

ADMINISTRATIVE DETAILS FOR NOVEMBER 2020 BUILD-TO-ORDER (BTO) AND SALE OF BALANCE FLATS (SBF) EXERCISE

Submission of Application

Eligible applicants may apply online via HDB's InfoWEB at www.hdb.gov.sg, from **17 November 2020 (Tuesday) to 23 November 2020 (Monday)**. A \$10 administrative fee is payable by credit card (MasterCard/ Visa only) or by scanning the QR code using any of the supporting mobile payment apps. For parents and married child who apply for BTO flats under the Multi-Generation Priority Scheme, the administrative fee payable for the two flat applications will be \$20.

2 Applicants without Internet access are advised to seek support from family members instead of visiting HDB Hub or Branches. Those who need further assistance, such as seniors without family support, may call the HDB Sales/Resale Customer Service Line at 1800 - 866 3066 for help.

3 **Each household can only make 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. HDB will shortlist applicants using a computer ballot, and not on a first-come, first-served basis. Where there are two or more BTO projects offered in the same town/estate, their flat application will be considered for all the projects in the same town/estate.

4 For the SBF exercise, the 5-room, 3Gen and Executive flats, where available, 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 the EIP quota. 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 in SBF exercise 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 Flexi, 3-room, 4-room or 5-room/ 3Gen/ Executive flats, if their parents/ married children are residing within 4 km from any of the blocks for the respective flat type applied that are offered for sale.

6 A couple comprising a first-timer (FT) and a second-timer (ST) will enjoy the same priority in the flat allocation as a couple comprising two FTs. The ST party remains liable to pay a resale levy for buying his/her second subsidised flat.

7 A couple comprising a Singapore citizen and a Singapore permanent resident (SC/ SPR) household will need to pay a \$10,000 premium in addition to the flat price. If the SPR spouse subsequently obtains Singapore citizenship or the couple have a citizen child, the couple will receive a Citizen Top-Up Grant of \$10,000.

8 FT singles who apply for a 2-room Flexi flat in non-mature towns under the Joint Singles (JS) Scheme will pay the same flat price as what a married couple will pay. FT singles who apply under the Single Singapore Citizen (SSC) Scheme will pay \$15,000 more than what a married couple will pay. Those who subsequently marry a citizen spouse will receive the CPF Housing Top-Up Grant of \$15,000.

Allocation of 2-room Flexi Flats

9 At least 40% of the 2-room Flexi flat supply in each BTO project (minimum 100 units) will be made available to the elderly aged 55 or above. For the 2-room Flexi flats in Bishan Ridges, they are only available to elderly on short lease. Under the Senior Priority Scheme (SPS), half of this quota will be set aside for the elderly who apply for a flat within 4 km of their current flat or private residential property or within 4 km of their parents/ married child's flat or private residential property. The remaining units will be offered to non-elderly applicants.

10 For BTO 2-room Flexi flats in the non-mature towns, at least 20% of the non-elderly flat supply will be set aside for FT families, up to 30% for ST families, and up to 50% for non-elderly singles. Any quota not taken up by families will be taken up by singles. Eligible families applying for a 99-year lease 2-room Flexi flat can also apply for the priority schemes, viz. the Parenthood Priority Scheme (PPS), Married Child Priority Scheme and Assistance Scheme for Second-Timers (Divorced/ Widowed Parents), where applicable.

11 FT singles can only apply for the 2-room Flexi flats on 99-year lease in the non-mature towns. Depending on their eligibility, elderly singles can apply for the 2-room Flexi flats on a short lease or 99-year lease in the non-mature towns, and only on a short lease in the mature towns.

12 Among the 1,977 units of 2-room Flexi flats offered in the SBF exercise, 210 units have been equipped with elderly-friendly fixtures/ fittings or sold on short lease at initial BTO launch. They are offered only to elderly applicants, on a short lease of between 15 and 45 years (in 5-year increment).

13 The remaining 1,767 units are offered on a 99-year or balance lease, or on a short lease of between 15 and 45 years.

- a) At least 40% of the flat supply will be made available to the elderly, and half of this quota will be set aside for elderly who apply for a unit within 4 km of their current flat or private residential property or within 4 km of their parents/ married child's flat or private residential property under the SPS. The remaining units will be offered to non-elderly applicants.
- b) For SBF flats in non-mature towns, these will also be opened to eligible singles. At least 90% and up to 5% of the non-elderly flat supply will be set aside for FT families and ST families respectively, while up to 5% will be set aside for singles. For SBF flats in the mature towns/estates, at least 95%

and up to 5% of the non-elderly flat supply are set aside for the FT and ST families respectively.

