

PRIVATE TREATY LIST

JANUARY 2019



* Mortgagee's Sale ** Owner's Sale % Estate's Sale @ Developer's Sale # Liquidator's Sale

RESIDENTIAL LANDED

	Property Details	Guide Price	Contact Person
* 1.	<u>17 CORAL ISLAND, D04</u> 2½ -storey detached house, 4 + 1 -bedrooms. Leasehold 99 years wef 2005. VP. Land / floor area: approx. 7,557 sq ft / 8,697 sq ft, respectively Orientated towards on the waterway, with private yacht berth and swimming pool. Well-kept condition.	\$11.5 m VTO	Joy Tan 9151 9009
* 2.	<u>5 BELMONT ROAD, D10</u> 2-storey Good Class Bungalow (GCB) with basement, 4-bedrooms. Freehold, VP. Land / floor area: approx. 16,327 sq ft / 11,502 sq ft, respectively Located within the Cornwall Gardens GCB Area. Near Holland Village. With swimming pool and jacuzzi.	\$22.5 m	Joy Tan: 9151 9009 Rachel Lee: 9188 9668
** 3.	<u>#01-xx, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</u> 3 ½-storey + basement strata-titled semi-detached, 4 + 1-bedrooms. Leasehold 99 years wef 2010, VP. Floor area: approx. 3,788 sq ft Home lift, 2 private carpark lots, move-in condition.	STAR BUY! \$3.1 m	Rachel Lee: 9188 9668 Oliver Wong: 9851 1880
** 4.	<u>#01-xx, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</u> 3 ½-storey + basement strata-titled semi-detached, 4 + study + 1-bedroom. Leasehold 99 years wef 2010. Floor area: approx. 3,702 sq ft Sale with existing tenancy till November 2019, 2 private carpark lots and home lift.	\$3 m	Rachel Lee: 9188 9668 Oliver Wong: 9851 1880
* 5.	<u>274 JALAN EUNOS, EUHABITAT, D14</u> 3-storey + basement strata-titled corner-terrace, 4 + 1-bedrooms. Leasehold 99 years wef 2010, VP. Floor area: approx. 3,380 sq ft Home lift, 2 private carpark lots, direct pool access from living room, private jacuzzi.	\$2.9 m	Oliver Wong 9851 1880
% 6.	<u>LORONG K TELOK KURAU, D15</u> Corner-terrace, land suitable for redevelopment. Freehold, VP. Land area: approx. 5,005 sq ft, respectively URA Masterplan 2014 zoned residential with plot ratio 1.4. Frontage approx. 11.3 m.	\$4.8 m	Rachel Lee 9188 9668
* 7.	<u>33 RIVERINA CRESCENT, D18</u> 3-storey detached, 5-bedrooms + guest room + utility room. 99 years wef 1996. VP. Land approx. 4,509 sq ft. GFA approx. 2,830 sq ft. Stoll to Pasir Ris Beach and Elias Mall (supermarket, food court, shops). Corner plot, allowing for excellent cross-ventilation. Good frontage. Suitable for A&A.	\$2.7 m	Rachel Lee 9188 9668
* 8.	<u>66 CHENG SOON GARDEN, D21</u> 2-storey semi-detached, land suitable for development. Freehold. VP. Land area: approx. 8,727 sq ft Corner plot, located within a cul-de-sac. Dual frontage with huge carporch / garden.	\$6.5 m	Joy Tan 9151 9009
* 9.	<u>11 BEECHWOOD GROVE, D25</u> 3-storey detached, 7-bedrooms. Land area: 7,707 sqft. GFA approx. 5,395 sqft. 99 years wef 1995. VP. URA Masterplan 2014 zoned for 3-storey mixed-landed. With swimming pool. Near Marsiling MRT Station.	\$4 m	Oliver Wong 9851 1880

