

# CONDO MOVING GUIDE



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How To **Sell & Buy Your  
Resale Condo** Without Being  
Stuck In Between Homes

Delvin Goh



# THE ANXIETY EVERY HOMEOWNER FACES

Moving from one private condominium to another in Singapore can feel like walking a tightrope.

You're not just switching homes - you're navigating a complex sequence of financial, legal, and logistical steps that, if poorly timed, could leave you without a place to stay, even if temporarily.

Many homeowners worry about selling their current condo before securing the next one, being forced to move twice, managing storage and moving costs, or dealing with timeline uncertainties that disrupt work, school, and family routines.

**The good news?** With the right planning and professional guidance, these risks can be mitigated or avoided entirely.

This e-book is designed to help homeowners understand the key milestones in managing a sale and purchase simultaneously.

I'll walk you through the 5 puzzles that often arise when both transactions are happening at the same time, and how to solve them.

While the move is undoubtedly smoother when you have access to temporary accommodation in between, not everyone has that option. **So, what can you do instead?**

In this guide, we explore potential solutions so you can move with clarity and confidence.



# UNDERSTANDING THE PRIVATE SALE & PURCHASE TIMELINE

In both the sale and purchase of private properties in Singapore, the process typically follows three key steps:



While these steps are similar on both sides of the transaction, there are important nuances to be aware of.

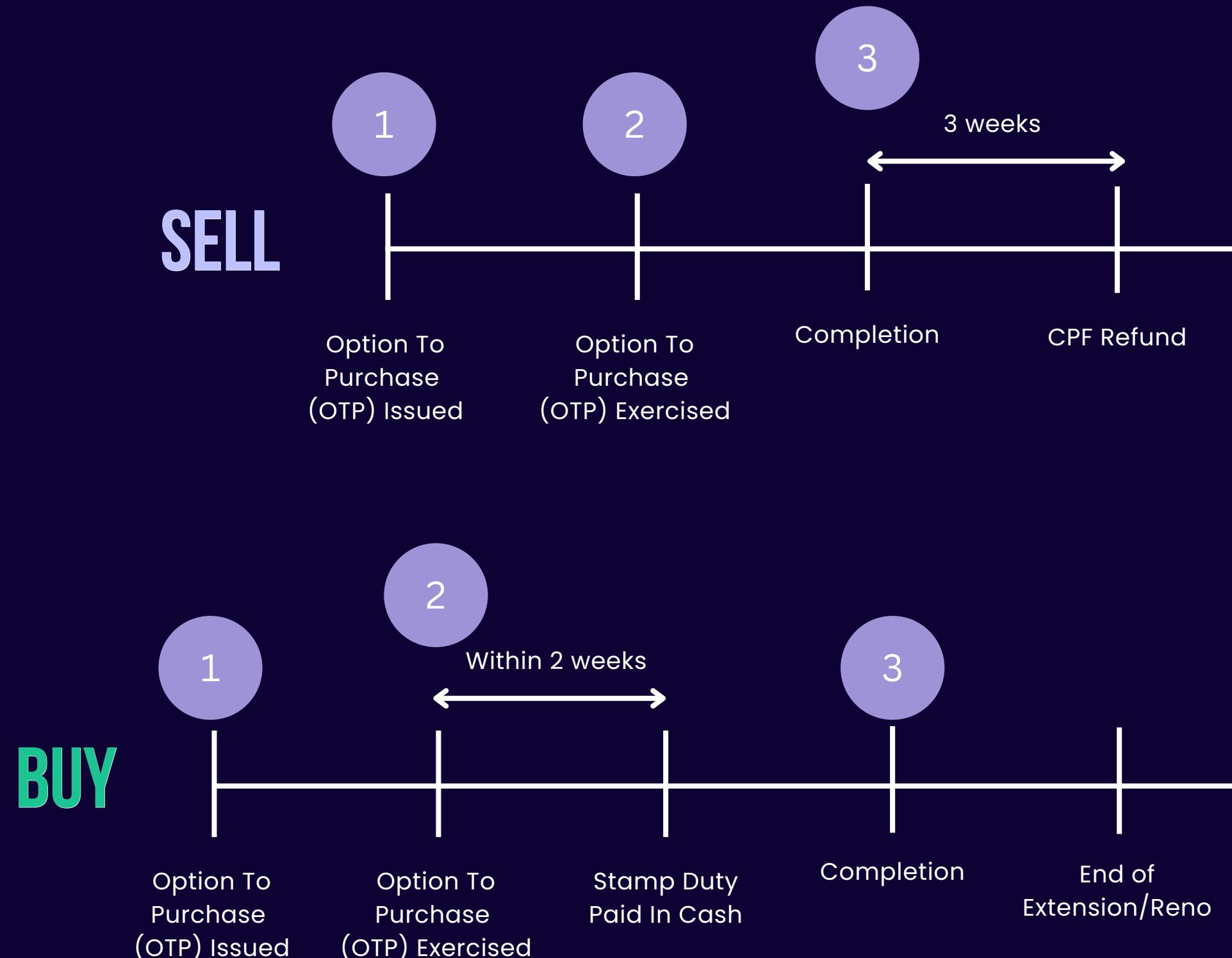
For sellers, it's crucial to note that CPF funds used in the sold property take about 3 weeks after completion to be refunded. If you're planning to use those CPF funds for your next purchase, this timing becomes critical.

