

HOUSING DEVELOPERS (SHOW UNIT) RULES

ITEMS TO NOTE

Maps, Plans and Models

Location Plan
<ul style="list-style-type: none">• Must be drawn to scale with the scale used shown clearly.• Names of streets, prominent buildings, facilities and other features within a radius of 500m of the project must be clearly marked and legible.• The <u>boundary of the land parcel</u> on which the housing project is built must be marked out clearly on all maps displayed.
Site Plan
<ul style="list-style-type: none">• Must be drawn to scale with the scale used shown clearly.• Must be based on the approved building plan(s) with the building plan approval date(s) and number(s) stated clearly.• <u>All</u> buildings and communal facilities must be shown and labelled clearly, including electrical substation and bin centre. Communal facilities located on other floors must be clearly marked, e.g. Gym (5th storey).• Notes which disclaim the developer's responsibility on the accuracy of the plan are not allowed to be included.
Building Project and Unit Models
<ul style="list-style-type: none">• Must be constructed to scale with the scale used shown clearly.• Must be based on the approved building plan(s) with the building plan approval date(s) and number(s) stated clearly.• <u>All</u> buildings and communal facilities must be shown clearly in the building project model. Facilities such as electrical substation, generator set and bin centre must be labelled clearly.• Notes which disclaim the developer's responsibility on the accuracy of the model are not allowed to be included.
Unit Floor Plan
<ul style="list-style-type: none">• Must be drawn to scale with the scale used shown clearly.• Must be based on the approved building plan(s) with the building plan approval date(s) and number(s) stated clearly.• For strata titled properties, the plan must include a breakdown of all the areas of the floor spaces and other spaces which form part of the depicted unit.• Address of the depicted unit must be stated in full, i.e. including block number, unit number, street name and postal code. Mirror units should be excluded.

- All symbols (e.g. for void area or rubbish chute) and acronyms (e.g. “DB”) used should be explained clearly by including a legend. For void areas, state if the area is included or excluded from the strata area of the depicted unit.
- Floor-to-ceiling height of all areas must be clearly stated. If there are certain areas, e.g. part of the bedroom, where the floor-to-ceiling height is lower due to the presence of boxed up structures, beam or bulkhead, the lower floor-to-ceiling height must also be stated in the written notice displayed prominently at the entrance of the show unit.
- Notes which disclaim the developer’s responsibility on the accuracy of the plan are not allowed to be included.

SHOW UNIT

Depiction of Show unit

- Show unit must depict the unit to be built accurately :
 - Floor-to-ceiling height must be the same as that shown in the approved plan for the depicted unit.
 - Any difference in floor level in the depicted unit must be built in the show unit, e.g. drop in floor level from the living room to the balcony and from the balcony to air-conditioner ledge respectively. This applies even for show units where the railing of the balcony or air-conditioner ledge is not built to provide for access.
 - Any box-up of services which will be built in the depicted unit must be built in the show unit.
- The interior design, decoration and set up of show unit must not misrepresent any aspect of the depicted unit and its contents.

External walls, parapet, fence, railing etc.

- All external or load-bearing wall or enclosure wall, parapet, fence, railing or other barrier of the depicted unit must be erected in the show unit except for following situations where they are not erected to:
 - Comply with requirements imposed by the relevant authorities e.g. for emergency exits; or
 - Provide access to or egress from the show unit.
- If any external or load-bearing wall or enclosure wall, parapet, fence, railing or other barrier is not built, the location, thickness and width of the unbuilt wall, parapet, fence, railing etc. must be clearly marked **on the floor with solid lines**. A written notice must be displayed prominently to explain what those solid lines depict.

For example, if the kerb and balcony railing are not built, the location, thickness and width of the kerb and balcony railing must be clearly marked with solid lines on the floor. The height of the balcony railing must also be clearly marked with solid lines on the adjoining wall.