VP: Vacant Possession

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** 10.	<p><u>KANDIS WALK, D27</u> 3 ½-storey terrace, 5-bedrooms. Freehold. VP. Land / Floor Area: approx. 1,615 / 3,000 sq ft (subject to final survey) respectively URA Masterplan 2014 zoned for 3-storey mixed-landed.</p>	\$2.85 m	Oliver Wong 9851 1880

RESIDENTIAL NON-LANDED

** 1.	<p><u>#13-xx, THE OCEANFRONT @ SENTOSA COVE, 285 OCEAN DRIVE, D04</u> 2-storey sky villa with roof terrace, 3 + 1-bedrooms. Approx. 3,057 sq ft. Leasehold 99 years wef 2003. VP. With private lift access, pool/jacuzzi. Views of CBD and marina yacht berth.</p>	\$4.28 m	Joy Tan 9151 9009
* 2.	<p><u>#35-88, REFLECTIONS AT KEPPEL BAY, 29 KEPPEL BAY VIEW, D04</u> Condominium, 4-bedrooms + utility. Approx. 2,110 sq ft. Leasehold 99 years wef 2006. VP. Breath-taking, 180-degree, unblocked views of sea, marina and Mount Faber. Good Condition. Resort-like facilities.</p>	\$4.x m	Rachel Lee 9188 9668
* 3.	<p><u>#05-03 VIVA VISTA, 3 SOUTH BUONA VISTA ROAD, D05</u> Duplex penthouse, 1-bedroom + study with household shelter. Approx. 786 sqft. Freehold. VP. Master room on the upper level.</p>	\$1.13 m	Oliver Wong 9851 1880
* 4.	<p><u>#19-03, HELIOS RESIDENCES, 15 CAIRNHILL CIRCLE, D09</u> Condominium, 3-level penthouse with roof terrace, 4 + 1-bedrooms. Approx. 3,993 sq ft. Freehold. VP. Private lift access, with internal personal lift serving all 3 levels. Walk to Orchard Shopping Belt, Newton MRT Station, Mt Elizabeth Hospital.</p>	\$7.98 m	Joy Tan 9151 9009
* 5.	<p><u>#07-01, THE LUMOS, 9 LEONIE HILL, D09</u> Condominium, 3-bedrooms + household shelter. Approx. 1,755 sq ft. Freehold. VP. Private lift access. Walk to Orchard Shopping Belt, Orchard MRT Station.</p>	\$3.7 m	Rachel Lee 9188 9668
* 6.	<p><u>#21-03, THE SCOTTS TOWER, 38 SCOTTS ROAD, D09</u> Condominium, 2-bedrooms. Approx. 840 sq ft. Leasehold 103 years wef 2010. VP. Near Orchard & Newton MRT Station. Move-in condition.</p>	\$2.78 m	Oliver Wong 9851 1880
* 7.	<p><u>#13-11, AVON PARK, 1 YONGBERG TERRACE, D13</u> NEW LISTING! 2-level penthouse, 6-bedrooms (originally 3-bedrooms). Approx. 4,521 sq ft. Freehold. VP. Roof terrace converted to create 3 more bedrooms. Unblocked views. North-South orientation. Woodleigh MRT & future The Woodleigh Mall at door step. Near American Int Sch, St Andrew's Village, Cedar Girls', etc.</p>	\$4.2 M	Rachel Lee 9188 9668

