

# AUCTION SALE


Date : 21 November 2018, Wednesday, 2.30pm  
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3



## RESIDENTIAL LANDED

1		<b>#01-4x, 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'S SALE</b> Contact: Rachel - 9188 9668 Oliver - 9851 1880 <a href="#">More Information</a>
2		<b>33 RIVERINA CRESCENT, D18</b> Description : 3-storey detached, 5-bedrooms + guest room + utility room Land approx. 4,509 sq ft. GFA approx. 2,830 sq ft. 99 years wef 1996. VP. Remarks : Stoll to Pasir Ris Beach and Elias Mall (supermarket, food court, shops). Corner plot, allowing for excellent cross-ventilation. Good frontage.	<b>MORTGAGEE'S SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
3		<b>66 CHENG SOON GARDEN, D21</b> Description : 2-storey semi detached, land suitable for development Land approx. 8,727 sq ft. Freehold. VP. Remarks : URA Masterplan 2014 zoned for 3-storey mixed-landed. Corner plot, located within a cul-de-sac. Dual frontage with huge carporch / garden.	<b>MORTGAGEE'S SALE</b> Contact: Joy - 9151 9009 <a href="#">More Information</a>
4		<b>11 BEECHWOOD GROVE, D25</b> Description : 3-storey detached, 7-bedrooms. Land approx. 7,707 sqft. GFA approx. 5,395 sqft. 99 years wef 1995. VP. Remarks : URA Masterplan 2014 zoned for 3-storey mixed-landed. With swimming pool. Good plot. Near Marsiling MRT Station.	<b>MORTGAGEE'S SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>
5		<b>KANDIS WALK, D27</b> Description : 3 ½-storey terrace, 5-bedrooms. Land approx. 1,615 sqft. GFA approx. 3,000 sqft (subject to final survey) Freehold. VP. Remarks : URA Masterplan 2014 zoned for 3-storey mixed-landed.	<b>OWNER'S SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>

## RESIDENTIAL NON-LANDED

6		<b>#35-88, REFLECTIONS AT KEPPEL BAY, 29 KEPPEL BAY VIEW, D04</b> Description : Condominium, 4-bedrooms + utility Approx. 2,110 sqft. Leasehold 99 years wef 2006. VP. Remarks : Breath-taking, 180-degree, unblocked views of sea, marina, and Mount Faber. Good condition. Resort-like facilities.	<b>MORTGAGEE'S SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
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VP: Vacant Possession

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7		<b>#21-03, THE SCOTTS TOWER, 38 SCOTTS ROAD, D09</b>	<b>MORTGAGEE'S SALE</b>
		Description : Condominium, 2-bedrooms Approx. 840 sqft. Leasehold 103 years wef 2010. VP.	Contact: <b>Oliver - 9851 1880</b>
		Remarks : Near Orchard & Newton MRT Station. Move-in condition.	<a href="#">More Information</a>
8		<b>#08-04, URBAN VISTA, 2 TANAH MERAH KECHIL LINK, D16</b>	<b>MORTGAGEE'S SALE</b>
		Description : Condominium, 2-bedroom + household shelter Approx. 592 sqft. Leasehold 99 years wef 2012. VP.	Contact: <b>Rachel - 9188 9668</b>
		Remarks : Side gate directly to Tanah Merah MRT Station. Near Bedok Mall, Changi Business Park, Singapore Expo. Located away from main road & MRT tracks.	<a href="#">More Information</a>
9		<b>#01-38, SELETAR PARK RESIDENCES, 19 SELETAR ROAD, D28</b>	<b>MORTGAGEE'S SALE</b>
		Description : Condominium, 2-bedroom + study Approx. 1,076 sqft. Leasehold 99 years wef 2011. VP.	Contact: <b>Rachel - 9188 9668</b>
		Remarks : Ground floor unit with high ceiling. Move-in condition. Located away from main facilities. Private, quiet.	<a href="#">More Information</a>

