

## INFORMATION ON MAY 2016 SBF EXERCISE

Table B(a): May 2016 SBF Prices

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
<b>Non-Mature Towns</b>			
Bukit Batok	2-room Flexi <sup>^</sup>	From \$85,000	From \$5,000*
	3-room	From \$162,000	From \$92,000
	4-room	From \$254,000	From \$199,000
	5-room	From \$341,000	From \$331,000
	3Gen	From \$392,000	From \$382,000
	Executive (1 unit)	\$525,000	-
Bukit Panjang	4-room	From \$246,000	From \$191,000
	5-room	From \$337,000	From \$327,000
Choa Chu Kang	2-room Flexi <sup>^</sup>	From \$120,000	From \$40,000
	3-room	From \$167,000	From \$97,000
	4-room	From \$238,000	From \$183,000
	5-room	From \$290,000	From \$280,000
	Executive	From \$490,000	-
Hougang	2-room Flexi <sup>^</sup>	From \$81,000	From \$5,000*
	3-room	From \$192,000	From \$122,000
	4-room	From \$259,000	From \$204,000
	5-room	From \$374,000	From \$364,000
	3Gen (1 unit)	\$405,000	\$395,000
	Executive (1 unit)	\$689,000	-
Jurong East	3-room	From \$199,000	From \$129,000
	4-room	From \$302,000	From \$247,000
Jurong West	2-room Flexi <sup>^</sup>	From \$152,000	From \$72,000
	3-room	From \$167,000	From \$97,000
	4-room	From \$275,000	From \$220,000
	5-room	From \$330,000	From \$320,000
	3Gen	From \$332,000	From \$322,000
	Executive (1 unit)	\$460,000	-
Punggol	2-room Flexi <sup>^</sup>	From \$139,000	From \$59,000
	3-room	From \$183,000	From \$113,000
	4-room	From \$285,000	From \$230,000
	5-room	From \$344,000	From \$334,000
	Executive (1 unit)	\$570,000	-
Sembawang	2-room Flexi <sup>^</sup>	From \$92,000	From \$12,000
	3-room	From \$149,000	From \$79,000
	4-room	From \$243,000	From \$188,000
	Executive (1 unit)	\$477,000	-
Sengkang	3-room	From \$186,000	From \$116,000
	4-room	From \$262,000	From \$207,000
	5-room	From \$328,000	From \$318,000
	3Gen	From \$406,000	From \$396,000
	Executive (1 unit)	\$520,000	-
Woodlands	2-room Flexi <sup>^</sup>	From \$93,000	From \$13,000
	3-room	From \$150,000	From \$80,000

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
	4-room	From \$236,000	From \$181,000
	5-room	From \$285,000	From \$275,000
	3Gen	From \$330,000	From \$320,000
Yishun	2-room Flexi^	From \$83,000	From \$5,000*
	3-room	From \$161,000	From \$91,000
	4-room	From \$246,000	From \$191,000
	5-room	From \$347,000	From \$337,000
	3Gen	From \$381,000	From \$371,000
Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
<b>Mature Towns/Estates</b>			
Ang Mo Kio	2-room Flexi^ (1 unit)	\$187,000	\$147,000
	3-room	From \$209,000	From \$179,000
	4-room	From \$321,000	From \$306,000
	5-room	From \$461,000	From \$451,000
Bedok	2-room Flexi^	From \$187,000	From \$147,000
	3-room	From \$219,000	From \$189,000
	4-room	From \$379,000	From \$364,000
	5-room	From \$503,000	From \$493,000
Bishan	3-room (1 unit)	\$200,000	\$170,000
	4-room (1 unit)	\$481,000	\$466,000
	5-room	From \$537,000	From \$527,000
	Executive (1 unit)	\$727,000	-
Bukit Merah	2-room Flexi^	From \$200,000	From \$160,000
	3-room	From \$227,000	From \$197,000
	4-room	From \$470,000	From \$455,000
	5-room	From \$622,000	From \$612,000
Central	S1 (1 unit)	\$746,000	\$731,000
Clementi	2-room Flexi^	From \$231,000	From \$191,000
	3-room	From \$329,000	From \$299,000
	4-room	From \$473,000	From \$458,000
	5-room	From \$612,000	From \$602,000
Geylang	2-room Flexi^ (1 unit)	\$154,000	\$114,000
	3-room	From \$177,000	From \$147,000
	4-room	From \$284,000	From \$269,000
Kallang Whampoa	3-room	From \$218,000	From \$188,000
	4-room	From \$326,000	From \$311,000
	5-room	From \$686,000	From \$676,000
Pasir Ris	2-room Flexi^	From \$133,000	From \$93,000
	4-room	From \$306,000	From \$291,000
	5-room	From \$374,000	From \$364,000
	Executive	From \$595,000	-
Queenstown	2-room Flexi^	From \$170,000	From \$130,000
	3-room	From \$239,000	From \$209,000
	4-room	From \$463,000	From \$448,000
	5-room	From \$678,000	From \$668,000
Serangoon	2-room Flexi^ (1 unit)	\$180,000	\$140,000
	3-room (1 unit)	\$232,000	\$202,000
	4-room (1 unit)	\$291,000	\$276,000
	5-room	From \$393,000	From \$383,000

