WONG LYE BUILDERS · WONGLYE.COM

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.

A written report, so you can buy with peace of mind.

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 Interpretation 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 we check

- Roof and wall leaks
- Building cracks
- Structure safety
- Unauthorised works
- Drainage and sewer limits
- Road widening line
- A&A or rebuild potential
- Future value potential

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.

One package, one team

Instead of going to different people for plans, prices, a site check and rebuild costs, Builder's Eye is **one all-round package at one price**, with everything done in-house by Wong Lye. One report, one point of contact.

Why a builder's eye

Wong Lye builds landed homes in Singapore. We read a property the way we would if we were redeveloping it ourselves: what the land allows, what the house needs, and what it will take, 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.
- **Renovation rebate:** if you renovate with us, the full S$8,000 comes back as a rebate at 10% of the renovation contract, so works of S$80,000 or more use it all.
- **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
wonglye.com

Terms. The service fee excludes government and agency plan fees (e.g. SLA, BCA) and any third-party professional fees, such as a Qualified Person (QP) or Professional Engineer (PE). The evaluation is advisory only. It is not a valuation, and not a legal or professional certification. Prices are in Singapore dollars. Wong Lye Pte. Ltd. (Wong Lye Builders) · wonglye.com