

INFORMATION ON NOV 2017 SBF EXERCISE

Table B(a): November 2017 SBF Prices

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
Non-Mature Towns			
Bukit Batok	2-room Flexi [^]	From \$90,000	From \$10,000
	3-room	From \$170,000	From \$95,000
	4-room	From \$270,000	From \$210,000
	5-room	From \$372,000	From \$367,000
	3Gen	From \$392,000	From \$387,000
Bukit Panjang	2-room Flexi [^]	From \$121,000	From \$41,000
	3-room	From \$187,000	From \$112,000
	4-room	From \$251,000	From \$191,000
	5-room	From \$358,000	From \$353,000
	Executive (1 unit)	\$461,000	-
Choa Chu Kang	2-room Flexi [^]	From \$115,000	From \$35,000
	3-room	From \$168,000	From \$93,000
	4-room	From \$221,000	From \$161,000
	5-room	From \$315,000	From \$310,000
	Executive (1 unit)	\$475,000	-
Hougang	2-room Flexi [^]	From \$108,000	From \$28,000
	3-room	From \$176,000	From \$101,000
	4-room	From \$267,000	From \$207,000
	5-room	From \$354,000	From \$349,000
	3Gen (1 unit)	\$419,000	\$414,000
Jurong East	2-room Flexi [^] (1 unit)	\$142,000	\$62,000
	3-room	From \$201,000	From \$126,000
	4-room (1 unit)	\$297,000	\$237,000
	5-room (1 unit)	\$378,000	\$373,000
Jurong West	2-room Flexi [^]	From \$110,000	From \$30,000
	3-room	From \$177,000	From \$102,000
	4-room	From \$269,000	From \$209,000
	5-room	From \$340,000	From \$335,000
	3Gen	From \$332,000	From \$327,000
	Executive (1 unit)	\$445,000	-
Punggol	2-room Flexi [^]	From \$91,000	From \$11,000
	3-room	From \$187,000	From \$112,000
	4-room	From \$291,000	From \$231,000
	5-room	From \$343,000	From \$338,000
	Executive (1 unit)	\$540,000	-

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
Sembawang	2-room Flexi [^]	From \$90,000	From \$10,000
	3-room	From \$151,000	From \$76,000
	4-room	From \$239,000	From \$179,000
	5-room	From \$318,000	From \$313,000
Sengkang	2-room Flexi [^]	From \$86,000	From \$6,000
	3-room	From \$168,000	From \$93,000
	4-room	From \$286,000	From \$226,000
	5-room	From \$318,000	From \$313,000
	3Gen	From \$365,000	From \$360,000
	Executive	From \$445,000	-
Woodlands	2-room Flexi [^]	From \$92,000	From \$12,000
	3-room	From \$151,000	From \$76,000
	4-room	From \$231,000	From \$171,000
	5-room	From \$296,000	From \$291,000
	3Gen	From \$335,000	From \$330,000
Yishun	2-room Flexi [^]	From \$83,000	From \$5,000 ⁺
	3-room	From \$161,000	From \$86,000
	4-room	From \$241,000	From \$181,000
	5-room	From \$342,000	From \$337,000
	3Gen	From \$353,000	From \$348,000
Mature Towns/ Estates			
Ang Mo Kio	2-room Flexi [^]	From \$150,000	From \$110,000
	3-room	From \$199,000	From \$179,000
	4-room	From \$451,000	From \$446,000
	5-room	From \$493,000	-
	3Gen	From \$565,000	-
Bedok	2-room Flexi [^] (1 unit)	\$195,000	\$155,000
	3-room	From \$224,000	From \$204,000
	4-room	From \$321,000	From \$316,000
	5-room	From \$506,000	-
Bishan	4-room	From \$481,000	From \$476,000
Bukit Merah	2-room Flexi [^]	From \$235,000	From \$195,000
	3-room	From \$259,000	From \$239,000
	4-room	From \$450,000	From \$445,000
	5-room	From \$696,000	-
Bukit Timah	5-room (1 unit)	\$645,000	-
Clementi	2-room Flexi [^] (1 unit)	\$227,000	\$187,000
	3-room	From \$204,000	From \$184,000
	4-room	From \$436,000	From \$431,000
	5-room	From \$614,000	-

