

# Where modern living flourishes



This May, HDB brings you two Build-To-Order (BTO) projects – **Boon Lay Grove** and **Floral Spring @ Yishun**. These two developments offer contemporary homes nestled amid lush green surrounds and set within neighbourhoods thriving with modern conveniences.

Located in Jurong West, Boon Lay Grove is within walking distance from Boon Lay Shopping Centre and Boon Lay Place Market and Food Village. You are also well-served by other amenities within the town such as Jurong Point and Boon Lay and Lakeside MRT stations. Prices start from \$239,000 for a 4-room Standard flat and \$298,000 for a 5-room Standard flat.

Situated close to a neighbourhood centre and Yishun Park, Floral Spring @ Yishun is a modern haven complete with proximity to a wide range of shopping, entertainment and dining options. Yishun and Khatib MRT stations and Northpoint shopping centre are within easy access too. Prices start from \$64,000 for a Studio Apartment, \$219,000 for a 4-room Standard flat and \$289,000 for a 5-room Standard flat.

Apply online for your choice town by 19 May 2010.

To find out more, visit our Build-To-Order Exhibition now on till 19 May 2010 at the Habitat Forum\*, BizFour 3rd Storey, HDB Hub. You can also view the 3D models, perspectives, sample finishes and fittings there.

Prices indicated are for Singapore Citizen families. First-timer households comprising a Singapore Citizen and a Singapore Permanent Resident, i.e. SC/SPR households, who booked a flat (excluding Studio Apartment), will have to pay a \$10,000 premium on top of the selling price of the flat.



# Simple Steps to Owning Your Home

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## STEP 1: SUBMIT YOUR APPLICATION

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- Interested applicants may submit their application<sup>1</sup> through e-Sales > Build-To-Order May 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 and Third Child Priority Scheme.
  - You will need to indicate your choice for Boon Lay Grove or Floral Spring @ Yishun and your desired flat type<sup>2</sup>.
  - You will need to pay an administrative fee of \$10 by CashCard or credit card (Visa/MasterCard).
  - Apply by **19 May 2010 (Wednesday)**.
- <sup>1a</sup> You may check on the latest number of applications received at e-Sales > Build-To-Order May 10 > Apply Online > [Flat Supply and Applications Received](#).
- <sup>1b</sup> 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.
- <sup>2</sup> Eligibility conditions apply. Please refer to e-Sales > [Eligibility to buy new HDB flat](#).

## STEP 2: SELECT YOUR FLAT<sup>3</sup>

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- You will be informed of your balloted queue position in **July 2010**.
- Invited applicants will be given an appointment to select a flat.
- Selection of flats is expected to start in **September 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
Studio Apartment	\$250
4/5-room flat	\$2,000

- <sup>3</sup> HDB will assess the applications received before deciding whether to proceed with the invitation of applicants for the selection of flats.

## STEP 3: APPLY FOR MORTGAGE LOAN

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- 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 <sup>4</sup>

- You will be invited to sign the Agreement for Lease within four 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 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.
      - First-timer buyers who qualify for the [Staggered Downpayment Scheme](#) need only pay a 10% downpayment – 5% in cash and 5% by CPF/cash. The balance 10% is payable by CPF/cash at the time of collecting keys to the flat.
  - Studio Apartment buyers need to pay 5% of the selling price as downpayment. Only buyers who are aged 55 and above may use the CPF savings in their Ordinary and Retirement accounts to buy the Studio Apartment after they have already set aside the full cash component of their Minimum Sum.
  - You also need to pay about 1% to 3% as legal and stamp fees by CPF/cash.
- <sup>4</sup> HDB will proceed to call tender to build the contract only if there is sufficient take-up of the flats for the contract.

## STEP 5: MOVE INTO YOUR FLAT

- HDB will invite you to collect the keys to your flat when it is completed.<sup>5</sup>
  - 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.
  - As there is no mortgage loan for Studio Apartment, the balance of the selling price is to be paid in full at this point by CPF/cash.
- <sup>5</sup> The expected completion date and Estimated Delivery Possession Date (EDPD) for these BTO projects are:

BTO Project	Estimated Completion Date	Estimated Delivery Possession Date (EDPD)
Boon Lay Grove	4Q 2013	31 Dec 2014
Floral Spring @ Yishun	1Q 2014	28 Feb 2015

The actual completion date will depend on the progress of construction. The EDPD is an estimate of the date that HDB is required under the Agreement for Lease to deliver possession of the flat. Applicants will be informed of the actual Delivery Possession Date during the signing of the Agreement for Lease.