

Buy with clarity, not pressure

An eight-page strategy playbook for HDB buyers

77.0%

put MRT or transport access among the top factors for their next home.

The strongest buyer is not the one with the biggest loan. It is the one with clear eligibility, a resilient budget and an evidence-based entry plan.

SURVEY PRIORITIES

Three needs shape the next-home choice

77.0% Transport access

67.0% Reasonable price

41.6% Adequate space

MARKET SIGNAL

32.7% expect HDB resale prices to fall in the next 12 months, compared with 24.7% for private property. Respondent expectations are sentiment, not a price forecast.

Rank your non-negotiables before viewings. It makes comparison faster and less emotional.

POLICY UPDATE · EFFECTIVE 28 JUL 2026

The 15-month wait was removed, with conditions

THE CHANGE APPLIES WHEN

A private residential property owner or former owner buys a non-subsidised HDB resale flat without taking an HDB housing loan.

IT DOES NOT REMOVE

The existing 30-month wait for subsidised housing routes such as a new HDB flat, a resale flat with housing grants, a developer-sale EC or a purchase using an HDB housing loan.

THREE PROCESS CHECKS

1 A valid HFE letter is still required.

2 If a current owner buys first, all private homes in Singapore and overseas must be sold within six months of HDB completion.

3 Confirm grants, financing and eligibility for the household before committing.

BUYER STRATEGY

Three decisions before the property decision

Eligibility first. Safety second. Entry with evidence.

1

Self-assessment

Confirm remaining lease, CPF and loan use, grants and EIP or SPR quota before shortlisting.

2

Financial safety nets

Use the HFE or an FI's indicative approval, then apply the R.A.M. System to protect lifestyle and future security.

3

Entry strategy

Define priorities, compare like-for-like transactions and set a firm evidence-based entry range.

1 · SELF-ASSESSMENT

Start with eligibility, not listings

1

Remaining lease and financing

Check how the lease covers the youngest buyer to age 95. CPF use and loan eligibility may be reduced when full coverage is not available.

2

Grant and loan route

Use a valid HFE letter to confirm flat eligibility, CPF housing grants and the HDB housing loan amount, where applicable.

3

EIP and SPR quota

Check the Ethnic Integration Policy and Singapore Permanent Resident quota for the specific block and household before exercising the OTP.

2 · FINANCIAL SAFETY NETS

The maximum loan is not the maximum budget

HDB FINANCING

Use the HFE letter to check the household's HDB loan eligibility and stated loan amount.

Household or financial changes may affect the eventual amount.

FINANCIAL INSTITUTION

Obtain an IPA or AIP using the intended borrower structure and verified household income.

Treat it as indicative. The final offer follows the lender's assessment and selected property.

APPLY THE R.A.M. SYSTEM

Use the approved proprietary framework to set a budget that protects:

- Monthly lifestyle and essential commitments
- Emergency, renovation and repair reserves
- Future family and retirement needs
- Room for rate or instalment changes

A safety net is part of affordability, not money left over after buying.

3 · ENTRY STRATEGY

Enter with evidence, not urgency

1**Define the priorities**

Rank size, schools, MRT access, family proximity, remaining lease, condition and move-in timing.

2**Research similar clusters**

Compare like-for-like flats by type, floor area, lease age, level, condition, orientation and location.

3**Set an adjusted entry range**

Aim below adjusted comparable evidence where possible, not simply below every earlier transaction.

4**Protect the walk-away point**

Include renovation, duties, financing and possible valuation differences before setting the maximum offer.

VALUATION REALITY CHECK

For CPF or loan financing, HDB's Request for Value determines the value used as the basis for CPF usage and the loan reference. Do not assume the agreed price and HDB value will be the same.

COMPLIMENTARY ZOOM SESSIONS

Upcoming consumer education

Choose the session that best supports your next property decision.



PropNex Consumer Seminar
Complimentary

Lim Yong Hock
Key Executive Officer, PropNex

Eddie Lim
Chief Agency Officer, PropNex

HDB MARKET UPDATE 2026
What the **LATEST CHANGE** and data is telling us

15 AUG | SAT
10:00 AM - 11:30 AM

ATTEND VIA
zoom



PropNex Consumer Seminar
Complimentary

Latest Property Policy Changes

Will Prices Go Up, Down... or Stay Flat?

20TH AUG | THU
7.30 PM

Kelvin Fong
PropNex CEO

Attend Via
Zoom