

# **Central Provident Fund (Residential Properties Scheme) Regulations**

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## **Legislative History**

### **CENTRAL PROVIDENT FUND ACT (CHAPTER 36, SECTION 77(1)(h))**

### **CENTRAL PROVIDENT FUND (RESIDENTIAL PROPERTIES SCHEME) REGULATIONS**

**Rg 6**

**G.N. No. S 159/1982**

**REVISED EDITION 2006**

(30th November 2006)

[1st June 1981]

## **Citation**

**1.** These Regulations may be cited as the Central Provident Fund (Residential Properties Scheme) Regulations.

## **Definitions**

**2.—(1)** In these Regulations —

*[Deleted by S 650/2016 wef 01/01/2017]*

*[Deleted by S 650/2016 wef 01/01/2017]*

*[Deleted by S 650/2016 wef 01/01/2017]*

“HDB flat” means a house or flat sold under Part IV or IVB of the Housing and Development Act (Cap. 129) which has been acquired by the member in question whether directly from the Housing and Development Board or

otherwise;

*[S 188/2009 wef 01/05/2009]*

“housing loan” means a loan —

- (a) obtained by a member to finance or re-finance the purchase or acquisition of a residential property; or

*[S 703/2007 wef 01/01/2008]*

- (b) to make full or periodic payments towards the repayment of a mortgage on any residential property inherited by a member if the mortgage was obtained solely for the purchase or acquisition of that residential property;

*[S 703/2007 wef 01/01/2008]*

*[Deleted by S 650/2016 wef 01/01/2017]*

“Lease Buyback Scheme” means a scheme administered by the Housing and Development Board, under which a lessee of an HDB flat who has been approved by the Housing and Development Board to take part in the scheme enters into an agreement with the Housing and Development Board to reduce the term of the lease, in consideration of a sum of money —

- (a) which is to be paid in accordance with the terms and conditions of the scheme; and
- (b) the whole or part of which may be used for the payment of a premium for an annuity plan under the Lifelong Income Scheme established and maintained by the Board under section 27K of the Act;

*[S 479/2013 wef 01/08/2013]*

“Minister for Finance” means the Minister for Finance incorporated under the Minister for Finance (Incorporation) Act (Cap. 183);

*[S 584/2007 wef 31/10/2007]*

“mortgage” includes any charge on any residential property for securing the repayment of any money lent to any person;

“residential property” means any house or flat which is permitted to be used pursuant to any written law as a dwelling-house and any such house or flat which is in the course of being constructed, and includes any land adjacent to any such house or flat that the Housing and Development Board has approved for purchase or acquisition as part of the house or flat;

*[S 691/2012 wef 01/01/2013]*

“Town Council” means a Town Council established under the Town Councils Act (Cap. 329A).

*[S 445/2009 wef 01/10/2009]*

(2) *[Deleted by S 691/2012 wef 01/01/2013]*

### **Application**

3. These Regulations shall not apply to any house or flat in respect of which contributions standing to the credit of a member may be withdrawn by him under any of the following Regulations:

- (a) the Central Provident Fund (Approved Middle-Income Housing Scheme) Regulations (Rg 4);
- (b) the Central Provident Fund (Approved Housing Schemes) Regulations (Rg 12);
- (c) the Central Provident Fund (Ministry of Defence Housing Scheme) Regulations (Rg 13); or
- (d) the Central Provident Fund (Approved HDB-HUDC Housing Scheme) Regulations (Rg 14).

### **Restriction on withdrawal**

4.—(1) A member is not entitled to withdraw any money for any purpose permitted under these Regulations in respect of a residential property unless the member has acquired or is about to acquire, with respect to the residential property —

- (a) an estate in fee simple or perpetuity; or
- (b) a leasehold estate with an unexpired term of —
  - (i) more than 20 years as at the specified date — if the specified date is on or after 10 May 2019; or
  - (ii) 30 years or more as at the specified date — if the specified date is before 10 May 2019.

*[S 369/2019 wef 10/05/2019]*

(2) Even though a member does not satisfy the requirement in paragraph (1)(a) or (b), the Board may in its discretion authorise, subject to any terms and conditions it may impose, the withdrawal of money by the member for any permitted purpose under these Regulations in respect of the residential property.

*[S 369/2019 wef 10/05/2019]*

(3) In this regulation —

“date of the inheritance”, in relation to any residential property inherited by a member, means the date on which the legal title to the property is transferred under intestacy law or a deceased person’s will to the member;