

# AUCTION SALE



Date : 12 December 2018, Wednesday, 2.30pm  
Venue : Amara Singapore Hotel, 165 Tanjong Pagar Road, Connection Room, Level 3






## SOLD BEFORE AUCTION

|   |  |             |                     |
|---|--|-------------|---------------------|
| 1 | <b>682 GEYLANG ROAD, D14</b><br>Owner's sale. 2-storey shophouse, Land approx. 1,488 sq ft. GFA approx.. 2,000 sqft. Freehold, VP. | <b>SOLD</b> | Oliver<br>9851 1880 |
|---|--|-------------|---------------------|

## RESIDENTIAL LANDED

|   |   |  |   |
|---|---|--|---|
| 1 |  | <b>#01-4x, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</b><br>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.<br>Remarks : Move-in condition. With 2 private carpark lots and home lift.    | <b>OWNER'S SALE</b><br>Contact:<br>Rachel - 9188 9668<br>Oliver - 9851 1880<br><a href="#">More Information</a> |
| 2 |  | <b>11 BEECHWOOD GROVE, D25</b><br>Description : 3-storey detached, 7-bedrooms.<br>Land approx. 7,707 sqft. GFA approx. 5,395 sqft. 99 years wef 1995. VP.<br>Remarks : URA Masterplan 2014 zoned for 3-storey mixed-landed. With swimming pool. Good plot. Near Marsiling MRT Station. | <b>MORTGAGEE'S SALE</b><br>Contact:<br>Oliver - 9851 1880<br><a href="#">More Information</a>                   |

## RESIDENTIAL NON-LANDED

|   |   |   |   |
|---|---|---|---|
| 3 |  | <b>#09-17, 8 @ WOODLEIGH, 8 WOODLEIGH CLOSE, D13</b><br>Description : Condominium, 2-bedrooms.<br>Approx. 840 sqft. 99 years wef 2008. VP.<br>Remarks : Near Woodleigh MRT Station and future The Woodleigh Mall. Good layout, good condition.      | <b>MORTGAGEE'S SALE</b><br>Contact:<br>Rachel - 9188 9668<br><a href="#">More Information</a> |
| 4 |  | <b>#16-11, 38 I SUITES, 38 IPOH LANE, D15</b><br>Description : 1 + study penthouse<br>Approx. 1,076 sqft. Freehold. VP.<br>Remarks : 180-degree frontage, Open terrace with private pool on the upper level.  | <b>MORTGAGEE'S SALE</b><br>Contact:<br>Oliver - 9851 1880<br><a href="#">More Information</a> |
| 5 |  | <b>#05-xx, BLU CORAL, 129 LORONG L TELOK KURAU, D15</b><br>Description : Duplex penthouse, 3-bedrooms.<br>Approx. 2,110 sqft. Freehold. VP.<br>Remarks : With private jacuzzi on upper level. Near Siglap Park connector and Kembangan MRT Station. | <b>OWNER'S SALE</b><br>Contact:<br>Rachel - 9188 9668<br><a href="#">More Information</a>     |

VP: Vacant Possession

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

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## COMMERICAL (GST may apply)

|   |  |   |                                  |
|---|--|---|----------------------------------|
| 6 |  | <b>#02-16, OXLEY TOWER, 138 ROBINSON ROAD, D01</b>  | <b>MORTGAGEE'S SALE</b>          |
|   |  | Description : Retail shop<br>Approx. 161 sqft. Freehold. VP.  | Contact:<br>Joy - 9151 9009      |
|   |  | Remarks : Bare / brand new unit. Near Tanjong Pagar MRT.  | <a href="#">More Information</a> |
| 7 |  | <b>5xx SERANGOON ROAD, D08</b>  | <b>OWNER'S SALE</b>              |
|   |  | Description : 2 1/2- storey intermediate shophouse<br>Land approx. 1,739 sqft. GFA approx. 3,562 sqft (Subject to final survey).<br>Freehold. VP. | Contact:<br>Joy - 9151 9009      |
|   |  | Remarks : Bare / brand new unit. Access to upper floor via external staircase from front and back.  | <a href="#">More Information</a> |
| 8 |  | <b>1xx UPPER PAYA LEBAR ROAD, D19</b>   | <b>OWNER'S SALE</b>              |
|   |  | Description : 2-storey intermediate shophouse<br>Land approx 1,600 sqft, Freehold. VP   | Contact:<br>Oliver - 9851 1880   |
|   |  | Remarks : Access to upper floor via external staircase from front. Near Tai Seng MRT.   | <a href="#">More Information</a> |
| 9 |  | <b>#02-02, SPAZIO @ KOVAN, 767 UPPER SERANGOON ROAD, D19</b>  | <b>MORTGAGEE'S SALE</b>          |
|   |  | Description : Retail shop<br>Approx. 657 sqft. Freehold. VP.  | Contact:<br>Oliver - 9851 1880   |
|   |  | Remarks : Bare / brand new unit. Near Serangoon MRT Station & NEX Mall.   | <a href="#">More Information</a> |

## INDUSTRIAL (GST may apply)

|         |  |  |                                  |
|---------|--|--|----------------------------------|
| 10<br>a |  | <b>#06-xx SKYWAVES INDUSTRIAL BUILDING, 30 LORONG AMPAS, D12</b>                                   | <b>OWNER'S SALE</b>              |
|         |  | Description : B1 factory<br>GFA approx. 2,583 sqft. Freehold. Sale with existing tenancy.          | Contact:<br>Oliver - 9851 1880   |
|         |  | Remarks : Next to service lift lobby with loading bay at ground floor. With self-contained toilet. | <a href="#">More Information</a> |
| 10<br>b |  | <b>#10-xx SKYWAVES INDUSTRIAL BUILDING, 30 LORONG AMPAS, D12</b>                                   | <b>OWNER'S SALE</b>              |
|         |  | Description : B1 factory<br>GFA approx. 2,583 sqft. Freehold. Sale with vacant possession.         | Contact:<br>Oliver - 9851 1880   |
|         |  | Remarks : Next to service lift lobby with loading bay at ground floor. With self-contained toilet. | <a href="#">More Information</a> |
| 11      |  | <b>#05-40, PIONEER POINT, 5 SOON LEE STREET, D22</b>   | <b>MORTGAGEE'S SALE</b>          |
|         |  | Description : B2 ramp-up factory<br>GFA approx. 958 sqft. 30 years wef 2011. VP.                   | Contact:<br>Oliver - 9851 1880   |
|         |  | Remarks : Ramp-up, with private carpark lot and self-contained toilet.                             | <a href="#">More Information</a> |

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

**Joy Tan** R020840C  
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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 [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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