Buying an Uncompleted Condo: Map Payments, Keys and the Defects Period

Description

An uncompleted private-home purchase is a staged commitment: the booking fee, option, sale and purchase agreement, progressive construction payments, vacant possession and defects period each have a separate deadline. The buyer should map every payment and inspection before committing. URA home buyer guidance. URA Home Buyers Guide.

Choose the branch that matches your case

Situation	Next step
Need certainty on the physical unit now	A completed resale unit may be easier to inspect
Can fund staged payments and construction risk	Continue with developer due diligence
Rely on selling another home for later payments	Build a timing and contingency buffer
Marketing promise is absent from contract	Treat it as unconfirmed

Verify the developer and project

Use the official project and licence information, not only a show-flat brochure. Confirm the developer entity, tenure, lot, approvals and expected completion information. URA home buyer guidance.

Record the exact legal names because marketing brands and contracting companies can differ.

Understand the booking commitment

A booking fee secures an option but also starts a short legal and financing sequence. The standard documents and project-specific terms control refund and forfeiture outcomes. URA Home Buyers Guide
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Have a lawyer and lender review the timeline before relying on a verbal assurance about extensions.

Map progressive payments

Payments are linked to construction milestones rather than one completion date. Loan disbursement and buyer cash must be ready as each certified stage is reached.

Build a table with milestone, percentage, estimated date, loan amount, cash amount and buffer. Label every future date as an estimate until notice is issued.

Separate TOP from key collection

Temporary Occupation Permit, vacant possession and legal completion are related but not interchangeable events. The actual notice and sale agreement determine when keys and payments move.

Do not schedule a lease end, renovation crew or move solely around a public target date.

Inspect before and after taking possession

Record visible defects systematically with dated photos, room labels and a written notice through the prescribed process. Cosmetic preference is not automatically a construction defect.

Retain access records and contractor responses so unresolved items can be traced.

Use the defects period promptly

The standard sale framework provides a defects-liability mechanism after possession. Deadlines and developer access requirements matter.

Inspect services as well as finishes: water flow, drainage, power points, doors, windows and supplied appliances.

Keep marketing and contract evidence separate

A model, rendering or salesperson statement may be qualified. The approved plans, specifications and signed agreement carry greater weight.

Save the brochure version and written answers, then ask the lawyer to identify any important promise that is missing from the contract.

Build a dated decision record

Write down the exact outcome you need: map the cash, loan and inspection milestones before paying the booking fee. Keep the household, company, product, trip or booking facts that produced the result beside it. A result based on different facts is not a precedent, even when the headline issue looks similar.

Record the date and the controlling page you checked. For this decision, the source set is URA home buyer guidance; URA Home Buyers Guide. Save the relevant reference number, model, class, property detail, deadline, service route or ticket choice. That makes it possible to reconstruct the decision if a rule, inventory position or personal fact changes.

Use two working aids instead of a single yes-or-no note. First, make a progressive-payment liquidity map. Second, add a room-by-room defects evidence log. The first shows how the facts map to the official rule or live service; the second exposes the timing, cost, trade-off or follow-up action that a simple eligibility answer can hide.

Set a stop condition before acting. Pause if you encounter treating a target top as guaranteed, relying on show-flat statements, ignoring staged cash calls, or if any fact no longer matches the source you checked. Re-run the relevant official tool or contact the competent organisation. The purpose of the record is not paperwork for its own sake. It prevents an old screenshot, rough estimate or remembered rule from becoming an expensive assumption.

Run a final preflight

Before committing money, submitting a form, changing a legal record, starting the trip or relying on the plan, read the opening answer again against your own facts. Confirm who is affected, which date controls, what evidence is still current and which organisation has authority to decide the case. If one of those elements is missing, the decision is not ready.

Then assign the next action and a review date. The action may be a filing, a call, a booking, a household discussion or a fresh check of the live service. Keep the answer from URA home buyer guidance beside the supporting detail from URA Home Buyers Guide. This two-source preflight is deliberately short: it is the last chance to catch a stale rule, misunderstood threshold or unsupported assumption before it becomes harder to reverse.

Work the example before the real decision

A buyer maps a S$1.6 million purchase into booking, agreement and progressive stages, then adds a 10% liquidity buffer for timing differences and non-price costs. The percentages and dates must come from the signed project documents; this is a planning method, not a quotation.

Reader checklist

1. Verify developer and project
2. Read the prescribed documents
3. Obtain loan approval
4. Map every payment stage
5. Keep a cash buffer
6. Inspect at key collection

7. Submit defects on time

Mistakes to avoid

- Treating a target TOP as guaranteed
- Relying on show-flat statements
- Ignoring staged cash calls
- Booking renovations too early
- Missing the defects-notice process

Related next reads

After map the cash, loan and inspection milestones before paying the booking fee, map the conveyancing costs. You can also verify the property agent.

Questions readers ask

Are all payments made at completion?

No. Uncompleted projects use progressive construction-linked payments.

Is TOP the same as legal completion?

No. Treat each project milestone separately.

Should defects be photographed?

Yes, with dates, locations and written submission records.

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