

# Points to Note for Auction Sale (Buyers)

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## **Do inspect the property before the auction**

Viewing arrangements can be made with our Auction Department.

## **Do seek legal advice**

Buying at an auction is a firm commitment and carries the same legal implications as a signed contract in a private treaty sale. Prior to the auction, In most cases, copies of relevant legal documents or Conditions of Sale are available before the auction so that you can review them and seek legal advice from your solicitor.

## **Do check your eligibility to buy properties prior to auction sale**

Under the Residential Property Act, a foreign person/company purchasing any landed residential property is required to seek prior approval from Land Dealings (Approval) Unit. Interested buyers who require loan financing should consult and inform their bankers on their eligibility requirements.

## **Do check for late amendments and alterations**

An inquiry desk is set up at the auction for potential buyers to check for any changes to the Particulars and Conditions of Sale (COS) of the property, so always be sure to check for last minutes changes.

## **What are the procedures for property to be sold at an auction? How long does it take for the completion of sale?**

Once the property is knocked down, the highest bidder will pay a 5% or 10% deposit of the successful bid price and immediately sign the contract (COS). Upon the completion of sale, the balance 90% of the successful bid price shall be due payable. For commercial and industrial properties, where good and services tax (GST) is payable, the successful bidder is required to pay the full GST amount together with the 10% deposit.

The date of completion of sale is specified by the vendor, as stated in the contract which is usually between 10 and 12 weeks.

## **Do stay in the auction room once bidding begins**

Some properties sell quickly and you may find that while you have stepped out, the property that you are interested in was sold.

## **Do feel free to make a bid before the auction**

In some cases, vendors may decide to sell their property before the auction.

## **Do make your bid clearly**

Indicate each bid to our Auctioneer by raising your hand.

## **Do inform your solicitor and banker once you are successful in your bid**

Your banker can begin to process your loan application and your solicitor needs to get in touch with the vendor's solicitors.

## **Do expect prompt after-sales settlement of the property**

As soon as a property goes under the hammer, a contract is drawn up. You need to furnish the auction staff with your identity card or passport, company stamp and/or Power of Attorney and a cheque (2 cheques required if GST is payable). You will also receive a duplicate copy of the signed COS on the auction day.

## **Do leave your contact number behind**

Always leave your contact number behind even though the property you are bidding for fails to reach the reserve price. It may be possible that the vendor may decide to sell later.