ARCHTUR

Be the Author of Your Dreams

LANDED HOUSES REDEVELOPMENT FEASIBILITY CHECKLIST

SINGAPORE 2027 EDITION

Linktree

PURPOSE OF THIS CHECKLIST

Considering an Addition & Alteration (A&A), extensive renovation or full reconstruction? Use this guide to organise the early questions, information and professional conversations that can help shape a better-informed project.

START WITH CLARITY

A landed redevelopment involves more than the design of a house. Decisions about site conditions, planning parameters, budget, consultant coordination, approvals, procurement and construction can affect one another. The purpose of this checklist is to help you organise those early questions before committing to a particular direction.

A NOTE FROM THE FOUNDER

In a landed redevelopment, some of the most consequential decisions happen before construction begins. Early feasibility helps clarify what may be possible; coordination brings design intent, technical requirements, budget and programme into a more coherent process; and informed decisions help owners understand the trade-offs before time and resources are committed.

At Archtur, we see architecture as both a creative discipline and a structured process. Our aim is to help people make thoughtful decisions about the spaces they inhabit and the assets they steward. This guide is intended to support a more prepared first conversation — not to replace a site-specific professional assessment.

Ar. Jonathan Lim
Founder & Principal Architect, Archtur

HOW TO USE THIS GUIDE

- *Work through the sections that match your current stage; you do not need every answer at the outset.*
- *Mark information you already have and identify what remains unknown.*
- *Record questions for your architect and relevant consultants.*
- *Treat cost ranges and timelines as indicative planning references, not a quotation or commitment.*
- *Revisit the checklist as your brief, budget and project information become clearer.*

A useful rule of thumb: separate what is known, what is assumed, and what still needs verification.

1. Budget Planning (Singapore 2027 Estimates)

Cost category	Questions to resolve
Construction works	What scope, specifications, exclusions and provisional sums are assumed?
Professional services	Which architect, engineering, quantity surveying and other services are required, and what is included in each appointment?
Authority and statutory costs	Which submissions, reviews, tests or charges may apply to this site and proposal?
Temporary living and logistics	Will the household need alternative accommodation, storage or moving arrangements?
Furnishing and equipment	Are built-in furniture, loose furniture, appliances, lighting and specialist systems included?
Contingency and changes	What allowance is appropriate for uncertainty, hidden conditions and owner-requested changes?
Finance and holding costs	Could loan interest, existing property costs or other holding costs affect the overall plan?

The first budget conversation should establish the scope you are considering and the assumptions behind any estimate. Construction cost is only one part of the overall project outlay; the categories below should be reviewed for applicability to your specific project

- Moderate A&A: $450,000 – $900,000
- Extensive A&A: $900,000 – $1.4M
- Full Reconstruction / New Erection (Inter-terrace): $1.3M – $1.9M
- Full Reconstruction / New Erection (Semi-Detached / Corner Terrace): $1.8M – $3.0M
- Full Reconstruction / New Erection (Detached/Bungalow): $2.8M – $6.0M+

Notes:

- Costs vary based on structural works, design intent, materials, site constraints, and market tender conditions.
- Professional fees (architect, engineers, QS, authorities) are typically 10–18% of project cost.
- Always include a 10–20% contingency buffer.

2. Initial Site Analysis

Site conditions can influence design options, technical solutions, programme and cost. This is an early information-gathering checklist, not a determination of development potential.

Site Information

- Latest survey plan and site boundaries obtained, if available
- Land shape, levels, slope, retaining walls and adjoining conditions recorded
- Existing floor plans, elevations and renovation records collated
- Photographs of the house, access, boundaries and surrounding context collected

Physical Conditions

- Existing structural condition and known defects noted
- Drainage, sewerage and visible service constraints identified for investigation
- Tree locations and potential conservation considerations recorded
- Car porch dimensions, vehicular access and construction access considered

Design and Living Needs

- Site / Sun orientation, daylight and shading opportunities considered
- Prevailing wind and natural ventilation potential considered
- Privacy, overlooking and neighbouring building context recorded
- Current and future family needs, flexibility and accessibility discussed

Potential Additions

- Desired additional area or changes listed
- Potential building envelope and relevant planning controls flagged for professional review
- Key unknowns and specialist investigations identified

Record the Unknowns

a) What information is missing? _____
b) Who should help verify it? _____
c) What decision depends on this information? _____

Do not infer buildable area or approval likelihood from visual inspection alone. Relevant survey, planning, structural and service information may be needed.

