

# AUCTION SALE

Date : 21 January 2019, Monday, 2.30pm  
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3



## SOLD BEFORE AUCTION

1 **#12-03, SUITES @ AMBER, 30 AMBER ROAD, D15**  
Mortgagee's sale. 2 + study penthouse with household shelter. Floor area approx. 915 sqft. Freehold, VP.


**SOLD**

Oliver  
9851 1880

## RESIDENTIAL LANDED

1		<b>53 JALAN JELITA, D10</b> Description : 3 ½ -storey semi-detached Land approx. 3,993 sqft. Leasehold 999 years, VP. Remarks : Walk to Jelita Cold Storage. Near Holland Village. URA Masterplan 2014 zoned for 2-storey semi-detached; suitable for A&A or re-build.	<b>MORTGAGEE'S SALE</b> Contact: Joy - 9151 9009 <a href="#">More Information</a>
2		<b>1x SIME ROAD, D11</b> Description : 2 ½ -storey semi-detached Land approx. 4,629 sqft, GFA approx. 4,111 sqft (subject to final survey) Freehold, VP. Remarks : Located off Leonie Road, on a corner plot within a cul-de-sac. Frontage approx. 13.8 m. URA Masterplan 2014 zoned for 2-storey semi-detached; suitable for A&A or re-build.	<b>OWNER'S SALE</b> Contact: Joy - 9151 9009 <a href="#">More Information</a>
3		<b>76 DIDO STREET, D15</b> Description : 2-storey intermediate-terrace Land approx. 2,347 sqft, GFA approx. 2,286 sqft. Freehold, VP. Remarks : URA Masterplan 2014 zoned 2-storey mixed landed; suitable for re-build. Located approx. 6min walk to Bedok MRT / Mall.	<b>MORTGAGEE'S SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
4		<b>2xx BELGRAVIA DR, BELGRAVIA VILLAS, D28</b> Description : 3 ½ -storey + basement, strata-titled semi-detached, 3 + 1-bedrooms. Floor area approx. 3,961 sq ft. Freehold. VP. Remarks : Brand new unit, greenery facing. With internal lift serving all levels and 2 private carpark lots.	<b>OWNER'S SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>

## RESIDENTIAL NON-LANDED

5		<b>#07-xx, THE COAST AT SENTOSA COVE, 280 OCEAN DRIVE, D04</b> Description : Condominium, 4-bedrooms + utility. Floor area approx. 2,626 sq ft. Leasehold 99 years wef 2010, VP. Remarks : Sea, pool & marina views. Move-in condition. Single loading, cross ventilation.	<b>OWNER'S SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
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VP: Vacant Possession

All units are sold on an "as-is-where-is" basis, unless otherwise stated

### IMPORTANT NOTICE






Edmund Tie & Company (SEA) Pte. Ltd. gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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6		<b>#05-58, REFLECTIONS AT KEPPEL BAY, 17 KEPPEL BAY DRIVE, D04</b>	<b>MORTGAGEE'S SALE</b>
		Description : Condominium, 4-bedrooms + utility. Floor area approx. 3,854 sq ft. Leasehold 99 years wef 2006, VP.	Contact: Joy - 9151 9009
		Remarks : Villa collection, with marina / waterway views. Move-in condition. Corner stack; bright and windy. Private lift access / foyer.	<a href="#">More Information</a>
7		<b>#09-17, 8 @ WOODLEIGH, 8 WOODLEIGH CLOSE, D13</b>	<b>MORTGAGEE'S SALE</b>
		Description : Condominium, 2-bedrooms. Approx. 840 sqft. 99 years wef 2008. VP.	Contact: Rachel - 9188 9668
		Remarks : 3min walk to Woodleigh MRT Station and future The Woodleigh Mall. Good layout, good condition. Near American Int School, Cedar Girls', St Andrews.	<a href="#">More Information</a>
8		<b>#10-xx, THE HELICONIA, 30 JALAN DAUD, D14</b>	<b>OWNER'S SALE</b>
		Description : Condominium, 3-bedrooms + utility. Approx. 1,302 sqft. Freehold. VP.	Contact: Rachel - 9188 9668
		Remarks : Unblocked; bright and windy. Near Kembangan MRT Station & Bedok Mall.	<a href="#">More Information</a>
9		<b>#05-xx, BLU CORAL, 129 LORONG L TELOK KURAU, D15</b>	<b>OWNER'S SALE</b>
		Description : Duplex penthouse, 3-bedrooms + utility. Approx. 2,110 sqft. Freehold. VP.	Contact: Rachel - 9188 9668
		Remarks : With private pool on upper level. Near Siglap Park connector and Kembangan MRT Station.	<a href="#">More Information</a>
10		<b>#17-09, RIO VISTA, 16 UPPER SERANGOON VIEW, D19</b>	<b>MORTGAGEE'S SALE</b>
		Description : 4-bedrooms penthouse Approx. 2,271 sq ft. 99 years wef 2001. VP.	Contact: Oliver - 9851 1880
		Remarks : Unblocked greenery and river view. Near Hougang MRT	<a href="#">More Information</a>

