

INFORMATION ON NOV 2016 SBF EXERCISE

Table B(a): Nov 2016 SBF Prices

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
Non-Mature Towns			
Bukit Batok	2-room Flexi [^]	From \$109,000	From \$29,000
	3-room	From \$168,000	From \$98,000
	4-room	From \$264,000	From \$209,000
	5-room	From \$355,000	From \$345,000
	3Gen	From \$431,000	From \$421,000
Bukit Panjang	2-room Flexi [^] (1 unit)	\$118,000	\$38,000
	3-room	From \$187,000	From \$117,000
	4-room	From \$236,000	From \$181,000
	5-room	From \$324,000	From \$314,000
Choa Chu Kang	2-room Flexi [^]	From \$117,000	From \$37,000
	3-room	From \$170,000	From \$100,000
	4-room	From \$238,000	From \$183,000
	5-room	From \$324,000	From \$314,000
	Executive	From \$465,000	-
Hougang	2-room Flexi [^]	From \$105,000	From \$25,000
	3-room	From \$171,000	From \$101,000
	4-room	From \$273,000	From \$218,000
	5-room	From \$362,000	From \$352,000
	3Gen	From \$413,000	From \$403,000
Jurong East	2-room Flexi [^] (1 unit)	\$143,000	\$63,000
	3-room	From \$179,000	From \$109,000
	4-room	From \$308,000	From \$253,000
	Executive (1 unit)	\$695,000	-
Jurong West	2-room Flexi [^] (1 unit)	\$120,000	\$40,000
	3-room	From \$166,000	From \$96,000
	4-room	From \$256,000	From \$201,000
	5-room	From \$323,000	From \$313,000
	3Gen	From \$393,000	From \$383,000
Punggol	2-room Flexi [^]	From \$95,000	From \$15,000
	3-room	From \$182,000	From \$112,000
	4-room	From \$273,000	From \$218,000
	5-room	From \$350,000	From \$340,000
Sembawang	2-room Flexi [^]	From \$75,000	From \$4,000*
	3-room	From \$149,000	From \$79,000
	4-room	From \$231,000	From \$176,000
	5-room	From \$315,000	From \$305,000
Sengkang	2-room Flexi [^]	From \$95,000	From \$15,000
	3-room	From \$181,000	From \$111,000
	4-room	From \$270,000	From \$215,000
	5-room	From \$326,000	From \$316,000
	3Gen	From \$413,000	From \$403,000

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
	Executive	From \$555,000	-
Woodlands	2-room Flexi^	From \$101,000	From \$21,000
	3-room	From \$154,000	From \$84,000
	4-room	From \$247,000	From \$192,000
	5-room	From \$307,000	From \$297,000
	Executive	From \$575,000	-
Yishun	2-room Flexi^	From \$94,000	From \$14,000
	3-room	From \$165,000	From \$95,000
	4-room	From \$257,000	From \$202,000
	5-room	From \$320,000	From \$310,000
	3Gen	From \$387,000	From \$377,000
	Executive (1 unit)	\$531,000	-
Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
Mature Towns/Estates			
Ang Mo Kio	2-room Flexi^ (1 unit)	\$171,000	\$131,000
	3-room	From \$213,000	From \$183,000
	4-room	From \$358,000	From \$343,000
	5-room	From \$578,000	From \$568,000
Bedok	2-room Flexi^	From \$182,000	From \$142,000
	3-room	From \$199,000	From \$169,000
	4-room	From \$311,000	From \$296,000
	5-room	From \$478,000	From \$468,000
Bishan	4-room (1 unit)	\$396,000	\$381,000
Bukit Merah	2-room Flexi^	From \$228,000	From \$188,000
	3-room	From \$259,000	From \$229,000
	4-room	From \$351,000	From \$336,000
	5-room	From \$553,000	From \$543,000
Central	2-room Flexi^ (1 unit)	\$218,000	\$178,000
Clementi	2-room Flexi^	From \$221,000	From \$181,000
	3-room	From \$218,000	From \$188,000
	4-room	From \$447,000	From \$432,000
	5-room	From \$654,000	From \$644,000
Geylang	2-room Flexi^	From \$171,000	From \$131,000
	3-room	From \$182,000	From \$152,000
	4-room	From \$423,000	From \$408,000
	5-room (1 unit)	\$510,000	\$500,000
Kallang/Whampoa	3-room	From \$249,000	From \$219,000
	4-room	From \$404,000	From \$389,000
	5-room	From \$595,000	From \$585,000
Pasir Ris	2-room Flexi^	From \$141,000	From \$101,000
	3-room	From \$214,000	From \$184,000
	4-room	From \$311,000	From \$296,000
	5-room	From \$378,000	From \$368,000
	Executive (1 unit)	\$525,000	-
Queenstown	2-room Flexi^	From \$233,000	From \$193,000
	3-room	From \$304,000	From \$274,000
	4-room	From \$483,000	From \$468,000
	5-room	From \$691,000	From \$681,000
	Executive (1 unit)	\$798,000	-

