HOUSING & DEVELOPMENT BOARD

PRESS RELEASE

HDB Launches 4,841 Flats in August 2016 BTO Exercise

HDB launched 4,841 flats for sale today under the August 2016 Build-To-Order (BTO) exercise. These flats are spread across five projects – three in the non-mature towns of Hougang, Sembawang and Yishun, and two in the mature town of Tampines.

2 This is the third BTO launch in 2016, bringing the total number of BTO flats offered this year to 12,781 units. Together with the 5,170 balance flats offered in May 2016, HDB has offered a total of 17,951 flats in 2016 to meet the housing needs of Singaporeans.

Wide Range of Flats for Different Budgets and Needs

3 A wide range of flats, comprising 2-room Flexi to Three-Generation (3Gen) flats, will be offered to meet the diverse housing needs of first-timers, second-timers, multi-generation families, elderly and singles. Further details can be found in Annex A.

4 Eligible first-timer families can enjoy up to $80,000 of housing grants, comprising the Additional CPF Housing Grant (AHG) (up to $40,000) and the Special CPF Housing Grant (SHG) (up to $40,000). With these grants, buyers of 2-room Flexi, 3-room, 4-room and 5-room flats could pay as little as **$4,000**[1]**, $86,000, $185,000** and **$301,000** respectively.

5 New HDB flats are priced with a generous subsidy, taking into account factors such as location, flat attributes and prevailing market conditions. In addition, short-lease 2-room Flexi flats are priced according to the lease tenure, as shown in Annex B. HDB's prices are considerably lower than transacted prices of comparable resale flats in the vicinity (see Table 1 for the BTO prices and the comparable resale prices).

Table 1: August 2016 BTO Prices

Town	Contract	Flat Type	Transacted Prices of Resale Flats in the Vicinity #	Selling Price (Excluding Grants **)	Selling Price (Including Grants ^)
Non-Mature Towns					
Hougang	Buangkok Woods	2-room Flexi*	-	From $79,000	From $4,000 +
		3-room	-	From $165,000	From $95,000
		4-room	$330,000 - $388,000	From $255,000	From $200,000
Sembawang	EastDelta @ Canberra	4-room	$340,000 - $375,000	From $240,000	From $185,000
		5-room	$380,000 - $425,000	From $311,000	From $301,000

[1] In this case, the total grants are $80,000 and the selling price is $79,000. A minimum payment of 5% of the published price, i.e. $4,000 is needed, and the excess AHG/SHG will be credited into the buyers' CPF Special Account (SA) /Retirement Account (RA) and Medisave Account (MA).

Town	Contract	Flat Type	Transacted Prices of Resale Flats in the Vicinity #	Selling Price (Excluding Grants **)	Selling Price (Including Grants ^)
Yishun	Valley Spring @ Yishun	2-room Flexi*	-	From $79,000	From $4,000 +
		3-room	-	From $156,000	From $86,000
		4-room	$300,000 - $355,000	From $251,000	From $196,000
Mature Town					
Tampines	Tampines GreenView Tampines GreenVerge	3-room	-	From $202,000	From $172,000
		4-room	$380,000 - $475,000	From $289,000	From $274,000
		5-room	$470,000 - $595,000	From $398,000	From $388,000
		3Gen	-	From $428,000	From $418,000

Note:

1) * 2-room Flexi flats come in two sizes of 36 sqm (Type 1) and 45 sqm (Type 2).

^ 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 BTO flat. SHG is applicable only to 2-room Flexi, 3-room and 4-room flats in the non-mature towns. With the SHG enhancement announced at NDR 2015, eligible first-time flat buyers with income up to $8,500 would now enjoy SHG of up to $40,000:

i) 2-room Flexi flat: $80,000 (comprising AHG of $40,000 and SHG of $40,000 where applicable)
ii) 3-room flat: $70,000 (comprising AHG of $30,000 and SHG of $40,000 where applicable)
iii) 4-room flat: $55,000 (comprising AHG of $15,000 and SHG of $40,000 where applicable)
iv) 5-room flat / 3Gen flat: $10,000 (AHG only)

The actual grant amounts vary based on income and choice of flat type. Read more on various CPF Housing Grants available.

