



GENERAL CONDITIONS FOR PURCHASE OF A 2-ROOM FLEXI FLAT UNDER BUILD-TO-ORDER SYSTEM (BTO) FOR APPLICANTS UNDER SINGLE SINGAPORE CITIZEN SCHEME, JOINT SINGLES SCHEMES AND NON-CITIZEN SPOUSE SCHEME FOR PRIME LOCATION PUBLIC HOUSING

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1. APPLICATION CONDITIONS AND PROCEDURES

1.1 Submission of Application Form

- (a) Applications must be submitted electronically via the HDB InfoWEB for buying a flat under the Build-To-Order (BTO) exercise. A \$10 administrative fee is payable by credit card (MasterCard / Visa only) or by scanning the QR code using any of the supporting mobile payment apps.

- (b) The applicant and any family member listed in the application can only submit one application under this BTO exercise. If the applicant or any member listed in the application is listed in more than one application, all the applications will be disqualified.

- (c) Applicants can only apply for one town/estate.

- (d) Applicants who have earlier booked a flat from HDB or an Executive Condominium (EC) unit from a developer but wish to participate in this BTO exercise will have to cancel their booking first, before submitting a new application under this exercise (subject to current eligibility conditions). The usual forfeiture for such cancellation will apply and the applicants and essential occupiers will not be eligible to apply for another flat from HDB within one year after cancellation of booking of the flat.

- (e) All applicants who have a chance to book a flat based on his/ her balloted queue number will be deemed successful in their flat application.

- (f) Any request for cancellation of an application for this BTO exercise must be submitted and received by HDB within the application period. If the cancellation request is received after the application period, it will still be included in the balloting process and be assigned a queue number, where applicable. If the applicant has a chance to book a flat based on his/ her balloted queue number, it will be treated as one successful application.

1.2 Points to note for First-timer Applicants

- (a) An applicant is considered a *First-timer (and all others considered Second-timer applicants/ households) if the applicant(s) and all essential family members listed in the Application Form:
- (i) are currently not owner(s) of a flat bought direct from HDB, a Design, Build & Sell Scheme (DBSS) flat or an Executive Condominium (EC) unit bought from a developer; or
 - (ii) have not sold a flat bought direct from HDB, a Design, Build & Sell Scheme (DBSS) flat or an Executive Condominium (EC) unit bought from a developer; or
 - (iii) have not transferred a flat bought direct from HDB or an HDB resale flat bought under the CPF Housing Grant Scheme; or
 - (iv) have never been a recipient of any CPF Housing Grant for the purchase of an HDB resale flat or a Design, Build & Sell Scheme (DBSS) flat or an Executive Condominium (EC) unit bought from a developer; or
 - (v) have not sold any HDB flat with re-housing benefits under the Selective En Bloc Redevelopment Scheme (SERS); or
 - (vi) have not ever enjoyed other forms of housing subsidy such as SERS benefits or privatisation of HUDC estate, nor purchased a flat under the Sale of Flats to Sitting Tenants Scheme.
- (b) The proportion of flats set aside for the various household is as shown in the table below (40% quota for seniors is subject to a minimum of 100 unit).

Household type	Proportion of 2-room Flexi flats set aside for households under Prime Location Public Housing
(A) Senior quota	40%
(A1) Senior Priority Scheme	10%
(A2) Others	30%
(B) Balance supply	60%
(B1) First-timer families	95% of B
(B2) Second-timer families	5% of B
(B3) First-timer singles	N.A.
Total	100%

- (c) Applicants who have a chance to book a flat based on his/her balloted queue number will be deemed successful in their flat application.
- (d) Applicants who do not book a flat after two (2) successful attempts will not be allowed to participate in subsequent sales exercises for a period of one year under

the Single Singapore Citizen Scheme, Joint Singles Scheme and Non-Citizen Spouse Scheme.

1.3 Points to Note for Second-timer Applicants, Households who have taken Two Housing Subsidies and Private Property Owners

The terms mentioned in 1.2(c) and 1.2(d) applies to the following households:

- (a) where the applicant(s) and the essential family members have taken one or two housing subsidies (please refer to clause 1.2(a)(i) to 1.2(a)(vi) on the various forms of housing subsidies).
- (b) applicant(s) or any person listed in the Application Form or their spouse(s) have an interest in private property, locally or overseas, (including those who have disposed of one within 30 months before the date of flat application).

1.4 Documents to Submit

Applicants must submit the following documents for all persons listed in the Application Form for verification and registration of the application when requested by HDB:

- (a) Copy of foreign Birth Certificates for births outside of Singapore: for proof of relationship
- (b) Copy of Passport for Non-Citizen family members to verify residential status in Singapore
- (c) Income Documents:
 - (i) Employed Persons
 - (1) Payslips for the 3 months preceding the month of application; or
 - (2) An income letter from employer (which must bear either the company's letterhead or stamp and the name and designation of the signatory) stating the gross monthly income of the employed person for the 3 months preceding the month of application.
 - (ii) Self-Employed Persons
 - (1) Latest Notice Of Assessment (NOA) from The Inland Revenue Authority of Singapore (IRAS); or
 - (2) Certified Annual Statement of Accounts from an Audit Firm; and
 - (3) Valid Accounting & Corporate Regulatory Authority (ACRA) Computer Information (Business Profile) / Valid license of business / trade; and
 - (4) Undertaking confirming the average gross monthly income for the 6 months preceding the month of application.
 - (iii) Commission-based Persons
 - (1) Commission statements/ Payslips for the 6 months preceding the month of application; or
 - (2) An income letter from employer (which must bear either the company's letterhead or stamp and the name and designation of the signatory) stating commission income/ salaries for the 6 months preceding the month of application.
 - (iv) Part-time Worker

