



FLEXIBLE HOUSING WITHDRAWAL

A. OBJECTIVE

1. The Flexible Housing Withdrawal is a process to **ring fence or set aside a part of savings** in member's **Account 2** to the **Flexible Housing Withdrawal Account** to enable the member obtain a higher housing loan amount to purchase/build a house.
2. The concept or the facility of the Flexible Housing Withdrawal is to **utilise** the current and future **EPF's savings/contribution value** in consideration of providing loan by the Financial Institution.
3. Based on this concept, the **monthly contribution to the EPF is considered as an income**. Therefore, the member can obtain a higher loan amount since the credit assessment on the net income also takes the EPF contribution into consideration (employee and employer's share). As a result, the member can purchase/build a house with a higher price since this would enable them to obtain a higher loan to finance the purchase/building a house.

B. APPLICATION FOR FLEXIBLE HOUSING WITHDRAWAL

B1. ELIGIBILITY

1. Basic Terms:

- a. The eligibility to apply for the Flexible Housing Withdrawal is **subject to** the member's eligibility to apply for the Purchase/Build A House Withdrawal under the existing EPF Housing Withdrawal.
- b. Applicant is a **house purchaser/building a house and has a housing loan**.
- c. Applicable for only one (1) house unit at any one time, **subject to** the housing withdrawal eligibility.
- d. Minimum savings period of one (1) year.
- e. The maximum period is **subject to** the last date of housing loan or last date of ring fencing the savings or age of 55 (whichever is earlier).

2. Citizenship:

- a. Malaysian citizen; **OR**
- b. A Malaysian citizen who has made the Leaving the Country Withdrawal before 1 August 1995 and has opted to re-contribute with the EPF; **OR**
- c. A Non-Malaysian citizen who has obtained a Permanent Resident (PR) status.

3. Age:

Has not reached the age of 54 on the date the application is received by the EPF.

4. Property and Loan:

- a. Purchase a residential house (type: bungalow / terrace / semi-detached / apartment /condominium / studio apartment / service apartment / townhouse / SOHO) or shop lot with residential unit; **OR**
- b. Build a residential house / village house on own land or owned by spouse; **AND**
- c. Has a housing loan to **purchase/build a house** with any of the approved Financial Institution.

You are **not eligible** if:

- i. Buying a land or house lot only
- ii. Renovate, repair/additional works to the existing house

- iii. Purchasing/building a house overseas
- iv. Has a loan in the form of overdraft or for the purpose of refinancing

5. Ring Fencing & Transfer Amount:

- a. The application amount must not be more than the Housing Loan Amount.
- b. Application to transfer the savings in Account 2 can be made as follows:
 - i. Transfer of existing savings from Account 2 and monthly transfer (according to the fixed amount applied by the member); **OR**
 - ii. Monthly transfer (according to the fixed amount applied by the member) only.
- c. The monthly fixed transfer amount cannot be changed and will remain according to the amount selected during application.

B2. HOW TO APPLY

1. Obtain a verification from the Financial Institution on the loan details, purchasing/building a house and ring fencing for the Flexible Housing Withdrawal.
2. Submit application via the Financial Institution.
3. The Flexible Housing Withdrawal must be applied together with:
 - a) Withdrawal to Purchase/Build a House, OR
 - b) Withdrawal to Reduce/Redeem Housing Loan
4. The required documents are as per Table 1:

Table 1: Eligibility Scenario and Documents Requirement

First Time Application

Bil	Withdrawal Status	Required Documents by EPF
1	Member has never made Withdrawal to Purchase/Build a House or Withdrawal to Reduce/Redeem Housing Loan	a) Withdrawal to Purchase/Build a House i) Form KWSP 9C(AHL) ii) Bank Loan Verification Letter b) Flexible Housing Withdrawal i) Form KWSP 9Q(1)
2	Member has made Withdrawal to Purchase/Build a House or Withdrawal to Reduce/Redeem Housing Loan BUT has lost ownership of the house	a) Withdrawal to Purchase/Build a House i) Form KWSP 9C(AHL) ii) Bank Loan Verification Letter iii) Document/Proof of Lost of Property Ownership b) Flexible Housing Withdrawal i) Form KWSP 9Q(1)
3	Member has made Withdrawal to Reduce Housing Loan for Spouse and/or Housing Loan Monthly Instalment Withdrawal	a) Withdrawal to Purchase/Build a House i) Form KWSP 9C(AHL) ii) Bank Loan Verification Letter b) Flexible Housing Withdrawal i) Form KWSP 9Q(1)

