

Table A(1)(a): Oct 2025 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						
Ping Yi Court~	33	2-room Flexi	40	38	54	\$201,000 - \$231,000
		2-room Flexi	48	46	140	\$223,000 - \$286,000
		3-room	69	66	84	\$353,000 - \$448,000
		4-room	93	90	294	\$498,000 - \$624,000
		5-room	113	110	262	\$715,000 - \$857,000
		3Gen	121	115	28	\$782,000 - \$874,000
Teban Heights	48	2-room Flexi	40	38	36	\$145,000 - \$186,000
		2-room Flexi	49	46	107	\$176,000 - \$232,000
		3-room	69	66	107	\$254,000 - \$373,000
		4-room	94	90	210	\$397,000 - \$539,000
		5-room	114	110	142	\$576,000 - \$740,000
		3Gen	121	115	36	\$613,000 - \$738,000
Fernvale Plains~	32	CCA## (30-yr Lease)	39	36	207	\$88,000 - \$113,000
		2-room Flexi	41	38	25	\$162,000 - \$204,000
		2-room Flexi	49	46	75	\$195,000 - \$244,000
		4-room	94	90	368	\$344,000 - \$472,000
		5-room	113	110	362	\$466,000 - \$617,000
Yishun Glade~	31	2-room Flexi	38	36	238	\$132,000 - \$166,000
		2-room Flexi	48	46	168	\$168,000 - \$217,000
		4-room	93	90	163	\$343,000 - \$415,000
Chencharu Grove~	31	2-room Flexi	40	38	56	\$154,000 - \$192,000
		2-room Flexi	48	46	177	\$182,000 - \$226,000
		3-room	69	66	81	\$295,000 - \$362,000
		4-room	93	90	276	\$358,000 - \$439,000
		5-room	113	110	236	\$510,000 - \$597,000
Plus Project						
Oak Ville @ AMK	49	2-room Flexi	40	38	88	\$194,000 - \$244,000

Project	Estimated Waiting Time @ (months)	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of Units	Indicative Price Range # (Excluding Grants)
		2-room Flexi	49	46	346	\$230,000 - \$300,000
		3-room	67	64	129	\$340,000 - \$434,000
		4-room	90	86	862	\$514,000 - \$650,000
Prime Projects						
Bishan Terraces	47	2-room Flexi	40	38	37	\$229,000 - \$292,000
		2-room Flexi	49	46	98	\$288,000 - \$364,000
		3-room	67	64	109	\$408,000 - \$516,000
		4-room	90	86	294	\$543,000 - \$735,000
Redhill Peaks	53	2-room Flexi	40	38	78	\$183,000 - \$283,000
		2-room Flexi	49	46	333	\$229,000 - \$359,000
		4-room	90	86	610	\$541,000 - \$778,000
Berlayer Residences	56	2-room Flexi	40	38	86	\$218,000 - \$306,000
		2-room Flexi	48	46	240	\$267,000 - \$369,000
		3-room	67	64	86	\$420,000 - \$562,000
		4-room	90	86	468	\$578,000 - \$788,000
Mount Pleasant Crest ^^	59	2-room Flexi	40	38	152	\$209,000 - \$297,000
		2-room Flexi	48	46	389	\$250,000 - \$373,000
		3-room	67	64	98	\$411,000 - \$552,000
		4-room	89	86	709	\$558,000 - \$787,000

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. The selling prices without these items are as follows:

