

Table A(1)(a): Jun 2026 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)
<b>Standard Projects</b>						
Sembawang Portico ~	31	2-room Flexi	40	38	50	\$142,000 - \$184,000
		2-room Flexi	48	46	150	\$157,000 - \$225,000
		3-room	69	66	100	\$250,000 - \$344,000
		4-room	93	90	300	\$320,000 - \$437,000
		5-room	113	110	275	\$465,000 - \$579,000
Sembawang Brook ~	33	2-room Flexi	40	38	58	\$139,000 - \$187,000
		2-room Flexi	48	46	203	\$164,000 - \$218,000
		3-room	69	66	87	\$257,000 - \$333,000
		4-room	93	90	464	\$302,000 - \$428,000
		5-room	113	110	319	\$420,000 - \$571,000
		3Gen	120	115	29	\$468,000 - \$567,000
Woodgrove Acres	42	2-room Flexi	40	38	31	\$137,000 - \$170,000
		2-room Flexi	48	46	126	\$164,000 - \$211,000
		3-room	69	66	80	\$260,000 - \$325,000
		4-room	93	90	162	\$353,000 - \$437,000
		5-room	113	110	257	\$472,000 - \$582,000
<b>Plus Projects</b>						
Kebun Baru Ridge	37	3-room	66	63	95	\$380,000 - \$492,000
		4-room	89	86	390	\$543,000 - \$693,000
Kebun Baru Breeze	52	2-room Flexi	38	36	261	\$191,000 - \$275,000
		2-room Flexi	48	46	116	\$255,000 - \$349,000
		4-room	90	86	202	\$547,000 - \$746,000
<b>Prime Projects</b>						
Lakeview Cascadia	51	2-room Flexi	40	38	118	\$216,000 - \$287,000
		2-room Flexi	49	46	358	\$257,000 - \$361,000
		4-room	90	86	745	\$534,000 - \$742,000
Berlayar Rise	49/54	2-room Flexi	40	38	172	\$247,000 - \$341,000
		2-room Flexi	48	46	644	\$296,000 - \$406,000
		3-room	67	64	172	\$435,000 - \$591,000
		4-room	90	86	988	\$592,000 - \$810,000

**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, which are provided in the flats. The selling prices without these items are as follows:
  - (a) Sembawang Portico - \$140,000 to \$181,000 for 2-room Flexi (Type 1) flats, \$154,000 to \$222,000 for 2-room Flexi (Type 2) flats, \$244,000 to \$338,000 for 3-room flats, \$312,000 to \$429,000 for 4-room flats and \$455,000 to \$570,000 for 5-room flats.
  - (b) Sembawang Brook - \$136,000 to \$183,000 for 2-room Flexi (Type 1) flats, \$161,000 to \$215,000 for 2-room Flexi (Type 2) flats, \$250,000 to \$327,000 for 3-room flats, \$294,000 to \$420,000 for 4-room flats, \$411,000 to \$561,000 for 5-room flats and \$456,000 to \$556,000 for 3Gen flats.

## COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

**Table A(1)(b): Prices of Sembawang Portico (Excluding Grants) and Resale Comparables Nearby**

Flat Type	Sembawang Portico (Estimated Floor Area*)	Transacted Prices of Resale Flats <sup>#</sup>
2-room Flexi	\$142,000 - \$225,000 (40 sqm - 48 sqm)	\$322,000 - \$390,000 (47 sqm)
3-room	\$250,000 - \$344,000 (69 sqm)	\$500,000 - \$528,888 (69 sqm)
4-room	\$320,000 - \$437,000 (93 sqm)	\$600,000 - \$680,000 (93 sqm)
5-room	\$465,000 - \$579,000 (113 sqm)	\$685,000 - \$820,000 (113 sqm - 116 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 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 Sembawang Brook (Excluding Grants) and Resale Comparables Nearby**

Flat Type	Sembawang Brook (Estimated Floor Area*)	Transacted Prices of Resale Flats <sup>#</sup>
2-room Flexi	\$139,000 - \$218,000 (40 sqm - 48 sqm)	\$322,000 - \$390,000 (47 sqm)
3-room	\$257,000 - \$333,000 (69 sqm)	\$500,000 - \$528,888 (69 sqm)
4-room	\$302,000 - \$428,000 (93 sqm)	\$600,000 - \$680,000 (93 sqm)
5-room	\$420,000 - \$571,000 (113 sqm)	\$685,000 - \$820,000 (113 sqm - 116 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 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 Woodgrove Acres (Excluding Grants) and Resale Comparables Nearby**

Flat Type	Woodgrove Acres (Estimated Floor Area*)	Transacted Prices of Resale Flats <sup>#</sup>
2-room Flexi	\$137,000 - \$211,000 (40 sqm - 48 sqm)	\$365,000 - \$423,000 (47 sqm)
3-room	\$260,000 - \$325,000 (69 sqm)	\$510,000 - \$556,000 (68 sqm)

4-room	\$353,000 - \$437,000 (93 sqm)	\$650,000 - \$750,000 (93 sqm)
5-room	\$472,000 - \$582,000 (113 sqm)	\$777,000 - \$815,188 (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 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 Kebun Baru Ridge (Excluding Grants) and Resale Comparables Nearby**

