



Bukit Batok



Jurong West



Punggol



Woodlands



Serangoon



## Homes where dreams are built

This January, HDB brings you six new Build-To-Order (BTO) projects – **Bukit Gombak Vista** in Bukit Batok, **Golden Lavender** in Jurong West, **Punggol BayView**, **Punggol Vue**, **Woodlands Glen** and **Golden Ginger** in Serangoon.

Choose from 3,139 units of Studio Apartments, 2-, 3-, 4-, 5-room and 3Gen flats, to start creating that perfect home for you and your family.

**Apply online for your choice town and flat type by 28 Jan 2014.** You may apply online anytime till the end of the application period. All applications are processed through a computer ballot and not on a first-come first-served basis.

[» Apply Online Now](#)

Check out the location and number of BTO flats coming your way in the Mar 2014 launch by clicking [here](#).

### Jan 2014 BTO Prices

Project	Flat Type*	Selling Price (Excluding Grants†)	Selling Price (Including Grants^)
<b>BTO Projects in Non-Mature Estates</b>			
<b>Bukit Gombak Vista</b>	Studio Apartment	From \$87,000	-
	3-room	From \$221,000	From \$171,000
<b>Golden Lavender</b>	Studio Apartment	From \$83,000	-
<b>Punggol BayView</b>	3-room	From \$184,000	From \$134,000
	4-room	From \$293,000	From \$258,000
	5-room	From \$393,000	From \$383,000
	3Gen	From \$433,000	From \$423,000
<b>Punggol Vue</b>	2-room*	From \$84,000	From \$24,000
	3-room	From \$179,000	From \$129,000
<b>Woodlands Glen</b>	2-room*	From \$73,000	From \$13,000
	3-room	From \$145,000	From \$95,000
	4-room	From \$234,000	From \$199,000
<b>BTO Project in Mature Estate</b>			
<b>Golden Ginger</b>	Studio Apartment	From \$87,000	-

#### Notes:

\* Come in two sizes of 35 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 flat:

- i) 2-room flat: \$60,000 (comprising AHG of \$40,000 and SHG of \$20,000 where applicable)
- ii) 3-room flat: \$50,000 (comprising AHG of \$30,000 and SHG of \$20,000 where applicable)
- iii) 4-room flat: \$35,000 (comprising AHG of \$15,000 and SHG of \$20,000 where applicable)
- iv) 5-room flat / 3Gen: \$10,000 (AHG only)

The actual grant amounts vary based on income and choice of flat type. Click [here](#) for more information about the various CPF Housing Grants available.

# Studio Apartments (SAs) are sold on a 30-year lease, beginning from the date of key collection. Prices are inclusive of the elderly-friendly fittings/finishes. 50% of the supply is set aside for the SA Priority Scheme under which eligible applicants can right-size to an SA in the same town as or within 2 km from their current flat/property, or apply for an SA to live near or with parents/married child. 2-/3-/4-/5-room and 3Gen flats are sold on a 99-year lease.

† Singles who apply under the Single Singapore Citizen Scheme will pay \$15,000 more than the married couples. Eligible singles can also apply for AHG and SHG. The actual grant amounts will vary based on income. Click [here](#) for more information about the various CPF Housing Grants available.



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## Simple Steps to Owning Your New Home