Internal non load-bearing walls or partitions

- If any internal wall that is not load-bearing or partition is removed in the show unit, the position, thickness and width of the unbuilt wall or partition must be clearly marked **on the floor with solid lines** with written notices displayed prominently to explain what these lines are.
- If the internal wall or partition is replaced by an interior design feature (e.g. display shelf):
 - A written notice must be displayed prominently on the interior design feature stating that such a wall will be built in place of the interior design feature in the depicted unit.
 - Where the thickness of the interior design feature is less than that of the removed wall, the difference in thickness must be clearly marked and indicated on the floor of the show unit with solid lines and a written notice displayed to explain what these lines are.
 - Where the thickness of the interior design feature is more than that of the removed wall such that it is not possible to mark the thickness of the removed wall on the floor, developers can mark the thickness of the removed wall at other available space, e.g. at the side of the interior design feature, and display a written notice to explain what these lines are.

Doors

- **All** door frames must be installed in the show unit.
- For unbuilt doors, the position, thickness and width of the unbuilt doors in their “close” position, must be clearly marked **on the floor with solid lines** with written notices displayed prominently to explain what these lines are. This requirement also applies to doors to the bathroom, shower cubicle and utility rooms.

Cupboards, vanity units, cabinets and wardrobes

- **All** cupboards, vanity units, cabinets and wardrobes to be provided in the actual unit must be installed in the show unit and have the same specifications and dimensions and be made of the same type of materials as that to be provided in the depicted unit.
- If the developer is offering options on the choice of colour or materials for the installation of the cupboards, vanity units, cabinets and wardrobes, the alternative option(s) can be built in the show unit. For example, a developer offers purchasers a choice of a black or white wardrobe for the bedrooms. The developer can build the black wardrobe in the master bedroom and the white wardrobe in another bedroom in the show unit with written notices displayed prominently next to the wardrobes to explain the options available.

Windows

- All windows to be provided in the depicted unit must be installed in the show unit in accordance with the approved plan for the depicted unit, and must be of the same type and design as those for the windows to be provided in the depicted unit.
- If any window or part of the window is not built to:

- comply with requirements imposed by the relevant authorities e.g. for emergency exits; or
- provide access to or egress from the show unit,

the position, thickness and width of the unbuilt window must be clearly marked and indicated on the floor with solid lines with written notices displayed prominently to explain what these lines are. The type of unbuilt window, e.g. top hung, sliding, casement, half panel, must also be described clearly in the written notices.

Balcony Screen

- If the developer has provided a letter of undertaking to URA for the grant of Written Permission for the balcony, at least one full-size mock-up of the approved balcony screen must be installed in the show unit, where possible. An illustration of the approved balcony screen design should be displayed at the mock up balcony screen.
- A written notice must be displayed at the balconies with the following information:
 - i. The balcony shall not be enclosed unless with the approved balcony screen;
 - ii. State in the written notice whether the balcony screen will be provided in the depicted units, or if the purchasers have to bear the costs of installing the balcony screen; and
 - iii. If there are any balconies where the balcony screen is not installed, besides the information in sub-paras (i) and (ii) above, to include a statement to refer to the mock-up approved balcony screen installed.

Materials, finishes, fittings, equipment, installation and appliances

- Written notices on the materials, finishes, fittings, equipment, installation and appliances which will be provided in the depicted unit must be displayed prominently in the show unit. This includes type of flooring provided for the different areas of the depicted unit, type of wall finishes, electrical appliances, number of fan coil units provided at different areas of the depicted unit, number of lighting and electrical points, data points, heater etc.
- For clarity, a written notice should be displayed at each room or space of the show unit stating the materials, finishes, fittings, equipment, installations and appliances that will be provided at that room or space. For example, one list for the master bedroom, one list for bedroom 2, one list for living and dining room, one list for kitchen, one list for balcony and one list for air-conditioner ledge.
- If there is any difference between the materials, finishes, fittings, equipment, installations or appliances provided in the show unit and those to be provided in the depicted unit, the differences must be **described clearly in the written notice displayed**. In addition to the description in the written notice, developers can stick appropriate notices on the equipment or appliances installed in the show unit to state clearly that these are 'For display purposes only' if they are not provided in the depicted unit.
- If the specific brand of the appliances, e.g. air-conditioner, refrigerator, hob, installed in the show unit will be provided in the depicted unit, the brand of the appliances to be provided must be stated clearly in the written notice to be displayed prominently in the show unit. If the brand of these appliances provided in the depicted unit could be different from that installed in the show unit, the brands of the appliances installed in the show

units must be covered and the difference in the appliances described clearly in the written notice displayed.