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
Serangoon	2-room Flexi [^] (1 unit)	\$156,000	\$116,000
	5-room	From \$383,000	From \$373,000
	Executive (1 unit)	\$532,000	-
Tampines	2-room Flexi [^]	From \$137,000	From \$97,000
	3-room	From \$180,000	From \$150,000
	4-room	From \$268,000	From \$253,000
	5-room	From \$369,000	From \$359,000
	3Gen	From \$404,000	From \$394,000
	Executive [#]	From \$535,000	-
Toa Payoh	3-room	From \$209,000	From \$179,000
	4-room	From \$386,000	From \$371,000

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.
- [^] 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.
- # Includes one unit of Multi-generation flat.
- Please refer to esales.hdb.gov.sg to check the lease commencement date of each block.

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

Status	Town/Estate	2-room Flexi		3R		4R	5R / 3Gen / EF			Total
		Short Lease [^]	Short Lease/ 99-Year Lease [#]	Income ≤ \$6K	Income ≤ \$12K		5R	3Gen	EF	
Non-Mature Town/Estate	Bukit Batok	5	11	35	1	372	135	2		561
	Bukit Panjang		1	3		11	7			22
	Choa Chu Kang	6	6	12		96	59		2	181
	Hougang	12	6	95		31	10	2		156
	Jurong East*	2	1	16		5			1	25
	Jurong West*	2	1	39		54	7	2		105
	Punggol	7	36	201	37	213	70			564
	Sembawang		16	229		887	365			1,497
	Sengkang	7	2	20	4	89	42	2	2	168
	Woodlands	23	7	110		77	30		2	249
	Yishun	6	5	33	1	56	21	3	1	126
Sub-Total		70	92	793	43	1,891	746	11	8	3,654
Mature Town/Estate	Ang Mo Kio	3	1		11	21	2			38
	Bedok	9	8		15	21	4			57

Status	Town/Estate	2-room Flexi		3R		4R	5R / 3Gen / EF			Total
		Short Lease [^]	Short Lease/ 99-Year Lease [#]	Income ≤ \$6K	Income ≤ \$12K		5R	3Gen	EF	
	Bishan	2				1				3
	Bukit Merah	20	52		20	100	25			217
	Bukit Timah	13								13
	Central		1							1
	Clementi		38		13	13	3			67
	Geylang	45	2		31	23	1			102
	Kallang/Whampoa	113			19	52	16			200
	Pasir Ris	1	6		2	10	2		1	22
	Queenstown	8	34		8	27	6		1	84
	Serangoon		1				2		1	4
	Tampines	104	2		243	55	30	12	3 ^{**}	449
	Toa Payoh	10			68	19				97
Sub-Total		328	145	0	430	342	91	12	6	1,354
Total		398	237	793	473	2,233	837	23	14	5,008

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.

^{**} There is one unit of Multi-Generation flat at Blk 460 Tampines St 42 #08-312.

The GRO Scheme is applicable to the 4-room and 5-room flats in Commonwealth 10 (QT N4 RC30).

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

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
Ang Mo Kio	2-room Flexi (Short Lease)	3	3	2	3
	2-room Flexi (Short Lease/99-Year Lease)	1	0	0	1
	3-room (Income ≤ \$12K)	11	10	7	9
	4-room	21	21	16	21
	5-room	2	2	1	2
Bedok	2-room Flexi (Short Lease)	9	5	9	8
	2-room Flexi (Short Lease/99-Year Lease)	8	8	8	8
	3-room (Income ≤ \$12K)	15	13	15	10
	4-room	21	21	21	21
	5-room	4	4	4	4
Bishan	2-room Flexi (Short Lease)	2	2	0	2