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
Tampines	2-room Flexi <sup>^</sup>	From \$141,000	From \$101,000
	3-room	From \$189,000	From \$159,000
	4-room	From \$297,000	From \$282,000
	5-room	From \$388,000	From \$378,000
	Executive (1 unit)	\$530,000	-
Toa Payoh	3-room	From \$293,000	From \$263,000
	4-room	From \$427,000	From \$412,000

**Note:**

- The assumed housing grants are meant for applicants applying as a family nucleus. SHG is also applicable only to 2-room Flexi, 3-room and 4-room flats in the non-mature towns:  
2-room flat: \$80,000 (comprising AHG of \$40,000 and SHG of \$40,000 where applicable)  
3-room flat: \$70,000 (comprising AHG of \$30,000 and SHG of \$40,000 where applicable)  
4-room flat: \$55,000 (comprising AHG of \$15,000 and SHG of \$40,000 where applicable)  
5-room flat / 3Gen flat: \$10,000 (AHG only)
- Actual Grant amount will vary based on income and choice of flat.
- <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.
- \* Buyers are required to pay 5% of the published price using their own CPF and/or cash savings when the total housing grants (i.e. Additional CPF Housing Grant and Special CPF Housing Grant) they can enjoy exceeds 95% of the published price of flat. Excess housing grant, if any, can be used to pay for OCS items and premiums that singles and Singapore citizen/Singapore permanent resident households have to pay, before crediting into the Singaporean buyer's CPF accounts.
- Please refer to [esales.hdb.gov.sg](http://esales.hdb.gov.sg) to check the lease commencement date of each block.

**Table B(b): Flat Supply for May 2016 SBF Exercise**

Status	Town/Estate	2-room Flexi		3R		4R/ S1 <sup>^</sup>	5R / 3Gen / EF			Total
		Short Lease**	Short Lease/ 99-Year Lease~	Income ≤ \$6K	Income ≤ \$12K		5R	3Gen	EF	
Non-Mature Town/Estate	Bukit Batok	64	34	235	1	512	441	27	1	1,315
	Bukit Panjang	6				13	19			38
	Choa Chu Kang	2	8	3		247	299		3	562
	Hougang	35	10	74	3	107	3	1	1	234
	Jurong East*	2		29		9				40
	Jurong West*	133	2	40		20	66	32	1	294
	Punggol	6	2	21	18	135	90		1	273
	Sembawang		7	65		378			1	451
	Sengkang	17		15	3	119	64	2	1	221
	Woodlands	15	5	93		114	109	10		346
Yishun	11	13	38		61	19	5		147	
<b>Sub-Total</b>		<b>291</b>	<b>81</b>	<b>613</b>	<b>25</b>	<b>1,715</b>	<b>1,110</b>	<b>77</b>	<b>9</b>	<b>3,921</b>
Mature Town/Estate	Ang Mo Kio	93	1		61	32	7			194
	Bedok	93	2		24	25	4			148
	Bishan	4			1	1	3		1	10
	Bukit Merah	53	82		76	35	11			257
	Bukit Timah	15								15
	Central					1				1
	Clementi		36		5	6	10			57

