An Analysis of Housing Provident Fund System in Singapore

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Abstract: The Communist Party of China Central Committee Political Bureau emphasized in 2017 the importance of establishing a long-term mechanism for healthy development of real estate. So vigorously developing the housing finance system is of great significance. The aim of this paper is to introduce the house provident system in Singapore and learn from the Singapore experience to perfect the Chinese system. The paper covers such issues as: the framework of the Singapore Central Provident Fund system (including account, deposit, management and so on), the use of Central Provident Fund in housing and the summary of Singapore experience. Then the paper discusses and analyzes the housing provident system by comparing Singapore and China. The analysis shows that: There is an unfair phenomenon in Chinese Housing Provident Fund. The system should be reformed by establishing a semi-official financial institution independent of the government for HPF decision-making, management and operation. The capital growth of Chinese HPF and the function in house leasing should be improved.

Keywords: Housing Provident Fund, Singapore, China

1. Introduction

The Communist Party of China Central Committee Political Bureau held a meeting on December 2016 to analyze the economic work in 2017, emphasizing the importance of establishing a long-term mechanism for healthy development of real estate. China will further promote the construction of real estate tax system, land supply system and housing finance system. So vigorously developing the housing finance system is of great significance.

Shanghai took the lead in the country in drawing on the Singapore model to establish a Housing Provident Fund (HPF) system in 1991, when a large number of people migrated into the city. For more than 20 years, HPF has played an important role in the market-oriented housing reform and housing finance system. So vigorously developing the housing finance system is of great significance.

From the successful experience of the Singapore Central Provident Fund (CPF) system is important in building China's housing finance system.

2. The Framework of the Singapore CPF System

The Singapore CPF system is a compulsory saving program for Singapore citizens and permanent residents, which began in 1955 with the aim of raising pension funds. Since 1960s it has gradually evolved into a social welfare system covering retirement, health care, housing, and education. As of 2016, the Singapore CPF system has 376.1 million members. In contrast, Chinese HPF system covers only a quarter of urban residents. As is shown in figure 1, total?


balances and number of members under CPF increases steadily from 2007 to 2016. The account balance reached 328.9 billion US dollars with active account within one year reaching 1,974,000. In 2016 the money withdrawn for housing consumption amounts to 16.4 billion US dollars. Housing Development Board (HDB), in charge of public housing in Singapore, solve the housing problem of 520,000 people through providing loans.

It can be said that the CPF system plays a vital role in Singapore social welfare system. It helps to raise funds for the government to built houses and raises its own housing level significantly.\(^4\)

![Figure 1. Total balances and number of members from 2007 to 2016.](source)

**2.1. Account: Multiple Accounts Coexist**

Members have to save money in CPF every month. And the deposit goes into three accounts: Ordinary Account (OA), Special Account (SA) and Medisave Account (MA).

OA is used for purchase of housing, payment of insurance, investment and education. SA is used for pension and retirement-related financial products investment. MA is used for hospitalization costs and medical insurance payments.

![Figure 2. Contribution rate of CPF.](source)

When members turns 55 years old, in order to meet the basic needs of their retirement life, the CPF Board will set up a Retirement Account (RA). The money in OA and SA automatically transfer to retirement deposits. Members must save a certain range of money in the account. The amount of deposits may be the basic deposit, full deposit, excess deposit or any amount between them, and the senior citizens can receive interest for life. The Singapore CPF Act stipulates that a person who has a salary income in Singapore must pay a portion of his monthly salary to the CPF Board. And the provident fund office may issue a late notice for late payment.

**2.2. Deposit: Contribution Rate Changes with Age**

As is shown in Figure 2, over the past 50 years, the proportion of the CPF people contribute has been adjusted for more than 20 times according to Singapore’s economic development and the wage level of employees, of which the highest in 1984 was 50%. The CPF has maintained a high proportion of contribution and it played a huge role in housing, medical and other aspects.\(^5\)

Overall, the CPF payment ratio has three characteristics:
1) The proportion of employees and employers to pay down with age.
2) For members of different age groups, the amount of the provident fund distributed into the three accounts is different.
3) The Government encourages the employment of senior citizens, and employees over 65 years of age still require a total of 10.5% payment for the provident fund.