3. Regulatory and Technical Checkpoints

The requirements that apply depend on the property, proposed scope, site context and current rules. Use this list to structure a verification conversation with the appointed project team.

Areas to verify	Prompt for the Project Team	Status
Planning / URA	What current landed housing controls, setbacks, height, envelope, attic or other site-specific rules may apply?	Not checked To verify Reviewed
Building / BCA	What building submission, structural safety and applicable code requirements are relevant?	Not checked To verify Reviewed
Sewerage / drainage / PUB	Are sewer lines, drainage provisions or clearances likely to affect the proposal?	Not checked To verify Reviewed
Fire safety / SCDF	Are any fire safety requirements or consultations relevant to the proposed scope?	Not checked To verify Reviewed
Other site-specific controls	Are there tree, conservation, road, boundary, utility or other constraints to investigate?	Not checked To verify Reviewed
Mechanical / external equipment	Are there current requirements affecting condenser placement, noise, ventilation or external equipment?	Not checked To verify Reviewed

Before Proceeding

- Confirm which requirements apply to this particular site and scope.
- Identify who is responsible for each check, submission and response.
- Record assumptions that could change the design, budget or timeline.
- Allow time for required reviews and revisions; do not assume approval dates.

Important:
Early compliance checks can help identify constraints before substantial design work is committed. They do not guarantee approval or eliminate the possibility of redesign.

4. Programme and Timeline Planning

The source checklist gave the following typical stage estimates. These are indicative references from the original guide, not verified commitments or a project schedule.

Stage	Original guide reference	Questions to clarify
Pre-design / feasibility	1–2 months	What information, site investigations and decisions are needed before concept design?
Detailed design and authority submissions	3–6 months	Which design disciplines and reviews are required? What dependencies could affect the sequence?
Tender preparation and contractor appointment	1–2 months	How complete must the documents be? What is the tender and evaluation approach?
Construction — A&A	Around 10 months	What scope, access, phasing and existing-building risks affect the programme?
Construction — rebuild	Around 15–18 months	What approvals, procurement, site conditions and construction complexity affect the duration?

Total typical project duration: 20 - 24 months depending on scope.

5. Programme Readiness Checklist

1) A decision-maker and process for approving design choices are identified.
2) Survey, existing drawings and other essential information are available or planned.
3) Consultant appointments and responsibilities are understood.
4) Long-lead items and procurement strategy will be considered at the appropriate stage.
5) The household has considered temporary accommodation and moving logistics.
6) The project team will maintain a programme showing dependencies, milestones and decisions.

Target start date: _____ Key constraint: _____

6. Preparing to appoint an architect

The best appointment is one where the client understands the scope, deliverables, responsibilities, fees and exclusions. Service coverage varies by practice and agreement, so compare proposals on a like-for-like basis.

Questions to ask

- What relevant experience do you have with projects of similar type and complexity?
- What is included in the proposed scope, and what is excluded?
- Which design stages, drawings, specifications and coordination tasks will be delivered?
- Which consultants may be required, and how will their work be coordinated?
- Who will manage authority submissions and responses, and what depends on client decisions?
- How will tender documents, contractor queries and tender comparisons be handled?
- What construction-stage services are included, and how are site visits, instructions and variations managed?
- How are fees structured, what triggers additional fees, and how are changes documented?
- What decisions and information will you need from us, and by when?

