | \$593,000 - \$750,000<br>(113 sqm)                |

Note:

\* Inclusive of air-conditioner ledge.

# There are no comparable 2-room resale flats nearby. The remaining leases for 3-room, 4-room and 5-room resale comparables are about 92 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)(e): Prices of Tampines GreenTopaz and Resale Comparables Nearby**

| Flat Type       | Tampines GreenTopaz<br>(Estimated Floor Area*) | Transacted Prices<br>of Resale Flats <sup>#</sup> |
|-----------------|------------------------------------------------|---------------------------------------------------|
| 2-room<br>Flexi | \$152,000 - \$238,000<br>(38 sqm - 48 sqm)     | \$328,000 - \$388,000<br>(45 sqm - 47 sqm)        |
| 4-room          | \$445,000 - \$569,000<br>(93 sqm)              | \$660,000 - \$770,000<br>(93 sqm)                 |
| 5-room          | \$589,000 - \$719,000<br>(113 sqm)             | \$768,000 - \$935,000<br>(113 sqm - 114 sqm)      |

Note:

\* Inclusive of air-conditioner ledge.

# The remaining leases for 2-room, 4-room and 5-room resale comparables are about 87 to 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)(f): Prices of Tanjong Rhu Riverfront I & II and Resale Comparables Nearby**

| Flat Type       | Tanjong Rhu Riverfront I & II<br>(Estimated Floor Area*) | Transacted Prices<br>of Resale Flats <sup>#</sup> |
|-----------------|----------------------------------------------------------|---------------------------------------------------|
| 2-room<br>Flexi | \$207,000 - \$378,000<br>(38 sqm - 48 sqm)               | -                                                 |
| 3-room          | \$402,000 - \$544,000<br>(66 sqm)                        | \$730,000 - \$828,000<br>(70 sqm)                 |

|        |                                            |                                              |
|--------|--------------------------------------------|----------------------------------------------|
| 4-room | \$568,000 - \$779,000<br>(89 sqm - 92 sqm) | \$868,000 - \$1,080,000<br>(88 sqm - 95 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)(g): Prices of Holland Vista and Resale Comparables Nearby**

| Flat Type       | Holland Vista<br>(Estimated Floor Area*)   | Transacted Prices<br>of Resale Flats <sup>#</sup> |
|-----------------|--------------------------------------------|---------------------------------------------------|
| 2-room<br>Flexi | \$209,000 - \$367,000<br>(38 sqm - 48 sqm) | -                                                 |
| 4-room          | \$582,000 - \$762,000<br>(89 sqm)          | \$888,000 - \$1,150,000<br>(87 sqm - 92 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 87 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<br>Tenure<br>(Year) | 2-Room Flexi Scheme               |                                   |
|------------------------|---------------------------|-----------------------------------|-----------------------------------|
|                        |                           | 2R Flexi (Type 1)<br>- 38/39 sqm* | 2R Flexi (Type 2)<br>- 48/49 sqm* |
| Non-Mature Estate      |                           |                                   |                                   |
| Teban Breeze           | 15                        | \$40,000 - \$54,000               | \$45,000 - \$67,000               |
|                        | 20                        | \$48,000 - \$64,000               | \$54,000 - \$80,000               |
|                        | 25                        | \$55,000 - \$73,000               | \$61,000 - \$91,000               |
|                        | 30                        | \$60,000 - \$80,000               | \$67,000 - \$100,000              |
|                        | 35                        | \$65,000 - \$86,000               | \$72,000 - \$108,000              |
|                        | 40                        | \$69,000 - \$92,000               | \$76,000 - \$114,000              |
|                        | 45                        | \$72,000 - \$96,000               | \$80,000 - \$120,000              |
|                        | 99                        | \$120,000 - \$160,000             | \$133,000 - \$200,000             |
| Marsiling Peak I & II~ | 15                        | \$32,000 - \$53,000               | \$43,000 - \$66,000               |
|                        | 20                        | \$38,000 - \$63,000               | \$52,000 - \$78,000               |
|                        | 25                        | \$43,000 - \$71,000               | \$59,000 - \$88,000               |
|                        | 30                        | \$47,000 - \$78,000               | \$65,000 - \$97,000               |
|                        | 35                        | \$51,000 - \$83,000               | \$70,000 - \$104,000              |
|                        | 40                        | \$54,000 - \$88,000               | \$74,000 - \$110,000              |
|                        | 45                        | \$56,000 - \$92,000               | \$78,000 - \$115,000              |
|                        | 99                        | \$94,000 - \$152,000              | \$129,000 - \$189,000             |
|                        | 15                        | \$38,000 - \$46,000               | \$45,000 - \$57,000               |