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* 8.	<u>#16-02, OKIO RESIDENCES, 262 BALESTIER ROAD, D12</u> Condominium, 1-bedroom with household shelter. Approx. 431 sq ft. Freehold. VP. Near Boon Keng MRT Station.	\$715 k	Oliver Wong 9851 1880
* 9.	<u>#05-01, RESIDENCES 88, 88 LORONG MARICAN, D14</u> Condominium, 1-bedroom + study. Approx 743 sq ft (inclusive of void area of approx. 312 sq ft) Freehold, VP. High ceiling, greenery surroundings.	\$738 k	Oliver Wong 9851 1880
* 10.	<u>#16-11, 38 I SUITES, 38 IPOH LANE, D15</u> 1 + study penthouse. Approx. 1,076 sq ft. Freehold, VP. 180-degree frontage, open terrace with private pool on the upper level.	\$1.28 m	Oliver Wong 9851 1880
* 11.	<u>#08-04, URBAN VISTA, 2 TANAH MERAH KECHIL LINK, D16</u> Condominium, 2-bedrooms + household shelter. Approx. 592 sq ft. Leasehold 99 years wef 2012, VP. Side gate directly to Tanah Merah MRT Station. Near Bedok Mall, Changi Business Park, Singapore Expo. Located away from main road & MRT tracks.	\$8xx k	Rachel Lee 9188 9668
* 12.	<u>#24-29, COSTA DEL SOL, 82 BAYSHORE ROAD, D16</u> NEW LISTING! Condominium, 2-bedrooms. Approx. 947 sq ft. Leasehold 99 years wef 1997, VP. Unblocked; very windy & bright. Upcoming Bayshore MRT Station (TEL) at doorstep. Underpass to East Coast Beach. Corner unit. Spacious with enclosed kitchen and yard.	\$1.4 m	Rachel Lee 9188 9668
* 13.	<u>#05-14, ROSEWOOD SUITES, 63 ROSEWOOD DRIVE, D25</u> Condominium, 3+1-bedrooms (Converted into 4-bedrooms) + household shelter, duplex penhouse. Approx. 1,981 sq ft. Leasehold 99 years wef 2008, VP. Near Woodlands MRT Station, Causeway Point, Singapore Sports School.	\$1.22 m	Oliver Wong 9851 1880
* 14.	<u>#02-01, LA CASA, 50 WOODLANDS DRIVE 16, D25</u> Condominium, 3-bedrooms + household shelter. Approx. 1,141 sq ft. Leasehold 99 years wef 2004, VP. Face South. Near Admiralty MRT Station and Vista Point. Short drive to Causeway Point.	\$800 k	Oliver Wong 9851 1880
* 15.	<u>#02-04, SELETAR SPRINGS, 106 GERALD DRIVE, D28</u> Condominium, 3-bedrooms + utility. Approx. 1,410 sq ft. Leasehold 99 years wef 1997, VP. Face North / pool. Good sized bedrooms.	\$1.1 m	Rachel Lee 9188 9668

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COMMERCIAL (GST may apply)

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	<u>HONG KONG STREET, D01</u>		
** 1.	6-storey intermediate shophouse with lift. Leasehold 99 years wef 2015, VP. Land / Floor Area: approx. 1,855 sq ft / 8,667 sq ft, respectively Brand new unit. With toilet on each level. Opposite The Central and Clark Quay MRT Station (NEL).	\$18 m VTO	Joy Tan 9151 9009
* 2.	<u>#01-K20, NEWEST, 1 WEST COAST DRIVE, D05</u> Retail shop. Approx. 151 sq ft. Leasehold 956 years wef 1928, VP. Brand new / bare unit. GST registered.	\$620k	Rachel Lee 9188 9668
** 3.	<u>#06-308, THE PLAZA, 7500A BEACH ROAD, D07</u> Office space. Approx. 700 sq ft. Leasehold 99 years wef 1968, sale with existing tenancy. Walk to Nicoll Highway MRT.	\$938k	Rachel Lee 9188 9668
** 4.	<u>2x UPPER WELD ROAD, D08</u> 2 ½-intermediate conservation shophouse. Freehold, VP. Land / Floor Area: approx. 1,696 sq ft / 3,339 sq ft, respectively 2-min walk to Jalan Besar MRT Station. Opposite Sim Lim Tower	\$4.x m	Joy Tan 9151 9009
* 5.	<u>#B1-28, ICON @ CHANGI, 228 CHANGI ROAD, D14</u> NEW LISTING! Retail shop, approx. 129 sq ft. Freehold, VP.	\$350 k	Rachel Lee 9188 9668
* 6.	<u>#02-22, MILLAGE, 55 CHANGI ROAD, D14</u> Shop space, approx. 129 sq ft. Freehold, VP. Band new / bare unit. Not GST registered.	\$450 k	Oliver Wong 9851 1880
** 7.	<u>257A & 259A GEYLANG ROAD, D14</u> 2 office units (amalgamated). Freehold. Sale with existing tenancies. 257A: approx. 1,700 sq ft 259A: approx. 1,900 sq ft Located along Geylang Road with 2 adjoining units at 2 nd level. Near to Kallang and Aljunied MRT.	\$5.4 m	Oliver Wong 9851 1880
** 8.	<u>#02-xx, SOHO LIFE, 216 JOO CHIAT ROAD, D15</u> Office space, approx.. 549 sq ft. Freehold, VP. With self-contained toilet.	\$800 k	Oliver Wong 9851 1880
* 9.	<u>#01-43, EAST VILLAGE, 430 UPPER CHANGI ROAD, D16</u> Shop space, approved for F&B usage, approx.. 366 sq ft. Freehold, VP. Bare unit. Not GST registered.	\$1.3 m	Rachel Lee 9188 9668
* 10.	<u>#04-58 ECO, 283 BEDOK SOUTH AVENUE 3, D16</u> Shop space, approx. 592 sq ft. Leasehold 99 years wef 2012, VP.	\$1.28 m	Rachel Lee 9188 9668
* 11.	<u>#01-04, KENSINGTON SQUARE, 2 JALAN LOKAM, D19</u> Shop space, approved for F&B usage, approx. 366 sq ft. Freehold, VP. Bare unit. Not GST registered.	\$820 k	Oliver Wong 9851 1880

