

Silver Housing Bonus in 2026: What Changed After the December 2025 Enhancement

Description

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The Silver Housing Bonus (SHB) became broader and more flexible from 1 December 2025. In 2026, an eligible senior household may receive up to S$40,000 when it sells a larger home, buys a qualifying 3-room or smaller HDB flat and commits part of the moveâ??s net proceeds to retirement savings. The maximum, however, depends on whether the home sold is an HDB flat or private property, the annual value of a private home, the size of the next flat and how much is added to CPF retirement savings.

This is not simply a reward for moving. It is a linked housing-and-retirement transaction with sequencing rules. The current HDB Silver Housing Bonus page, checked on 15 July 2026, should be read alongside the householdâ??s CPF position and sale-and-purchase documents.

What changed from 1 December 2025

The enhancement made three important changes. First, eligible seniors who buy a 3-room flat can receive the cash bonus, rather than the scheme being confined to those moving to a 2-room or smaller flat. Second, private-property owners can qualify where the annual value of the property sold is up to S$31,000, subject to the other rules. Third, the required retirement commitment is based on a net increase in the householdâ??s Retirement Account savings, up to S$60,000, instead of a rigid top-up formula tied only to cash proceeds.

HDBâ??s enhancement announcement states that CPF housing refunds can count towards that net increase. This matters because sale proceeds often flow first to the outstanding loan and then back to CPF for housing principal and accrued interest before the seller sees the cash balance.

Eligibility filter for a 2026 move

A household should test all of these conditions before placing the expected bonus in its moving budget:

- At least one owner is a Singapore Citizen aged 55 or older.
- The householdâ??s average gross monthly income is no more than S$14,000.

- The existing HDB flat has met its minimum occupation period, or the private residential propertyâ??s annual value does not exceed S$31,000.
- The household does not concurrently own another private residential property and does not own more than one non-residential property.
- The next home is a qualifying 3-room or smaller HDB flat, excluding a 3-room terrace flat. Options can include a 2-room Flexi flat or Community Care Apartment where the relevant conditions are met.
- The right-sizing transaction produces positive net sale proceeds under HDBâ??s calculation.
- The household makes the required net increase to CPF retirement savings and joins CPF LIFE where required.

There are more case-specific conditions than this screening list can capture. Past ownership, the timing and type of replacement flat, and each ownerâ??s CPF position still need HDB and CPF assessment.

How much bonus could apply

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Home being sold	Base cash bonus rate	If next flat is 3-room	If next flat is 2-room or smaller
All eligible HDB flats; eligible private homes with annual value up to S$21,000	S$1 for every S$2 of eligible retirement commitment, capped at S$30,000	Up to S$30,000	Up to S$40,000, including an additional S$10,000
Eligible private homes only, with annual value above S$21,000 and up to S$31,000	S$1 for every S$6 of eligible retirement commitment, capped at S$10,000	Up to S$10,000	Up to S$20,000, including an additional S$10,000

The S$1-for-S$6 tier applies only when the home sold is an eligible private property with annual value above S$21,000 and up to S$31,000; an HDB flat remains in the S$1-for-S$2 tier. The additional S$10,000 for buying a 2-room or smaller flat is not pro-rated by the amount committed. It is nevertheless contingent on the household satisfying the scheme conditions. Annual value is the propertyâ??s assessed annual rental value for property-tax purposes, not the sale price, remaining lease or annual household income.

Three examples make the rates clearer

Example 1: HDB flat or lower-annual-value private home, next flat is 3-room

Suppose an otherwise eligible household sells an HDB flat, or a private home with annual value of S$18,000, and makes an eligible net increase of S$45,000 to retirement savings. At S$1 for every S$2, the indicative bonus is S$22,500. Buying a 3-room flat does not add the extra S$10,000.

Example 2: same facts, next flat is 2-room

With the same S$45,000 eligible commitment, the base component remains S$22,500. If the household buys a qualifying 2-room flat, the additional S$10,000 brings the indicative total to S$32,500.

Example 3: private home in the higher annual-value tier

Suppose the sold propertyâ??s annual value is S$25,000 and the eligible net increase reaches S$60,000. At S$1 for every S$6, the base component reaches its S$10,000 cap. A qualifying 2-room purchase can add S$10,000, for an indicative total of S$20,000. A 3-room purchase would leave the indicative maximum at S$10,000.

These are arithmetic examples, not approvals. The eligible commitment is determined through the scheme, not chosen independently for the calculation.

Work out positive net proceeds before assuming eligibility

HDBâ??s scheme uses net sale proceeds rather than the simple difference between two advertised prices. Broadly, the calculation accounts for the selling price, the outstanding loan, the purchase price of the next home and applicable items such as the resale levy. For Plus or Prime flats, subsidy recovery may also affect the amount.

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A household can therefore sell for more than it originally paid and still have a modest scheme-calculated amount after clearing the loan and replacement-home cost. List the flow in order:

1. Expected sale price, using a conservative scenario rather than the desired asking price.
2. Outstanding housing loan and transaction costs.
3. CPF housing refunds and how they affect each ownerâ??s Retirement Account after age 55.
4. Cost of the next flat, duties, legal fees and moving or renovation needs.
5. Proposed retirement commitment and the cash reserve left after completion.

The LBRD CPF home-purchase planner helps organise housing cash flows, while our CPF interest guide provides separate background on account interest. Neither replaces HDBâ??s SHB computation.

Transaction timing can decide whether the claim succeeds

The next flat may be booked or applied for before the existing home is sold, or generally within 12 months after the sale. The SHB application must be made within one year of legal completion of the second transaction. In other words, the clock depends on which transactionâ??sale or purchaseâ??finishes second.

Keep the sale completion statement, next-flat purchase documents, CPF records and correspondence together. Contact HDB before either legal completion if the sequence is unusual, because repairing an ineligible order afterwards may not be possible.

Use a two-outcome test before right-sizing

Compare the move under two scenarios: with SHB and without it. In both, include the same conservative sale price, replacement-home cost, retirement commitment and renovation allowance. If the move is only affordable when the theoretical maximum bonus is assumed, the plan has little resilience.

The stronger question is whether the new home suits the household, releases an adequate buffer and supports retirement even if the approved bonus is lower. The enhanced scheme can improve that outcome, but it should confirm a sound right-sizing decision rather than create one.

Cross-check the bonus against the retirement-income plan

HDBâ??s Silver Housing Bonus page controls the eligibility and bonus mechanics. MoneySenseâ??s retirement-income options guide, updated 2 July 2026, places the scheme alongside CPF LIFE, SRS, investments, rent and work income. The two sources answer different questions: HDB determines whether the move can qualify; the retirement plan determines whether the resulting income mix meets the householdâ??s spending needs.

Decision	Evidence to save
Right-size now or later	Net sale proceeds, replacement-home costs and all transaction costs
Commitment amount	HDBâ??s written computation and each ownerâ??s CPF position
Retirement adequacy	Expected CPF LIFE payout plus other reliable monthly income against essential spending

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LBRD shortfall test

If a household records S$3,200 of essential monthly spending and S$2,600 of reliable monthly retirement income after the move, the planning gap is S$600 a month, or S$7,200 a year. That arithmetic is an LBRD scenarioâ??not an estimate of CPF LIFE or SHB payouts. Use the Retirement Payout Planner and the householdâ??s own bills before deciding whether the bonus compensates for the costs and trade-offs of moving.

Sources checked 19 July 2026: HDB Silver Housing Bonus guidance and worked examples; MoneySense retirement-income options. HDBâ??s live assessment controls eligibility.

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