

AUCTION SALE






Date : 24 October 2018, Wednesday, 2.30pm
 Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3



SOLD BEFORE AUCTION

1	#07-xx, THE HELICONIA, 30 JALAN DAUD, D14 Owner's sale. Condominium, 3-bedrooms + utility, approx. 1,302 sq ft, Freehold. VP.	SOLD	Rachel 9188 9668
2	#10-xx, CHESTERVALE, 37 BANGKIT ROAD, D23 Owner's sale. Condominium, 3 + 1-bedrooms, approx. 1,410 sq ft, Leasehold 99 yrs wef 1995. VP.	SOLD via Private Treaty	Rachel 9188 9668

RESIDENTIAL LANDED

1	 #01-4x, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10	OWNER'S SALE
	Description : 3 ½-storey strata-titled semi-detached with basement and attic 4 + study bedrooms. 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
2	 #01-5x, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10	OWNER'S SALE
	Description : 3 ½-storey strata-titled semi-detached with basement and attic 4 + study + 1 bedroom. GFA approx. 3,702 sqft. 99 years wef 2010.	Contact: Rachel - 9188 9668 Oliver - 9851 1880
	Remarks : Sale with existing tenancy till November 2019. With 2 private carpark lots and home lift.	More Information
3	 12E SIME ROAD, D11	OWNER'S SALE
	Description : 2 ½-storey semi-detached Land approx. 4,629 sqft, GFA approx. 4,111 sqft (subject to final survey) Freehold. VP.	Contact: Joy - 9151 9009
	Remarks : URA Masterplan 2014 zoned for 2-storey semi-detached. Frontage approx. 13.8m. With swimming pool.	More Information
4	 66 CHENG SOON GARDEN, D21	MORTGAGEE'S SALE
	Description : 2-storey semi detached, land suitable for development Land approx. 8,727 sq ft. Freehold. VP.	Contact: Joy - 9151 9009
	Remarks : URA Masterplan 2014 zoned for 3-storey mixed-landed. Corner plot, located within a cul-de-sac. Dual frontage with huge carporch / garden.	More Information
5	 KANDIS WALK, D27	OWNER'S SALE
	Description : 3-storey terrace, 5-bedrooms. Land approx. 1,615 sq ft. GFA approx. 3,000 sqft (subject to final survey) Freehold. VP.	Contact: Oliver - 9851 1880
	Remarks : URA Masterplan 2014 zoned for 3-storey mixed-landed.	More Information

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.

AUCTION SALE



Date : 24 October 2018, Wednesday, 2.30pm
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3



RESIDENTIAL NON-LANDED

6		#13-xx, THE OCEANFRONT @ SENTOSA COVE, 285 OCEAN DRIVE, D04 Description : 2-storey Sky Villa with roof terrace, 3 + 1-bedrooms Approx. 3,057 sqft. Leasehold 99 years wef 2003. VP. Remarks : With private lift access, pool/jacuzzi. Views of CBD and marina yacht berth.	OWNER'S SALE Contact: Joy - 9151 9009 More Information
7		#21-03, THE SCOTTS TOWER, 38 SCOTTS ROAD, D09 Description : Condominium, 2-bedrooms Approx. 840 sqft. Leasehold 103 years wef 2010. VP. Remarks : Near Orchard & Newton MRT Station. Move-in condition.	MORTGAGEE'S SALE Contact: Oliver - 9851 1880 More Information
8		#08-04, URBAN VISTA, 2 TANAH MERAH KECHIL LINK, D16 Description : Condominium, 2-bedroom + household shelter Approx. 592 sqft. Leasehold 99 years wef 2012. VP. Remarks : Side gate directly to Tanah Merah MRT Station. Near Bedok Mall, Changi Business Park, Singapore Expo. Located away from main road & MRT tracks.	MORTGAGEE'S SALE Contact: Rachel - 9188 9668 More Information
9		#01-38, SELETAR PARK RESIDENCES, 19 SELETAR ROAD, D28 Description : Condominium, 2-bedroom + study Approx. 1,076 sqft. Leasehold 99 years wef 2011. VP. Remarks : Ground floor unit with high ceiling. Move-in condition. Located away from main facilities. Private, quiet.	MORTGAGEE'S SALE Contact: Rachel - 9188 9668 More Information

COMMERICAL (GST may apply)

10		#02-16, OXLEY TOWER, 138 ROBINSON ROAD, D02 Description : Retail shop Approx. 161 sqft. Freehold. VP. Remarks : Bare / brand new unit. Near Tanjong Pagar MRT.	MORTGAGEE'S SALE Contact: Joy - 9151 9009 More Information
11		53 JALAN BESAR, D08 Description : 2-storey intermediate conservation shophouse Land approx. 1,097 sqft. Leasehold 999 years wef 1859. Sale with existing tenancies. Remarks : First floor current use as F & B, second floor currently tenanted to spa services. Access via an internal staircase to the upper floor. Walk to Jalan Besar MRT.	OWNER'S SALE Contact: Joy - 9151 9009 More Information

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.

