

INFORMATION ON NOVEMBER 2020 SALE OF BALANCE FLATS (SBF) EXERCISE

Table B(a): November 2020 SBF Prices

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
Non-Mature Estates			
Bukit Batok	2R Flexi ^	From \$98,000	From \$18,000
	3-room	From \$182,000	From \$107,000
	4-room	From \$278,000	From \$218,000
	5-room	From \$392,000	From \$347,000
	3Gen	From \$392,000	From \$347,000
Bukit Panjang	2R Flexi ^	From \$117,000	From \$37,000
	3-room	From \$204,000	From \$129,000
	4-room	From \$256,000	From \$196,000
	5-room	From \$322,000	From \$277,000
	3Gen (1 unit)	\$441,000	\$396,000
Choa Chu Kang	2R Flexi ^	From \$109,000	From \$29,000
	3-room	From \$203,000	From \$128,000
	4-room	From \$241,000	From \$181,000
	5-room	From \$300,000	From \$255,000
	Executive	From \$495,000	From \$495,000
Hougang	2R Flexi ^	From \$113,000	From \$33,000
	3-room	From \$182,000	From \$107,000
	4-room	From \$236,000	From \$176,000
	5-room	From \$350,000	From \$305,000
	3Gen (1 unit)	\$406,000	\$361,000
Jurong East	3-room	From \$149,000	From \$74,000
	4-room	From \$221,000	From \$161,000
	5-room (1 unit)	\$358,000	\$313,000
	Executive (1 unit)	\$695,000	\$695,000
Jurong West	2R Flexi ^	From \$108,000	From \$28,000
	3-room	From \$149,000	From \$74,000
	4-room	From \$231,000	From \$171,000
	5-room	From \$348,000	From \$303,000
	3Gen	From \$348,000	From \$303,000
	Executive (1 unit)	\$575,000	\$575,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
Punggol	2R Flexi ^	From \$108,000	From \$28,000
	3-room	From \$193,000	From \$118,000
	4-room	From \$285,000	From \$225,000
	5-room	From \$333,000	From \$288,000
	3Gen	From \$462,000	From \$417,000
Sembawang	2R Flexi ^	From \$103,000	From \$23,000
	3-room	From \$179,000	From \$104,000
	4-room	From \$254,000	From \$194,000
	5-room	From \$303,000	From \$258,000
Sengkang	2R Flexi ^	From \$98,000	From \$18,000
	3-room	From \$187,000	From \$112,000
	4-room	From \$261,000	From \$201,000
	5-room	From \$328,000	From \$283,000
	3Gen	From \$390,000	From \$345,000
	Executive (1 unit)	\$520,000	\$520,000
Tengah	2R Flexi ^	From \$105,000	From \$25,000
	3-room	From \$192,000	From \$117,000
	4-room	From \$311,000	From \$251,000
	5-room	From \$418,000	From \$373,000
	3Gen	From \$439,000	From \$394,000
Woodlands	2R Flexi ^	From \$87,000	From \$7,000
	3-room	From \$134,000	From \$59,000
	4-room	From \$231,000	From \$171,000
	5-room	From \$246,000	From \$201,000
	3Gen (1 unit)	\$401,000	\$356,000
	Executive	From \$495,000	From \$495,000
