

Their first home-cooked meal

Their first house-warming party

Her first masterpiece

Her first soccer match

His first drama serial

Their first sofa

For all the **FIRSTS**
you've shared, and
many more to come



All images are Artist's Impressions

Home is where the story of your shared life begins. It's where you will start new chapters, and where you will build memories of a lifetime. This month, HDB brings you seven new Build-To-Order (BTO) projects – **Waterway Ridges** and **Waterway Banks** in Punggol, **Hougang Capeview** and **Hougang DewCourt**, **Acacia Breeze @ Yishun**, **Fajar Spring** in Bukit Panjang and **Golden Cassia** in Bedok. Choose from 4,235 units of Studio Apartments, 2-, 3-, 4- and 5-room flats, so you can share many more first moments, with those who are first in your heart.

Apply online for your choice town and flat type by **30 Nov 2011**.

Visit our exhibition¹, now on till 30 Nov 2011 at HDB Hub, Sales Display Area² (Atrium, 1st storey). View the perspectives and sample finishes for the BTO projects there.

Check out the location and number of BTO flats coming your way in Jan 2012 by clicking [here](#).

¹ Opening Hours: Mon to Fri – 8am to 5pm; Sat – 8am to 1pm; Sun & Public Holidays – Closed.

² 3D models for the BTO projects will be available for viewing during the selection exercises.

Nov 2011 BTO PRICES

Project	Flat Type	Selling Price (excluding Grants)	Selling Price (inclusive of Grants)
Waterway Ridges & Waterway Banks	2-room	From \$85,000	From \$25,000
	3-room	From \$150,000	From \$115,000
	4-room	From \$257,000	From \$242,000
	5-room	From \$351,000	From \$341,000
Hougang Capeview & Hougang DewCourt	Studio Apartment	From \$78,000	-
	3-room	From \$169,000	From \$139,000
	4-room	From \$261,000	From \$246,000
Acacia Breeze @ Yishun	3-room	From \$156,000	From \$121,000
	4-room	From \$234,000	From \$219,000
	5-room	From \$277,000	From \$267,000
Fajar Spring	Studio Apartment	From \$75,000	-
	3-room	From \$141,000	From \$106,000
Golden Cassia	Studio Apartment	From \$86,000	-

Notes:

- 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.
- SHG applicable only to 2-Room and 3-Room Standard flats in the non-mature estates.
- Actual Grant amounts will vary based on income and choice of flat. Click [here](#) for more information about the available Grants for new flats.

Simple steps to owning your HOME



Step 1: Submit Your Application

- Interested applicants may submit their application¹ through e-Sales > Build-To-Order Nov 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 (Bedok, Bukit Panjang, Hougang, Punggol and Yishun) and flat type². Due to difference in income ceiling, if you are interested in 3-room flats in Punggol, you have to indicate your choice for Waterway Banks (income ceiling for 3-room Standard flats is \$5,000 per month) or Waterway Ridges (income ceiling for 3-room Premium flats is \$10,000 per month).
- You will need to pay an administrative fee of \$10 by CashCard or credit card (Visa/MasterCard).
- Apply by **30 Nov 2011 (Wednesday)**. Application period is **one week**.

^{1a} You may check on the latest number of applications received at e-Sales > Build-To-Order Nov 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 **mid-Dec 2011**.
- Invited applicants will be given an appointment to select a flat.
- Selection of flats will start in **end-Dec 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 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

- ↪ HDB will invite you to collect the keys to your flat when it is completed.³
- ↪ 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.

³ The Estimated Completion Date and waiting time for Waterway Ridges, Waterway Banks, Hougang Capeview, Hougang DewCourt, Acacia Breeze @ Yishun, Fajar Spring and Golden Cassia are:

Housing Development	Waterway Ridges	Waterway Banks	Hougang Capeview	Hougang DewCourt	Acacia Breeze @ Yishun	Fajar Spring	Golden Cassia
Selection Date* (Median Month of Selection)	End-Dec 2011 to Jun 2012 (Mar 2012)						
Estimated Completion Date	2nd Quarter 2015	4th Quarter 2014	1st Quarter 2015	1st Quarter 2015	1st Quarter 2015	4th Quarter 2014	4th Quarter 2014
Estimated Waiting Time	37 to 40 months	31 to 34 months	34 to 37 months	34 to 37 months	34 to 37 months	34 months	34 months

- a) *The waiting time is computed based on the median month of selection exercise.
- b) The actual completion date will depend on the progress of the construction.
- c) The Estimated Delivery Possession Date (EDPD) is as follows:
 - (i) Waterway Ridges – 31 May 2016;
 - (ii) Waterway Banks – 30 Nov 2015;
 - (iii) Hougang Capeview – 28 Feb 2016;
 - (iv) Hougang DewCourt – 28 Feb 2016;
 - (v) Acacia Breeze @ Yishun – 28 Feb 2016;
 - (vi) Fajar Spring – 30 Nov 2015;
 - (vii) Golden Cassia – 31 Oct 2015

The EDPD is an estimation of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed the Actual Delivery Possession Date during the signing of the Agreement for Lease.