For buyers, stamp duties must be paid in cash within 14 days from the date of exercising the OTP. This upfront cost needs to be planned for in your finances.

Additionally, in some transactions, the seller may request an extension of stay even after the sale has legally completed - meaning you may only be able to move in later than expected.

Taken individually, these steps are fairly straightforward. But in a situation where you're selling and buying concurrently, the complexity increases as these timelines begin to overlap.

This is what I will explain in the subsequent pages.



# THE 5 PUZZLES

In a typical sell → buy scenario, there are 5 key puzzles that need to be solved to ensure a smooth and stress-free transition.

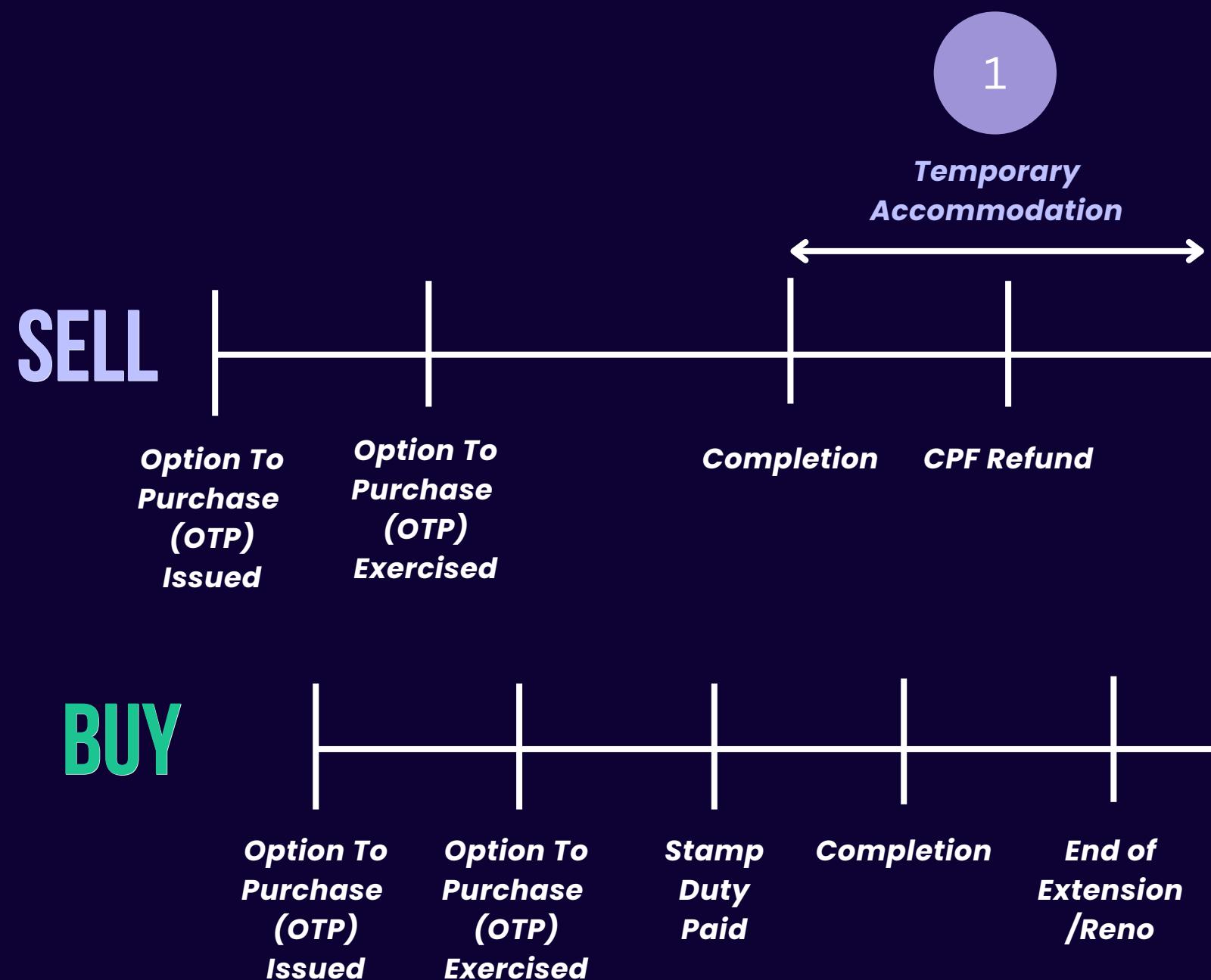
I've labelled each of these puzzles in the diagram on the right, and I'll now walk you through them one by one.

