

ANNEX E-1: INCREASE TO THE CPF HOUSING GRANT FOR FIRST-TIME HOMEBUYERS PURCHASING RESALE HDB FLATS

The **Government will increase the CPF Housing Grant** to provide more support for first-time homebuyers purchasing resale HDB flats. Eligible homebuyers who submit their resale applications on or after 3.30pm, 14 February 2023, will qualify for this increased grant. They will receive the additional grant amount from April 2023 onwards.

(A) First-Timer Families

For eligible First-Timer families, the grant amount will be increased:

- a) From \$50,000 to \$80,000 for those buying a 2- to 4-room resale flat; and
- b) From \$40,000 to \$50,000 for those buying a 5-room or larger resale flat.

Together with the Enhanced CPF Housing Grant¹ and the Proximity Housing Grant, eligible First-Timer families will be able to receive up to \$190,000 in housing grants (see Table 1).

¹ The CPF Housing Grant and Enhanced CPF Housing Grant are separate schemes. The CPF Housing Grant is only applicable for those purchasing a resale flat, and the amount depends on the flat type purchased. The Enhanced CPF Housing Grant is for those purchasing flats from HDB or resale flats, and the amount depends on applicants' household income. Eligible homebuyers may avail themselves of both schemes.

Table 1: Housing Grants for First-Timer Families Buying Resale HDB Flats

Monthly Household Income	Proximity Housing Grant	First-Timer Families ^[1]		Maximum Total Grants: 2- to 4-room Flat / 5-room or Larger Flat
		CPF Housing Grant ^[2] [Increased in Budget 2023]	Enhanced CPF Housing Grant	
\$1,500 or less	\$30,000 for those living with their parents or children; \$20,000 for those living within 4km of their parents or children	\$80,000 for 2- to 4-room flat (+\$30,000) \$50,000 for 5-room or larger flat (+\$10,000)	\$80,000	\$190,000 / \$160,000
\$1,501 to \$2,000			\$75,000	\$185,000 / \$155,000
\$2,001 to \$2,500			\$70,000	\$180,000 / \$150,000
\$2,501 to \$3,000			\$65,000	\$175,000 / \$145,000
\$3,001 to \$3,500			\$60,000	\$170,000 / \$140,000
\$3,501 to \$4,000			\$55,000	\$165,000 / \$135,000
\$4,001 to \$4,500			\$50,000	\$160,000 / \$130,000
\$4,501 to \$5,000			\$45,000	\$155,000 / \$125,000
\$5,001 to \$5,500			\$40,000	\$150,000 / \$120,000
\$5,501 to \$6,000			\$35,000	\$145,000 / \$115,000
\$6,001 to \$6,500			\$30,000	\$140,000 / \$110,000
\$6,501 to \$7,000			\$25,000	\$135,000 / \$105,000
\$7,001 to \$7,500			\$20,000	\$130,000 / \$100,000
\$7,501 to \$8,000			\$15,000	\$125,000 / \$95,000
\$8,001 to \$8,500			\$10,000	\$120,000 / \$90,000
\$8,501 to \$9,000			\$5,000	\$115,000 / \$85,000
\$9,001 to \$14,000	n.a.	n.a.	\$110,000 / \$80,000	
More than \$14,000	n.a.	n.a.	\$30,000 regardless of flat type	

Notes:

1. First-Timer families refer to couples or families comprising at least two Singapore Citizens (SCs) or one SC and one Singapore Permanent Resident (SPR) who have not enjoyed any housing subsidies before, meet the prevailing monthly income ceiling of \$14,000, and do not own or have an interest in a private property in the last 30 months prior to flat application. For SC/SPR households, HDB will withhold part of the housing subsidies for the purchase of subsidised flats. The withheld subsidy will be restored when the SPR member in the household obtains Singapore citizenship or when the couple has an SC child.
2. Figures in bold indicate post-enhancement amounts and the figures in parenthesis indicate the increase over the current CPF Housing Grant for First-Timer families.

(B) First-Timer Singles

First-Timer singles buying resale HDB flats will also benefit from the increase to the CPF Housing Grant. The grant amount, which is half of that for families, will be increased:

- a) From \$25,000 to \$40,000, for those buying a 2- to 4-room resale flat; and
- b) From \$20,000 to \$25,000, for those buying a 5-room resale flat.

Together with the Enhanced CPF Housing Grant and the Proximity Housing Grant, eligible First-Timer singles will be able to receive up to \$95,000 in housing grants (see [Table 2](#)).

Table 2: Housing Grants for First-Timer Singles Buying Resale HDB Flats

Monthly Household Income	Proximity Housing Grant	First-Timer Singles ^[1]		Maximum Total Grants: 2- to 4-room Flat / 5-room Flat
		CPF Housing Grant ^[2] [Increased in Budget 2023]	Enhanced CPF Housing Grant	
\$750 or less	\$15,000 for those living with their parents or children; \$10,000 for those living within 4km of their parents or children	\$40,000 for 2- to 4-room flat (+\$15,000) \$25,000 for 5-room or larger flat (+\$5,000)	\$40,000	\$95,000 / \$80,000
\$751 to \$1,000			\$37,500	\$92,500 / \$77,500
\$1,001 to \$1,250			\$35,000	\$90,000 / \$75,000
\$1,251 to \$1,500			\$32,500	\$87,500 / \$72,500
\$1,501 to \$1,750			\$30,000	\$85,000 / \$70,000
\$1,751 to \$2,000			\$27,500	\$82,500 / \$67,500
\$2,001 to \$2,250			\$25,000	\$80,000 / \$65,000
\$2,251 to \$2,500			\$22,500	\$77,500 / \$62,500
\$2,501 to \$2,750			\$20,000	\$75,000 / \$60,000
\$2,751 to \$3,000			\$17,500	\$72,500 / \$57,500
\$3,001 to \$3,250			\$15,000	\$70,000 / \$55,000
\$3,251 to \$3,500			\$12,500	\$67,500 / \$52,500
\$3,501 to \$3,750			\$10,000	\$65,000 / \$50,000
\$3,751 to \$4,000			\$7,500	\$62,500 / \$47,500
\$4,001 to \$4,250			\$5,000	\$60,000 / \$45,000
\$4,251 to \$4,500			\$2,500	\$57,500 / \$42,500
\$4,501 to \$7,000	n.a.	n.a.	\$55,000 / \$40,000	
More than \$7,000	n.a.	n.a.	\$15,000 regardless of flat type	

Notes:

1. First-Timer singles refer to Singapore Citizens who have not enjoyed any housing subsidies before, meet the prevailing monthly income ceiling (\$14,000 if purchasing with family members or other singles, \$7,000 if purchasing alone), and do not own or have an interest in a private property in the last 30 months prior to flat application. Illustrations in table depict income ceilings for singles purchasing alone.
2. Figures in bold indicate post-enhancement amounts, and the figures in parenthesis indicate the increase over the current CPF Housing Grant for First-Timer singles.

More Information

Scheme	Contact Details
CPF Housing Grant	Please visit go.gov.sg/cpf-housing-grant .