- (a) Ping Yi Court - \$198,000 to \$229,000 for 2-room Flexi (Type 1) flats, \$220,000 to \$283,000 for 2-room Flexi (Type 2) flats, \$347,000 to \$442,000 for 3-room flats, \$489,000 to \$616,000 for 4-room flats, \$705,000 to \$847,000 for 5-room flats and \$771,000 to \$862,000 for 3Gen flats.
- (b) Fernvale Plains - \$159,000 to \$201,000 for 2-room Flexi (Type 1) flats, \$191,000 to \$241,000 for 2-room Flexi (Type 2) flats, \$336,000 to \$464,000 for 4-room flats and \$456,000 to \$608,000 for 5-room flats.
- (c) Yishun Glade - \$128,000 to \$163,000 for 2-room Flexi (Type 1) flats, \$165,000 to \$214,000 for 2-room Flexi (Type 2) flats and \$335,000 to \$407,000 for 4-room flats.
- (d) Chencharu Grove - \$151,000 to \$188,000 for 2-room Flexi (Type 1) flats, \$178,000 to \$222,000 for 2-room Flexi (Type 2) flats, \$289,000 to \$356,000 for 3-room flats, \$350,000 to \$430,000 for 4-room flats and \$501,000 to \$587,000 for 5-room flats.
- 6) ^^ For white flat layout, the flat price will be reduced by \$6,000 for 3-room flats and \$8,600 for 4-room flats.
- 7) ## 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.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

Table A(1)(b): Prices of Ping Yi Court and Resale Comparables Nearby

Flat Type	Ping Yi Court (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$201,000 - \$286,000 (40 sqm - 48 sqm)	\$382,000 - \$415,000 (47 sqm)
3-room	\$353,000 - \$448,000 (69 sqm)	\$550,000 - \$620,000 (68 sqm)
4-room	\$498,000 - \$624,000 (93 sqm)	\$745,000 - \$845,000 (88 sqm - 93 sqm)
5-room	\$715,000 - \$857,000 (113 sqm)	\$980,000 - \$1,038,000 (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 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)(c): Prices of Teban Heights and Resale Comparables Nearby

Flat Type	Teban Heights (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$145,000 - \$232,000 (40 sqm - 49 sqm)	-
3-room	\$254,000 - \$373,000 (69 sqm)	-
4-room	\$397,000 - \$539,000 (94 sqm)	\$640,000 - \$685,000 (92 sqm)
5-room	\$576,000 - \$740,000 (114 sqm)	\$780,000 - \$858,000 (118 sqm)

Note:

* Inclusive of air-conditioner ledge.

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 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)(d): Prices of Fernvale Plains and Resale Comparables Nearby

Flat Type	Fernvale Plains (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$162,000 - \$244,000 (41 sqm - 49 sqm)	\$355,000 - \$385,000 (47 sqm)
4-room	\$344,000 - \$472,000 (94 sqm)	\$583,800 - \$630,888 (93 sqm)
5-room	\$466,000 - \$617,000 (113 sqm)	\$665,000 - \$808,000 (113 sqm)

Note:

* Inclusive of air-conditioner ledge.

The remaining leases for 2-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 A(1)(e): Prices of Yishun Glade and Resale Comparables Nearby

Flat Type	Yishun Glade (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$132,000 - \$217,000 (38 sqm - 48 sqm)	\$330,000 - \$378,000 (38 sqm - 47 sqm)
4-room	\$343,000 - \$415,000 (93 sqm)	\$560,000 - \$618,888 (92 sqm)

Note:

* Inclusive of air-conditioner ledge.

The remaining leases for 2-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)(f): Prices of Chencharu Grove and Resale Comparables Nearby

Flat Type	Chencharu Grove (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$154,000 - \$226,000 (40 sqm - 48 sqm)	-
3-room	\$295,000 - \$362,000 (69 sqm)	\$470,000 - \$535,000 (68 sqm)
4-room	\$358,000 - \$439,000 (93 sqm)	\$590,000 - \$660,000 (93 sqm)
5-room	\$510,000 - \$597,000 (113 sqm)	\$723,000 - \$770,000 (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 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 Oak Ville @ AMK and Resale Comparables Nearby

Flat Type	Oak Ville @ AMK (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$194,000 - \$300,000 (40 sqm - 49 sqm)	-
3-room	\$340,000 - \$434,000 (67 sqm)	\$638,000 - \$794,500 (68 sqm)
4-room	\$514,000 - \$650,000 (90 sqm)	\$875,000 - \$1,138,888 (93 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)(h): Prices of Bishan Terraces and Resale Comparables Nearby

Flat Type	Bishan Terraces (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$229,000 - \$364,000 (40 sqm - 49 sqm)	-
3-room	\$408,000 - \$516,000 (67 sqm)	-
4-room	\$543,000 - \$735,000 (90 sqm)	\$780,000 - \$939,000 (100 sqm - 103 sqm)

Note:

* Inclusive of air-conditioner ledge.