- c) HDB conducts a balloting of the flat applications received and issues queue numbers up to 300% of the flat supply. Where the flat supply is less than 34 units and there are more elderly and FT families than the flat supply, elderly and FT families will be shortlisted within 100% of the flat supply and thereafter, there may be ST families and non-elderly singles shortlisted depending on the balloting.

Allocation of 3-room and Bigger Flats

14 For BTO flats in mature towns/estate, i.e. Bishan, Tampines and Toa Payoh Bidadari, at least 95% of the public flat supply will be set aside for FT families. For BTO flats in non-mature town in Sembawang, at least 70% (3-room flats) and 85% (4-room and 5-room flats) of the public flat supply will be set aside for FT families. Up to 30% (3-room flats) and 15% (4-room and 5-room flats) of the public flat supply will be set aside for ST families. Out of the 30% quota (3-room flats) for ST families, 5% will be set aside for STs who are divorced or widowed with children aged 18 or below under the ASSIST. For the two shorter waiting time projects in Tengah, at least 70% (for 3-room flats) and 95% (for 4-room and bigger flats) of the public flat supply will be set aside for FT families.

15 Under the PPS, 30% of the BTO flats will be set aside for FTs who are married couples with a citizen child aged 18 or below or expecting a citizen child.

16 HDB will set aside at least 95% of the SBF flat supply for FT families and up to 5% for ST families. HDB conducts a balloting of the flat applications received and issues queue numbers up to 300% of the flat supply. Where the flat supply is less than 20 units and there are more FT families than the flat supply, FT families will be shortlisted within 100% of the flat supply and thereafter, there may be ST families shortlisted depending on the balloting.

Income Ceiling

17 The monthly household income ceilings for the various flat types are set out in Table C(1) and C(2). Applicants must also satisfy the other eligibility conditions, such as citizenship, family nucleus and non-ownership of private property. Please visit HDB InfoWEB for the details on the eligibility conditions.

Table C(1): Income Ceilings for November 2020 BTO Exercise

Projects	Monthly Household Income Ceiling				
	2-room Flexi		3-room	4-room	5-room
	Short Lease	99-Year Lease			
Bishan Ridges	\$14,000		\$14,000	\$14,000	
Bartley Beacon			\$14,000	\$14,000	\$14,000
ParkView @ Bidadari			\$14,000	\$14,000	
Garden Court @ Tengah	\$14,000	\$7,000	\$7,000	\$14,000	\$14,000
Garden Terrace @ Tengah	\$14,000	\$7,000	\$7,000	\$14,000	\$14,000
Sun Sails	\$14,000	\$7,000	\$7,000	\$14,000	\$14,000
Tampines GreenEmerald	\$14,000	\$7,000		\$14,000	\$14,000

Table C(2): Income Ceiling for November 2020 SBF Exercise

Flat Application Category		Monthly Household Income Ceiling	
		Non-Mature Towns	Mature Towns/ Estates
2-room Flexi	Short Lease	\$14,000	\$14,000
	99-year Lease/ remaining lease	\$7,000	\$7,000
3-room flat		\$7,000 or \$14,000 [^]	\$14,000
4-room flat		\$14,000	\$14,000
5-room flat/ Executive flat*		\$14,000	\$14,000
3Gen flat*		\$21,000	\$21,000

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

[^] There are 19 units of 3-room flats with income ceiling of \$14,000. These are:

- a) Hougang – Parkland Residences (1 unit).
- b) Punggol – Northshore Cove (6 units), Northshore StraitsView (1 unit), Punggol BayView (2 units), Waterfront I @ Northshore (4 units), Waterfront II @ Northshore (3 units), Waterway Terraces I (1 unit) and Waterway View (1 unit).

18 For employed persons with monthly CPF contributions, their income is assessed based on the average gross income earned over the past three months prior to the flat application. For the others, e.g. self-employed persons, part-time, odd job and commission based workers; their income is assessed based on the average gross income earned over the past 6 months prior to the flat application.

Enhanced CPF Housing Grant (EHG)

19 FT families with an average gross monthly household income of not more than \$9,000 can enjoy an EHG of up to \$80,000, if the flat can last the buyers and their respective spouse to the age of 95; otherwise, the EHG will be pro-rated. At least one of the applicants (or their spouse) must be working continuously for at least 12 months

before the flat application, and remain working at the time of the flat application¹. 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.

20 The EHG will also apply to FT singles buying a 2-room Flexi flat in the non-mature towns from HDB under the JS Scheme.

