

Raised Income Ceilings for Citizen Families

HDB will raise the monthly income ceiling for families from \$10,000 to \$12,000 for the following:

- a. Buying a new flat from HDB;
- b. Buying a resale flat with the CPF Housing Grant; and
- c. Getting a HDB concessionary loan.

2 HDB will also raise the monthly income ceiling for families buying a new Executive Condominium (EC) from \$12,000 to \$14,000 (see [Table B1-1](#)).

Table B1-1: Monthly Income Ceilings for Families^(a)

| Income Ceiling | New flats from HDB | | | Resale Flats with Housing Grant | New EC Units | HDB Concessionary Housing Loan |
|----------------|------------------------|------------------------------------|------------------|---------------------------------|--------------|--------------------------------|
| | 2-room | 3-room | 4-room or Bigger | | | |
| Current | \$5,000 | \$5,000 or \$10,000 ^(c) | \$10,000 | \$10,000 | \$12,000 | \$10,000 ^(d) |
| Revised | \$6,000 ^(b) | \$6,000 or \$12,000 ^(c) | \$12,000 | \$12,000 | \$14,000 | \$12,000 |

Note: (a) For an extended family buying public housing (including 3Gen flats), the income ceiling is 1.5 times of the generic income ceiling.

(b) For elderly buying a 2-room Flexi flat on short lease, the income ceiling is \$12,000.

(c) Depending on the project.

(d) For Design, Build and Sell Scheme (DBSS) flats, the monthly household income ceiling for an HDB concessionary loan is \$8,000. The income ceiling for new DBSS flats bought from the developer will be raised from \$10,000 to \$12,000.

3 Like today, eligible first-timer families earning up to \$12,000 will continue to receive a tiered CPF Housing Grant when they buy a new EC (see [Table B1-2](#)).

Table B1-2: CPF Housing Grant for Resale Flats and New EC Units

| Monthly Household Income | Resale Flats ^(a) | | New EC Units | |
|--------------------------|-----------------------------|------------------------|--------------|----------|
| | Current | Revised ^(b) | Current | Revised |
| Not more than \$8,000 | \$30,000 ^(c) | \$30,000 | \$30,000 | \$30,000 |
| \$8,001 to \$10,000 | \$30,000 ^(c) | \$30,000 | \$30,000 | \$30,000 |
| \$10,001 to \$11,000 | | \$30,000 | \$20,000 | \$20,000 |
| \$11,001 to \$12,000 | | \$30,000 | \$10,000 | \$10,000 |
| \$12,001 to \$14,000 | | | | \$0 |

Note: (a) The income ceiling and quantum for the CPF Housing Grant for DBSS will be aligned with those for the CPF Housing Grant for Resale Flats.

(b) The higher tier grant will be discontinued with the implementation of the new Proximity Housing Grant (PHG). On top of the \$30,000 basic CPF Housing Grant, eligible household can enjoy PHG of \$20,000 (i.e. \$50,000 in total).

(c) A higher-tier grant of \$40,000 was previously applicable to those who bought a resale flat to live with or near their parents/married child. For DBSS flats, the \$40,000 was only applicable to households with income of not more than \$8,000.