

Table B(1)(a): Oct 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)
Standard Projects						
West BrickVille @ Bukit Batok ~	24	2-room Flexi	38	36	39	\$140,000 - \$175,000
		2-room Flexi	48	46	91	\$170,000 - \$217,000
		3-room	69	66	91	\$247,000 - \$329,000
		4-room	93	90	260	\$335,000 - \$445,000
		5-room	113	110	169	\$496,000 - \$597,000
		3Gen	120	115	39	\$529,000 - \$606,000
Taman Jurong Skyline	52	2-room Flexi	38	36	156	\$109,000 - \$152,000
		2-room Flexi	48	46	390	\$134,000 - \$194,000
		3-room	69	66	117	\$209,000 - \$306,000
		4-room	93	90	610	\$290,000 - \$434,000
		5-room	113	110	493	\$427,000 - \$598,000
		3Gen	120	115	78	\$465,000 - \$598,000
Costa Riviera I & II	37 (Riviera I) 38 (Riviera II)	2-room Flexi	39	36	36	\$194,000 - \$221,000
		2-room Flexi	49	46	106	\$239,000 - \$288,000
		3-room	69	66	86	\$329,000 - \$411,000
		4-room	94	90	394	\$481,000 - \$595,000
		5-room	114	110	110	\$635,000 - \$736,000
		3Gen	121	115	35	\$644,000 - \$753,000
Fernvale Oasis~	33	2-room Flexi	38	36	46	\$126,000 - \$160,000
		2-room Flexi	48	46	138	\$162,000 - \$205,000
		4-room	93	90	345	\$324,000 - \$410,000
		5-room	113	110	322	\$465,000 - \$571,000
Fernvale Sails~	27	2-room Flexi	39	37	22	\$149,000 - \$186,000
		2-room Flexi	49	47	108	\$175,000 - \$240,000
		3-room	69	66	88	\$277,000 - \$370,000
		4-room	94	90	218	\$358,000 - \$474,000

Project	Estimated Waiting Time @ (months)	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of Units	Indicative Price Range # (Excluding Grants)
		5-room	114	110	109	\$524,000 - \$640,000
Marsiling Ridge	43	4-room	93	90	162	\$329,000 - \$457,000
		5-room	113	110	130	\$488,000 - \$616,000
Plus Projects						
Central Trio @ AMK	59	2-room Flexi	38	36	40	\$187,000 - \$227,000
		2-room Flexi	48	46	115	\$221,000 - \$288,000
		4-room	89	86	267	\$481,000 - \$603,000
Bayshore Vista	45	2-room Flexi	39	36	58	\$216,000 - \$252,000
		2-room Flexi	49	46	140	\$259,000 - \$340,000
		3-room	66	63	80	\$369,000 - \$476,000
		4-room	89	86	456	\$514,000 - \$694,000
Bayshore Palms	47	2-room Flexi	39	36	40	\$199,000 - \$253,000
		2-room Flexi	49	46	120	\$258,000 - \$326,000
		4-room	89	86	550	\$495,000 - \$683,000
Kembangan Wave	41	2-room Flexi	39	36	34	\$190,000 - \$230,000
		2-room Flexi	48	46	84	\$210,000 - \$285,000
		4-room	89	86	230	\$453,000 - \$592,000
Merpati Alcove	44	CCA ## (30-year Lease)	34	32	265	\$102,000 - \$129,000
		4-room	89	86	168	\$530,000 - \$647,000
Kallang View	43	3-room	66	63	68	\$388,000 - \$497,000
		4-room	89	86	203	\$539,000 - \$698,000
Towner Breeze	48	2-room Flexi	39	36	38	\$216,000 - \$280,000
		2-room Flexi	48	46	101	\$252,000 - \$328,000
		4-room	90	86	216	\$522,000 - \$727,000
Prime Project						
Crawford Heights ^^	50	3-room	66	63	78	\$390,000 - \$523,000
		4-room	90	86	234	\$568,000 - \$759,000

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.
- 7) ^^ For white flat layout, the flat price will be reduced by \$6,000 for 3-room flats and \$8,600 for 4-room flats.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

Table B(1)(b): Prices of West BrickVille @ Bukit Batok and Resale Comparables Nearby

