

## **FOOTNOTES IN ANNUAL REPORTS FOR PRICE RANGE OF HDB FLATS OFFERED**

### **FY 2008/2009**

Note:

- 1) The prices indicated are the actual prices of flats in selected towns offered under the Build-to-Order (BTO) scheme.
- 2) Prices of 2R and 3R flats are based on flats in new projects, including those offered under the Monthly/Quarterly/Half-yearly Sale exercises.
- 3) Prices of 4-room flats exclude smaller & 4-room (budget) flats.
- 4) Prices exclude some isolated units with attributes exceptionally different from other flats.
- 5) Price differential between flat types may not be directly comparable, as it may be affected by the different attributes of the flats offered, such as location, design, storey height, orientation, etc. For example, the flats in Punggol were higher mainly due to the offer of new premium flats which were favourably sited near Punggol Town Centre/MRT station.

### **FY 2009/2010**

Note:

- 1) The prices indicated are the actual prices of flats in selected towns offered under the Build-to-Order (BTO) scheme.
- 2) Price differential between flat types may not be directly comparable, as it may be affected by the different attributes of the flats offered, such as location, design, storey height, orientation, etc.

### **FY 2010/2011**

Note:

- 1) "Selling Price" indicated are for new flats in selected towns offered under the Build-to-Order (BTO) scheme.
- 2) "Selling Price less AHG/ SHG" are net of the eligible Additional CPF Housing Grant (AHG) and the Special CPF Housing Grant (SHG) based on the median household income of the First-Time Applicants.
- 3) Eligible first-timer applicants earning not more than \$5,000 per month can apply for the Additional CPF Housing Grant (AHG) of up to \$40,000. Over and above the AHG, first-timer families earning not more than \$2,250 can also apply for the Special CPF Housing Grant (SHG) of up to \$20,000 if they are buying a 2-room or 3-room standard flat in non-mature towns/estates (applicable from Feb 2011 BTO exercise).
- 4) Price differential between flat types and over different years may not be directly comparable as it may be affected by the different attributes of the flats offered such as location, design, storey height, orientation, etc.

### **FY 2011/2012**

Note:

- 1) 'Selling Price' indicated are for new flats in selected towns offered under the Build-To-Order (BTO) scheme.
- 2) 'Selling Price less AHG/ SHG' are net of the eligible Additional CPF Housing Grant (AHG) and the Special CPF Housing Grant (SHG) based on the median household income of the First-Timer Applicants.
- 3) Eligible first-timer applicants earning not more than \$5,000 per month can apply for the AHG of up to \$40,000. Over and above the AHG, first-timer families earning not more than \$2,250 can also apply for the SHG of up to \$20,000 if they are buying a 2-room or 3-room standard flat in non-mature towns/estates.
- 4) Price differential between flat types and over different years may not be directly comparable as it may be affected by the different attributes of the flats offered such as location, design, storey height, orientation, etc.

### **FY 2012/2013**

Note:

- 1) 'Selling Price' indicated are for new flats in selected towns offered under the Build-To-Order (BTO) scheme.
- 2) 'Selling Price less AHG/SHG' are net of the eligible Additional CPF Housing Grant (AHG) and the Special CPF Housing Grant (SHG) based on the median household income of the First-Timer Applicants.
- 3) Eligible first-timer applicants earning not more than \$5,000 per month can apply for the AHG of up to \$40,000. Over and above the AHG, first-timer families earning not more than \$2,250 can also apply for the SHG of up to \$20,000 if they are buying a 2-room or 3-room standard flat in non-mature towns/estates.
- 4) Price differential between flat types and over different years may not be directly comparable as it may be affected by the different attributes of the flats offered such as location, design, storey height, orientation, etc.