**2.3. Interest: Interest Rate Related to Market**

The interest rate for different accounts of the CPF is different. In addition to the annual adjustment of the retirement account, the interest rate of the remaining accounts is adjusted quarterly.

The interest rate of the OA is the maximum between the legal minimum interest rate (2.5% per annum) and the average interest rate of the major local banks. The interest rate of the OA account will remain at 2.5% on July 1, 2017 to September 30, 2017, since the average quarterly interest rate of major local banks is 0.24% lower than the statutory minimum interest rate. Special and MA annual interest rate take the maximum between the statutory minimum interest rate (4%) and 10-year Singapore Government Securities 12-month average rate plus 1%. In view of the ongoing low interest rate environment, the interest rate of SA and MA will be maintained at 4% per annum from 1 July 2017 to 30 September 2017. Retirement Account annual interest rate takes the maximum between the interest rate of Special Singapore Government Securities\(^6\) and 4%.

If the total balance of all accounts reaches $ 60,000 for the first time (OA account reaches $20000), an additional 1% annual benefit is available and the additional proceeds will be deposited in the SA or RA account to guarantee retirement savings.

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5 Ramesh M. Funds in Malaysia and Singapore [J]. Transforming the Developmental Welfare State in East Asia, 2016: 191.

6 RA deposits are used to invest in it.
Table 1. CPF Contribution and Allocation Rates recently CPF Contribution and Allocation Rates from 1 January 2016 to 31 December 2016.

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Contribution Rate (% of Wage)</th>
<th>Credited Into (% of Wage)</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>By Employer</td>
<td>By Employee</td>
<td>Total</td>
<td>Ordinary Account</td>
<td>Special Account</td>
<td>Medisave Account</td>
</tr>
<tr>
<td>35 years &amp; below</td>
<td>17</td>
<td>20</td>
<td>37</td>
<td>23</td>
<td>6</td>
<td>8</td>
</tr>
<tr>
<td>35 years &amp; below</td>
<td>17</td>
<td>20</td>
<td>37</td>
<td>21</td>
<td>7</td>
<td>9</td>
</tr>
<tr>
<td>Above 45-50 years</td>
<td>17</td>
<td>20</td>
<td>37</td>
<td>19</td>
<td>8</td>
<td>10</td>
</tr>
<tr>
<td>Above 45-50 years</td>
<td>17</td>
<td>20</td>
<td>37</td>
<td>15</td>
<td>11.5</td>
<td>10.5</td>
</tr>
<tr>
<td>Above 55-60 years</td>
<td>13</td>
<td>13</td>
<td>26</td>
<td>12</td>
<td>3.5</td>
<td>10.5</td>
</tr>
<tr>
<td>Above 55-60 years</td>
<td>9</td>
<td>7.5</td>
<td>16.5</td>
<td>3.5</td>
<td>2.5</td>
<td>10.5</td>
</tr>
<tr>
<td>Above 65 years</td>
<td>7.5</td>
<td>5</td>
<td>12.5</td>
<td>1</td>
<td>1</td>
<td>10.5</td>
</tr>
</tbody>
</table>

For employees with monthly wages of $750 or more. For employees with monthly wages of less than $750, please refer to Annex D.


For members aged 55 and above, when the balance of all accounts reaches 30,000 US dollars for the first time (of which the general account reaches 20,000 US dollars), they can get an additional 1% annual rate and the income will enter RA. In general, members aged 55 and above can receive a maximum interest rate of 6%, which also reflects the welfare property of CPF.

2.4. Management and Operation

The CPF Board, which is responsible for the management and operation of the CPF, is an independent semi-official quasi-financial institution. As is shown in the figure 3 a modern corporate management model - the general manager's responsibility under the board of directors. The board is the top management body. The chairman and general manager of the board are appointed by the Ministry of Labor for a term of three years.

The daily work is the responsibility of the general manager. The members of the board of directors are composed of government representatives, employer representatives, employee representatives and experts. They are responsible for reviewing and supervising the various plans of the provident fund, ensuring the fair use of the CPF and making of the relevant policies can broadly reflect the interests and will of the parties.


