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HDB DIY BUYER KIT

Avoid the 9 Costly Mistakes First-Timers & Upgraders Make

A step-by-step guide to planning your finances, viewing units, negotiating offers, and completing your HDB purchase without costly errors.



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You can DIY your home purchase, but one mistake costs more than hiring a professional.

**Buying an HDB is not complicated.
Buying it correctly is.**

Most DIY buyers:

- Miscalculate grants
- Misjudge timelines
 - Lose good units
- Get stuck on valuations
- Miss critical submission deadlines
- Pay unexpected cash out-of-pocket
 - Risk penalties from HDB

This guide exists to help first-timers and upgraders **avoid expensive mistakes** before committing to their next home.

My name is Rick. I help buyers buy safely, quickly, and confidently.

I wrote this guide to show you what to expect and how to avoid the traps.



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Table of Contents

1. Eligibility & Buyer Requirements
2. Financial Planning (Grants, CPF, Cashflow)
3. Home Search Strategy
4. Viewing Checklist
5. Offer & Negotiation
6. Option to Purchase (OTP)
7. HDB Submission Timeline
8. Completion & Legal Steps
9. The 9 Most Costly Mistakes
10. DIY vs Done For You (Final Page)
11. About Rick



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Buyer Eligibility

Step 1: Are You Eligible to Buy?

- Age requirements
- Citizenship rules
- Family nucleus requirement
- Income ceilings
- EIP + SPR quota checks
- Second-timer restrictions (MOP, grants, levies)

Flat and Grant Eligibility

Learn about the eligibility conditions for buying a flat and the CPF Housing Grants available for couples/ families, seniors, and singles.



Couples and Families

You are a Singapore Citizen or Singapore Permanent Resident, and intend to buy a flat with your fiancée/ spouse or family members.

Seniors

You are a Singapore Citizen aged 55 and above, and interested to buy a flat.

Singles

You are a Singapore Citizen aged 35 and above, and intend to buy a flat alone or with another single citizen.



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Financial Planning Overview

Step 2: Know Your Numbers Before You Search

Your CPF & Cash



- CPF OA balance
- Cash on hand
- Emergency buffer

Loan Options



- HDB Loan (HLE)
- Bank Loan (IPA)

If you want maximum safety, stability, and low cash outlay → Choose HDB Loan.

If you want lower long-term cost and have stable income → Choose Bank Loan.

If you plan to upgrade soon → Bank loan often saves more.

The 4 Big Costs



- Option Fee
- Downpayment
- Legal Fees
- Renovation Budget

“ **Need me to calculate this for you?**

Reply “Check my numbers.”

- Rick Goh

”



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Grants Simplified

Step 3: What Grants You Actually Qualify For

HOUSING GRANTS FOR SINGAPOREANS BUYING HDB

Quick summary

- Enhanced CPF Housing Grant (EHG)
up to S\$120,000
- CPF Housing Grant for Resale Flats
up to S\$80,000
- Proximity Housing Grant (PHG)
up to S\$30,000
- Singles Grant (Resale)
up to S\$40,000



Combined maximum (example):

A *first-timer family* buying a **resale** flat may stack EHG + CPF Resale Grant + PHG → **up to S\$230,000** in total (e.g. EHG up to \$120k + CPF resale grant up to \$80k + PHG up to \$30k).



Home Search Strategy

Step 4: How to Shortlist Units Without Wasting Time

- Choosing areas
- Deciding flat type
- Understanding remaining lease impact
- Past transactions & market pricing
- Floor, facing, layout
- Red flags to avoid



PROTIP:

Add a “Unit Scoring Sheet” (rating 1–10 on categories)



AREA	FLAT TYPE	LEASE BAL	PRICE	RATING
BISHAN	5 ROOM	60 YEARS	\$949,000	8
TAMPINES	4 ROOM	75 YEARS	\$630,000	6
JURONG	4 ROOM	63 YEARS	\$538,000	4
PUNGGOL	5 ROOM	94 YEARS	\$865,000	10



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Viewing Checklist

Step 5: What to Check During Viewings

- Corridor condition
- Facing & ventilation
- Water pressure
- Electrical points
- BTO renovation cycles
- Noise level
- Lift access
- Stacking
- Sun direction
- Condition of bathrooms
- Ceiling leaks
- Window alignment
- Cracks / defects
- Public transport accessibility
- Food nearby
- Others



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Offer & Negotiation

Step 6: Making the Right Offer Without Losing the Unit

Assessing Price

- Last 6-month transactions
- Floor differences
- Upgrades/reno adjustments
- Seller motivation

Offer Strategy

- First offer
- Counteroffer
- Max walk-away price
- Negotiation scripts

“

Mini-script:

Hi, thanks for the viewing earlier... based on recent transactions and condition, we're prepared to offer...

