

End-of-Tenancy Reinstatement Checklist

For tenants, landlords & agents in Singapore (2026). Hand the unit back clean and get the deposit released.

1 · Plan ahead (30–60 days before move-out)

- Re-read the reinstatement / yield-up clause; list exactly what must be restored. Your duty is only as wide as the clause — fair wear and tear should be excepted.
- Compare the unit against your dated move-in inventory & photos.
- Get an itemised reinstatement quote early; book the contractor before handover day.

2 · What reinstatement typically covers

- Remove tenant additions — partitions, built-in carpentry, feature walls — and make good.
- Patch and repaint walls to the original colour.
- Repair flooring (parquet, tiles, vinyl) damaged beyond fair wear.
- Restore kitchen & bathroom fittings to handover condition.
- Aircon servicing / chemical wash, if the lease requires it.
- Reinststate ceiling, lighting, electrical & data points altered during the tenancy.

3 · Fair wear vs make-good — don't overpay

- Separate fair wear and tear (landlord's cost) from damage (tenant's cost).
- Challenge 'betterment' — you repair to handover condition, not new-for-old on an aged unit.
- Apportion for age & remaining life of flooring, paint and fixtures.

4 · Final handover

- Professional clean (if the agreement requires it); keep the receipt.
- Meter readings recorded; utilities transferred or closed.
- All keys, access cards and remote fobs returned.
- Joint inspection & written sign-off; deposit reconciled with itemised deductions.

HDB flats: use an HDB-registered contractor and follow HDB renovation/reinstatement guidelines for any hacking. **Condos:** follow the MCST's renovation rules and permit/deposit requirements. Disputes over deductions go to the Small Claims Tribunals or Community Mediation Centre — not CEA.

Let MCSG handle the reinstatement

We restore the unit to handover condition — make-good, repaint, flooring, carpentry removal, aircon — with an itemised quote you can stand behind. WhatsApp +65 8334 1313 or visit reinststate.sg for a fast assessment.