

# Builder's Eye

Landed Property Evaluation — through the eyes of a builder and developer

Before you commit to a landed home in Singapore, let a builder and developer look at it first. We pull the official plans, check recent prices in the area, walk the site, and tell you plainly what you are really buying — and what you can realistically build on it.

## Who it's for

- **Buyers** shortlisting landed homes — terrace, semi-detached, detached or bungalow.
- **Owners** deciding between keeping, A&A (addition & alteration) or a full rebuild.
- **Buyers' representatives and family advisors** who want an independent builder's view for their client.

## The problem it solves

A landed home can look perfect at a viewing and still carry constraints that only show up later — often after the option is exercised.

### Road widening

A road line can take land and push back what you can build.

### Drainage & sewer

Reserves and public lines can limit layout, basement and extensions.

### Approved-plan issues

What is built may differ from what BCA approved.

### Rebuild potential

Is A&A enough, or does it need a rebuild — and at what rough cost?

## What's included

### 1 Official plans & records

We obtain these on your behalf (plan fees payable at cost):

- **Road Line Plan (RLP)** — SLA INLIS. Critical where road widening applies.
- **Certified Plan (CP)** — SLA INLIS. Lot boundaries and land area.
- **Sewerage Information Plan (SIP)** — SLA INLIS.
- **Drainage Interpretation Plan (DIP)** — SLA INLIS.
- **Existing approved building plans** — BCA.

### 2 Market price check

- Recent landed transactions around the property, using paid **EdgeProp** data.
- Context on how the asking price sits against nearby deals.

### 3 On-site visit

- We visit the actual property and walk the site.
- We highlight potential issues with the house and its surroundings.

### 4 Builder & developer insights

- Site constraints, road widening and setbacks
- Drainage and sewer constraints
- What can be built — A&A vs rebuild potential
- Rough cost indication for the likely scope
- Risk flags to raise before you commit
- A developer's view on upside and trade-offs

## — What you receive

A **written evaluation report for each property**, covering:

- Summary and key risk flags at a glance
- Findings from the RLP, CP, SIP, DIP and BCA plans
- Site visit observations and potential issues
- Recent nearby prices (EdgeProp)
- What can be built: A&A vs rebuild, with a rough cost indication
- Builder's and developer's view, and points to clarify before you commit

Copies of the plans purchased for you are included with the report.

## — Why a builder's eye

Valuers tell you what a property is worth today.

Agents help you transact. A **builder and developer** looks at what the land allows, what the house will need, and what it will take to get there.

Wong Lye builds landed homes in Singapore. We read a property the way we would if we were redeveloping it ourselves — so you can negotiate, plan or walk away with clear eyes.

## — How it works

**01**

### Engage

Confirm the engagement and share the address(es) you are considering.

**02**

### Plans

We purchase the SLA INLIS and BCA plans on your behalf.

**03**

### Market check

We review recent nearby prices using EdgeProp data.

**04**

### Site visit

We visit the property and note potential issues.

**05**

### Report

You receive a written evaluation with our builder and developer insights.

## — Pricing & terms

**S\$8,000**

PER ENGAGEMENT

- **Up to 5 properties** evaluated under one engagement.
- **Valid for 6 months** from the date of engagement.
- **Plan fees at cost** — SLA INLIS and BCA plan fees are paid by the client, on top of the service fee.
- **Weekday working hours**, subject to availability.
- **Weekend site visits:** S\$350 surcharge per visit, subject to availability.

**Shortlisting a landed home? Talk to us before you commit.**

Send us the address and we will take it from there.

**Larry Hoo**

Wong Lye Builders

WhatsApp: +65 9107 2601

Email: [larryhoo@wonglye.com](mailto:larryhoo@wonglye.com)

**wonglye.com**