

AUCTION SALE




Date : 26 February 2019, Tuesday, 2.30pm
 Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3





PROPERTIES SOLD

1	#05-xx BLU CORAL, 129 LORONG K TELOK KURAU, D15 Owner sale. Duplex penthouse, 3-bedrooms + utility. Approx. 2,110 sq ft. Freehold, VP.	SOLD	Rachel 9188 9668
2	#17-09 RIO VISTA, 16 UPPER SERANGOON VIEW, D19 Mortgagee sale. 3 + 1-bedrooms penthouse. Approx. 2,271 sq ft. 99 years wef 2001. VP.	SOLD	Oliver 9851 1880
3	66 CHENG SOON GARDEN, D21 Mortgagee sale. 2-storey semi-detached, land suitable for development. Freehold. VP. Land area: approx. 8,727 sq ft.	SOLD Via Private Treaty	Joy 9151 9009

RESIDENTIAL LANDED

1	 53 JALAN JELITA, D10	MORTGAGEE SALE
	Description : 3 ½ -storey semi-detached Land approx. 3,993 sqft. Leasehold 999 years, VP.	Contact: Joy - 9151 9009
	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.	More Information
2	 #01-2x, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10	OWNER SALE
	Description : 3 ½-storey strata-titled semi-detached with basement and attic 4-bedrooms + study. GFA approx. 3,702 sqft. 99 years wef 2010. VP.	Contact: Rachel - 9188 9668 Oliver - 9851 1880
	Remarks : Move-in condition. With 2 private carpark lots and home lift.	More Information
3	 76 DIDO STREET, D15	MORTGAGEE SALE
	Description : 2-storey intermediate-terrace Land approx. 2,286 sqft, GFA approx. 2,347 sqft. Freehold, VP.	Contact: Rachel - 9188 9668
	Remarks : URA Masterplan 2014 zoned 2-storey mixed landed; suitable for re-build. Located approx. 6min walk to Bedok MRT / Mall.	More Information

RESIDENTIAL NON-LANDED

4	 #05-58, REFLECTIONS AT KEPPEL BAY, 17 KEPPEL BAY DRIVE, D04	MORTGAGEE SALE
	Description : Condominium, 4-bedrooms + utility. Floor area approx. 3,854 sq ft. 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.	More Information
5	 #07-xx, THE COAST AT SENTOSA COVE, 280 OCEAN DRIVE, D04	OWNER SALE
	Description : Condominium, 4-bedrooms + utility. Floor area approx. 2,626 sq ft. 99 years wef 2010, VP.	Contact: Rachel - 9188 9668
	Remarks : Sea, pool & marina views. Move-in condition. Single loading, cross ventilation.	More Information

VP: Vacant Possession

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IMPORTANT NOTICE




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6		#04-xx, EDEN RESIDENCES CAPITOL, 11 STAMFORD ROAD, D06	OWNER SALE
		Description : Condominium, 3-bedrooms + utility. Floor area approx. 2,260 sq ft. 99 years wef 2001. Sale with tenancy.	Contact: Rachel - 9188 9668
		Remarks : Mixed-development with 4-levels of retail shops, with basement link to City Hall MRT Station & Raffles City Mall. Private lift access, pool view.	More Information
7		#10-xx, THE HELICONIA, 30 JALAN DAUD, D14	OWNER SALE
		Description : Condominium, 3-bedrooms + utility. Approx. 1,302 sq ft. Freehold. VP.	Contact: Rachel - 9188 9668
		Remarks : Unblocked; bright and windy. Near Kembangan MRT Station & Bedok Mall.	More Information
8		#14-31 REGENT GROVE, 52 CHO A CHU KANG NORTH 7, D23	MORTGAGEE SALE
		Description : Condominium, 3-bedrooms + utility. Approx. 1,163 sq ft. 99 years wef 1997. VP.	Contact: Rachel - 9188 9668
		Remarks : Side gate to Yew Tee MRT Station & Yew Tee Market.	More Information

COMMERCIAL (GST may apply)

9		#02-16, OXLEY TOWER, 138 ROBINSON ROAD, D01	MORTGAGEE SALE
		Description : Retail shop Approx. 161 sq ft. Freehold. VP.	Contact: Oliver - 9851 1880
		Remarks : Bare / brand new unit. Near Tanjong Pagar MRT Station.	More Information
10		#01-67 THE GLADES, 20 BEDOK RISE, D16	DEVELOPER SALE
		Description : Retail shop Approx. 517 sq ft. 99 years wef 2013. VP.	Contact: Rachel - 9188 9668
		Remarks : Bare / brand new unit. Side gate access to Tanah Merah MRT Station.	More Information

INDUSTRIAL (GST may apply)

11		#09-56, NORTHSTAR @ AMK, 7030 ANG MO KIO AVENUE 5, D20	MORTGAGEE SALE
		Description : B1 factory Approx. 1,959 sqft. 60 years wef 2007. VP.	Contact: Oliver - 9851 1880
		Remarks : Close to Buangkok MRT Station. With self-contained toilet. GST payable.	More Information

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12		#04-14, ACE @ BUROH, 2 BUROH CRESCENT, D22	MORTGAGEE SALE
		Description : B2 ramp-up factory with mezzanine level Approx. 3,466 sqft. 30 years leasehold, Completed 2017. VP.	Contact: Oliver - 9851 1880
		Remarks : With self-contained toilet. Comes with ample parking lots.	More Information
13		#05-46, #05-47 WCEGA PLAZA, 1 BUKIT BATOK CRESCENT, D23	MORTGAGEE SALE
		Description : B1 ramp-up factory, 2 adjoining units for sale #05-46 Approx 2,562 sqft. #05-47 Approx 2,605 sqft 60 years wef 1997. VP.	Contact: Oliver - 9851 1880
		Remarks : Near Bukit Batok MRT Station. With self-contained toilet.	More Information

PROPERTY WITHDRAWN FROM AUCTION

1		#03-xx, BALMORAL 8, 8 BALMORAL ROAD, D10	OWNER SALE
		Description : Condominium, 3-bedrooms + utility. Floor area approx. 1,916 sq ft. Freehold. Sale with existing tenancy	Contact: Joy - 9151 9009
		Remarks : Within 1km to Singapore Chinese Girls' School, Anglo-Chinese School, St Joseph Institution. Near Orchard Shopping Belt & Newton MRT Station.	

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

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

Rachel Lee R050717F
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If you wish to be included in our mailing list, please contact the Auction and Sales department at 6393 2381 or email auction.sg@etcsea.com
<http://www.etcsea.com/services/agency-services/auction-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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