Figure 3. The organization of CPFB.
The final destination of the CPF is mainly to finance the government. The CPF has long been the largest holder of securities. As is shown in Figure 4, the income of CPF mainly comes from special issues of Singapore Government Securities and Advance deposits. In fact, 90% of the CPF balance are used to purchase government bonds issued by the Government. In this way the funds are mainly used for the construction of houses, roads, airports, ports, terminals and other public infrastructures and there are also some used to invest in foreign assets.

Therefore, although the CPF system is independent of government finances, the deposits are still mainly into the hands of the government. But different with the mechanism directly incorporated into the financial sector and used by the government, the government can not rely on administrative means and the fund can only be used through the bond financing in financial market. This operation and investment model can help to improve the efficiency of the use of the CPF and broaden the financing channels of the HDB to build houses.

2.5. Investment of CPF in Personal Account

The CPF in personal account can be invested mainly in two ways.

1) Risk-free income
For individuals, there can be no operation for the CPF deposits and people can gain deposit interest income automatically. This part of the income is guaranteed by the CPF Board.

2) CPF Investment Schemes (CPFIS)

Members can also choose the CPFIS with the the money in OA and SA to invest. When using OA for investment, the agency will automatically set the user's investment account. Money in OA can be used to invest is the amount in excess of 20,000 US dollars and money in SA can be used to invest is the amount in excess of 40,000 US dollars. As Table 2 shows, the CPF set strict limits for the amount and content to invest.

<table>
<thead>
<tr>
<th>Investment products included under CPFIS</th>
<th>Using CPF savings from</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>OA</td>
</tr>
<tr>
<td>Unit Trusts (UTs)</td>
<td>✓</td>
</tr>
<tr>
<td>Investment-linked insurance products (ILPs)</td>
<td>✓</td>
</tr>
<tr>
<td>Annuities and Singapore Government Bonds</td>
<td>✓</td>
</tr>
<tr>
<td>Endowment policies and Treasury Bills (T-bills)</td>
<td>✓</td>
</tr>
<tr>
<td>Exchange Traded Funds (ETFs)</td>
<td>✓</td>
</tr>
<tr>
<td>Fund Management Accounts</td>
<td>✓</td>
</tr>
<tr>
<td>Fixed Deposits (FDs)</td>
<td>NA</td>
</tr>
<tr>
<td>Statutory Board Bonds</td>
<td></td>
</tr>
<tr>
<td>Bonds Guaranteed by Singapore Government</td>
<td>NA</td>
</tr>
<tr>
<td>Up to 35% of investible savings can be invested in:</td>
<td></td>
</tr>
<tr>
<td>Shares and Property funds</td>
<td>✓</td>
</tr>
<tr>
<td>Corporate Bonds</td>
<td>NA</td>
</tr>
<tr>
<td>Up to 10% of investible savings can be invested in:</td>
<td>✓</td>
</tr>
<tr>
<td>Gold ETFs and Other Gold products (such as Gold certificates, Gold savings accounts, Physical Gold)</td>
<td>✓</td>
</tr>
</tbody>
</table>

NA: No products currently available. HR: Higher risk UTs are not included.


Although there are many approaches for investment, a considerable part of the CPF IS not self-investment by members. This is because the proportion of the member
through obtaining an interest rate more than risk-free rate given by the CPFB is not large, in which the specialized investment methodology, operation model and the guarantee of the Singapore government are important factors. It is worth mentioning that the benefits earned by members in the CPFIS are duty free, but the benefits can not be taken out and can only be used for other CPF plans.

2.6. Various Types of Insurance Schemes

In addition, to highlight the protect in property of the CPF, the government also introduces a variety of insurance plans, such as Home Protection Scheme (HPS), Private Medical Insurance Scheme. The HPS will be introduced in next part.

3. The Use of CPF in Housing

CPF plays an important role in the Singapore housing system, members can use CPF to buy HDB or private properties.

3.1. Public Housing Scheme (PHS)

Under the PHS, members can use the OA deposit to purchase HDB flats (new or resale). Similar to China, the money in the OA can be used to cover all or part of the expense purchasing house. It can also be used for the month of mortgage payments and to pay the stamp duty, legal fees during the purchase process and other related costs such as apartment upgrade costs.