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
Geylang	2-room Flexi^ (1 unit)	\$164,000	\$124,000
	3-room	From \$180,000	From \$160,000
	4-room	From \$443,000	From \$438,000
Kallang/Whampoa	2-room Flexi^ (1 unit)	\$194,000	\$154,000
	3-room	From \$252,000	From \$232,000
	4-room	From \$402,000	From \$397,000
	5-room (1 unit)	\$694,000	-
Marine Parade	3-room (1 unit)	\$309,000	\$289,000
Pasir Ris	2-room Flexi^	From \$137,000	From \$97,000
	3-room	From \$212,000	From \$192,000
	4-room	From \$306,000	From \$301,000
	5-room (1 unit)	\$393,000	-
Queenstown	2-room Flexi^	From \$235,000	From \$195,000
	3-room	From \$341,000	From \$321,000
	4-room	From \$472,000	From \$467,000
	5-room	From \$627,000	-
Serangoon	2-room Flexi^ (1 unit)	\$169,000	\$129,000
	3-room	From \$184,000	From \$164,000
	4-room (1 unit)	\$274,000	\$269,000
	5-room (1 unit)	\$413,000	-
Tampines	2-room Flexi^	From \$141,000	From \$101,000
	3-room	From \$179,000	From \$159,000
	4-room	From \$282,000	From \$277,000
	5-room	From \$388,000	-
	3Gen	From \$448,000	-
Toa Payoh	2-room Flexi^	From \$162,000	From \$122,000
	3-room	From \$199,000	From \$179,000
	4-room	From \$395,000	From \$390,000
	5-room	From \$566,000	-

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](#).

- ^ 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. AHG and SHG) they can enjoy exceeds 95% of the published price of flat. Excess housing grant, if any, can be used to pay for Optional Component Scheme items and premiums that singles and Singapore citizen/ Singapore permanent resident households have to pay, before crediting the balance into the Singaporean buyers' CPF accounts.
- 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

Table B(b): Flat Supply for Nov 2017 SBF Exercise

Status	Town/Estate	2-room Flexi		3R		4R	5R / 3Gen / EF			Total
		Short Lease [^]	Short/ 99-Year Lease [#]	Income ≤ \$6K	Income ≤ \$12K		5R	3Gen	EF	
Non-Mature Town/Estate	Bukit Batok	7	139	73	6	124	128	23		500
	Bukit Panjang	4	3	4	1	4	4		1	21
	Choa Chu Kang	6	8	10		28	14		1	67
	Hougang	24	6	20	2	51	7	1		111
	Jurong East*	2	1	3		1	1			8
	Jurong West*	28	15	28		26	22	25	1	145
	Punggol	6	29	17	19	84	37		1	193
	Sembawang		20	36		392	60			508
	Sengkang	9	49	37	10	53	28	4	3	193
	Woodlands	14	18	53		59	53	5		202
Yishun	19	17	86		191	30	7		350	
Sub-Total		119	305	367	38	1,013	384	65	7	2,298
Mature Town/Estate	Ang Mo Kio	25	61		13	18	14	8		139
	Bedok	10	1		11	24	3			49
	Bishan	1				2				3
	Bukit Merah	15	55		29	28	7			134
	Bukit Timah	2					1			3
	Clementi		1		10	13	5			29
	Geylang	8	1		4	5				18
	Kallang/Whampoa	19	1		21	31	1			73
	Marine Parade				1					1
	Pasir Ris	3	4		2	4	1			14
	Queenstown	6	43		52	142	25			268
	Serangoon	5	1		2	1	1			10
	Tampines	9	2		11	28	14	3		67
	Toa Payoh	16	46		131	98	4			295
Sub-Total		119	216	0	287	394	76	11	0	1,103
Total		238	521	367	325	1,407	460	76	7	3,401

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

- 2-room Flexi flats in SkyParc @ Dawson (QT N1 C5)
- 4-room and 5-room flats in Dawson Vista (QT N1 C6)
- 2-room Flexi, 3-room and 4-room flats at Forfar Heights (QT N1 C7)

Table B(c): Ethnic Quota of Flats for Sale in Nov 2017 SBF Exercise

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room Flexi (Short Lease)	25	25	12	25
	2-room Flexi (Short Lease/ 99-Year Lease)	61	56	52	23
	3-room (Income ≤ \$12K)	13	13	8	13
	4-room	18	18	14	18
	5-room/ 3Gen	22	22	21	19
Bedok	2-room Flexi (Short Lease)	10	10	10	10
	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$12K)	11	11	11	11
	4-room	24	24	24	24
	5-room	3	3	3	3
Bishan	2-room Flexi (Short Lease)	1	1	0	1
	4-room	2	2	0	2
Bukit Batok	2-room Flexi (Short Lease)	7	7	7	7
	2-room Flexi (Short Lease/ 99-Year Lease)	139	107	139	99
	3-room (Income ≤ \$6K)	73	26	73	30
	3-room (Income ≤ \$12K)	6	4	6	6
	4-room	124	72	124	100
	5-room/ 3Gen	151	99	151	78
Bukit Merah	2-room Flexi (Short Lease)	15	15	8	11
	2-room Flexi (Short Lease/ 99-Year Lease)	55	55	44	12
	3-room (Income ≤ \$12K)	29	29	22	24
	4-room	28	28	22	25
	5-room	7	7	1	7
Bukit Panjang	2-room Flexi (Short Lease)	4	4	4	4
	2-room Flexi (Short Lease/ 99-Year Lease)	3	2	3	2
	3-room (Income ≤ \$6K)	4	2	4	4
	3-room (Income ≤ \$12K)	1	1	1	1
	4-room	4	4	4	4
	5-room/Executive	5	4	4	5
Bukit Timah	2-room Flexi (Short Lease)	2	2	1	1
	5-room	1	1	0	1
Choa Chu Kang	2-room Flexi (Short Lease)	6	5	6	6
	2-room Flexi	8	4	8	6

