

INFORMATION ON MAY 2022 SALE OF BALANCE FLATS (SBF) EXERCISE

Table D(a): May 2022 SBF Prices

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
Non-Mature Towns			
Bukit Batok	2R Flexi ^	From \$110,000	From \$30,000
	3-room	From \$187,000	From \$112,000
	4-room	From \$258,000	From \$198,000
	5-room	From \$411,000	From \$366,000
Bukit Panjang	2R Flexi ^	From \$110,000	From \$30,000
	3-room	From \$193,000	From \$118,000
	4-room	From \$317,000	From \$257,000
	5-room	From \$451,000	From \$406,000
	3Gen	From \$441,000	From \$396,000
Choa Chu Kang	2R Flexi ^	From \$121,000	From \$41,000
	3-room	From \$205,000	From \$130,000
	4-room	From \$265,000	From \$205,000
	5-room	From \$405,000	From \$360,000
Hougang	2R Flexi ^	From \$102,000	From \$22,000
	3-room	From \$208,000	From \$133,000
	4-room	From \$244,000	From \$184,000
	5-room	From \$415,000	From \$370,000
Jurong East	3-room (1 unit)	\$228,000	\$153,000
	4-room (1 unit)	\$337,000	\$277,000
	5-room (1 unit)	\$390,000	\$345,000
Jurong West	2R Flexi ^	From \$103,000	From \$23,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	3-room	From \$153,000	From \$78,000
	4-room	From \$258,000	From \$198,000
	5-room	From \$370,000	From \$325,000
Punggol	2R Flexi ^	From \$118,000	From \$38,000
	3-room	From \$237,000	From \$162,000
	4-room	From \$263,000	From \$203,000
	5-room	From \$385,000	From \$340,000
	3Gen	From \$442,000	From \$397,000
Sembawang	2R Flexi ^	From \$106,000	From \$26,000
	4-room	From \$297,000	From \$237,000
	5-room	From \$395,000	From \$350,000
Sengkang	2R Flexi ^	From \$98,000	From \$18,000
	3-room	From \$214,000	From \$139,000
	4-room	From \$248,000	From \$188,000
	5-room	From \$403,000	From \$358,000
Tengah	2R Flexi ^	From \$115,000	From \$35,000
	3-room	From \$198,000	From \$123,000
	4-room	From \$309,000	From \$249,000
	5-room	From \$407,000	From \$362,000
Woodlands	2R Flexi ^	From \$103,000	From \$23,000
	3-room	From \$191,000	From \$116,000
	4-room	From \$218,000	From \$158,000
	5-room	From \$273,000	From \$228,000
	Executive (1 unit)	\$530,000	\$530,000
Yishun	2R Flexi ^	From \$102,000	From \$22,000
	3-room	From \$175,000	From \$100,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	4-room	From \$258,000	From \$198,000
	5-room	From \$391,000	From \$346,000
Mature Towns/Estates			
Ang Mo Kio	2R Flexi ^	From \$187,000	From \$107,000
	3-room	From \$222,000	From \$162,000
	4-room	From \$293,000	From \$248,000
	5-room	From \$580,000	From \$550,000
Bedok	2R Flexi ^	From \$146,000	From \$66,000
	3-room	From \$173,000	From \$113,000
	4-room	From \$256,000	From \$211,000
	5-room (1 unit)	\$638,000	\$608,000
Bishan	2R Flexi ^	From \$214,000	From \$134,000
	3-room	From \$314,000	From \$254,000
	4-room	From \$326,000	From \$281,000
	5-room	From \$670,000	From \$640,000
Bukit Merah	2R Flexi ^ (1 unit)	\$166,000	\$86,000
	3-room	From \$155,000	From \$95,000
	4-room	From \$388,000	From \$343,000
	5-room	From \$694,000	From \$664,000
Bukit Timah	5-room (1 unit)	\$694,000	\$664,000
Clementi	3-room	From \$183,000	From \$123,000
	4-room	From \$298,000	From \$253,000
	5-room	From \$475,000	From \$445,000
	3Gen	From \$665,000	From \$635,000
Central	3-room (1 unit)	\$298,000	\$238,000
Geylang	2R Flexi ^	From \$136,000	From \$56,000
	3-room	From \$163,000	From \$103,000
	4-room	From \$328,000	From \$283,000
Kallang/Whampoa	3-room	From \$143,000	From \$83,000
	4-room	From \$464,000	From \$419,000
	5-room (1 unit)	\$635,000	\$605,000

Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
	Executive (1 unit)	\$800,000	\$800,000
Marine Parade	3-room	From \$268,000	From \$208,000
Pasir Ris	2R Flexi ^	From \$164,000	From \$84,000
	3-room	From \$297,000	From \$237,000
	4-room	From \$298,000	From \$253,000
	5-room	From \$440,000	From \$410,000
	Executive	From \$550,000	From \$550,000
Queenstown	2R Flexi ^	From \$146,000	From \$66,000
	3-room	From \$174,000	From \$114,000
	4-room	From \$331,000	From \$286,000
	5-room (1 unit)	\$854,000	\$824,000
Serangoon	3-room	From \$274,000	From \$214,000
	4-room	From \$338,000	From \$293,000
	5-room	From \$532,000	From \$502,000
Tampines	2R Flexi ^	From \$151,000	From \$71,000
	3-room	From \$216,000	From \$156,000
	4-room	From \$328,000	From \$283,000
	5-room	From \$470,000	From \$440,000
	3Gen	From \$508,000	From \$478,000
Toa Payoh	2R Flexi ^	From \$210,000	From \$130,000
	3-room	From \$238,000	From \$178,000
	4-room	From \$236,000	From \$191,000
	5-room	From \$599,000	From \$569,000
	3Gen (1 unit)	\$741,000	\$711,000

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 HDB Flat Portal.

Table D(b): Flat Supply for May 2022 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	1	9	6		63	23			102
	Bukit Panjang	2	5	2		6	2	3		20
	Choa Chu Kang	6	5	3		5	2			21
	Hougang	8	6	5		7	4			30
	Jurong East*	3		1		1	1			6
	Jurong West*	6	3	5		10	6			30
	Punggol	4	45	5	4	63	36	2		159
	Sembawang		15			11	3			29
	Sengkang	5	28	4		40	12			89
	Tengah		122	27		53	37			239
	Woodlands	5	95	11		29	21		1	162
	Yishun	14	20	9		38	7			88
Sub-Total		54	353	78	4	326	154	5	1	975
Mature Town/ Estate	Ang Mo Kio	4	7		5	20	3			39
	Bedok	3	18		13	11	1			46
	Bishan	4	4		6	25	2			41
	Bukit Merah	4	1		12	7	2			26
	Bukit Timah	1					1			2
	Clementi				10	13	9	25		57
	Central				1					1
	Geylang	5	37		28	114				184
	Kallang Whampoa	35			16	34	1		1	87
	Marine Parade				2					2
	Pasir Ris		8		3	11	12		3	37
	Queenstown	12	11		12	7	1			43
	Serangoon	1			2	9	2			14
	Tampines	11	10		25	91	61	2		200
Toa Payoh	14	17		34	102	30	1		198	
Sub-Total		94	113	0	169	444	125	28	4	977
Total		148	466	78	173	770	279	33	5	1952

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 seniors (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) 39 units at Bishan Ridges, Kempas Residences, Kim Keat Ripples, McNair Heights, and Toa Payoh Ridge 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 D(c): Ethnic Quota of Flats for Sale in May 2022 SBF Exercise

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room Flexi (Short Lease)	4	4	2	2
	2-room Flexi (Short Lease/ 99-Year Lease)	7	7	7	7
	3-room (Income ≤ \$14K)	5	5	2	5
	4-room	20	20	5	19
	5-room	3	3	1	1
Bukit Batok	2-room Flexi (Short Lease)	1	1	1	1
	2-room Flexi (Short Lease/ 99-Year Lease)	9	9	9	9
	3-room (Income ≤ \$7K)	6	6	6	6
	4-room	63	46	63	50
	5-room	23	23	23	22
Bedok	2-room Flexi (Short Lease)	3	1	3	3
	2-room Flexi (Short Lease/ 99-Year Lease)	18	15	18	18
	3-room (Income ≤ \$14K)	13	8	13	12
	4-room	11	10	10	11
	5-room	1	1	1	1
Bishan	2-room Flexi (Short Lease)	4	4	2	4
	2-room Flexi (Short Lease/ 99-Year Lease)	4	4	4	2
	3-room (Income ≤ \$14K)	6	6	3	6
	4-room	25	25	15	25
	5-room	2	2	0	1
Bukit Merah	2-room Flexi (Short Lease)	4	4	2	4
	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	0	1
	3-room (Income ≤ \$14K)	12	12	5	12
	4-room	7	7	1	7
	5-room	2	2	0	2
Bukit Panjang	2-room Flexi (Short Lease)	2	2	2	2
	2-room Flexi (Short Lease/ 99-Year Lease)	5	5	5	5
	3-room (Income ≤ \$7K)	2	2	2	2
	4-room	6	5	6	6
	5-room / 3Gen	5	5	5	5

