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HOUSING AND DEVELOPMENT ACT (CHAPTER 129)

HOUSING AND DEVELOPMENT (AGREEMENTS FOR SALE AND PURCHASE) (AMENDMENT) RULES 2017

In exercise of the powers conferred by section 65(1) of the Housing and Development Act, the Minister for National Development makes the following Rules:

Citation and commencement

1. These Rules are the Housing and Development (Agreements for Sale and Purchase) (Amendment) Rules 2017 and come into operation on 1 January 2018.

Amendment of Schedule

2. The Form in the Schedule to the Housing and Development (Agreements for Sale and Purchase) Rules (R 11) is amended —

- (a) by deleting the words “for Valuation” in the heading of clause 4 and substituting the words “for Value of Flat”;
- (b) by deleting the words “mortgage loan” in clause 4.1 and substituting the words “housing loan”;
- (c) by deleting paragraph (a) of clause 4.1 and substituting the following paragraph:
 - “(a) a request (“Request”), in the form and manner required by the HDB, to determine the value of the Flat for the purposes of financing the purchase of the Flat; and”;
- (d) by deleting the words “Valuation Request” in clause 4.2 and substituting the word “Request”;
- (e) by deleting clause 4.3 and substituting the following clause:

“4.3 If the HDB assigns a valuer (“assigned valuer”), the Seller must within 3 working days after the HDB notifies the Seller of the assigned valuer, allow the assigned valuer to enter the Flat at any time in the day to conduct a valuation of the Flat.”;

(f) by inserting, immediately after clause 4, the following clause:

“4A. Authorisation to disclose CPF accounts information to HDB

4A.1 The Seller and the Buyer agree and authorise the Central Provident Fund (“CPF”) Board to disclose to the HDB such information in the CPF accounts of the Seller and the Buyer for the purposes of the sale and purchase of the Flat.

”;

(g) by inserting, immediately after the definition of “CPF” in clause 9.1, the following definition:

“ “CPF Board” means the Central Provident Fund Board established under the Central Provident Fund Act;”;

(h) by deleting the definition of “Law Society Conditions” in clause 9.1 and substituting the following definition:

“ “Law Society Conditions” means the conditions of sale known as “The Law Society of Singapore’s Conditions of Sale 2012”;”;

(i) by deleting the definition of “working day” in clause 9.1 and substituting the following definition:

“ “working day” means any day from Monday to Friday which is not a public holiday.”;

(j) by deleting the words “the conditions in the Law Society Conditions which” in clause 10.3(e) and substituting the words “the conditions in the Law Society Conditions (except for Conditions 3, 6, 7.1, 7.4, 7.5, 9.3, 9.6, 10.2, 12 and 15.5) which”;

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- (k) by deleting the word “jointly” in clause 12;
- (l) by deleting clause 13 and substituting the following clause:

“13. Completion Date

Unless extended by the HDB, the Completion Date will be within 8 weeks after the date of the HDB’s acceptance of the resale application submitted by both the Seller and Buyer.”;

- (m) by deleting clause 14.1 and substituting the following clause:

“14.1 The Seller must, within a time period (which must not be less than 2 working days) after the request of the HDB or the Buyer’s solicitor —

- (a) produce such documents;
- (b) endorse such documents;
- (c) make such declarations; or
- (d) provide such information,

to the HDB or the Buyer’s solicitor, as may be required to obtain the HDB’s approval for the sale of the Flat.”;

- (n) by deleting the words “mortgage loan” in clause 14.6(b) and substituting the words “housing loan”;
- (o) by deleting clause 15.1 and substituting the following clause:

“15.1 The Buyer must, within a time period (which must not be less than 2 working days) after the request of the HDB or the Seller’s solicitor —

- (a) produce such documents;
- (b) endorse such documents;
- (c) make such declarations; or
- (d) provide such information,

to the HDB or the Seller’s solicitor, as may be required to obtain the HDB’s approval for the purchase of the Flat.”;

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- (p) by deleting clauses 17.2, 18.3 and 20.4;
- (q) by deleting the word “Any” in clause 23 and substituting the words “Except for the HDB and the CPF Board, any”;
and
- (r) by deleting the following words above the heading “ACCEPTANCE”:

“*Our solicitors are _____

**Delete if not applicable.”.*

Saving provision

3. The Housing and Development (Agreements for Sale and Purchase) Rules (R 11) continue to apply to the following as if these Rules had not been made:

- (a) an option which has been granted by a seller of a flat before 1 January 2018 to any intending buyer for the purchase of the flat;
- (b) an agreement for the sale and purchase of a flat made before 1 January 2018.

[G.N. No. S 168/2014]

Made on 28 December 2017.

OW FOONG PHENG
*Permanent Secretary,
Ministry of National Development,
Singapore.*

[ND 311/04-105; AG/LEGIS/SL/129/2015/10 Vol. 1]

(To be presented to Parliament under section 65(2) of the Housing and Development Act).