

SG PROPERTY BUYER KIT



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2023 EDITION

INTRODUCTION

Singapore is one of the most developed countries in the world, known for its stable economy, high standard of living, and attractive property market. The island nation has a wide range of property options to choose from, catering to different needs, preferences, and budgets. This guide aims to provide a comprehensive overview of the Singapore property market and the buying process, helping you make informed decisions and secure a valuable asset for your future. This Kit is for Singapore Residential Property Buyers, from the basic timeline to essential documentation that buyers required to understand and how to fill in step by step.

BUYERS CONCERNS

TIMELINE AND CASHFLOW

BUYER :

“WHEN WE NEED TO PAY WHAT ?”

“HOW MUCH CASHOUT FLOW
REQUIRED ?”

is always the concerns of buyers as funds need to be ready and knowing when to get the keys or when is the handover date is the crucial point to take note.

How This Kit Can Assist?

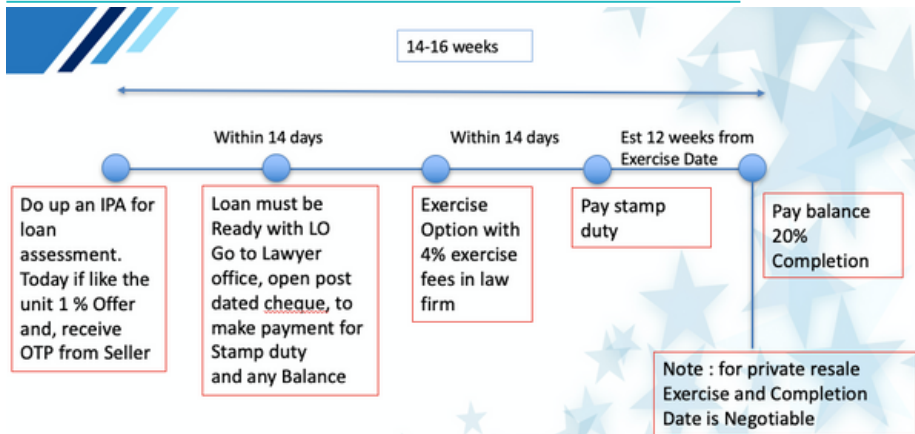
For Buyers:

- Understand the timeline from HDB, Private, New Launches.
- What are the documents to take note with samples.
- Where to check transacted prices.
- Buyer Checklist.
- Add On - Value Add.

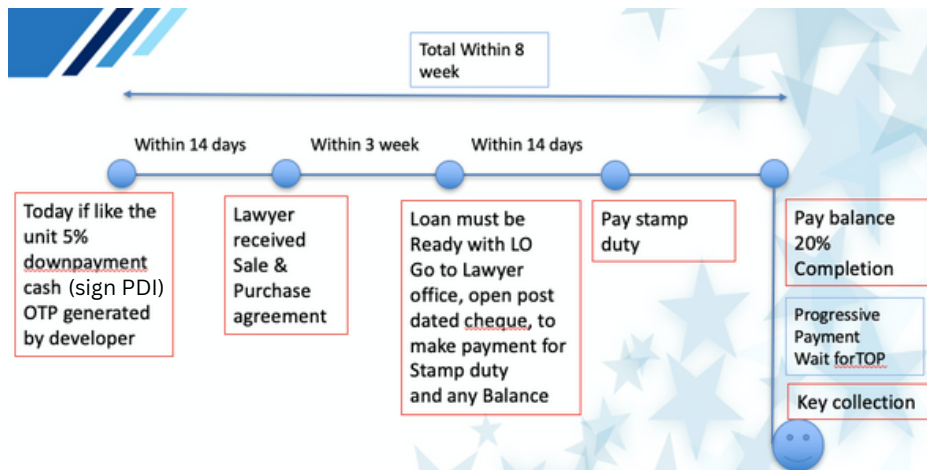
TIMELINE (HDB)



TIMELINE (RESALE)



TIMELINE (NEW LAUNCH)



1) OTP

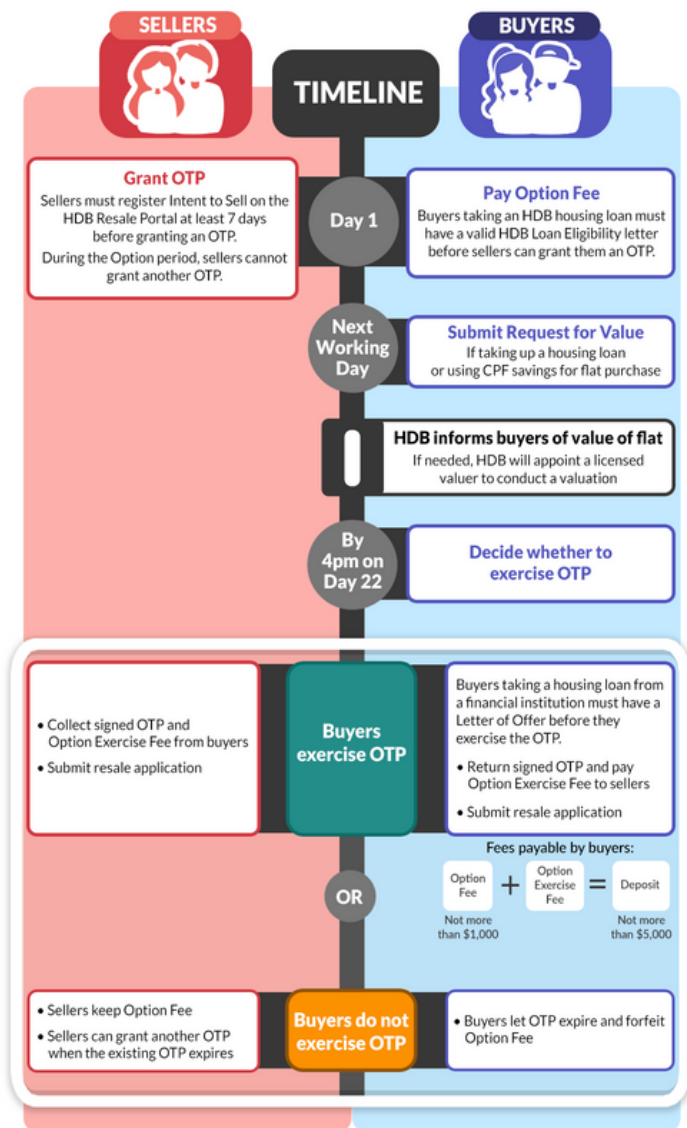
See Sample

**Do feel free to contact us to ask for more details or
explanation on individual document.**

OTP (HDB)

OPTION TO PURCHASE FOR RESALE FLAT

An Option to Purchase (OTP) is a legally binding contract between flat sellers and buyers in a resale transaction to protect the interests of both parties.



OTP (HDB)

Standard Contract for Resale of HDB Flat

Standard Contract for Resale of HDB Flat

OPTION TO PURCHASE (Sample)

Option Date : 01/01/2023
Flat address : Blk 672F Jurong West Street 65 #12-001 S 641672 ("Flat")

1. Details

| | | |
|--|-------------------------------|------------------------------|
| Purchase Price | \$ 650,000 | ("Purchase Price") |
| Option Fee (Up to a maximum of \$1,000) | \$ 1,000 | ("Option Fee") |
| Option Expiry Date and Time (Date: State 21 st calendar day after the Option Date) | On 22/01/2023 at 4:00 p.m. | (dd/mm/yy) ("Option Expiry") |

| | Name | NRIC Number |
|--------|------------------|-------------|
| Seller | (1) Tan Ah Lan | S1160xxxJ |
| | (2) Lim Yip Kim | S114xxxxE |
| | (3) | |
| | (4) | |
| Buyer | (1) Tan Wee Long | S838xxxEE |
| | (2) Ong Mei Feng | S901xxxFF |
| | (3) | |
| | (4) | |

2. Option to Purchase

- 2.1 The Seller has received the Option Fee from the Buyer.
2.2 In consideration of the Option Fee, the Seller grants to the Buyer the option to buy the Flat upon the terms set out in this Option to Purchase ("Option").

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Standard Contract for Resale of HDB Flat

3. Buyer not to assign this Option

The Buyer must not assign or transfer his rights or obligations under this Option to any other person.