+ 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 (OCS) items and premiums that singles and Singapore citizen/Singapore permanent resident households have to pay, before crediting into the Singaporean buyers' CPF accounts.

Details on the respective comparable resale flats in the vicinity for each BTO project can be found on the HDB e-Sales website. The differences in attributes between the comparable resale flats and the BTO flats should be taken into account when making a comparison.

** Singles who apply for the 2-room Flexi flats under the Single Singapore Citizen Scheme will pay $15,000 more than married couples. Eligible singles can also apply for AHG and SHG. The additional amount payable and the grants will vary based on the choice of lease tenure. The actual grant amounts will vary according to income. Read more on various CPF Housing Grants available.

2) Selling prices (excluding and including grants) quoted above are rounded up to the nearest $'000.

6 First-timers will continue to enjoy priority in flat allocation[2]. Married/courting couples who wish to live together with their parent(s) can apply for a 3Gen flat in Tampines GreenVerge. Other multi-generation families who wish to live near each other in the same BTO project can apply for flats in Buangkok Woods, Tampines GreenVerge, Tampines GreenView and Valley Spring @ Yishun under the Multi-Generation Priority Scheme (MGPS).

[2] At least 85% (for 4-room and 5-room flats) and 70% (for 3-room flats) of the BTO public flat supply in the non-mature towns are set aside for first-timers. For flats in the mature estate of Tampines, at least 95% (for 3-room and bigger flats) of the public flat supply will be set aside for first-timer families.

Advice for Flat Buyers

7 Applicants are advised to apply for a BTO flat in non-mature towns to enjoy a higher chance of success in securing a flat.

8 Regular updates on the number of applications submitted for the various flat types/towns will be published on the HDB InfoWEB. Applicants are encouraged to check for updates before submitting their application.

9 More information on the BTO flats on offer is available on the HDB InfoWEB. We would like to advise prospective flat buyers to view the details of the flats online via the HDB InfoWEB at their convenience, instead of making a trip down to HDB Hub.

10 Applications are shortlisted through a computer ballot, and not on a first-come, first-served basis. Flat applicants have 7 days to consider and submit their online application during the BTO exercise. They need not rush to put in their applications.

Application for August 2016 BTO Exercise

11 Application for new flats launched in the August 2016 BTO exercise can be submitted online on the HDB InfoWEB from today, **17 Aug 2016 (Wednesday) to 23 Aug 2016 (Tuesday)**. **Applicants may only apply for one flat type in one town.**

12 More details on application procedures can be found in Annex C.

13 Applicants who wish to take up an HDB housing loan for their flat purchase need to produce a valid HDB Loan Eligibility (HLE) Letter when they book a flat. They are encouraged to apply for an HLE Letter early so that they can plan their flat purchase in advance. The HLE Letter will indicate the maximum loan that can be offered based on individuals' financial situation. Applicants can check their loan eligibility and apply for an HLE letter at www.hdb.gov.sg/hleapply.

14 For enquiries, the public can:

- Log on to esales.hdb.gov.sg; or
- E-mail hdbsales@mailbox.hdb.gov.sg; or
- Visit the HDB Sales Office to speak with our Customer Relations Executives during office hours (Monday to Friday 8 am to 5 pm, Saturday 8 am to 1 pm).

Upcoming BTO-cum-SBF Launch in November 2016

15 In November 2016, HDB will offer about 5,090 BTO flats in Bedok, Bidadari, Kallang Whampoa and Punggol. About 5,000 balance flats will be offered in a concurrent Sale of Balance Flats (SBF) exercise. More information on the flats to be offered under the November 2016 BTO exercise is available on the HDB InfoWEB.

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