Flat Type	West BrickVille @ Bukit Batok (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$140,000 - \$217,000 (38 sqm - 48 sqm)	\$303,000 - \$380,000 (37 sqm - 47 sqm)
3-room	\$247,000 - \$329,000 (69 sqm)	\$450,000 - \$488,000 (67 sqm)
4-room	\$335,000 - \$445,000 (93 sqm)	\$555,000 - \$648,888 (92 sqm)
5-room	\$496,000 - \$597,000 (113 sqm)	\$630,000 - \$828,888 (112 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 B(1)(c): Prices of Taman Jurong Skyline and Resale Comparables Nearby

Flat Type	Taman Jurong Skyline (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$109,000 - \$194,000 (38 sqm - 48 sqm)	\$305,000 - \$355,000 (47 sqm)
3-room	\$209,000 - \$306,000 (69 sqm)	\$450,000 - \$480,000 (68 sqm)
4-room	\$290,000 - \$434,000 (93 sqm)	\$563,000 - \$680,000 (93 sqm)
5-room	\$427,000 - \$598,000 (113 sqm)	\$680,000 - \$712,888 (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 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 B(1)(d): Prices of Costa Riviera I & II and Resale Comparables Nearby

Flat Type	Costa Riviera I & II (Estimated Floor Area*)	Transacted Prices of Resale Flats[#]
2-room Flexi	\$194,000 - \$288,000 (39 sqm - 49 sqm)	\$388,000 - \$430,000 (47 sqm)
3-room	\$329,000 - \$411,000 (69 sqm)	\$525,000 - \$540,888 (68 sqm)
4-room	\$481,000 - \$595,000 (94 sqm)	\$612,000 - \$745,000 (93 sqm)
5-room	\$635,000 - \$736,000 (114 sqm)	\$825,000 - \$843,000 (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 90 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table B(1)(e): Prices of Fernvale Oasis and Resale Comparables Nearby

Flat Type	Fernvale Oasis (Estimated Floor Area*)	Transacted Prices of Resale Flats[#]
2-room Flexi	\$126,000 - \$205,000 (38 sqm - 48 sqm)	-
4-room	\$324,000 - \$410,000 (93 sqm)	\$526,000 - \$640,000 (93 sqm)
5-room	\$465,000 - \$571,000 (113 sqm)	\$640,000 - \$750,000 (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 91 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table B(1)(f): Prices of Fernvale Sails and Resale Comparables Nearby

Flat Type	Fernvale Sails (Estimated Floor Area*)	Transacted Prices of Resale Flats[#]
2-room Flexi	\$149,000 - \$240,000 (39 sqm - 49 sqm)	-
3-room	\$277,000 - \$370,000 (69 sqm)	\$440,000 - \$515,000 (67 sqm)
4-room	\$358,000 - \$474,000 (94 sqm)	\$599,000 - \$668,000 (92 sqm - 93 sqm)
5-room	\$524,000 - \$640,000 (114 sqm)	\$685,000 - \$790,000 (112 sqm - 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 89 to 90 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table B(1)(g): Prices of Marsiling Ridge and Resale Comparables Nearby

Flat Type	Marsiling Ridge (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
4-room	\$329,000 - \$457,000 (93 sqm)	\$560,000 - \$696,000 (93 sqm)
5-room	\$488,000 - \$616,000 (113 sqm)	\$680,000 - \$826,000 (113 sqm)

Note:

*Inclusive of air-conditioner ledge.

[#] 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 B(1)(h): Prices of Central Trio @ AMK and Resale Comparables Nearby

Flat Type	Central Trio @ AMK (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$187,000 - \$288,000 (38 sqm - 48 sqm)	-
4-room	\$481,000 - \$603,000 (89 sqm)	\$740,000 - \$915,888 (87 sqm - 94 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 B(1)(i): Prices of Bayshore Vista and Resale Comparables Nearby

Flat Type	Bayshore Vista (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$216,000 - \$340,000 (39 sqm - 49 sqm)	-
3-room	\$369,000 - \$476,000 (66 sqm)	\$605,000 - \$663,000 (69 sqm)
4-room	\$514,000 - \$694,000 (89 sqm)	\$815,000 - \$930,000 (87 sqm - 97 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 85 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table B(1)(j): Prices of Bayshore Palms and Resale Comparables Nearby