Terms and Conditions for Sale and Purchase

9. General

9.1 In this Option -

"Completion Date" means the date on which completion of the sale and purchase of the Flat is to take place in accordance with Clause 13;

"CPF" means the Central Provident Fund established under the Central Provident Fund Act (Cap. 36);

"CPF Board" means the Central Provident Fund Board established under the Central Provident Fund Act (Cap. 129);

"HDB" means the Housing and Development Board established under the Housing and Development Act (Cap. 129);

"Law Society Conditions" means the conditions of sale known as "The Law Society of Singapore's Conditions of Sale 2012";

"Seller" and "Buyer" include the Seller's and Buyer's personal representatives, successors-in-title and assigns;

"working day" means any day from Monday to Friday which is not a public holiday;

9.2 Words expressing the singular include the plural and vice-versa.

9.3 Words referring to the male gender include the female gender.

9.4 If there is more than one Seller or more than one Buyer, their obligations under this Option can be enforced against them all jointly or against each of them individually.

10. Agreement for sale and purchase

10.1 The Seller sells to the Buyer, free from all encumbrances, the remaining leasehold interest in the Flat at the Purchase Price.

*10.2 The sale includes the movable property, fittings and other items ("Movable Property") in the Flat as listed in the Schedule attached to this Option and signed by the parties. The Seller warrants that the Movable Property is his own property free from any rental agreement, hire purchase agreement or other third party interest.

*Delete if not applicable.

10.3 The Flat is sold subject to -

(a) the Housing and Development Act (Cap. 129) and any rules made under the Act;

(b) the terms and conditions of sale and purchase of an HDB resale flat as prescribed by the HDB from time to time;

(c) the policies of the HDB in force from time to time;

(d) the terms and conditions of this Option;

(e) the conditions in the Law Society Conditions (except for Conditions 3, 6, 7.1, 7.4, 7.5, 9.3, 9.6, 10.2, 12 and 15.9) which -

(i) apply to a sale by private contract; and

(ii) are not varied by or inconsistent with the terms and conditions in this Option; and

(f) the terms, covenants and conditions in the Agreement for Lease, Lease and Memorandum of Lease including any variation or supplement of such documents.

3. Confirmation by Seller

3.1 The Seller confirms that as at the Option Date, he has either -

- (a) satisfied the minimum occupation period determined by the HDB; or
(b) not satisfied the minimum occupation period but has obtained the HDB's prior written consent for the sale of the Flat.

3.2 If the Seller has not met the requirement in Clause 3.1, this Option will be null and void. The Seller will return to the Buyer any moneys paid by the Buyer to the Seller, whether or not the Buyer has exercised this Option. The Buyer may pursue any other claim he may have against the Seller.

4. Request for Value of Flat

4.1 Where the Buyer intends to finance the purchase of the Flat using his CPF monies or a housing loan or both, the Buyer must, by the next working day after the Option Date, File a request (a) a request ("Request"), in the form and manner required by the HDB, to determine the value of the Flat for the purposes of financing the purchase of the Flat, and (b) a copy of this Option.

4.2 The Seller consents to the Buyer submitting the Request to the HDB.

4.3 If the HDB assigns a value ("assigned value"), the Seller must within 3 working days after the HDB notifies the Seller of the assigned value, allow the assigned value to enter the Flat at any time in the day to conduct a valuation of the Flat.

4A. Authorisation to disclose CPF accounts information to HDB

4A.1 The Seller and the Buyer agree and authorise the Central Provident Fund ("CPF") Board to disclose to the HDB such information in the CPF accounts of the Seller and the Buyer for the purposes of the sale and purchase of the Flat.

5. Expiry of Option

This Option will expire on the Option Expiry, if the Buyer does not exercise this Option in the manner set out below, this Option will be null and void.

6. Exercise of Option by Buyer

6.1 To exercise this Option, the Buyer must do all of the following on or before the Option Expiry:

- (a) sign the "Acceptance" in this Option;
(b) deliver the signed Option (original copy) to the Seller; and
(c) pay the Seller \$ 4,000 ("Option Exercise Fee").

The Option Fee and the Option Exercise Fee together ("The Deposit") must not exceed \$5,000.

"If the Seller wishes to authorise another party to receive the signed Option and Option Exercise Fee, he must complete Form A in this Option."

6.2 This Option and the Acceptance signed by the Buyer will form a binding contract for the sale and purchase of the Flat. The Deposit will form part of the Purchase Price to secure the performance of the terms and conditions in this Option and completion of the sale and purchase.

7. Non-Exercise of Option

If the Buyer does not exercise this Option in the manner stated in this Option, and provided the Seller has met the requirement in Clause 3.1 -

- (a) the Seller is entitled to retain the Option Fee; and
(b) neither party will have any claim against the other.

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Standard Contract for Resale of HDB Flat

11. Liability for upgrading works

11.1 The Flat is sold subject to the HDB's upgrading programmes.

11.2 The parties are aware that under section 65F of the Housing and Development Act, the owner of the Flat, as at the date of the HDB's written demand, is liable to pay to the HDB the costs of any upgrading works that are payable by the owner to the HDB under Part IVA of that Act.

11.3 Once the sale and purchase of the Flat is completed, the Buyer is regarded as the owner of the Flat.

12. Application for the HDB's approval

12.1 The Seller and Buyer will within 60 calendar days after the date of exercise of this Option apply to the HDB for its approval for the sale and purchase of the Flat.

13. Completion Date

Unless extended by the HDB, the Completion Date will be within 8 weeks after the date of the HDB's acceptance of the resale application submitted by both the Seller and Buyer.

14. Seller's obligations

14.1 The Seller must, within a time period (which must not be less than 2 working days) after the request of the HDB or the Buyer's solicitor -

- (a) produce such documents;
(b) endorse such documents;

(c) make such declarations; or

(d) provide such information,

to the HDB or the Buyer's solicitor, as may be required to obtain the HDB's approval for the sale of the Flat.

14.2 The Seller must allow the HDB, or any of its authorised officers, to enter the Flat at any time in the day to check for unauthorised works or for such other purposes as may be required by the HDB.

14.3 The Seller must carry out such acts and sign such documents as the HDB or the Buyer's solicitor may direct to discharge any existing mortgage, charge, third party caveat or other encumbrance with respect to the Flat on or before completion.

14.4 The Seller must at his own cost before the Completion Date -

- (a) take down and remove all fixtures, fittings, structures or works done within the Flat not approved by the HDB;

(b) repair and make good any resulting defects in the Flat; and

(c) remove and dispose of all resulting surplus or waste materials from the Flat.

14.5 The Seller agrees to take such steps as the Buyer may reasonably request to help the Buyer obtain the HDB's approval for the purchase of the Flat.

14.6 If the sale proceeds are insufficient to -

- (a) refund any CPF monies used by the Seller for the Flat together with accrued interest;
(b) discharge in full any housing loan granted to the Seller by the HDB; or
(c) repay any monies owing by the Seller to the HDB,

the Seller must make such payments to the HDB, if the HDB so requires.

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OTP (HDB)

Standard Contract for Resale of HDB Flat

Standard Contract for Resale of HDB Flat

15. Buyer's obligations

15.1 The Buyer must, within a time period (which must not be less than 2 working days) after the request of the HDB or the Seller's solicitor:

- produce such documents;
- endorse such documents;
- make such declarations; or
- provide such information.

to the HDB or the Seller's solicitor, as may be required to obtain the HDB's approval for the purchase of the Flat.

15.2 The Buyer agrees to take such steps as the Seller may reasonably request to help the Seller obtain the HDB's approval for the sale of the Flat.

16. Non-approval of sale and purchase

16.1 If the HDB's approval for the sale and purchase of the Flat is not obtained or is revoked before the Completion Date and it is not due to the Seller's or Buyer's default in complying with the HDB's terms of resale or requirements -

- the sale and purchase will be cancelled;
- This Option will be rescinded and become null and void and of no further effect;
- the Seller will immediately, without demand, refund to the Buyer the Option Fee, Option Exercise Fee and any other moneys paid by the Buyer to the Seller, without any interest or deduction;
- each party will bear his own costs in the matter; and
- neither party will have any other claim against the other.

16.2 If the HDB's approval for the sale and purchase of the Flat is not obtained or is revoked before the Completion Date and it is due to the Seller's or Buyer's default in complying with the HDB's terms of resale or requirements, the other party will be entitled to enforce the terms of this Option for specific performance, damages or any other remedy.

