

## Checklist for New Condominiums

This checklist suggests some areas for consideration when you are thinking of buying a condominium from a developer. Do note that this list is non-exhaustive. You may wish to request for more information and advice from the developer, seller, real estate agent and your lawyer where needed.

Category	S/N	Items
Building and its features	1	<b>Look over the unit's drawings and specifications</b> <ul style="list-style-type: none"><li>• Understand where the unit's boundaries are and what you will be owning. You may make a request for the floor plan from the developer.</li><li>• Understand the unit's floor area in relation to its share value.</li></ul>
	2	<b>Find out what changes you are allowed to make to wall placements, windows, front doors, and balcony spaces, based on the developer's guidelines</b> <ul style="list-style-type: none"><li>• There may be limitations on what you can do to external features (e.g. type of balcony blinds, erection of sheds over private enclosed space) as they directly affect the outward aesthetic of the estate. Some walls may be load-bearing which you will not be able to alter, unless all necessary approvals, including approval from the Commissioner of Building Control, are obtained. Making unauthorised alterations to load-bearing walls could affect the structural safety of the unit and the building.</li></ul>
	3	<b>Find out what facilities and features come with the development</b> <ul style="list-style-type: none"><li>• It is good to consider whether you foresee yourself utilising all the facilities, as you will ultimately be paying for them regardless.</li></ul>
	4	<b>Find out about the developer's track record</b> <p>Such as:</p> <ul style="list-style-type: none"><li>• Did the developer receive any <a href="#">Green Mark certification</a> for previously completed projects?</li><li>• What is the developer's track record when it comes to construction quality of past projects? You may wish to refer to BCA's <a href="#">Quality Housing Portal</a>.</li></ul>
Costs and	5	<b>Find out whether your monthly condo contributions are acceptable to you, and request for a breakdown of the fees</b>

<b>monthly fees</b>		<ul style="list-style-type: none"> <li>• What amenities are included in the development and how are they paid for?</li> <li>• Are you able to accept increases in your monthly fees should part of the common property in your estate require urgent repairs or due to increasing maintenance costs over time?</li> <li>• Condo contributions often increase after the condominium's first year after TOP, as the developer may have agreed to pay for certain expenses in the first year, but not in the subsequent years. Fees may also increase after the first fund study has been completed.</li> <li>• For example, shuttle bus services may be provided free of charge by the developer for the first year, but beyond which may be added to your maintenance fees in subsequent years.</li> <li>• You may request for the estate's budget for the first year after TOP, to better understand what your monthly contributions will be used for.</li> </ul>
	6	<p><b>Clarify if the use of carpark lots are included in monthly contributions, and if additional fees are required should you require additional lots</b></p> <ul style="list-style-type: none"> <li>• This may be of concern for owners without cars who would have to pay for carpark lots even if they do not use them.</li> <li>• Also clarify if there are sufficient parking lots near the unit you wish to purchase. Insufficient lots could mean additional parking charges should you have to find external carparks.</li> </ul>
<b>Others</b>	7	<p><b>Understand the concept of 'strata living' and your role and responsibility as a unit owner</b></p> <ul style="list-style-type: none"> <li>• Go through the 'Before Owning a Condo: What to Know' and take the following into consideration: <ul style="list-style-type: none"> <li>a. Are you comfortable living in a place where decisions are made democratically where the majority may not agree with your views?</li> <li>b. Are you willing to participate actively in making decisions regarding the running of your estate?</li> <li>c. Are you prepared to handle potential neighbourly disputes and conflicts privately?</li> </ul> </li> </ul>

	8	<b>Clarify which features will come with warranties, and their duration of coverage</b> <ul style="list-style-type: none"> <li>• Units in new condos often come with warranties for major features and works (e.g. water proofing). It is important to clarify which works are covered and the duration, extent, and conditions of their coverage. Major issues may only begin to surface years after TOP. If the warranty coverage has expired, you will have to bear the cost of repairs.</li> </ul>
	9	<b>Find out about the mandatory and developer-prescribed by-laws of the estate</b> <ul style="list-style-type: none"> <li>• Other than having implications on what you can and cannot do to your unit, by-laws may limit what you can and cannot do in your unit and in certain areas of the estate (e.g. restrictions on smoking).</li> </ul>
	10	<b>Consult your lawyer before signing any document</b> <ul style="list-style-type: none"> <li>• It is always important to thoroughly read through any document before signing. You may wish to consult your lawyer If you are unsure.</li> </ul>

### **Disclaimer**

This checklist has been prepared by the Building and Construction Authority (“**BCA**”), and is not intended to be a legal interpretation of laws including the BSM Act or legal advice. Potential condominium buyers should seek professional legal advice if they wish to better understand their legal rights and duties. The Commissioner of Buildings, BCA and any other agency shall not be liable for any reliance on any information contained in this guide by any person.