HDB to review Conversion Scheme after Telok Blangah jumbo flat listed near S$2.18 million

Description

HDB said on Friday, 25 September 2026 that it is reviewing its Conversion Scheme after public feedback on a combined flat at Block 93B Telok Blangah Street 31 listed near **S$2.18 million**. As of Friday, no resale application had been filed for the unit.

HDB flats in Singapore. Photo: HDB

The flat was formed by merging two adjoining three-room units. Floor area is 1,465 sq ft, with about 91 years left on the lease. An initial PropertyGuru listing put the ask at about S$2.18 million; CNAâ??s checks on Friday showed the listing had dipped to about S$2 million.

What HDB said on the price gap

HDB told CNA that comparable three-room resales in the area have ranged from about S$673,000 to S$771,000 over the past six months. At the upper end, two such flats would sum to about **S$1.54 million**. The S$2.18 million tag was more than 40 per cent, or more than S$600,000, above that estimate. Any deal at that level would likely need a large cash-over-valuation paid upfront in cash.

The owners bought the first three-room flat from HDB in December 2017. They bought the adjoining unit in August 2021 after the neighbour obtained HDB approval to sell during the Minimum Occupation Period for family circumstances.

How the Conversion Scheme works

The scheme dates to 1993. Eligible owners of a three-room or smaller flat who need more space may buy an adjoining three-room or smaller flat on the open market, subject to citizenship and household nucleus rules, and after HDB assesses structural feasibility. Once approved, the units are combined under one lease and can be sold only after a new MOP.

HDB urged buyers to refer to resale transaction data on HDB InfoWEB and available housing options on the HDB Flat Portal.

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