- (1) Monthly-rated part-time employee with fixed monthly salary must submit a letter from employer stating his/her permanent staff status and salaries for the 6 months preceding the month of application (which must bear the company's letterhead or stamp and the name and designation of the signatory).
 - (2) Hourly-rated part-time employee with variable salary must submit payslips for the 6 months preceding the month of application or Letter from employer (which must bear the company's letterhead or stamp and the name and designation of the signatory) stating salaries for the 6 months preceding the month of application.
- (v) Odd-Job Worker
- (1) Latest Notice Of Assessment (NOA) from IRAS; or
 - (2) An income letter from employer stating salaries for the 6 months preceding the month of application.
- (vi) Full-time student
Letter from an educational institution confirming the student's enrolment in a full-time programme.
- (vii) Full-time National Servicemen
SAF 11B (Identity Card) or a letter from the relevant ministry.
- (viii) Unemployed Persons
Undertaking confirming the employment status and the period of unemployment / previous employment within the assessment period (where applicable).

Note:

- Applicable to applicants and occupiers between 18 and 62 years old who are unemployed.
- If the applicants and occupiers are unemployed for shorter than the 3 preceding months, the average income will be computed based on the number of actual months he/she has worked.

- (d) Copy of Student Pass or Letter from School/College/Institute of Learning for persons who are 18 years old and above: to confirm student status.
- (e) Copy of Marriage Certificate for overseas registered marriages / Deed of Separation / Divorce Documents (if applicable): to verify marital status.
- (f) Copy of Death Certificate of spouse (if applicable): to verify demise of spouse.

Note: HDB shall have the right to rely on its own records and/or the records of any other relevant authorities to obtain or verify any information relating to or in connection with the application. In this regard, HDB also reserves the right to write to and request information from all the applicants.

The applicant must produce the documents whenever required. He must also submit any other documents requested by HDB. HDB has the right to cancel/not register the application if the applicant fails to submit the above or any other documents as required.

1.5 Correspondence Address of Applicants

If the correspondence address you have provided in the flat Application Form is not the residential address on your NRIC or MyInfo profile, and you wish to change it subsequently, please access e-Service in MyHDBPage via My Flat > Application Status > New Flat > “Change of Contact Information for Sales Application”.

1.6 Changes in Flat Application

The applicant is required to notify HDB of any changes in the information provided in the Application Form and/or of any changes affecting the eligibility to buy an HDB.

1.7 Payment for flat

a) Applicant(s) who have applied for a flat, will need to make the following payments:

Point of Payment	Item(s) payable
(i) During flat Selection	Option Fee of \$500 before HDB grants an Option to Purchase
(ii) <u>Before Signing Agreement for Lease</u>	<u>Downpayment, related stamp duty and conveyancing fees to the appointed solicitor before the expiry of the Option</u>
(iii) <u>Before taking possession of flat</u>	<u>Resale levy (for second-timer applicants)</u> <u>Balance purchase price, related stamp duty and conveyancing fees to the appointed solicitor</u>

- b) HDB will notify the applicants via SMS/ email when the payments are due. Payments will be via the payment modes specified by HDB in the SMS/ email notification.
- c) If full payment is not received when due (eg. before the appointment to take possession of flat), HDB reserves the right to cancel the reserved appointment.
- d) With the cancellation of the appointment by HDB, HDB will refund the monies received without accrued interest. For any cash payment received, HDB will make the refund to the applicants via Interbank GIRO based on the proportion and bank account details provided by applicants. For any CPF payment received, HDB will make the refund to the applicants' respective CPF account.

2. KEY POINTS TO NOTE FOR 2-ROOM FLEXI SCHEME

The 2-room Flexi scheme for seniors comes with short lease options ranging from 15 to 45 years in 5-year increments.

All applicants and their spouses must be at least 55 years old at the time of flat application and they can choose to buy the flat on a short lease ranging from 15 to 45 years, in 5-year increments. The allowable lease period will be based on the age of the youngest applicant/ spouse at the time of flat application. The chosen lease must be able to last all applicants and their spouses until at least age 95. The selection of lease period will be made during the flat selection.

(Please refer to the table in clause 6.3.)

- (a) At least 40% of the public flat supply set aside for the seniors.
An application is considered a senior application if all applicant(s) and their spouses are at least 55 years old at the time of application.

(Please refer to table in clause 1.2(b) on the flat supply set aside for seniors)

- (b) The 2-room Flexi Scheme is also extended to the following households:
- (i) total average gross income of all persons listed in the Application Form is more than \$7,000 but not exceeding \$14,000 a month at the time of application; or
 - (ii) applicant(s) or the essential family members or their spouse(s) have already taken two housing subsidies (please refer to clause 1.2(a)(i) to 1.2(a)(vi) on the various forms of housing subsidies); or
 - (iii) applicant(s) or any person listed in the Application Form or their spouse(s) have an interest in private property; or
 - (iv) applicant(s) or any person listed in the Application Form or their spouse(s) have at any time within 30 months before and the date of applying to buy an HDB flat, or between the date of the application and date of completing the purchase, bought, transferred or sold any flat, house, building or land, or any interest in it.