16.3 Clauses 16.1 and 16.2 will not apply to the situation where the Seller has not met the requirement in Clause 3.1.

17. Demands of Government department, Town Councils or statutory authorities

Any notice or order from any Government department, Town Council or other local or statutory authority must be complied with by the Seller at his own expense, on or before completion.

18. Title

18.1 The title to the Flat must be in order.

18.2 The Buyer will not ask for the certificate of statutory completion for the Flat. "Certificate of statutory completion" has the same meaning as in the Building Control Act (Cap. 29).

18.3 Where the Buyer's solicitor requests the loan of the documents of title, the Seller must, unless the Seller has justifiable grounds for refusing, produce at the Seller's own expense -

- the documents of title; or
- copies of the documents of title, certified as true copies by the Seller's solicitor.

18.4 The loan of any documents of title is subject to an undertaking from the Buyer's solicitor to return the documents of title at any time on demand, without any lien or claim.

15.5 The Flat is also sold subject to -

- all easements, quasi-easements and similar matters;
- any road, back-lane or other improvement schemes affecting the land on which it is built; and
- any other proposals contained in the Master Plan. "Master Plan" has the same meaning as in the Planning Act (Cap. 232).

19. Physical state of Flat

The Buyer is deemed to purchase the Flat with full notice and knowledge of the state and condition of the Flat. The Buyer will not make any requisition or objection relating to the state and condition of the Flat.

20. Delivery of possession

20.1 The Flat is sold with vacant possession on completion.

20.2 The Seller must allow the Buyer to conduct a final inspection of the Flat on or before the Completion Date.

20.3 On the Completion Date, the Seller must give to the Buyer -

- vacant possession of the Flat; and
- the keys to the Flat.

21. Completion

21.1 Completion of the sale and purchase of the Flat will take place on the Completion Date in accordance with this Clause.

21.2 If the HDB so requires, the sale and purchase of the Flat will be completed at its office and at such time fixed by the HDB.

21.3 On completion, the Seller will sign and deliver to the Buyer, the following documents:

- where a lease has not been issued for the Flat -
 - an assignment of the Seller's right, title and interest under the Agreement for Lease made between the Seller and the HDB; and
 - a letter of authority by the Seller directing the HDB to -
 - enter into a fresh Agreement for Lease with the Buyer; and
 - deem all moneys paid to the HDB by the Seller under the Agreement for Lease as having been paid by the Buyer; or
 - where a lease has been issued for the Flat, an Instrument of Transfer.

21.4 The documents in Clause 21.3 will be prepared by the Buyer at his own expense.

22. Liability for Outgoings

22.1 The Seller must pay all Outgoings for the period up to and including the Completion Date. The Seller must, if demanded by the Buyer, reimburse the Buyer for any such Outgoings paid by the Buyer.

22.2 The Buyer must pay all Outgoings for the period after the Completion Date. The Buyer must, if demanded by the Seller, reimburse the Seller for any such Outgoings paid by the Seller.

22.3 In this Clause, "Outgoings" includes property tax, service and conservancy charges and any other outgoings.

23. Exclusion of Contracts (Rights of Third Parties) Act

Except for the HDB and the CPF Board, any person, firm, corporation or organisation who is not a party to this Option will not acquire any rights under this Option by reason of the Contracts (Rights of Third Parties) Act (Cap. 53B).

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Standard Contract for Resale of HDB Flat

24. Governing law

This Option is governed by the law of Singapore. If the parties take any legal proceedings in respect of this Option, they must do so only in a Singapore court of law.

25. Mediation

25.1 Before referring any dispute relating to this Option to arbitration or litigation, the Seller and the Buyer must consider settling the dispute through mediation at the Singapore Mediation Centre (a company limited by guarantee of the Singapore Academy of Law).

25.2 The parties are however not legally obliged to attempt mediation as a means of settling their dispute.

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Standard Contract for Resale of HDB Flat

Option Date : 01/01/2023

Flat address : Blk 672F Jurong West Street 65 #12-001S 641672

Signed by the Seller on the Option Date stated above.

Signed by Seller (1)

Signed by Seller (2)

Signed by Seller (3)

Signed by Seller (4)

Name : Nick Ong
NRIC : 501C

ACCEPTANCE

This is the Acceptance referred to in Clause 6.1 of this Option.

We the Buyer accept the Seller's offer upon the terms set out in this Option.

Dated 22/01/2023

Signed by Buyer (1)

Signed by Buyer (2)

Signed by Buyer (3)

Signed by Buyer (4)

Signature of Witness

Name :

NRIC :

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OTP (HDB)

THE SCHEDULE (Sample)

This is the Schedule referred to in Clause 10.2 of this Option.

MOVABLE PROPERTY, FITTINGS AND OTHER ITEMS

- (1) Fridge
- (2) 60 inch TV

- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)

N.A

SIGNED by the Seller

In the presence of:

Signature of Witness

Name : Nick Ong
NRIC : 501C

SIGNED by the Buyer

In the presence of:

Signature of Witness

Name : Nick Ong
NRIC : 501C

Standard Contract for Resale of HDB Flat

FORM A

AUTHORISATION (Sample)

If you are using a private lawyer to act for you

Option Date : 01/01/2023

Flat address : Blk 672F Jurong West Street 65 #12-001 S 641672

This is the Form A referred to in Clause 6.1 of this Option.

We authorise the following person or solicitors' firm to receive this Option with the signed Acceptance and payment of the Option Exercise Fee.

Name of authorised person or Seller's solicitors' firm:
CK Tan Law Corporation

NRIC Number : _____ (if applicable)

Address : 114 Lavander street #06-61 CT hub 2

Contact Number : _____

Signed by Seller (1)

Signed by Seller (2)

Signed by Seller (3)

Signed by Seller (4)

Signature of Witness
Name : Nick Ong
NRIC : 501C

PRIVATE RESALE DOCUMENTS

- 1) Offer to Purchase
- 2) OTP

See Sample

Do feel free to contact us to ask for more details or explanation on individual document.

OFFER TO PURCHASE WITH 1% OPTION FEE (PRIVATE RESALE)

sample



Service You Trust
SINGAPORE
480 Lorong 9, Toa Payoh, #10/11-01 HDB Hub East Wing, Singapore 310480 • Tel: (65) 6820 8000, Fax: (65) 6829 6600 • www.PropNex.com

OFFER TO PURCHASE

Re: Property known as 33 JALAN SINGA #01 SINGA HILLS SINGAPORE 418109

I/We the undersigned (hereinafter called the "Offeror"), hereby make an offer to purchase the abovementioned property through **PROPNE X REALTY PTE LTD.** (hereinafter called the "Broker") subject to the following terms and conditions:

1. Main terms of purchase:

Purchase price : S\$ 955,000
Option Money : S\$ 9,550 / 1 %
Exercise fee : S\$ 38,200 / 4 %
Option period : 14 days
Completion Period : 16 weeks
Completion Date : on 24 April 2023

2. Property is sold with (tick one): vacant possession

subject to existing tenancy (copy of tenancy agreement to be provided to Offeror by _____)

3. The sale of the above property is subject to the attached Option to Purchase ("OTP")/HDB Sale & Purchase Agreement ("SPA"), copy of which is signed by me/us OR subject to the OTP/HDB SPA being approved by both the Vendor and me/us.

4. This Offer must be accepted by the Vendor by 4.00 p.m. on the **20 day of December 2022** (~~the Expiry~~), failing which this Offer shall expire. If this Offer is accepted, the Vendor must (i) deliver a duly executed OTP/HDB SPA AND (ii) the signed Acceptance portion below to the Offeror(s)/representing agent. The time period for acceptance can ONLY be extended by mutual agreement in writing by the Vendor and Offeror, and "delivery" under this clause can be effected through electronic means.

5. If this Offer is not accepted before the Expiry, the Option Money tendered herewith shall be refunded by the Vendor(s) to the Offeror(s) immediately without any interest and thereafter neither party shall have any claims against each other.

Enclosed herewith cheque no. _____ dated _____ for the amount of S\$ _____
made in favour of the Vendor EL

Dated this 19 day December month 2022 year.

