

Table A(1)(a): Feb 2025 BTO Flat Supply and Pricing Details

Table A(1)(a): Feb 2025 ETO 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						
Woodlands North Verge	47/48	2-room Flexi	40	38	67	\$140,000 - \$204,000
		2-room Flexi	48	46	268	\$166,000 - \$251,000
		3-room	69	66	85	\$275,000 - \$363,000
		4-room	93 - 96	90 - 93	608	\$365,000 - \$528,000
		5-room	113 - 116	110 - 113	535	\$486,000 - \$661,000
Chencharu Vines	37	2-room Flexi	38	36	39	\$108,000 - \$135,000
		2-room Flexi	48	46	152	\$144,000 - \$179,000
		3-room	69	66	90	\$245,000 - \$295,000
		4-room	93 - 94	90	305	\$316,000 - \$380,000
		5-room	113 - 114	110	262	\$447,000 - \$523,000
Chencharu Green	38	2-room Flexi	38	36	41	\$110,000 - \$137,000
		2-room Flexi	48	46	124	\$150,000 - \$181,000
		4-room	94	90	271	\$324,000 - \$395,000
		5-room	114	110	247	\$453,000 - \$533,000
Plus Project						
Stirling Horizon	55	2-room Flexi	40	38	118	\$224,000 - \$298,000
		2-room Flexi	48	46	341	\$266,000 - \$365,000
		3-room	66	63	81	\$408,000 - \$529,000
		4-room	89	86	586	\$554,000 - \$749,000
Prime Project						
Tanjong Rhu Parc Front	48	2-room Flexi	39	36	58	\$211,000 - \$286,000
		2-room Flexi	49	46	203	\$275,000 - \$364,000
		3-room	66	63	87	\$399,000 - \$519,000
		4-room	90	86	464	\$548,000 - \$727,000

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.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

Table A(1)(b): Prices of Woodlands North Verge and Resale Comparables Nearby

Flat Type	Woodlands North Verge (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$140,000 - \$251,000 (40 sqm - 48 sqm)	\$368,000 - \$408,000 (47 sqm)
3-room	\$275,000 - \$363,000 (69 sqm)	\$500,000 - \$530,000 (68 sqm)
4-room	\$365,000 - \$528,000 (93 sqm - 96 sqm)	\$615,888 - \$728,888 (93 sqm)
5-room	\$486,000 - \$661,000 (113 sqm - 116 sqm)	\$710,000 - \$790,000 (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)(c): Prices of Chencharu Vines and Resale Comparables Nearby

Flat Type	Chencharu Vines (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$108,000 - \$179,000 (38 sqm - 48 sqm)	-
3-room	\$245,000 - \$295,000 (69 sqm)	\$470,000 - \$515,888 (68 sqm)
4-room	\$316,000 - \$380,000 (93 sqm - 94 sqm)	\$560,000 - \$638,000 (93 sqm)
5-room	\$447,000 - \$523,000 (113 sqm - 114 sqm)	\$705,000 - \$760,000 (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 91 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)(d): Prices of Chencharu Green and Resale Comparables Nearby

Flat Type	Chencharu Green (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$110,000 - \$181,000 (38 sqm - 48 sqm)	-
4-room	\$324,000 - \$395,000 (94 sqm)	\$560,000 - \$638,000 (93 sqm)
5-room	\$453,000 - \$533,000 (114 sqm)	\$705,000 - \$760,000 (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 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)(e): Prices of Stirling Horizon and Resale Comparables Nearby

Flat Type	Stirling Horizon (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$224,000 - \$365,000 (40 sqm - 48 sqm)	-
3-room	\$408,000 - \$529,000 (66 sqm)	\$600,000 - \$720,000 (63 sqm)
4-room	\$554,000 - \$749,000 (89 sqm)	\$891,000 - \$1,050,000 (88 sqm - 96 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 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 Parc Front and Resale Comparables Nearby

Flat Type	Tanjong Rhu Parc Front (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$211,000 - \$364,000 (39 sqm - 49 sqm)	-
3-room	\$399,000 - \$519,000 (66 sqm)	\$760,000 - \$838,000 (70 sqm)
4-room	\$548,000 - \$727,000 (90 sqm)	\$960,000 - \$1,050,000 (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 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)(g): 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 / 49 sqm*
Standard Projects			
Woodlands North Verge	15	\$47,000 - \$68,000	\$56,000 - \$84,000
	20	\$56,000 - \$82,000	\$67,000 - \$101,000
	25	\$64,000 - \$93,000	\$76,000 - \$114,000
	30	\$70,000 - \$102,000	\$83,000 - \$126,000
	35	\$76,000 - \$110,000	\$90,000 - \$135,000
	40	\$80,000 - \$116,000	\$95,000 - \$143,000
	45	\$84,000 - \$122,000	\$100,000 - \$150,000
	99	\$140,000 - \$204,000	\$166,000 - \$251,000
Chencharu Vines	15	\$36,000 - \$45,000	\$48,000 - \$60,000
	20	\$43,000 - \$54,000	\$58,000 - \$72,000
	25	\$49,000 - \$62,000	\$66,000 - \$82,000
	30	\$54,000 - \$68,000	\$72,000 - \$90,000
	35	\$58,000 - \$73,000	\$78,000 - \$96,000
	40	\$62,000 - \$77,000	\$82,000 - \$102,000
	45	\$65,000 - \$81,000	\$86,000 - \$107,000
	99	\$108,000 - \$135,000	\$144,000 - \$179,000
Chencharu Green	15	\$37,000 - \$46,000	\$50,000 - \$61,000
	20	\$44,000 - \$55,000	\$60,000 - \$73,000
	25	\$50,000 - \$62,000	\$68,000 - \$82,000
	30	\$55,000 - \$69,000	\$75,000 - \$91,000
	35	\$59,000 - \$74,000	\$81,000 - \$97,000
	40	\$63,000 - \$78,000	\$86,000 - \$103,000
	45	\$66,000 - \$82,000	\$90,000 - \$108,000
	99	\$110,000 - \$137,000	\$150,000 - \$181,000
Plus Project			
Stirling Horizon	15	\$75,000 - \$100,000	\$89,000 - \$122,000
	20	\$90,000 - \$119,000	\$107,000 - \$146,000
	25	\$102,000 - \$136,000	\$121,000 - \$166,000
	30	\$112,000 - \$149,000	\$133,000 - \$183,000
	35	\$121,000 - \$160,000	\$144,000 - \$196,000
	40	\$128,000 - \$170,000	\$152,000 - \$208,000
	45	\$134,000 - \$178,000	\$159,000 - \$218,000
	99	\$224,000 - \$298,000	\$266,000 - \$365,000
Prime Project			
Tanjong Rhu Parc Front	15	\$71,000 - \$96,000	\$92,000 - \$122,000
	20	\$85,000 - \$115,000	\$110,000 - \$146,000
	25	\$96,000 - \$131,000	\$125,000 - \$166,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 39 / 40 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
	30	\$106,000 - \$143,000	\$138,000 - \$182,000
	35	\$114,000 - \$154,000	\$148,000 - \$196,000
	40	\$120,000 - \$164,000	\$157,000 - \$208,000
	45	\$126,000 - \$172,000	\$165,000 - \$218,000
	99	\$211,000 - \$286,000	\$275,000 - \$364,000

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.