

ANNEX D: Eligibility Criteria and Indicative Prices

Purchase Conditions

Conditions	
Age	Applicant(s) and their spouse (if any) must be 65 years old and above.
Income Ceiling	The average gross monthly household income cannot exceed \$14,000.
Family Nucleus and Citizenship	Available to: <ul style="list-style-type: none"> • Families with at least 1 Singapore citizen applicant and • Singles who are Singapore citizens.
Property Ownership	Applicant(s) who own a private property or an HDB flat must dispose of the property within 6 months from collecting keys to the Community Care Apartment.
Previous Purchase	Those who have enjoyed two housing subsidies before, and have bought a Studio Apartment or short-lease 2-room Flexi flat before are not eligible.
Lease Length	The lease chosen must be able to cover all applicants and their spouse (if any) till at least 95 years old. Options range from 15 to 35 years (in 5-year increments).

Lease Options

Age of Youngest Applicant and Spouse at Application	Lease Period	
	Minimum (Years)	Other Options (Years)
65 to 69	30	35
70 to 74	25	30, 35
75 to 79	20	25, 30, 35
≥ 80	15	20, 25, 30, 35

Indicative Prices

Payment for Community Care Apartments comprises two components:

S/N	Component	Mode of Payment
1	Flat Price	By cash and/or CPF. Paid fully upfront.
2	Basic Service Package	By cash only. Either paid fully upfront, or partial upfront payment with monthly fee throughout the lease term.

Indicative prices* for Bukit Batok Community Care Apartments:

Lease Tenure	Flat Price [#]	Basic Service Package		Total	
		<u>OPTION 1</u> Full Upfront Payment [^]	<u>OPTION 2</u> Partial Upfront Payment + \$50 ^{^^} a Month Throughout Flat Lease	<u>OPTION 1</u> Flat Price and Full Upfront Payment	<u>OPTION 2</u> Flat Price and Partial Upfront Payment + \$50 ^{^^} a Month Throughout Flat Lease
	(a)	(b)	(c)	(a)+(b)	(a)+(c)
15 years	\$40,000	\$22,000	\$13,000	\$62,000	\$53,000
20 years	\$48,000	\$29,000	\$18,000	\$77,000	\$66,000
25 years	\$55,000	\$39,000	\$26,000	\$94,000	\$81,000
30 years	\$60,000	\$47,000	\$32,000	\$107,000	\$92,000
35 years	\$65,000	\$59,000	\$42,000	\$124,000	\$107,000

* Only an estimate for the project at Bukit Batok. Actual prices may vary based on the actual design and market conditions at the time of launch.

[^] Fixed upfront fees (in cash) will not be subject to further fee adjustment within lease term.

^{^^} Monthly fees (through GIRO) will be reviewed periodically and capped within 5% increment every five years.

[#] Buyers will also need to pay stamp, legal and other fees for the flat purchase, which amount to around 2% of the flat price.

Indicative prices for the optional services:

Optional Services	Indicative Prices	Applicable for Government Subsidies*
Social Day Care	\$50 per day	Yes
Housekeeping	\$20 per hour	No
Meal services (delivery)	\$5–\$7 per meal	No
Home Personal Care	\$20–\$31 per hour	Yes
Laundry	\$20–\$40 per load	No
Medical Escort and Transport	\$50–\$90 per hour	Yes

* Subject to assessment of eligibility based on means-test.