Signature of Offeror (1)
Name: _____
NRIC: _____

Signature of Offeror (2)
Name: _____
NRIC: _____

Acknowledged receipt of the abovementioned Option Money:

Signature of Salesperson
Name/CEA Reg No.: _____

ACCEPTANCE

I/We, the undersigned Vendor(s) of the Property hereby accept the above Offer in the manner prescribed in clause 4 of the Offer AND acknowledge receipt of the Option Money. A copy of the duly executed OTP/HDB SPA is attached together with this Acceptance.

Dated this _____ day _____ month _____ year.

Signature of Vendor (1)
Name: EL
NRIC: EL

Signature of Vendor (2)
Name: _____
NRIC: _____

Disclaimer:

This is PropNex Realty Pte Ltd's prescribed document which may not be appropriate for use in all property transactions. If in doubt, you must seek independent legal advice and/or opinion. PropNex Realty Pte Ltd shall not be liable for all and/or any losses, damages and/or otherwise whatsoever arising from the use of this document (including but not limited to all and/or any amendments to this document).

OTP (PRIVATE RESALE)

sample

OPTION TO PURCHASE

From: Vendor 1: [REDACTED] TEL [REDACTED] ID No. [REDACTED]
Vendor 2: [REDACTED] ID No. [REDACTED]
To: Purchaser 1: [REDACTED] ID No. [REDACTED]
Purchaser 2: [REDACTED] (and/or nominee) ID No. [REDACTED]

RE: Property known as: 33 JALAN SINGA [REDACTED], SINGA HILLS SINGAPORE 418109 (the "Property").
IN CONSIDERATION of the sum of S\$ 9,550 (the "Option Money") received by TOH [REDACTED] (the "Vendor") from the Purchaser, the Vendor hereby grants the Purchaser this Option to Purchase for the Property upon the terms set out below (the "Option"). This Option shall expire at 4.00 pm on the 06 day of January year 2023 (the "Expiry Date"). If the Expiry Date falls on a Saturday, Sunday or public holiday, the Expiry Date shall fall on the next working day. To exercise the Option, the Purchaser shall sign at the "ACCEPTANCE COPY" of this Option and deliver the same to the Vendor's solicitors together with a cheque for the sum of S\$ 38,200 which is equivalent to 5%/10% of the purchase price less the Option Money (the "Deposit").

The said Deposit shall be paid to (tick the applicable box):

The "Singapore Academy of Law" by cheque/cashier's order/telegraphic transfer to [Singapore Academy of Law's designated account] excluding bank charges and deductions. The Singapore Academy of Law shall hold the said payment as stakeholder pending completion in accordance with the Singapore Academy of Law (Conveyancing Money) Rules 2011 and instructions referred to therein.

Name of law firm CK TAN LAW CORPORATION - CVY by cheque/cashier's order/telegraphic transfer excluding bank charges and deductions, to be held by the Vendors' solicitors as stakeholders pending completion.

[REDACTED] [insert names(s) of any and/or all the Vendor] and the Vendor's solicitors are authorised to release the said payment to the Vendor forthwith upon the Purchaser's exercise of this Option.

The Vendor's solicitor is **Mr/Mrs/Ms/Dr [REDACTED] of CK TAN LAW CORPORATION [Law Firm Name]

If the Purchaser does not exercise this Option in the manner specified herein before the Expiry Date, this Option shall be null and void and the Option Money shall be forfeited to the benefit of the Vendor. This Option and the Acceptance Copy signed by the Purchaser shall constitute a binding contract of the sale and purchase of the Property and the Option Money shall form part of the purchase price of the Property.

TERMS AND CONDITIONS

- The sale price of the Property is S\$ 955,000/= (plus GST if applicable).
- The sale and purchase of the Property is subject to "The Singapore Law Society's Conditions of Sale 2020" (the "Conditions") in so far as the Conditions and the terms and conditions of this Option are not contrary to or in conflict with the following:
 - Conveyancing & Law of Property (Conveyancing) Rules 2011 as promulgated under the Conveyancing & Law of Property Act (Cap. 61) ("Conveyancing Rules"); and
 - Singapore Academy of Law (Conveyancing Money) Rules 2011 as promulgated under the Singapore Academy of Law Act (Cap. 294A) ("SAL (Conveyancing Money) Rules") (if applicable).Where the terms and conditions of this Option are in conflict with the Conditions, the former shall prevail. Where the terms and conditions of this Option are in conflict with the Conveyancing Rules and/or the SAL (Conveyancing Money) Rules, the Conveyancing Rules and the SAL (Conveyancing Money) Rules shall prevail.
- For the avoidance of doubt, clause(s) NA (leave blank if not applicable) of the Conditions are excluded and shall not apply to the sale and purchase of the Property.
- The Property is sold with (tick one): vacant possession subject to existing tenancy (a copy of the tenancy agreement is attached and the Vendor shall effect or cause to be effected the transfer or novation of the Vendor's rights and obligations under the tenancy agreement to the Purchaser).
- The sale and purchase of the Property (tick one): includes the furniture and/or fittings as stated in the inventory list attached hereto not applicable.
- The Property is sold on an "as is where is" basis, and subject to any restrictive covenants and easements which the Purchaser shall be deemed to have full notice thereof. The Purchaser is also deemed to have full notice of the actual state and condition of the Property as regards to access, repair, air, drainage, light and all other respects, and the Purchaser is deemed to have inspected the Property thoroughly.
- The sale and purchase of the Property shall be completed at the Vendor's solicitors office on 03 day of APRIL year 2023 or on such date as may be agreed by the Vendor and the Purchaser.
- The sale and purchase of the Property shall be subjected to the Purchaser's solicitors receiving satisfactory replies to their legal requisitions and applications for Interpretation Plans to the various Government Departments and Land Transport Authority insofar as such replies/interpretation Plans relate to the Property. If any of such replies and/or Interpretation Plans are found to be unsatisfactory, then this Option may be rescinded at the Purchaser's option and the Vendor shall forthwith refund to the Purchaser all monies paid by the Purchaser to the Vendor or the Vendor's solicitors, but without any interest, compensation or deductions whatsoever and each party shall pay its own costs and neither party shall have any claim or demand against the other for costs, damages, compensation or otherwise PROVIDED ALWAYS THAT:
 - the answers from the Property Tax Department, Environmental Health, Public Works and Sewerage Departments and Building Control Division shall not be deemed unsatisfactory unless the same disclose that the Property is affected by any notice or order which has not been complied with and which is incapable of being complied with by the Vendor before completion;
 - any road or drainage line or proposal which is to be implemented only if there is any redevelopment of the Property shall be deemed satisfactory.
- The Vendor agrees to pay PropNex Realty Pte Ltd (the "Agency") a commission of S\$ [REDACTED] plus GST totalling S\$ [REDACTED] (the "Commission"), and the Vendor's solicitors are hereby irrevocably authorised to retain and deduct the Commission from the sale proceeds and to pay the same directly to the Agency forthwith on completion of the sale PROVIDED ALWAYS THAT if the Option Money or the Deposit should be forfeited to the Vendor, then 1/2 of such forfeited sum thereon shall be paid to the

*Delete whichever is not applicable

ST

LEG-AG-14.15 20/04/22

OTP (PRIVATE RESALE)

sample

Agency PROVIDED THAT such payment shall not exceed the commission payable to the Agency. All payments to the Agency hereunder are subjected to GST.