However, households mentioned in 2(b) are offered only the short-lease 2-room Flexi flat and applicants must meet the terms mentioned in 2(b) and the other conditions of purchase and sale under the Build-To-Order System (BTO).

The short-lease 2-room Flexi flats cannot be resold in the open market or rented out. Applicants who do not need the flat, can return the flat to HDB and HDB will refund the value of the remaining lease of the flat.

3 ELIGIBILITY CONDITIONS

3.1 Citizenship

All applicants must be Singapore citizens.

3.2 Age

Buying a short-lease 2-room Flexi flat

All applicants must be at least 55 years old at the time of application.

For applicants buying under the Non-Citizen Spouse scheme, all applicants and their spouse must be at least 55 years old at the time of application.

3.3 Marital Status

- (a) Applicant(s) under the Single Singapore Citizen Scheme or the Joint Singles Scheme must be an unmarried person / widow / divorcee.
- (b) Applicant under the Non-Citizen Spouse Scheme must list their spouse as occupier in the application.

3.4 Income Ceiling

Applicants will be eligible to buy a short-lease 2-room Flexi flat, if:

- (i) the total average gross monthly income of all persons listed in the Application Form does not exceed \$14,000 at the time of application; and
- (ii) all the applicants (including their non-citizen spouses) are at least 55 years old at the time of application; and
- (iii) the application is made by a first or second-timer household; or
- (iv) the applicant(s) or the other essential family members have already taken two housing subsidies (please refer to clause 1.2(a)(i) to 1.2(a) (vi) on the various forms of housing subsidies).

3.5 Owning and having an interest in property

Applicants are eligible to buy a short-lease 2-room Flexi flat if any applicant or any person listed in the Application Form or their spouse(s):

- (i) own any other flat, house, building or land, or have an estate or interest in any flat, house or land; or
- (ii) have within 30 months before the date of applying to buy an HDB flat, or between the date of the application and the date of completing the purchase, bought, transferred or sold any flat, house, building or land, or any interest in it.

If any applicant or any person listed in the Application Form or their spouse(s) still own the property mentioned in 3.6(b)(i), legally the applicant or the person listed in the application must dispose of any interest in the private property within six months from the date of collection of the keys to the new flat.

Conditions 3.5(a) and (b) includes HUDC flats and Executive Condominiums, properties acquired by gift or inheritance, private properties, properties outside Singapore and properties owned, gained or sold through nominees.

3.6 Additional amount payable

- (a) Applicants will need to pay an additional amount of \$15,000 (adjusted according to the lease chosen for all short-lease 2-room Flexi flats) on top of the flat compared with other applicants, if:
 - (i) the applicants are first-timers; and
 - (ii) the applicants are applying under the Single Singapore Citizen Scheme and the Non-Citizen Spouse Scheme; and
 - (iii) the total average gross monthly income of all persons listed in the Application Form is not more than \$7,000 at the time of application.

- (b) An applicant will need to pay an additional amount of \$30,000 more for a short-lease 2-room Flexi flat (adjusted according to the lease chosen) purchase compared with other applicants, if:
- (i) the applicants are a first-timer and the total average gross income of everyone listed in the Application Form is more than \$7,000 but not exceeding \$14,000 at the time of application; or
 - (ii) the applicants are first-timers and they or any person listed in the Application Form (including their non-citizen spouse) have an interest in private property; or
 - (iii) the application is a first-timer household and the applicant(s) or any person listed in the Application Form or their spouse(s) have at any time within 30 months before and the date of applying to buy an HDB flat, or between the date of the application and date of completing the purchase, bought, transferred or sold any flat, house, building or land, or any interest in it.

3.7 Payment of Premium / Levy

For short-lease 2-room Flexi flat

Applicants must pay any premium or resale levy (capped at \$30,000) due to HDB if the applicant(s) or any essential family members listed in the Application Form or their spouse(s) have taken one or two housing subsidies (please refer to clause 1.2(a)(i) to 1.2(a)(vi) on the forms of housing subsidies). The premium or levy will be adjusted according to the term of lease chosen. If the premium or levy or any part thereof remains unpaid by the applicant/spouse, this shall constitute a debt due to HDB.

