

SALE OF BALANCE FLATS



Under the Sale of Balance Flats exercise, a range of Studio Apartments, 2-room, 3-room, 4-room and 5-room flats are available in various towns.

Apply online for your choice town and flat application category by **28 Sep 2011**.

Town / Estate	Flat Application Category	Flat Supply	Ethnic Quota			Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
			Malay	Chinese	Indian / Other Races		
Mature Towns/Estates:							
Ang Mo Kio	Studio Apartment	7	7	7	7	From \$124,000	-
	4-room	10	10	10	9	From \$417,000	From \$402,000
	5-room	6	6	6	6	From \$588,000	From \$578,000
Bukit Merah	Studio Apartment	55	20	49	11	From \$126,000	-
	3-room (71 units) / 4-room (420 units)	491	270	403	161	From \$298,000	From \$268,000
	5-room	6	6	4	6	From \$611,000	From \$601,000
Clementi	2-room	148	39	145	23	From \$196,000	From \$156,000
	3-room (8 units) / 4-room (287 units)	295	161	294	69	From \$312,000	From \$282,000
	5-room	127	62	118	32	From \$548,000	From \$538,000
Kallang / Whampoa	4-room	34	34	18	34	From \$397,000	From \$382,000
	5-room	24	24	5	24	From \$518,000	From \$508,000
Queenstown	Studio Apartment	24	24	23	16	From \$124,000	-
	3-room (118 units) / 4-room (406 units)	524	355	423	192	From \$304,000	From \$274,000
	5-room	33	33	20	24	From \$558,000	From \$548,000
Tampines	2-room	39	8	38	5	From \$109,000	From \$69,000
	3-room	17	3	15	2	From \$200,000	From \$170,000
Non-Mature Towns/Estates:							
Bukit Panjang	4-room	24	21	24	22	From \$290,000	From \$275,000
Hougang	2-room	19	7	19	4	From \$90,000	From \$30,000
	3-room Standard	2	2	2	1	From \$166,000	From \$131,000
Jurong East	2-room	63	20	55	17	From \$102,000	From \$42,000
	3-room Standard	52	13	44	9	From \$189,000	From \$154,000
	4-room	14	14	14	14	From \$270,000	From \$255,000
	5-room	4	4	4	4	From \$411,000	From \$401,000
Jurong West	2-room	53	11	53	7	From \$111,000	From \$51,000
	3-room Standard	29	7	29	5	From \$175,000	From \$140,000
Punggol	2-room	108	44	105	38	From \$96,000	From \$36,000
	3-room Standard	71	58	71	46	From \$169,000	From \$134,000
	3-room Premium (8 units) / 4-room (35 units)	43	41	43	43	From \$200,000	From \$170,000
	5-room	97	92	92	91	From \$353,000	From \$343,000
Sembawang	2-room	20	4	20	4	From \$111,000	From \$51,000
	3-room Standard	11	4	11	7	From \$156,000	From \$121,000
Sengkang	2-room	44	15	44	7	From \$82,000	From \$22,000
	3-room Standard	36	21	36	14	From \$151,000	From \$116,000
	4-room	254	80	223	56	From \$244,000	From \$229,000
Woodlands	4-room	22	1	22	22	From \$240,000	From \$225,000
Yishun	2-room	3	0	3	3	From \$102,000	From \$42,000
	3-room Standard	8	6	8	7	From \$173,000	From \$138,000
	4-room	30	30	30	27	From \$237,000	From \$222,000
Total		2,847	1,557	2,530	1,069		

Notes:

- Prices are rounded up to the next higher thousand. Actual selling prices of individual flats may vary according to their location, design, floor areas and other attributes.
- For 2-room flats, assumed Additional CPF Housing Grant (AHG) of \$40,000 and Special CPF Housing Grant (SHG) of \$20,000.
- For 3-room flats, assumed AHG of \$30,000 and SHG of \$5,000.
- For 4-room flats, assumed AHG of \$15,000.
- For 5-room flats, assumed AHG of \$10,000.
- The eligibility conditions for the AHG and SHG are: (a) first-timer household; (b) applicant is employed when applying for a flat; (c) average monthly household income of up to \$5,000 (for AHG) or up to \$2,250 (for SHG) in the preceding one year of the flat application; and (d) SHG is applicable only for purchase of a 2-/3-room standard flat in the non-mature estates.
- If you are interested in the flats offered, please [apply online](#) between 22 Sep (Thursday) and 28 Sep 2011 (Wednesday). Whether you are able to book a flat will depend on the outcome of the HDB's computer balloting.

SIMPLE STEPS TO OWNING YOUR HOME

Step 1: Submit Your Application

- Interested applicants may submit their application¹ through e-Sales > Sale of Balance Flats Sep 11 > [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 Married Child Priority Scheme, Third Child Priority Scheme and Tenants' Priority Scheme.
- You will need to indicate your choice of town and flat application category². 3-room flats located in mature towns/estates and 3-room Premium flats are in the same flat application category as 4-room flats.
- You will need to pay an administrative fee of \$10 by CashCard or credit card (Visa/MasterCard).
- Apply by **28 Sep 2011 (Wednesday)**. Application period is **one week**.

^{1a} You may check on the latest number of applications received at e-Sales > Sale of Balance Flats Sep 11 > Apply Online > [Flat Supply and Applications Received](#).

^{1b} Those without Internet access can visit HDB Hub or any HDB Branch Office 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.

² 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: Select Your Flat

- You will be informed of your balloted queue position in **end-Oct 2011**.
- Invited applicants will be given an appointment to select a flat.
- Selection of flats will start in **mid-Nov 2011**.
- 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	\$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 three to four months from your flat selection date.
 - If you are taking a housing loan from HDB
 - You need to pay 10% of the selling price as downpayment by CPF or cash or both.
 - 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 bank/financial institution
 - You need to pay 20% of the selling price as downpayment - 5% in cash and the balance 15% by CPF or cash or both.
 - If you have one or more outstanding housing loans at the time of applying for a housing loan from banks or financial institutions, you will have to pay 10% in cash and the balance 10% by CPF or cash or both.
 - First-timer buyers who qualify for the [Staggered Downpayment Scheme](#) need only pay a 10% downpayment – 5% in cash and 5% by CPF/cash. Those who have existing housing loan(s) will have to pay 10% in cash. The balance 10% is payable by CPF/cash at the time of collecting keys to the flat.
- Studio Apartment buyers need to pay 5% of the selling price as downpayment. Only buyers who are aged 55 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 Flat

- If you have selected a completed flat and are taking a mortgage loan from HDB, you will be invited to sign the Agreement for Lease and collect the keys to your flat at the same time.
- If you have a flat that is under construction, HDB will invite you to collect the keys to your flat when it is completed.
- 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 is no mortgage loan for Studio Apartment, the balance of the selling price is to be paid in full at this point by CPF/cash.