SINGAPORE PROPERTY · BRIEFING

What actually lands in your bank

A net proceeds guide for retirees unlocking private property after the wait-out removal

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

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

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

01 Why this group gained the most

Of everyone affected by the change, retirees benefit most clearly — and it is worth being precise about why.

	BEFORE 28 JULY 2026	FROM 28 JULY 2026
Sell private property	Yes	Yes
Wait before buying a flat	15 months	None
Interim housing	Rent, typically 12–18 months	None
Moves required	Two	One
Flat size available	4-room or smaller if aged 55+, else any after the wait	Any size, immediately

> **The saving is more than rent.** It is 12 to 18 months of rent, a second move, storage, and a long stretch of uncertainty at a stage of life when that is genuinely costly. The size cap removal is the second half — you can now right-size your costs without shrinking your home.

02 The number people get wrong

The most common planning error is treating the sale price as the amount released. It is not, and the gap is usually large.

LINE	YOUR FIGURE
Estimated sale price	______________
Less: outstanding mortgage	______________
Less: CPF principal used for the purchase	______________
Less: CPF accrued interest at 2.5% p.a., compounded	______________
Less: agent commission	______________
Less: legal and conveyancing	______________
Less: Seller's Stamp Duty if bought on/after 4 Jul 2025	______________
= Net proceeds	______________
Less: replacement flat price	______________
Less: renovation, moving, Buyer's Stamp Duty	______________
= Cash actually released	______________

Accrued interest is the line that surprises people. On a property held for 25 or 30 years, the CPF refund plus accrued interest frequently runs to six figures. It returns to your CPF account, where it continues earning — so it is not lost. But it is not cash in hand, and retirement plans built on the sale price alone can be badly off.

03 Sequence and conditions

BEFORE YOU COMMIT

- [ ] **Confirm the 6-month disposal timing** — All private property, Singapore and overseas, within 6 months of completing the flat purchase
- [ ] **Confirm you won't need an HDB housing loan** — The 30-month wait-out still applies if you do
- [ ] **Decide sell-first or buy-first deliberately** — Sell-first removes the deadline entirely and usually suits this group better
- [ ] **Check Seller's Stamp Duty applicability** — 4-year holding period for private property bought on or after 4 July 2025
- [ ] **Shortlist by monthly cost, not just price** — Conservancy charges, property tax and utilities differ meaningfully by flat type
- [ ] **Speak to a financial adviser about the proceeds** — Particularly on CPF LIFE, retirement income and any Lease Buyback interaction
- [ ] **Discuss it with family** — Estate planning treats HDB and private property differently

Want your net proceeds estimated?

Send me your property type and roughly when you bought. I'll come back with an honest estimate of what actually reaches your bank account — after CPF and everything else.

[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.