

## INFORMATION ON MAY 2018 SBF EXERCISE

Table B(a): May 2018 SBF Prices

Project	Flat Type	Selling Price (Excluding Grants)	Selling Price (Including Grants)
<b>Non-Mature Towns</b>			
Bukit Batok	2-room Flexi <sup>^</sup>	From \$101,000	From \$21,000
	3-room	From \$179,000	From \$104,000
	4-room	From \$268,000	From \$208,000
	5-room	From \$391,000	From \$386,000
Bukit Panjang	2-room Flexi <sup>^</sup>	From \$92,000	From \$12,000
	3-room (1 unit)	\$208,000	\$133,000
	4-room	From \$241,000	From \$181,000
	5-room	From \$333,000	From \$328,000
	3Gen	From \$336,000	From \$331,000
Choa Chu Kang	2-room Flexi <sup>^</sup> (1 unit)	\$114,000	\$34,000
	3-room	From \$203,000	From \$128,000
	4-room	From \$216,000	From \$156,000
	5-room	From \$298,000	From \$293,000
	Executive (1 unit)	\$545,000	\$545,000
Hougang	2-room Flexi <sup>^</sup>	From \$92,000	From \$12,000
	3-room	From \$185,000	From \$110,000
	4-room	From \$244,000	From \$184,000
	5-room	From \$373,000	From \$368,000
	3Gen	From \$355,000	From \$350,000
Jurong East	4-room	From \$266,000	From \$206,000
Jurong West	2-room Flexi <sup>^</sup>	From \$135,000	From \$55,000
	3-room	From \$191,000	From \$116,000
	4-room	From \$266,000	From \$206,000
	5-room	From \$293,000	From \$288,000
	3Gen	From \$338,000	From \$333,000
	Executive (1 unit)	\$460,000	\$460,000
Punggol	2-room Flexi <sup>^</sup>	From \$90,000	From \$10,000
	3-room	From \$176,000	From \$101,000
	4-room	From \$261,000	From \$201,000
	5-room	From \$338,000	From \$333,000
	3Gen	From \$352,000	From \$347,000
	Executive (1 unit)	\$460,000	\$460,000
Sembawang	2-room Flexi <sup>^</sup>	From \$94,000	From \$14,000
	3-room	From \$164,000	From \$89,000
	4-room	From \$231,000	From \$171,000

Project	Flat Type	Selling Price (Excluding Grants)	Selling Price (Including Grants)
	5-room	From \$278,000	From \$273,000
	Executive (1 unit)	\$370,000	\$370,000
Sengkang	2-room Flexi <sup>^</sup>	From \$112,000	From \$32,000
	3-room	From \$190,000	From \$115,000
	4-room	From \$265,000	From \$205,000
	5-room	From \$323,000	From \$318,000
	3Gen	From \$377,000	From \$372,000
Woodlands	2-room Flexi <sup>^</sup>	From \$106,000	From \$26,000
	3-room	From \$173,000	From \$98,000
	4-room	From \$241,000	From \$181,000
	5-room	From \$285,000	From \$280,000
	3Gen	From \$335,000	From \$330,000
	Executive (1 unit)	\$495,000	\$495,000
Yishun	2-room Flexi <sup>^</sup>	From \$96,000	From \$16,000
	3-room	From \$164,000	From \$89,000
	4-room	From \$236,000	From \$176,000
	5-room	From \$348,000	From \$343,000
	3Gen	From \$372,000	From \$367,000
Project	Flat Type	Selling Price (Excluding Grants)	Selling Price (Including Grants)
<b>Mature Towns/Estate</b>			
Ang Mo Kio	2-room Flexi <sup>^</sup>	From \$179,000	From \$139,000
	3-room	From \$194,000	From \$174,000
	4-room	From \$310,000	From \$305,000
	5-room	From \$537,000	From \$537,000
	3Gen	From \$627,000	From \$627,000
Bedok	2-room Flexi <sup>^</sup>	From \$155,000	From \$115,000
	3-room	From \$174,000	From \$154,000
	4-room	From \$311,000	From \$306,000
	5-room	From \$520,000	From \$520,000
Bishan	3-room (1 unit)	\$195,000	\$175,000
	4-room (1 unit)	\$443,000	\$438,000
Bukit Merah	2-room Flexi <sup>^</sup>	From \$180,000	From \$140,000
	3-room	From \$232,000	From \$212,000
	4-room	From \$486,000	From \$481,000
	5-room	From \$702,000	From \$702,000
Clementi	2-room Flexi <sup>^</sup>	From \$238,000	From \$198,000
	3-room	From \$214,000	From \$194,000
	4-room	From \$519,000	From \$514,000
Geylang	2-room Flexi <sup>^</sup> (1 unit)	\$154,000	\$114,000