10. (a) If a fresh sale and purchase agreement is required to be executed between the Purchaser and the developer of the Property, the Vendor shall, on completion, deliver to the Purchaser:
 - (i) a duly executed Deed of Assignment in favour of the Purchaser assigning all the Vendor's estate, right, title and interest under the original sale & purchase agreement for the Property executed between the Vendor and the developer;
 - (ii) the developer's confirmation on the amount of the purchase price stated in the original sale and purchase agreement that has been paid by the Vendor and that no progress payment or interest is due and payable by the Vendor to the developer; and
 - (iii) a Letter of Authority from the Vendor to the developer authorising the developer to credit all monies paid by the Vendor in respect of the Property, to the account of the Purchaser.
 - (b) The Purchaser shall accept the terms and conditions for entering the said fresh sale and purchase agreement and bear the administrative and legal costs charged by the developer for the issuance of the said fresh sale and purchase agreement.
 - (c) All notices or request for payment of progress installments under the said original sale and purchase agreement due for payment before the actual date of completion shall be complied with by the Vendor.
11. If payment is made by way of cheque and such cheque is not honoured on first presentment, the Vendor shall be entitled either to (a) treat the contract as having been repudiated and confiscate all monies paid to the Vendor by the Purchaser and to re-sell the Property without prejudice to the Vendor's other legal rights and remedies against the Purchaser or (b) affirm the contract and proceed in accordance with the terms and conditions herein.
12. If the Purchaser is not a Singapore citizen, the purchase of the Property shall, where applicable, be subject to the Purchaser obtaining written approval from the Controller of Residential Property (Land Dealings (Approval) Unit, SLA) to purchase the Property. If such approval is not obtained by the date fixed for completion, then this contract shall be null and void *ab initio* and have no further effect whatsoever, whereupon:
 - (a) the Purchaser shall forthwith withdraw or cause to be withdrawn, all caveats and other instruments lodged by or on behalf of the Purchaser and/or his bank/financier against the Property at the Singapore Land Authority; and
 - (b) upon (a) being fulfilled, the Vendor shall forthwith refund to the Purchaser all monies paid by the Purchaser to the Vendor or the Vendor's solicitors, but without any interest, compensation or deductions whatsoever and each party shall pay its own costs and neither party shall have any claim or demand against the other for costs, damages, compensation or otherwise.
13. The Purchaser shall be entitled to inspect the Property at such reasonable time to be agreed with the Vendor after the Vendor has vacated the Property, such inspection to take place not more than 1 week before completion date unless otherwise agreed between parties.
14. Notwithstanding completion of sale and purchase of the Property, the terms and conditions herein shall remain in full force and effect as between the Vendor and the Purchaser in so far as the same are not merged and shall not merge in the conveyance of the Property to the Purchaser on completion of the sale and purchase or upon registration of such conveyance.
15. The terms and conditions contained herein supersede any information given by the parties or the parties' agent(s) and this contract shall solely govern the rights of the parties save and except those mutually agreed in writing between the parties.
16. No representation, promise, inducement, or statement of intention has been made by the parties or any of the parties' agent(s) which is not embodied in this contract. Neither the parties nor their agent(s) shall be bound by or liable for any alleged representation, promise, inducement, or statement of intention not so set forth.
17. This contract shall be subject to the laws of the Republic of Singapore and the parties herein submit themselves to the jurisdiction of the Singapore Courts.

IN WITNESS WHEREOF the Vendor has hereto set his/her/their hand(s) this 21 day of December year 2022

SIGNED by Vendor (1))
Name:)
ID No.:)
Witnessed by)
Name: Ong Shee Chiat)
CEA Reg. No.: R018430Z)
Estate Agency: PROPNEK)

ACCEPTANCE COPY (Sign ONLY upon exercising the Option)

I/We _____ as Purchaser(s) do hereby accept the abovementioned offer upon the terms abovementioned on _____ day of _____ year _____.

buyer/s to exercise and sign at law firm

| | |
|---------------------------|---------------------------|
| SIGNED by Purchaser (1)) | SIGNED by Purchaser (2)) |
| Name:) | Name:) |
| ID No.:) | ID No.:) |
| Witnessed by) | Witnessed by) |
| Name:) | Name:) |
| CEA Reg. No.:) | CEA Reg. No.:) |
| Estate Agency:) | Estate Agency:) |

Disclaimer:
This is PropNex Realty Pte Ltd's prescribed document which may not be appropriate for use in all property transactions. If in doubt, you must seek independent legal advice and/or opinion. PropNex Realty Pte Ltd shall not be liable for all and/or any losses, damages and/or otherwise whatsoever arising from the use of this document (including but not limited to all and/or any amendments to this document)

*Delete whichever is not applicable

NEW LAUNCH DOCUMENTS

- 1) Purchaser Particular Form
- 2) PDI
- 3) OTP

See Sample

Do feel free to contact us to ask for more details or explanation on individual document.

PERSONAL PARTICULAR FORM WITH 5% BOOKING FEES (NEW LAUNCH)

Purchaser(s)' Particulars

(Sample)

Option Date: 01/01 Option Serial No. V / _____

Property Address: No. 3 Jalan Kemaman # 11-10 Singapore 329343

Property Description: Type: C6 Strata Area: _____ sq m / 1,259 sq ft Share Value: _____

Purchase Price: \$ 2,000,000 5% Booking Fee: \$ \$100,000 Bank & Cheque No. Posb 113366

Side Letter (PDI) attached

Copy of NRICs Purchaser's NRIC: attached Director's/Authorized Signatory's NRIC: attached

| Name of Purchaser(s) | NRIC / Passport No. | Gender | Contact No. | Date of Birth | Nationality | Citizenship |
|----------------------|---------------------|--------|-------------|---------------|-------------|-------------|
| Lim Ah Ling | S8888888F | F | 12345678 | 01/01/1988 | Singaporean | Singaporean |
| | | | | | | |
| | | | | | | |

Correspondence Address:

Blk 672F, Jurong West Street 65 #12-100 S 641672 Postal Code _____

Delivery of Sale & Purchase Agreement

Name of Law Firm / Lawyer-in-Charge: CK Tan Law Corporation

(If solicitor's details are not furnished within 3 days from the Option date, it will be delivered to the correspondence address as stated above).

I/We hereby acknowledge the following:-

- All purchasers are above 21 years old and above and must not be ineligible to purchase private property by virtue of the Housing Development Board Act and the Executive Condominium Housing Scheme Act.
- I/We have done due diligence on financing my/our purchase.
- Prior to the issuance of the OTP, the PDI will be presented to me/us and I/we shall sign on the PDI as written acknowledgement.
- The OTP is not assignable or transferrable.
- There will be no changes such as changes in unit, addition/deletion of purchaser(s)' name(s) once the OTP is issued.
- In the event that I/we do not exercise the Option to Purchase, 25% of the Option Fee paid will be forfeited and the balance of 75% will be refunded to me/us. I/We will return all the relevant documents to the developer for cancellation.

I/We hereby agree and consent to Soilbuild Group Holdings Ltd and its subsidiaries to:-

- Collect and use my/our personal data herein for the purpose of the purchase of the Property and/or Unit(s) listed in this form
- Disclose any of the personal data herein to its related corporations, associates, independent contractors and other third parties that it is associated with but only in connection with and for the purpose of the purchase of the Property and/or Unit(s) listed in this form; and
- Retain my/our personal data for as long as it is necessary to fulfill the purpose for business or legal purposes or in accordance.

| | | | | | |
|------------|--|---|---|---|---|
| Signature* |  | 1 | 2 | 3 | 4 |
| Name | Lim Ah Ling | | | | |
| NRIC No. | S8888888F | | | | |

*signature(s) of Intending Purchaser(s) or authorized persons (if purchase is a corporation)

All Payments are to be made by cheque or cashier's order to be crossed "Account Payee only" and drawn in favour of:

"OCBC for Project Account No. _____ Pte Ltd" or by telegraphic transfer to:-

| | |
|-------------------|---|
| Bank Account Name | SE _____ Pte Ltd - Project Account |
| Bank Account No. | 71 _____ |
| Name of Bank | Overseas-Chinese Banking Corporation Limited |
| Bank Address | 65 Chulia Street OCBC Centre Singapore 049513 |
| Bank Code: 7339 | Swift Code: OCBCSGSG |

| | Salesperson's Name | Company | CEA Reg. No. | Hp. No. |
|----------|--------------------|---------|--------------|---------|
| Main | | | | |
| Tagger | | | | |
| Co-broke | | | | |

PDI - PROPERTY DETAILS INFORMATION (NEW LAUNCH)

PM us for the full 40 pages sample

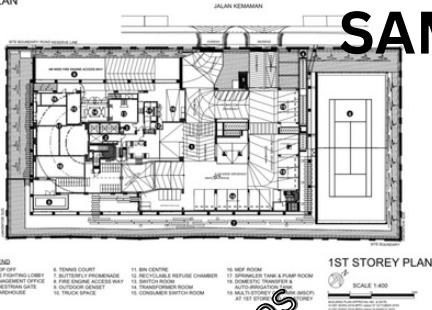
This document contain the site info, floor plan, material use for construction, fittings, approval letter, etc.

Once this PDI is acknowledged by buyer/s then the OTP will be generated by Developer.

