

Extra BTO ballot chance for families from February 2027: one per child aged 18 and below

Description

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From the February 2027 sales exercise, first-timer families with or expecting children get one extra ballot chance for each Singapore Citizen child aged 18 and below. That is the extra BTO ballot chance for families that the Government announced at the National Day Rally on 23 August 2026, and it covers all BTO and SBF flat applications. The November 2026 exercise closes tomorrow, 11 November, so families have a choice: apply now under the current rules, or wait for the better odds.

How the extra BTO ballot chance for families works

The Made For Families website sets out the rule in one line. First-timer families, including those expecting, will receive one additional ballot chance for each Singapore Citizen child aged 18 and below. It starts with the February 2027 sales exercise and applies to every BTO and SBF flat application.

First-timer families already enjoy more ballot chances than second-timer families, and a higher share of the flat supply is set aside for them. The new rule stacks on top of that. HDB has not yet published how many chances a family starts with in the February launch, so check its website once that exercise is announced.



Source: HDB

Apply now or wait for February?

There is no neat answer, but here is how to think about it. The trade-off is time against odds, and only your household can price that.

- Apply now if a project in the November launch fits your commute, budget and timeline. A BTO you like today is worth more than a better ballot position for a flat you only half want.
- Wait if you are choosing between several launches and no November project is a strong match. A family with two children should gain two extra chances in February.
- Keep in mind that each launch has its own supply and its own application rates, so a better ballot position does not guarantee a flat.

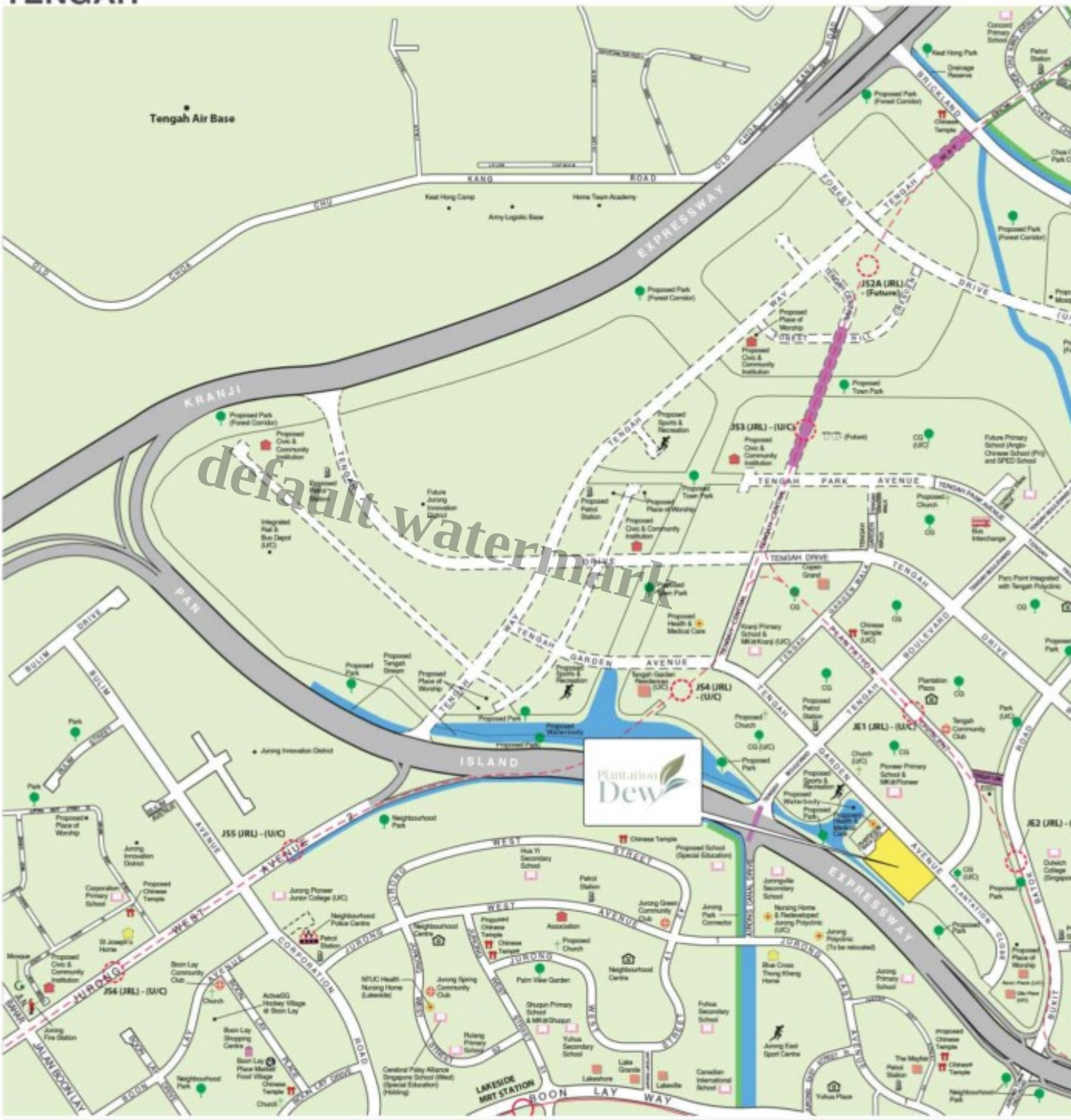
Applicants are shortlisted by computer ballot, not first come, first served. HDB suggests checking the live application rates on the HDB Flat Portal, which update several times a day.