|                                            |    |                       |                       |
|--------------------------------------------|----|-----------------------|-----------------------|
| Chencharu Hills                            | 20 | \$45,000 - \$55,000   | \$54,000 - \$68,000   |
|                                            | 25 | \$52,000 - \$63,000   | \$61,000 - \$77,000   |
|                                            | 30 | \$57,000 - \$69,000   | \$67,000 - \$85,000   |
|                                            | 35 | \$61,000 - \$74,000   | \$72,000 - \$92,000   |
|                                            | 40 | \$65,000 - \$79,000   | \$77,000 - \$97,000   |
|                                            | 45 | \$68,000 - \$83,000   | \$80,000 - \$102,000  |
|                                            | 99 | \$113,000 - \$138,000 | \$134,000 - \$170,000 |
| <b>Mature Estate</b>                       |    |                       |                       |
| Tampines GreenTopaz                        | 15 | \$51,000 - \$63,000   | \$67,000 - \$80,000   |
|                                            | 20 | \$61,000 - \$75,000   | \$80,000 - \$95,000   |
|                                            | 25 | \$70,000 - \$85,000   | \$91,000 - \$108,000  |
|                                            | 30 | \$76,000 - \$94,000   | \$100,000 - \$119,000 |
|                                            | 35 | \$82,000 - \$101,000  | \$108,000 - \$128,000 |
|                                            | 40 | \$87,000 - \$107,000  | \$114,000 - \$136,000 |
|                                            | 45 | \$91,000 - \$112,000  | \$120,000 - \$142,000 |
|                                            | 99 | \$152,000 - \$187,000 | \$200,000 - \$238,000 |
| <b>Prime Location Public Housing Model</b> |    |                       |                       |
| Tanjong Rhu Riverfront I & II              | 15 | \$69,000 - \$98,000   | \$88,000 - \$126,000  |
|                                            | 20 | \$83,000 - \$118,000  | \$105,000 - \$152,000 |
|                                            | 25 | \$94,000 - \$134,000  | \$119,000 - \$172,000 |
|                                            | 30 | \$104,000 - \$147,000 | \$131,000 - \$189,000 |
|                                            | 35 | \$112,000 - \$158,000 | \$141,000 - \$204,000 |
|                                            | 40 | \$118,000 - \$168,000 | \$150,000 - \$216,000 |
|                                            | 45 | \$124,000 - \$176,000 | \$157,000 - \$226,000 |
|                                            | 99 | \$207,000 - \$293,000 | \$262,000 - \$378,000 |
| Holland Vista                              | 15 | \$70,000 - \$95,000   | \$98,000 - \$123,000  |
|                                            | 20 | \$84,000 - \$114,000  | \$117,000 - \$147,000 |
|                                            | 25 | \$95,000 - \$130,000  | \$133,000 - \$167,000 |
|                                            | 30 | \$105,000 - \$143,000 | \$147,000 - \$184,000 |
|                                            | 35 | \$113,000 - \$153,000 | \$158,000 - \$198,000 |
|                                            | 40 | \$119,000 - \$163,000 | \$167,000 - \$209,000 |
|                                            | 45 | \$125,000 - \$170,000 | \$175,000 - \$220,000 |
|                                            | 99 | \$209,000 - \$285,000 | \$293,000 - \$367,000 |

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 for flats with shorter waiting time of less than 3 years.

- 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.