

**SALE OF BALANCE FLATS**

Under the Sale of Balance Flats exercise, a range of 2-room, 3-room, 4-room, 5-room and Executive flats are available in various towns.

Apply online by **13 Sep 2010**. You will need to indicate your choice of town and flat application category.

Town / Estate	Flat Application Category	Flat Supply	Ethnic Quota			Indicative Price Range
			Malay	Chinese	Indian / Other Races	
Bukit Batok	4-Room	4	4	4	3	\$237,000* - \$326,000*
	5-Room (1 unit) / Executive (1 unit)	2	2	2	2	\$305,000* - \$393,000*
Bukit Panjang	4-Room	43	41	43	43	\$222,000* - \$311,000
	5-Room (17 units) / Executive (5 units)	22	21	22	22	\$298,000* - \$477,000*
Choa Chu Kang	2-Room	20	2	20	2	\$104,000 - \$108,000
	3-Room Standard	13	4	13	3	\$164,000 - \$172,000
	4-Room	15	14	15	15	\$229,000* - \$325,000*
	5-Room (14 units) / Executive (3 units)	17	17	17	17	\$281,000* - \$394,000*
Hougang	2-Room	35	8	35	4	\$105,000 - \$126,000
	3-Room Standard	35	8	35	4	\$173,000 - \$204,000
	4-Room	18	18	16	18	\$250,000* - \$380,000*
	5-Room (6 units) / Executive (6 units)	12	11	12	11	\$350,000* - \$482,000*
Jurong East / Jurong West	3-Room Standard	2	2	2	2	\$200,000
	4-Room	33	31	33	32	\$243,000* - \$354,000*
	5-Room (98 units) / Executive (22 units)	120	112	120	56	\$295,000* - \$465,000*
Punggol	3-Room Standard	3	3	2	3	\$173,000 - \$197,000
	3-Room Premium (8 units) / 4-Room (519 units)	527	373	459	292	\$212,000 - \$365,000
	5-Room	66	66	62	53	\$369,000 - \$496,000
Sembawang	4-Room	4	4	4	4	\$270,000 - \$302,000*
	5-Room (1 unit) / Executive (6 units)	7	7	7	7	\$345,000* - \$445,000*
Sengkang	4-Room	435	301	404	260	\$246,000* - \$368,000*
	5-Room (131 units) / Executive (41 units)	172	137	144	121	\$323,000 - \$452,000*
Woodlands	4-Room	10	9	10	9	\$190,000* - \$290,000*
	5-Room (4 units) / Executive (5 units)	9	8	9	7	\$325,000* - \$411,000*
<b>Total</b>		<b>1,624</b>	<b>1,203</b>	<b>1,490</b>	<b>990</b>	

**Notes:**

1. Above are indicative selling prices for all the units for offer in Aug 2010 Sale of Balance Flats which include balance and repurchased flats.
2. Actual selling prices of individual flats may vary according to their location, design, floor areas and other attributes.
3. Prices marked "\*" correspond to repurchased flats.
4. Prices are rounded up to the next higher thousand \$.

## SIMPLE STEPS TO OWNING YOUR HOME

### STEP 1: SUBMIT YOUR APPLICATION

- Interested applicants may submit their application<sup>1</sup> through e-Sales > Sale of Balance Flats Aug 10 > [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 Married Child Priority Scheme, Third Child Priority Scheme and Tenants' Priority Scheme.
  - You will need to indicate your choice of town and flat application category (ie. 2-room, 3-room, 3-room Premium/4-room or 5-room/Executive Flat).<sup>2</sup> You can only choose one town and one flat application category.
  - You will need to pay an administrative fee of \$10 by CashCard or credit card (Visa/MasterCard).
  - Apply by **13 Sep 2010 (Monday)**
- 1a** You may check on the latest number of applications received at e-Sales > Sale of Balance Flats Exercise Aug 10 > Apply Online > [Flat Supply and Applications Received](#).
- 1b** Those without Internet access can visit HDB Hub or any HDB Branch Office 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](#).

### STEP 2: SELECT YOUR FLAT

- You will be informed of your balloted queue position in **Nov 2010**
- Invited applicants will be given an appointment to select a flat.
- Selection of flats is expected to start in **Dec 2010**
- You will need to pay an option fee by cash/NETS/cheque. The option fee for each flat type is:

Flat Type	Option Fee
2-room flat	\$500
3-room flat	\$1,000
4/5-room and Executive Flat	\$2,000

## ◡ SIMPLE STEPS TO OWNING YOUR HOME ◡

### 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 three months from your flat selection date.
    - If you are taking a housing loan from HDB
      - You need to pay 10% of the selling price as downpayment by CPF or cash or both.
      - First-timer buyers who select a flat under construction and 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 bank/financial institution
      - You need to pay 20% of the selling price as downpayment - 5% in cash and the balance 15% by CPF or cash or both.
      - If you have one or more outstanding housing loans at the time of applying for a housing loan from banks or financial institutions, you will have to pay 10% in cash and the balance 10% by CPF or cash or both.
      - First-timer buyers who select a flat under construction and qualify for the Staggered Downpayment Scheme need only pay a 10% downpayment – 5% in cash and 5% by CPF/cash. Those who have existing housing loan(s) will have to pay 10% in cash. The balance 10% is payable by CPF/cash at the time of collecting keys to the flat.
  - You also need to pay about 1% to 3% as legal and stamp fees by CPF/cash.
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### STEP 5: MOVE INTO YOUR FLAT

- If you have selected 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.
- If you have chosen a flat that is under construction, HDB will invite you to collect the keys to your flat when it is completed.
- You will need to arrange to pay the balance of the selling price by a loan from HDB or a bank/financial institution, or by CPF/cash.