Yishun	2R Flexi ^	From \$91,000	From \$11,000
	3-room	From \$164,000	From \$89,000
	4-room	From \$206,000	From \$146,000
	5-room	From \$344,000	From \$299,000
	3Gen	From \$397,000	From \$352,000
Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
Mature Estates			
Ang Mo Kio	2R Flexi ^	From \$134,000	From \$54,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	3-room	From \$166,000	From \$106,000
	4-room	From \$277,000	From \$232,000
	5-room	From \$595,000	From \$565,000
	3Gen	From \$613,000	From \$583,000
Bedok	2R Flexi ^	From \$175,000	From \$95,000
	3-room	From \$154,000	From \$94,000
	4-room	From \$246,000	From \$201,000
	5-room	From \$430,000	From \$400,000
	Executive (1 unit)	\$540,000	\$540,000
Bishan	4-room	From \$351,000	From \$306,000
Bukit Merah	2R Flexi ^	From \$139,000	From \$59,000
	3-room	From \$161,000	From \$101,000
	4-room	From \$309,000	From \$264,000
Bukit Timah	3-room (1 unit)	\$379,000	\$319,000
Clementi	2R Flexi ^	From \$147,000	From \$67,000
	3-room	From \$159,000	From \$99,000
	4-room	From \$256,000	From \$211,000
	5-room	From \$533,000	From \$503,000
	3Gen	From \$537,000	From \$507,000
Central	3-room	From \$239,000	From \$179,000
	5-room (1 unit)	\$583,000	\$553,000
Geylang	2R Flexi ^	From \$150,000	From \$70,000
	3-room	From \$154,000	From \$94,000
	4-room	From \$462,000	From \$417,000
	5-room (1 unit)	\$478,000	\$448,000
Kallang/Whampoa	2R Flexi ^ (1 unit)	\$169,000	\$89,000
	3-room	From \$169,000	From \$109,000
	4-room	From \$266,000	From \$221,000
	5-room	From \$614,000	From \$584,000
Marine Parade	3-room (1 unit)	\$249,000	\$189,000
Pasir Ris	4-room	From \$306,000	From \$261,000
	5-room	From \$363,000	From \$333,000
	Executive	From \$480,000	From \$480,000
Queenstown	2R Flexi ^	From \$261,000	From \$181,000
	3-room	From \$199,000	From \$139,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	4-room	From \$531,000	From \$486,000
	5-room	From \$732,000	From \$702,000
Serangoon	3-room	From \$164,000	From \$104,000
	Executive (1 unit)	\$595,000	\$595,000
Tampines	2R Flexi ^	From \$160,000	From \$80,000
	3-room	From \$179,000	From \$119,000
	4-room	From \$291,000	From \$246,000
	5-room	From \$398,000	From \$368,000
	3Gen	From \$464,000	From \$434,000
	Executive (1 unit)	\$555,000	\$555,000
Toa Payoh	2R Flexi ^	From \$149,000	From \$69,000
	3-room	From \$139,000	From \$79,000
	4-room	From \$220,000	From \$175,000
	5-room	From \$589,000	From \$559,000
	3Gen	From \$639,000	From \$609,000