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* 12.	<u>#02-02, SPAZIO @ KOVAN, 767 UPPER SERANGOON ROAD, D19</u> Retail shop, approx. 657 sq ft. Freehold, VP Bare / brand new unit. Near Serangoon MRT Station & NEX Mall.	\$1.6 m	Oliver Wong 9851 1880
* 13.	<u>#01-43, SUITES @ BUKIT TIMAH, 68 JALAN JURONG KECHIL, D21</u> Shop space, approx. 118 sq ft. Freehold, VP Bare unit with water point.	\$510 k	Rachel Lee 9188 9668

INDUSTRIAL (GST may apply)

** 1.	<u>#03-xx, KEWALRAM HOUSE, 8 JALAN KILANG TIMOR, D03</u> B1 factory. Floor area: approx. 2,282 sq ft. Leasehold 99 years wef 1961, Sale with existing tenancy. Located off Jalan Bukit Merah. Served by AYE.	\$1.21 m	Rachel Lee 9188 9668
** 2.	<u>745 LORONG 5 TOA PAYOH, D12</u> 4-storey B1 light industrial building. Floor area: approx. 83,342 sq ft. Leasehold 60 years wef 1970, VP. Sale subject to JTC's approval	\$13 m	Joy Tan 9151 9009
** 3.	<u>#06-xx, SKYWAVES INDUSTRIAL BUILDING, 30 LORONG AMPAS, D12</u> B1 factory. Floor area: approx. 2,583 sq ft. Freehold. Sale with existing tenancy. Next to service lift lobby with loading bay at ground floor. With self-contained toilet.	\$2.1 m	Oliver Wong 9851 1880
** 4.	<u>#10-xx, SKYWAVES INDUSTRIAL BUILDING, 30 LORONG AMPAS, D12</u> B1 factory. Floor area: approx. 2,583 sq ft. Freehold, VP. Next to service lift lobby with loading bay at ground floor. With self-contained toilet.	\$2.1 m	Oliver Wong 9851 1880
* 5.	<u>134 JOO SENG ROAD, D13</u> 4-storey B1 light industrial building with lift / cargo lift / surface carpark. Leasehold 30 years wef 1992 with an option to extend for a further term of 30 years, VP, sale subject to JTC's approval Land / Floor Area: approx. 30,554 sq ft / 76,370 sq ft	\$12 m	Joy Tan 9151 9009
** 6.	<u>#02-xx, GUAN HUA HOUSE, 85 GENTING LANE, D13</u> B1 factory. Floor area: approx. 1,722 sq ft. Leasehold 60 years wef 1981, sale with existing tenancy. Next to service lift lobby with loading bay at ground floor. With self-contained toilet.	\$595 k	Oliver Wong 9851 1880
* 7.	<u>#04-03, BIZHUB 28, 28 SENANG CRESCENT, D14</u> B1 flatted factory, approx. 1,970 sq ft (inclusive of void area). Freehold, VP. Column-free unit with mezzanine level, pantry and self-contained toilet.	\$1.085m	Rachel Lee 9188 9668

