



Singapore BTO 2026 Guide: 19,600 Flats This Year, What's Launched, and What's Coming at Lakeview and Shunfu in June

Description

2026 is shaping up to be one of the biggest years for HDB flat buyers in recent memory. The Housing & Development Board is launching about **19,600 Build-To-Order (BTO) flats** across **three sales exercises** in **February, June and October** with a healthy mix of Standard, Plus and Prime projects in mature and non-mature estates alike.

Even more notable: from June 2026, HDB is bringing new public housing to **Lakeview and Shunfu** for the first time in over four decades. That is a genuinely rare event. These are sought-after, low-density pockets that long-time Singaporeans associate with established private estates and the last surviving stretches of low-rise HDB blocks from the 1970s and 80s. Adding 1,600 new homes there is going to reshape how both pockets look and feel for years to come.

Whether you are a first-timer couple, a single applying under the 2-room Flexi scheme, or a second-timer looking to right-size, here is a complete guide to the BTO exercises of 2026 what has been launched, what is coming, and how to think about your application strategy.



Redhill Peaks in Bukit Merah is a 1,052-unit Prime BTO project launched in February 2026. Image: HDB / MyNiceHome.

The 2026 BTO picture: 19,600 flats across three exercises

HDB has confirmed the following target for 2026:

- **Total 2026 BTO supply:** about 19,600 flats
- **Sales exercises:** February, June and October
- **Shorter Waiting Time (SWT) flats:** more than 4,000 – about one-fifth of 2026 supply – with waiting times of less than three years
- **Three-year target (2025–2027):** 55,000 flats in total

Locations on the slate for the year include **Ang Mo Kio, Bukit Merah, Sembawang, Tampines, Toa Payoh, Woodlands, Yishun, Lakeview and Shunfu** – with a good mix of classifications.

A quick refresher on Standard, Plus, and Prime

Since October 2024, every new BTO project is classified as one of three types, based on its locational attributes:

- **Standard** – in less central locations, with the fewest restrictions. Minimum Occupation Period (MOP) of 5 years and no additional resale or rental conditions.
- **Plus** – in choicer non-central locations, with higher subsidies, a 10-year MOP, tighter income ceilings on resale buyers, and a subsidy clawback on sale.
- **Prime** – in the most central and desirable locations, with the highest subsidies, a 10-year MOP, income-capped resale buyers, a stricter subsidy clawback on sale, and a restriction on renting out the whole flat.

This matters because it changes both your *upfront* cost (Plus/Prime get more subsidy) and your *future* resale flexibility (Plus/Prime are harder to flip for profit). Picking the right classification is as important as picking the right location.

February 2026 exercise: what launched

HDB launched **4,692 flats across six projects** in the February 2026 exercise, alongside a concurrent Sale of Balance Flats (SBF) exercise with 4,320 units. About **1,316 of the BTO flats were SWT flats** with waiting times of less than three years – concentrated in Sembawang Deck, Tampines Bliss, and Tampines Nova.

Here’s the line-up:

Town	Project	Classification	Flat Types	Units
Bukit Merah	Redhill Peaks	Prime	2-room Flexi, 3-room, 4-room	1,052
Sembawang	Sembawang Deck	Standard (SWT)	2-room Flexi, 3-room, 4-room, 5-room	777
Sembawang	Sembawang Voyage	Standard	2-room Flexi, 4-room, 5-room	1,173
Tampines	Tampines Bliss	Standard (SWT)	3-room, 4-room	284
Tampines	Tampines Nova	Plus (SWT)	2-room Flexi, 4-room	255

Town	Project	Classification	Flat Types	Units
Toa Payoh	Kim Keat Crest	Plus	2-room Flexi, 3-room, 4-room	1,151

A few things worth highlighting:

Redhill Peaks (Prime, Bukit Merah)

Redhill Peaks sits along Redhill Close, a few minutesâ?? walk from Redhill MRT, and within easy reach of Bukit Merah Town Centre, Redhill Market and Food Centre, Tiong Bahru Plaza and Valley Point Shopping Centre. Nature lovers also win â?? Mount Faber Park, Telok Blangah Hill Park and the Labrador Nature Reserve are all close by. Being classified as Prime, it comes with the highest subsidies *and* the strictest post-MOP restrictions.

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Sembawang Deck is a Standard project with Shorter Waiting Time flats of under three years, right next to a planned new neighbourhood centre. Image: HDB / MyNiceHome.

Sembawang Deck and Sembawang Voyage (Standard, Sembawang North)

If you can trade a longer commute for space and subsidies, Sembawang is one of 2026's most interesting pockets. Sembawang Deck and Sembawang Voyage sit in Sembawang North – the

town's newest housing area bounded by Admiralty Street and Admiralty Lane. A new neighbourhood centre with shops, F&B and community facilities is coming up right next door, alongside a 1-hectare park with playgrounds and fitness stations.

Existing amenities aren't far either: Sembawang Mart (with a wet market and supermarket), Sun Plaza, and Sembawang MRT & Bus Interchange are all accessible. Jelutong Harbour Park with a water play area, basketball court and fitness corners is an easy stroll for weekend family days.

Tampines Bliss and Tampines Nova (Standard / Plus, Tampines)

For easties, two new Tampines projects Tampines Bliss (Standard) and Tampines Nova (Plus) have been a welcome addition to the pipeline. Both are SWT with under-3-year waiting times, which is a relatively rare and valuable feature.

Tampines Nova sits near Tampines MRT with quick access to the Tampines Regional Centre (Tampines Mall, Tampines 1, Century Square), Our Tampines Hub, and a network of park connectors linking Tampines Green, Sun Plaza Park and Tampines Boulevard Park. Tampines Bliss is bordered by Tampines Avenue 2 and Tampines Street 22.