Project	Flat Type	Selling Price (Excluding Grants)	Selling Price (Including Grants)
	3-room	From \$305,000	From \$285,000
	4-room	From \$422,000	From \$417,000
Kallang/Whampoa	3-room	From \$285,000	From \$265,000
	4-room	From \$433,000	From \$428,000
Pasir Ris	4-room	From \$311,000	From \$306,000
	5-room	From \$378,000	From \$378,000
	Executive	From \$475,000	From \$475,000
Queenstown	2-room Flexi <sup>^</sup>	From \$168,000	From \$128,000
	3-room	From \$219,000	From \$199,000
	4-room	From \$438,000	From \$433,000
	5-room	From \$649,000	From \$649,000
Tampines	2-room Flexi <sup>^</sup>	From \$157,000	From \$117,000
	3-room	From \$179,000	From \$159,000
	4-room	From \$278,000	From \$273,000
	5-room	From \$375,000	From \$375,000
	3Gen (1 unit)	\$438,000	\$438,000
Toa Payoh	2-room Flexi <sup>^</sup>	From \$144,000	From \$104,000
	3-room	From \$161,000	From \$141,000
	4-room	From \$323,000	From \$318,000
	5-room	From \$556,000	From \$556,000
	3Gen	From \$559,000	From \$559,000

**Note:**

- 1) The assumed housing grants are meant for applicants applying as a family nucleus or two singles under the Joint Singles Scheme for a 2-room Flexi flat. Eligible first-timer flat buyers can apply for housing grants of up to \$80,000, comprising the Additional CPF Housing Grant (AHG) of \$40,000 and the Special CPF Housing Grant (SHG) of \$40,000. SHG is applicable only to 2-room Flexi, 3-room and 4-room flats in the non-mature towns. For illustration purposes, the assumed total grants adopted for the above table are as follows:
  - i) 2-room Flexi flat: \$80,000 in non-mature towns and \$40,000 in mature towns
  - ii) 3-room flat: \$75,000 in non-mature towns and \$20,000 in mature towns
  - iii) 4-room flat: \$60,000 in non-mature towns and \$5,000 in mature towns
  - iv) 5-room flat/ 3Gen flat: \$5,000 in non-mature towns

The starting prices and assumed grant amounts are illustrative. The actual grant amount received will depend on buyers' income, choice of flat type/ estate and eligibility for housing grants. Read more on [various CPF Housing Grants available](#).

<sup>^</sup> 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.

- 2) Selling prices (excluding and including grants) quoted above are rounded up to the nearest thousand dollars.
- 3) To check the lease commencement date of each block, please refer to [esales.hdb.gov.sg](http://esales.hdb.gov.sg)