## Puzzle 1: Temporary Accommodation

This is one of the most immediate concerns. In most cases, the sale of your current home will complete before the purchase of your next home.

This creates a gap in which you'll be in between homes, with no place to stay until your new property is ready for move-in.

Many homeowners choose to return to a family home temporarily. Others may opt for a short-term rental (e.g. 1 year) or even take an extended vacation during this transition period.



# THE 5 PUZZLES (CONT.)

## Puzzle 2: Cash Flow For Upfront Costs

On the buying side, you'll need to ensure you have sufficient cash on hand for three specific payments:

1

**Option Fee when the OTP is issued**  
(typically 1% of the purchase price)

2

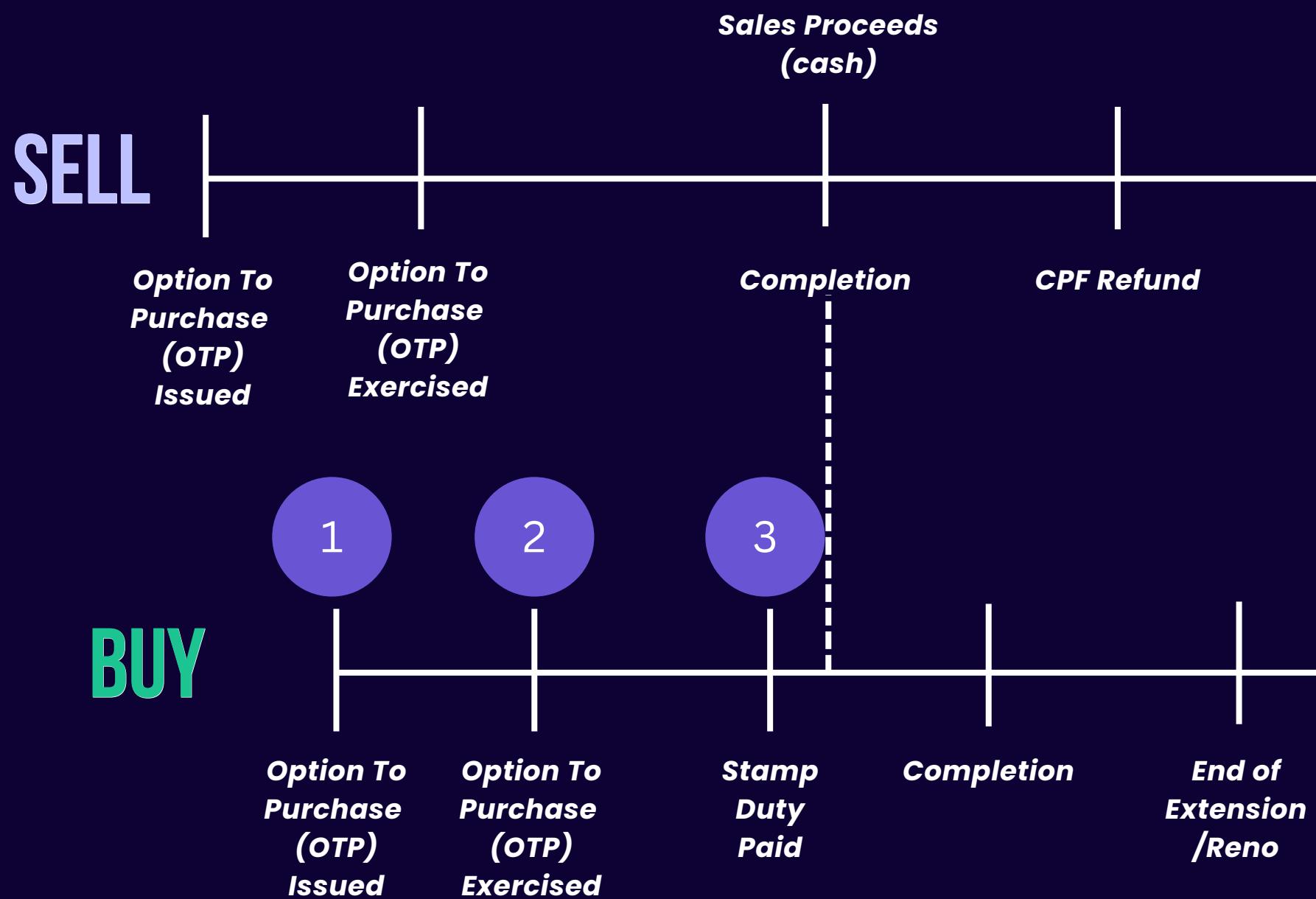
**Option Exercise Fee when the OTP is exercised** (typically 4% of the purchase price)

3

**Buyer's Stamp Duties**, which must be paid within 14 days of exercising the OTP

At this point, your sale proceeds would typically have not been received yet, so your available cash reserves must be able to cover these initial costs.