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Tampines Nova, a 255-unit Plus project near Tampines MRT, part of the Tampines Regional Centre cluster. Image: HDB / MyNiceHome.

Kim Keat Crest (Plus, Toa Payoh)

Kim Keat Crest in Toa Payoh is one of the larger Plus projects of the year at 1,151 units. It's bounded by Kim Keat Avenue and Toa Payoh East, close to Kim Keat Palm Market & Food Centre and a bus hop to Toa Payoh MRT and Toa Payoh Town Centre. The coming Toa Payoh Integrated Development which will house a new polyclinic, the relocated Toa Payoh Library, and a revamped town park is a major quality-of-life upgrade for residents in this pocket.



Kim Keat Crest in Toa Payoh â?? a 1,151-unit Plus project in one of Singaporeâ??s most cherished mature towns. Image: HDB / MyNiceHome.

June 2026 exercise: Lakeview and Shunfu are back

The June 2026 exercise is where the headline story is. HDB has confirmed **three BTO projects at Lakeview and Shunfu**, marking the **first new public housing in these areas in over four decades**. Combined, the three projects will offer about **1,600 new homes**.

Hereâ??s the breakdown announced so far:

- **Lakeview project #1 (June 2026 launch)** â?? about 1,200 units across five residential blocks, comprising roughly **470 units of 2-room Flexi flats** and **740 units of 4-room flats**, plus about **50 public rental units** integrated into two of the blocks.
- **Lakeview project #2 and Shunfu project** â?? together offer about **130 units of 3-room flats** and **290 units of 4-room flats**.

The June exercise is expected to be *hotly oversubscribed*. Lakeview and Shunfu are both highly liveable pockets with established surroundings, mature trees, and a neighbourhood feel that new BTO developments rarely start with. Expect high application rates, especially for the 4-room units.

For households looking at the June launch, one strategy is to pair a primary application at Lakeview/Shunfu with a secondary SBF application in a lower-demand town. You can only submit *one* application per sales launch (either BTO or SBF), so timing matters.

October 2026 exercise: what we know

HDB has signalled that the October 2026 exercise will continue the mix of Standard, Plus and Prime projects across Ang Mo Kio, Woodlands, Yishun and other estates, rounding out the 19,600-flat annual total. Specific projects have not been confirmed yet, and HDB typically releases full details closer to the launch month.

How to prepare â?? practical application advice

Whether you are targeting the June 2026 launch or just getting your bearings, hereâ??s a no-nonsense preparation checklist.

1. Apply for your HFE letter early

You must have a valid **HDB Flat Eligibility (HFE) letter** before applying for a flat. Processing takes about a month (longer during peak periods) after HDB receives all your documents. To be safe, submit everything at least six weeks before the launch you are targeting. For the **June 2026 launch**, that means aiming to have everything in by **mid-April 2026** at the latest, if you havenâ??t already.

2. Understand your grants

Eligible first-timer couples can receive up to **S\$120,000 in Enhanced CPF Housing Grant (EHG)** when buying a BTO flat. Eligible first-timer singles can receive up to S\$60,000 in EHG for 2-room Flexi flats. Plus and Prime projects receive additional subsidies compared to Standard projects, but those subsidies are clawed back proportionally if you sell.

3. Check your priority scheme eligibility

Priority schemes can meaningfully boost your ballot chances. The main ones include:

- **Parenthood Priority Scheme (PPS)** for married couples with Singaporean children under 18
- **Married Child Priority Scheme (MCPS)** for couples applying to live near or with their parents
- **Third Child Priority Scheme (TCPS)** for larger families
- **Multi-Generation Priority Scheme (MGPS)** for couples and parents applying concurrently

4. Don't obsess over the first day of application

Applications are shortlisted by **computer ballot**, not first-come-first-served. Apply any time before the application window closes. Do, however, use the live application rates on the HDB Flat Portal to avoid the most over-subscribed projects – a lower application rate is a real advantage at the ballot stage.

5. Think long-term, not just launch-day cheap

A Prime flat with heavy subsidies looks great on paper. But the 10-year MOP, rental restrictions, and resale subsidy clawback mean your flexibility is limited. Standard flats in non-mature estates often offer better long-term value, especially if life plans include moving closer to family, switching school catchments, or taking a posting overseas.

If you miss out: SBF and resale

Running parallel to every BTO launch is a **Sale of Balance Flats (SBF)** exercise – flats from previous BTO launches, Selective En bloc Redevelopment Scheme projects, and repurchased flats. Close to **1 in 5** SBF flats are already completed, making them a compelling option for couples who want to move in sooner.

And of course, the resale market remains an option. In 2026, HDB resale volumes have continued to trend upward, with growing activity in mature estates. For context on the broader market, see our earlier look at the [Singapore property market in 2026](#).

The bottom line

For first-time buyers, 2026 is a genuinely strong year – more flats, more SWT options, and a fresh set of locations that have not seen new public housing in decades. The June Lakeview/Shunfu launch is the headline, but Redhill Peaks, Kim Keat Crest and the Sembawang duo are all worth a serious look depending on where you see yourself in five, ten and twenty years.

Start with your HFE letter today, plan around your priority schemes, and think carefully about Standard vs Plus vs Prime. The BTO market rewards homeowners who buy for the next decade, not the next Instagram post.

This article is for general information only and does not constitute professional real estate or financial advice. Flat quantum, subsidies, eligibility and launch details are subject to change; please verify the latest details directly with [HDB](#) before making commitments.

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