### Step 1: Submit Your Application Online

- Interested applicants may submit their application<sup>1</sup> through e-Sales > Build-To-Order Jan 14 > [Apply Online](#).
  - You are advised to obtain financing advice from HDB or a bank/financial institution on the loan amount you can borrow for the purchase of an HDB flat before submitting your application.
  - If eligible, you can request for priority under the various [priority schemes](#) available, such as the Multi-Generation Priority Scheme, Married Child Priority Scheme, Parenthood Priority Scheme, Studio Apartment Priority Scheme, Third Child Priority Scheme and Tenants Priority Scheme.
  - If eligible, you can apply for the [Assistance Scheme for Second-timers \(divorced/widowed parents\)](#).
  - You will need to indicate your choice of town (Bukit Batok, Jurong West, Punggol, Woodlands or Serangoon) and flat type<sup>2</sup>. Due to difference in income ceiling, if you are interested in 3-room flats in Punggol, you have to indicate your choice for Punggol Vue (income ceiling for 3-room Standard flats is \$5,000 per month) or Punggol BayView (income ceiling for 3-room Premium flats is \$10,000 per month).
  - You will need to pay an administrative fee of \$10 by credit card (Visa/MasterCard). Applicants who do not own a credit card, may come down to the HDB Hub at Toa Payoh to submit an application and pay using their EZ-link card. For applicants applying under the Multi-Generation Priority Scheme, the administrative fee payable for the combined application is \$20.
  - Apply by **28 Jan 2014 (Tuesday)**. Application period is **one week**. You may apply online anytime till the end of the application period. All applications are processed through a computer ballot and not on a first-come first-served basis.
- <sup>1</sup> You may check on the latest number of applications received at e-Sales > Build-To-Order Jan 14 > Apply Online > [Flat Supply and Applications Received](#). Those without Internet access can visit HDB Hub or any HDB Branch where they will be assisted in the submission of their application. Operating hours: Mon to Fri – 8am to 5pm; Sat – 8am to 1pm; Sun & Public Holidays – Closed.
- <sup>2</sup> Eligibility conditions apply. Please refer to e-Sales > [Eligibility to buy new HDB flat](#). Check your eligibility to buy a new flat > [Online Eligibility Questionnaire](#).

### Step 2: Book Your New Home

- You will be informed of your balloted queue position from **end Feb 2014**.
- Invited applicants will be given an invitation package with an appointment to book a flat.
- Selection of flats will commence by **mid-Mar 2014**.
- You will need to pay an option fee by cash/NETS/cheque. The option fee for each flat type is:

Flat Type	Option Fee
Studio Apartment	\$250
2-Room	\$500
3-Room	\$1,000
4/5-Room/3Gen	\$2,000

### Step 3: Apply For Mortgage Loan

- Before signing the Agreement for Lease, buyers taking a mortgage loan must obtain the [HDB Loan Eligibility Letter \(HLE\)](#) from HDB or a Letter of Offer from a bank/financial institution.

### Step 4: Sign Agreement For Lease

- ↪ You will be invited to sign the Agreement for Lease within four months from your flat selection date.
  - If you are taking a housing loan from HDB
    - You need to pay 10% of the flat's selling price as downpayment by CPF and/or cash.
    - First-timer buyers who qualify for the Staggered Downpayment Scheme need only pay a 5% downpayment. The balance 5% is payable at the time of collecting keys to the flat.
  - If you are taking a housing loan from a bank/financial institution
    - You need to pay 20% of the flat's selling price as downpayment. The cash payment required will be subject to the prevailing regulations and guidelines in force from time to time by MAS and the respective banks and financial institutions. You may visit HDB InfoWEB for more details on taking a housing loan from banks.
    - First-timer buyers who qualify for the Staggered Downpayment Scheme need only pay a 10% downpayment. The balance 10% is payable at the time of collecting keys to the flat.
- ↪ Housing loans are not available for Studio Apartment buyers. Studio Apartment buyers need to pay 5% of the flat's selling price as downpayment by CPF/cash. Only buyers who are 55 years old and above may use the CPF savings in their Ordinary and Retirement accounts to buy the Studio Apartment, after they have already set aside the full cash component of their Minimum Sum.
- ↪ You also need to pay about 1% to 3% as legal and stamp fees by CPF/cash.

### Step 5: Move Into Your New Home

- ↪ HDB will invite you to collect the keys to your flat when it is completed.<sup>3</sup>
- ↪ You will need to arrange to pay the balance of the selling price with a loan from HDB or a bank/financial institution, or by CPF/cash.
- ↪ As there are no housing loans available for Studio Apartments, the balance of the flat's selling price is to be paid in full at this point by CPF/cash.