Status	Town/Estate	2-room Flexi		3R		4R/ S1 <sup>^</sup>	5R / 3Gen / EF			Total
		Short Lease**	Short Lease/ 99-Year Lease~	Income ≤ \$6K	Income ≤ \$12K		5R	3Gen	EF	
	Geylang	5	1		35	10				51
	Kallang/Whampoa	59			176	42	2			279
	Pasir Ris		28			6	6		2	42
	Queenstown	10	3		39	45	3			100
	Serangoon	5	1		1	1	3			11
	Tampines	6	7		9	8	9		1	40
	Toa Payoh	24			5	15				44
<b>Sub-Total</b>		<b>367</b>	<b>161</b>	<b>0</b>	<b>432</b>	<b>227</b>	<b>58</b>	<b>0</b>	<b>4</b>	<b>1,249</b>
<b>Total</b>		<b>658</b>	<b>242</b>	<b>613</b>	<b>457</b>	<b>1,942</b>	<b>1,168</b>	<b>77</b>	<b>13</b>	<b>5,170</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 living in either Jurong East or West or within 2 km from any of the blocks offered for sale.

\*\* These flats come with elderly-friendly fixtures and fittings, and will be sold on a short lease of between 15-45 years.

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

^ The flat at The Pinnacle@Duxton is classified as an S1 (similar to 4-room) flat.

The GRO Scheme is only applicable to new flats in a project publicly offered for sale for the first time. As these are balance flats that had been offered for sale previously, the GRO Scheme is not applicable.

**Table B(c): Ethnic Quota of Flats for Sale in May 2016 SBF Exercise**

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room (Short Lease)	93	79	62	40
	2-room (Short Lease/99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$12K)	61	59	22	57
	4-room	32	32	12	32
	5-room	7	7	4	7
Bedok	2-room (Short Lease)	93	38	93	41
	2-room (Short Lease/99-Year Lease)	2	0	2	0
	3-room (Income ≤ \$12K)	24	22	24	16
	4-room	25	25	25	25
	5-room	4	4	4	4
Bishan	2-room (Short Lease)	4	4	4	4
	3-room (Income ≤ \$12K)	1	1	1	1
	4-room	1	1	0	1
	5-room/Executive	4	4	0	4
Bukit Batok	2-room	64	32	64	15

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	(Short Lease)				
	2-room (Short Lease/99-Year Lease)	34	30	34	29
	3-room (Income ≤ \$6K)	235	79	235	88
	3-room (Income ≤ \$12K)	1	1	1	1
	4-room	512	145	504	188
	5-room/3Gen/Executive	469	202	443	143
Bukit Merah	2-room (Short Lease)	53	52	43	34
	2-room (Short Lease/99-Year Lease)	82	62	70	15
	3-room (Income ≤ \$12K)	76	76	35	68
	4-room	35	35	22	35
	5-room	11	11	0	11
Bukit Panjang	2-room (Short Lease)	6	6	6	6
	4-room	13	12	13	13
	5-room	19	18	19	19
Bukit Timah	2-room (Short Lease)	15	15	15	15
Central	S1 Apt	1	1	0	1
Choa Chu Kang	2-room (Short Lease)	2	2	2	2
	2-room (Short Lease/99-Year Lease)	8	0	8	0
	3-room (Income ≤ \$6K)	3	0	3	1
	4-room	247	24	247	135
	5-room/Executive	302	157	302	144
Clementi	2-room (Short Lease/99-Year Lease)	36	10	34	6
	3-room (Income ≤ \$12K)	5	5	5	5
	4-room	6	6	4	6
	5-room	10	10	5	10
Geylang	2-room (Short Lease)	5	5	5	1
	2-room (Short Lease/99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$12K)	35	24	33	33
	4-room	10	10	6	10
Hougang	2-room (Short Lease)	35	27	34	12
	2-room (Short Lease/99-Year Lease)	10	10	10	10
	3-room (Income ≤ \$6K)	74	25	70	17
	3-room (Income ≤ \$12K)	3	3	3	3
	4-room	107	66	107	65
	5-room/3Gen/Executive	5	4	4	3

