

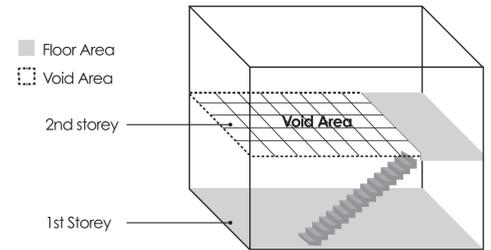
MAKING DOLLARS & SENSE OF VOID AREAS IN A STRATA DEVELOPMENT

Buying a home is probably the biggest financial commitment for most of us. But do you know whether the property you are buying includes a Void Area?

WHAT IS VOID AREA?

A Void Area refers to the empty space above the floor in a strata unit but the area is included in the total saleable floor area of the strata unit. It is usually found in a property with a very high ceiling. The detailed breakdown of a strata unit's floor area is available in the Sale and Purchase (S&P) agreement. Some examples of Void Areas are void over staircase, or a double-volume living room within a maisonette. See Graphic Illustration.

VISUALISING VOID AREA



WHERE ARE VOID AREAS FOUND?

There are many different strata-titled housing options available in Singapore. Depending on building design, some strata units include Void Areas.

See Graphic Illustrations for more complex representations of Void Areas in

- a high rise Penthouse,
- a strata detached house (bungalow) and
- a strata terrace house

PENTHOUSE



STRATA TERRACE HOUSE



STRATA DETACHED HOUSE (BUNGALOW)



LEGENDS

—	Strata Boundary	▨	External Void Area
- - -	Projection Line of Strata Boundary	▩	Internal Void Area

TIPS FOR BUYERS

1. Before accepting the booking fee from buyers, the developer is required to provide the buyers with details of the unit and the housing project such as description and estimated areas of all spaces, e.g. bedroom, living/dining room, balcony, roof terrace or void area, if any. The developer must obtain the buyers' written confirmation of receipt of such information. Buyers should check the information carefully before paying the booking fee.
2. Buyers who are buying an uncompleted property in the sub-sale market (i.e. not directly from the developer) should ask the seller for a copy of the Certificate of Strata Area from the seller before paying the option fee. The certificate would state the floor area of the property, including void areas, if any.
3. Before buying a completed strata unit for which a Subsidiary Strata Certificate of Title (SSCT) has been issued by SLA, buyers can buy a print-out of the SSCT to check the area of the strata unit and also check if the area of the strata unit includes any Void Areas. For SSCTs issued on or after 1 August 2012, Void Areas, if any, will be shown in the SSCT.
4. Before buying a completed strata unit, buyers can buy the Strata Certified Plan (CPST) for the strata unit from SLA's Integrated Land Information Service (INLIS) at: <https://www.inlis.gov.sg> to check if the unit interested in is affected by Void Areas.
5. Before decking any Void Areas to extend the floor space of the strata unit, buyers who purchased the strata unit will need the relevant approvals of (i) the Management Corporation (MCST) confirming authorisation of the works by 90% resolution and (ii) the Urban Redevelopment Authority as the flooring works may result in an increase in the strata development's Gross Floor Area (GFA). Void Areas are not counted as GFA.