

LDAU CIRCULAR 1 OF 2012

To Law Firms, Law Organisations & Estate Agents

Non-Singapore citizens purchasing strata landed house in non-condominium developments

This circular is to remind lawyers and real estate agents that non-Singapore citizens who wish to purchase strata landed houses built within non-condominium developments are required to obtain approval under the Residential Property Act. Such strata landed houses may be situated in wholly strata landed developments, i.e. cluster housing projects, and in developments with a mix of strata landed housing and apartment units.

Lawyers and real estate agents are reminded to advise their non-Singapore citizen clients to apply to the Controller of Residential Property (Land Dealings (Approval) Unit (LDAU), in the Singapore Land Authority) before they purchase strata landed houses in non-condominium developments. The need for approval should be brought to the attention of the client before he enters into the option to purchase or the sale and purchase agreement.

A copy of the application form may be obtained from SLA or downloaded from its website at www.sla.gov.sg.

Lawyers and real estate agents are also reminded to advise their clients, who are developers, to include the following clause (approved by the Controller of Housing) in their prescribed Option to Purchase and Sale and Purchase Agreement for the sale of strata landed houses in non-condominium developments:

“If You are not a Singapore Citizen or an approved purchaser as defined under the Residential Property Act (Cap. 274), the sale and purchase is subject to the approval being obtained by You from the Controller of Residential Property, Singapore. If approval is not obtained within 3 months from the Option Date, the sale and purchase shall be treated as abortive and all monies paid shall be refunded to You by Us in full (free of interest) and thereafter neither party shall have any claim against the other.”

Date: 9 Apr 2012

Vincent Hoong
Controller of Residential Property