A project built for multi-generation families

Plantation Dew in Tengah is the only project in the November launch with 3Gen flats, designed for families planning to live with grandparents. It offers 710 flats across 2-room Flexi, 3-room, 4-room, 5-room and 3Gen types, and it is a Standard project, which means the fewest restrictions. The site is bounded by Tengah Garden Avenue and Plantation Walk.

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TENGAH



Notes:
Prospective applicants should consider the following when applying for a flat:

1. All developments and facilities shown (including but not limited to their locations, form, massing and/or building heights) are subject to change and planning approval. For more information on land uses, please refer to the Master Plan which shows the per
   The Master Plan is to be read in conjunction with its Written Statement on URA's website. The implementation of such proposed developments and facilities is subject to review from time to time by the relevant authorities.
2. Proposed Place of Worship includes examples such as Church, Mosque, Chinese Temple, Hindu Temple, etc.
3. Proposed Civic & Community Institution includes examples such as Community Centre/Club, Association, etc.
4. Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc.
5. The developments and facilities shown (whether existing or proposed) may:
   a. Include other ancillary uses allowed under URA's prevailing Development Control guidelines. Some examples include:
      (i) Places of Worship (e.g. Chinese Temple or Church) may include columbarium,
      (ii) Community Centres/Clubs may include preschools, and schools may be upgraded or built with higher-rise blocks, etc.
   b. Be used as temporary construction sites by the relevant authorities.
6. Transit Priority Corridors (TPCs) are corridors that put together a combination of bus priority solutions to enhance bus priority. Features may include existing measures such as bus lanes or new concepts such as bus-only roads.
7. To support the development of key infrastructure, temporary worker dormitories may be set up near residential areas by relevant authorities.

Source: HDB (map of Plantation Dew)

HDB lists Plantation Plaza and the future Tengah Town Centre for shops and food, with a proposed park and waterbody nearby. The upcoming JE2 Station on the Jurong Region Line will link the area to other towns. Pioneer Primary School, Jurong Primary School and Jurongville Secondary School are listed as nearby schools.

Tengah Community Club is also close, for activities and programmes. HDB notes Plantation Dew sits within Tengahâ??s Plantation District, with greenery and recreational spaces around it.

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Source: HDB

Check these before any application

1. Your HFE letter. You must hold a valid HDB Flat Eligibility letter to apply, and HDB says processing can take a month or more in peak periods after all documents are received.
2. The income ceiling. For HFE applications from 24 August 2026, the household ceiling for families is S$16,000 a month, up from S$14,000.
3. Grants. Eligible first-timer couples may receive an Enhanced CPF Housing Grant of up to S$120,000.
4. The First-Timer (Parents and Married Couples) category, which gives married couples and parents with young children extra support to secure a flat sooner.

Where this fits in the wider family package

The ballot change is one piece of a larger set of measures from the Rally. Others include more Childcare Leave for working parents with children aged 12 and below and the new SG Child Support Package. We have broken those down in our National Day Rally family support summary and our guide to the SG Child Support Package.

For the BTO side, see our guide to the November 2026 launch. The Made For Families page says the Marriage and Parenthood Reset Workgroup will set out a fuller set of recommendations in early 2027, so more changes may follow. For now, the practical step is to get your HFE letter in order, because every route, November or February, starts there.

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