Flat Type	Bayshore Palms (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$199,000 - \$326,000 (39 sqm - 49 sqm)	-
4-room	\$495,000 - \$683,000 (89 sqm)	\$815,000 - \$930,000 (87 sqm - 97 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 85 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table B(1)(k): Prices of Kembangan Wave and Resale Comparables Nearby

Flat Type	Kembangan Wave (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$190,000 - \$285,000 (39 sqm - 48 sqm)	-
4-room	\$453,000 - \$592,000 (89 sqm)	\$728,000 - \$803,800 (88 sqm - 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 91 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table B(1)(l): Prices of Merpati Alcove and Resale Comparables Nearby

Flat Type	Merpati Alcove (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
4-room	\$530,000 - \$647,000 (89 sqm)	\$878,000 - \$1,080,000 (93 sqm - 96 sqm)

Note:

* Inclusive of air-conditioner ledge.

The remaining leases for 4-room resale comparables are about 95 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table B(1)(m): Prices of Kallang View and Resale Comparables Nearby

Flat Type	Kallang View (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
3-room	\$388,000 - \$497,000 (66 sqm)	\$780,000 - \$820,000 (70 sqm)
4-room	\$539,000 - \$698,000 (89 sqm)	\$868,000 - \$1,200,000 (88 sqm - 95 sqm)

Note:

*Inclusive of air-conditioner ledge.

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 B(1)(n): Prices of Towner Breeze and Resale Comparables Nearby

Flat Type	Towner Breeze (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$216,000 - \$328,000 (39 sqm – 48 sqm)	-
4-room	\$522,000 - \$727,000 (90 sqm)	\$955,000 - \$1,170,000 (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 B(1)(o): Prices of Crawford Heights and Resale Comparables Nearby

Flat Type	Crawford Heights (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
3-room	\$390,000 - \$523,000 (66 sqm)	-
4-room	\$568,000 - \$759,000 (90 sqm)	\$890,000 - \$938,000 (90 sqm - 91 sqm)

Note:

* Inclusive of air-conditioner ledge.

[#] There are no comparable 3-room resale flats nearby. The remaining leases for 4-room resale comparables are about 77 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table B(1)(p): Indicative Price Range for 2-Room Flexi Flats

