

Background of mature/non-mature town/estate classification

In 1992, HDB began classifying HDB towns/estates as mature and non-mature estates, in tandem with changes made to the balloting process to accord priority to first timers and applicants who were repeatedly unsuccessful in their flat applications. The classification of estates as mature or non-mature was dependent on the availability of land for development:

- Mature estates referred to estates where land for public housing development was limited yet demand was high. BTO flats in these estates tend to be more popular and are sold at a higher price to reflect their locational attributes and higher demand.
- Non-mature estates referred to estates where there was more land available for public housing development. These are usually less central, with fewer amenities and are therefore more affordable priced.

Mature estates

1. Ang Mo Kio
2. Bedok
3. Bishan
4. Bukit Merah
5. Bukit Timah
6. Central Area
7. Clementi
8. Geylang
9. Kallang/ Whampoa
10. Marine Parade
11. Pasir Ris
12. Queenstown
13. Serangoon

Non-mature estates

1. Bukit Batok
2. Bukit Panjang
3. Choa Chu Kang
4. Hougang
5. Jurong East
6. Jurong West
7. Punggol
8. Sembawang
9. Sengkang
10. Tengah
11. Woodlands
12. Yishun

14. Tampines
15. Toa Payoh