

INFORMATION ON MAY 2019 SBF EXERCISE

Table B(a): May 2019 SBF Prices

Project	Flat Type	Selling Price (Excluding Grants)	Selling Price (Including Grants)
Non-Mature Towns			
Bukit Batok	2-room Flexi [^]	From \$95,000	From \$15,000
	3-room	From \$159,000	From \$84,000
	4-room	From \$272,000	From \$212,000
	5-room	From \$383,000	From \$378,000
	3Gen	From \$426,000	From \$421,000
Bukit Panjang	2-room Flexi [^]	From \$93,000	From \$13,000
	3-room	From \$214,000	From \$139,000
	4-room	From \$272,000	From \$212,000
	5-room	From \$322,000	From \$317,000
Choa Chu Kang	2-room Flexi [^]	From \$117,000	From \$37,000
	3-room (1 unit)	\$187,000	\$112,000
	4-room	From \$236,000	From \$176,000
	5-room	From \$324,000	From \$319,000
	Executive	From \$495,000	From \$495,000
Hougang	2-room Flexi [^]	From \$107,000	From \$27,000
	3-room	From \$189,000	From \$114,000
	4-room	From \$244,000	From \$184,000
	5-room	From \$350,000	From \$345,000
Jurong East	3-room	From \$159,000	From \$84,000
	5-room (1 unit)	\$358,000	\$353,000
Jurong West	2-room Flexi [^]	From \$114,000	From \$34,000
	3-room	From \$144,000	From \$69,000
	4-room	From \$246,000	From \$186,000
	5-room	From \$378,000	From \$373,000
Punggol	2-room Flexi [^]	From \$92,000	From \$12,000
	3-room	From \$197,000	From \$122,000
	4-room	From \$276,000	From \$216,000
	5-room	From \$348,000	From \$343,000
	3Gen	From \$453,000	From \$448,000
Sembawang	2-room Flexi [^]	From \$110,000	From \$30,000
	3-room	From \$160,000	From \$85,000
	4-room	From \$236,000	From \$176,000
	5-room	From \$298,000	From \$293,000
Sengkang	2-room Flexi [^]	From \$94,000	From \$14,000
	3-room	From \$196,000	From \$121,000

Project	Flat Type	Selling Price (Excluding Grants)	Selling Price (Including Grants)
	4-room	From \$280,000	From \$220,000
	5-room	From \$348,000	From \$343,000
	3Gen	From \$379,000	From \$374,000
	Executive (1 unit)	\$475,000	\$475,000
Woodlands	2-room Flexi^	From \$94,000	From \$14,000
	3-room	From \$159,000	From \$84,000
	4-room	From \$226,000	From \$166,000
	5-room	From \$248,000	From \$243,000
	3Gen	From \$377,000	From \$372,000
	Executive	From \$505,000	From \$505,000
Yishun	2-room Flexi^	From \$83,000	From \$5,000 +
	3-room	From \$169,000	From \$94,000
	4-room	From \$263,000	From \$203,000
	5-room	From \$343,000	From \$338,000
	3Gen	From \$356,000	From \$351,000
Town	Flat Type	Selling Price (excluding Grants)	Selling Price (including Grants)
Mature Towns/Estates			
Ang Mo Kio	2R Flexi ^	From \$169,000	From \$129,000
	3-room	From \$175,000	From \$155,000
	4-room	From \$348,000	From \$343,000
	5-room	From \$584,000	From \$584,000
Bedok	2R Flexi ^	From \$192,000	From \$152,000
	3-room	From \$164,000	From \$144,000
	4-room	From \$276,000	From \$271,000
	5-room	From \$418,000	From \$418,000
Bishan	4-room	From \$301,000	From \$296,000
Bukit Merah	2R Flexi ^	From \$251,000	From \$211,000
	3-room	From \$279,000	From \$259,000
	4-room	From \$311,000	From \$306,000
	5-room	From \$648,000	From \$648,000
Clementi	2R Flexi ^	From \$138,000	From \$98,000
	3-room	From \$283,000	From \$263,000
	4-room	From \$276,000	From \$271,000
	5-room	From \$511,000	From \$511,000
	3Gen	From \$527,000	From \$527,000
Central	2R Flexi ^ (1 unit)	\$195,000	\$155,000
	3-room (1 unit)	\$389,000	\$369,000
Geylang	2R Flexi ^	From \$139,000	From \$99,000
	3-room	From \$189,000	From \$169,000