PDI - PROPERTY DETAILS INFORMATION (NEW LAUNCH)

SAMPLE

SITE PLAN



ANNEX C SPECIFICATIONS OF THE BUILDING

- Foundation**
Bored piles
- Superstructure and Sub-Structure**
Reinforced concrete
- Walls**
 - External Wall - Reinforced concrete and/or light weight concrete panel and/or masonry walls and/or curtain wall system (where applicable); and
 - Internal Wall - Reinforced concrete wall and/or precast lightweight concrete panel and/or drywall partition (where applicable)
- Roof**
Reinforced concrete roof with insulation and appropriate waterproofing system (where applicable)
- Ceiling**
Ceiling height - Floor finish level to underside of ceiling (where applicable)

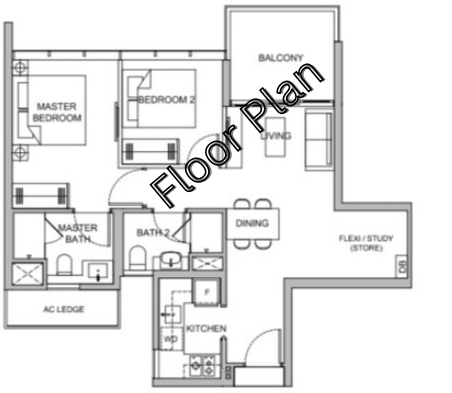
ANNEX B2 SITE PLAN



| APPROXIMATE CEILING HEIGHT (MM) | 1 Bedroom A1/A2 | 2 Bedroom B1/B2/B3 | 2 Bedroom B4/B5/B6/B7/B8/B9/B10 | 3 Bedroom Premium C2P/C3P | Dual Key (2+1) B6DK | Penthouse PH1/PH2/PH3 |
|---------------------------------|-----------------|--------------------|---------------------------------|---------------------------|---------------------|-----------------------|
| Entrance Foyer | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 |
| Living/Dining | 2850 | 2850 | 2850 | 2850 | 2850 | 2850 |
| All Bedrooms | 2850 | 2850 | 2850 | 2850 | 2850 | 2850 |
| Study | - | 2850 | 2850 | 2850 | - | 2850 |
| Wet Kitchen | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 |
| Dry Kitchen | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 |
| All Balc. | 2400 | 2400 | 2400 | 2400 | 2400 | 2400 |
| Yard / Store | - | - | 2400 | 2400 | - | 2400 |
| WC | - | - | - | 2400 | - | 2400 |
| Corridor to Bedrooms | - | 2400 | 2400 | 2400 | 2400 | 2400 |
| Private lift lobby | - | - | - | - | - | 2400 |
| Family Area | - | - | - | - | - | 2400 |
| Balcony | 2850 | 2850 | 2850 | 2850 | 2850 | 2850 |

- Notes:
- Ceiling height is measured from floor finish level to underside of slab / false ceiling whichever is lower
 - Localized bulkheads (if any) for all unit types shall not be lower than 2350mm

Facilities Type of material use



I hereby acknowledge receipt of this Annex B3. (For Company)

I hereby acknowledge receipt of this Annex B3. (For Individual)

Name / NRIC/Passport No.: _____

Designation: _____

For and on behalf of: _____

Company Stamp: _____

- Foliage Garden
- Club Veritcus

"VERITCUS" #RTF763431

14th Storey Sky Terrace (SKY14)

- Sky Gourmet Bay
- Sky Lounge
- Reading Corner
- Rejuvenation Enclave
- Club Out Terrace
- Yoga Space
- Sky Gym

28th Storey Communal Garden (SKY28)

- Peak Garden

17. Additional Items

- Kitchen Cabinets: High gloss laminate cabinets in laminate and melamine finish with solid surface countertop, top, and backplash in glass or stainless steel and/or high gloss melamine and/or ceramic tiles and/or high gloss melamine (where applicable)
- Kitchen Sink: Stainless steel sink with mixer tap
- Kitchen Appliances: All types
 - Cooker Hood
 - Oven
 - Refrigerator
 - Washer cum Dryer
 - Washer and Dryer
 - Induction hob
 - Gas cooker hob
 - Dish Washer
 - Wine chiller
- Wardrobes: Built-in wardrobe with sliding doors in laminate and melamine finish with built-in light to all bedrooms
- Air conditioner:
 - Wall mounted air-conditioning system to Living / Dining and All Bedrooms for all types except PH2 and PH3
 - Ducted air-conditioning system to Living / Dining and wall mounted air-conditioning system for all Bedrooms for PH2

What are the provision given for cook hood/hob

OTP (NEW LAUNCH)

SAMPLE

Buyer's Copy

Serial No.: TFR10316

OPTION TO PURCHASE

Option date: 20 July 2019

Vendor:
Name: FLORENCE DEVELOPMENT PTE. LIMITED
(UEN 201730501G)

Address of registered office: 1 Raffles Quay
#23-02
Singapore 048583

Housing Developer's Licence No.: C1299

Intending Purchaser:

| S/N | Name | NRIC / Identification No. | Address |
|-----|----------------|---------------------------|--|
| 1 | ONG [REDACTED] | [REDACTED] | 271 QUEEN STREET #12-03 ALBERT CENTRE SINGAPORE 180271 |
| | | | |
| | | | |
| | | | |

Property: Flat (2D3 type) on 03 storey marked on the sale brochure as Flat No. 03-49, being part of the housing project known as THE FLORENCE RESIDENCES on Government Resurvey Lots No. 9671C and 9673W of Mukim 22, Singapore.

Address of Property (if known): 91 HOUGANG AVENUE 2 #03-49 THE FLORENCE RESIDENCES, SINGAPORE

Tenure of Land: Remainder of leasehold estate of ninety-nine (99) years commencing on 24 December 2018.

Encumbrances on the Land: Mortgage(s) in favour of United Overseas Bank Limited

Estimated Strata Area: 62 square metres (including areas of A/C ledge, Balcony, Void, PES where applicable which form part of the Property) as shown in the registered land surveyor's certificate

OTP includes:
Buyer's details
Unit address
Lease
Size
Price
5% cheque details
Share allocation, etc

Use the OTP to apply for Loan

Where to find Transacted prices ?

HDB

<https://services2.hdb.gov.sg/webapp/BB33RTIS/>



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Resale Flat Prices

This service enables you to check the transacted prices for resale flats within the past 2 years. The data is based on registered resale applications, and is updated daily.



Important Notes:

- You can also check the resale transacted prices using the [HDB Map Services](#). It allows you to search for:
 - Resale transacted prices within 200 metres from any HDB Block or DBSS Site/Project
 - Resale transacted prices for all flat types in each block
 - All other related information to the block (EIP/SPR Quota, Upgrading Programmes and Distance Enquiry for CPF Housing Grant)
- The data is based on registered resale applications and is updated daily.
- Past years' data from 1990 onwards is available at data.gov.sg.
- Please read the [Privacy Statement](#) and [Terms of Use](#) before proceeding further.

* indicates a required field

I am enquiring as a

Seller Buyer

* Flat Type

4-Room -

* HDB Town

Select One -

OR

Street Name

Ang Mo Kio Ave 3 -

Block No.

to

* Resale Registration Date

Last 6 months -

Transacted Resale Price

to

Please click the "Accept" button if you agree and accept the [Terms and Conditions](#) and wish to proceed with this service.

Accept

Clear

Where to find Transacted prices ?

HDB

<https://services2.hdb.gov.sg/webapp/BB33RTIS/>



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* indicates a required field

I am enquiring as a

Seller Buyer

* Flat Type

4-Room

* HDB Town

Select One

OR

Street Name

Ang Mo Kio Ave 3

Block No.

to

* Resale Registration Date

Last 6 months

Transacted Resale Price

to

Please click the "Accept" button if you agree and accept the [Terms and Conditions](#) and wish to proceed with this service.