7. Documents to Prepare Before Meeting an Architect

- Latest site plan / survey plan (if available)
- Existing floor plans, elevation drawings, or previous A&A plans
- Property Title Deed / Information from SLA
- Current interior and exterior photographs
- Renovation history (if any) and known defects or constraints
- Indicative budget range and preferred contingency approach
- Family needs, lifestyle requirements, and long-term plans
- Any inspiration images or must-have features

Bring what you have; clearly identify what is missing. A first meeting can help establish the next information needed rather than requiring every document to be complete

8. A Typical Service Pathway

A redevelopment commonly progresses through connected stages. The exact sequence, deliverables and responsibilities depend on the project and the professional appointments agreed with the client

Stage	Typical Focus	Possible outputs/ Decisions
Preliminary feasibility	Understand the brief, site information, constraints, priorities and early options.	Initial issues register; information gaps; preliminary options and next-step recommendations
Concept design	Translate priorities into an initial design direction and test key spatial ideas.	Concept plans / visuals as agreed; client review; direction for further development.
Design Development and Consultant Coordination	Develop the selected direction and coordinate relevant architectural and engineering inputs.	Coordinated design information; decisions and technical issues recorded
Authority Submissions	Prepare and coordinate required submissions with the relevant professionals and authorities	Submission documents, responses and revisions as applicable; approval status tracked.
Tender Documentation & Contractor Selection	Prepare the agreed tender information and support a structured comparison of offers	Tender documents; clarification process; tender review and appointment support as agreed.
Construction stage services	Provide the agreed professional services during construction, including relevant reviews, administration or coordination	Site observations / reports, responses to queries, variation and progress processes as defined by appointment
Completion & Handover	Coordinate the agreed completion process and outstanding items.	Defects / outstanding items records, handover information and applicable completion documentation

At each stage, clarify: who leads, what information is required, what the client must decide, what deliverables are included, and what would trigger a change in scope or fee.

This pathway is illustrative. It is not a promise that every service is included in a single appointment, nor does it replace the signed agreement or the responsibilities of other appointed professionals

8. Design for Lasting Value

A successful home should respond to the people who will use it, the conditions of the site and the resources required to build and maintain it. Consider the following questions alongside the immediate design brief.

- Can the layout adapt to changing family needs over time?
- How might daylight, shading and ventilation affect comfort and energy use?
- Are storage, circulation, privacy and daily routines considered? What maintenance needs may arise from selected materials, finishes and systems?
- Can the design respond to accessibility or ageing-in-place considerations where relevant?
- Are the proposed features aligned with the budget and realistic operating expectations?
- Have sustainability goals been translated into practical design choices and performance questions?

Your Next Action Plan

Action/ Unknown	**Person to Follow up**	**Target Date/ Status**
Collect existing plans and property information		
Clarify budget range and cost exclusions		
List key site / regulatory questions for verification		
Define family priorities and non-negotiables		
Prepare questions for architect / consultants		
Agree the next decision and information required		

Design for Lasting Value

1) _____
2) _____
3) _____

MAKE THE RIGHT DECISION WITH GREATER CLARITY

If you are considering an A&A, a full rebuild or an early feasibility review for a landed property, Archtur welcomes a conversation about your priorities, the information available and the questions that need to be explored next.

A preliminary conversation can help identify the appropriate next steps and whether a more detailed, property-specific assessment may be useful. The scope of any subsequent service, deliverables, fees and responsibilities would be confirmed separately.

A NOTE ON THIS GUIDE

This guide is provided for general information and early planning only. It does not constitute architectural, engineering, quantity surveying, legal, tax, investment or other professional advice, and it does not establish the feasibility or approval status of any property or proposal. Cost ranges and timelines are indicative references drawn from the original checklist and may not reflect current market conditions or the requirements of a particular project. Actual planning, regulatory, technical, construction, contractual and financial matters must be verified for the specific site, scope and circumstances with the relevant qualified professionals and authorities. Requirements may change. No outcome, approval, cost or completion date is guaranteed.