ABSTRACT

In marketing *landed housing* projects in Singapore, it has been noted that developers often resort to using ambiguous and misleading expressions to *describe* their floor area. As revealed in the landmark case of *Lim Bio Hiong Roger v City Developments Limited* [1999] 4 SLR 451, even professionals could not agree on the meaning of commonly used floor area terms of *'built-in area'* and *'built-up area'*.

The feasibility of extending the *gross floor area* (GFA), a planning terminology, in the context of sale and purchase of landed properties, is appropriately dealt with in this study.

As the purchase price a buyer pays for a landed property includes both the land area (plot area) as well as the floor area of the building, he should be respected of the right to insist on the delivery of a completed house, as described or represented by the developers or marketing agents in an *off-plan sale*.

KEYWORDS

*Landed housing*  
*Describe*  
*'Built-in area'*  
*'Built-up area'*  
*Gross floor area*  
*Off-plan sale*