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* 8.	<u>#03-15, OXLEY BIZHUB, 61 UBI ROAD 1, D14</u> B1, ramp-up factory, approx. 1,141 sq ft. Leasehold 60 years wef 2010, VP. GST registered. Next to passenger lift and ramp. Corner unit. With self-contained toilet.	\$635 k	Oliver Wong 9851 1880
** 9.	<u>#04-xx, RUBY WAREHOUSE COMPLEX, 8 KAKI BUKIT ROAD 2, D14</u> B2 factory, approx. 2,896 sq ft. Leasehold 60 years wef 1981, sale with existing tenancy. Corner unit. Served by KPE & Bartley Viaduct.	\$8xx k	Rachel Lee 9188 9668
* 10.	<u>#09-56, NORTHSTAR @ AMK, 7030 ANG MO KIO AVE 5, D20</u> B1 factory, approx. 1,959 sq ft. Leasehold 60 years wef 2007, VP. GST payable.	\$835 k	Oliver Wong 9851 1880
# 11.	<u>TUAS SOUTH STREET 10, D22</u> B2 stand alone JTC factory comprises of a part single/part 2-storey single-user warehouse with 3-storey ancillary facilities & ancillary workers' dormitory. Lease with JTC for a period of 22 years from 2013. VP. Land / Floor Area: approx. 107,639 / 88,845 sq ft, respectively	\$13 m	Joy: 9151 9009 Oliver: 9851 1880
# 12.	<u>TUAS SOUTH STREET 15, D22</u> B2 stand alone JTC factory. 1 block of part 1 / part 3 storey detached factory and 1 block of part 1 / part 4 storey detached factory with ancillary worker's dormitory. Leasehold 17 years, 10 months wef 16 Feb 2013, partially tenanted. Land / Floor Area: approx. 215,278 / 150,849 sq ft, respectively	\$26 m	Joy: 9151 9009 Oliver: 9851 1880
# 13.	<u>TUAS AVENUE 4, D22</u> B2 single-Storey JTC Factory with Mezzanine. Very near Tuas Crescent MRT station. Leasehold 28 years 7 months and 14 days wef 16/07/2011 (Balance of 21 years). VP. Land / Floor Area: approx. 42,625 / 29,865 sq ft, respectively	\$8.5 m	Joy: 9151 9009 Oliver: 9851 1880
* 14.	<u>#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22</u> B2 factory, approx. 7,664 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$1.85 m	Rachel Lee 9188 9668
* 15.	<u>#02-02, LW TECHNOCENTRE, 31 TOH GUAN ROAD EAST, D22</u> B2 factory, approx. 1,001 sq ft. Leasehold 60 years wef 1997, GST registered, VP.	\$390 k	Oliver Wong 9851 1880
# 16.	<u>#01-01 PIONEER JUNCTION, 3 SOON LEE STREET, D22</u> B2 factory, approx. 2,207 sq ft. Leasehold 30 years wef 2011, VP. GST payable.	\$960 k	Oliver Wong 9851 1880
* 17.	<u>#09-60, WCEGA PLAZA, 1 BUKIT BATOK CRESCENT, D23</u> Factory, approx. 3,186 sq ft. Leasehold 60 years wef 1997, VP. GST payable.	\$707 k	Oliver Wong 9851 1880