3.8 Wait-out Period

- (a) Existing Owner or Ex-owner of an HDB Flat/ Prime Location Public Housing flat/ Executive Condominium (EC) unit
An applicant, his/ her spouse or any essential occupier listed in the application who is an existing owner or ex-owner of a flat bought directly from HDB, or a resale flat bought with the CPF Housing Grant or a Design Build and Sell Scheme (DBSS) flat/ Executive Condominium (EC)* unit bought from a developer, may apply to buy an HDB flat on condition that a 5-year period (excluding any period of renting out the whole flat) has lapsed from taking possession of that flat/ EC unit to the date of this application. For applicant, his/ her spouse or any essential occupier listed in the application who is an existing owner or ex-owner of a Prime Location Public Housing flat bought directly from HDB, may apply to buy an HDB flat/ Prime Location Public Housing flat on condition that a 10-year period has lapsed from taking possession of that flat to the date of this application.
- (b) Essential occupier of an Existing HDB flat/ Prime Location Public Housing flat/ Executive Condominium (EC) unit
Any person currently listed as an essential occupier of an existing HDB flat bought directly from HDB, or a resale flat with or without the CPF Housing Grant or a Design Build and Sell Scheme (DBSS) flat / Executive Condominium (EC)* unit bought from a developer, may apply to buy an HDB flat or be listed as an occupier only if he/ she has stayed in the existing flat/EC unit for at least 5 years from taking possession of the existing flat/EC unit to the date of this application. Essential occupier of an existing Prime Location Public Housing flat may apply to buy an HDB

flat/ Prime Location Public Housing flat or be listed as an occupier only if he/ she has stayed in the existing Prime Location Public Housing flat for at least 10 years from taking possession of the existing flat to the date of this application.

(c) Cancellation of flat booked

Applicants and the essential occupiers of the cancelled application will not be eligible to apply to buy another flat from HDB within one year after the cancellation.

(d) One-year wait-out period for applicants who do not book twice

Second-timer applicants and applicants under the Singles schemes (includes Single Singapore Citizen, Joint Singles and Non-Citizen Spouse scheme) who do not book a flat after two (2) successful attempts in the Build-To-Order or Sale of Balance Flats exercises, will not be allowed to participate the subsequent sales exercises, including the open booking of flats, for a period of one year.

3.9 Ownership of a Resale Flat

An applicant, his/ her spouse or any essential occupier listed in the application who is an existing owner of a resale flat bought without the CPF Housing Grant, may apply to buy an HDB flat on condition that a 5-year period (excluding any period of renting out the whole flat) has lapsed from taking possession of that resale flat to the date of this application. An applicant, his/ her spouse or any essential occupier listed in the application who is an existing owner of a resale Prime Location Public Housing flat bought without the CPF Housing Grant, may apply to buy an HDB flat/ Prime Location Public Housing flat on condition that a 10-year period has lapsed from taking possession of that resale Prime Location Public Housing flat to the date of this application.

An applicant who has booked a flat in a Build-To-Order, Sale of Balance Flats, Re-offer of Balance Flats exercise or the open booking of flats, will have his/her flat application cancelled if he/she or any essential occupier listed in the flat application buys a resale flat after booking a flat. The relevant financial forfeiture for cancellation of application will apply.

4. OTHER CONDITIONS

4.1 No withdrawal of Essential Occupier

Any person listed as an essential occupier in the application must continue to be listed in the application and must physically and continuously occupy in the new flat during the 10-year occupation period. An essential occupier is one who forms a family nucleus with the applicant to qualify to buy a flat from HDB.

4.2 Change of Applicant/ Occupier

Any request for a change of applicants/ occupiers listed in the application is subject to HDB's approval. If the existing applicants/occupiers become ineligible to continue with the flat purchase, the application will be cancelled, and all monies paid will be forfeited.

4.3 Outstanding Debts Owing to HDB

If there are any outstanding debts or monies owing to HDB by any person listed in the flat application, the applicant must settle such debts and pay any administrative charge

as determined by HDB, before he/ she can proceed to buy or take possession of the new flat.

Where an applicant or occupier listed in the Application is required to pay a cash sum arising from the forfeiture of the registration deposit, under a previous application under the Fiance/Fiancee Scheme, he/ she must pay such cash sum and interest thereon as may be determined by HDB before his/ her application can be considered.

4.4 Debarment

A person who has been debarred from buying a flat from HDB under any of HDB's or the Government's rules, regulations or policies will not be eligible to buy an HDB flat or be listed as an occupier in an application for an HDB flat.

4.5 Ethnic Classification

For applications under the Joint Singles Scheme where there is more than one applicant in an application and all of them are of the same ethnic group, the household will be classified based on their ethnic group. For applicants of different ethnic groups, they can request to classify their household under their preferred ethnic group and the option made is final and irrevocable.

For applications under the Non-Citizen Spouse Scheme where an application made by a couple of the same ethnic group, the household will be classified based on their ethnic group. For couples of different ethnic groups, they can request to classify their household under the applicants' or their spouse's ethnic group and the option made is final and irrevocable.

For applicants with double-barrelled race listed in their Identity Cards, only the first ethnic group of the double-barrelled race will be considered. For example, if an applicant has a double-barrelled race of "Indian-Chinese", only "Indian" will be used in the ethnic classification process. This ensures the same treatment for applicants with a singular or double-barrelled race.

The ethnic classification of the household at the point of flat purchase will remain unchanged when they later sell the flat.

5. PRIORITY SCHEMES

5.1 Important Notes

Applicants may wish to apply for an HDB flat under one of the following Priority Schemes, i.e. the Senior Priority Scheme or Multi-Generation Priority Scheme. The conditions for the Priority Schemes (known as the 'Conditions of the Scheme') shall be in addition to all of HDB's conditions of purchase and sale under the Build-To-Order System (BTO). In the event of any inconsistency between the Conditions of the Scheme and the General Conditions For Purchase Of A Flat Under Build-To-Order System (BTO), the Conditions of the Scheme shall prevail.

