SINGAPORE PROPERTY · BRIEFING

You were exempt. So what **changed**?

What the 15-month wait-out removal actually means for Singaporeans aged 55 and above

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

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

01 The part that was easy to miss

If you are 55 or above you were already exempt from the wait-out — but only within a limit. That limit is what has now gone.

	BEFORE 28 JULY 2026	FROM 28 JULY 2026
Waiting period for SCs aged 55+	None	None
Flat sizes permitted	**4-room or smaller only**	**Any size**
5-room or Executive	Required the full 15-month wait	Available immediately
Applies to	SCs aged 55+	All ages

> **Why the size cap mattered so much.** Right-sizing used to mean right-sizing to someone else's definition. If you wanted a room for grandchildren to stay over, or space for thirty years of accumulated life, the exemption did not help you — you waited fifteen months like everyone else.

02 What still applies

Three things did not change, and they shape the sequence.

RULE	DETAIL
6-month disposal	All private residential property, Singapore and overseas, must be disposed of within 6 months of completing the flat purchase
No HDB housing loan on this route	The removal covers purchases made without an HDB loan. Needing one means the 30-month wait-out still applies
CPF refund with accrued interest	CPF used on the sold property returns to your CPF account with 2.5% p.a. accrued interest, which reduces the cash you receive

03 Working out what you'd actually net

The most common planning error is building a retirement around a number that was never going to arrive.

LINE	YOUR FIGURE
Estimated sale price	____________
Less: outstanding mortgage	____________
Less: CPF principal used	____________
Less: CPF accrued interest at 2.5% p.a.	____________
Less: agent, legal, Seller's Stamp Duty if applicable	____________
= Net cash proceeds	____________
Less: replacement flat purchase price	____________
Less: renovation, moving, stamp duty	____________
= Cash released for retirement	____________

> **A note on accrued interest.** On a property held for two or three decades, CPF accrued interest frequently runs into six figures. It returns to your CPF account rather than your bank account. It is not lost — but it is not spendable in the way many people assume when they plan.

04 Questions worth settling first

BEFORE COMMITTING

- [ ] **Do you actually want a larger flat, or just the option?** — The cap is gone either way — the choice is now yours to make on merit
- [ ] **How much cash do you genuinely need released?** — This sets the flat size and estate, not the other way round
- [ ] **Would you consider a smaller private unit instead?** — Keeps private-market exposure and avoids MOP

- [ ] **Have you discussed it with family?** — Estate planning implications differ between an HDB flat and private property

- [ ] **Have you spoken to a financial adviser?** — Particularly on CPF, retirement income and any Lease Buyback interaction

Want the numbers for your shortlist?

Tell me which estates you're considering and I'll send you what 5-room and Executive flats have actually transacted at there — plus a realistic estimate of what you'd net from your current place.

[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.