Bil	Withdrawal Status	Required Documents by EPF
4	Member has made Withdrawal to Purchase/Build a House or Withdrawal to Reduce/Redeem Housing Loan	Member is not eligible for Flexible Housing Withdrawal

Second Time and Subsequent Application

Bil	Type of Property	Required Documents by EPF
1	Same properties	a) Cancellation of Flexible Housing Withdrawal i) Form KWSP 9Q(2) b) Withdrawal to Reduce/Redeem Housing Loan i) Form KWSP 9C(AHL) ii) Bank Loan Verification Letter c) Flexible Housing Withdrawal i) Form KWSP 9Q(1)
2	Different properties	a) Withdrawal to Purchase/Build a House i) Form KWSP 9C(AHL) ii) Bank Loan Verification Letter iii) Document/Proof of Lost of Property Ownership b) Flexible Housing Withdrawal i) Form KWSP 9Q(1)

B3. WHAT HAPPENS TO THE RING FENCING AMOUNT THAT HAS BEEN MADE

1. Once the ring fencing has been made, the member **cannot use the savings/contributions in that particular Flexible Housing Withdrawal Account** for housing, education, health and age 50 withdrawals. However, the savings/contributions that have not been ring fenced in Account 2 can still be used for the allowed purposes under the EPF Act 1991, such as housing, education, health and age 50 withdrawals.
2. The amount in the Flexible Housing Withdrawal will not be assigned to the Financial Institution. The amount still belongs to the member and under EPF's control.
3. The savings in the Flexible Housing Withdrawal still receives annual dividend. However, the annual dividend will be credited to member's Account 2.
4. The amount in the Flexible Housing Withdrawal will be released in the following conditions:
 - a. Member has attained the age of 55 years old; OR
 - b. Member has made withdrawals for all savings, i.e. Leaving Country Withdrawal, Incapacitation Withdrawal and Pensionable Employees Withdrawal; OR
 - c. Member's next of kin/nominee has made Death Withdrawal

C. CANCELLATION OF FLEXIBLE HOUSING WITHDRAWAL

C1. ELIGIBILITY

1. The Ring Fencing that has been made **has exceeded** one (1) year; **AND**
2. Has obtained the Financial Institution's **agreement and approval**.

C2. APPLICATION FOR CANCELLATION

1. Using the Flexible Housing Withdrawal Cancellation Form - KWSP 9Q(2) that can be obtained at the Financial Institution.
2. Obtain the **agreement and approval** from the Financial Institution to cancel the application.
3. Application submission **via** the Financial Institution.
4. The required documents are as per Table 2:

Table 2: Eligibility Scenario and Required Documents

Bil	Type of Cancellation	Required Documents by EPF
1	Cancellation only	a) Cancellation of Flexible Housing Withdrawal i) Form KWSP 9Q(2)
2	Cancellation+ Withdrawal	a) Cancellation of Flexible Housing Withdrawal i) Form KWSP 9Q(2) b) Withdrawal to Reduce/Redeem Housing Loan i) Form KWSP 9C(AHL) ii) Housing Loan Balance Verification Letter
3	Cancellation+ Withdrawal + Re-application of Flexible Housing Withdrawal (for the same property)	a) Cancellation of Flexible Housing Withdrawal i) Form KWSP 9Q(2) b) Withdrawal to Reduce/Redeem Housing Loan i) Form KWSP 9C(AHL) ii) Housing Loan Balance Verification Letter c) Flexible Housing Withdrawal Application i) Form KWSP 9Q(1)

D. ENQUIRY

Should you have any enquiry or require further information on the Flexible Housing Withdrawal, please contact:

- Any nearby EPF offices
- EPF Call Management Centre. Tel: **03-8922 6000**.
- [Enquiry](#)

Please state your Identification Number or EPF Number when dealing with the EPF.