## COMMERICAL (GST may apply)

10		<b>#02-16, OXLEY TOWER, 138 ROBINSON ROAD, D02</b>	<b>MORTGAGEE'S SALE</b>									
		Description : Retail shop Approx. 161 sqft. Freehold. VP.	Contact: <b>Joy - 9151 9009</b>									
		Remarks : Bare / brand new unit. Near Tanjong Pagar MRT.	<a href="#">More Information</a>									
11		<b>257A &amp; 259A GEYLANG ROAD, D14</b>	<b>OWNER'S SALE</b>									
		Description : 2 office units (amalgamated) <table border="1" data-bbox="600 1379 1075 1460"> <thead> <tr> <th>Unit No</th> <th>Size (approx.)</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>257A</td> <td>1,700 sq ft</td> <td>Tenanted</td> </tr> <tr> <td>259A</td> <td>1,900 sq ft</td> <td>Tenanted</td> </tr> </tbody> </table>	Unit No	Size (approx.)	Remarks	257A	1,700 sq ft	Tenanted	259A	1,900 sq ft	Tenanted	Contact: <b>Oliver - 9851 1880</b>
Unit No	Size (approx.)	Remarks										
257A	1,700 sq ft	Tenanted										
259A	1,900 sq ft	Tenanted										
		Remarks : Located along Geylang Road with 2 adjoining units at 2 <sup>nd</sup> level with existing tenancy. Near to Kallang and Aljunied MRT.	<a href="#">More Information</a>									
12		<b>#02-02, SPAZIO @ KOVAN, 767 UPPER SERANGOON ROAD, D19</b>	<b>MORTGAGEE'S SALE</b>									
		Description : Retail shop Approx. 657 sqft. Freehold. VP.	Contact: <b>Oliver - 9851 1880</b>									
		Remarks : Bare / brand new unit. Near Serangoon MRT Station & NEX Mall.	<a href="#">More Information</a>									

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## INDUSTRIAL (GST may apply)

13		<b>#03-xx KEWALRAM HOUSE, 8 JALAN KILANG TIMOR, D03</b> 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.	<b>OWNER'S SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
14		<b>#06-xx SKYWAVES INDUSTRIAL BUILDING, 30 LORONG AMPAS, D12</b> Description : B1 factory GFA approx. 2,583 sqft. Freehold. Sale with existing tenancy. Remarks : Next to service lift lobby with loading bay at ground floor. With self-contained toilet.	<b>OWNER'S SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>
15		<b>#10-xx SKYWAVES INDUSTRIAL BUILDING, 30 LORONG AMPAS, D12</b> Description : B1 factory GFA approx. 2,583 sqft. Freehold. Sale with vacant possession. Remarks : Next to service lift lobby with loading bay at ground floor. With self-contained toilet.	<b>OWNER'S SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>
16		<b>#02-xx GUAN HUA WAREHOUSE, 85 GENTING LANE, D13</b> Description : B1 factory GFA approx. 1,722 sqft. 60 years wef 1981. Sale with existing tenancy Remarks : Next to service lift lobby with loading bay at ground floor. With self-contained toilet.	<b>OWNER'S SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>
17		<b>#04-xx RUBY WAREHOUSE COMPLEX, 8 KAKI BUKIT ROAD 2, D14</b> Description : B2 factory GFA approx. 2,896 sqft. 60 years wef 1981. Sale with existing tenancy Remarks : Corner unit. Served by KPE & Bartley Viaduct.	<b>OWNER'S SALE</b> Contact: Rachel - 9188 9668 <a href="#">More Information</a>
18		<b>#05-40, PIONEER POINT, 5 SOON LEE STREET, D22</b> Description : B2 ramp-up factory GFA approx. 958 sqft. 30 years wef 2011. VP. Remarks : Ramp-up, with private carpark lot and self-contained toilet.	<b>MORTGAGEE'S SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>
19		<b>#05-xx, NORTHLINK BUILDING, 10 ADMIRALTY STREET, D27</b> Description : B1 ramp-up factory Approx. 5,188 sqft. Leasehold 60 years wef 1999. Sale with existing tenancy Remarks : Ramp-up, with private carpark lot and self-contained toilet.	<b>OWNER'S SALE</b> Contact: Oliver - 9851 1880 <a href="#">More Information</a>

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

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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](mailto: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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