Under the PHS, the amount of CPF deposits that the purchaser can use depends on whether the purchased property is new or resale, the source of the loan is the HDB or the bank. In addition, the Government has strict limits on the property purchase, mainly from the remaining years: when the remaining years is less than 30 years or the remaining years is between 30 to 60 years, in which the remaining years plus the age of buyer is less than 80, members will not be able to use CPF purchase.

And there are two very important concepts:
1) Valuation Limit (VL): the lower of the purchase price or valuation of the property at the time of purchase.
2) Withdrawal Limit: 120% of the Valuation Limit.

As table 2 shows, the amount of CPF members can use is different in different conditions.

<table>
<thead>
<tr>
<th>Loan From</th>
<th>HDB Type Of House</th>
<th>New HDB Flat</th>
<th>Resale HDB Flat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditions To Use CPF</td>
<td>OA savings for the flat purchase up to the VL</td>
<td>Continue to use their OA savings to repay the housing loan after setting aside the current Basic Retirement Sum in SA and OA.</td>
<td></td>
</tr>
<tr>
<td>Below 55</td>
<td>Above 55</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 3. Continued.

<table>
<thead>
<tr>
<th>Loan From</th>
<th>Bank Type Of House</th>
<th>New/Resale HDB Flat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditions To Use CPF</td>
<td>OA savings for the flat purchase up to the VL.</td>
<td></td>
</tr>
<tr>
<td>Below 55</td>
<td>Continue to use OA savings up to the applicable WL to repay the housing loan after setting aside the current Basic Retirement Sum in SA and OA.</td>
<td></td>
</tr>
<tr>
<td>Above 55</td>
<td>continue to use their excess OA savings to repay the housing loan up to the applicable WL after setting aside Basic Retirement Sum.</td>
<td></td>
</tr>
</tbody>
</table>

Source: https://www.cpf.gov.sg/Members/Schemes, Author.

Similar to China, the CPF members can choose HDB loans or commercial loans, which are very different in the loan qualification, down payment, loan amount, interest rate and so on. HDB can provide loans up to 90% of the price of the house with no down payment and the interest rate is fixed with low risk.

It should be noted that, when members use loan from bank to buy properties, if the remaining year is less than 60 years, the usable amount will be reduced.

CPF can be used to buy more than one property, but there are strict limits on the member’s age and the usable amount when purchasing multiple properties. In this situation, to ensure members’ retirement life, government will require them to use CPF after setting aside basic savings.

Because the CPF has the integrated functions in retirement, purchase, medical and other aspects, members using CPF for properties should take into account the RA, other services paid by OA (such as children's education costs), personal age and HPS the government required, etc.

3.2. Private Properties Scheme (PPS)

Correspondingly, CPF members purchasing or building private properties are also supported. CPF can be used to pay the purchase money and loan, for the housing construction, land purchase and the corresponding stamp duty, legal fees and so on. In the purchase of private properties, similar to the HPS there are also many limits on members’ eligibility and the amount they can use. Members can also purchase multiple properties but can not use the provident fund to pay for housing repair and upgrade costs.

3.3. Home Protection Scheme (HPS)

Home Protection Scheme (HPS) is designed to protect
members of the CPF and their families from the risk of losing their homes due to their death, lifelong illness and permanent disability. The insurance is for members under the age of 65 who is repaying the loan. HPS is compulsory for members who are using CPF deposits to pay off HDB loans, but the situation of purchasing private properties is not in scope.

The amount of the insurance premium for HPS is determined by the total amount of the loan, the term of the loan, the type of loan, the age and sex of the lender. The premium will be automatically deducted from the member’s OA account and the deduction of the premium will take precedence over the monthly mortgage payment.

In the case of more than one person buying a property, the cost of housing insurance is in accordance with the proportion of loans allocated. Buyers can also adjust their own HPS premium ratio, if A and B in the loans are 30% and 70%, then A can adjust his own housing premium to 60%, in which case when A sick or died, the amount of compensation B can get will be 60% of the unpaid mortgage.

As of December 2016, members of the HPS program has reached 61 million, and in 2016 there are 587 claims for family members’ death and 346 for family members’ life-long illness and permanent disability.

In 1968, the Singapore government officially announced to allow CPF members to use their CPF deposits to buy HDB. Since then the CPFB began to finance housing construction and purchase enormously, and soon became the main source of funds for housing construction and consumption in Singapore. Through support of the CPF-based housing financial system, the housing self-owned rate of Singapore residents reaches 90 or more. It can be said that the successful settlement of the housing problem is an important reason for the Singapore government’s popularity.

