

Annual value threshold for social support schemes rises from 1 March 2027: what it means for your GST Voucher

Description

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The annual value threshold for social support schemes goes up from 1 March 2027, the Ministry of Finance announced on 23 November 2026. The change keeps Singaporeans in HDB flats and lower-value private homes in the same support tiers, even though the annual value (AV) of many homes has risen since 2025. In plain terms, a higher AV bill should not quietly cost you a GST Voucher, MediShield Life subsidy or Workfare payout.

Here is what is changing, who it touches and what to check on your side.

What changes: the new annual value threshold for social support schemes

MOF says AV is used alongside income as an indicator of means. Schemes such as the permanent GST Voucher, MediShield Life premium subsidies and the Workfare Income Supplement give more help to those in lower-AV homes. There are two tiers, and both move up:

- First tier: up to S$21,000 now, rising to up to S$24,000 from 1 March 2027
- Second tier: above S$21,000 and up to S$31,000 now, rising to above S$24,000 and up to S$32,000

The first tier moves by S$3,000, while the top of the second tier moves by only S$1,000. MOF says the increase is in response to higher AVs on many residential properties since the thresholds were last raised in 2025.

Why now? When AVs rise across a neighbourhood, a fixed threshold would slowly push more households into a lower tier or out of a scheme, purely because the paper value of the home moved. Resetting the bands is how the Government stops that drift. It is a quiet fix, but one that protects real dollars for the households that rely on these schemes.


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Source: HDB

Which yearâ??s AV counts for 2027 benefits

This is the part that trips people up. Your eligibility in a given year is based on the preceding yearâ??s AV. So for 2027 benefits, the Government will look at your 2026 AV, measured against the new thresholds.

AV itself is IRASâ??s estimate of the gross annual rent a property could fetch, based on market rents of comparable properties, not the rent you actually pay or receive. That is why it can move even if you have not changed a thing in your home. It is also the figure behind your property tax, which is why this announcement landed in the same week as the 2027 property tax rebate news.

A worked example: GST Voucher cash

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MOFâ??s annex uses GST Voucher cash to illustrate. The payouts stay the same, and only the AV bands move. For a Singaporean aged 21 or above in the reference year, with assessable income of S$39,000 or below and owning no more than one property:

1. In 2026, based on 2025 AV: S$850 if AV is S$21,000 or below, S$450 if AV is above S$21,000 and up to S$31,000.
2. In 2027, based on 2026 AV: S$850 if AV is S$24,000 or below, S$450 if AV is above S$24,000 and up to S$32,000.

As an illustration, take a household whose 2026 AV is S$23,000. Under the old bands that would be the second tier, but under the new ones it sits in the first tier. On the GST Voucher cash example, that is the gap between S$450 and S$850, subject to the other criteria.


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Source: HDB

What it does not change

The announcement is about the AV yardstick only. It does not announce any new payout amounts or add new schemes, and AV is only one of the criteria. Income, age, citizenship and property ownership rules still apply under each scheme, which is why MOF describes AV as an indicator of means used alongside other criteria.

It also does not make your AV any lower. Your property tax is still worked out from your AV as before.

What readers should do

MOFâ??s release does not mention any new application step. The revised thresholds take effect from 1 March 2027, and the schemesâ?? own criteria carry on as before. If anything is unclear, the agencies that run each scheme are the ones to ask.

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A few sensible checks while you are at it:

- Look up your 2026 AV on your property tax notice or through IRAS, so you know which tier you are likely to fall into.
- Remember income and property ownership criteria still apply, as the GST Voucher example shows.
- If you think your tier is wrong, approach the agency that runs the scheme. MOF points citizens to the respective agencies for details.
- Keep an eye on your cash support alongside other updates, such as the U-Save rebate for January 2027.

MOF adds that it will keep reviewing the schemes and their eligibility criteria, so that those with greater needs receive more support.

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