**Table B(b): Flat Supply for May 2018 SBF Exercise**

Status	Town/Estate	2-room Flexi		3R		4R	5R / 3Gen / EF			Total
		Short Lease <sup>^</sup>	Short/ 99-Year Lease <sup>#</sup>	Income ≤ \$6K	Income ≤ \$12K		5R	3Gen	EF	
Non-Mature Town/Estate	Bukit Batok	6	23	17		67	33			146
	Bukit Panjang	2	18	1		35	13	40		109
	Choa Chu Kang	3	1	2		6	7		1	20
	Hougang	7	4	8		40	14	25		98
	Jurong East*	1				3				4
	Jurong West*	14	2	9		22	14	3	1	65
	Punggol	1	17	25	32	238	70	35	1	419
	Sembawang		9	39		49	22		1	120
	Sengkang	5	21	4	4	33	14	5		86
	Woodlands	12	5	39		84	28	38	1	207
	Yishun	9	13	18		147	21	3		211
<b>Sub-Total</b>		<b>60</b>	<b>113</b>	<b>162</b>	<b>36</b>	<b>724</b>	<b>236</b>	<b>149</b>	<b>5</b>	<b>1,485</b>
Mature Town/Estate	Ang Mo Kio	17	3		15	18	3	2		58
	Bedok	8	267		60	61	10			406
	Bishan	3			1	1				5
	Bukit Merah	15	8		21	37	3			84
	Bukit Timah	1								1
	Clementi		9		8	5				22
	Geylang	6	1		4	10				21
	Kallang/Whampoa	16			14	21				51
	Pasir Ris					4	4		3	11
	Queenstown	17	62		106	107	29			321
	Serangoon	5								5
	Tampines	12	2		13	27	15	1		70
	Toa Payoh	20	109		215	128	5	5		482
<b>Sub-Total</b>		<b>120</b>	<b>461</b>	<b>0</b>	<b>457</b>	<b>419</b>	<b>69</b>	<b>8</b>	<b>3</b>	<b>1,537</b>
<b>Total</b>		<b>180</b>	<b>574</b>	<b>162</b>	<b>493</b>	<b>1,143</b>	<b>305</b>	<b>157</b>	<b>8</b>	<b>3,022</b>

**Note:**

\* Flats in Jurong East will be grouped together with those in Jurong West for offer under "Jurong East/West" Town, where applicable. 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.

<sup>^</sup> These flats come with elderly-friendly fixtures and fittings, and will be sold on a short lease of between 15-45 years.

<sup>#</sup> Some units (eg. repurchased/repossessed flats or completed flats) would be sold on remaining lease which is less than 99 years.

The GRO Scheme is applicable to the flats in the following contracts:

- 2-room Flexi, 3-room, 4-room and 5-room flats in SkyResidence @ Dawson (QT N1 C3)
- 2-room Flexi, 3-room, 4-room and 5-room flats in SkyOasis @ Dawson (QT N1 C4)

**Table B(c): Ethnic Quota of Flats for Sale in May 2018 SBF Exercise**

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room Flexi (Short Lease)	17	17	15	17
	2-room Flexi (Short Lease/ 99-Year Lease)	3	3	2	3
	3-room (Income < \$12K)	15	15	11	15
	4-room	18	18	12	18
	5-room / 3Gen	5	5	5	4
Bedok	2-room Flexi (Short Lease)	8	8	8	8
	2-room Flexi (Short Lease/ 99-Year Lease)	267	114	245	73
	3-room (Income < \$12K)	60	25	60	25
	4-room	61	61	48	61
	5-room	10	10	8	10
Bishan	2-room Flexi (Short Lease)	3	3	3	3
	3-room (Income < \$12K)	1	1	1	1
	4-room	1	1	0	1
Bukit Batok	2-room Flexi (Short Lease)	6	6	6	5
	2-room Flexi (Short Lease/ 99-Year Lease)	23	13	23	13
	3-room (Income < \$6K)	17	15	17	15
	4-room	67	49	67	63
	5-room	33	29	33	27
Bukit Merah	2-room Flexi (Short Lease)	15	15	13	15
	2-room Flexi (Short Lease/ 99-Year Lease)	8	8	2	7
	3-room (Income < \$12K)	21	21	12	21
	4-room	37	37	27	37
	5-room	3	3	1	3
Bukit Panjang	2-room Flexi (Short Lease)	2	2	2	2
	2-room Flexi (Short Lease/ 99-Year Lease)	18	17	18	17
	3-room (Income < \$6K)	1	1	1	1
	4-room	35	30	35	35
	5-room / 3Gen	53	28	53	27
Bukit Timah	2-room Flexi (Short Lease)	1	1	1	1
Choa Chu Kang	2-room Flexi (Short Lease)	3	3	3	3
	2-room Flexi (Short Lease/ 99-Year Lease)	1	0	1	1
	3-room (Income < \$6K)	2	1	2	2
	4-room	6	1	6	6

