

Higher Income Ceilings for Citizen Families

Table C1 shows the current and revised income ceilings for eligible families.

Table C1: Monthly Household Income Ceilings for Eligible Families*

	Flat from HDB				Resale Flat with Housing Grant [#]	EC Unit from Property Developer	HDB Housing Loan
	2-room Flexi		3-room	4-room or Bigger			
	Short Lease [@]	99 Years					
Current income ceiling	\$12,000	\$6,000	\$6,000 or \$12,000 [^]	\$12,000	\$12,000	\$14,000	\$12,000
Revised income ceiling	\$14,000	\$7,000	\$7,000 or \$14,000 [^]	\$14,000	\$14,000	\$16,000	\$14,000

Note: * For an extended family buying public housing (including 3Gen flats), the income ceiling is 1.5 times of the generic income ceiling. This does not apply to purchase of Executive Condominiums.

@ As 2-room Flexi flats on short leases is a special form of housing for seniors (and spouse, if any) aged 55 and above, the buyers do not have to be first- or second-timers. Also, housing loan is not applicable.

^ Depending on the project, of which the applicable income ceiling will be announced at the launch.

The income ceiling for buying a flat from a property developer under the Design, Build and Sell Scheme (DBSS) will be raised from \$12,000 to \$14,000.

2 Like today, eligible first-timer families earning up to \$12,000 will continue to enjoy a tiered CPF Housing Grant when they buy an EC unit from property developer (see Table C2). Those with a monthly household income of more than \$12,000 and up to \$16,000 may buy an EC unit, but without housing grants as they should be able to afford the purchase.

Table C2: CPF Housing Grant for Purchase of EC Unit from Property Developer

Monthly Household Income	CPF Housing Grant
Not more than \$10,000	\$30,000
\$10,001 to \$11,000	\$20,000
\$11,001 to \$12,000	\$10,000
\$12,001 to \$16,000	Not applicable

3 The increase in the monthly household income ceiling will also benefit:

- a. Eligible second-timer families, as the monthly household income ceiling for the Fresh Start Housing Scheme and the Step-Up CPF Housing Grant will be raised from \$6,000 to \$7,000.
- b. Eligible seniors, as the monthly household income ceiling will be raised from \$12,000 to \$14,000 for them to qualify for:
 - i. The Lease Buyback Scheme to monetise their flats;
 - ii. The Silver Housing Bonus after right-sizing to a 2- or 3-room flat; and
 - iii. The purchase of a 2-room Flexi flat on short lease from HDB.