There are no comparable 2-room and 3-room resale flats nearby. The remaining lease for 4-room resale comparables are about 72 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 Redhill Peaks and Resale Comparables Nearby

Flat Type	Redhill Peaks (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$183,000 - \$359,000 (40 sqm - 49 sqm)	-
4-room	\$541,000 - \$778,000 (90 sqm)	\$880,000 - \$1,200,000 (83 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 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): Prices of Berlayar Residences and Resale Comparables Nearby

Flat Type	Berlayar Residences (Estimated Floor Area*)	Transacted Prices of Resale Flats [#]
2-room Flexi	\$218,000 - \$369,000 (40 sqm - 48 sqm)	-

3-room	\$420,000 - \$562,000 (67 sqm)	\$635,000 - \$777,777 (68 sqm)
4-room	\$578,000 - \$788,000 (90 sqm)	\$848,000 - \$1,130,000 (93 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)(k): Prices of Mount Pleasant Crest and Resale Comparables Nearby

Flat Type	Mount Pleasant Crest (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$209,000 - \$373,000 (40 sqm - 48 sqm)	-
3-room	\$411,000 - \$552,000 (67 sqm)	\$768,000 - \$850,000 (68 sqm)
4-room	\$558,000 - \$787,000 (89 sqm)	\$1,075,000 - \$1,190,000 (93 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)(l): Indicative Price Range for 2-Room Flexi Flats

