New Condo Showflat: Check the Mandatory Information First

Description

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A showflat is a sales environment, not the legal unit. Before paying a booking fee, match the displayed layout, dimensions, finishes and models against the approved plans, mandatory project information and exact unit documents supplied by the developer.

The practical task is to separate the staged show unit from the mandatory project and unit information that should drive the booking decision. A sound decision separates the controlling condition from convenience, then records the evidence before money, travel, work or a deadline makes the choice harder to reverse.

Choose the branch before acting

Situation	Practical next step
The feature appears only in the show unit	Check whether it is standard, optional, decorative or not included
The model differs from the sales plan	Ask for the controlling approved and contractual documents
The unit faces a future site or road	Review planning information instead of relying on a sales view
The booking deadline feels urgent	Pause until financing and mandatory information are complete

Identify the exact unit

URA buying property guide states the controlling point used here: Buyers of uncompleted private homes should check plans, showflat information, costs and mandatory developer disclosures. Stack, level, orientation and layout determine what the buyer receives. Put the unit number on every comparison page.

For identify the exact unit, this becomes consequential when â??The feature appears only in the show unitâ?• applies. The next move is to check whether it is standard, optional, decorative or not included, but only after the underlying condition has been verified and dated.

Read dimensions, not visual scale

Mirrors, furniture and removed doors can change perceived space. Measure key rooms against the sales plan.

For read dimensions, not visual scale, record the result as confirmed, pending or not applicable. If it is still pending, do not let a convenient assumption close the gap; identify the person or service that can resolve it and the last safe time to ask.

List what is included

Furniture, fittings, appliances and finishes may be display-only or subject to specifications. Create an included, optional and excluded list.

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For list what is included, this becomes consequential when â??The unit faces a future site or roadâ?• applies. The next move is to review planning information instead of relying on a sales view, but only after the underlying condition has been verified and dated.

Check project context

Housing Developers Show Unit Rules states the controlling point used here: Show units have mandatory requirements for plans, dimensions, finishes, changes and representations. Models and views should be read with planning, road, adjoining-site and construction information. Record the source and date for each external condition.

For check project context, record the result as confirmed, pending or not applicable. If it is still pending, do not let a convenient assumption close the gap; identify the person or service that can resolve it and the last safe time to ask.

Separate price from total cost

Booking price does not include every stamp duty, legal, loan and recurring ownership cost. Build a purchase and first-year cost table.

For separate price from total cost, this becomes consequential when â??The feature appears only in the show unitâ?• applies. The next move is to check whether it is standard, optional, decorative or not included, but only after the underlying condition has been verified and dated.

Preserve the sales record

Representations are easier to assess when brochures, messages and supplied documents are dated and saved. Keep the exact material relied on before payment.

For preserve the sales record, record the result as confirmed, pending or not applicable. If it is still pending, do not let a convenient assumption close the gap; identify the person or service that can resolve it and the last safe time to ask.

A showflat-to-contract comparison covering dimensions, finishes and exclusions

Start with Identify the exact unit, then test Read dimensions, not visual scale and List what is included. Show the input, the condition applied and the resulting action in separate columns. If a number is calculated, retain the arithmetic; if a route is selected, retain the branch that ruled out the alternative.

Input or condition	Evidence to keep	Decision it changes
The feature appears only in the show unit	Put the unit number on every comparison page.	Check whether it is standard, optional, decorative or not included
The model differs from the sales plan	Measure key rooms against the sales plan.	Ask for the controlling approved and contractual documents
The unit faces a future site or road	Create an included, optional and excluded list.	Review planning information instead of relying on a sales view

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A first-year buyer cost sheet beyond the headline purchase price

Use Check project context, Separate price from total cost and Preserve the sales record as the verification pass. Check the live condition, note the time checked and keep the response or document that supports the conclusion. Unknowns remain visible until resolved; they should not be replaced by a guessed price, deadline, eligibility result, service level or operating detail.

Worked example

A show unit appears to have a wide living room because a bedroom wall is opened and compact display furniture is used. The buyer should compare the exact stack plan, structural walls, supplied finishes and furniture exclusions. The decision then rests on the contractual unit rather than the staged impression.

The example is a calculation or decision model, not a guarantee. Change one material input at a time, preserve the original inputs and recheck the live authority or operator page before relying on the result.

Before you commit

1. Check whether it is standard, optional, decorative or not included.
2. Ask for the controlling approved and contractual documents.
3. Review planning information instead of relying on a sales view.
4. Pause until financing and mandatory information are complete.

5. Save the date and evidence used for every material condition.
6. Stop and ask the controlling authority, operator or qualified professional if a disputed fact changes the outcome.

Keep the property, party, document, amount and decision date in separate fields. A sales description, managing-agent explanation or remembered conversation should not replace the controlling plan, resolution, contract or regulator record.

Limits

Project documents and contract terms control. Buyers should obtain legal and financing advice before committing to a material purchase.

For an adjacent live guide, see Condo MCST Insurance vs Your Own Cover: Find the Gaps. If the next decision shifts to a second practical issue, Condo En Bloc Sale: Check the Consent Threshold Properly provides the relevant progression without duplicating this primary intent.

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