”



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Option to Purchase (OTP)

Step 7: OTP — The Legal Step You Cannot Mess Up

“This is the #1 stage where DIY buyers make costly mistakes.”

How OTP works

Option fee

Action: Buyer pays an Option Fee in cash (\$1-\$1000) to the seller in exchange for the OTP legal document. P/S: Only the **HDB-prescribed OTP form** is valid.

Purpose: This secures the OTP and grants the buyer the exclusive right to buy the property.

Option period

Definition: A specific time-frame (21 calendar days from the date of issue) is given for the **buyer to decide** whether to proceed with the purchase. This is also the period for buyer to submit valuation check to HDB if COV applies.

Risk: If buyer does not exercise the OTP by the expiry date, the Option Fee is **forfeited**.

Exercising the OTP

Action: To proceed, the buyer signs the '**Acceptance**' section of the OTP in the presence of a qualified witness/agent and pays the Option Exercise Fee (the total deposit **cannot exceed \$5,000** include the option fee).

Outcome: By exercising the option, the buyer has legally agreed to purchase the property and cannot pull out of the transaction.

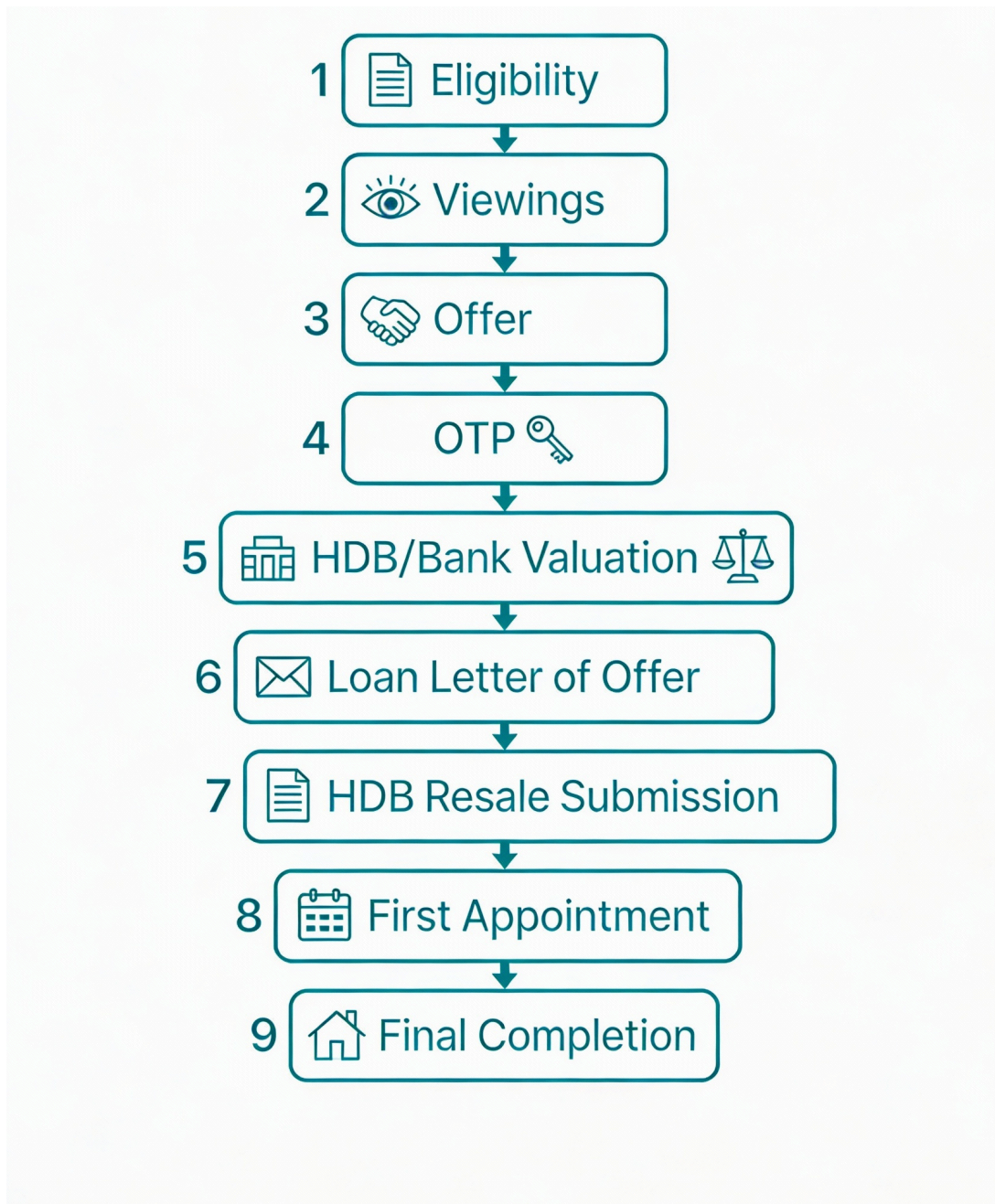


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Financing + Submission Timeline

Step 8: Understanding your HDB Buying Timeline





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Completion & Keys

Step 9: Final Steps to Get Your Keys

- Legal conveyancing
- Cashier's order (if any)
- Final CPF deductions
- Completion appointment
- Keys collection
- Post-completion checks



Legal
Conveyancing

Cashier's Order

Final CPF
Deductions

Completion
Appointment

Keys Collection

Post-Completion
Checks





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The 9 Costly Mistakes Most DIY Buyers Make

Wrong grant(s) calculation

Misjudging budget (*balance lease + youngest buyer age = less than 95 years resulting pro-rated loan/grant*)

Viewing without strategy

Losing units from slow negotiation

Incorrect offer strategy

Expired or invalid HLE/IPA

Missing OTP deadlines

Messing up HDB portal submission timeline

Timeline mismatch between loan, valuation, and OTP