Each applicant is allowed to apply only one of the Priority Schemes and will be given priority allocation in accordance with HDB's prevailing policies.

In the event of death, divorce or separation of any person listed in the application after approval of the application under any of the Priority Schemes, the applicant must produce the relevant documents (e.g. Death Certificate, divorce documents, Deed of Separation) to HDB for verification within 14 days from the date of the demise, divorce or separation respectively.

If an applicant becomes ineligible to buy an HDB flat under any of the Priority Schemes, his/ her application will be cancelled, and all monies paid will be forfeited.

If the applicant breaches any of the conditions of the Priority Schemes or makes any false declaration/ misrepresentation under any of these Schemes for the purchase of an HDB flat under these schemes, the application will be cancelled, and all monies paid towards the application will be forfeited. If he/she has already taken possession of the HDB flat, HDB will compulsorily acquire or determine the Lease of the HDB flat, and all monies paid towards the flat will be forfeited.

5.2 Senior Priority Scheme

Applicants who are aged 55 and above, who wish to apply for the Senior Priority Scheme (SPS) must indicate their request for “Senior Priority Scheme” in the Application Form. Applicants who requested for the SPS will be balloted under the scheme if they meet the conditions to buy a 2-room Flexi flat and also the following conditions under 5.2(a) or 5.2(b) or 5.2(c):

- (a) Applicants who are existing owners of residential property (applicable to both HDB flat and owner-occupied private residential property)
- (i) Their existing HDB flat is within 4 km from any of the blocks (offered in this BTO exercise) in the town/estate applied for; or
 - (ii) Their existing owner-occupied private property is located within 4 km from any of the blocks (offered in this BTO exercise) in the town/estate applied for.

(b) Married Applicants Living near Parents/Married Child(ren)

- (i) Their parents' or married child's current HDB flat* is within 4 km from any of the blocks (offered in this BTO exercise) in the town/estate they are applying for, and their parents or married child must be owners or registered occupiers of the HDB flat or registered tenants or occupiers of the HDB rental flat;

* If the parents/married children have booked a new HDB flat under construction or submitted an application to buy a resale flat, the new flat or resale flat may be used for the proximity reference. The SPS will be withdrawn if the parents/married children cancel the new flat application or the resale application.

- (ii) Their parents or married child are physically residing in a private property owned by applicants' parents/married child or applicants' parents/married child's immediate family member that is located within 4 km from any of the blocks (offered in this BTO exercise) in the town/estate they are applying for.

Parents/ married child(ren) who are non-residents or who are on social visit passes/ visas to Singapore are not eligible to qualify for the SPS.

Successful applicants under 5.2(b)(i) or 5.2(b)(ii) must ensure that before they take possession of the 2-room Flexi flat and for a period 10 years from taking possession of the 2-room Flexi flat, their parents/married child(ren):

- continue to reside within 4 km from any of the blocks (offered in this BTO exercise) in the town/estate they are applying for;
- do not submit any application or be included as occupiers in any application to buy a flat directly from the HDB, a resale flat or an Executive Condominium unit, that is more than 4 km of the new flat; and
- do not take over the lease or tenancy of a flat (including DBSS flat) or an Executive Condominium, that is more than 4 km of the new flat.

(c) Married Applicants Living with Parents/ Married child(ren)

They are applying for a 2-room Flexi flat and have included their parents or married child(ren) in the application.

Parents/married child(ren) who are non-residents or who are on social visit passes/visas to Singapore are not eligible to qualify for the SPS.

Successful applicants must ensure that before they take possession of the 2-room Flexi flat and for a period of 10 years from taking possession of the 2-room Flexi flat, their parents/married child(ren):

- do not withdraw as owner/occupier of the new flat and must physically and continuously occupy the 2-room Flexi flat;
- do not submit any application or be included as occupiers in any application to buy a flat directly from the HDB or a resale flat or an Executive Condominium unit;
- do not rent an HDB flat (including DBSS flat)

An applicant or occupier listed in the application for a 2-room Flexi flat and who is an owner of an existing HDB flat, must dispose of/relinquish his/ her interest in the existing flat within 6 months from taking possession of the 2-room Flexi flat. If he/she fails to do so, the 2-room Flexi flat has to be surrendered to HDB and a sum equivalent to 5% of the purchase price of the 2-room Flexi flat booked and/or any other amount as determined by HDB shall be forfeited. The sale of the existing flat in the open market is subject to HDB's approval and prevailing resale policies, rules and regulations.

- (d) For applicants who applied for the SPS to stay near or stay with their parents/married child(ren), their parents/married child(ren) will need to sign an SPS undertaking. The signing needs to be witnessed by an HDB staff either via a video call or in person during the flat selection appointment so that the parents/married child(ren) can acknowledge the conditions under the SPS.

For the purpose of determining whether the applicant meets the above criteria, HDB will rely solely on its records and/or the records of other relevant authorities as it deems fit. HDB reserves the right to reject as evidence, any form of private tenancy agreements or contracts made by or with the applicant's parents/married child(ren) and any other party, including receipts for rents paid by the applicant's parents/married child(ren).

