



## **PURCHASE A HOUSE WITHDRAWAL**

### **PURPOSE**

This withdrawal allows members to withdraw from their savings in Account 2 to finance the purchase of a house so members can own at least a home in preparation for their retirement.

### **APPLICANT'S ELIGIBILITY**

1. Member is a Malaysian citizen or non-Malaysian
2. Has not reached age 55 at the time the EPF receives member's application; AND
3. Has at least RM500 in Account 2

### **TERMS OF WITHDRAWAL**

1. Member buys or builds a residential house (bungalow / terrace / semi-detached / apartment / condominium / studio apartment / serviced apartment / townhouse / SOHO) or a shop lot with a residential unit
2. Member has obtained financing for the purchase of a house from any of the following approved institutions:
  - a. Housing loan approved by:
    - Financial Institutions licensed under the Financial Services Act 2013 or Islamic Financial Services Act 2013
    - Federal / State government or any other government financial agencies
    - Member's employer
    - Licensed Cooperatives / Cooperative Companies (approved by the Malaysian Cooperative Commission)
    - Licensed insurance companies approved by Bank Negara Malaysia
    - Any loan providers approved by the EPF; OR
  - b. Self-financing
3. Member has signed the Sale and Purchase Agreement not more than three (3) years from the date the application is received by the EPF
4. Member has never made any Housing Withdrawal; OR Member has made a withdrawal to purchase/build a house and has disposed or lost ownership of the house, and subsequently purchased a second house. Proof of disposal or loss of ownership for the first house must be submitted.
5. Member intends to purchase a house that has been acquired via hire purchase from a party authorised by the EPF.
6. Member has bought a land and built a house on the same land concurrently (dates of the agreement to purchase the land and the agreement to construct the house must be within six (6) months apart)

7. Withdrawal is not allowed for:

- Buying land or a house lot only
- Making renovations, repairs or any other additional works to the existing house
- Acquisition of property not done via sale and purchase transaction
- Member who has taken an overdraft loan
- Purchasing a third house
- Buying a house overseas

**AMMOUNT ALLOWED FOR WITHDRAWAL (WHICHEVER IS LOWER BUT NOT LESS THAN RM500)**

<b>Individual Purchase</b>	<b>Joint purchase with spouse of immediate family members or other individual</b>
The difference between construction cost and housing loan amount with an additional 10% of the purchase price OR All savings in Account 2	The difference between the purchase price and housing loan amount with an additional 10% of the purchase price OR All savings in respective buyers' Account 2, subject to the maximum amount eligible for withdrawal
<b>Full Housing Loan Approved</b>	<b>Self-Financing</b>
10% of the purchase price OR All savings in Account 2	The purchase price with an additional 10% of the purchase price OR All of member's savings in Account 2

**MODES OF PAYMENT**

**1. Payment in Malaysia**

All withdrawal payments will be credited directly into member's account subject to the following:

- Member has an active account with a panel bank appointed by the EPF; AND
- Member's identification number matches with the bank's records; AND
- Payment is made in Ringgit Malaysia (RM)
- A banker's cheque will be issued if the crediting of payment into member' account is unsuccessful

**2. Remittance of Payment to Foreign Countries**

Payment will be made via Foreign Bank Draft. Members may specify their preferred currency in the application form subject to these circumstances:

- Currency is included in the EPF's approved list for payment via Foreign Bank Draft; OR
- If the currency stated by the member in the withdrawal form is not available in the list, the payment via Foreign Bank Draft will be made in US Dollar.

**REQUIRED DOCUMENTS**

1. EPF Withdrawal Application Form 9C (AHL) (D5)
2. A duplicate copy of identification document (for non-My Card holders)
3. Member's bank account information. Members are encouraged to bring their bank passbook OR a copy of their bank statement when making an application.
4. EPF Form 3 (Revised) - If thumbprint verification failed / for submission by mail

## SUPPORTING DOCUMENTS

1. Please refer to the Document Checklist for Purchase a House Withdrawal at the EPF website or refer to any EPF branches for all the necessary documents.
2. The EPF reserves the right to request additional documents or reject incomplete applications that do not comply with the terms and conditions.

## NOTICE TO APPLICANTS

### **Failure to Return Unused Amount for Withdrawal Purpose**

If the applicant does not use the withdrawn savings for the intended purpose, the applicant is deemed as having committed an offence and shall, upon conviction, be liable to imprisonment for a term not exceeding six (6) months or fine not exceeding RM2,000.00 or both [Section 58A, EPF Act 1991 (Amendment) 2007].

### **Incorrect or False Declaration or Furnishing False Documents**

If the applicant provides the EPF with false statement or forged documents, the applicant is deemed as having committed an offence and shall, upon conviction, be liable to imprisonment for a term not exceeding three (3) years or fine not exceeding RM10,000.00 or both [Section 59, EPF Act 1991 (Amendment) 2007].

### **Purchase Not For Residential Purposes**

Housing Withdrawals are subject to the current terms and procedures. The EPF reserves the right to reject a withdrawal application if transfer of ownership is made less than one (1) year or if the purchase contains any element of investment and not for residential purposes as provided for under EPF Act 1991.

## ENQUIRIES

For further enquiries or additional information regarding this withdrawal, please contact:

- Any nearest EPF Office;
- EPF Contact Management Centre (CMC) at: **03-89226000**
- Customer Feedback: <http://enquiry.kwsp.gov.my>

Please quote your EPF number or identification Card number and the type of withdrawal applied for when contacting the EPF.

*You Are Our Priority*