

Checklist for Tenant/Property Agent of Tenant for Renting of HDB Flat

Prospective tenants/property agents of tenants are encouraged to go through this checklist before executing a tenancy agreement.

You must verify the following details:		
1	Name of landlord	
2	HDB flat ownership	
3	HDB's confirmation that owners are eligible to rent out the flat	
In addition to the above, you may wish to check:		
1	Stamp duty ¹	
When engaging the services of a property agent, you must check:		
1	Whether the agent is registered with CEA	
If property agent is engaged, property agent must carry out:		
1	Anti-money laundering/Countering the financing of terrorism checks on tenant	

Where to conduct the checks

S/N	Description	URL
1	HDB ownership	https://www.sla.gov.sg/inlis/#/
2	Stamp duty	https://www.iras.gov.sg/irashome/Other-Taxes/Stamp-Duty-for-Property/Working-out-your-Stamp-Duty/Renting-a-Property/
3	Registration of property agent	https://www.cea.gov.sg/public-register

Note: Companies providing property transaction services can automate some of the above due diligence checks through the usage of Automated Programming Interfaces (API) implemented by the respective government agencies.

This checklist is developed by the Digitalised Property Transactions Workgroup, as part of the Real Estate Industry Transformation Map's vision to enable the industry deliver seamless, efficient, and secure property transactions. For more information, please visit www.cea.gov.sg/DPTWG.

¹ Stamp duty is payable on the tenancy agreement. The party who is liable to pay stamp duty is usually stated in the tenancy agreement. When the terms of the agreement do not state who is liable to pay stamp duty, the tenant shall be the party liable for stamp duty. Please refer to IRAS' website (www.iras.gov.sg) for more details.