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* 18.	<u>#05-46 & #05-47, WCEGA PLAZA, 1 BUKIT BATOK CRESCENT, D23</u> Factory, approx. 2,562 sq ft (#05-46) & 2,605 sq ft (#05-47). Leasehold 60 years wef 1997, VP.	\$1.35 m	Oliver Wong 9851 1880
** 19.	<u>#05-xx, NORTHLINK BUILDING, 10 ADMIRALTY STREET, D27</u> B1 ramp-up factory, approx. 5,188 sq ft. Leasehold 60 years wef 1999. Sale with existing tenancy. With private carpark lot and self-contained toilet.	\$986 k	Oliver Wong 9851 1880

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PRIVATE TREATY LIST

JANUARY 2019



* Mortgagee's Sale ** Owner's Sale % Estate's Sale @ Developer's Sale # Liquidator's Sale

HDB FLATS (Subject to HDB's monthly resale eligibility and regulations)

Property Details	Guide Price	Contact Person
* 1. #01-xx, BLK 92 COMMONWEALTH DRIVE, D03 HDB 3-rooms, approx. 624 sq ft / 58 sq m, 99 yrs wef 1967, VP. All races / PR eligible (as of Jan 2019)	\$270 k	Rachel Lee 9188 9668
* 2. #06-xx, BLK 28 TELOK BLANGAH RISE, D04 HDB 3-rooms, approx. 635 sq ft / 59 sq m, 99 yrs wef 1976, VP. All races / PR eligible (as of Jan 2019)	\$260 k	Rachel Lee 9188 9668
* 3. #02-xx, BLK 109A DEPOT ROAD, D04 HDB 4-rooms, approx. 1,076 sq ft / 100 sq m, 99 yrs wef 1980, VP. Malay & Indian / Others buyers eligible / PR eligible (as of Jan 2019)	\$570 k	Rachel Lee 9188 9668
* 4. #08-xx, BLK 605 CLEMENTI WEST STREET 1, D05 HDB 5-rooms, approx. 1,280 sq ft / 119 sq m, 99 yrs wef 1979, VP. All races / PR eligible (as of Jan 2019)	\$560 k	Rachel Lee 9188 9668
* 5. #02-xx, BLK 342 CLEMENTI AVENUE 5, D05 HDB 5-rooms, approx. 1,302 sq ft / 121 sq m, 99 yrs wef 1979, VP. Malay & Indian / Others buyers eligible / PR eligible (as of Jan 2019)	\$620 k	Oliver Wong 9851 1880
* 6. #08-xx, BLK 3 BEACH ROAD, D07 HDB 4-rooms, approx. 732 sq ft / 68 sq m, 99 yrs wef 1979, VP. Malay & Indian / Others buyers eligible / PR eligible (as of Jan 2019)	\$340 k	Oliver Wong 9851 1880
* 7. #12-xx, BLK 231 LORONG 8 TOA PAYOH, D12 HDB 3-rooms, approx. 818 sq ft / 76 sq m, 99 yrs wef 1976, VP. Malay & Indian / Others buyers eligible / PR eligible (as of Jan 2019)	\$345 k	Rachel Lee 9188 9668
* 8. #03-xx, BLK 107 LORONG 1 TOA PAYOH, D12 HDB 3-rooms, approx. 721 sq ft / 67 sq m, 99 yrs wef 1970, VP. Malay & Indian / Others buyers eligible / PR eligible (as of Jan 2019)	\$280 k	Oliver Wong 9851 1880
* 9. #02-xx, BLK 98 TOA PAYOH LORONG 1, D12 HDB 3-room, approx. 670 sq ft / 62 sq m, 99 yrs wef 1970, VP. Malay & Indian / Others buyers eligible / PR eligible (as of Jan 2019)	\$265 k	Oliver Wong 9851 1880
* 10. #03-xx, BLK 62 LORONG 4 TOA PAYOH, D12 NEW LISTING! HDB 5-room, approx. 1,302 sq ft / 121 sq m, 99 yrs wef 1999, VP. Malay & Indian / Others buyers eligible / PR eligible (as of Jan 2019)	\$828 k	Oliver Wong 9851 1880
* 11. #08-xx, BLK 125 BEDOK NORTH ROAD, D16 HDB 3-room, approx. 731 sq ft / 67 sq m, 99 years wef 1978, VP. All races / PR eligible (as of Jan 2019)		Rachel Lee 9188 9668
* 12. #02-xx, BLK 111 BEDOK NORTH ROAD, D16 HDB 5-rooms, approx. 1,259 sq ft / 117 sq m, 99 years wef 1978, VP. All races / PR eligible (as of Jan 2019)	\$485 k	Rachel Lee 9188 9668

