

The tenants this rule was **manufacturing**

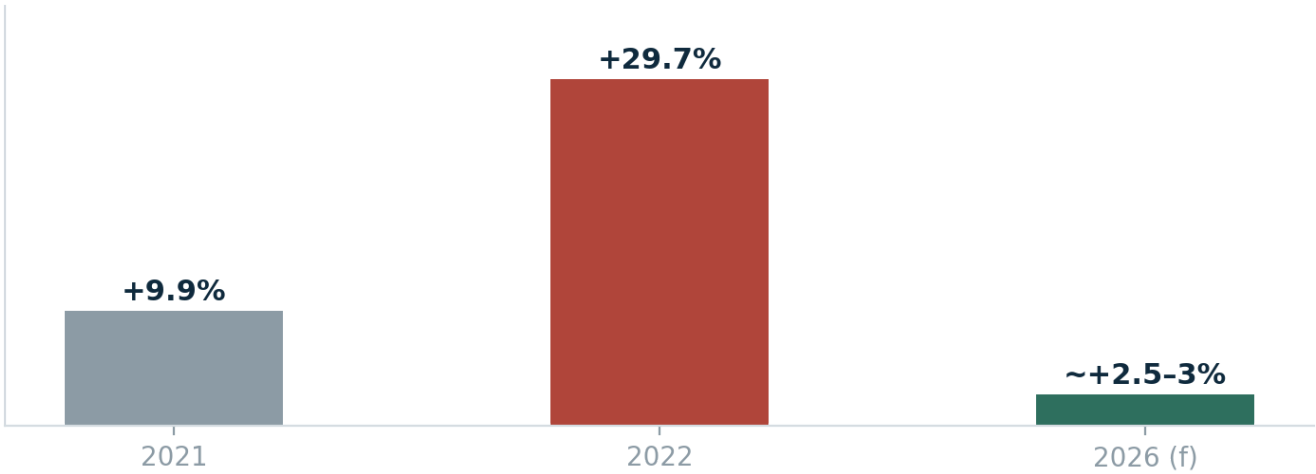
What the 15-month wait-out removal means for the private rental market

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

01 The mechanism almost nobody has mentioned

The wait-out did something to the rental market that was never its purpose. It created tenants.

STEP	UNDER THE WAIT-OUT	FROM 28 JULY 2026
Sell private property	Yes	Yes
Where do they live next?	Rent — typically 12-18 months	Move directly into the flat
Rental demand created	One well-funded tenancy	None
Unit type rented	Family-sized, 2-3 bedroom	—



URA private residential rental growth · 2026 is a market forecast

URA private residential rental growth

This was documented at the time. When private rents rose 29.7% in 2022 — the largest annual increase since 2007 — property analysts named the newly introduced wait-out among the contributing factors, alongside construction delays and returning foreign demand.

02 What changes from here

FACTOR	DIRECTION	NOTE
Downgrader interim demand	REMOVED	These tenants now move directly into a flat
New completions	RISING	Supply continues entering the rental pool
Forecast rental growth 2026	~2.5-3%	Low single digits, versus 29.7% in 2022
Segment most affected	FAMILY-SIZED	2-3 bedroom units in suburban and city-fringe locations

Keep the scale honest. This is a stream, not a flood — roughly 1,800 wait-out appeals a year gives a sense of the order of magnitude. It is immediate and concentrated rather than large, and it matters most if your unit competes directly in the family-sized segment.

03 If you are a landlord

BEFORE YOUR NEXT RENEWAL

- ☐ **Pull genuine comparables** — Same project or immediate area, transacted in the last three months, not asking prices
- ☐ **Weigh retention against re-letting** — A vacant month often costs more than the gap you're arguing over
- ☐ **Consider lease structure, not just rent** — A longer lease at a flat rate can beat a higher rate with turnover risk
- ☐ **Know your family-sized exposure** — 2-3 bedroom units in suburban locations face the most direct effect
- ☐ **Reprice on evidence, not on headlines** — The policy is one input among several — supply matters more

04 If you are a tenant

BEFORE YOU ACCEPT A RENEWAL FIGURE

- ☐ **Ask for comparables** — A reasonable landlord or agent will share the basis for the number
- ☐ **Consider a longer lease at a flat rate** — Certainty has value on both sides of the table
- ☐ **Ask about the diplomatic clause** — Especially on a two-year term
- ☐ **Negotiate on evidence** — The market is softer than an opening offer typically implies

Want your renewal benchmarked?

Send me your unit type and area and I'll pull what comparable units have actually rented at in the last three months, plus a realistic renewal range.

[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.