4. The Summary of Singapore Experience

4.1. The Fairness of Chinese HPF

First of all, there is an unfair phenomenon in the coverage rate. As is shown in Figure 5, the coverage of HPF in china is much lower than that of CPF in Singapore. Chinese HPF management regulations: HPF deposit object includes state organs, state-owned enterprises, urban collective enterprises. In general, China only establishes HPF accounts in urban workers. According to the statistics, the gap between the coverage of HPF in different jobs is large. The government agencies provident fund coverage rate is 58.40% and institutions HPF coverage is high as 64.10%, while the enterprise coverage is only 30%. In different areas, the HPF coverage is also different, in the economically developed eastern region, HPF coverage rate is 8.35%, and 7.01% in the northeastern region, 4.38% in the central region. Therefore, to raise coverage of the HPF system is critical.

Second, the contribution rate is also unfair. According to the regulations, the contribution rate should not be less than 5%, more than 12%. Currently, income gap among different regions and industries is widening. Many state-owned enterprises and institutions contribute a high rate of HPF to improve the welfare of staff. However, in some private enterprises the contribution ratio is low due to economic downturn, which exacerbates the unfair distribution of income. In addition, Chinese HPF contribution rate doesn’t adjust when members grow old. Moreover, the contributin rate unit and the contributin rate for institution and individual is the same, lack of flexibility.

Finally, the loan mechanism is not fair. Chinese HPF system has the property of compulsory savings. The majority deposit but a small ratio of people loan, resulting in the phenomenon of high-income depositors and low-income borrowers do not match. Moreover, people who deposit for 12 months can get 1.2 million loans, much higher than the 30-year deposit. In this case, power and obligations are not equal. Between the net depositors and net borrowers, new income distribution unfairness has formed. According to statistics, in 2005, 44.9% of the HPF personal loans were distributed to high-income earners, and the low-income earners received only 3.7% of the loans.

Figure 5. Contrast of HPF and CPF coverage in two countries.


Studies have shown that the HPF paid by the members shows low mutual benefit and the expect mutual benefit of low-income groups is lower, who are in a weak position in the loan distribution mechanism. In the context of high prices, most of the net depositors without the ability to purchase properties suffer losses in the process of inflation and low interest rates. While high-income earners can get low-interest loans through the HPF, Scholars say the HPF exacerbates the differentiation of the rich and the poor in Chinese urban residents.

For this problem, we should expand the HPF coverage. As a city country, Singapore is more convenient for management.
so to build a CPF system covering all citizens is possible. However, China's huge population, urban and rural differences and other issues lead to full coverage impossible.

It is proposed to extend the coverage to private enterprises and self-employed households based on the coverage of state-owned enterprises and institutions, stipulating private enterprises or self-employed with income above a specific amount to pay the HPF. China can also extend the coverage to the urban resident population. For the contribution rate, the government can adjust the proportion individuals and institutions contribute when individuals are at different ages to highlight the protection property of HPF. The government can also adjust the contribution rate according to individual income. For example, employees with few monthly income pay less and their employers pay more, or the state can subsidize low-income groups in HPF. For different age groups, the contribution ratio can be adjusted in accordance with the actual situation.

For the issue of unfairness in the loan mechanism, it is necessary to limit the interest rate and loan qualification. The deposit interest rate can be linked with the market, or the government can provide a rate higher than that of the commercial bank, so that the net depositor's HPF deposits can be preserved or even added. On the other hand, to strict loan qualifications is important. The government can give concessions to loans used for purchasing the first property and set restrictions for loans used for purchasing multiple properties. For different income lenders, the maximum amount of loans, lending rates and other aspects can be distinguishing. For example, low-income groups can be implemented a lower lending rate, which can achieve housing subsidies for low-income groups.

In fact, Beijing has introduced a similar policy. A new regulation in Beijing suspends the HPF loans over a period of more than 25 years and for the family having a property, the down payment for another property should not be less than 60%.