Accept

Clear

Where to find Transacted prices ? HDB

<https://services2.hdb.gov.sg/webapp/BB33RTIS/>



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Resale Flat Prices

30 Jan 2023 22:41 PM

Search Results

Flat Type: 4 Room
Street Name: Ang Mo Kio Ave 3
Resale Registration Date: Jul 2022 To Jan 2023
Total number of records found: 28 (Data as at 29 Jan 2023)

| HDB Town | Block / Nearby Amenities | Storey | Floor Area (sqm) / Flat Model | Lease Commence Date | Remaining Lease | Resale Price | Resale Registration Date |
|------------|--------------------------------|----------|----------------------------------|---------------------------|-----------------------|-----------------|--------------------------------|
| Ang Mo Kio | <u>128</u> | 04 to 06 | 92.00 New Generation | 1978 | 54 years 9 months | \$440,000.00 | Jan 2023 |
| Ang Mo Kio | <u>301</u> | 10 to 12 | 98.00 New Generation | 1978 | 54 years 3 months | \$560,000.00 | Jan 2023 |
| Ang Mo Kio | <u>326</u> | 01 to 03 | 92.00 New Generation | 1977 | 53 years 5 months | \$478,000.00 | Jan 2023 |
| Ang Mo Kio | <u>428</u> | 04 to 06 | 92.00 New Generation | 1978 | 54 years 11 months | \$460,000.00 | Jan 2023 |
| Ang Mo Kio | <u>428</u> | 10 to 12 | 92.00 New Generation | 1978 | 54 years 10 months | \$545,000.00 | Jan 2023 |
| Ang Mo Kio | <u>129</u> | 04 to 06 | 98.00 New Generation | 1979 | 55 years 3 months | \$470,000.00 | Dec 2022 |
| Ang Mo Kio | <u>232</u> | 07 to 09 | 92.00 New Generation | 1977 | 53 years 11 months | \$460,000.00 | Dec 2022 |
| Ang Mo Kio | <u>477</u> | 04 to 06 | 92.00 New Generation | 1978 | 54 years 11 months | \$488,000.00 | Jan 2023 |

Please click the "Accept" button if you agree and accept the [Terms and Conditions](#) and wish to proceed with this service.

Accept

Clear

Where to find Transacted prices ? Private Residential

<https://www.ura.gov.sg/realEstateIWeb/transaction/search.action>

A Singapore Government Agency Website



Private Residential Property Transactions



Step 1

Other Related e-Services:

Information

1. This e-Service comprises private residential property transactions with caveats lodged or options issued within the last 60 months.
2. New sale transactions starting from 25 May 2015 are based on options issued by developers.
3. Caveats are legal documents lodged by purchasers with the Singapore Land Authority to register their legal interest in the property. Caveats are usually lodged by purchasers after the Option-to Purchase is exercised or the Sales and Purchase agreement is signed.
4. It is not mandatory to lodge a caveat. As such, some transacted properties may not have caveats lodged against them.
5. For subsale and resale transactions, information is updated on every Tuesday and Friday. For new sale transactions, information is updated on every Friday. If the scheduled update falls on a public holiday, it will be updated on the following working day.
6. More detailed real estate statistics are available from URA's Real Estate Information System (REALIS). Subscription to REALIS can be done via the following link: www.ura.gov.sg/realis.

Search by project name

Search by property type and postal district

Select the date of sale :

 to

Select Type of Sale :

- New Sale
- Sub Sale
- Resale

NEW LAUNCH

Select Projects

- # 1 LOFT
- # 1 SUITES
- 1 CANBERRA
- 1 KING ALBERT PARK
- 1 MOULMEIN RISE
- 10 EVELYN

2 of 5 projects selected

- THE WATERGARDENS AT CANBERRA
- NORMANTON PARK

*Click on projects listed above to deselect

*Click on projects listed above to deselect



Search Result: 2306 Record(s) Retrieved

Print PDF

Download into CSV

Modify Search Criteria

Display in Square Feet

| Project Name | Street Name | Type | Postal District | Market Segment | Tenure | Type of Sale | No. of Units | Price (\$) | Nett Price (\$) | Area (Sqft) | Type of Area* | Floor Level | Unit Price (Spstf) | Date of Sale* |
|------------------------------|----------------|-----------|-----------------|----------------|-----------------------------------|--------------|--------------|------------|-----------------|-------------|---------------|-------------|--------------------|---------------|
| THE WATERGARDENS AT CANBERRA | CANBERRA DRIVE | Apartment | 27 | OCR | 99 yrs lease commencing from 2020 | New Sale | 1 | 1,951,000 | - | 1,302 | Strata | 01 to 05 | 1,498 | Jan-23 |
| THE WATERGARDENS AT CANBERRA | CANBERRA DRIVE | Apartment | 27 | OCR | 99 yrs lease commencing from 2020 | New Sale | 1 | 1,970,000 | - | 1,302 | Strata | 01 to 05 | 1,513 | Nov-22 |
| THE WATERGARDENS AT CANBERRA | CANBERRA DRIVE | Apartment | 27 | OCR | 99 yrs lease commencing from 2020 | New Sale | 1 | 1,970,000 | - | 1,302 | Strata | 01 to 05 | 1,369 | Nov-22 |
| THE WATERGARDENS AT CANBERRA | CANBERRA DRIVE | Apartment | 27 | OCR | 99 yrs lease commencing from 2020 | New Sale | 1 | 1,983,000 | - | 1,302 | Strata | 01 to 05 | 1,523 | Oct-22 |
| THE WATERGARDENS AT CANBERRA | CANBERRA DRIVE | Apartment | 27 | OCR | 99 yrs lease commencing from 2020 | New Sale | 1 | 1,798,000 | - | 1,313 | Strata | 01 to 05 | 1,369 | Oct-22 |
| THE WATERGARDENS AT CANBERRA | CANBERRA DRIVE | Apartment | 27 | OCR | 99 yrs lease commencing from 2020 | New Sale | 1 | 2,066,000 | - | 1,528 | Strata | 01 to 05 | 1,352 | Oct-22 |
| THE WATERGARDENS AT CANBERRA | CANBERRA DRIVE | Apartment | 27 | OCR | 99 yrs lease commencing from 2020 | New Sale | 1 | 1,933,000 | - | 1,302 | Strata | 01 to 05 | 1,484 | Oct-22 |

NEW LAUNCH



Where to find Transacted prices ? Private Residential

<https://www.ura.gov.sg/realEstateIWeb/transaction/search.action>

Search by project name | Search by property type and postal district

Select the date of sale :
 to

Select Type of Sale :

New Sale
 Sub Sale
 Resale

Select Projects

the peak

2 of 5 projects selected

1 LOFT
 # 1 SUITES
 1 CANBERRA
 1 KING ALBERT PARK
 1 MOULMEIN RISE
 10 EVELYN

J GATEWAY
 THE PEAK@BALMEG

*Click on projects listed above to deselect

*Click on projects listed above to deselect

Search

TOP

Search Result: 175 Record(s) Retrieved

Print PDF

Download into CSV

Modify Search Criteria

RESALE

Display in Square Feet

| Project Name | Street Name | Type | Postal District | Market Segment | Tenure | Type of Sale | No. of Units | Price (\$) | Nett Price (\$) | Area (Sqft)* | Type of Area* | Floor Level | Unit Price (Spsft)* | Date of Sale* |
|--------------|---------------|-------------|-----------------|----------------|-----------------------------------|--------------|--------------|------------|-----------------|--------------|---------------|-------------|---------------------|---------------|
| J GATEWAY | GATEWAY DRIVE | Condominium | 22 | OCR | 99 yrs lease commencing from 2012 | Resale | 1 | 938,000 | - | 527 | Strata | 01 to 05 | 1,778 | Dec-22 |
| J GATEWAY | GATEWAY DRIVE | Condominium | 22 | OCR | 99 yrs lease commencing from 2012 | Resale | 1 | 1,680,000 | - | 893 | Strata | 31 to 35 | 1,880 | Dec-22 |
| J GATEWAY | GATEWAY DRIVE | Condominium | 22 | OCR | 99 yrs lease commencing from 2012 | Resale | 1 | 1,300,000 | - | 678 | Strata | 11 to 15 | 1,917 | Dec-22 |
| J GATEWAY | GATEWAY DRIVE | Condominium | 22 | OCR | 99 yrs lease commencing from 2012 | Resale | 1 | 970,000 | - | 495 | Strata | 31 to 35 | 1,959 | Nov-22 |
| J GATEWAY | GATEWAY DRIVE | Condominium | 22 | OCR | 99 yrs lease commencing from 2012 | Resale | 1 | 1,308,000 | - | 743 | Strata | 01 to 05 | 1,761 | Nov-22 |
| J GATEWAY | GATEWAY DRIVE | Condominium | 22 | OCR | 99 yrs lease commencing from 2012 | Resale | 1 | 1,750,000 | - | 1,206 | Strata | 01 to 05 | 1,452 | Nov-22 |
| J GATEWAY | GATEWAY DRIVE | Condominium | 22 | OCR | 99 yrs lease commencing from 2012 | Resale | 1 | 1,285,000 | - | 678 | Strata | 06 to 10 | 1,865 | Nov-22 |



TOP PROP BUYER CHECK LIST

Have you understand TIMELINE ?

