

Lease Buyback Scheme



If you own an HDB flat, you can apply for the Lease Buyback Scheme (LBS) to sell the tail-end of your flat's lease to HDB. You must retain enough lease, so that the youngest owner can continue to live in the flat until age 95.

Part of the proceeds will be used to top up¹ your CPF Retirement Account and join CPF LIFE. You will receive a steady stream of income for life, and an LBS bonus in cash. You can keep any balance proceeds after CPF top-up as cash.

¹Top-up amount depends on the prevailing Retirement Sum and the starting balance in your CPF Retirement Account

Benefits

- Receive lifelong monthly income through CPF LIFE and keep any balance proceeds after CPF top-up as cash
- Receive LBS bonus of up to:
 - \$30,000 cash for a 3-room or smaller flat
 - \$15,000 cash for a 4-room flat
 - \$7,500 cash for a 5-room or bigger flat
- Continue to live in your current flat

Eligibility

- At least 1 Singapore citizen owner
- All flat owners must be aged 65 years and above
- Gross monthly household income not exceeding \$14,000
- Fulfilled the minimum occupation period
- Do not own private residential property, or more than one non-residential property
- Have at least 20 years of lease to sell to HDB after retaining enough lease to last the youngest owner until age 95

Get More Information

Want to find out more about the monetisation options available to you? Scan the QR code below.



First-time visitors

You will be directed to a transition page to verify the go.gov.sg URL. Upon verification, you will be directed to a link which contains gov.sg.

Repeat visitors

You will be directed straight to a link which contains gov.sg.

Alternatively, you can visit go.gov.sg/hdb-retirement or call the Branch Service Line at 6225-5432 (weekdays: 8:00am to 5:00pm). You can also use our e-Service at go.gov.sg/hdb-hmoptions to obtain an assessment on which monetisation options you are eligible for, and the estimated monthly proceeds you can receive.

Fulfilling Dreams, Building Homes, Creating Communities

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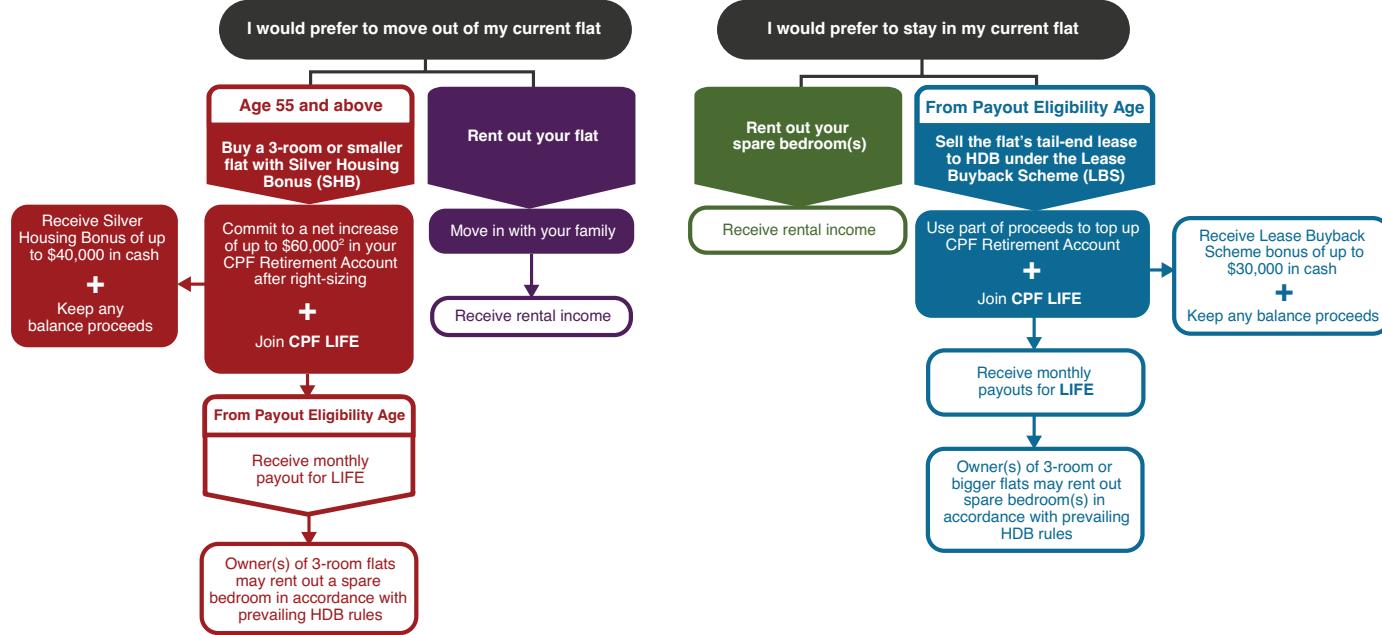


Unlock the Value of Your Flat to Meet Your Retirement Needs



Which monetisation option is suitable for you?

Information is accurate as at Dec 2025



CPF LIFE is an annuity scheme that provides Singaporeans and Permanent Residents with a monthly payout for as long as they live

²The net increase to commit in your CPF RA depends on the net sale proceeds. This increase is further capped by the prevailing Full Retirement Sum (FRS).

Rent Out Your Spare Bedroom

If you wish to continue living in your flat, you can rent out your spare bedroom(s).

Benefits

- Receive rental income
- Continue to live in your current flat

Eligibility

- Own a 3-room or bigger flat with spare bedroom(s)

Rent Out Your Flat

If you have alternative accommodation (e.g. staying with your children), you can rent out your flat.

Benefits

- Receive rental income

Eligibility

- Singapore citizen flat owners
- Fulfilled the minimum occupation period (MOP) of 5 years for unclassified and Standard flats. Owners of Plus and Prime flats are not allowed to rent out the flat even after the 10-year MOP.

Silver Housing Bonus

If you are selling your flat or private residential property and buying a 3-room or smaller flat, you can apply for the Silver Housing Bonus (SHB).

You need to commit to a net increase of up to \$60,000³ in your CPF Retirement Account (RA) after right-sizing, and join CPF LIFE. This net increase can be funded with cash by using part of the net proceeds from right-sizing, or your CPF housing refunds⁴.

³ The net increase to commit in your CPF RA depends on the net sale proceeds. This increase is further capped by the prevailing Full Retirement Sum (FRS).

⁴ CPF housing refunds refers to the CPF monies that need to be refunded to your CPF accounts when you sell your property. The CPF housing refund amount consists of the CPF principal amount withdrawn to purchase the property and the accrued interest.

Benefits

- Receive lifelong monthly income through CPF LIFE and keep any balance sale proceeds from right-sizing as cash
- Receive SHB of up to \$40,000 cash

	SHB for Right-Sizing to a 3-Room Flat	SHB for Right-Sizing to a 2-Room or Smaller Flat
For seniors who own: - An HDB flat; or - A private residential property with Annual Value of \$21,000 or less	Up to \$30,000	Up to \$40,000
For seniors who own a private residential property with Annual Value between \$21,000 and \$31,000	Up to \$10,000	Up to \$20,000

You may check the current Annual Value of your property by logging in to mytax.iras.gov.sg

Eligibility

- At least 1 Singapore citizen owner aged 55 or above
- Gross monthly household income not exceeding \$14,000
- Existing property is either:
 - An HDB flat that has fulfilled the minimum occupation period for resale
 - A private residential property with Annual Value not exceeding \$31,000
- Do not own other private residential property, or more than one non-residential property

