

INFORMATION ON MAY 2021 SALE OF BALANCE FLATS (SBF) EXERCISE

Table B(a): May 2021 SBF Prices

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
Non-Mature Towns			
Bukit Batok	2R Flexi ^	From \$101,000	From \$21,000
	3-room	From \$154,000	From \$79,000
	4-room	From \$265,000	From \$205,000
	5-room	From \$400,000	From \$355,000
	Executive (1 unit)	\$445,000	\$445,000
Bukit Panjang	4-room	From \$215,000	From \$155,000
	5-room	From \$337,000	From \$292,000
	3Gen	From \$455,000	From \$410,000
Choa Chu Kang	2R Flexi ^ (1 unit)	\$133,000	\$53,000
	3-room	From \$174,000	From \$99,000
	4-room	From \$215,000	From \$155,000
	5-room	From \$351,000	From \$306,000
Hougang	2R Flexi ^	From \$115,000	From \$35,000
	3-room	From \$161,000	From \$86,000
	4-room	From \$260,000	From \$200,000
	5-room (1 unit)	\$407,000	\$362,000
	3Gen (1 unit)	\$451,000	\$406,000
	Executive (1 unit)	\$585,000	\$585,000
Jurong East	3-room (1 unit)	\$144,000	\$69,000
	4-room	From \$235,000	From \$175,000
	Executive (1 unit)	\$715,000	\$715,000
Jurong West	2R Flexi ^	From \$120,000	From \$40,000
	3-room	From \$144,000	From \$69,000
	4-room	From \$245,000	From \$185,000
	5-room	From \$322,000	From \$277,000
	3Gen	From \$420,000	From \$375,000
	Executive (1 unit)	\$470,000	\$470,000
Punggol	2R Flexi ^	From \$109,000	From \$29,000
	3-room	From \$184,000	From \$109,000
	4-room	From \$245,000	From \$185,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	5-room	From \$321,000	From \$276,000
	3Gen	From \$382,000	From \$337,000
Sembawang	2R Flexi ^	From \$101,000	From \$21,000
	3-room (1 unit)	\$208,000	\$133,000
	4-room	From \$255,000	From \$195,000
	5-room	From \$336,000	From \$291,000
	3Gen (1 unit)	\$391,000	\$346,000
	Executive	From \$430,000	From \$430,000
Sengkang	2R Flexi ^	From \$99,000	From \$19,000
	3-room	From \$197,000	From \$122,000
	4-room	From \$265,000	From \$205,000
	5-room	From \$342,000	From \$297,000
	3Gen	From \$436,000	From \$391,000
	Executive (1 unit)	\$485,000	\$485,000
Tengah	2R Flexi ^	From \$110,000	From \$30,000
	3-room	From \$211,000	From \$136,000
	4-room	From \$309,000	From \$249,000
	5-room	From \$409,000	From \$364,000
	3Gen	From \$442,000	From \$397,000
Woodlands	2R Flexi ^	From \$82,000	From \$5,000+
	3-room	From \$124,000	From \$49,000
	4-room	From \$215,000	From \$155,000
	5-room	From \$340,000	From \$295,000
	Executive (1 unit)	\$495,000	\$495,000
Yishun	2R Flexi ^	From \$99,000	From \$19,000
	3-room	From \$174,000	From \$99,000
	4-room	From \$205,000	From \$145,000
	5-room	From \$396,000	From \$351,000
	3Gen	From \$381,000	From \$336,000
Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
Mature Estates			
Ang Mo Kio	2R Flexi ^	From \$175,000	From \$95,000
	3-room	From \$174,000	From \$114,000
	4-room	From \$245,000	From \$200,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	5-room	From \$425,000	From \$395,000
Bedok	2R Flexi ^	From \$112,000	From \$32,000
	3-room	From \$144,000	From \$84,000
	4-room	From \$215,000	From \$170,000
	5-room	From \$347,000	From \$317,000
	Executive	From \$590,000	From \$590,000
Bishan	3-room (1 unit)	\$169,000	\$109,000
	4-room	From \$355,000	From \$310,000
	5-room (1 unit)	\$634,000	\$604,000
Bukit Merah	2R Flexi ^	From \$122,000	From \$42,000
	3-room	From \$209,000	From \$149,000
	4-room	From \$480,000	From \$435,000
Clementi	2R Flexi ^	From \$197,000	From \$117,000
	3-room	From \$169,000	From \$109,000
	4-room	From \$281,000	From \$236,000
	5-room	From \$607,000	From \$577,000
	3Gen	From \$620,000	From \$590,000
Geylang	2R Flexi ^	From \$200,000	From \$120,000
	3-room	From \$134,000	From \$74,000
	4-room	From \$285,000	From \$240,000
Kallang/Whampoa	3-room	From \$149,000	From \$89,000
	4-room	From \$404,000	From \$359,000
	5-room (1 unit)	\$696,000	\$666,000
Marine Parade	3-room (1 unit)	\$244,000	\$184,000
	4-room (1 unit)	\$390,000	\$345,000
Pasir Ris	4-room	From \$300,000	From \$255,000
	5-room	From \$397,000	From \$367,000
	Executive	From \$505,000	From \$505,000
Queenstown	2R Flexi ^	From \$132,000	From \$52,000
	3-room	From \$204,000	From \$144,000
	4-room	From \$585,000	From \$540,000
	5-room	From \$549,000	From \$519,000
Serangoon	4-room (1 unit)	\$300,000	\$255,000
	5-room	From \$412,000	From \$382,000
Tampines	2R Flexi ^	From \$164,000	From \$84,000
	3-room	From \$219,000	From \$159,000
	4-room	From \$265,000	From \$220,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	5-room	From \$417,000	From \$387,000
	3Gen	From \$498,000	From \$468,000
Toa Payoh	2R Flexi ^	From \$132,000	From \$52,000
	3-room	From \$154,000	From \$94,000
	4-room	From \$330,000	From \$285,000
	5-room	From \$686,000	From \$656,000
	3Gen (1 unit)	\$696,000	\$666,000