Poor planning at this stage can lead to serious financing challenges.



# THE 5 PUZZLES (CONT.)

## Puzzle 3: Timing The OTPs To Avoid Additional Buyer's Stamp Duty (ABSD)

It's essential to ensure that the OTP for your sale is exercised before the OTP for your purchase.

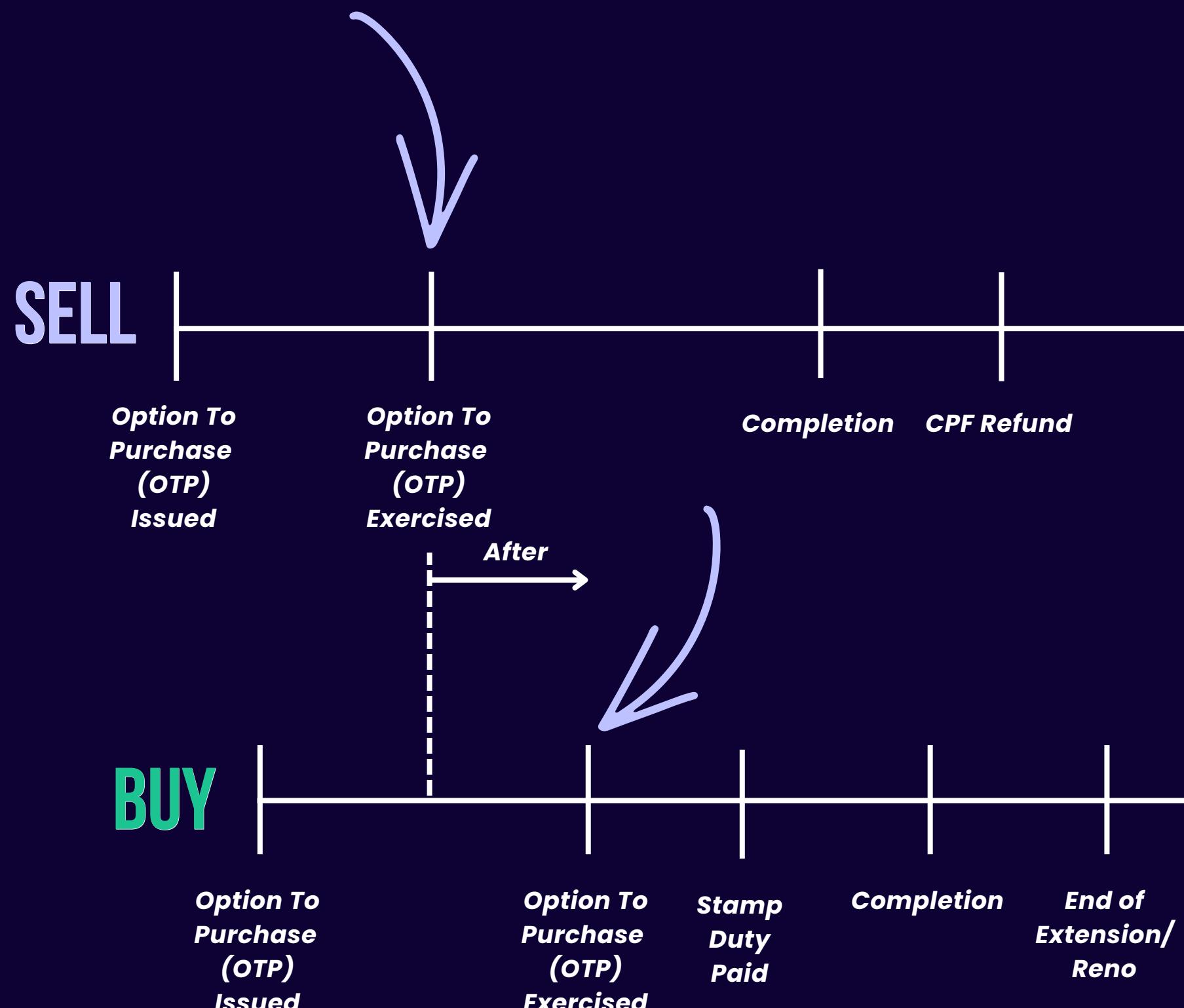
This timing is critical because failing to do so would cause you to be liable to pay ABSD.

Here's why:

Under Singapore law, your property count is assessed at the point you exercise the OTP.

If you exercise the purchase OTP before the sale OTP is exercised, you're considered to be acquiring a second property - and this triggers ABSD, even if the intention is to sell your existing home shortly after.

By making sure the sale OTP is exercised first, you officially reduce your property count before acquiring a new one, thereby avoiding unnecessary ABSD.



# THE 5 PUZZLES (CONT.)

4

## Puzzle 4: Securing The Full 75% Loan-to-Value (LTV) Ratio For Your Next Housing Loan

If you're planning to finance your next property purchase with a 75% LTV ratio, it's crucial that the OTP for your sale is exercised before you apply for the home loan for your next property.