5.3 *Multi-Generation Priority Scheme

- (a) Applicants who wish to buy a flat under the Multi-Generation Priority Scheme (MGPS) must submit a combined application to buy a 2-room Flexi/ 3-room flat and a 2-room Flexi/ 3-room/ 4-room/ 5-room flat.

The application for the 2-room Flexi / 3-room flat must be submitted by the parent/s (hereinafter called the "Parent Application") while the 2-room Flexi/ 3-room /4-room /5-room flat application must be submitted by the *married child (hereinafter called the "Married Child Application"). The parent must be at least 55 years and above. There must be a proven parent-child relationship between the Parents and the Married Child and they must be applicants of their respective applications

*Applicable to Fiance/Fiancee applicants

- (b) Under the MGPS, both Parent/s and Married Child can only book a 2-room Flexi/ 3-room flat and a 2-room Flexi/ 3-room/ 4-room/ 5-room flat respectively within the same BTO contract. All units under the MGPS are pre-identified and specified by HDB. The pre-identification of units under the MGPS is also subject to quotas as may be determined by HDB from time to time.
- (c) The Parent/s and Married Child applicants must remain eligible to buy the 2-room Flexi/ 3-room flat and 2-room Flexi/ 3-room/ 4-room/ 5-room flat respectively at all times under the MGPS and HDB's prevailing policies.
- (d) Documentary proof of the relationship between the Parent/s and Married Child(ren) [e.g. photocopy of marriage certificate of parents and birth certificate(s) and marriage certificate(s) of married child(ren)] must be submitted during the booking of the units.
- (e) Selection of a 2-room Flexi/ 3-room flat and a 2-room Flexi/ 3-room/ 4-room/ 5-room flat by the Parent/s and Married Child applicants under the MGPS is subject to the available ethnic quota. Both the Parent Application and Married Child Application will be cancelled if either application's ethnic quota is filled.

If the Parent/s or the Married Child applicants fail to book a 2-room Flexi / 3-room flat and 2-room Flexi/ 3-room / 4-room/ 5-room flat respectively when their turn is due, both the Parent Application and Married Child Application under the MGPS will be cancelled. However, the applications can continue under the Public Scheme, if eligible.

- (f) The Parent/s and Married Child applicants shall become ineligible under the MGPS if:
- (i) either the Parent/s or the Married Child applicants fail, refuse or become ineligible to book a 2-room Flexi/ 3-room flat (Parent Application) or 2-room Flexi/ 3-room/ 4-room/ 5-room flat (Married Child Application) respectively during the selection exercise or fail or refuse to exercise the Option to Purchase.
 - (ii) the Parent Application or Married Child Application is withdrawn or if the HDB cancels the Parent Application or Married Child Application for any reason whatsoever.
 - (iii) the parent(s) passes away or the Married Child's family breaks up by reason of death, divorce or separation or due to any other reason at any time such that the remaining applicant(s) in the Parent Application or Married Child Application no longer eligible to proceed with the application to buy a 2-room Flexi / 3-room flat or 2-room Flexi/ 3-room/ 4-room/ 5-room flat under HDB's prevailing policies.
- (g) If the Parent/s or Married Child applicants become ineligible to buy or retain the 2-room Flexi / 3-room flat (Parent Application) or the 2-room Flexi/ 3-room/ 4-room/ 5-room flat (Married Child Application) under the MGPS and HDB's prevailing policies/conditions in force from time to time, both applications shall be cancelled at the sole discretion of HDB and all monies paid will be forfeited.
- (h) The Parent/s and Married Child applicants are required to sign the Agreement for Lease and make the required downpayment for their respective units at the same time. If either the Parent/s or the Married Child applicants do not proceed with the signing of the Agreement for Lease and make payment, both applications will be cancelled, and the option fees will be forfeited.
- (i) The Parent/s or Married Child applicants will be required to collect the keys and take possession of their respective units and pay up the balance purchase price upon receipt of HDB's written notice to do so. If the Parent/s or Married Child applicants fail or refuse to do so, both the Parent/s and Married Child Applications will be cancelled.
- (j) Following the key collection by one party, the remaining Parent or Married Child applicants waiting for key collection must continue to remain eligible to buy the 2-room Flexi / 3-room flat or 2-room Flexi/ 3-room/ 4-room/ 5-room flat at all times, and collect the keys and pay up the balance purchase price upon receipt of HDB's written notice to do so. Otherwise, the application will be cancelled.
- (k) Upon cancellation of the application, a sum equivalent to 5% of the purchase price of the 2-room Flexi /3-room flat and 2-room Flexi/3-room/4-room/5-room flat or such other amount as may be determined by HDB from time to time will be forfeited. For the Parent/s or Married Child applicants who had earlier collected the keys and taken possession of their unit, they shall be required to surrender their unit to HDB and HDB will pay them, at its absolute discretion, a compensation based on the prevailing compensation policy.

In addition, a 10-year period wait-out period, which starts from the date of key collection of the unit, will also be imposed on the applicants and essential occupiers who are required by HDB to surrender their unit under the MGPS.

During the 10-year wait-out period, the applicants and their essential occupiers are not allowed to submit any application or be included as essential occupiers in any application for subsidised housing, as defined in clause 9.3.