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	4-room	1	1	0	1
Bukit Batok	2-room Flexi (Short Lease)	5	2	5	2
	2-room Flexi (Short Lease/99-Year Lease)	11	11	11	11
	3-room (Income ≤ \$6K)	35	18	35	20
	3-room (Income ≤ \$12K)	1	1	1	1
	4-room	372	110	371	138
	5-room/3Gen	137	56	137	45
Bukit Merah	2-room Flexi (Short Lease)	20	20	16	17
	2-room Flexi (Short Lease/99-Year Lease)	52	52	52	25
	3-room (Income ≤ \$12K)	20	20	16	16
	4-room	100	100	36	96
	5-room	25	25	4	25
Bukit Panjang	2-room Flexi (Short Lease/99-Year Lease)	1	0	1	1
	3-room (Income ≤ \$6K)	3	0	3	3
	4-room	11	10	11	11
	5-room	7	7	7	7
Bukit Timah	2-room Flexi (Short Lease)	13	13	13	13
Central	2-room (Short Lease/99-Year Lease)	1	1	0	1
Choa Chu Kang	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/99-Year Lease)	6	1	6	5
	3-room (Income ≤ \$6K)	12	2	12	2
	4-room	96	45	96	73
	5-room/Executive	61	39	61	44
Clementi	2-room Flexi (Short Lease/99-Year Lease)	38	38	38	29
	3-room (Income ≤ \$12K)	13	13	11	13
	4-room	13	13	13	13
	5-room	3	3	3	3
Geylang	2-room Flexi (Short Lease)	45	45	43	45
	2-room Flexi (Short Lease/99-Year Lease)	2	0	2	2
	3-room (Income ≤ \$12K)	31	29	30	31
	4-room	23	23	22	23
	5-room	1	1	0	1
Hougang	2-room Flexi (Short Lease)	12	12	12	12
	2-room Flexi (Short Lease/99-Year Lease)	6	6	6	6

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	3-room (Income ≤ \$6K)	95	34	90	30
	4-room	31	29	31	25
	5-room/3Gen	12	12	11	11
Jurong East	2-room Flexi (Short Lease)	2	2	2	2
	2-room Flexi (Short Lease/99-Year Lease)	1	0	1	1
	3-room (Income ≤ \$6K)	16	4	16	10
	4-room	5	5	5	3
	Executive	1	1	1	1
Jurong West	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)	39	5	39	21
	4-room	54	19	54	35
	5-room/3Gen	9	4	9	4
Kallang/Whampoa	2-room Flexi (Short Lease)	113	113	100	64
	3-room (Income ≤ \$12K)	19	19	16	14
	4-room	52	52	40	51
	5-room	16	16	12	10
Pasir Ris	2-room Flexi (Short Lease)	1	1	1	1
	2-room Flexi (Short Lease/99-Year Lease)	6	1	6	5
	3-room (Income ≤ \$12K)	2	2	2	2
	4-room	10	5	10	10
	5-room/Executive	3	2	3	2
Punggol	2-room Flexi (Short Lease)	7	7	7	7
	2-room Flexi (Short Lease/99-Year Lease)	36	34	36	36
	3-room (Income ≤ \$6K)	201	48	201	74
	3-room (Income ≤ \$12K)	37	25	37	28
	4-room	213	158	213	179
	5-room	70	68	70	66
Queenstown	2R Flexi (Short Lease)	8	8	7	8
	2-room Flexi (Short Lease/99-Year Lease)	34	34	33	34
	3-room (Income ≤ \$12K)	8	8	6	8
	4-room	27	27	25	24
	5-room/Executive	7	7	5	7
Sembawang	2-room Flexi (Short Lease/99-Year Lease)	16	16	16	16
	3-room	229	54	229	91

Town	Flat Type	Total Units	Ethnic Quota		
			Malay	Chinese	Indian/ Others
	(Income ≤ \$6K)				
	4-room	887	280	861	199
	5-room	365	180	349	97
Sengkang	2-room Flexi (Short Lease)	7	6	7	7
	2-room Flexi (Short Lease/99-Year Lease)	2	1	2	2
	3-room (Income ≤ \$6K)	20	20	20	19
	3-room (Income ≤ \$12K)	4	4	4	4
	4-room	89	88	89	87
	5-room/3Gen/Executive	46	46	46	39
Serangoon	2-room Flexi (Short Lease/99-Year Lease)	1	1	0	1
	5-room/ Executive	3	3	2	3
Tampines	2-room Flexi (Short Lease)	104	37	104	37
	2-room Flexi (Short Lease/99-Year Lease)	2	1	2	1
	3-room (Income ≤ \$12K)	243	45	243	80
	4-room	55	46	55	51
	5-room/3Gen/MG/Executive	45	39	45	43
Toa Payoh	2-room Flexi (Short Lease)	10	10	9	10
	3-room (Income ≤ \$12K)	68	46	52	32
	4-room	19	19	11	17
Woodlands	2-room Flexi (Short Lease)	23	9	23	19
	2-room Flexi (Short Lease/99-Year Lease)	7	5	7	5
	3-room (Income ≤ \$6K)	110	7	110	38
	4-room	77	28	77	55
	5-room/Executive	32	16	32	23
Yishun	2-room Flexi (Short Lease)	6	6	6	6
	2-room Flexi (Short Lease/99-Year Lease)	5	4	5	5
	3-room (Income ≤ \$6K)	33	20	33	32
	3-room (Income ≤ \$12K)	1	1	1	1
	4-room	56	49	56	55
	5-room/3Gen/ Executive	25	24	25	25
Total		5,008	2,676	4,776	2,706