Project	Flat Type	Selling Price (Excluding Grants)	Selling Price (Including Grants)
	4-room	From \$447,000	From \$442,000
Kallang/Whampoa	3-room	From \$151,000	From \$131,000
	4-room	From \$400,000	From \$395,000
	5-room	From \$604,000	From \$604,000
Pasir Ris	4-room	From \$296,000	From \$291,000
	5-room	From \$363,000	From \$363,000
	Executive (1 unit)	\$515,000	\$515,000
Queenstown	2R Flexi ^	From \$266,000	From \$226,000
	3-room	From \$207,000	From \$187,000
	4-room	From \$514,000	From \$509,000
	5-room	From \$720,000	From \$720,000
Serangoon	3-room (1 unit)	\$265,000	\$245,000
Tampines	3-room	From \$182,000	From \$162,000
	4-room	From \$276,000	From \$271,000
	5-room	From \$357,000	From \$357,000
	3Gen	From \$439,000	From \$439,000
	Executive (1 unit)	\$595,000	\$595,000
Toa Payoh	2R Flexi ^	From \$149,000	From \$109,000
	3-room	From \$123,000	From \$103,000
	4-room	From \$265,000	From \$260,000
	5-room	From \$590,000	From \$590,000

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 May 2019 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	Bukit Batok	8	37	25		68	42	4		184
	Bukit Panjang	4	8	2		5	2			21
	Choa Chu Kang	8	2	1		7	8		2	28
	Hougang	9	19	7		29	4			68
	Jurong East*	1		3			1			5
	Jurong West*	16	5	7		17	3			48
	Punggol	2	42	16	10	77	49	2		198
	Sembawang		5	10		29	15			59
	Sengkang	3	88	36		164	78	38	1	408
	Woodlands	5	11	31		66	27	2	2	144
Yishun	7	86	50		167	77	35		422	
Sub-Total		63	303	188	10	629	306	81	5	1,585
Mature Town/ Estate	Ang Mo Kio	13	8		19	14	5			59
	Bedok	8	8		13	25	3			57
	Bishan	1				2				3
	Bukit Merah	7	7		23	28	7			72
	Bukit Timah	6								6
	Central		1		1					2
	Clementi		5		7	24	30	25		91
	Geylang	11	38		21	136				206
	Kallang Whampoa	7			12	17	2			38
	Pasir Ris	1				4	2		1	8
	Queenstown	3	14		57	28	3			105
	Serangoon	3			1					4
	Tampines	11			55	441	436	5	1	949
Toa Payoh	11	6		25	36	5			83	
Sub-Total		82	87	0	234	755	493	30	2	1,683
Total		145	390	188	244	1,384	799	111	7	3,268

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.

[^] 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:

- 3-room flats in Dawson Vista (QT N1 C6)
- 2-room Flexi, 3-room, 4-room and 5-room flats in West Coast Parkview (CL N8 C1)

Table B(c): Ethnic Quota of Flats for Sale in May 2019 SBF Exercise

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room Flexi (Short Lease)	13	13	6	9
	2-room Flexi (Short Lease/ 99-Year Lease)	8	8	8	8
	3-room (Income < \$12K)	19	19	13	19
	4-room	14	14	7	14
	5-room	5	5	4	5
Bedok	2-room Flexi (Short Lease)	8	5	8	8
	2-room Flexi (Short Lease/ 99-Year Lease)	8	7	7	8
	3-room (Income < \$12K)	13	8	12	13
	4-room	25	25	24	25
	5-room	3	3	3	3
Bishan	2-room Flexi (Short Lease)	1	1	1	1
	4-room	2	2	0	2
Bukit Batok	2-room Flexi (Short Lease)	8	8	8	5
	2-room Flexi (Short Lease/ 99-Year Lease)	37	25	37	31
	3-room (Income < \$6K)	25	19	25	23
	4-room	68	52	68	64
	5-room / 3Gen	46	40	46	42
Bukit Merah	2-room Flexi (Short Lease)	7	7	2	7
	2-room Flexi (Short Lease/ 99-Year Lease)	7	7	5	7
	3-room (Income < \$12K)	23	23	16	21
	4-room	28	28	11	28
	5-room	7	7	7	7
Bukit Panjang	2-room Flexi (Short Lease)	4	4	4	4
	2-room Flexi (Short Lease/ 99-Year Lease)	8	7	8	8
	3-room (Income < \$6K)	2	1	2	2
	4-room	5	5	5	5
	5-room	2	2	1	2
Bukit Timah	2-room Flexi (Short Lease)	6	6	6	6
Choa Chu Kang	2-room Flexi (Short Lease)	8	8	8	8
	2-room Flexi (Short Lease/ 99-Year Lease)	2	1	2	2
	3-room (Income < \$6K)	1	0	1	1
	4-room	7	3	7	7
	5-room / Exec	10	6	10	10