Flat Type	Kebun Baru Ridge (Estimated Floor Area*)	Transacted Prices of Resale Flats#
3-room	\$380,000 - \$492,000 (66 sqm)	-
4-room	\$543,000 - \$693,000 (89 sqm)	\$830,000 - \$1,080,000 (92 sqm - 93 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 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)(f): Prices of Kebun Baru Breeze (Excluding Grants) and Resale Comparables Nearby**

Flat Type	Kebun Baru Breeze (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$191,000 - \$349,000 (38 sqm - 48 sqm)	-
4-room	\$547,000 - \$746,000 (90 sqm)	\$830,000 - \$1,080,000 (92 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 A(1)(g): Prices of Lakeview Cascadia (Excluding Grants) and Resale Comparables Nearby**

Flat Type	Lakeview Cascadia (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$216,000 - \$361,000 (40 sqm - 49 sqm)	-
4-room	\$534,000 - \$742,000 (90 sqm)	\$840,000 - \$950,000 (102 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 71 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 Berlayar Rise (Excluding Grants) and Resale Comparables Nearby**

Flat Type	Berlayar Rise (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	\$247,000 - \$406,000 (40 sqm - 48 sqm)	-
3-room	\$435,000 - \$591,000 (67 sqm)	\$740,000 - \$771,000 (68 sqm)
4-room	\$592,000 - \$810,000 (90 sqm)	\$938,888 - \$1,068,000 (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 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)(i): Indicative Price Range for 2-Room Flexi Flats (Excluding Grants)**

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 40 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
<b>Standard Projects</b>			
Sembawang Portico ~	15	\$49,000 - \$63,000	\$55,000 - \$77,000
	20	\$59,000 - \$75,000	\$65,000 - \$92,000
	25	\$66,000 - \$85,000	\$73,000 - \$104,000
	30	\$73,000 - \$93,000	\$80,000 - \$114,000
	35	\$78,000 - \$100,000	\$86,000 - \$122,000
	40	\$83,000 - \$106,000	\$91,000 - \$130,000
	45	\$86,000 - \$111,000	\$95,000 - \$136,000
	99	\$142,000 - \$184,000	\$157,000 - \$225,000
Sembawang Brook ~	15	\$49,000 - \$65,000	\$57,000 - \$75,000
	20	\$58,000 - \$77,000	\$68,000 - \$89,000
	25	\$65,000 - \$87,000	\$77,000 - \$101,000
	30	\$72,000 - \$95,000	\$84,000 - \$110,000
	35	\$77,000 - \$102,000	\$90,000 - \$119,000
	40	\$81,000 - \$108,000	\$95,000 - \$126,000
	45	\$85,000 - \$113,000	\$100,000 - \$132,000
	99	\$139,000 - \$187,000	\$164,000 - \$218,000
Woodgrove Acres	15	\$46,000 - \$57,000	\$55,000 - \$71,000

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 40 sqm*	2R Flexi (Type 2) - 48 / 49 sqm*
	20	\$55,000 - \$68,000	\$66,000 - \$85,000
	25	\$62,000 - \$77,000	\$75,000 - \$96,000
	30	\$69,000 - \$85,000	\$82,000 - \$106,000
	35	\$74,000 - \$92,000	\$89,000 - \$114,000
	40	\$78,000 - \$97,000	\$94,000 - \$120,000
	45	\$82,000 - \$102,000	\$98,000 - \$126,000
	99	\$137,000 - \$170,000	\$164,000 - \$211,000
<b>Plus Project</b>			
Kebun Baru Breeze	15	\$64,000 - \$92,000	\$85,000 - \$116,000
	20	\$77,000 - \$110,000	\$102,000 - \$140,000
	25	\$87,000 - \$125,000	\$116,000 - \$159,000
	30	\$96,000 - \$138,000	\$128,000 - \$175,000
	35	\$103,000 - \$148,000	\$137,000 - \$188,000
	40	\$109,000 - \$157,000	\$146,000 - \$199,000
	45	\$114,000 - \$165,000	\$153,000 - \$209,000
	99	\$191,000 - \$275,000	\$255,000 - \$349,000
<b>Prime Projects</b>			
Lakeview Cascadia	15	\$72,000 - \$96,000	\$86,000 - \$121,000
	20	\$87,000 - \$115,000	\$103,000 - \$145,000
	25	\$99,000 - \$131,000	\$117,000 - \$165,000
	30	\$108,000 - \$144,000	\$129,000 - \$181,000
	35	\$117,000 - \$155,000	\$139,000 - \$195,000
	40	\$124,000 - \$164,000	\$147,000 - \$206,000
	45	\$130,000 - \$172,000	\$154,000 - \$216,000
	99	\$216,000 - \$287,000	\$257,000 - \$361,000
Berlayar Rise	15	\$83,000 - \$114,000	\$99,000 - \$136,000
	20	\$99,000 - \$136,000	\$119,000 - \$163,000
	25	\$113,000 - \$155,000	\$135,000 - \$185,000
	30	\$124,000 - \$171,000	\$148,000 - \$203,000
	35	\$133,000 - \$184,000	\$160,000 - \$219,000
	40	\$141,000 - \$195,000	\$169,000 - \$232,000
	45	\$148,000 - \$204,000	\$177,000 - \$243,000
	99	\$247,000 - \$341,000	\$296,000 - \$406,000

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, which are provided in the flats.
- 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.