Banks will require a copy of the exercised OTP for the sale to confirm that your current property will be sold.

Without this, they may not be able to grant you a 75% LTV for your next home even if your income can support it.

5

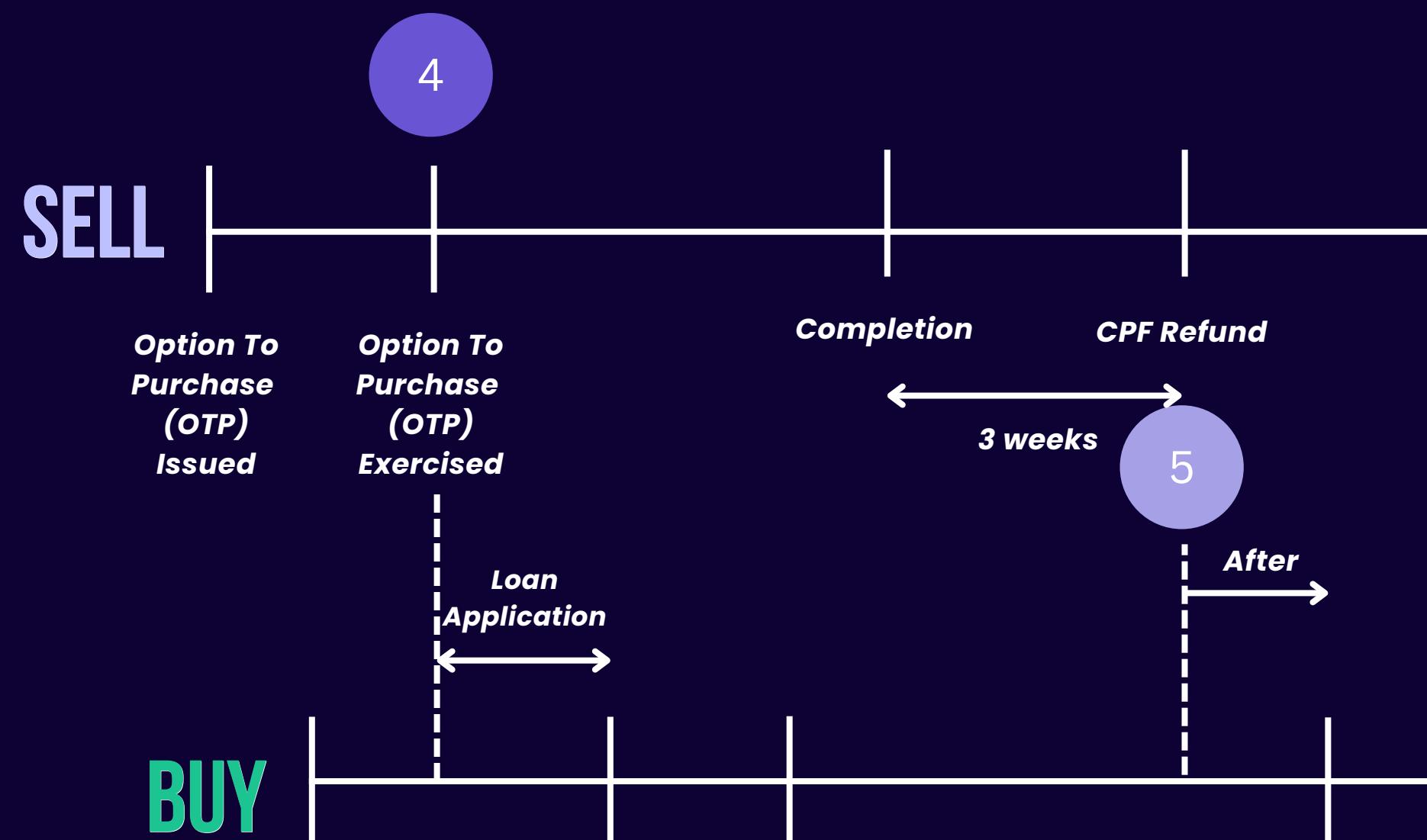
## Puzzle 5: Timing Of CPF Refund

If you intend to use your CPF funds from the sale for your next home purchase, you'll need to account for the time required for CPF refunds to be processed.

After the completion of your sale, it typically takes about 3 weeks for the CPF funds to be credited back into your account and made available for use.

To avoid mis-timing, the completion of your purchase must be scheduled at least 3 weeks after the completion of your sale.

Failing to build in this buffer could result in cash flow issues or delays in your property completion timeline.



IF THIS HAS BEEN USEFUL SO FAR AND  
YOU'D LIKE TO DISCUSS MORE ABOUT  
YOUR NEXT MOVE,

WHATSAPP ME AT  
88357981!

But what if I don't have  
temporary accomodations?  
Can I still make the move?