## COMMERCIAL (GST may apply)

11		<b>#02-16, OXLEY TOWER, 138 ROBINSON ROAD, D01</b>	<b>MORTGAGEE'S SALE</b>
		Description : Retail shop Approx. 161 sqft. Freehold. VP.	Contact: Oliver - 9851 1880
		Remarks : Bare / brand new unit. Near Tanjong Pagar MRT.	<a href="#">More Information</a>
12		<b>5xx SERANGOON ROAD, D08</b>	<b>OWNER'S SALE</b>
		Description : 2 ½- storey intermediate shophouse Land approx. 1,739 sqft. GFA approx. 3,562 sqft (Subject to final survey). Freehold. VP.	Contact: Joy - 9151 9009
		Remarks : Bare / brand new unit. First level approved for F&B usage, upper levels approved for office usage. Access to upper floor via external staircase. With 2 private carpark lots.	<a href="#">More Information</a>

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13		<b>1xx UPPER PAYA LEBAR ROAD, D19</b>	<b>OWNER'S SALE</b>
		Description : 2-storey intermediate shophouse Land approx 1,512 sqft. GFA approx 2,900 sqft (Subject to final survey). Freehold. VP	Contact: <b>Oliver - 9851 1880</b>
		Remarks : Access to upper floor via external staircase from front. Near Tai Seng MRT.	<a href="#">More Information</a>

## INDUSTRIAL (GST may apply)

14		<b>#04-14, ACE @ BUROH, 2 BUROH CRESCENT, D22</b>	<b>MORTGAGEE'S SALE</b>
		Description : B2 ramp-up factory with mezzanine level Approx. 3,466 sqft. 30 years leasehold, Completed 2017. VP.	Contact: <b>Oliver - 9851 1880</b>
		Remarks : With self-contained toilet. Comes with ample parking lots.	<a href="#">More Information</a>

For more information, please contact the respective person-in-charge:

**Joy Tan** R020840C  
9151 9009 | joy.tan@etcsea.com

**Rachel Lee** R050717F  
9188 9668 | rachel.lee@etcsea.com

**Oliver Wong** R044885D  
9851 1880 | oliver.wong@etcsea.com

**Sharon Hong**  
6393 2381 | sharon.hong@etcsea.com

If you wish to be included in our mailing list, please contact the Auction and Sales department at 6393 2381 or email [auktion.sg@etcsea.com](mailto:auktion.sg@etcsea.com)  
<http://www.etcsea.com/services/agency-services/auktion-sales.html>

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## POINTS TO NOTE FOR AUCTION SALE (BUYERS)

### Step 1: Viewing the Property

- Viewing arrangements can be made with our Auction Department, with the respective auction team member

### Step 2: Conduct Due Diligence

- Buying at an auction is a firm commitment and carries the same legal implications as a signed (exercised) contract in a private treaty sale. In most cases, copies of the Conditions of Sale (COS) and other relevant legal documents are available before an auction for your prior review
- Do check your eligibility to buy properties prior to auction sale; For example, 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 prior to the auction

### Step 3: Auction Day

- Our auction team will be present before the auction, and prospects should check for any last-minute changes to the COS or clear any other doubts before the auction
- During the auction, indicate each bid to the auctioneer by raising your hand
- All intended purchasers will need to personally be present at the auction

### Step 4: Successful Bidders

- Once the property is knocked down, the successful bidder will need to furnish the auction team a copy of your NRIC / passport / company ROC / Power of Attorney for the immediate preparation of the COS
- The successful bidder will then pay a 5% or 10% deposit (as stated in the COS) of the successful bid price and immediately sign the contract (COS)
- For commercial and industrial properties, where good and services tax (GST) is payable, the successful bidder is also required to pay the full GST amount together with the deposit.
- The balance 90% / 95% of the successful bid price shall be due payable upon the completion of sale, as specified in the COS and is usually between 8 and 12 weeks
- The purchaser will also receive a duplicate copy of the signed COS on the auction day.
- Do inform your solicitor and banker of your purchase(s), so that they can begin to process your loan application and other legal processes

### Other Notes

- In some cases, vendors may decide to sell their property before the auction. Do keep in close contact with the auction team for updates.

**If you have any queries please contact a member of the auction team. If you are uncertain about what you are buying or have doubts over the process or completing on time we would advise you not to bid. On the fall of the Auctioneer's gavel, a binding contract is effected. After this point there can be no change or negotiation.**

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