SINGAPORE PROPERTY · BRIEFING

How to read anything you see this week

A three-question filter for property commentary on the 15-month wait-out removal

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

Policy announced 28 July 2026 · Data as at 31 July 2026
Sources: HDB, MND, URA, IRAS and published market commentary

01 Why you need a filter

A policy change generates a large volume of content very quickly, much of it produced by people with an interest in you transacting. That does not make it wrong — but it does mean it is worth checking. Three questions do most of the work.

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02 Question one — which segment?

WEAK	STRONG
"HDB prices will rise"	"5-room and Executive flats in mature estates should firm; 3-room and non-mature likely won't"
"The market is hot"	"Mature estates +0.6% YoY, non-mature −0.5% — these are different markets"

As at June 2026 the market was moving in opposite directions by estate maturity and by flat size. Any claim about "HDB prices" without a segment attached has not engaged with the data.

03 Question two — what supply?

WEAK	STRONG
"Demand is returning, prices must rise"	"Demand returns, but ~48,000 flats reach MOP by 2028 — here's how I weigh the two"
"Buy before it's too late"	"BTO application rate is 3.4, the best in four years — that's a real alternative"

04 Question three — any reason not to act?

This is the most revealing of the three.

SIGNAL	WHAT IT USUALLY INDICATES
Every conclusion is buy now or sell now	The content was built backwards from a desired action
No segment where the answer is "do nothing"	Not a real analysis — most people should do nothing most of the time
No stated conditions that would change the view	An opinion that cannot be wrong is not a forecast
Urgency with no mechanism	Real urgency has a date attached, like a deadline or a launch
Figures with no source	Numbers on this topic are public — verifiable claims cite them

> **Apply it to this document too.** Segment: large flats in mature estates, not the whole market. Supply: ~48,000 MOP flats weighed against returning demand. Reason not to act: for most flats outside that segment, the honest answer is that this policy changes very little for you.

05 Verifying anything yourself

PUBLIC SOURCES YOU CAN CHECK DIRECTLY

- [ ] **HDB resale price index and transaction data** — Published quarterly, with flash estimates at the start of each quarter
- [ ] **HDB resale flat prices portal** — Actual transacted prices by block and flat type
- [ ] **URA private property price and rental indices** — Quarterly
- [ ] **MND and HDB press releases** — The primary source for any policy change
- [ ] **IRAS website** — Stamp duty rates, remission and refund conditions
- [ ] **CEA public register** — Confirms any agent's registration before you engage them

Want something checked?

Send me any post or video you've seen this week and I'll tell you honestly what's solid, what's missing and what's spin — including if it's mine.

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