



HDB Launches 1,322 BTO Flats In Bukit Panjang And Sengkang


HDB is launching two new BTO projects today – Senja Parc View in Bukit Panjang and Anchorvale Horizon in Sengkang. A total of 1,322 flats will be offered, comprising 240 units of Studio Apartments, 112 units of 2-room, 112 units of 3-room, 710 units of 4-room and 148 units of 5-room flats. 95% of the public flat supply (excluding Studio Apartments) will be set aside for First-Timer households. The details of the BTO flats offered in Senja Parc View and Anchorvale Horizon are in [Annex A](#)  (PDF 31KB).

2 With today's launch, HDB would have offered a total of 15,527 new flats for sale under the BTO and Sale of Balance Flat exercise since the start of 2010.

SENJA PARC VIEW

3 [Senja Parc View](#)  (JPG 232KB) bounded by Senja Road and Kranji Expressway, is a standard contract with 577 units of new flats, comprising 112 units of 2-room flats, 112 units of 3-room flats and 353 units of 4-room flats. Residents of this new precinct will be served by the LRT system which links to the Choa Chu Kang MRT station. Public transport will be further enhanced in future with the Downtown Line. Two HDB neighbourhood centres, namely Greenridge Shopping Centre and Fajar Shopping Centre, as well as Bukit Panjang Plaza are within easy access. The new Sports Complex and Community Centre next to Pang Sua Pond offer a wide range of recreational facilities. There are also primary and secondary schools within the area.

ANCHORVALE HORIZON

4 Located at the junction of Anchorvale Road and Sengkang East Way, [Anchorvale Horizon](#)  (JPG 267KB) is a premium contract with 745 units of new flats, comprising 240 units of Studio Apartments, 357 units of 4-room flats and 148 units of 5-room flats. Facilities provided in this development are a mini-mart, an eating house, shops, a child care centre and a Residents' Committee Centre.

5 Located opposite Anchorvale Community Club and the Sengkang Sports & Recreation Centre, Anchorvale Horizon is within walking distance from the Farmway LRT Station and Sengkang Riverside Park. The Tampines Expressway is a short drive away. Residents will also be served by the wide range of facilities in Sengkang Town such as the Compass Point, Rivervale Mall and Rivervale Plaza (an HDB neighbourhood centre). There are also primary and secondary schools in the area.

PRICING OF NEW FLATS AT SENJA PARC VIEW AND ANCHORVALE HORIZON


6 New HDB flats are priced with a generous subsidy below their market value. The market value, as determined by professional valuers, takes into account the prices of comparable resale flats in the area, adjusted for factors such as location, flat attributes, design, availability of flats for occupation and prevailing market conditions.

7 In addition to the subsidised selling price, eligible first-timers earning not more than \$5,000 per month can also apply for the Additional CPF Housing Grant (AHG) of up to \$40,000. The AHG can be used to offset the initial down-payment.


8 The selling prices for the flats range from:

[Senja Parc View \(standard flats\)](#)  (JPG 398KB)

\$86,000 to \$119,000 for a 2-room flat;
\$149,000 to \$191,000 for a 3-room flat; and
\$242,000 to \$312,000 for a 4-room flat

[Anchorvale Horizon \(premium flats\)](#)  (JPG 227KB)

\$75,000 to \$104,000 for a Studio Apartment;
\$277,000 to \$344,000 for a 4-room flat; and
\$344,000 to \$426,000 for a 5-room flat

9 The pricing details and resale comparables for Senja Parc View and Anchorvale Horizon are in Annexes A and B  (PDF 28KB).

10 First-time flat buyers are estimated to use 17% to 27% of their monthly household income to meet their monthly loan payments for flats in Senja Parc View and Anchorvale Horizon. For example, a 4-room unit priced at \$275,000 in Senja Parc View requires a monthly mortgage instalment of about \$991. A family with a household income of \$4,200 will be able to service this mortgage instalment using their CPF contributions and a small cash outlay of \$25.

11 Flat buyers are advised to exercise financial prudence and buy a flat that they can afford. Buyers looking for more affordable options can consider the BTO flats at Senja Parc View.

UPCOMING SALES LAUNCHES

12 HDB will continue to ramp up its supply of new flats to meet housing demand. The total number of new flats offered under BTO and Sale of Balance Flat exercises in 2010 will reach 17,700.. The next BTO launch in Nov 2010 will offer about 1,170 flats in Yishun. More details will be provided at the launch.

13 The BTO supply will be supplemented by the on-coming supply of flats/units under the Design, Build & Sell Scheme (DBSS) and Executive Condominium (EC) Scheme. Based on the land sales scheduled for 2010, there will be about 3,000 units under DBSS and 4,000 units under the EC Housing Scheme. Developers have launched two Executive Condominiums (EC) projects, namely, Esparina Residences in Sengkang (573 units) and The Canopy in Yishun (406 units) in Oct 2010. Other developments will be launched for sale later this year or next year. The details are as follows:

Table: Land Tendered/ for Tender under DBSS and EC Housing Scheme in 2010


Land Sales	DBSS		EC	
	Site	Estimated Yield	Site	Estimated Yield
Awarded Jan-Sep 2010	Yishun, Tampines	1,280	Sengkang, Yishun, Punggol	2,684*
Tender closing in Oct-Dec 2010	Bedok Reservoir, Upper Serangoon	1,060	Pasir Ris, Bukit Panjang, Tampines	1,415
Upcoming Launches	Yuan Ching Road/ Corporation Drive	580		

*Out of the estimated 2,684 EC units, sites for 2,199 units have received planning approval and/or are under construction.

14 The supply of BTO flats, supplemented by the DBSS and EC units coming on-stream will provide more housing choices to meet the housing needs of citizens buying their first flats.

15 For first quarter of 2011, HDB will launch about 5,000 BTO flats, as part of the supply of 22,000 new flats planned for 2011. These upcoming BTO projects will have a good geographical spread in towns such as Bukit Panjang, Jurong West, Sengkang, Yishun.

APPLICATION PROCEDURE

16 Applications for the new flats can be submitted online from 26 Oct 2010 (Tuesday) to 8 Nov 2010 (Monday). More details of the application procedures and BTO Exhibition can be found in Annex C  (PDF 35KB).

ENQUIRIES

17 For enquiries, the public can:

- Log on to www.hdb.gov.sg/esales; or
- E-mail hdbsales@hdb.gov.sg; or
- Visit the HDB Sales Office to speak with our Customer Service Officers during office hours (Mon to Fri 8 am to 5 pm, Saturday 8 am to 1 pm).

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