

November 2026 BTO offers about 7,960 flats across six towns including Bedok

Description

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Novemberâ??s Build-To-Order exercise is lined up to offer about 7,960 flats across Bedok, Geylang, Sembawang, Tengah, Toa Payoh and Yishun, plus Community Care Apartments in Toa Payoh. Channel NewsAsia carried that town list from the Ministry of National Development and HDB when the exercise moved from October after National Day Rally 2026, with HFE supporting documents still due by 25 September.



HDB blocks in Singapore. Photo: MND/HDB

HDB blocks in Singapore. Photo: MND/HDB

Where the 7,960 flats sit

Bedok takes the largest slice through two Bayshore projects, together about 2,500 flats near Bayshore MRT on the Thomson-East Coast Line. Yishunâ??s Chencharu site is next at about 1,580 units, then Toa Payoh West at Caldecott with about 1,430 BTO flats plus the townâ??s first Community Care Apartments beside the Circle and Thomson-East Coast interchange.

Sembawang North adds about 1,310 flats. Tengahâ??s Garden Avenue site is about 710. Geylang at Mattar is the smallest launch of the round at about 440 units near Mattar MRT on the Downtown Line. Official project names, Standard/Plus/Prime labels and prices come out only at the sales launch.



Public housing blocks used in MND and HDB materials. Photo: MND/HDB

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Why November, not October

MND and HDB shifted the final 2026 exercise so households could reapply for an HDB Flat Eligibility letter under the higher income ceilings that took effect from 24 August 2026. The family HFE ceiling for BTO is now S$16,000 a month; eligible singles aged 35 and above sit at S$8,000.

Buyers who want to ballot in November still need every supporting document lodged by 25 September 2026. HDB says processing can take up to a month after complete documents arrive, and longer around a sales exercise.



HDB BTO guidance visual from MND materials. Photo: MND/HDB

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Six towns, one ballot window

The November 2026 BTO list covers Bedok, Geylang, Sembawang, Tengah, Toa Payoh and Yishun, with about 7,960 flats in total and Community Care Apartments in Toa Payoh. HFE documents for that ballot remain due by 25 September 2026.

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