AUCTION SALE



Date : 24 October 2018, Wednesday, 2.30pm
 Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3



COMMERICAL (GST may apply)

12		2x UPPER WELD ROAD, D08 Description : 2 ½-storey intermediate, conserved shophouse Land approx. 1,696 sqft, GFA approx. 3,339 sqft. Freehold. VP. Remarks : Located within the Little India Conservation Area. URA Masterplan 2014 zoned Commercial. Access to upper levels via external staircase. Diagonally opposite Jalan Besar MRT.	TRUSTEE'S SALE Contact: Joy - 9151 9009 More Information
13		47x SERANGOON ROAD, D08 Description : 2 ½-storey intermediate, conserved shophouse Land approx. 1,384 sqft, GFA approx. 2,400 sqft (subject to final survey). Freehold. Sale with existing tenancies. Remarks : Located within the Little India Conservation Area. URA Masterplan 2014 zoned Commercial. 3-min walk to Farrer Park MRT Station & City Square Mall.	ESTATE'S SALE Contact: Rachel - 9188 9668 More Information
14		257A GEYLANG ROAD, D14 Description : Office (Amalgated to 259A) GFA approx. 1,700 sqft. Freehold. Co-Woking Office Remarks : Located along Geylang Road with 2 adjoining unit at 2 nd level with existing tenancy. Near to Kallang and Aljunied MRT	OWNER'S SALE Contact: Oliver - 9851 1880 More information
15		259A GEYLANG ROAD, D14 Description : Office (Amalgated to 257A) GFA approx. 1,900 sqft. Freehold. Co-Woking Office Remarks : Located along Geylang Road with 2 adjoining unit at 2 nd level with existing tenancy. Near to Kallang and Aljunied MRT	OWNER'S SALE Contact: Oliver - 9851 1880 More information

INDUSTRIAL (GST may apply)

16		#03-xx KEWALRAM HOUSE, 8 JALAN KILANG TIMOR, D03 Description : B1 factory GFA approx. 2,282 sqft. 99 years wef 1961. Sale with existing tenancy. Remarks : Located off Jalan Bukit Merah. Served by AYE.	OWNER'S SALE Contact: Rachel - 9188 9668 More Information
17		#02-xx GUAN HUA WAREHOUSE, 85 GENTING LANE, D13 Description : B1 factory GFA approx. 1,700 sqft. 60 years wef 1981. Self-contained toilet Remarks : Next to service lift lobby with loading bay at ground floor. With self-contained toilet.	OWNER'S SALE Contact: Oliver - 9851 1880 More Information

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.

AUCTION SALE

Date : 24 October 2018, Wednesday, 2.30pm
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3



INDUSTRIAL (GST may apply)

18		#08-08 VERTEX, 33 UBI AVENUE 3, D14	MORTGAGEE'S SALE
		Description : B1 factory GFA approx. 1,464 sqft. 60 years wef 2007. VP.	Contact: Rachel - 9188 9668
		Remarks : Opposite service lift lobby with loading bay in basement. With self-contained toilet.	More Information
19		#04-xx RUBY WAREHOUSE COMPLEX, 8 KAKI BUKIT ROAD 2, D14	OWNER'S SALE
		Description : B2 factory GFA approx. 2,896 sqft. 60 years wef 1981. VP.	Contact: Rachel - 9188 9668
		Remarks : Corner unit. Served by KPE & Bartley Viaduct.	More Information
20		#05-40, PIONEER POINT, 5 SOON LEE STREET, D22	MORTGAGEE'S SALE
		Description : B2 ramp-up factory GFA approx. 958 sqft. 30 years wef 2011. VP.	Contact: Oliver - 9851 1880
		Remarks : Ramp-up, with private carpark lot and self-contained toilet.	More Information
21		#08-02, WOODLANDS HORIZON, 31 WOODLANDS CLOSE, D25	MORTGAGEE'S SALE
		Description : B1 ramp-up factory Approx. 1,711 sqft. Leasehold 60 years wef 2012. Sale with tenancy.	Contact: Oliver - 9851 1880
		Remarks : Unit comes with private carpark lot and self-contained toilet.	More Information
22		#05-xx, NORTHLINK BUILDING, 10 ADMIRALTY STREET, D27	OWNER'S SALE
		Description : B1 ramp-up factory Approx. 5,188 sqft. Leasehold 60 years wef 1999. VP.	Contact: Oliver - 9851 1880
		Remarks : Ramp-up, with private carpark lot and self-contained toilet.	More Information

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 auction.sg@etcsea.com
<http://www.etcsea.com/services/agency-services/auction-sales.html>

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.

AUCTION SALE

Date : 24 October 2018, Wednesday, 2.30pm
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3



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.

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.