



Additional 2-room flats in Orchid Spring @ Yishun

YISHUN



THE MOMENT YOU'VE BEEN WAITING FOR!



Additional 2-room flats in Fernvale Lea / Rivervale Arc

SENGKANG



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HDB brings you four new Build-To-Order (BTO) projects – **Angsana Breeze @ Yishun**, **Vine Grove @ Yishun**, **Fernvale Riverwalk** in Sengkang, as well as **Telok Blangah ParcView** in Bukit Merah. Choose from 3,861 units of Studio Apartments, 2-, 3-, 4- and 5-room flats.

Apply online for your choice town and flat type by 5 Aug 2013. 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](#)

» Starting from this BTO launch, eligible singles can apply for 2-room flats directly from HDB. Click [here](#) to find out more.



» Eligible applicants who apply for a 2-room flat in Yishun or Sengkang will have the option to either select a unit from the Jul 2013 BTO projects or from the additional units that were launched in earlier BTO exercises, subject to availability.

Flats Offered in Jul 2013 BTO Exercise (All Schemes except Single Singapore Citizen Scheme[†])

Project	Flat Type *	Selling Price (Excluding Grants)	Selling Price (Including Grants [^])
BTO Projects in Non-Mature Estates			
Vine Grove @ Yishun	2-room*	From \$76,000	From \$16,000
Angsana Breeze @ Yishun and Vine Grove @ Yishun	3-room	From \$159,000	From \$124,000
	4-room	From \$258,000	From \$243,000
Angsana Breeze @ Yishun	5-room	From \$334,000	From \$324,000
Fernvale Riverwalk	2-room*	From \$76,000	From \$16,000
	3-room	From \$150,000	From \$115,000
	4-room	From \$251,000	From \$236,000
BTO Project in Mature Estate			
Telok Blangah ParcView	Studio Apartment	From \$113,000	-
	3-room	From \$304,000	From \$274,000
	4-room	From \$445,000	From \$430,000
Additional 2-room Flats^{&} in Non-Mature Estates			
Orchid Spring @ Yishun	2-room	From \$114,000	From \$54,000
Fernvale Lea	2-room	From \$91,000	From \$31,000
Rivervale Arc	2-room	From \$107,000	From \$47,000

Notes:

- * Come in two sizes of about 35 sqm (Type 1) and about 45 sqm (Type 2).
- [^] The assumed housing grants are:
 - a) 2-room flat: \$60,000 (comprising AHG of \$40,000 and SHG of \$20,000)
 - b) 3-room flat: \$35,000 (comprising AHG of \$30,000 and SHG of \$5,000)
 - c) 4-room flat: \$15,000 (i.e. AHG)
 - d) 5-room flat: \$10,000 (i.e. AHG)
 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 apply for 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 flats are sold on a 99-year lease.
- & The Optional Component Scheme does not apply as the opt-in period is over. Prices are inclusive of the costs of internal doors.
- † Singles who apply under the Single Singapore Citizen Scheme will pay \$15,000 more than married couples.

Check out the location and number of flats coming your way in the next Sep 2013 BTO launch by clicking [here](#)



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Simple Steps to Owning Your New Home

Step 1: Submit Your Application Online

- Interested applicants may submit their application¹ through e-Sales > Build-To-Order Jul 13 > [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 (Yishun, Sengkang or Bukit Merah) and flat type².
 - 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 buy a \$10 coupon as payment. For applicants applying under the Multi-Generation Priority Scheme, the administrative fee payable for the combined application is \$20.
 - Apply by **5 Aug 2013 (Monday)**. 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.
- 1 You may check on the latest number of applications received at e-Sales > Build-To-Order Jul 13 > 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.
 - 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: Book Your New Home

- You will be informed of your balloted queue position by **early Sep 2013**.
- Invited applicants will be given an invitation package with an appointment to book a flat.
- Selection of flats will commence by **mid Sep 2013**.
- 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.



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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.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 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.
- If you have booked 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.

³ The estimated completion date, estimated waiting time and estimated delivery possession date for each BTO project are:

Housing Development	Angsana Breeze @ Yishun	Vine Grove @ Yishun	Fernvale Riverwalk	Telok Blangah ParcView
Selection Date (Median Month of Selection)	Sep 2013 to Jan 2014 (Nov 2013)			
Estimated Completion Date	1st Qtr 2017	4th Qtr 2016	2nd Qtr 2017	4th Qtr 2017
Estimated Waiting Time*	38 to 41 months	34 to 38 months	41 to 44 months	46 to 50 months
Estimated Delivery Possession Date	31 Mar 2018	31 Dec 2017	30 Jun 2018	30 Nov 2018

Notes:

- a) *The waiting time is computed based on the median month of selection exercise. The actual completion date will depend on the progress of the construction.
- b) The Estimated Delivery Possession Date is 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.

For the additional 2-room flats:

- Orchid Spring @ Yishun: Flats are under construction and expected to be completed by 4th Qtr 2014.
- Fernvale Lea: Flats are under construction and expected to be completed by 3rd Qtr 2015.
- Rivervale Arc: Construction has been completed. Lease will begin in 1 Mar 2015.



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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.