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.

+ Buyers need to pay 5% of the published price using their own CPF and/ or cash savings when their EHG exceeds 95% of the published price.

- 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 HDB Flat Portal.

Table B(b): Flat Supply for May 2021 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	5	22	7		29	12		1	76
	Bukit Panjang	9				9	5	2		25
	Choa Chu Kang	12	1	3		9	6			31
	Hougang	4	8	7		5	1	1	1	27
	Jurong East*	4		1		2			1	8
	Jurong West*	7	8	7		9	10	2	1	44
	Punggol	6	79	15	3	124	44	5		276
	Sembawang		7	1		19	8	1	2	38
	Sengkang	8	32	15		42	28	3	1	129
	Tengah		689	115		38	41	24		907
	Woodlands	13	13	13		23	14		1	77
Yishun	15	23	17		34	7	3		99	
Sub-Total		83	882	201	3	343	176	41	8	1,737
Mature Town/ Estate	Ang Mo Kio	6	14		12	15	2			49
	Bedok	11	11		16	14	4		2	58
	Bishan	4			1	4	1			10
	Bukit Merah	13	13		3	3				32
	Clementi		3		15	21	7	2		48
	Geylang	5	22		18	26				71
	Kallang Whampoa	14			15	18	1			48
	Marine Parade				1	1				2
	Pasir Ris	4				4	3		4	15
	Queenstown	12	13		12	7	2			46
	Serangoon					1	2			3
	Tampines	20	6		24	47	29	4		130
Toa Payoh	56	25		27	132	4	1		245	
Sub-Total		145	107		144	293	55	7	6	757
Total		228	989	201	147	636	231	48	14	2,494

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) 51 units at Kempas Residences, Toa Payoh Ridge and Kim Keat Ripples which were offered on short leases only at 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 May 2021 SBF Exercise

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/ 99-Year Lease)	14	14	8	14
	3-room (Income ≤ \$14K)	12	12	6	12
	4-room	15	15	12	15
	5-room	2	2	1	2
Bedok	2-room Flexi (Short Lease)	11	2	11	6
	2-room Flexi (Short Lease/ 99-Year Lease)	11	9	11	11
	3-room (Income ≤ \$14K)	16	12	16	16
	4-room	14	13	13	14
	5-room/ Exec	6	4	6	6
Bishan	2-room Flexi (Short Lease)	4	4	4	4
	3-room (Income ≤ \$14K)	1	1	1	1
	4-room	4	4	2	4
	5-room	1	1	0	1
Bukit Batok	2-room Flexi (Short Lease)	5	5	5	5
	2-room Flexi (Short Lease/ 99-Year Lease)	22	19	22	22
	3-room (Income ≤ \$7K)	7	3	7	7
	4-room	29	20	29	29
	5-room / Exec	13	10	13	12
Bukit Merah	2-room Flexi (Short Lease)	13	13	7	13
	2-room Flexi (Short Lease/ 99-Year Lease)	13	13	5	13
	3-room (Income ≤ \$14K)	3	3	3	3
	4-room	3	3	0	3
Bukit Panjang	2-room Flexi (Short Lease)	9	9	9	9
	4-room	9	9	9	8
	5-room / 3Gen	7	6	7	6
Choa Chu Kang	2-room Flexi (Short Lease)	12	12	12	11
	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$7K)	3	3	3	3
	4-room	9	6	9	9
	5-room	6	3	6	6
Clementi	2-room Flexi (Short Lease/ 99-Year Lease)	3	3	3	3
	3-room (Income ≤ \$14K)	15	15	14	15

