HDB Request for Value: The Deadline Buyers Miss

Description

After the seller grants the Option to Purchase, the buyer must submit the Request for Value by the next working day after the Option Date. HDB states that the request costs S$120 including GST, results are generally ready within 10 working days and the value is valid for three months. Wait for the result before exercising the option.

HDB Request for Value deadline: the decision table

Situation	What to do
OTP granted today	Record the Option Date immediately
Next working day approaching	Submit through My Flat Dashboard
Price exceeds HDB value	Fund the cash-over-valuation without CPF or loan
Result not yet issued	Do not exercise the OTP yet

Why the deadline matters

The request connects the signed option to HDB financing and CPF-use calculations. Missing the next-working-day window can disrupt the resale sequence rather than merely delay a valuation.

Separate price from value

The negotiated price is what buyer and seller agreed. HDB value is the figure used for relevant loan and CPF limits. The difference is cash-over-valuation, not an amount the loan automatically absorbs.

Build a decision threshold before the result

Write the highest cash-over-valuation the household can accept after retaining emergency cash, renovation reserves and transaction costs. A number decided in advance is harder to rationalise away.

Do not confuse the option period with the request deadline

The OTP option period is 21 calendar days, but the Request for Value must be lodged much earlier. Put both dates in the calendar.

Treat the three-month validity as a control

If the transaction drifts beyond the stated validity, check HDB again instead of assuming an old result remains usable.

Worked example

Illustration: a S$610,000 agreed price and S$590,000 HDB value create S$20,000 cash-over-valuation. That S$20,000 is a calculation, not an extra loan entitlement. The buyer should test the remaining cash against stamp duty, legal fees, moving and renovation costs before exercising the OTP.

Turn the example into a decision record

The worked example is useful only if its inputs are replaced with the readerâ??s actual dates, amounts, documents or observations. For this taskâ??submit the valuation request on time and decide whether the agreed price still fits the financing planâ??keep the decision and its supporting record on the same line. That exposes a missing input before the action becomes difficult to reverse.

Trigger or question	Current action	Evidence to retain
1. OTP granted today	Record the Option Date immediately	Save the dated input, confirmation or advice that supports this choice.
2. Next working day approaching	Submit through My Flat Dashboard	Save the dated input, confirmation or advice that supports this choice.
3. Price exceeds HDB value	Fund the cash-over-valuation without CPF or loan	Save the dated input, confirmation or advice that supports this choice.
4. Result not yet issued	Do not exercise the OTP yet	Save the dated input, confirmation or advice that supports this choice.

Record where each answer came from and when it was checked. If a live service, signed document or professional opinion conflicts with a general webpage, preserve both and resolve the difference with the body responsible for the decision. Do not silently substitute a convenient number or date.

Action checklist

1. Save page 1 of the OTP

2. Record the Option Date and next working day
3. Submit and pay S$120
4. Keep the receipt and request reference
5. Wait for the value result
6. Calculate any cash-over-valuation
7. Exercise only after the financing still works

Two practical tools to keep

A dated OTP-to-valuation deadline map. Put the controlling dates, amounts or observations in one place and attach the evidence beside each input. This makes the decision reproducible if a family member, colleague or adviser needs to check it later.

A cash-over-valuation affordability test. Test the ordinary case and the failure case before money, a filing or a booking becomes irreversible. Mark calculations as calculations and leave uncertain fields unresolved until an authority or qualified professional confirms them.

What the primary sources establish

Primary source	Claim used here
HDB Request for Value	Next-working-day submission, S$120 fee, usual turnaround, validity and exercise sequence.
HDB MyNiceHome resale guide	Resale transaction sequence and financing context.

The links sit beside the claims they support. Live services, formal notices and individual facts can change the outcome, so re-open the controlling page immediately before acting.

Continue with the next useful step

For the adjacent task, read the full HDB resale journey from HFE to completion. If the decision moves into a different stage, continue with what happens to CPF when a home is sold.

Errors that change the outcome

- Waiting until the end of the 21-day option period
- Assuming valuation equals agreed price
- Spending renovation cash on cash-over-valuation
- Exercising before the result
- Relying on an expired value

Keep dated records, confirmations and advice used for the decision. This article explains public information for a general fact pattern; it does not determine an individual legal, tax, medical, investment, employment or contractual outcome.

A final challenge before acting

The intended reader is an hdb resale buyer who has just received an option to purchase. Before closing the task, challenge the file against the common failure points below. A â??not applicableâ?• answer should still have a reason, especially where a deadline, eligibility rule, payment, booking or safety decision is involved.

- **Have you ruled this out?** Waiting until the end of the 21-day option period. Write down the fact or document that answers it; an assumption is not a completed check.
- **Have you ruled this out?** Assuming valuation equals agreed price. Write down the fact or document that answers it; an assumption is not a completed check.
- **Have you ruled this out?** Spending renovation cash on cash-over-valuation. Write down the fact or document that answers it; an assumption is not a completed check.
- **Have you ruled this out?** Exercising before the result. Write down the fact or document that answers it; an assumption is not a completed check.
- **Have you ruled this out?** Relying on an expired value. Write down the fact or document that answers it; an assumption is not a completed check.

Escalate any unresolved consequential point to the named authority or an appropriately qualified professional. The aim is not to collect more material; it is to identify the one missing fact that could change the result.

Questions readers ask

How much does the request cost?

HDB currently states S$120 including GST.

How long does it usually take?

HDB says buyers generally receive the result within 10 working days.

Can CPF cover cash-over-valuation?

No. The amount above the HDB value must be paid in cash.

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