Note:

1) The starting prices of flats are based on 99-year/remaining leases. For illustration purposes, the assumed EHG amounts are:

i) 2-room Flexi flat: \$80,000

ii) 3-room flat: \$75,000 in non-mature towns and \$60,000 in mature towns

iii) 4-room flat: \$60,000 in non-mature towns and \$45,000 in mature towns

iv) 5-room/3Gen flat: \$45,000 in non-mature towns and \$30,000 in mature towns

The starting prices after grant amounts are illustrative, assuming that the household incomes of eligible first-time buyers of flats in the mature towns are higher. The actual grant amount received will depend on the buyers' income and eligibility. Read more on EHG in HDB InfoWEB.

2) ^ The starting prices of flats offered under 2-room Flexi scheme are based on 99-year/ remaining lease. Buyers can refer to the prices of individual flats on short lease in the HDB InfoWEB.

3) Selling prices are rounded up to the nearest thousand dollars.

4) To check the lease commencement date of each block, please refer to esales.hdb.gov.sg.

Table B(b): Flat Supply for November 2020 SBF Exercise

Status	Town	2-room Flexi		3-room		4R	5R	3Gen	EF	Total
		Short Lease [^]	Short/ 99-Year Lease [#]	Income ≤ \$7K	Income ≤ \$14K					
Non-Mature Town	Bukit Batok	7	31	21		41	29	2		131
	Bukit Panjang	3	12	6		15	4	1		41
	Choa Chu Kang	4	9	5		12	6		2	38
	Hougang	12	10	5	1	29	5	1		63
	Jurong East*	3		5		4	1		1	14
	Jurong West*	10	40	27		23	40	3	1	144
	Punggol	2	307	29	18	164	77	8		605
	Sembawang		8	15		46	38			107
	Sengkang	5	84	30		86	59	19	1	284
	Tengah		692	66		33	27	20		838
	Woodlands	8	72	26		57	30	1	2	196
	Yishun	6	311	102		492	194	2		1,107
Sub-Total		60	1,576	337	19	1,002	510	57	7	3,568
Mature Town/ Estate	Ang Mo Kio	9	28		26	20	5	2		90
	Bedok	10	21		27	36	7		1	102
	Bishan	2				3				5
	Bukit Merah	18	11		18	21				68
	Bukit Timah	1			1					2
	Central				2		1			3
	Clementi		5		30	30	16	47		128
	Geylang	20	61		52	220	1			354
	Kallang Whampoa	37	1		38	66	3			145
	Marine Parade				1					1
	Pasir Ris					5	3		4	12
	Queenstown	16	16		39	22	6			99
	Serangoon	2			5				1	8
	Tampines	22	16		43	206	107	10	1	405
	Toa Payoh	13	32		63	109	9	4		230
Sub-Total		150	191	0	345	738	158	63	7	1,652
Total		210	1,767	337	364	1,740	668	120	14	5,220

Note: * Flats in Jurong East will be grouped together with those in Jurong West for offer under “Jurong East/West” Town. For the administration of the Married Child Priority Scheme (MCPS), applicants may apply for MCPS if their parents/married children are residing within 4 km from any of the blocks offered for sale.

[^] These flats will be offered only to elderly (aged 55 and above) on short leases of between 15 and 45 years and comprise (a) units that come with elderly-friendly fixtures and fittings and (b) 20 units at Kempas Residences which were offered on short leases only during the BTO launch.

[#] Some units (eg. repurchased/repossessed flats or completed flats) would be sold on remaining leases which are less than 99 years. In addition, some units may not be offered on all short lease periods of between 15 and 45 years.

Table B(c): Ethnic Quota of Flats for Sale in November 2020 SBF Exercise

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room Flexi (Short Lease)	9	9	1	4
	2-room Flexi (Short Lease/ 99-Year Lease)	28	28	23	28
	3-room (Income ≤ \$14K)	26	26	8	26
	4-room	20	20	11	20
	5-room / 3Gen	7	7	7	7
Bedok	2-room Flexi (Short Lease)	10	10	10	9
	2-room Flexi (Short Lease/ 99-Year Lease)	21	20	21	21
	3-room (Income ≤ \$14K)	27	27	27	26
	4-room	36	36	35	36
	5-room/ Exec	8	8	8	8
Bishan	2-room Flexi (Short Lease)	2	2	1	2
	4-room	3	3	0	3
Bukit Batok	2-room Flexi (Short Lease)	7	7	7	7
	2-room Flexi (Short Lease/ 99-Year Lease)	31	29	31	31
	3-room (Income ≤ \$7K)	21	14	21	21
	4-room	41	33	41	40
	5-room / 3Gen	31	28	31	31
Bukit Merah	2-room Flexi (Short Lease)	18	18	14	18
	2-room Flexi (Short Lease/ 99-Year Lease)	11	11	3	11
	3-room (Income ≤ \$14K)	18	18	9	18
	4-room	21	21	9	21
Bukit Panjang	2-room Flexi (Short Lease)	3	3	3	3
	2-room Flexi (Short Lease/ 99-Year Lease)	12	12	12	12
	3-room (Income ≤ \$7K)	6	6	6	6
	4-room	15	14	15	15
	5-room / 3Gen	5	5	3	5
Bukit Timah	2-room Flexi (Short Lease)	1	1	0	1
	3-room (Income ≤ \$14K)	1	1	1	1
Central	3-room (Income ≤ \$14K)	2	2	2	0
	5-room	1	1	1	0
Choa Chu Kang	2-room Flexi (Short Lease)	4	4	4	4
	2-room Flexi (Short Lease/ 99-Year Lease)	9	8	9	9

