

**NATIONAL DAY RALLY 2023**

# CHANGES TO PUBLIC HOUSING FRAMEWORK

**w.e.f 2H 2024**

How Do They Affect You?



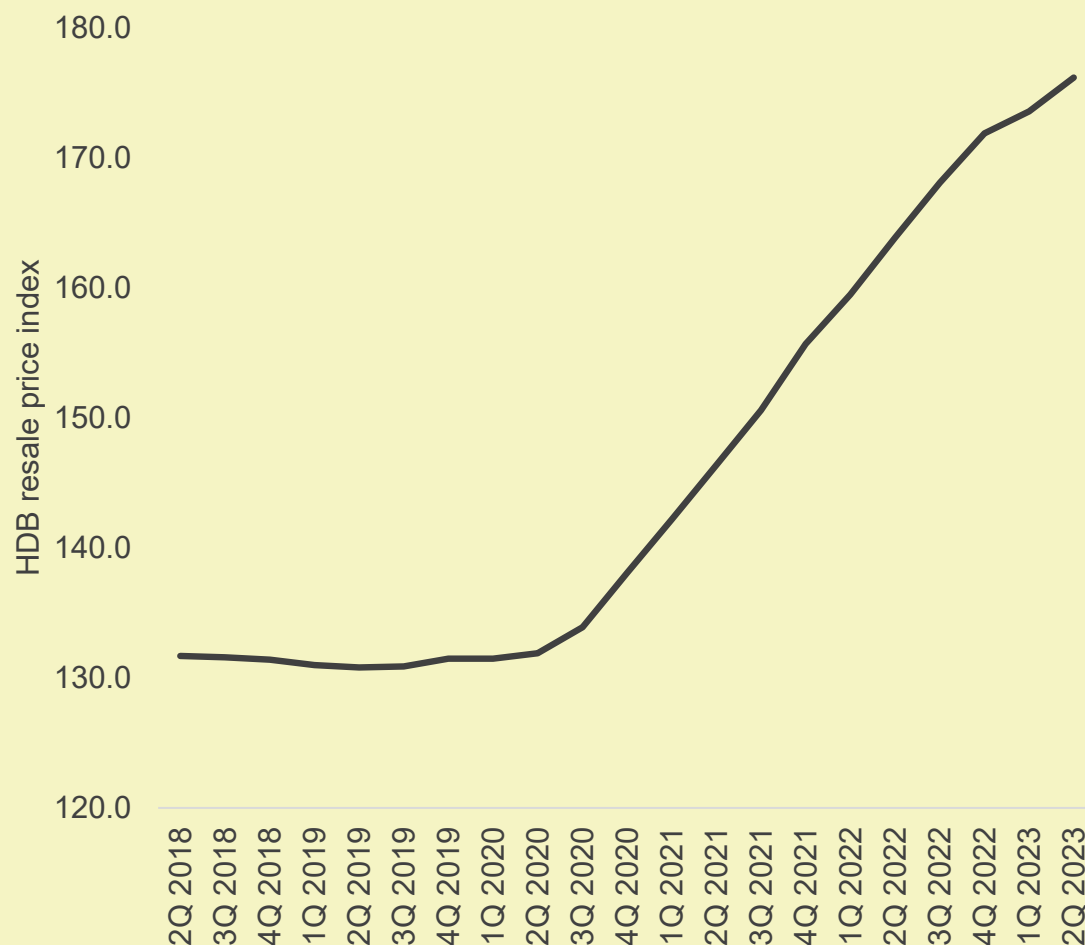
## #1 More sustainable home price growth in the long-term

Amidst resilient demand, property prices across Singapore have been rising.

However, stricter resale conditions for future Plus and Prime BTO flats — such as a 10-year Minimum Occupation Period (MOP) and higher subsidy clawback rates — are likely to deter speculative demand, thus having a moderating effect on price growth.

Source: HDB, ERA Research and Market Intelligence

### HDB resale price index



## **#2 More applicant interest in Standard HDB flats over Prime & Plus flats**

Standard HDB flats could see more demand over Prime & Plus flats that are subject to a 10-year MOP.



## **#3 More buyer interest in existing resale HDB flats over Prime & Plus flats**

Existing resale HDB flats, within Prime and Plus locations, face fewer restrictions and could be more attractive to buyers. Moreover, private property owners buying Prime and Plus flats will be subject to a wait-out period of 30 months.



## #4 Private homes may be more attractive to couples with household income nearing S\$14,000

Households nearing the \$14,000 income threshold could qualify for a higher private property loan quantum. In such scenarios, a private home could be perceived to be more attractive than a Prime flat — both due to its exclusivity and less-restrictive sale conditions.

### CONDO

by bank loan (75%)

TDSR 55%,  
MEDIUM-TERM INTEREST RATE 4%, 30 YRS

Max Price:

**\$2.15 mil**

### EC

by bank loan (75%)

MSR 30%,  
MEDIUM-TERM INTEREST RATE 4%, 30 YRS

Max Price:

**\$1.17 mil**

### HDB

by HDB loan (80%)

MSR 30%, FLOOR RATE 3%, 25 YRS

Max Price:

**\$1.11 mil**

### HDB

by bank loan (75%)

MSR 30%,  
MEDIUM-TERM INTEREST RATE 4%, 25 YRS

Max Price:

**\$1.06 mil**

## **#5** Singles will enjoy a wider selection of 2-room HDB flats

Come 2H 2024, eligible singles will be able to apply for 2-room Flexi flats in all locations, and not just only in non-mature estates.

Meanwhile, singles with pressing housing needs or prefer bigger flats (3-room to 5-room) are not restricted to purchase from the resale market.