Have you check the DOCUMENTS required ?

Have you check the TRANSACTED prices ?

Have you check your LOAN and HLE ?

Have you SPOT the right buy ?

Have you work out your CASHFLOW ?

Have you ask our CONSULTANT for any further clarification ?

Have you factor your RENOVATION cost?

Have you use the 3Cs factors for NEW LAUNCHES?

ADD ONS

BUDGET 2023, MORE GRANTSHDB BUYER WITH



Budget 2023: More help for first-time resale flat buyers

To provide even more support for first-timers buying resale flats, HDB will increase the maximum amount of CPF Housing Grant for first-timers buying resale flats. This is one of three housing grants eligible first-time resale flat buyers may receive.

The increased grants will automatically apply to eligible and completed resale flat applications received by HDB on or after 1 April 2023.

| Maximum Grant Amount | | Families | Singles |
|--------------------------------------|--------------------------------|---------------------------------|-------------------------------|
| Increased by about 20% | | Up to \$190,000, from \$160,000 | Up to \$95,000, from \$80,000 |
| = CPF Housing Grant for Resale Flats | 4-room or smaller resale flats | Up to \$80,000, from \$50,000 | Up to \$40,000, from \$25,000 |
| | 5-room or larger resale flats | Up to \$50,000, from \$40,000 | Up to \$25,000, from \$20,000 |
| + Enhanced CPF Housing Grant (EHG) | | Up to \$80,000 | Up to \$40,000 |
| + Proximity Housing Grant (PHG) | | Up to \$30,000 | Up to \$15,000 |

ADD ONS

BUDGET 2023, HOW IT AFFECT BUYERS ? NEW STAMP DUTY CALCULATION



Increase in Marginal Buyer's Stamp Duty (BSD) Rates on Residential Properties

| Property Value | Marginal BSD Rate | |
|--------------------------|--------------------------|-------------------------|
| | On or Before 14 Feb 2023 | On or After 15 Feb 2023 |
| First \$180K | 1% | 1% |
| Next \$180K | 2% | 2% |
| Next \$640K | 3% | 3% |
| Next \$500K | 4% | 4% |
| Next \$1.5M | | 5% ↑ |
| In excess of \$3M | | 6% ↑ |

2023 (New) Stamp-duty Calculation

Property *\$360k - \$1m* (Price) x 3% - \$5,400

Property *\$1m to <\$1.5m* (Price) x 4% - \$15,400

Property *\$1.5m to <\$3m* (Price) x 5% - \$30,400

Property *\$3m & Above* (Price) x 6% - \$60,400

ADD ONS

NEW GOVERNMENT MEASUREMENT 30 SEP 2022

Objective

Promote Sustainable Conditions in Property Market

Prudent Borrowing - Financial Institutions

MSR (Residential) - 3.50% -> 4.00%

TDSR (Residential) - 3.50% -> 4.00%

TDSR (Non Residential) - 4.50% -> 5.00%

Prudent Borrowing - HDB Board HLE Loan

HLE MSR - 2.60% -> 3.00%

LTV cut - 85% LTV -> 80% LTV

HDB Loan will continue to be priced at 0.10% + CPF OA rate

Moderate Demand in HDB Resale Market

Private Property Owner / Ex-Private Property Owner -> To wait out **15months prior to granting an Option to Purchase** for Resale Flat

Senior > 55yrs, downgrading to 4-Room flat or smaller, will not be affected by above change.

MND website : <https://bit.ly/3E0WkZp>

ADD ONS

UPCOMING NEW LAUNCHES DEVELOPER PRICING WITH EST. 20-25% DEVELOPER PROFIT

| Residential Sites | District | Tenure | Developer | Winning Bid (\$S) | \$SPSF Per Plot Ratio (\$\$psf ppr) | Estimated Breakeven Cost (\$psf ppr) | Estimated Selling Price | LAUNCHED PRICE |
|---------------------------------------|----------|----------|---|-------------------|-------------------------------------|--------------------------------------|-------------------------|----------------|
| Euro-Asia Apartments | 12 | Freehold | KSH Holdings | \$ 222,180,000 | \$ 1,405 | \$ 2,077 | \$ 2,389 | ? |
| Chuan Park | 19 | 99 years | Kingsford and MCC Land | \$ 890,000,000 | \$ 1,058 | \$ 2,061 | \$ 2,370 | ? |
| Pine Grove (Parcel A) | 21 | 99 years | UOL Group and Singapore Land Group | \$ 671,500,800 | \$ 1,318 | \$ 2,079 | \$ 2,391 | ? |
| Dunman Road | 15 | 99 years | SingHalyi Group | \$ 1,283,888,998 | \$ 1,351 | \$ 2,120 | \$ 2,438 | ? |
| Jalan Tembusu | 15 | 99 years | CDL | \$ 768,000,000 | \$ 1,302 | \$ 2,059 | \$ 2,368 | ? |
| Lentor Hills Road (Parcel A) | 20 | 99 years | GuocoLand | \$ 586,591,288 | \$ 1,060 | \$ 1,749 | \$ 2,011 | ? |
| La Ville | 15 | Freehold | ZACD Group | \$ 152,000,000 | \$ 1,540 | \$ 2,362 | \$ 2,716 | ? |
| Thiam Siew Avenue | 15 | Freehold | Hoi Hup Realty and Sunway Developments | \$ 1,099,000,000 | \$ 1,488 | \$ 2,296 | \$ 2,640 | ? |
| Watten Estate Condominium | 11 | Freehold | UOL Group and Singapore Land Group | \$ 550,800,000 | \$ 1,723 | \$ 2,678 | \$ 3,080 | ? |
| Slim Barracks Rise (Parcel A) | 5 | 99 years | EL Development Pte Ltd | \$ 320,100,000 | \$ 1,246 | \$ 1,986 | \$ 2,284 | ? |
| Slim Barracks Rise (Parcel B) | 5 | 99 years | Gao Xihua (Director of Kingsford Development) | \$ 162,388,000 | \$ 1,210 | \$ 1,941 | \$ 2,232 | ? |
| Flynn Park | 5 | Freehold | Hoi Hup Realty and Sunway Developments | \$ 371,000,000 | \$ 1,318 | \$ 2,079 | \$ 2,391 | ? |
| Lentor Central (LENTOR MODERN) | 20 | 99 years | GuocoLand | \$ 784,113,000 | \$ 1,204 | \$ 1,933 | \$ 2,223 | avg \$2200 |
| Ang Mo Kio Avenue 1 (AMO) | 20 | 99 years | UOL Group, Singapore Land Group and Kheng Leong | \$ 381,381,000 | \$ 1,118 | \$ 1,822 | \$ 2,095 | avg \$2200 |
| Northumberland Road (PICADILLY GRAND) | 8 | 99 years | CDL and MCL Land | \$ 445,900,000 | \$ 1,129 | \$ 1,837 | \$ 2,113 | \$2200-2250 |

Recent launched in OCR, AMO and Lentor Modern are priced averagely at \$2,200 psft, which now became a norm in the market. Upcoming launches price will be higher as currently there is limited stock in the market.

We have Successfully helped our client to purchase some Undervalue projects using our in house SPOT system. PM to find out more.

OUR SERVICES

How our service can enhance your Purchase ?

For Buyers:

By accessing your financial status we will be able to work out a in depth calculation how much loan and **CASH outflow** buyers requires for the initial payment.

We will also streamline down and do a **STRESS TEST** for individual so buyers will understand how much to pay monthly so **not to over commit**.

With a series of checklist we will help you to understand your **entry position and understand developer or seller pricing position**.

By using graphs and numbers, we will be able advise you on what type of property is suitable for you and how to **SPOT undervalue property in current market**.

ABOUT THE AUTHOR



NICK ONG

Today Nick Ong, a multiple properties owner, helps many investors and home owners getting their dream home, generating a good income stream and high capital return.

Nick's Client have given him countless testimonial, with high praises and proven results. Achieving HIGH selling price With Creative Marketing

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