

## ADMINISTRATIVE DETAILS FOR MAY 2015 BUILD-TO-ORDER (BTO) AND SALE OF BALANCE FLATS (SBF) EXERCISES

### Submission of Application

Eligible applicants who are interested in buying a new flat under the BTO or SBF exercise may submit an application online via HDB's InfoWEB at [www.hdb.gov.sg](http://www.hdb.gov.sg), from **27 May 2015 (Wednesday) to 2 Jun 2015 (Tuesday)**. A \$10 administrative fee is payable by credit card (MasterCard / Visa only). For parents and married child applying under the Multi-Generation Priority Scheme (MGPS), the administrative fee payable for the combined application is \$20.

2 Applicants without Internet access can visit HDB Hub or any of HDB's Branches to submit their application via the e-Stations or Internet PCs. Applicants who do not own a credit card may come down to the HDB Hub at Toa Payoh to submit an application and pay the administrative fee using their EZ-Link/NETS FlashPay card. **Each household can only submit one application** for either the BTO or SBF exercise and must indicate the **town/estate** and **flat type/flat application category** that they are applying for.

3 BTO applicants interested in the 2-room, 3-room or 4-room flats in Sembawang or the 2-room, 3-room, 4-room or 5-room flats in Punggol, where there are two BTO projects on offer (i.e. EastLink I @ Canberra and EastLink II @ Canberra or Northshore Residences I & II) are not required to specify the project they are interested in. They will be eligible for the flat type in the town applied for, subject to flat availability and the ethnic quota. Applicants who are interested in the Three-Generation (3Gen) flats in Tampines GreenWeave will be grouped together with applicants for 5-room flats.

4 For the SBF exercise, as all flats are reserved for families, singles are not eligible to participate in the exercise. With effect from the Nov 2014 SBF exercise, the 5-room, 3Gen and executive flats are grouped as one flat application category, i.e. applicants with multi-generation households are allowed to book a 5-room, 3Gen or executive flat, subject to flat availability and ethnic integration policy (EIP) quota. However, for the May 2015 SBF exercise, as there are no EFs in Punggol and Woodlands, applicants may select either a 3Gen or 5-room flat. In addition, multi-generation households balloted with queue positions beyond 300% of the flat supply will be given a chance to select a 3Gen flat (if available).

5 The flats in Jurong East and Jurong West will be grouped for offer under "Jurong East/West" Town, where applicable. For administration of the Married Child Priority Scheme (MCPS), applicants may apply for 2-room, 3-room and 4-room flats, if their parents/married children are residing in either Jurong East or West, or within 2 km from any of the blocks offered for sale. As there are no 5-room or Executive flats on offer in Jurong East, applicants may request for the MCPS only if their parents/married child are residing in Jurong West or within 2 km from the blocks offered for sale.

6 For administration of the Studio Apartment Priority Scheme (SAPS), applicants may request for the SAPS if: (i) their parents/married child are residing in either Jurong East or West, or within 2 km from any of the SA blocks offered for sale; (ii) or if the applicants are existing owners of a flat (including owner-occupied private residential property) in either Jurong East or West, or within 2km from any of the SA blocks.

### **Allocation of Flats to First-Timers (FTs) and Second-Timers (STs)**

7 Under the BTO exercise, at least 70% (for 2-room and 3-room) and 85% (for 4-room and 5-room) of the flat supply in the non-mature towns of Punggol and Sembawang, will be set aside for FTs. For flats in the mature towns of Clementi and Tampines, at least 95% of the public flat supply will be set aside for FTs.

8 For the flats offered in the SBF exercise, HDB will continue to set aside at least 95% of the flat supply (except for SAs) for FTs. If the flat supply for a particular town/flat application category is less than 20 units, HDB will set aside all of the flats for FTs, and invite them for flat selection ahead of STs. If there are fewer FTs than the number of flats set aside for them, the excess flats will be allocated to STs.

9 Under the Parenthood Priority Scheme (PPS), 30% of the BTO and 50% of SBF public flat supply will be set aside for FTs who are married couples with a citizen child aged below 16 years old (including married couples who are FTs and expecting a citizen child).

10 30% of the flat supply of 2-room and 3-room BTO flats in the non-mature towns of Punggol and Sembawang will be set aside for STs. Out of the 30% quota, 5% will be set aside for STs who are divorced or widowed with children below 16 under the Assistance Scheme for Second-Timers (Divorced/Widowed Parents) (ASSIST). Singles who are FTs will enjoy up to 50% of the 2-room flat supply in the non-mature towns of Punggol and Sembawang offered for sale under the BTO exercise.

