

Lease Buyback Scheme

hdb.gov.sg/residential/living-in-an-hdb-flat/for-our-seniors/monetising-your-flat-for-retirement/lease-buyback-scheme

Through the Lease Buyback Scheme (LBS), you will be able to monetise your flat to receive a stream of income in your retirement years, while continuing to live in it.

You can sell part of your flat's lease to HDB and choose to retain the length of lease based on the age of the youngest owner. The proceeds from selling part of your flat's lease will be used to top up your CPF Retirement Account (RA). You can then use your CPF RA savings to join CPF LIFE, which will provide you with a monthly income for life.

Eligibility Conditions

In order for your household to qualify for the LBS, the following conditions must be met:

Criteria	Eligibility
Age	All owners must have reached the eligibility age (currently set at age 65) or older
Citizenship	At least one owner must be a Singapore Citizen
Income	Gross monthly household income of \$14,000 or less
Flat type	All flat types*
Property Ownership	No concurrent ownership of another private residential property, and no more than one non-residential private property
Minimum Occupation Period	All owners have been living in the flat for at least 5 years, or 10 years for Prime Location Public Housing (PLH) flats
Minimum Lease	At least 20 years of lease to sell to HDB

*Excluding short-lease flats, HUDC, and Executive Condominium units

Restrictions

Find out more about the restrictions that apply to the LBS in situations where you terminate your lease prematurely or if you outlive the lease period.

How the LBS works

Find out [how the scheme works](#) for more information on the LBS.

How to apply

You may wish to follow the steps to [apply for the LBS](#) .

If you need assistance, you can call our toll-free HDB Branch Service Line at 1800-225-5432 between 8:00am and 5:00pm from Mondays to Fridays.

During the lease period

As the LBS is for those who wish to age-in-place, the lease is non-transferable on the open market. You may not sell the flat on the open market or rent out the whole flat.

Premature termination of lease

If you wish to terminate the lease prematurely, you can:

- Return the flat to us
- Receive a refund for the remaining lease, pro-rated on a straight-line basis

Your CPF LIFE plan will not be terminated and will continue to provide a lifelong monthly income.

Outliving the lease period

If you outlive the lease of your flat, you will not be left homeless. We will look into your circumstances such as family support, health condition, and financial status, and work out an appropriate housing arrangement with you and your family members.

Passing away within the lease period

In this situation, your spouse or child who is living in the flat may:

- Live in the flat for the balance of the lease period, subject to eligibility conditions; or
- Return the flat to us

If your lease is terminated prematurely, we will reimburse the remaining value of the lease to your beneficiaries, based on a straight-line depreciation.

The unused portion of your CPF LIFE premium*, if any, will be refunded to your CPF accounts when you pass away. The monies will then be distributed to your nominees. If you have not made a nomination, the monies will be distributed to your family members according to Singapore's intestacy law.

**The unused portion of the CPF LIFE premium is the annuity premium (excluding annuity payouts that you have received thus far). For example, if the annuity premium is \$50,000 and you have received \$250 monthly for a total of 10 months, the unused portion of the premium is \$47,500.*