

# AUCTION SALE

Date : 27 March 2019, Wednesday, 2.30pm  
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3






## PROPERTIES SOLD

- 1 **#14-31, REGENT GROVE, 52 CHOA CHU KANG NORTH 7, D23**  
Mortgagee sale. 3-bedrooms + utility. Approx. 1,163 sq ft. Leasehold 99 years wef 1997, VP.



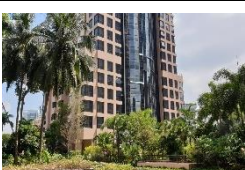


Rachel  
9188 9668

## RESIDENTIAL LANDED

1		<b>53 JALAN JELITA, D10</b> Description : 3 ½ -storey semi-detached Land approx. 3,998 sqft. Leasehold 999 years, VP. Remarks : Next to Jelita Shopping Centre & near Holland Village. URA Masterplan 2014 zoned for 2-storey semi-detached; suitable for re-build.	<b>MORTGAGEE SALE</b> Contact: Joy - 9151 9009 <a href="#">More Information</a>
2		<b>#01-2x, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</b> 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. Remarks : Move-in condition. With 2 private carpark lots and home lift.	<b>OWNER SALE</b> Contact: Rachel - 9188 9668 Oliver - 9851 1880 <a href="#">More Information</a>
3		<b>65 SUNRISE AVENUE, D28</b> Description : 3-storey semi-detached, 4-bedrooms Land approx. 3,035 sqft. 99 years wef 1995, VP. Remarks : Near to Yio Chu Kang MRT Station. Well-kept.	<b>MORTGAGEE SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>

## RESIDENTIAL NON-LANDED

4		<b>#04-xx, EDEN RESIDENCES CAPITOL, 11 STAMFORD ROAD, D06</b> Description : Condominium, 3-bedrooms + utility Floor area approx. 2,260 sq ft. 99 years wef 2001. Sale with tenancy. 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.	<b>OWNER SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
5		<b>#17-11, GRANGE RESIDENCES, 95 GRANGE ROAD, D10</b> Description : Condominium, 3-bedrooms + study + utility Floor area approx. 2,852 sq ft. Freehold. VP. Remarks : Gorgeous, unblocked views of Chatsworth GCBA & embassies, bright and windy. Opposite Tanglin Mall, and approx. 5min walk to upcoming Orchard Boulevard MRT Station (TEL)	<b>MORTGAGEE SALE</b> Contact: Joy - 9151 9009 <a href="#">More Information</a>
6		<b>#04-xx, FOUR SEASONS PARK, CUSCADEN WALK, D10</b> Description : Condominium, 4-bedrooms + utility. Floor area approx. 2,260 sq ft. Freehold. Sale with existing tenancy. Remarks : Beautifully ID-ed with quality furnishes. Approx. 500m to ION Orchard & Orchard MRT Station. Greenery & landed facing.	<b>OWNER SALE</b> Contact: Joy - 9151 9009 <a href="#">More Information</a>

VP: Vacant Possession

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

### IMPORTANT NOTICE




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7		<b>#10-xx, THE HELICONIA, 30 JALAN DAUD, D14</b> Description : Condominium, 3-bedrooms + utility. Approx. 1,302 sq ft. Freehold. VP. Remarks : Unblocked; bright and windy. Near Kembangan MRT Station & Bedok Mall.	<b>OWNER SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
8		<b>#11-16, ECO SANCTUARY, 65 CHESTNUT AVENUE, D23</b> Description : Condominium, 2 + 1-bedrooms. Approx. 732 sq ft. 99 years wef 2012. VP. Remarks : Move in condition. With beautiful unblocked view.	<b>MORTGAGEE SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>
9		<b>#09-03, RIVERBANK @ FERVALE, 11 FERVALE CLOSE, D28</b> Description : Condominium, 2-bedrooms. Approx. 689 sq ft. 99 years wef 2013, VP. Remarks : Move in condition. Unblocked view and bright	<b>MORTGAGEE SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>

## COMMERCIAL (GST may apply)

10		<b>#B1-28, ICON @ CHANGI, 228 CHANGI ROAD, D14</b> Description : Retail shop Approx. 129 sq ft. Freehold. VP. Remarks : Bare / brand new unit. With waterpoint & aircon provisions. Next to lift lobby.	<b>MORTGAGEE SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
11		<b>#01-67 THE GLADES, 20 BEDOK RISE, D16</b> Description : Retail shop Approx. 517 sq ft. 99 years wef 2013. VP. Remarks : Bare / brand new unit. With gas pipe provisions. Next to lift lobby and side gate access to Tanah Merah MRT Station.	<b>DEVELOPER SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>

## INDUSTRIAL (GST may apply)

12		<b>745 LORONG 5 TOA PAYOH, D12</b> Description : 4-storey B1 factory, frontage about 50m along Lor 5 Toa Payoh Approx. 44,906 sqft. 60 years wef 1970. Sale with tenancy or vacant Remarks : With built-in passenger lift. Walk to Toa Payoh MRT Station.	<b>OWNER SALE</b> Contact: Joy - 9151 9009 Oliver - 9851 1880 <a href="#">More Information</a>
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## INDUSTRIAL (GST may apply)

13		<b>#09-56, NORTHSTAR @ AMK, 7030 ANG MO KIO AVENUE 5, D20</b> Description : B1 factory Approx. 1,959 sqft. 60 years wef 2007. VP. Remarks : Close to Buangkok MRT Station. With self-contained toilet. GST payable.	<b>MORTGAGEE SALE</b> Contact: <b>Oliver - 9851 1880</b> <a href="#">More Information</a>
14		<b>#05-46, #05-47 WCEGA PLAZA, 1 BUKIT BATOK CRESCENT, D23</b> 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. Remarks : Near Bukit Batok MRT Station. With self-contained toilet.	<b>MORTGAGEE SALE</b> Contact: <b>Oliver - 9851 1880</b> <a href="#">More Information</a>

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

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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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