11 A couple comprising an FT and an ST (an FT/ST couple) will now enjoy the same priorities in flat allocation as other families comprising two FTs. Nevertheless, the ST party is still liable to pay his/her share of the resale levy for buying his/her second subsidised flat.

### **Income Ceiling and Purchase Price**

12 The monthly household income ceilings for the various flat types under the May 2015 BTO and SBF exercises are listed in Tables B(1) and B(2). Applicants must also satisfy the other eligibility conditions such as citizenship, family nucleus and non-ownership of private property. The eligibility conditions for the purchase of a SA and other flat types can be found in HDB's InfoWEB at [www.hdb.gov.sg](http://www.hdb.gov.sg) >> e-Sales.

**Table B(1): Income Ceiling for May 2015 BTO Exercise**

Projects	Monthly Household Income Ceiling					
	Studio Apartment	2-room	3-room	4-room	5-room	3Gen
Clementi Crest				\$10,000	\$10,000	
EastLink I @ Canberra		\$5,000	\$5,000	\$10,000		
EastLink II @ Canberra		\$5,000	\$5,000	\$10,000		
Northshore Residences I		\$5,000	\$5,000	\$10,000	\$10,000	
Northshore Residences II		\$5,000	\$5,000	\$10,000	\$10,000	
Tampines GreenWeave	\$10,000		\$10,000	\$10,000	\$10,000	\$10,000

**Table B(2): Income Ceiling for May 2015 SBF Exercise**

Flat Application Category	Monthly Household Income Ceiling	
	Non-Mature Towns/Estates	Mature Towns/Estates
Studio Apartment	\$10,000	\$10,000
2-room flat	\$5,000	\$5,000
3-room flat	\$5,000	\$10,000
	\$10,000 <sup>^</sup>	
4-room flat	\$10,000	\$10,000
5-room flat/3Gen flat/Executive flat*	\$10,000	\$10,000

Note: \* Executive flats are offered with 5-room and 3Gen flats under one application category.

<sup>^</sup> There are 53 units of 3-room flats to be offered with income ceiling up to \$10,000. These are:

- a) **Bukit Batok** - Skyline I @ Bukit Batok (2 units) and Skyline II @ Bukit Batok (4 units)
- b) **Hougang** - Hougang Capeview (1 unit)
- c) **Punggol** - Punggol BayView (8 units), Waterway Cascadia (1 unit), Waterway Ridges (4 units), Waterway SunDew (3 units), Waterway Terraces I (3 units), Waterway Terraces II (3 units), Waterway View (9 units) and Waterway Woodcress (2 units)
- d) **Sengkang** - Anchorvale Cove (3 units), Compassvale Ancilla (1 unit), Compassvale Cape (7 units) and Compassvale Mast (1 unit)
- e) **Yishun** - Yishun Natura (1 unit)

13 A FT Singapore Citizen and Singapore Permanent Resident (SC/SPR) household [defined as one where there is only one SC applicant and the other family member(s) is/are SPR] who booked a flat (except SA) will need to pay a \$10,000 premium on top of the purchase price. Such households will subsequently receive a \$10,000 Citizen Top-Up Grant upon the SPR spouse obtaining Singapore citizenship or if the couple has a citizen child.

14 Singles who apply for the 2-room BTO flats under the Joint Singles Scheme (JSS) will pay the same BTO price as married couples. However, singles who apply under the Single Singapore Citizen (SSC) Scheme will pay \$15,000 more than married couples. Singles who later marry will receive the CPF Housing Top-Up Grant of \$15,000 after marriage.

## **Additional CPF Housing Grant (AHG) and Special CPF Housing Grant (SHG)**

15 FT families with an average gross monthly household income of not more than \$5,000 can enjoy an AHG of up to \$40,000. On top of this, FT families earning not more than \$6,500 monthly can enjoy a SHG of up to \$20,000 if they buy a 4-room or smaller new flat, excluding SAs, in the non-mature towns/estates directly from HDB. This will also apply to singles buying 2-room flats under the JSS. Singles buying 2-room BTO flats under the SSC Scheme can enjoy AHG of up to \$20,000 (if their average gross monthly household income is not more than \$2,500) and SHG of up to \$10,000 (if their average gross monthly household income is not more than \$3,250).