21 FT singles buying a 2-room Flexi flat in the non-mature towns from the HDB under the SSC Scheme can enjoy an EHG of up to \$40,000, if their average gross monthly household income is not more than \$4,500. The same applies to FTs who have married a non-resident spouse and apply for a 2-room Flexi flat in the non-mature towns under the Non-Citizen Spouse Scheme, as well as to FT/ ST couples.

22 If the EHG amount a FT household is eligible for exceeds 95% of the purchase price of the flat they have booked, they must pay 5% of the flat price using their own CPF and/ or cash savings; the balance purchase price can be covered by the EHG. Any excess EHG amount can be used to pay for the items under the Optional Component Scheme, or go into their CPF Special Account (SA)/ Retirement Account and Medisave Account.

Step-Up CPF Housing Grant

23 ST families who:

- (a) Live in subsidised 2-room flats in the non-mature towns and have met the minimum occupation period, or
- (b) Live in public rental flats

may apply to buy a 2-room Flexi flat² or 3-room new flat in the non-mature towns and enjoy a Step-Up CPF Housing Grant of \$15,000. The Step-Up CPF Housing Grant will be credited into the CPF Ordinary Account (OA) of eligible Singapore citizen applicants just before key collection.

24 To be eligible for the Step-Up CPF Housing Grant, at least one of the applicants (or their spouse) must be working continuously for at least 12 months before the application, and remain working at the time of the flat application. The gross household income must not exceed \$7,000 a month.

¹ For eligible FT couples who have their income assessment for the EHG deferred till just before the key collection of their booked flat, at least one of them (or the spouse) must be working continuously for at least 12 months before the point of assessment, and remain working at the time of key collection.

² Applicable only to ST families living in public rental flats.

Priority Schemes

- 25 BTO applicants who meet the respective eligibility conditions may apply for:
- a) Third Child Priority Scheme – a quota of 5% of flat supply.
 - b) Married Child Priority Scheme – a quota of up to 30% of the flat supply for FT families, and up to 15% of the flat supply for ST families. Applicants need to have parents/ married child who live within 4 km from any of the blocks on offer which have the flat type that the applicants are applying for. First priority is given to those who apply for a flat to live together with their parents/married child, or parents who own a flat in a mature town/estate and apply for a flat in a non-mature town to live near their married child.
 - c) Multi-Generation Priority Scheme (MGPS) – up to 15% of the 2-room Flexi and 3-room flats in a BTO project (minimum 20 units each) for parents and the same number of 2-room Flexi and bigger flats in the same project for their married child
 - d) Tenants' Priority Scheme (TPS), which is applicable only to 2-room Flexi and 3-room flats.

As regards the relocation/ resettlement cases, Grassroots Organisation (GRO) Scheme and acquisition by Singapore Land Authority (SLA), eligible applicants need a recommendation from the relevant authorities. There is a quota of 10% shared by applicants under the TPS, relocation/resettlement, Selective En bloc Redevelopment Scheme, SLA's acquisition and rental flat tenants emplaced on the Fresh Start Housing Scheme³.

26 The above priority schemes are applicable to SBF applicants as well, except for MGPS.

Additional Ballot Chances

27 Additional ballot chances will be accorded to FT families who have been unsuccessful for two or more BTO applications in the non-mature towns, when they apply for a BTO flat in the non-mature towns.

Non-Selection of Flat

28 FT families who do not book a flat on two occasions even though there are flats available will have their subsequent flat applications moved to the ST category for one year. If they continue not to book a flat on another two occasions after they have been moved to the ST category, they will remain in the ST category for another year. All other

³ Rental flat tenants who are emplaced on the Fresh Start Housing Scheme can apply for a 2-room Flexi flat in BTO exercises within a year.

applicants who do not book a flat on two occasions will not be able to apply for a flat in the subsequent public sales exercises for one year.

Selection of Flats

29 Applicants' queue positions to book a flat are determined by computer balloting. HDB will shortlist BTO and SBF applicants for up to 300% of the flat supply and inform them of their queue positions in **December 2020**. The rest of the applicants will be informed that they are unsuccessful in their applications.

30 The selection for the **November 2020 BTO exercise** and **SBF exercise** will commence in **January 2021** respectively.

31 Applicants are invited to book a flat, subject to availability of flats and ethnic quota when their turn is due. They can check the availability of flats and ethnic quota on the HDB InfoWEB before turning up at the HDB Sales Office on the appointed date to book a flat.

32 Applicants with multi-generation families may book a 5-room or 3Gen flat, subject to availability of flats and ethnic quota. Those with queue positions beyond 300% of the 3Gen flat supply will still be invited to book a 3Gen flat, subject to availability of flats and ethnic quota when their turn is due.