→ **Next Page**

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# CAN I STILL MAKE THE MOVE WITHOUT TEMPORARY ACCOMODATION?

## Solution 1: Negotiate An Extension Period For Your Sale

Not everyone has the option of staying with family or securing a short-term rental. But that doesn't mean your move isn't possible.

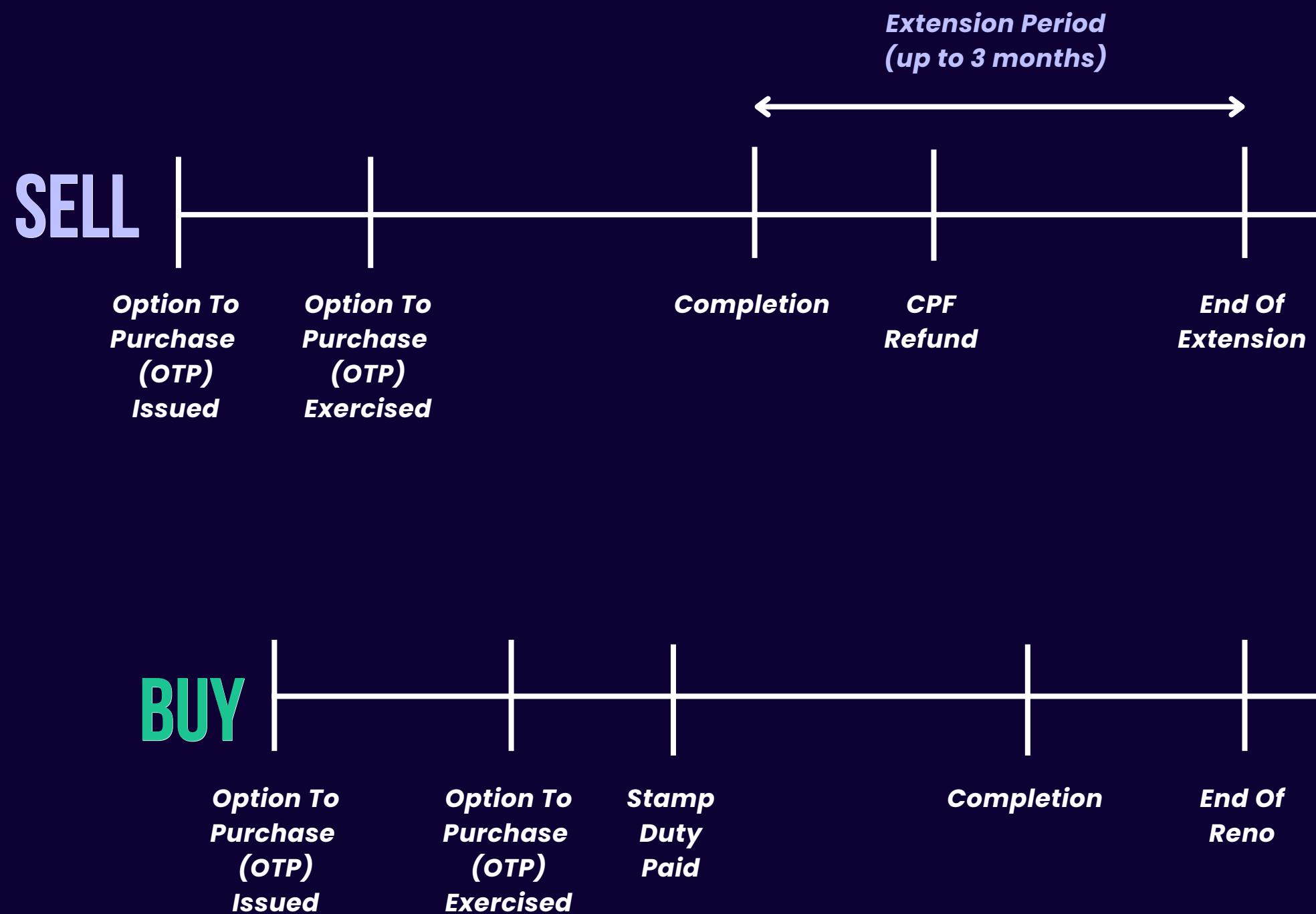
There are practical workarounds to bridge the gap between your sale and purchase.

One common solution is to negotiate for an extension of stay as part of your sale agreement. This allows you to remain in your current home for up to 3 months (market practice) after legal completion.

While extension terms vary, the industry norm is that the stay is rent-free, with negotiated responsibilities for property tax, maintenance fees, and indemnity during the extension period.

However, it's important to note that this arrangement may limit your renovation window for the new property.

In most cases, you'd have to make sure that your next home won't come with a similar extension period, so that you can begin renovations as soon as possible after completion, potentially under tighter timelines.