16 FT/ST couples, or an FT Singapore Citizen and a non-Singapore citizen spouse couple under the Non-Citizen Spouse scheme, may qualify for AHG of up to \$20,000 (if half of their average gross monthly household income does not exceed \$2,500) and SHG of up to \$10,000 (if half of their average gross monthly household income does not exceed \$3,250).

17 At least one of the AHG/SHG applicants (or their spouses) must be in continuous employment for at least one year before the flat application, and remain employed at the time of the flat application. This ensures that applicants are employable and have the means to service their housing loan, since a home purchase is a long-term financial commitment. Applicants buying SAs are not eligible for the AHG and SHG.

## **Step-Up CPF Housing Grant**

18 To help citizen families in subsidised 2-room flats in the non-mature towns upgrade to new 3-room flats in non-mature towns (after they have served the Minimum Occupation Period), a Step-Up CPF Housing Grant of \$15,000 is made available to such families.

19 Similar to the AHG and SHG, at least one of the Step-Up CPF Housing Grant applicants must be in continuous employment for one year prior to the flat application, and remain employed at the time of the flat application.

## **Priority Schemes**

20 Applicants who meet the eligibility conditions may apply under the Third Child Priority (TCP) Scheme or Tenants' Priority Scheme (TPS – applicable only for 2-room or 3-room applicants). Applications under the Resettlement/Relocation (RH/REN) and the Grassroots Organisation (GRO) Schemes or Singapore Land Authority's (SLA) acquisition exercise will require recommendations from the appropriate authorities. Applicants under the Selective En bloc Redevelopment Scheme (SERS) may also enjoy priority under the revised quota of 10% for TPS/RH/REN/SERS/SLA Priority Scheme within a grace period.

21 Under the Married Child Priority Scheme (MCPS), up to 30% of the flat supply for first-timers families, and up to 15% of the flat supply for second-timers families, will be set aside if they are applying to live with or near their parents/married child. In addition, first priority will be given to those who are applying to live together with their parents/married child under one roof. First priority will also be extended to parents who own a flat in a mature town and apply for a BTO flat in a non-mature town to live near their married child.

22 For SAs, priority allocation is only applicable to eligible applicants under the REN/RH/SERS/SLA and SAPS. Under the SAPS, 50% of the flat supply is set aside for eligible applicants who apply for an SA in the same town or within 2 km of their current flat/property, or for an SA to live near or with parents/married child.

23 The Multi-Generation Priority Scheme (MGPS) for parents and their married child to jointly apply for flats in the same BTO project will be available to those applying for flats at EastLink I @ Canberra, EastLink II @ Canberra, Northshore Residences I, Northshore Residences II and Tampines GreenWeave. Under the MGPS, parents and their married child can apply jointly to buy two units in the same BTO project – an SA, 2-room or 3-room flat (for the parents) and another 2-room or bigger flat (for the married child) for this May 2015 BTO exercise.

### **Refined Application Process**

24 Under the Refined Application Process, additional ballot chances will be accorded to FT applicants who have been unsuccessful for 2 or more BTO applications in the non-mature towns, when they apply for another BTO flat in the non-mature towns.

25 FT families who do not book a flat when invited twice to do so will have their subsequent flat applications moved to the ST category for a one-year period. FT families who have their FT priorities suspended but continue not to book a flat when invited twice will have these priorities suspended for another year. Also, ST families and FT singles who do not book a flat when invited twice to do so will not be able to participate in subsequent public sales exercises for a one-year period.

### **Selection of Flats**

26 Applicants' queue positions are determined by computer balloting. HDB will shortlist applicants for up to 300% of the total flat supply. Shortlisted applicants will be informed of their queue positions by **mid-Jul 2015 (for BTO) or by mid-Aug 2015 (for SBF)**. They will be invited to book a flat, subject to flat availability and the ethnic quota, when their turn for selection is due. They can check the availability of flats on the HDB InfoWEB before turning up at the HDB Sales Office on the appointed date for selection. Applicants whose queue positions are beyond 300% of the total flat supply will be informed that they are unsuccessful in their application.

27 Only applicants with multi-generation families are allowed to apply for 3Gen flats in Tampines GreenWeave under the BTO exercise or in Jurong West, Punggol, Sengkang, Woodlands or Yishun under the SBF exercise, and they may select a 5-room or 3Gen flat, subject to flat availability and the ethnic quota. To lend greater support to multi-generation families, those balloted with queue positions beyond 300% of the 3Gen flat supply will still be given a chance to select a 3Gen flat (if available).