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DIY or Done-For-You: What's Best for You?

DIY

- Slow
- Stressful
- Risk of mistakes
- Requires research
- No negotiation advantage
- Must coordinate everything

Done-For-You

- Faster
- Guided
- Risk-free
- All negotiation handled
- Paperwork managed
- Timeline secured

***“The question isn’t whether you can DIY -
it’s whether it’s worth the risk.”***



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Want Your Home Buying Done Right?

Free 15-minute Buyer Strategy Call

I'll help you:

- Check your grants
- Check your eligibility
- Plan your budget
- Identify best areas
- Avoid costly mistakes
- Outline your full buying timeline

No pressure. No obligations.

[👉 Book Your Free Buyer
Strategy Call](#)

OR

“

👉 WhatsApp me at: 9740-1500”

— Rick Goh

”



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About Rick Goh from RickProp



Full Name:

Rick Goh Wai Heng

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I started my real estate journey in 2022 with Far East Organization's Business Space Division, where I handled sales and leasing of commercial offices and industrial units, completing 10 sales and 2 lease transactions. In 2023, I joined ERA and have since transacted 11 deals across HDBs, Executive Condominiums, private condominiums, and commercial offices. As a homeowner myself, I successfully bought my first resale 3-room HDB without engaging an agent, and later sold it to upgrade to a resale 4-room HDB after marriage.

I've been in the real estate industry for over three years and have seen many homeowners struggle through their home-buying journey—something I believe shouldn't be the case. Having experienced homelessness at a young age, I deeply

understand the importance of having a place to call home. In Singapore, HDB homes are designed to be both affordable and valuable, providing a safe shelter not just for us, but for our loved ones. Today, I'm grateful to provide a home for my wife, my mum, and my granny. I created this guide to help fellow Singaporeans confidently buy their first home and smoothly upgrade to their next.

“Whether you choose DIY or Done-For-You, I want your purchase to be safe, smooth, and stress-free.”

— Rick Goh

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