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	5-room / Exec	8	4	8	8
Clementi	2-room Flexi (Short Lease/ 99-Year Lease)	9	9	9	9
	3-room (Income < \$12K)	8	8	8	8
	4-room	5	5	4	5
Geylang	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/ 99-Year Lease)	1	0	1	0
	3-room (Income < \$12K)	4	4	4	4
	4-room	10	10	10	10
Hougang	2-room Flexi (Short Lease)	7	7	7	7
	2-room Flexi (Short Lease/ 99-Year Lease)	4	4	4	4
	3-room (Income < \$6K)	8	7	8	8
	4-room	40	40	39	38
	5-room / 3Gen	39	34	39	26
Jurong East	2-room Flexi (Short Lease)	1	1	1	1
	4-room	3	3	3	3
Jurong West	2-room Flexi (Short Lease)	14	9	14	11
	2-room Flexi (Short Lease/ 99-Year Lease)	2	2	2	2
	3-room (Income < \$6K)	9	5	9	8
	4-room	22	17	22	20
	5-room / 3Gen / Exec	18	17	18	13
Kallang/Whampoa	2-room Flexi (Short Lease)	16	16	15	16
	3-room (Income < \$12K)	14	14	11	13
	4-room	21	21	21	21
Pasir Ris	4-room	4	1	4	3
	5-room / Exec	7	4	7	4
Punggol	2-room Flexi (Short Lease)	1	1	1	1
	2-room Flexi (Short Lease/ 99-Year Lease)	17	15	17	17
	3-room (Income < \$6K)	25	18	25	22
	3-room (Income < \$12K)	32	19	32	24
	4-room	238	187	238	213
	5-room / 3Gen / Exec	106	97	106	90
Queenstown	2-room Flexi (Short Lease)	17	17	12	16
	2-room Flexi (Short Lease/ 99-Year Lease)	62	47	59	32
	3-room (Income < \$12K)	106	101	99	66

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	4-room	107	99	95	66
	5-room	29	29	23	22
Sembawang	2-room Flexi (Short Lease/ 99-Year Lease)	9	7	9	7
	3-room (Income < \$6K)	39	29	39	25
	4-room	49	37	49	42
	5-room / Exec	23	21	23	21
Sengkang	2-room Flexi (Short Lease)	5	5	5	5
	2-room Flexi (Short Lease/ 99-Year Lease)	21	21	21	21
	3-room (Income < \$6K)	4	4	4	4
	3-room (Income < \$12K)	4	4	4	4
	4-room	33	33	33	32
	5-room / 3Gen	19	19	19	18
Serangoon	2-room Flexi (Short Lease)	5	5	5	5
Tampines	2-room Flexi (Short Lease)	12	10	12	11
	2-room Flexi (Short Lease/ 99-Year Lease)	2	0	2	2
	3-room (Income < \$12K)	13	7	13	11
	4-room	27	21	27	24
	5-room / 3Gen	16	16	16	16
Toa Payoh	2-room Flexi (Short Lease)	20	20	14	19
	2-room Flexi (Short Lease/ 99-Year Lease)	109	67	90	32
	3-room (Income < \$12K)	215	155	167	89
	4-room	128	128	82	101
	5-room / 3Gen	10	10	8	9
Woodlands	2-room Flexi (Short Lease)	12	6	12	11
	2-room Flexi (Short Lease/ 99-Year Lease)	5	3	5	4
	3-room (Income < \$6K)	39	22	39	32
	4-room	84	56	84	63
	5-room / 3Gen / Exec	67	35	67	61
Yishun	2-room Flexi (Short Lease)	9	9	9	7
	2-room Flexi (Short Lease/ 99-Year Lease)	13	10	13	10
	3-room (Income < \$6K)	18	13	18	15
	4-room	147	46	147	71
	5-room / 3Gen	24	20	24	21
<b>Total</b>		<b>3022</b>	<b>2278</b>	<b>2782</b>	<b>2150</b>