28 The selection for the **May 2015 BTO projects** and **SBF exercise** will commence by **end-July 2015** and **end-Aug 2015** respectively. An option fee of \$250 for SA, \$500 for 2-room, \$1,000 for 3-room and \$2,000 for 4-room, 5-room, 3Gen and EF is payable upon selection. The option fee can be paid by NETS.

29 Applicants who wish to take out an HDB housing loan for their flat purchase need to produce a valid HDB Loan Eligibility (HLE) Letter when they book a flat. They would need to meet the eligibility conditions such as citizenship, family nucleus, income ceiling and non-ownership of private property before HDB conducts credit assessment to determine the amount of loan that can be offered.

30 A second HDB concessionary housing loan will be made available to all eligible households, except those who have disposed of private property. However, flat buyers and their spouses/fiancé/fiancée applying for a second HDB concessionary loan must commit to use their full CPF refunds and up to 50% cash proceeds (including the cash deposit received) from the sale of their current or immediate past flat, to reduce the second loan. They may keep the greater of \$25,000 or half of the cash proceeds. This is to encourage financial prudence and ensure that they do not overstretch their finances in buying a flat.

### **Signing of Agreement for Lease**

31 HDB will arrange for applicants to sign the Agreement for Lease within three to four months from the date of flat selection.

32 Applicants who are taking a housing loan from HDB or financial institutions (FIs)<sup>1</sup> must pay 10% or 20% of the selling price of the flat respectively as downpayment at the time of signing the Agreement for Lease, by CPF and/or cash. Under the Staggered Downpayment Scheme (SDS), FT applicants who are married couples, or are applying under the Fiancé/Fiancée Scheme, can pay half of the downpayment when they sign the Agreement for Lease (which usually takes place about four months after booking the flat), i.e. 5% for HDB loan cases and 10% for FI-loan cases if at least one of the partners is aged 30 years or below at the time of flat application. They need only pay the other half together with the balance purchase price of the new flat when the new flat is ready and they collect the keys. Flat buyers, who have opted to finance the flat with a housing loan from FI, must produce FI's Letter of Offer at the time of signing the Agreement for Lease for the HDB flat.

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<sup>1</sup> Regulated by the Monetary Authority of Singapore.

33 Similarly, existing flat owners who right-size to a 2-room or 3-room new flat in the non-mature towns may also pay half the downpayment for the new flat when they sign the Agreement for Lease. They only need to pay the other half together with the balance purchase price of the new flat when the new flat is ready and they collect the keys. Likewise, those who have opted to finance the flat with a housing loan from FI must produce FI's Letter of Offer at the time of signing the Agreement for Lease for the HDB flat.

34 If the applicants are taking a housing loan from FIs, they will have to pay 20% of the selling price of the flat as downpayment at the time of signing the Agreement for Lease. The cash payment is subject to the prevailing regulations and guidelines.

35 SA applicants must pay 5% of the selling price of the flat as downpayment at the time of signing the Agreement for Lease, by CPF and/or cash. As no housing loan is granted for SAs, they will have to pay in full when they collect the keys to the unit.

36 Applicants who do not sign the Agreement for Lease or reject the flat after selection will have their application cancelled and the option fee forfeited. If the applicant rejects the flat after signing the Agreement for Lease, the forfeiture will be 5% of the selling price of the flat. These applicants, their spouses/fiancé/fiancée and essential occupiers listed in the flat application will also be debarred for one-year from applying for or be included as the essential occupiers in an application to:

- (i) Buy a subsidised flat from HDB or apply for the AHG and the SHG;
- (ii) Enjoy a CPF Housing Grant (and the AHG where applicable) when they buy a resale flat;
- (iii) Buy a new unit offered under the Design, Build and Sell Scheme or Executive Condominium Housing Scheme by private developers, regardless of whether it is applied with or without the CPF Housing Grant (or the AHG); or
- (iv) Buy a resale flat which has been announced for Selective En bloc Redevelopment Scheme.

37 The one-year debarment is applicable regardless of whether the flat is rejected before or after signing the Agreement for Lease. The one-year debarment will not be extended to a transfer of ownership of a flat or inclusion of essential occupier in an existing flat. However, the debarred person will not be allowed to take over an existing flat via an outright transfer, if the flat/unit is any of those which he/she is not allowed to apply for during the one-year period.

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