33 An option fee of \$500 is payable to book a 2-room Flexi flat, \$1,000 to book a 3-room flat and \$2,000 to book a 4-room, 5-room, 3Gen or Executive flat. The option fee can be paid by NETS.

34 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 will need to meet the eligibility conditions to buy a flat, before HDB conducts credit assessment to determine the loan amount that HDB may offer.

35 Applicants without a valid HLE letter when they book a flat will cease to be eligible for an HDB housing loan. They are to raise the funds on their own, including taking a home loan from a financial institution (FI)⁴ if necessary, to pay for the flat purchase.

36 Eligible FT couples who are full-time students or National Servicemen, or have completed their studies or National Service in the last 12 months before their flat application may defer the income assessment for EHG and HDB housing loan till just before key collection.

⁴ Regulated by the Monetary Authority of Singapore.

Signing of Agreement for Lease

37 HDB will invite flat buyers to sign the Agreement for Lease within nine months after they have booked a flat. Buyers who are taking a housing loan from HDB or FI must pay 10% or 20% of the flat price respectively as the downpayment when they sign the Agreement for Lease. The downpayment is payable by CPF savings and/or cash. Flat buyers who take up a housing loan from an FI must produce a Letter of Offer before signing the Agreement for Lease.

38 The following flat buyers may pay half the downpayment under the Staggered Downpayment Scheme (SDS) when they sign the Agreement for Lease:

- a) FT married or fiancé/fiancée couples with at least one party aged 30 or below at the time of the flat application.
- b) Flat owners who right-size to a 2-room Flexi (99-year lease) or 3-room flat in the non-mature towns.

The balance purchase price is payable when the flat is ready for key collection.

39 Flat owners aged 55 and above who right-size to a 2-room Flexi or 3-room flat under construction may defer the downpayment until key collection under the Deferred Downpayment Scheme (DDS). They pay only the stamp fees and legal fees when they sign the Agreement for Lease. At key collection, they pay the full purchase price of the flat less the option fee paid earlier when they have booked a flat.

40 Flat buyers who cancel their booked flat before signing the Agreement for Lease will forfeit the option fee. For those who cancel their booked flat after signing the Agreement for Lease, they will forfeit 5% of the flat price. These buyers, their spouses/ fiancé/ fiancée and essential occupiers listed in the flat application will be barred for one year from applying for or be included as the essential occupiers in an application to:

- a) Buy a flat from HDB or apply for the EHG.
- b) Apply for a CPF Housing Grant and the EHG when they buy a resale flat;
- c) Buy a unit from property developer under the Design, Build and Sell Scheme or Executive Condominium Housing Scheme.
- d) Buy a resale flat which has been announced for the Selective En bloc Redevelopment Scheme.
- e) Take over an existing flat via an outright transfer if the flat is one that they are not eligible for in (a), (b), (c) or (d).

Collection of Keys

41 For new flat applications from 10 May 2019 onwards, buyers will be able to take an HDB housing loan of up to the full 90% Loan-to-Value (LTV) limit⁵, if the remaining lease of the flat can cover the youngest buyer to the age of 95. If the remaining lease of the flat cannot cover the youngest buyer to the age of 95, they can still take an HDB loan but the LTV limit will be pro-rated from 90%, based on the extent that the remaining lease can cover the youngest buyer to the age of 95.

42 Similarly, the total amount of CPF that can be used for property purchase will depend on the extent the remaining lease of the property can cover the youngest buyer to the age of 95. To ensure prudent use of CPF monies, there will still be a minimum lease requirement for the use of CPF for property purchases. This will be lowered to 20 years, in line with the existing criteria for HDB loans.

43 In addition, flat owners who are buying a flat from HDB may apply for a contra facility or temporary loan when the sale of their existing flat is underway. This will enable them to complete their flat purchase before they complete the sale of their existing flat. They are advised to plan ahead and market their existing flat for sale about six months to a year before their booked flat is expected to be completed. The contra facility or temporary loan is made available after HDB has approved the resale application of the existing flat, and it will be redeemed thereafter using the net sales proceeds of the existing flat.

⁵ The LTV limit refers to the maximum amount of loan a flat buyer can take up, expressed as a percentage of the lower of the purchase price or flat value. The HDB loan amount granted during keys collection takes into consideration of the maximum loan granted in the HDB Loan Eligibility (HLE) letter, as well as buyers' retention of CPF OA up to \$20,000. Upon full utilization of the remaining CPF monies, the actual loan is determined and disbursed during keys collection.