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	(Short Lease/ 99-Year Lease)				
	3-room (Income ≤ \$6K)	10	5	10	8
	4-room	28	11	28	24
	5-room/ Executive	15	12	15	6
Clementi	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$12K)	10	10	6	10
	4-room	13	13	9	13
	5-room	5	5	4	5
Geylang	2-room Flexi (Short Lease)	8	8	7	7
	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$12K)	4	4	4	4
	4-room	5	5	5	5
Hougang	2-room Flexi (Short Lease)	24	24	24	22
	2-room Flexi (Short Lease/ 99-Year Lease)	6	6	6	6
	3-room (Income ≤ \$6K)	20	20	19	19
	3-room (Income ≤ \$12K)	2	2	2	2
	4-room	51	44	50	45
	5-room/ 3Gen	8	8	8	8
Jurong East	2-room Flexi (Short Lease)	2	2	2	2
	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$6K)	3	0	3	2
	4-room	1	1	1	1
	5-room	1	1	1	1
Jurong West	2-room Flexi (Short Lease)	28	18	28	19
	2-room Flexi (Short Lease/ 99-Year Lease)	15	8	15	11
	3-room (Income ≤ \$6K)	28	14	28	17
	4-room	26	20	26	22
	5-room/ 3Gen/ Executive	48	30	48	36
Kallang/Whampoa	2-room Flexi (Short Lease)	19	19	15	10
	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	1	1
	3-room (Income ≤ \$12K)	21	19	16	13
	4-room	31	31	23	25
	5-room	1	1	0	1
Marine Parade	3-room (Income ≤ \$12K)	1	1	1	1

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Pasir Ris	2-room Flexi (Short Lease)	3	3	3	1
	2-room Flexi (Short Lease/ 99-Year Lease)	4	1	4	2
	3-room (Income ≤ \$12K)	2	1	2	2
	4-room	4	1	4	4
	5-room	1	0	1	1
Punggol	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/ 99-Year Lease)	29	27	29	29
	3-room (Income ≤ \$6K)	17	12	17	15
	3-room (Income ≤ \$12K)	19	16	19	19
	4-room	84	75	84	82
	5-room/ Executive	38	35	38	37
Queenstown	2-room Flexi (Short Lease)	6	6	5	6
	2-room Flexi (Short Lease/ 99-Year Lease)	43	14	43	8
	3-room (Income ≤ \$12K)	52	40	41	25
	4-room	142	80	127	52
	5-room	25	8	24	3
Sembawang	2-room Flexi (Short Lease/ 99-Year Lease)	20	18	20	20
	3-room (Income ≤ \$6K)	36	23	36	19
	4-room	392	127	392	151
	5-room	60	19	60	20
Sengkang	2-room Flexi (Short Lease)	9	7	9	9
	2-room Flexi (Short Lease/ 99-Year Lease)	49	47	49	48
	3-room (Income ≤ \$6K)	37	28	37	37
	3-room (Income ≤ \$12K)	10	7	10	10
	4-room	53	50	53	48
	5-room/ 3Gen/ Executive	35	34	34	34
Serangoon	2-room Flexi (Short Lease)	5	5	5	1
	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	0	1
	3-room (Income ≤ \$12K)	2	2	2	2
	4-room	1	0	1	1
	5-room	1	1	1	1
Tampines	2-room Flexi (Short Lease)	9	6	9	9
	2-room Flexi (Short Lease/ 99-Year Lease)	2	0	2	2
	3-room (Income ≤ \$12K)	11	5	11	7

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	4-room	28	16	28	27
	5-room/ 3Gen	17	12	17	14
Toa Payoh	2-room Flexi (Short Lease)	16	16	10	14
	2-room Flexi (Short Lease/ 99-Year Lease)	46	46	31	29
	3-room (Income ≤ \$12K)	131	131	82	88
	4-room	98	98	72	89
	5-room	4	4	4	3
Woodlands	2-room Flexi (Short Lease)	14	8	14	9
	2-room Flexi (Short Lease/ 99-Year Lease)	18	12	18	15
	3-room (Income ≤ \$6K)	53	9	53	13
	4-room	59	20	59	37
	5-room/ 3Gen	58	18	58	32
Yishun	2-room Flexi (Short Lease)	19	15	19	14
	2-room Flexi (Short Lease/ 99-Year Lease)	17	13	17	14
	3-room (Income ≤ \$6K)	86	38	86	50
	4-room	191	82	191	115
	5-room/3Gen	37	30	37	36
Total		3401	2283	3170	2243