- (l) The Parent/s and Married Child applicants cannot dispose of their units or withdraw as the owner/occupier of their respective flats for a period 10 years, from the date of taking possession of the new flat. During the 10-year period, all Parent/s and Married Child must physically and continuously occupy their respective flats.
- (m) Both the Parent/s and the Married Child applicants shall comply with all other Terms and Conditions as may be imposed by HDB from time to time under the MGPS.

6. SELECTION OF FLAT

- 6.1 A computer ballot will be conducted to shortlist applicants and determine their queue positions to book a flat. Those shortlisted will be informed of their queue position and invited to book a flat, subject to the availability of flat and ethnic quota. Applicants who are not shortlisted will be informed that they are unsuccessful in their application.
- 6.2 Applicants' eligibility to buy a flat is assessed during the selection appointment. Hence, applicants who are invited to book a flat must produce all documents requested by HDB for verification. Applicants can only book a flat only after they have produced the supporting documents to confirm their eligibility to buy under HDB's prevailing policies, rules and regulations.
- 6.3 If all applicants and their spouses are at least 55 years old at the time of flat application, they can choose to buy the flat on a short lease ranging from 15 to 45 years in 5-year increments. The allowable lease period will be based on the age of the youngest applicant/spouse at the time of flat application. The chosen lease must be able to last all applicants and their spouses until at least age 95. The selection of lease period will be made during the flat selection. However, if the applicant is married and the chosen lease is insufficient to cover the spouse till the age of 95, the application will be cancelled, and the applicant forfeits any deposit or fees as determined by HDB.

Age of youngest applicant/ spouse-Occupier at flat application	Lease period		Age of youngest Owner/ spouse-occupier at the end of minimum lease
	Minimum (Years)	Other Options (Years)	
55 to 59	40	45	95 to 99
60 to 64	35	40, 45	95 to 99
65 to 69	30	35, 40, 45	95 to 99
70 to 74	25	30, 35, 40, 45	95 to 99
75 to 79	20	25, 30, 35, 40, 45	95 to 99
≥ 80	15	20, 25, 30, 35, 40, 45	≥ 95

- 6.4 Upon booking of a flat, applicants will have to pay an option fee (by NETS) and HDB will grant them an Option to Purchase. The option fee (which will form part of the downpayment) payable is \$500.
- 6.5 For applicants who have booked a flat under the Build-To-Order system (BTO), their other applications for a new flat or an EC unit (if any) will be cancelled.

7. SIGNING AGREEMENT FOR LEASE

- 7.1 The construction of a BTO project and the sale of flats in this project will proceed only after a certain number of flats in the BTO project have been booked. The minimum number of flats to be booked shall be determined by HDB in its absolute discretion and its decision shall be final and conclusive. HDB will assess the minimum number of flats to be booked for each BTO project offered for sale independently.
- 7.2 Once the number of flats booked for a BTO project exceeds the minimum number, applicants will be invited to sign the Agreement for Lease and pay a downpayment. In addition, they have to pay legal and stamp fees on the purchase price.
- 7.3 Within nine (9) months after obtaining the Option to Purchase, applicants will have to pay 10% of the purchase price of the flat as downpayment.

8. TAKING POSSESSION OF NEW FLAT

8.1 Payment for the Balance of the Purchase Price

For short-lease 2-room Flexi flat

- (i) No mortgage loan is granted to buy the short-lease 2-room Flexi flat. Applicants are required to pay the balance of the full purchase price and the resale levy (if this applies) before taking possession of the flat.
- (ii) Applicants may use more CPF savings (if the CPF Board agrees), after they have set aside the Basic Retirement Sum.

For more details, please visit the CPF Board's website at www.cpf.gov.sg

8.2 Disposing of Existing Flat/Property

- (a) An applicant or occupier listed in the application who is an owner of an existing HDB flat (including Design, Build & Sell Scheme (DBSS) flat), must dispose of/ relinquish his/ her interest in the existing flat within 6 months from taking possession of the new flat. The disposal/relinquishment of the existing flat is subject to HDB's approval and prevailing policies, rules and regulations. Any HDB approvals for the existing flat to be rented out will also be revoked after six months from the date of taking possession of the new flat.

- (b) Applicants or occupiers who are existing tenants of an HDB rental flat must terminate the tenancy and surrender vacant possession of the rental flat to HDB within 4 months from of taking possession of the new flat.
- (c) Applicants or any occupier listed in the application already own and have an interest in a private property (if this applies) must get rid of any interest in the private property within six months from taking possession of the new flat.

Note: HDB collects personal data from you to administer HDB's public housing programmes and services. We may share, obtain and use necessary data with/from other Government agencies, or with parties to whom you have authorised disclosure of your personal data, except where prohibited by legislation. This is to enable us to service you in the most convenient, efficient and effective way. We will NOT share your personal data with non-Government entities, except where such entities have been authorised to carry out specific Government services or when you have authorised the disclosure.

If you would like to find out more about HDB's Data Protection and Privacy Policy, you can visit our website www.hdb.gov.sg for more details.