### **FY 2013/2014**

Note:

- 1) "Selling Price" indicated are for new flats in selected towns offered under the Build-To-Order (BTO) scheme.
- 2) "Selling Price less AHG/ SHG" are net of the Additional CPF Housing Grant (AHG) and the Special CPF Housing Grant (SHG). The assumed housing grants are:

- 2-room flat: \$60,000 (comprising AHG of \$40,000 and SHG of \$20,000)
  - 3-room flat: \$50,000 (comprising AHG of \$30,000 and SHG of \$20,000)
  - 4-room flat: \$35,000 (comprising AHG of \$15,000 and SHG of \$20,000)
  - 5-room flat: \$10,000 (AHG only)
- 3) Eligible first-timer applicants earning not more than \$5,000 per month can apply for the AHG of up to \$40,000. Over and above the AHG, first-timer families earning not more than \$6,500 can also apply for the SHG of up to \$20,000 if they are buying 2- to 4-room flats in non-mature towns/ estates.
  - 4) Price differential between flat types and over different years may not be directly comparable as it may be affected by the different attributes of the flats offered such as location, design, storey height, orientation, etc.

#### **FY 2014/2015**

Note:

- 1) "Selling Price" indicated are for new flats in selected towns offered under the Build-To-Order (BTO) scheme.
- 2) "Selling Price less AHG/ SHG" are net of the Additional CPF Housing Grant (AHG) and the Special CPF Housing Grant (SHG). The assumed housing grants are:
  - 2-room flat: \$60,000 (comprising AHG of \$40,000 and SHG of \$20,000)
  - 3-room flat: \$50,000 (comprising AHG of \$30,000 and SHG of \$20,000)
  - 4-room flat: \$35,000 (comprising AHG of \$15,000 and SHG of \$20,000)
  - 5-room flat: \$10,000 (AHG only)
- 3) Eligible first-timer applicants earning not more than \$5,000 per month can apply for the AHG of up to \$40,000. Over and above the AHG, first-timer families earning not more than \$6,500 can also apply for the SHG of up to \$20,000 if they are buying 2- to 4-room flats in non-mature towns/ estates.
- 4) Price differential between flat types and over different years may not be directly comparable as it may be affected by the different attributes of the flats offered such as location, design, storey height, orientation, etc.

#### **FY 2015/2016**

Note:

- 1) 'Selling Price' indicated are for new flats in selected towns offered under the Build-To-Order (BTO) System.
- 2) 'Selling Price less AHG/ SHG' are net of the Additional CPF Housing Grant (AHG) and the Special CPF Housing Grant (SHG).

The assumed housing grants are:

- 2-room flat: \$80,000 (comprising AHG of \$40,000 and SHG of \$40,000)
- 3-room flat: \$70,000 (comprising AHG of \$30,000 and SHG of \$40,000)
- 4-room flat: \$55,000 (comprising AHG of \$15,000 and SHG of \$40,000)
- 5-room flat: \$10,000 (AHG only)

\*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.

- 3) Eligible first-timer applicants earning not more than \$5,000 per month can apply for the AHG of up to \$40,000. Over and above the AHG, first-timer families earning not more than \$8,500 can also apply for the SHG of up to \$40,000 if they are buying a 2- to 4-room flat in non-mature towns/ estates.
- 4) Price differential between flat types and over different years may not be directly comparable as it may be affected by the different attributes of the flats offered, such as location, design, storey height, orientation, etc.

### **FY 2015/2016**

Note:

- 1) 'Selling Price' indicated are for new flats in selected towns offered under the Build-To-Order (BTO) System.
- 2) 'Selling Price less AHG/ SHG' are net of the Additional CPF Housing Grant (AHG) and the Special CPF Housing Grant (SHG).

For illustration purposes, the assumed total grants adopted for the above table are:

- 2-room Flexi flat: \$80,000
- 3-room flat: \$75,000
- 4-room flat: \$60,000
- 5-room flat: \$5,000

\* 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.

- 3) Eligible first-timer applicants earning not more than \$5,000 per month can apply for the AHG of up to \$40,000. Over and above the AHG, first-timer families earning not more than \$8,500 can also apply for the SHG of up to \$40,000 if they are buying a 2- to 4-room flat in non-mature towns/ estates.
- 4) Price differential between flat types and over different years may not be directly comparable as it may be affected by the different attributes of the flats offered such as location, design, storey height, orientation, etc.