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Bukit Timah	2-room Flexi (Short Lease)	1	1	0	1
	5-room	1	1	0	1
Choa Chu Kang	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/ 99-Year Lease)	5	5	5	5
	3-room (Income ≤ \$7K)	3	3	3	3
	4-room	5	5	5	5
	5-room	2	2	2	1
Clementi	3-room (Income ≤ \$14K)	10	10	10	10
	4-room	13	13	10	13
	5-room / 3Gen	34	34	29	34
Central	3-room (Income ≤ \$14K)	1	1	0	1
Geylang	2-room Flexi (Short Lease)	5	5	5	5
	2-room Flexi (Short Lease/ 99-Year Lease)	37	37	19	37
	3-room (Income ≤ \$14K)	28	28	18	28
	4-room	114	114	72	114
Hougang	2-room Flexi (Short Lease)	8	8	7	7
	2-room Flexi (Short Lease/ 99-Year Lease)	6	6	6	6
	3-room (Income ≤ \$7K)	5	5	4	5
	4-room	7	7	4	6
	5-room	4	4	4	4
Jurong East	2-room Flexi (Short Lease)	3	3	3	0
	3-room (Income ≤ \$7K)	1	1	1	1
	4-room	1	1	1	1
	5-room	1	1	1	1
Jurong West	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/ 99-Year Lease)	3	2	3	3
	3-room (Income ≤ \$7K)	5	4	5	5
	4-room	10	9	9	10
	5-room	6	3	6	6
Kallang/Whampoa	2-room Flexi (Short Lease)	35	35	25	27
	3-room (Income ≤ \$14K)	16	16	14	15
	4-room	34	34	27	29
	5-room / Exec	2	2	1	2
Marine Parade	3-room (Income ≤ \$14K)	2	2	2	2

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Pasir Ris	2-room Flexi (Short Lease/ 99-Year Lease)	8	5	8	8
	3-room (Income ≤ \$14K)	3	3	3	3
	4-room	11	7	10	10
	5-room / Exec	15	11	15	12
Punggol	2-room Flexi (Short Lease/ 99-Year Lease)	4	4	4	4
	2-room Flexi (Short Lease/ 99-Year Lease)	45	45	45	45
	3-room (Income ≤ \$7K)	5	5	5	5
	3-room (Income ≤ \$14K)	4	4	4	4
	4-room	63	61	61	63
	5-room / 3Gen	38	37	38	38
Queenstown	2-room Flexi (Short Lease)	12	12	3	10
	2-room Flexi (Short Lease/ 99-Year Lease)	11	11	9	10
	3-room (Income ≤ \$14K)	12	12	9	12
	4-room	7	7	1	7
	5-room	1	1	0	1
Sembawang	2-room Flexi (Short Lease/ 99-Year Lease)	15	15	15	15
	4-room	11	11	11	11
	5-room	3	3	3	3
Sengkang	2-room Flexi (Short Lease)	5	5	5	5
	2-room Flexi (Short Lease/ 99-Year Lease)	28	28	28	28
	3-room (Income ≤ \$7K)	4	4	4	4
	4-room	40	40	40	40
	5-room	12	12	12	12
Serangoon	2-room Flexi (Short Lease)	1	1	1	1
	3-room (Income ≤ \$14K)	2	2	0	2
	4-room	9	9	1	8
	5-room	2	2	1	2
Tengah	2-room Flexi (Short Lease/ 99-Year Lease)	122	83	122	85
	3-room (Income ≤ \$7K)	27	20	27	24
	4-room	53	50	53	51
	5-room	37	37	37	37
Tampines	2-room Flexi (Short Lease)	11	11	11	11
	2-room Flexi (Short Lease/ 99-Year Lease)	10	8	10	10
	3-room (Income ≤ \$14K)	25	15	25	25

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	4-room	91	68	91	89
	5-room / 3Gen	63	58	63	62
Toa Payoh	2-room Flexi (Short Lease)	14	14	6	14
	2-room Flexi (Short Lease/ 99-Year Lease)	17	17	17	17
	3-room (Income ≤ \$14K)	34	34	28	32
	4-room	102	102	58	100
	5-room / 3Gen	31	31	19	31
Woodlands	2-room Flexi (Short Lease)	5	3	5	3
	2-room Flexi (Short Lease/ 99-Year Lease)	95	86	95	92
	3-room (Income ≤ \$7K)	11	8	11	9
	4-room	29	25	29	28
	5-room / Exec	22	11	22	17
Yishun	2-room Flexi (Short Lease)	14	14	14	13
	2-room Flexi (Short Lease/ 99-Year Lease)	20	17	20	20
	3-room (Income ≤ \$7K)	9	8	9	8
	4-room	38	18	37	20
	5-room	7	4	7	6
Total		1,952	1,758	1,681	1,818