

Annex A

Updated Rules on CPF Usage and HDB Housing Loan

Property Covers Youngest Buyer To Age	Use of CPF Funds (private & public housing)	HDB Housing Loan (public housing)
≥ 95 years	Allowed, subject to: Valuation Limit (or applicable withdrawal limits if higher); and Remaining lease at the point of purchase^ is more than 20 years.	Allowed, subject to: Loan-to-Value (LTV) limit of 90%; and Loan tenure is the shortest of 25 years, 65 years minus the average age of the buyers, or remaining lease at the point of purchase^ minus 20 years.
< 95 years	Allowed, subject to: Valuation Limit pro-rated according to the extent that the remaining lease can cover the youngest buyer using CPF to the age of 95; and Remaining lease at the point of purchase^ is more than 20 years.	Allowed, subject to: LTV limit of 90% is pro-rated based on the extent that the remaining lease can cover the youngest buyer to the age of 95; and Loan tenure is the shortest of 25 years, 65 years minus the average age of the buyers, or remaining lease at the point of purchase^ minus 20 years.

^For HDB flats, the point of purchase refers to the flat application date. For private properties and Executive Condominium units, the point of purchase refers to the Option to Purchase or the Sale & Purchase Agreement exercised date.