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Clementi	2-room Flexi (Short Lease/ 99-Year Lease)	5	5	5	2
	3-room (Income < \$12K)	7	6	7	4
	4-room	24	23	24	8
	5-room / 3Gen	55	28	55	10
Central	2-room Flexi (Short Lease/ 99-Year Lease)	1	1	0	1
	3-room (Income < \$12K)	1	1	0	1
Geylang	2-room Flexi (Short Lease)	11	11	11	11
	2-room Flexi (Short Lease/ 99-Year Lease)	38	37	35	21
	3-room (Income < \$12K)	21	20	17	19
	4-room	136	136	58	131
Hougang	2-room Flexi (Short Lease)	9	9	9	9
	2-room Flexi (Short Lease/ 99-Year Lease)	19	19	19	19
	3-room (Income < \$6K)	7	7	6	7
	4-room	29	27	28	29
	5-room	4	4	3	4
Jurong East	2-room Flexi (Short Lease)	1	1	1	1
	3-room (Income < \$6K)	3	3	3	3
	5-room	1	1	1	1
Jurong West	2-room Flexi (Short Lease)	16	13	16	16
	2-room Flexi (Short Lease/ 99-Year Lease)	5	1	5	4
	3-room (Income < \$6K)	7	4	7	5
	4-room	17	14	17	13
	5-room	3	3	3	3
Kallang/Whampoa	2-room Flexi (Short Lease)	7	7	7	7
	3-room (Income < \$12K)	12	12	11	11
	4-room	17	17	16	17
	5-room	2	2	1	2
Pasir Ris	2-room Flexi (Short Lease)	1	0	1	1
	4-room	4	3	4	4
	5-room / Exec	3	1	3	2
Punggol	2-room Flexi (Short Lease)	2	2	2	2
	2-room Flexi (Short Lease/ 99-Year Lease)	42	39	42	38
	3-room (Income < \$6K)	16	8	16	11

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	3-room (Income < \$12K)	10	9	10	10
	4-room	77	56	77	65
	5-room / 3Gen	51	51	51	50
Queenstown	2-room Flexi (Short Lease)	3	3	3	3
	2-room Flexi (Short Lease/ 99-Year Lease)	14	13	14	12
	3-room (Income < \$12K)	57	56	52	46
	4-room	28	28	25	28
	5-room	3	3	3	3
Sembawang	2-room Flexi (Short Lease/ 99-Year Lease)	5	4	5	5
	3-room (Income < \$6K)	10	5	10	8
	4-room	29	17	29	24
	5-room	15	14	15	12
Sengkang	2-room Flexi (Short Lease)	3	3	3	3
	2-room Flexi (Short Lease/ 99-Year Lease)	88	86	85	64
	3-room (Income < \$6K)	36	26	36	20
	4-room	164	74	162	57
	5-room / 3Gen / Exec	117	55	108	45
Serangoon	2-room Flexi (Short Lease)	3	3	3	3
	3-room (Income < \$12K)	1	1	0	1
Tampines	2-room Flexi (Short Lease)	11	10	11	11
	3-room (Income < \$12K)	55	19	55	25
	4-room	441	119	439	211
	5-room / 3Gen	442	202	436	153
Toa Payoh	2-room Flexi (Short Lease)	11	11	10	8
	2-room Flexi (Short Lease/ 99-Year Lease)	6	5	5	4
	3-room (Income < \$12K)	25	25	22	23
	4-room	36	36	29	35
	5-room	5	5	2	5
Woodlands	2-room Flexi (Short Lease)	5	4	5	5
	2-room Flexi (Short Lease/ 99-Year Lease)	11	5	11	11
	3-room (Income < \$6K)	31	7	31	10
	4-room	66	20	66	38
	5-room / 3Gen / Exec	31	18	31	20
Yishun	2-room Flexi (Short Lease)	7	7	7	6

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	2-room Flexi (Short Lease/ 99-Year Lease)	86	67	86	62
	3-room (Income < \$6K)	50	26	50	25
	4-room	167	61	167	89
	5-room / 3Gen	112	56	112	32
	Total	3,268	2,044	3,071	2,054