

**SUMMARY OF KEY MEASURES OF
PRIME LOCATION PUBLIC HOUSING (PLH) MODEL**

Key Measures	
Purchasing a new PLH flat	<p><u>Flats priced with additional subsidies</u></p> <p>For affordability, PLH flats will be priced with additional subsidies, on top of the substantial subsidies provided for BTO flats today.</p>
	<p><u>Subsidy recovery upon resale</u></p> <p>Upon the sale of their homes, PLH flat owners will pay a percentage of the resale price* of the flat to HDB, as a means to recover the additional subsidies and ensure parity with other BTO flat owners.</p>
	<p><u>Prevailing BTO eligibility conditions apply</u></p> <p>The eligibility conditions are the same as the prevailing eligibility conditions for the purchase of BTO flats:</p> <ol style="list-style-type: none"> a) Household must comprise at least SC applicant and one SPR; b) Must have an eligible family nucleus, e.g. married couple; c) Household income does not exceed \$14,000, or \$21,000 if purchasing with extended/multi-generation family; d) Must not own or have an interest in a private property and have not disposed of any in the last 30 months. <p><i>(Please refer to the HDB InfoWEB (link) for more details.)</i></p>
	<p><u>Reduced priority quotas for Married Child Priority Scheme (MCPS)</u></p> <p>The priority quotas for flat allocation under the MCPS will be reviewed and adjusted depending on location for sites launched under the PLH model. This allows public housing in prime central locations to be more inclusive, as it provides more opportunities to Singaporeans who do not have family members living near the area, to also live in these neighbourhoods.</p>
Purchasing a Resale PLH flat	<p><u>Buyers of resale PLH flats to meet prevailing BTO eligibility conditions</u></p> <ul style="list-style-type: none"> • The eligibility conditions to buy a resale PLH flat are the same as the prevailing BTO eligibility conditions. • This is to ringfence PLH resale flats for buyers who meet these conditions and rein in resale prices to some extent, so that PLH flats remain accessible to the majority of Singaporean households over time. • These conditions will apply to all subsequent buyers of resale PLH flats and for around half of the 99-year lease before MND and HDB consider a review.
After the Purchase of a PLH flat	<p><u>All new and resale PLH flat owners will need to meet the following ownership conditions:</u></p>

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	<ul style="list-style-type: none"> • A 10-year minimum occupation period (MOP) before resale of flat and investing in a private residential property is allowed. • While renting out of spare bedrooms is permissible, renting out of the whole flat is <u>not</u> allowed, even after the MOP. • This is to safeguard PLH flats for Singaporeans with genuine housing needs and strengthen the owner-occupation intent.
Integration of public rental flats	Public rental flats will also be built at these sites, where feasible, for lower income households. This ensures that public housing is kept inclusive and diverse across Singapore, and HDB towns continue to be home to residents from all walks of life.

Note: * To prevent sellers from under-declaring the resale price in an attempt to fraudulently reduce the subsidy recovery payable, where HDB assesses that a flat valuation is required, the subsidy recovery will be a percentage of the higher of the valuation and the resale price of the flat.