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 40 / 41 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
Standard Projects			
Ping Yi Court~	15	\$69,000 - \$79,000	\$77,000 - \$98,000
	20	\$82,000 - \$94,000	\$91,000 - \$116,000
	25	\$93,000 - \$107,000	\$103,000 - \$132,000
	30	\$102,000 - \$117,000	\$113,000 - \$145,000
	35	\$109,000 - \$126,000	\$122,000 - \$156,000
	40	\$116,000 - \$133,000	\$129,000 - \$165,000
	45	\$121,000 - \$140,000	\$135,000 - \$173,000
	99	\$201,000 - \$231,000	\$223,000 - \$286,000
Teban Heights	15	\$49,000 - \$62,000	\$59,000 - \$78,000
	20	\$58,000 - \$75,000	\$71,000 - \$93,000
	25	\$66,000 - \$85,000	\$80,000 - \$106,000
	30	\$73,000 - \$93,000	\$88,000 - \$116,000
	35	\$78,000 - \$101,000	\$95,000 - \$125,000
	40	\$83,000 - \$107,000	\$101,000 - \$133,000
	45	\$87,000 - \$112,000	\$105,000 - \$139,000
	99	\$145,000 - \$186,000	\$176,000 - \$232,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 40 / 41 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
Fernvale Plains~	15	\$57,000 - \$70,000	\$68,000 - \$84,000
	20	\$67,000 - \$84,000	\$80,000 - \$100,000
	25	\$76,000 - \$95,000	\$91,000 - \$113,000
	30	\$83,000 - \$104,000	\$99,000 - \$124,000
	35	\$89,000 - \$111,000	\$107,000 - \$133,000
	40	\$94,000 - \$118,000	\$113,000 - \$141,000
	45	\$99,000 - \$123,000	\$118,000 - \$148,000
	99	\$162,000 - \$204,000	\$195,000 - \$244,000
Yishun Glade~	15	\$46,000 - \$58,000	\$59,000 - \$75,000
	20	\$55,000 - \$69,000	\$70,000 - \$89,000
	25	\$62,000 - \$78,000	\$79,000 - \$101,000
	30	\$68,000 - \$85,000	\$86,000 - \$111,000
	35	\$72,000 - \$91,000	\$93,000 - \$119,000
	40	\$77,000 - \$97,000	\$98,000 - \$126,000
	45	\$80,000 - \$101,000	\$102,000 - \$132,000
	99	\$132,000 - \$166,000	\$168,000 - \$217,000
Chencharu Grove~	15	\$54,000 - \$66,000	\$63,000 - \$78,000
	20	\$64,000 - \$79,000	\$75,000 - \$93,000
	25	\$72,000 - \$89,000	\$85,000 - \$105,000
	30	\$79,000 - \$98,000	\$93,000 - \$115,000
	35	\$85,000 - \$105,000	\$100,000 - \$123,000
	40	\$90,000 - \$111,000	\$105,000 - \$131,000
	45	\$94,000 - \$116,000	\$110,000 - \$137,000
	99	\$154,000 - \$192,000	\$182,000 - \$226,000
Plus Project			
Oak Ville @ AMK	15	\$65,000 - \$82,000	\$77,000 - \$100,000
	20	\$78,000 - \$98,000	\$92,000 - \$120,000
	25	\$88,000 - \$111,000	\$105,000 - \$137,000
	30	\$97,000 - \$122,000	\$115,000 - \$150,000
	35	\$104,000 - \$132,000	\$124,000 - \$162,000
	40	\$111,000 - \$140,000	\$132,000 - \$172,000
	45	\$116,000 - \$146,000	\$138,000 - \$180,000
	99	\$194,000 - \$244,000	\$230,000 - \$300,000
Prime Projects			
Bishan Terraces	15	\$76,000 - \$98,000	\$96,000 - \$122,000
	20	\$92,000 - \$117,000	\$115,000 - \$146,000
	25	\$104,000 - \$133,000	\$131,000 - \$166,000
	30	\$115,000 - \$146,000	\$144,000 - \$182,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 40 / 41 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
	35	\$123,000 - \$157,000	\$155,000 - \$196,000
	40	\$131,000 - \$167,000	\$165,000 - \$208,000
	45	\$137,000 - \$175,000	\$172,000 - \$218,000
	99	\$229,000 - \$292,000	\$288,000 - \$364,000
Redhill Peaks	15	\$61,000 - \$95,000	\$77,000 - \$120,000
	20	\$74,000 - \$113,000	\$92,000 - \$144,000
	25	\$84,000 - \$129,000	\$104,000 - \$164,000
	30	\$92,000 - \$142,000	\$115,000 - \$180,000
	35	\$99,000 - \$152,000	\$123,000 - \$194,000
	40	\$105,000 - \$162,000	\$131,000 - \$205,000
	45	\$110,000 - \$169,000	\$137,000 - \$215,000
	99	\$183,000 - \$283,000	\$229,000 - \$359,000
Berlayar Residences	15	\$73,000 - \$102,000	\$89,000 - \$123,000
	20	\$88,000 - \$123,000	\$107,000 - \$148,000
	25	\$100,000 - \$140,000	\$122,000 - \$168,000
	30	\$109,000 - \$153,000	\$134,000 - \$185,000
	35	\$118,000 - \$165,000	\$144,000 - \$199,000
	40	\$125,000 - \$175,000	\$153,000 - \$211,000
	45	\$131,000 - \$184,000	\$160,000 - \$221,000
	99	\$218,000 - \$306,000	\$267,000 - \$369,000
Mount Pleasant Crest	15	\$70,000 - \$99,000	\$84,000 - \$125,000
	20	\$84,000 - \$119,000	\$100,000 - \$150,000
	25	\$95,000 - \$135,000	\$114,000 - \$170,000
	30	\$105,000 - \$149,000	\$125,000 - \$187,000
	35	\$113,000 - \$160,000	\$135,000 - \$201,000
	40	\$120,000 - \$169,000	\$143,000 - \$213,000
	45	\$125,000 - \$178,000	\$150,000 - \$224,000
	99	\$209,000 - \$297,000	\$250,000 - \$373,000

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

Project	Lease Tenure (Year)	CCA 39 sqm*
Standard Project		

Fernvale Plains	15	\$59,000 - \$76,000
	20	\$70,000 - \$91,000
	25	\$80,000 - \$103,000
	30	\$88,000 - \$113,000
	35	\$94,000 - \$122,000

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.