

Table A(1)(a): Oct 2023 BTO Flat Supply and Pricing Details

Project	Estimated Waiting Time @ (months)	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of Units	Indicative Price Range # (Excluding Grants)
Non-Mature Towns						
Rail Green I & II @ CCK	39 (Rail Green I @ CCK)	2-room Flexi	38	36	114	\$106,000 - \$132,000
		2-room Flexi	48	46	283	\$134,000 - \$168,000
		3-room	69	66	152	\$216,000 - \$272,000
	48 (Rail Green II @ CCK)	4-room	93 - 95	90 - 92	802	\$319,000 - \$437,000
		5-room	113 - 115	110 - 112	518	\$463,000 - \$595,000
		3Gen	120	115	26	\$471,000 - \$530,000
Plantation Edge I & II	36 (Plantation Edge I)	2-room Flexi	38	36	52	\$114,000 - \$133,000
		2-room Flexi	48	46	211	\$142,000 - \$183,000
	40 (Plantation Edge II)	3-room	69	66	81	\$232,000 - \$279,000
		4-room	93	90	353	\$353,000 - \$418,000
		5-room	113	110	313	\$460,000 - \$568,000
Mature Towns						
Rajah Residences	52	2-room Flexi	38	36	31	\$176,000 - \$216,000
		2-room Flexi	48	46	101	\$214,000 - \$294,000
		4-room	93	90	607	\$480,000 - \$675,000
Tenteram Vantage	45	3-room	69	66	88	\$339,000 - \$420,000
		4-room	93	90	952	\$488,000 - \$628,000
Prime Location Public Housing Model						
Verandah @ Kallang	42	2-room Flexi	39	36	28	\$193,000 - \$237,000
		2-room Flexi	49	46	112	\$240,000 - \$303,000
		3-room	69	66	110	\$368,000 - \$475,000
		4-room	93	90	893	\$535,000 - \$675,000
Tanglin Halt Cascadia	54	3-room	66	63	155	\$364,000 - \$509,000
		4-room	89	86	818	\$537,000 - \$702,000

Note:

- 1) @ Estimated Waiting Time refers to the estimated length of time successful applicants have to wait for the delivery of their BTO project. It is computed from the median month of flat selection exercise of this sales launch to the median of the projected completion month of the blocks within this project.
- 2) * Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.
- 3) ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.
- 4) # Unless otherwise stated, the indicative price range of the flats are based on 99-year leases. Actual prices may vary based on the actual attributes of the flats at the time of selection.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

Table A(1)(b): Prices of Rail Green I & II @ CCK and Resale Comparables Nearby

Flat Type	Rail Green I & II @ CCK (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$106,000 - \$168,000 (36 sqm - 46 sqm)	\$295,000 - \$320,000 (47 sqm)
3-room	\$216,000 - \$272,000 (66 sqm)	\$410,000 - \$420,000 (68 sqm)
4-room	\$319,000 - \$437,000 (90 sqm - 92 sqm)	\$515,000 - \$615,000 (92 sqm - 93 sqm)
5-room	\$463,000 - \$595,000 (110 sqm - 112 sqm)	\$642,000 - \$728,000 (112 sqm - 113 sqm)

Note:

The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 90 to 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(c): Prices of Plantation Edge I & II and Resale Comparables Nearby

Flat Type	Plantation Edge I & II (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$114,000 - \$183,000 (36 sqm - 46 sqm)	\$305,000 - \$370,000 (37 sqm - 47 sqm)
3-room	\$232,000 - \$279,000 (66 sqm)	\$420,000 - \$452,000 (67 sqm)
4-room	\$353,000 - \$418,000 (90 sqm)	\$550,000 - \$650,000 (92 sqm)
5-room	\$460,000 - \$568,000 (110 sqm)	\$669,000 - \$793,000 (112 sqm)

Note:

The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 94 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(d): Prices of Rajah Residences and Resale Comparables Nearby

Flat Type	Rajah Residences (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$176,000 - \$294,000 (36 sqm - 46 sqm)	-
4-room	\$480,000 - \$675,000 (90 sqm)	\$690,000 - \$850,000 (93 sqm)

Note:

There are no comparable 2-room resale flats nearby. The remaining leases for 4-room resale comparables are about 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(e): Prices of Tenteram Vantage and Resale Comparables Nearby

Flat Type	Tenteram Vantage (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$339,000 - \$420,000 (66 sqm)	\$528,888 - \$568,000 (67 sqm)
4-room	\$488,000 - \$628,000 (90 sqm)	\$690,000 - \$850,000 (93 sqm)