# CAN I STILL MAKE THE MOVE WITHOUT TEMPORARY ACCOMODATION?

## Solution 2: Leaseback Arrangement

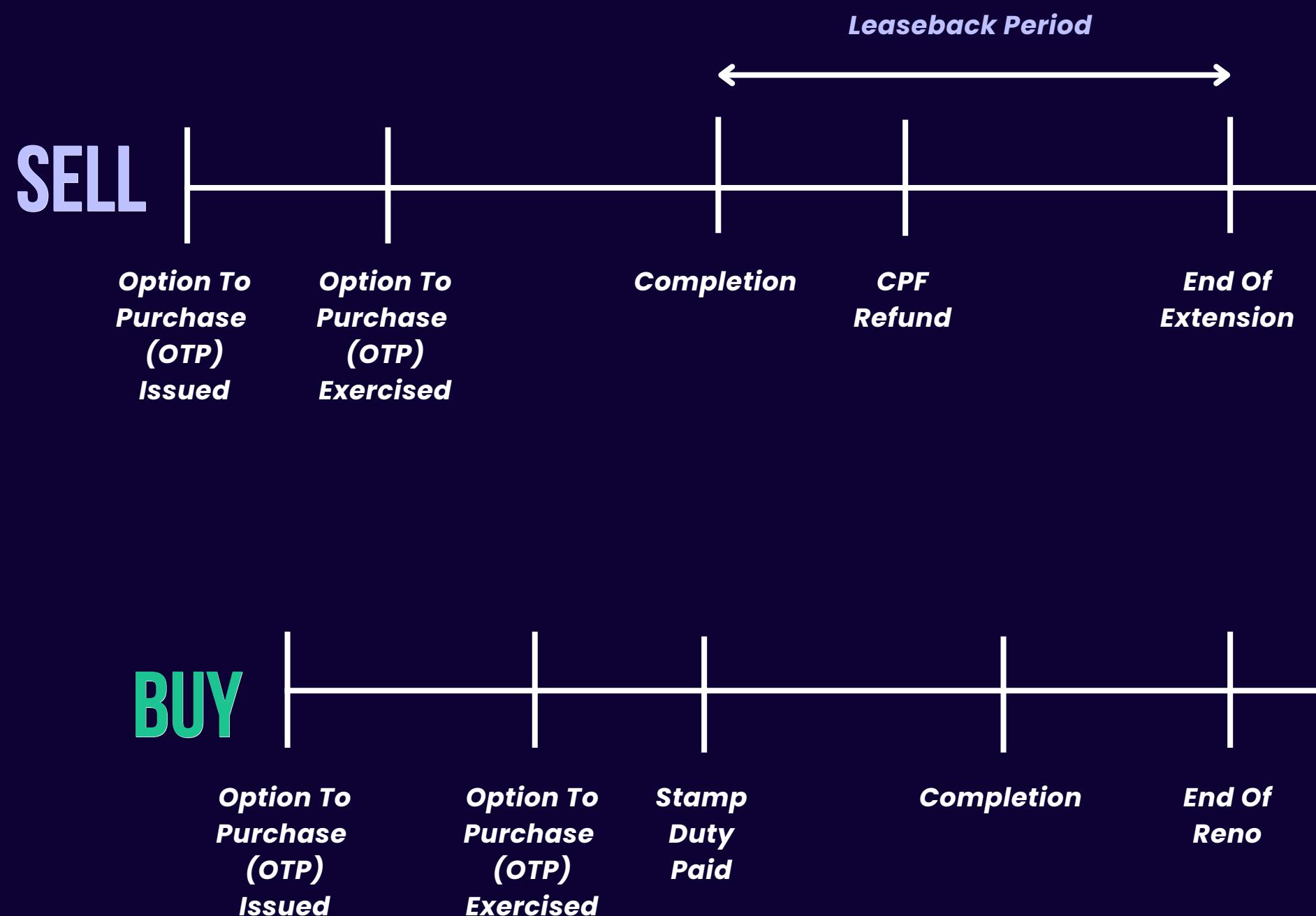
Another viable strategy is to negotiate a leaseback arrangement as part of your sale.

In this scenario, you would rent your current property from the buyer after the sale is completed, allowing you to remain in your home while preparing for the move into your new one.

For private residential properties in Singapore, a minimum lease of 3 months is required for the rental to be considered a legitimate tenancy under law.

As such, you should be prepared to rent back the property for at least 3 months.

While this option involves paying rent, it will be more convenient than moving into temporary accomodations – eliminating the need to relocate twice and providing added stability during your transition.