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	4-room	21	21	14	20
	5-room / 3Gen	9	9	8	9
Geylang	2-room Flexi (Short Lease)	5	5	2	5
	2-room Flexi (Short Lease/ 99-Year Lease)	22	19	16	19
	3-room (Income ≤ \$14K)	18	18	12	18
	4-room	26	26	20	24
Hougang	2-room Flexi (Short Lease)	4	4	4	3
	2-room Flexi (Short Lease/ 99-Year Lease)	8	8	8	8
	3-room (Income ≤ \$7K)	7	7	6	7
	4-room	5	5	4	5
	5-room / 3Gen / Exec	3	3	3	3
Jurong East	2-room Flexi (Short Lease)	4	4	4	2
	3-room (Income ≤ \$7K)	1	1	1	1
	4-room	2	2	2	2
	Exec	1	1	1	1
Jurong West	2-room Flexi (Short Lease)	7	7	7	7
	2-room Flexi (Short Lease/ 99-Year Lease)	8	8	8	8
	3-room (Income ≤ \$7K)	7	6	7	7
	4-room	9	9	8	9
	5-room / 3Gen / Exec	13	12	13	12
Kallang/Whampoa	2-room Flexi (Short Lease)	14	14	12	14
	3-room (Income ≤ \$14K)	15	15	14	13
	4-room	18	18	16	18
	5-room	1	1	1	1
Marine Parade	3-room (Income ≤ \$14K)	1	1	1	1
	4-room	1	1	0	1
Pasir Ris	2-room Flexi (Short Lease)	4	0	4	0
	4-room	4	1	4	2
	5-room / Exec	7	3	7	3
Punggol	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/ 99-Year Lease)	79	76	77	77
	3-room (Income ≤ \$7K)	15	12	15	14
	3-room (Income ≤ \$14K)	3	3	3	3
	4-room	124	100	123	118
	5-room / 3Gen	49	48	48	46

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Queenstown	2-room Flexi (Short Lease)	12	12	2	11
	2-room Flexi (Short Lease/ 99-Year Lease)	13	13	11	11
	3-room (Income ≤ \$14K)	12	12	8	12
	4-room	7	7	3	7
	5-room	2	2	0	2
Sembawang	2-room Flexi (Short Lease/ 99-Year Lease)	7	6	7	7
	3-room (Income ≤ \$7K)	1	1	1	1
	4-room	19	16	19	18
	5-room / 3Gen / Exec	11	10	11	9
Sengkang	2-room Flexi (Short Lease)	8	8	8	8
	2-room Flexi (Short Lease/ 99-Year Lease)	32	32	32	32
	3-room (Income ≤ \$7K)	15	14	15	15
	4-room	42	41	42	42
	5-room / 3Gen / Exec	32	30	32	24
Serangoon	4-room	1	1	0	1
	5-room	2	2	1	2
Tengah	2-room Flexi (Short Lease/ 99-Year Lease)	689	297	663	243
	3-room (Income ≤ \$7K)	115	48	111	50
	4-room	38	34	38	37
	5-room / 3Gen	65	65	64	65
Tampines	2-room Flexi (Short Lease)	20	15	20	19
	2-room Flexi (Short Lease/ 99-Year Lease)	6	6	6	6
	3-room (Income ≤ \$14K)	24	17	24	24
	4-room	47	40	47	47
	5-room / 3Gen	33	28	33	31
Toa Payoh	2-room Flexi (Short Lease)	56	56	34	49
	2-room Flexi (Short Lease/ 99-Year Lease)	25	25	22	25
	3-room (Income ≤ \$14K)	27	27	24	25
	4-room	132	132	82	130
	5-room / 3Gen	5	5	5	5
Woodlands	2-room Flexi (Short Lease)	13	5	13	9
	2-room Flexi (Short Lease/ 99-Year Lease)	13	8	13	12
	3-room (Income ≤ \$7K)	13	2	13	4
	4-room	23	14	23	20
	5-room / Exec	15	11	15	12

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Yishun	2-room Flexi (Short Lease)	15	15	15	15
	2-room Flexi (Short Lease/ 99-Year Lease)	23	16	23	23
	3-room (Income ≤ \$7K)	17	12	17	13
	4-room	34	25	33	23
	5-room / 3Gen	10	9	10	9
Total		2,494	1,848	2,280	1,875