

THE SINGAPORE PROPERTY BUYER'S ESSENTIAL CHECKLIST

**SAVE TIME AND MONEY
WHEN BUYING
A CONDO, APARTMENT
OR LANDED PROPERTY**

Introduction

Buying a home is the biggest purchase most of us will make in our lives. Yet many people rush to buy real estate with less preparation than they would make planning a holiday, often with ruinous consequences for their financial health.

We've created this checklist to lay out each step in the buying process and to minimize any problems you might face when purchasing a property in Singapore.

How to use this checklist

Go through each step in order. We will be explaining each step in detail in our upcoming blog posts, so don't forget to head over to www.propwise.sg to sign up for our mailing list if you have not already done so.

About Propwise.sg

We are a blog dedicated to helping you understand the Singapore real estate market and make better buying, selling, renting and investing decisions – minus all the hype and misinformation.

Steps

- Decide whether you want to rent or buy**
 - Why do you want to buy a home (own use, investment etc)?
 - Is buying the best option for you?
- Calculate how much you can afford**
 - How much cash and CPF do you have available for the purchase?
 - What other debts do you have? What is your debt service ratio?
 - How much money can you borrow?
 - Do you have a clean credit history?
 - Calculate transaction costs (stamp duty, agent's commission, legal fees etc) and ongoing expenses (maintenance fees, property tax, mortgage insurance etc)
 - Calculate renovation and furnishing costs
 - Determine the maximum purchase price you can afford taking all the above into account
 - Decide what you are willing to spend (could be different from what you can afford)
- Figure out what sort of home you want**
 - What are your current and future needs?
 - Private or HDB?
 - Landed (GCB, bungalow, semi-detached, terrace, shophouse) or non-landed (apartment or condo)?
 - Leasehold or freehold?
 - New or completed?
 - Location?
 - Number of bedrooms and bathrooms?
 - Proximity to public transportation and necessary amenities?
 - Time and distance to work or schools?
 - Height, facing and view requirements?
- Build a list of options**
 - Use an agent or DIY?
 - Look at offline (classifieds, auctions, etc) and online sources (property websites)
 - Shortlist the promising options
- Do market research and narrow down your choices**
 - Check recent transaction prices of your options
 - Do a comparative market analysis with surrounding projects/houses
 - Look at market rents and rental yields
 - What are the future positive and negative catalysts for the project and the location?

Steps

- Go for property viewings**
 - Arrange viewings
 - View at least a few different properties and take photos and notes
 - Visit the home at different times of the day
 - Figure out your top few choices
 - Do a second viewing (if necessary)
- Get indicative valuations and your mortgage pre-approved**
 - What sort of mortgage do you want (length, fixed or floating, fees and penalties)?
 - Use a mortgage broker or approach the bankers yourself to: i) compare different mortgage packages and ii) get indicative valuations and a in-principle approvals
 - Decide on a conveyancing lawyer
- Make an offer and negotiate the purchase**
 - Decide on your maximum offer price
 - Ensure you have sufficient cash to acquire and exercise the Option To Purchase (typically 5% of the transacted price)
 - Develop a negotiating strategy
 - Make an offer and stick to your strategy
- Sign and exercise the Option To Purchase**
 - If seller accepts your offer, write cheque for 1% of total amount, negotiate exercise and completion dates, and sign the OTP
 - Pass OTP to your conveyancing lawyer
 - Decide and finalize your mortgage with the banker
- Complete the sale and collect the keys**
 - Figure out renovation plan and explore options
 - Prepare furnishing plan and explore options
 - Collect the keys on the completion date

Congratulations! You are the new owner of a property 😊

Was this checklist useful to you? Anything else you want us to write about? Let us know at <http://www.propwise.sg/contactus.html>

Head to <http://www.propwise.sg> for more property tips!