# CAN I STILL MAKE THE MOVE WITHOUT TEMPORARY ACCOMODATION?

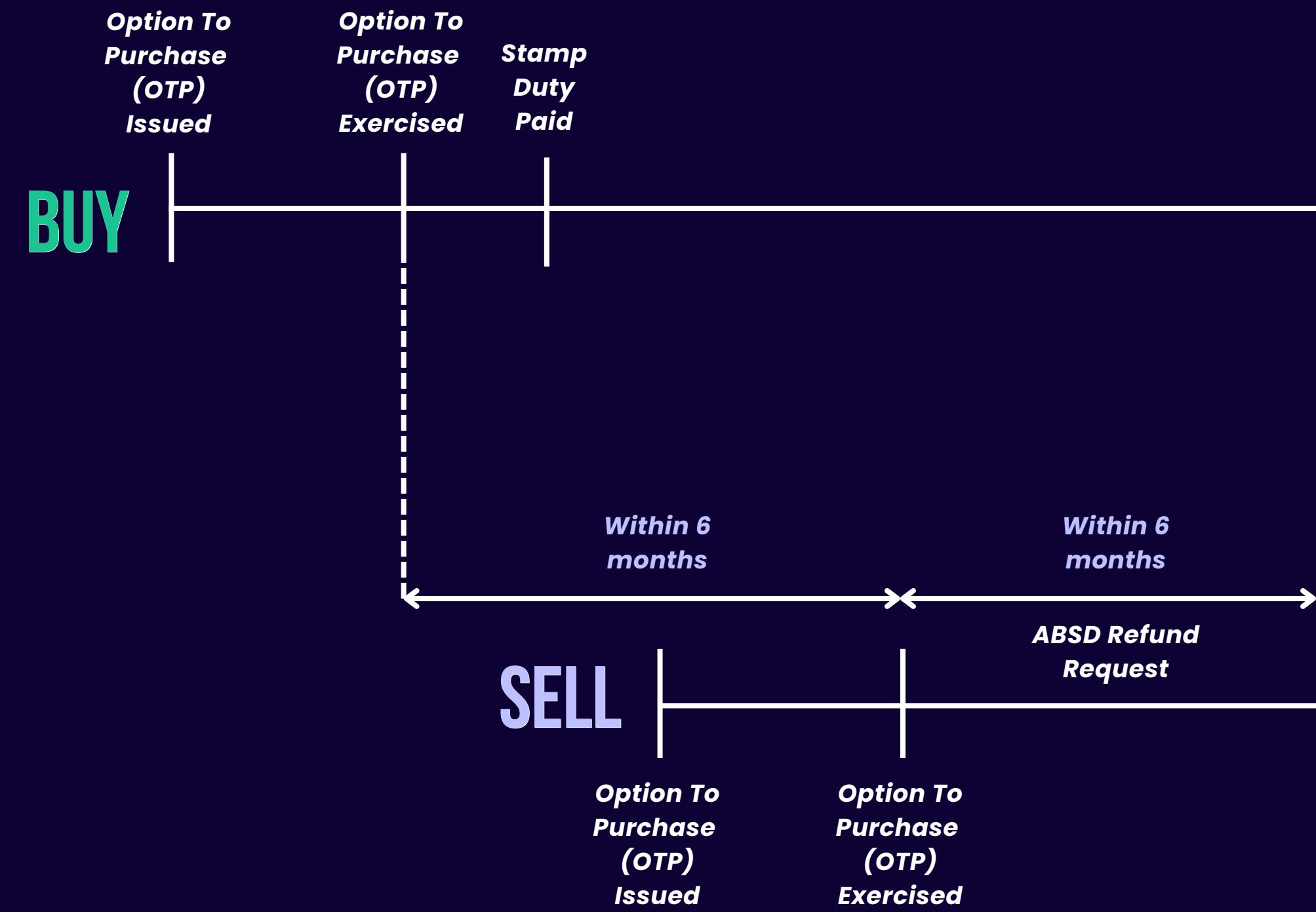
## Solution 3: Buy → Sell Strategy (For Married Couples)

Married couples can purchase their next home before selling their current one by leveraging the ABSD remission scheme.

As long as you sell your first matrimonial property within 6 months of buying the new one, you can apply for a full ABSD refund. The ABSD refund request also has to be made within 6 months from the sale of your property.

This strategy avoids the need for temporary housing and allows a direct move – but it requires strong upfront liquidity. You'll need to fund the downpayment using your current CPF and cash balances, as sale proceeds aren't available yet.

While more demanding in terms of the upfront payment needed, this approach provides a controlled transition – allowing families to first secure a home of their choice without having to compromise and moving seamlessly from one to the other.



# LET'S CHAT ABOUT YOUR NEXT CONDO MOVE - NO PRESSURE, JUST CLARITY

## Thanks for reading!

I hope this e-book has helped clarify your options when moving from one private condo to another so that you do not become lost in between homes.

Not sure what to buy next in today's market?

Book a free 1-on-1 session with me and I'll walk you through BLUEPRINT— a 60-minute deep dive into identifying high-potential properties that align with your goals.

[Click here to book your timeslot!](#)

Want a bank valuation of your current home?

✉️ Message or WhatsApp me directly at **8835 7981**

Thanks again, and I look forward to helping you with your next move.

Warm regards,  
Delvin Goh

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