

# Flexible options

The new two-room flexi scheme offers flats on either a 99-year lease, or a short lease of 15 to 45 years for eligible buyers aged 55 or above.

This illustrative example, based on a \$100,000 flat in Punggol, shows the possible amounts that buyers might pay depending on the grants they receive and the length of lease chosen.

Buyers	Grants or additional payment*	Indicative price		
		99-year lease	40-year lease	15-year lease
Base price		\$100,000	\$58,000	\$34,000
First-timer families First-timer singles buying under the Joint Singles Scheme	- Additional CPF Housing Grant (AHG) of up to \$40,000 - Special CPF Housing Grant (SHG) of up to \$40,000	\$20,000	\$12,000	\$7,000
Second-timer families	+ Resale levy (assumed to be \$40,000)	\$140,000	\$75,000	\$44,000
First-timer singles	- AHG of up to \$20,000 - SHG of up to \$20,000 + Additional payment of \$15,000	\$75,000	\$43,000	\$25,000
Short-lease flats for elderly buyers				
First-timer singles earning more than \$6,000	+ Additional amount of up to \$30,000 (pro-rated by lease length)	n/a	\$75,000	\$44,000
Second-timer singles Buyers who have enjoyed two housing subsidies Buyers who own private property	+ Resale levy (pro-rated by lease length)	n/a	\$75,000	\$44,000

## NOTES:

- Prices exclude cost of optional component scheme.
- Actual selling prices will vary depending on location, features and flat attributes.
- Assumed grant amounts are the maximum, applying to families with monthly household income of not more than \$1,500 and singles earning not more than \$750 monthly.
- Private property owners must dispose of their private property within six months of collecting their keys.

\* Grants are adjusted based on the length of lease.