9 AFTER TAKING POSSESSION OF FLAT

- 9.1 The applicant shall pay all rates, taxes, and charges imposed on the flat after the actual date of completion of the purchase.
- 9.2 The applicant shall not transfer, assign, mortgage, rent out or part with the possession of the flat or any part of the flat without the prior written consent of HDB.
- 9.3 The applicant shall keep in good and tenable repair and condition the interior of the flat including all fixtures and fittings.
- 9.4 The applicant shall notify HDB and obtain its prior written consent from the respective HDB Branch before making any alterations or additions to the flat.
- 9.5 The applicant must observe and comply with all lease administration conditions and policies for ownership of flats, which include the following:
 - (a) Subject to the prior written approval of HDB, the applicant and other essential occupiers must physically and continuously occupy the flat for a 10-year minimum occupation period.
 - (b) Applicant and other essential occupiers cannot invest in private residential property, in Singapore or overseas, during the 10-year minimum occupation period.
 - (c) Applicant and other essential occupiers cannot submit or be included in an application to purchase another flat directly from the HDB or a new Executive Condominium from the developer during the 10-year minimum occupation period.

- (d) Applicant and other essential occupiers are not allowed to rent out the whole Prime Location Public Housing flat throughout the ownership. HDB shall have the sole discretion to determine the computation of the minimum occupation period.
- (e) Applicant must inform HDB of any changes to his household composition in the flat, including changes in marital status.
- (f) Applicant and other essential occupiers have to comply with such other conditions as determined by HDB from time to time.

10. FORFEITURE AND WAIT-OUT PERIOD UPON REJECTION OF FLAT

10.1 Before Signing Agreement for Lease

If the applicant rejects the booked flat before he/ she signs the Agreement for Lease, his/ her application will be cancelled and applicants will forfeit the option fee.

10.2 After Signing Agreement for Lease

If the applicant rejects the booked flat after he/ she signs the Agreement for Lease, his/ her application will be cancelled and applicants will forfeit a sum equivalent to 5% of the purchase price of the flat.

- (a) Where the downpayment is paid using applicants' CPF savings, HDB will refund the balance downpayment (if any) to applicants' respective CPF Account. IRAS will process the refund of stamp fees paid using CPF savings, subject to approval.
- (b) Where any part of the balance downpayment is paid in cash, HDB will make the refund to the applicants' bank account. All applicants must sign and submit a Letter of Authorisation specifying the proportion of the refund. The refund of the balance downpayment paid in cash will be made to the bank account via Interbank GIRO based on the details provided by the applicants.
- (c) IRAS will process the refund of stamp fees paid in cash, subject to approval. The refund for any stamp fee using paid in cash will be via cheque and based on the proportion specified by the applicants in the Letter of Authorisation.

10.3 One-year Wait-out Period

Regardless of whether the applicant rejects the booked flat before or after signing the Agreement for Lease, all applicants and essential occupiers listed in the flat application will have to wait out one year before they can apply for another subsidised housing. This shall be without prejudice to any other actions which HDB may take under other clauses. During the one-year wait-out period, which starts from the date of cancellation of the flat application, the applicants and essential occupiers of the cancelled application are not allowed to submit any application or be included as essential occupiers in any application for subsidised housing, which includes:

- (a) buying a subsidised flat from the HDB;
- (b) buying a resale flat with a CPF Housing Grant (including an Enhanced CPF Housing Grant);
- (c) buying an Executive Condominium (EC) unit from the developer;

- (d) buying a resale flat that has been announced for Selective En bloc Redevelopment Scheme (SERS)

Note: The acceptance of any application does not constitute an approval for the purchase of a flat from HDB. Applicants' eligibility to buy a flat will be assessed under the prevailing policies, rules and regulations. Applicants are required to produce relevant supporting documents to confirm their eligibility for the flat purchase as and when required to do so.

Applicants who are lacking in mental capacity to understand the nature and consequences of the flat transaction they are entering into, will have to appoint a Deputy under the Mental Capacity Act to act on their behalf. HDB reserves the right to cancel any application or remove an applicant's name from the application, if the applicant is found to be lacking in mental capacity.

HDB has the right to reject any application or delete any person's name from the application without assigning any reason. If HDB deems that the applicant is not eligible to apply for an HDB flat or becomes ineligible to retain the application under HDB's prevailing policies / conditions in force from time to time, the application will be cancelled and all monies paid will be forfeited, at the sole discretion of HDB.

The General Conditions For Purchase of A Flat Under Build-To-Order System (BTO) contained in this form are current and subject to changes in from time to time. HDB reserves the right to add, delete and/or vary the terms and conditions at any time. All decisions by HDB shall be final and conclusive.

Words importing the singular number or the masculine gender herein shall include the plural number or the feminine gender where applicable.

CAUTION : IN ADDITION TO OTHER REMEDIES, THE HOUSING & DEVELOPMENT ACT 1959 , 2020 REVISED EDITION PROVIDES THAT ANY PERSON WHO MAKES A FALSE STATEMENT IS LIABLE ON CONVICTION TO A FINE NOT EXCEEDING \$5,000/- OR IMPRISONMENT FOR A TERM NOT EXCEEDING 6 MONTHS OR BOTH.

The HDB reserves the right to debar any person who makes a false statement from buying a flat* or taking over ownership of a flat* by way of transfer, being included as an essential occupier of a flat* or taking up an HDB housing loan for a period of 5 years from the date of cancellation of the application or the date of approval to compulsorily acquire the HDB flat. Any existing application registered in the HDB's rental waiting list will also be cancelled.

* includes a unit to be bought under the Executive Condominium Housing Scheme.