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 39 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
Standard Projects			
West BrickVille @ Bukit Batok ~	15	\$49,000 - \$61,000	\$59,000 - \$75,000
	20	\$58,000 - \$72,000	\$70,000 - \$89,000
	25	\$65,000 - \$81,000	\$79,000 - \$101,000
	30	\$72,000 - \$89,000	\$87,000 - \$110,000
	35	\$77,000 - \$96,000	\$93,000 - \$119,000
	40	\$81,000 - \$101,000	\$99,000 - \$126,000
	45	\$85,000 - \$106,000	\$103,000 - \$131,000
	99	\$140,000 - \$175,000	\$170,000 - \$217,000
Taman Jurong Skyline	15	\$37,000 - \$51,000	\$45,000 - \$65,000
	20	\$44,000 - \$61,000	\$54,000 - \$78,000
	25	\$50,000 - \$69,000	\$61,000 - \$88,000
	30	\$55,000 - \$76,000	\$67,000 - \$97,000
	35	\$59,000 - \$82,000	\$73,000 - \$104,000
	40	\$62,000 - \$87,000	\$77,000 - \$111,000
	45	\$65,000 - \$91,000	\$81,000 - \$116,000
	99	\$109,000 - \$152,000	\$134,000 - \$194,000
Costa Riviera I & II	15	\$65,000 - \$74,000	\$80,000 - \$96,000
	20	\$78,000 - \$89,000	\$96,000 - \$115,000
	25	\$89,000 - \$101,000	\$109,000 - \$131,000
	30	\$97,000 - \$111,000	\$120,000 - \$144,000
	35	\$105,000 - \$119,000	\$129,000 - \$155,000
	40	\$111,000 - \$126,000	\$137,000 - \$164,000
	45	\$116,000 - \$132,000	\$143,000 - \$172,000
	99	\$194,000 - \$221,000	\$239,000 - \$288,000
Fernvale Oasis ~	15	\$44,000 - \$55,000	\$56,000 - \$71,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 39 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
	20	\$52,000 - \$66,000	\$67,000 - \$84,000
	25	\$59,000 - \$74,000	\$75,000 - \$95,000
	30	\$64,000 - \$82,000	\$82,000 - \$104,000
	35	\$69,000 - \$88,000	\$88,000 - \$112,000
	40	\$73,000 - \$93,000	\$94,000 - \$119,000
	45	\$76,000 - \$97,000	\$98,000 - \$124,000
	99	\$126,000 - \$160,000	\$162,000 - \$205,000
Fernvale Sails ~	15	\$52,000 - \$64,000	\$61,000 - \$83,000
	20	\$62,000 - \$77,000	\$72,000 - \$98,000
	25	\$70,000 - \$87,000	\$82,000 - \$111,000
	30	\$76,000 - \$95,000	\$89,000 - \$122,000
	35	\$82,000 - \$102,000	\$96,000 - \$131,000
	40	\$86,000 - \$108,000	\$101,000 - \$139,000
	45	\$90,000 - \$113,000	\$106,000 - \$145,000
	99	\$149,000 - \$186,000	\$175,000 - \$240,000
Plus Projects			
Central Trio @ AMK	15	\$62,000 - \$76,000	\$74,000 - \$96,000
	20	\$75,000 - \$91,000	\$89,000 - \$116,000
	25	\$85,000 - \$103,000	\$101,000 - \$131,000
	30	\$94,000 - \$114,000	\$111,000 - \$144,000
	35	\$101,000 - \$122,000	\$119,000 - \$155,000
	40	\$107,000 - \$130,000	\$126,000 - \$165,000
	45	\$112,000 - \$136,000	\$132,000 - \$173,000
	99	\$187,000 - \$227,000	\$221,000 - \$288,000
Bayshore Vista	15	\$72,000 - \$84,000	\$87,000 - \$114,000
	20	\$87,000 - \$101,000	\$104,000 - \$136,000
	25	\$99,000 - \$115,000	\$118,000 - \$155,000
	30	\$108,000 - \$126,000	\$130,000 - \$170,000
	35	\$117,000 - \$136,000	\$140,000 - \$183,000
	40	\$124,000 - \$144,000	\$148,000 - \$195,000
	45	\$130,000 - \$151,000	\$155,000 - \$204,000
	99	\$216,000 - \$252,000	\$259,000 - \$340,000
Bayshore Palms	15	\$67,000 - \$85,000	\$86,000 - \$109,000
	20	\$80,000 - \$101,000	\$103,000 - \$131,000
	25	\$91,000 - \$115,000	\$118,000 - \$149,000
	30	\$100,000 - \$127,000	\$129,000 - \$163,000
	35	\$107,000 - \$136,000	\$139,000 - \$176,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 39 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
	40	\$114,000 - \$144,000	\$147,000 - \$186,000
	45	\$119,000 - \$151,000	\$154,000 - \$195,000
	99	\$199,000 - \$253,000	\$258,000 - \$326,000
Kembangan Wave	15	\$64,000 - \$77,000	\$70,000 - \$95,000
	20	\$76,000 - \$92,000	\$84,000 - \$114,000
	25	\$87,000 - \$105,000	\$96,000 - \$130,000
	30	\$95,000 - \$115,000	\$105,000 - \$143,000
	35	\$103,000 - \$124,000	\$114,000 - \$154,000
	40	\$109,000 - \$132,000	\$120,000 - \$163,000
	45	\$114,000 - \$138,000	\$126,000 - \$171,000
	99	\$190,000 - \$230,000	\$210,000 - \$285,000
Towner Breeze	15	\$72,000 - \$94,000	\$84,000 - \$110,000
	20	\$87,000 - \$112,000	\$101,000 - \$132,000
	25	\$99,000 - \$128,000	\$115,000 - \$150,000
	30	\$108,000 - \$140,000	\$126,000 - \$164,000
	35	\$116,000 - \$151,000	\$136,000 - \$177,000
	40	\$123,000 - \$160,000	\$144,000 - \$188,000
	45	\$129,000 - \$168,000	\$151,000 - \$197,000
	99	\$216,000 - \$280,000	\$252,000 - \$328,000

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.

Table B(1)(g): Indicative Price Range for Community Care Apartments

Project	Lease Tenure (Year)	CCA 34 sqm*
Plus Project		
Merpati Alcove	15	\$68,000 - \$86,000
	20	\$82,000 - \$103,000
	25	\$93,000 - \$118,000
	30	\$102,000 - \$129,000
	35	\$110,000 - \$139,000

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.