SINGAPORE PROPERTY · BRIEFING

Your downside just got shorter

What the worst case looks like for a private owner now the 15-month wait-out is gone

Prepared for you after you messaged **"15FEAR"**

Policy announced 28 July 2026 · Data as at 31 July 2026

Sources: HDB, MND, URA, IRAS and published market commentary

01 The hidden penalty that just disappeared

For four years, buying private carried a cost nobody put on a spreadsheet: if things went wrong, your exit ran through fifteen months of limbo. That changed on 28 July.

IF THINGS GO WRONG	BEFORE 28 JUL 2026	FROM 28 JUL 2026
Sell the private property	Yes	Yes
Wait before buying a resale flat	15 months	None
Interim housing	Rent, typically 12–18 months	Move once, directly
Moves required	Two	One
Flat sizes available	Any, after the wait	Any, immediately

> **What this is really worth.** The saving is not only rent. It is the removal of an uncertain, multi-stage exit at the exact moment a household is already under strain — a job loss, a rate move, an illness. Optionality has value even when it is never used.

02 What has NOT improved

Be equally clear-eyed about this. Three constraints are unchanged and they still shape your downside.

CONSTRAINT	DETAIL
6-month disposal rule	Buy the flat first and all private property, Singapore and overseas, must go within 6 months of completion or the upfront ABSD remission is clawed back
30-month wait-out	Still applies if you need an HDB housing loan, a subsidised flat, CPF housing grants, or a new EC from a developer
Seller's Stamp Duty	Private property bought on or after 4 July 2025 carries a 4-year holding period at 16 / 12 / 8 / 4%

03 The market context, honestly

Removing a fear is not the same as improving fundamentals. Both of these are true at once.

SIGNAL	READING
Private prices +0.5% in Q2 2026	Private held up while HDB fell — the widest divergence in recent years
HDB resale −0.3% in Q2 2026	Second consecutive quarterly decline
~48,000 HDB flats reaching MOP 2026–28	Substantial supply entering the market you would downgrade into
SSD 4-year holding period	Short holds are expensive; this favours buyers with a long horizon

The honest summary. Your downside is now shorter and simpler, which lowers the risk of an upgrade. It does not raise the return. If the purchase only works when everything goes right, a faster exit does not fix it.

Want your worst case mapped properly?

Send me your target purchase and current position. I'll write out the actual downside path — timing, costs and the point where it stops hurting.

[YOUR NAME] · [AGENCY]

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Prepared 31 July 2026. Figures are drawn from HDB, MND, URA, IRAS and published market commentary as at that date and may since have changed — verify current data before acting. Views expressed are the author's opinion, not a forecast or guarantee of outcome, and do not constitute financial, tax or legal advice. Every situation differs; please seek advice specific to your circumstances.