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	3-room (Income ≤ \$7K)	5	5	5	5
	4-room	12	11	12	11
	5-room / Exec	8	6	8	7
Clementi	2-room Flexi (Short Lease/ 99-Year Lease)	5	5	5	5
	3-room (Income ≤ \$14K)	30	30	28	29
	4-room	30	30	27	28
	5-room / 3Gen	63	63	58	51
Geylang	2-room Flexi (Short Lease)	20	20	17	20
	2-room Flexi (Short Lease/ 99-Year Lease)	61	50	53	44
	3-room (Income ≤ \$14K)	52	52	39	42
	4-room	220	220	113	190
	5-room	1	1	0	1
Hougang	2-room Flexi (Short Lease)	12	12	12	12
	2-room Flexi (Short Lease/ 99-Year Lease)	10	10	10	10
	3-room (Income ≤ \$7K)	5	5	4	5
	3-room (Income ≤ \$14K)	1	1	0	1
	4-room	29	27	28	27
	5-room / 3Gen	6	6	5	6
Jurong East	2-room Flexi (Short Lease)	3	3	3	3
	3-room (Income ≤ \$7K)	5	4	5	4
	4-room	4	3	4	4
	5-room / Exec	2	2	2	2
Jurong West	2-room Flexi (Short Lease)	10	10	10	10
	2-room Flexi (Short Lease/ 99-Year Lease)	40	30	40	36
	3-room (Income ≤ \$7K)	27	7	27	15
	4-room	23	22	23	21
	5-room / 3Gen / Exec	44	27	44	34
Kallang/Whampoa	2-room Flexi (Short Lease)	37	37	33	29
	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$14K)	38	38	32	37
	4-room	66	66	63	59
	5-room	3	3	1	3
Marine Parade	3-room (Income ≤ \$14K)	1	1	1	1
Pasir Ris	4-room	5	3	5	3
	5-room / Exec	7	2	7	2

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Punggol	2-room Flexi (Short Lease)	2	2	2	2
	2-room Flexi (Short Lease/ 99-Year Lease)	307	247	300	201
	3-room (Income < \$7K)	29	24	29	26
	3-room (Income ≤ \$14K)	18	18	18	18
	4-room	164	157	164	162
	5-room / 3Gen	85	84	85	83
Queenstown	2-room Flexi (Short Lease)	16	16	2	16
	2-room Flexi (Short Lease/ 99-Year Lease)	16	16	11	14
	3-room (Income ≤ \$14K)	39	39	12	39
	4-room	22	22	8	22
	5-room	6	6	0	6
Sembawang	2-room Flexi (Short Lease/ 99-Year Lease)	8	8	8	8
	3-room (Income < \$7K)	15	13	15	15
	4-room	46	40	46	43
	5-room	38	36	38	33
Sengkang	2-room Flexi (Short Lease)	5	5	5	5
	2-room Flexi (Short Lease/ 99-Year Lease)	84	84	81	84
	3-room (Income < \$7K)	30	29	30	29
	4-room	86	79	86	86
	5-room / 3Gen / Exec	79	79	79	70
Serangoon	2-room Flexi (Short Lease)	2	2	2	2
	3-room (Income ≤ \$14K)	5	5	2	5
	Exec	1	1	1	1
Tengah	2-room Flexi (Short Lease/ 99-Year Lease)	692	289	664	223
	3-room (Income < \$7K)	66	22	66	38
	4-room	33	31	33	31
	5-room / 3Gen	47	44	47	43
Tampines	2-room Flexi (Short Lease)	22	12	22	20
	2-room Flexi (Short Lease/ 99-Year Lease)	16	14	16	16
	3-room (Income ≤ \$14K)	43	25	43	43
	4-room	206	170	206	202
	5-room / 3Gen / Exec	118	107	118	117
Toa Payoh	2-room Flexi (Short Lease)	13	13	11	13
	2-room Flexi (Short Lease/ 99-Year Lease)	32	32	27	32

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	3-room (Income ≤ \$14K)	63	63	50	63
	4-room	109	109	84	109
	5-room / 3Gen	13	13	8	13
Woodlands	2-room Flexi (Short Lease)	8	4	8	8
	2-room Flexi (Short Lease/ 99-Year Lease)	72	39	72	57
	3-room (Income ≤ \$7K)	26	9	26	14
	4-room	57	29	57	47
	5-room / 3Gen / Exec	33	19	33	23
Yishun	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/ 99-Year Lease)	311	143	297	112
	3-room (Income ≤ \$7K)	102	24	102	45
	4-room	492	162	474	136
	5-room / 3Gen	196	89	180	58
Total		5,220	3,725	4,773	3,641