<sup>3</sup> The estimated completion date, estimated waiting time and estimated delivery possession date for each project are:

Housing Development	Bukit Gombak Vista	Golden Lavender	Punggol BayView**	Punggol Vue	Woodlands Glen	Golden Ginger
Selection Date (Median Month of Selection)	Mar 2014 to Aug 2014 (Jun 2014)					
Estimated Completion Date	4Q2017	3Q2017	Group 1: 1Q2018 Group 2: 4Q2018	4Q2017	2Q2017	3Q2017
Estimated Waiting Time*	43 months	40 months	Group 1: 44 to 46 months Group 2: 52 to 55 months	38 to 43 months	34 to 37 months	40 months
Estimated Delivery Possession Date <sup>^</sup>	31 Dec 2018	31 Jul 2018	Group 1: 28 Feb 2019 Group 2: 31 Dec 2019	31 Oct 2018	31 May 2018	31 Jul 2018

#### Notes:

- \* Computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction. The construction time for each project depends on many factors, such as the complexity of the design features, soil conditions and other site conditions.
- <sup>^</sup> The date that the HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of it during the signing of the Agreement for Lease.
- \*\* Group 1: Blocks 322A, 322B, 322C and 322D.  
Group 2: Blocks 323A, 323B, 323C, 323D, 325A and 325B.

## Financing Your Home

Before applying for a flat, please consider your budget which could consist of:

### 1) Cash savings

This refers to the amount of cash savings available to buy a flat. In addition, if you have owned a subsidised flat (i.e. a flat bought directly from the HDB or resale/DBSS flat or EC unit bought with a CPF housing grant), please set aside cash for payment of a resale levy.

### 2) CPF savings

Generally, only balance in the CPF Ordinary account can be used to buy a flat. If you are 55 years old and above, please check with the [CPF Board](#) on the amount of funds in the retirement account that can be used for housing.

### 3) Additional Housing Grant / Special Housing Grant (if eligible)

Eligible first-timer flat applicants may apply for these grants. The grants are in the form of CPF monies and not in cash. They can be used for the initial payment for the flat purchase.

Read more on [various CPF Housing Grants available](#).

### 4) Housing Loans (if required)

If financing is needed and you are eligible, you may apply for an HDB housing loan. You may also approach financial institutions regulated by the Monetary Authority of Singapore (MAS) for a home loan.

#### Housing Loan Provided by the HDB

A valid HDB Loan Eligibility (HLE) letter is required before you sign the Agreement for Lease for the flat purchase. Applicants must fulfil the [eligibility conditions](#). Please complete the [online questionnaire](#) to check your eligibility.

To ensure that flat buyers can sustain the payments of mortgage instalments every month, the HDB will conduct [credit assessment](#) based on the buyers' income, age and financial commitments. For an estimate of the maximum loan that you may be eligible, please use our [maximum loan calculator](#).

Click [here](#) to apply for the HLE letter online.

#### Housing Loan Provided by Financial Institution

Please approach any financial institutions to find out the amount of home loan which you can get. The [list](#) is available on the MAS website.

A Letter of Offer must be obtained from the financial institution before you sign the Agreement for Lease for the flat purchase

For more information on taking up a loan from financial institutions, please visit [HDB InfoWEB](#).

## Disclaimer

- i) All information, maps and plans in this brochure are the copyright of the HDB.
- ii) The information provided in this brochure are not statements or representations of fact. They are not intended to form part of any offer or contract for the sale of the flats.
- iii) Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions. They are not representations of fact.
- iv) The information on this project including but not limited to the dimensions, areas, plans, colour schemes, descriptions and specifications are subject to change or review without notice at HDB's sole discretion or if required by the competent authorities.
- v) HDB may at any time, without any notice and at its sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increasing or reducing the number of communal facilities, amenities, colour schemes, design features and specifications shown.
- vi) HDB will not entertain any request for alteration of the layout or specifications of a flat, to suit individual needs.
- vii) HDB does not warrant the accuracy of the information and will not be responsible in any way for any inaccuracy or omission of information in the brochure or for any loss suffered by any person as a result of relying on the information.
- viii) The floor areas are scaled strata areas.
- ix) The proposed facilities, their locations and surrounding land-use shown in the maps and plans are indicative only and subject to change or review. These facilities may include other ancillary uses allowed under URA's prevailing Development Control guidelines.
- x) HDB reserves the right to use the void deck in any apartment block for facilities such as child care centres, elderly-related facilities, education centres, residents' committee centres, day activity centres and such other facilities as HDB shall deem fit.