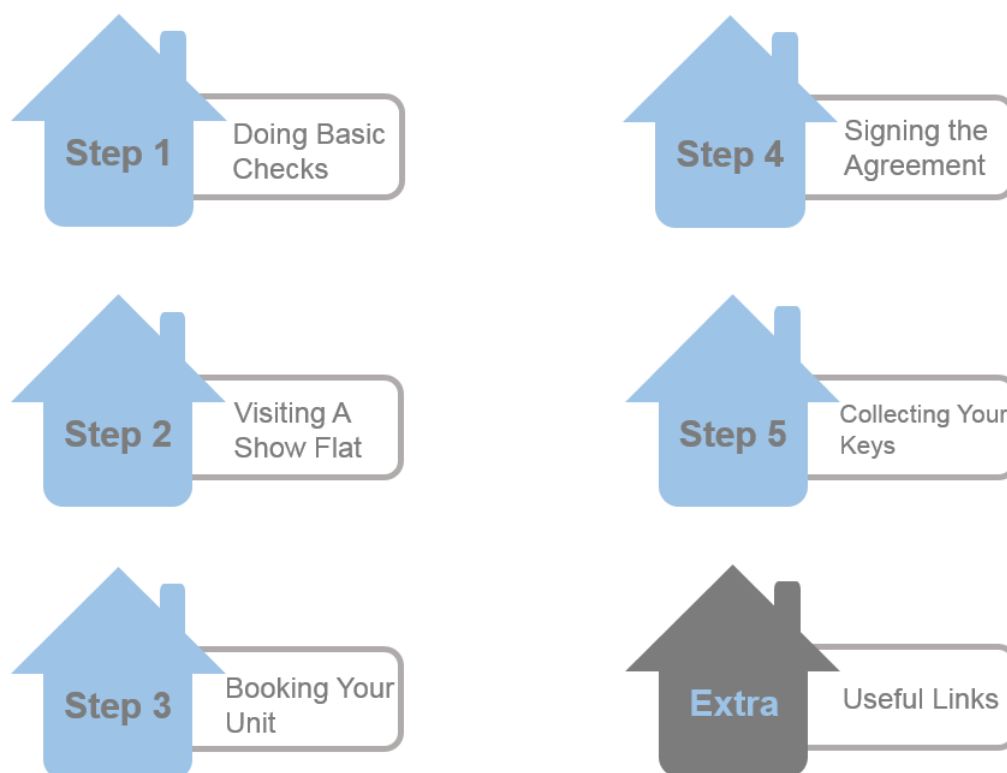


Home Buyers' Guide

What is it?

This guide provides basic information on the process of buying uncompleted private residential properties and considerations to take before committing to a purchase.

This guide is for general information purposes only and does not constitute advice, be it legal, financial or otherwise. Please read the [terms of access and information below before proceeding to use this guide](#).



If you need advice on your specific situation(s), whether you are a prospective home buyer or otherwise, you should consult the relevant professionals for further advice. Any reliance you place on this guide is strictly at your own risk. While we endeavour to ensure accuracy in this guide, we make no representations or warranties of any kind (whether express or implied) about the accuracy, completeness, format, currency or any other aspects of this guide or its application.



At the show flat, review the information on the housing project and specific unit(s) carefully before committing to a purchase. Developers have to ensure that the plans and models displayed, and show units erected are accurate and in accordance with the approved building plans as required under the [Housing Developers \(Show Unit\) Rules](#).

Location plan

Location plan displayed must be drawn to scale and shows:

- Location of the housing project
- Scale used
- Street names, prominent buildings and facilities, e.g. schools, residential estates, shops, places of worship, etc, within a 500m radius of the housing project

Site plan

A site plan shows the common facilities in the housing project. The site plan must be drawn to scale and shows:

- Scale used for the drawn-to-scale plan
- All buildings and communal facilities, such as clubhouse, swimming pool, garden, BBQ pit, guard house, electrical substation, bin centre, etc, as approved by the relevant authorities and in accordance with the approved Building Plan
- Building Plan approval number and approval date

Project model

The project model displayed must be built to scale based on the approved building plan and shows:

- Scale used for the model
- All buildings and communal facilities, such as clubhouse, swimming pool, garden, BBQ pit, guard house, electrical substation, bin centre, etc, as approved by the relevant authorities and in accordance with the approved Building Plan
- Building Plan approval number and approval date

Unit model

The unit model displayed must be built to scale based on the approved building plan and shows:

- Scale used for the model.
- Building Plan approval number and approval date.

Show unit

A show unit is intended to depict a specific unit or unit type. The show unit must be built in accordance with the approved building plan for that specific unit or unit type.

If you are intending to buy another unit or unit type, there can be differences in the layout, materials or fittings, as compared to the show unit. You should clarify with the developer on the actual layout, materials or fittings provided in the unit which you are interested in.

Before you enter the show unit

Check the drawn-to-scale unit floor plan and written notice displayed at the entrance for:

- Address of the unit which the show unit is depicting
- A breakdown of the area of the unit, such as bedroom, living room, air-conditioner ledge, void area, etc
- Floor-to-ceiling height of the various rooms and spaces in the show unit
- Building Plan approval number and approval date

Inside the show unit

Do look out for the following:

- Some enclosures of the unit e.g. wall, railing, windows, and doors, may not be built to facilitate visitor movement or to show various interior design possibilities. This must be explained in the written notices and the location, thickness and width of the unbuilt enclosures must be clearly labelled and marked with solid lines on the floor.
- Written notices stating the materials, finishes, fittings, equipment, installation and appliances that will be provided, e.g. homogenous tiles, timber swing door with lock set.
- All cupboards, vanity units, cabinets and wardrobes to be provided in the actual unit must be installed in the show unit. They are meant to be an accurate representation of what is provided, and therefore must have the same specifications, dimensions and be made of the same materials as those to be provided in the depicted unit.
- Some features such as curtains, lightings, wallpaper, wall panels and appliances are displayed in the show unit as interior decorations only and will not be provided in the actual unit.
- If there is a household shelter, it must be identified in the show unit with a written notice displayed at the entrance to the household shelter.
- If lofts or furniture decks are shown, check with the developer if these will be built in the actual unit, and whether extra payment for construction is required. If the lofts or furniture decks do not come with the purchase of the unit and you wish to construct one after taking possession of the unit, you will need to engage a Qualified Person to obtain approval from BCA if the loft or furniture deck exceeds 5 square metres, or is not made fully of timber. Generally, only one loft or furniture deck is allowed in a residential unit.

Role of a property agent

Developers may appoint property agencies to help them to market uncompleted private residential properties. Under such circumstances, you should note that property agents of the appointed agencies represent the developers' interests.

If you engage a property agency to represent you, you should check that the property agency and agent are licensed and registered with the Council for Estate Agencies (CEA). Note that property agents are not allowed to offer you any benefit, in cash or kind, to induce you to engage their services. Visit the [CEA website](#) for more information on engaging a property agent and the role of an agent in a property transaction.

Issuing a “Blank” Cheque

When the property agent asks you to issue a “blank” cheque with the amount of money to be paid for the booking fee left unfilled as an expression of interest to purchase the property, it is not a commitment to a purchase with the cheque. You may wish to verify with the property agent that the issuance of the “blank” cheque is not a commitment to a purchase. You should request the cheque to be returned to you if you do not subsequently proceed with the purchase.

CEA has a set of guidelines for property agencies and agents on the use of cheques. The guidelines can be found in CEA’s Practice Guidelines on the [Professional Service Manual](#).