4.2. Chinese HPF Management System

In China's HPF management system, the HPF Committee is the HPF decision-making body and the HPF management center is responsible for the management of provident fund operation. The bank should be entrusted by the HPF Management Center for HPF loans, settlement and other financial services and set up, deposit, return of HPF accounts and other procedures.

China's HPF Management Center does not have a strict internal control mechanism and there is a big flaw in decision-making, supervision and management system. The funds are often occupied or appropriated through various means. In actual work, HPF Management Committee often flow in the form. All over the country HPF Management Centers are under complex relationships, resulting in difficulty to unified management, supervision and inefficiency in allocation of funds, which also affects the implementation of policy.

In contrast, Singapore's CPF system is highly transparent in its management and key information such as the organizational structure, staff responsibilities and financial statements. They will be displayed in full in the CPF Annual Report. The annual report even contains attendance records for the board meetings.

In order to solve this problem, the government can reform the HPF management system by establishing a semi-official financial institution independent of the government for HPF decision-making, management and operation. The institution may be supervised by the government's finance department or a separate committee, to ensure the specialization of HPF operations, also from the outside to give a strong supervision to ensure the efficient operation of the entire system.

![Diagram of HPF Management Committee](image)

**Figure 6. The organization of HPF Management Committee.**

4.3. Capital Growth of Chinese HPF

The government's HPF deposit interest rate is much lower than the commercial bank deposit interest rate, with the rate difference each year bringing a lot of provident fund value-added benefits for the government. As is shown in Figure 7, value-add benefits accounts for 45% of the total HPF income and the benefits is mostly used to reduce the government's own financial burden, using for constructing low-rent houses. To the depositors individual, account deposits are constantly depreciated for the low rate, which undoubtedly infringed the interests of individual workers. The Singapore CPFFB implements the "deposit and loan separation, high deposite and low loans", that is, the CPFFB pay the depositors relatively market-oriented deposit rates and depositors can apply to HDB for loans that are much lower than market rates. From the perspective of the HPF Management Center, based on financial liquidity and security, they can try more investment channels or adjust their deposit strategy rather than only using the fund for bank account deposits, in which can obtain higher returns. In this case, the government can link the HPF deposit interest rate and commercial banks deposit interest rate.

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In addition, compared with Singapore, there are no corresponding investment channels for the individual accounts to achieve the growth of deposits. I suggest that the government can launch diversified investment plan in the HPF system. When the funds are at a loss, the government finance subsidy members, providing secure benefits for members.

4.4. Application of HPF in House Leasing

Recently, the Guangzhou Municipal Government Office introduces a work program to accelerate the development of housing rental market, including 16 measures to promote the market. It includes raising the amount of the HPF sum that can be withdrawn monthly for the rental and ensure that the low-income HPF depositors enjoy a preferential lease right.

Chinese Ministry of Housing and Construction also issued a notice to carry out the first batch of housing leasing pilot in 12 cities. The HPF system itself should also be actively reformed by relaxing the extraction conditions, improving the relevant provisions etc to play a greater role in meeting the growing rental needs for the society.

5. Conclusion

After discussing and analyzing the housing provident system by comparing Singapore and China., The analysis shows that: There is an unfair phenomenon in Chinese Housing Provident Fund. The system should be reformed by establishing a semi-official financial institution independent of the government for HPF decision-making, management and operation. The capital growth of Chinese HPF and the function in house leasing should be improved.

So I suggest:

1. The Chinese government should extend the coverage to private enterprises and self-employed households based on the coverage of state-owned enterprises and institutions, stipulating private enterprises or self-employed with income above a specific amount to pay the HPF.
2. It is necessary to limit the interest rate and loan qualification. The deposit interest rate can be linked with the market, or the government can provide a rate higher than that of the commercial bank, so that the net depositor's HPF deposits can be preserved or even added. The government can give concessions to loans used for purchasing the first property and set restrictions for loans used for purchasing multiple properties.
3. The Chinese government can reform the HPF management system by establishing a semi-official financial institution independent of the government for HPF decision-making, management and operation.
4. The Chinese government can link the HPF deposit interest rate and commercial banks deposit interest rate and launch diversified investment plan in the HPF system.
5. The HPF system itself should be actively reformed by relaxing the extraction conditions, improving the relevant provisions etc to play a greater role in meeting the growing rental needs for the society.

References