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Jurong East	2-room (Short Lease)	2	2	2	2
	3-room (Income ≤ \$6K)	29	4	29	9
	4-room	9	7	9	9
Jurong West	2-room (Short Lease)	133	34	133	38
	2-room (Short Lease/99-Year Lease)	2	1	2	1
	3-room (Income ≤ \$6K)	40	7	40	16
	4-room	20	14	20	20
	5-room/3Gen/Executive	99	63	99	59
Kallang/Whampoa	2-room (Short Lease)	59	56	54	19
	3-room (Income ≤ \$12K)	176	142	160	53
	4-room	42	42	26	42
	5-room	2	2	1	1
Pasir Ris	2-room (Short Lease/99-Year Lease)	28	4	28	15
	4-room	6	5	6	6
	5-room/Executive	8	7	8	8
Punggol	2-room (Short Lease)	6	6	6	6
	2-room (Short Lease/99-Year Lease)	2	2	2	2
	3-room (Income ≤ \$6K)	21	16	21	17
	3-room (Income ≤ \$12K)	18	17	18	18
	4-room	135	123	134	129
	5-room/Executive	91	84	91	81
Queenstown	2R (Short Lease)	10	9	7	7
	2-room (Short Lease/99-Year Lease)	3	3	1	3
	3-room (Income ≤ \$12K)	39	39	18	39
	4-room	45	45	24	42
	5-room	3	3	2	3
Sembawang	2-room (Short Lease/99-Year Lease)	7	7	7	7
	3-room (Income ≤ \$6K)	65	22	65	25
	4-room	378	108	378	103
	Executive	1	1	1	1
Sengkang	2-room (Short Lease)	17	16	17	14
	3-room (Income ≤ \$6K)	15	12	15	15
	3-room (Income ≤ \$12K)	3	3	3	3
	4-room	119	118	119	119
	5-room/3Gen/Executive	67	67	67	63

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Serangoon	2-room (Short Lease)	5	1	3	1
	2-room (Short Lease/99-Year Lease)	1	1	0	1
	3-room (Income ≤ \$12K)	1	1	1	1
	4-room	1	1	1	1
	5-room	3	3	0	3
Tampines	2-room (Short Lease)	6	5	6	5
	2-room (Short Lease/99-Year Lease)	7	0	7	1
	3-room (Income ≤ \$12K)	9	5	9	2
	4-room	8	6	8	8
	5-room/Executive	10	8	10	7
Toa Payoh	2-room (Short Lease)	24	24	24	4
	3-room (Income ≤ \$12K)	5	4	4	4
	4-room	15	15	12	12
Woodlands	2-room (Short Lease)	15	6	15	10
	2-room (Short Lease/99-Year Lease)	5	5	5	5
	3-room (Income ≤ \$6K)	93	3	93	12
	4-room	114	21	114	43
	5-room/3Gen	119	48	119	66
Yishun	2-room (Short Lease)	11	11	11	11
	2-room (Short Lease/99-Year Lease)	13	10	13	9
	3-room (Income ≤ \$6K)	38	25	37	26
	4-room	61	48	60	52
	5-room/3Gen	24	23	24	19
<b>Total</b>		<b>5,170</b>	<b>2,808</b>	<b>4,830</b>	<b>2,676</b>