Note:

The remaining leases for 3-room and 4-room resale comparables are about 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(f): Prices of Verandah @ Kallang and Resale Comparables Nearby

Flat Type	Verandah @ Kallang (Internal Floor Area)	Transacted Prices of Resale Flats
2-room Flexi	\$193,000 - \$303,000 (36 sqm - 46 sqm)	-
3-room	\$368,000 - \$475,000 (66 sqm)	\$675,000 - \$833,000 (70 sqm)
4-room	\$535,000 - \$675,000 (90 sqm)	\$928,000 - \$1,100,000 (88 sqm - 98 sqm)

Note:

There are no comparable 2-room resale flats nearby. The remaining leases for 3-room and 4-room resale comparables are about 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(g): Prices of Tanglin Halt Cascadia and Resale Comparables Nearby

Flat Type	Tanglin Halt Cascadia (Internal Floor Area)	Transacted Prices of Resale Flats
3-room	\$364,000 - \$509,000 (63 sqm)	\$540,000 - \$655,288 (63 sqm)
4-room	\$537,000 - \$702,000 (86 sqm)	\$745,000 - \$938,000 (88 sqm - 96 sqm)

Note:

The remaining leases for 3-room and 4-room resale comparables are about 90 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(h): Indicative Price Range for 2-Room Flexi Flats

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 36 sqm	2R Flexi (Type 2) - 46 sqm
Non-Mature Towns			
Rail Green I & II @ CCK	15	\$36,000 - \$44,000	\$45,000 - \$56,000
	20	\$43,000 - \$53,000	\$54,000 - \$68,000
	25	\$48,000 - \$60,000	\$61,000 - \$77,000
	30	\$53,000 - \$66,000	\$67,000 - \$84,000
	35	\$57,000 - \$71,000	\$72,000 - \$91,000
	40	\$61,000 - \$76,000	\$77,000 - \$96,000
	45	\$63,000 - \$79,000	\$81,000 - \$101,000
	99	\$106,000 - \$132,000	\$134,000 - \$168,000
Plantation Edge I & II	15	\$38,000 - \$45,000	\$48,000 - \$61,000
	20	\$46,000 - \$54,000	\$57,000 - \$73,000
	25	\$52,000 - \$61,000	\$65,000 - \$83,000
	30	\$57,000 - \$67,000	\$71,000 - \$92,000
	35	\$62,000 - \$72,000	\$76,000 - \$99,000
	40	\$66,000 - \$76,000	\$81,000 - \$104,000
	45	\$69,000 - \$80,000	\$85,000 - \$109,000
	99	\$114,000 - \$133,000	\$142,000 - \$183,000
Mature Town			
Rajah Residences	15	\$59,000 - \$72,000	\$72,000 - \$98,000
	20	\$71,000 - \$86,000	\$86,000 - \$118,000
	25	\$80,000 - \$98,000	\$98,000 - \$134,000
	30	\$88,000 - \$108,000	\$107,000 - \$147,000
	35	\$95,000 - \$116,000	\$115,000 - \$158,000
	40	\$101,000 - \$123,000	\$122,000 - \$168,000
	45	\$106,000 - \$129,000	\$128,000 - \$176,000
	99	\$176,000 - \$216,000	\$214,000 - \$294,000
Prime Location Public Housing Model			
Verandah @ Kallang	15	\$65,000 - \$79,000	\$80,000 - \$101,000
	20	\$78,000 - \$95,000	\$96,000 - \$121,000
	25	\$88,000 - \$108,000	\$109,000 - \$138,000
	30	\$97,000 - \$119,000	\$120,000 - \$152,000
	35	\$104,000 - \$128,000	\$129,000 - \$163,000
	40	\$111,000 - \$136,000	\$137,000 - \$173,000
	45	\$116,000 - \$142,000	\$144,000 - \$181,000
	99	\$193,000 - \$237,000	\$240,000 - \$303,000

Note:

- 1) Prices exclude housing grants for first-timers, resale levy for second-timers and additional payments (if any).
- 2) Actual prices will vary based on the attributes of each flat.
- 3) Eligible Singapore Citizens and their spouses (if applicable) aged 55 and above can choose a short lease of between 15 and 45 years, in five-year increments, for the 2-room Flexi flat. The lease chosen must be able to cover all buyers and their spouse (if any) till at least 95 years old.