

Illustrative Payments for 2-Room Flexi Flat

99-year 2-room Flexi flats will be offered on the same terms as 2-room flats today. First-timer buyers are eligible for the Additional CPF Housing Grant (AHG) and Special CPF Housing Grant (SHG), first-timer singles pay \$15,000 more, and second-timer families pay a resale levy.

2 For short-lease 2-room Flexi flats, the selling prices will be adjusted according to the buyers' choice of lease and the accompanying conditions. The adjustments will be based on industry-accepted standards and valuation practices. Likewise, housing grants for eligible first-timers, the resale levy payable by second-timer families (capped at \$30,000) and other households who have enjoyed a housing subsidy (set at \$30,000), and additional amount payable by the other buyers (set at \$15,000 or \$30,000), will be adjusted according to the lease chosen.

Buyers	What They Pay	Payment (For Illustration Purpose Only) ^[1]		
		99-Year Lease	40-Year Lease ^[2]	15-Year Lease ^[2]
Base price (before housing grants and amounts payable)		\$110,000^[3]	\$62,800	\$36,700
First-timer Families	<ul style="list-style-type: none"> BTO price Eligible for AHG/SHG^[4] 	\$50,000	\$28,600	\$16,700
Second-timer Families	<ul style="list-style-type: none"> BTO price plus resale levy^[5] 	\$150,000	\$79,900	\$46,700
First-timer singles under Single Singapore Citizen Scheme	<ul style="list-style-type: none"> BTO price plus \$15,000 Eligible for AHG/SHG^[4] 	\$95,000	\$54,200	\$31,700
First-timer singles under Joint Singles Scheme	<ul style="list-style-type: none"> BTO price Eligible for AHG/SHG^[4] 	\$50,000	\$28,600	\$16,700
Others <ul style="list-style-type: none"> First-timer singles who earn more than \$5,000 Second-timer singles Families or singles who have enjoyed two housing subsidies Families or singles who own private property 	<u>First-timers:</u> <ul style="list-style-type: none"> Pro-rated BTO price plus additional amount (pro-rated from \$30,000) <u>The rest:</u> <ul style="list-style-type: none"> Pro-rated BTO price plus resale levy (pro-rated from \$30,000) 	Not applicable	\$79,900	\$46,700

- [1] Flat prices, amounts payable and housing grants are adjusted from 99-year lease. Prices exclude cost of Optional Component Scheme.
- [2] The payment amounts are rounded to nearest \$100 for illustration purpose only.
- [3] Based on the average price of 2R flats in non-mature estates in 2014, inclusive of Type 1 (36 sqm) and Type 2 (45 sqm) flats. The actual selling prices of 2-room Flexi flats may differ, depending on location, design features, individual flat attributes and prevailing market conditions at the time of offer.
- [4] Assumed maximum grant amounts which apply to families with monthly household incomes of not more than \$1,500 and singles earning not more than \$750. Actual grants are graduated according to the average gross household income assessed over the 12 months before flat application.
- [5] An assumed amount for illustration purpose only. The actual amount payable varies according to the prevailing resale levy policy at the sale of the first subsidised flat.