

## ILLUSTRATED EXAMPLES

The following examples illustrate how seniors can benefit from the enhanced SHB.

Example 1: Senior couple right-sizing to 3-room flat

Mr and Mrs Tan are selling their subsidised 5-room flat in Yishun for \$705,000 and buying a new 3-room flat in Woodlands for \$275,000. Before the enhancements, they would need to make a top-up of \$60,000 to their CPF RA in cash to qualify for SHB and receive the maximum SHB of \$30,000 as a household.

From 1 December 2025, as long as they commit a combined amount of \$60,000 from their CPF housing refunds towards their CPF RA for their retirement payouts, **they will enjoy an SHB of \$30,000 with no cash top-up.**

	Proceeds from rightsizing
<b>Selling price of current 5-room flat</b>	\$705,000
Outstanding loan for current 5-room flat	- \$100,000
Purchase price of 3-room flat	- \$275,000
Resale levy payable	- \$45,000
<b>Net sale proceeds</b>	<b>\$ 285,000</b>

Until 30 November 2025			
A	Combined cash top-up to CPF RA required	\$60,000	
B	Combined cash bonus	\$30,000	
With effect from 1 December 2025			
		Mr Tan's CPF RA	Mrs Tan's CPF RA
A	Housing refund credited to CPF RA from sale of 5-room flat	\$40,000	\$20,000

B	<p><b>Combined housing refund amount committed to CPF RA</b></p> <p><i>Mr and Mrs Tan are required to commit to a net increase of \$60,000 to their CPF RA for their retirement payouts as a household</i></p>	\$40,000	\$20,000
		<b>\$60,000</b>	
C	Additional cash top-up needed	No cash top up needed, as Mr and Mrs Tan have committed to a net increase of \$60,000 in their CPF RA for their retirement payouts, using their CPF housing refund	
		Mr Tan's Cash Bonus	Mrs Tan's Cash Bonus
D	<p>Cash bonus (pro-rated)</p> <p><i>\$1 cash bonus for every \$2 committed towards retirement payouts</i></p>	\$20,000	\$10,000
<b>Combined total cash bonus</b>		<b>\$30,000</b>	

## Example 2: Senior couple right-sizing to 2-room flat

Mr and Mrs Bala are selling their subsidised 5-room flat in Yishun for \$705,000 and buying a new 2-room Flexi flat (on 30-year lease) in Woodlands for \$83,000. Before the enhancements, they would need to make a top-up of \$60,000 to their CPF RA in cash to qualify for the SHB and receive the maximum SHB of \$30,000 as a household.

From 1 December 2025, as they are right-sizing to a 2-room Flexi flat and committing a combined amount of \$60,000 from their CPF housing refunds towards their CPF RA for their retirement payouts, **they will enjoy a higher SHB of \$40,000 with no cash top-up.**

	<b>Proceeds from right-sizing</b>
<b>Selling price of current 5-room flat</b>	\$705,000
Outstanding loan for current 5-room flat	- \$100,000
Purchase price of 2-room Flexi flat (30-year lease)	- \$83,000
Resale levy payable <sup>1</sup>	- \$15,000
<b>Net proceeds</b>	<b>\$ 507,000</b>

Note: <sup>1</sup> The resale levy payable for second-timer families buying a short-lease 2-room Flexi flat is based on the lower of the resale levy payable or \$30,000, and pro-rated according to the lease chosen. Mr and Mrs Bala's resale levy is pro-rated from \$30,000 based on their chosen lease of 30 years.

<b>Until 30 November 2025</b>		
A	Combined cash top-up amount to CPF RA required	\$60,000
B	Combined cash bonus	\$30,000

With effect from 1 December 2025			
		Mr Bala's CPF RA	Mrs Bala's CPF RA
A	Housing refund credited to CPF RA from sale of 5-room flat	\$40,000	\$30,000
B	<b>Combined housing refund amount committed to CPF RA</b>  <i>Mr and Mrs Bala are required to commit to a net increase of \$60,000 to their CPF RA for their retirement payouts as a household</i>	\$30,000	\$30,000
		<b>\$60,000</b>	
C	Additional cash top-up needed	No cash top-up needed, as Mr and Mrs Bala have committed to a net increase of \$60,000 in their CPF RA for their retirement payouts, using their CPF housing refunds	
		Mr Bala's Cash Bonus	Mrs Bala's Cash Bonus
D	Cash bonus of \$30,000 (pro-rated)  <i>\$1 cash bonus for every \$2 committed towards retirement payout</i>	\$15,000	\$15,000
E	Additional cash bonus of \$10,000 (not pro-rated) for right-sizing to a 2-room flat  <i>Based on proportion of homeowners' amount committed towards retirement payouts</i>	\$5,000	\$5,000
	Individual total cash bonus	\$20,000	\$20,000
	<b>Combined total cash bonus</b>	<b>\$40,000</b>	

Example 3: Senior private property owner with property AV of \$25,000

Mr Ahmad and Mdm Siti are selling their private property that has an annual value of \$25,000 in Yishun for \$970,000 and buying a 2-room Flexi flat (on 30-year lease) in Woodlands for \$83,000. Before the enhancements, they would not be eligible for the SHB as the AV of their property exceeds \$21,000.

From 1 December 2025, **they will qualify for SHB**. As they long as they commit a combined amount of \$60,000 from their CPF housing refunds towards their CPF RA for their retirement payouts, **they will enjoy an SHB of \$20,000 with no cash top-up**.

	<b>Proceeds from right-sizing</b>
<b>Selling price of current private property</b>	\$970,000
Outstanding loan for current private property	No outstanding loan
Purchase price of 2-room flexi flat (on 30-year short lease)	- \$83,000
Resale levy payable <sup>1</sup>	- \$15,000
<b>Net proceeds</b>	<b>\$ 872,000</b>

Note: <sup>1</sup>The resale levy payable for (ex-)private property owners buying a short-lease 2-room Flexi flat is pro-rated from \$30,000 according to the lease chosen.

<b>With effect from 1 December 2025</b>			
		<b>Mr Ahmad's CPF RA</b>	<b>Mdm Siti's CPF RA</b>
A	Housing refund credited to CPF RA from sale of private property	\$80,000	\$60,000
B	<b>Combined housing refund amount committed to CPF RA</b>	\$30,000	\$30,000

	<i>Mr Ahmad and Mdm Siti are required to commit to a net increase of \$60,000 to their CPF RA for their retirement payouts as a household</i>	<b>\$60,000</b>	
C	Additional cash top-up needed	No cash top-up needed as Mr Ahmad and Mdm Siti commit the net increase of \$60,000 to their CPF RA for their retirement payouts, using their CPF housing refund	
		Mr Ahmad's Cash Bonus	Mdm Siti's Cash Bonus
D	Cash bonus (pro-rated)  <i>\$1 cash bonus for every \$6 committed towards retirement payout</i>	\$5,000	\$5,000
E	Additional cash bonus (not pro-rated) for right-sizing to a 2-room flat  <i>Based on proportion of homeowners' amount committed towards retirement payout</i>	\$5,000	\$5,000
	Individual total cash bonus	\$10,000	\$10,000
	<b>Combined total cash bonus</b>	<b>\$20,000</b>	