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PRIVATE TREATY LIST

JANUARY 2019



* Mortgagee's Sale ** Owner's Sale % Estate's Sale @ Developer's Sale # Liquidator's Sale

HDB FLATS (Subject to HDB's resale eligibility and regulations)

Property Details	Guide Price	Contact Person
* 13. #03-xx, BLK 537 BEDOK NORTH STREET 3, D16 NEW LISTING! HDB 3-room, approx. 731 sq ft / 68 sq m, 99 years wef 1980, VP. All races / PR eligible (as of Jan 2019)	\$288 k	Rachel Lee 9188 9668
* 14. #03-xx, BLK 701 BEDOK RESERVOIR ROAD, D16 HDB 3-room, approx. 732 sq ft / 68 sq m, 99 years wef 1980, VP. Chinese & Indian buyers eligible / PR eligible (as of Jan 2019)	\$330 k	Rachel Lee 9188 9668
* 15. #05-xx, BLK 271 TAMPINES ST 21, D18 HDB 3-rooms, approx. 850 sq ft / 79 sq m, 99 years wef 1984, VP. All races / PR eligible (as of Jan 2019)	\$368 k	Rachel Lee 9188 9668
* 16. #05-xx, BLK 346 ANG MO KIO AVENUE 3, D20 HDB 4-rooms, approx. 786 sq ft / 73 sq m, 99 years wef 1978, VP. Malay & Indian buyers eligible / PR eligible (as of Jan 2019)	\$345 k	Oliver Wong 9851 1880
* 17. #07-xx, BLK 417 ANG MO KIO AVE 10, D20 HDB 3-rooms, approx. 797 sq ft / 74 sq m, 99 years wef 1979, VP. Malay & Indian buyers eligible / PR eligible (as of Jan 2019)	\$310 k	Rachel Lee 9188 9668
* 18. #10-xx, BLK 110 ANG MO KIO AVE 4, D20 HDB 3-rooms, approx. 721 sq ft / 67 sq m, 99 years wef 1978, VP. All races / PR eligible (as of Jan 2019)	\$298 k	Oliver Wong 9851 1880
* 19. #04-xx, BLK 167 BISHAN STREET 13, D20 HDB 4-rooms, approx. 904 sq ft / 84 sq m, 99 years wef 1988, VP. Malay & Indian buyers eligible / PR eligible (as of Jan 2019)	\$500 k	Oliver Wong 9851 1880
* 20. #09-xx, BLK 369 YUNG AN ROAD, D22 HDB executive apartment, approx. 1,658 sq ft / 154 sq m, 99 years wef 1995, VP. All races / PR eligible (as of Jan 2019)	\$620 k	Rachel Lee 9188 9668
* 21. #08-xx, BLK 114 HO CHING ROAD, D22 HDB 3-rooms, approx. 721 sq ft / 67 sq m, 99 years wef 1971, VP. All races / PR eligible (as of Jan 2019)	\$250 k	Oliver Wong 9851 1880
* 22. #12-xx, BLK 814 JURONG WEST STREET 81, D22 HDB 4-rooms, approx. 1,302 sq ft / 120 sq m, 99 years wef 1990, VP. All races / PR eligible (as of Jan 2019)	\$380 k	Rachel Lee 9188 9668
* 23. #09-xx, BLK 725 JURONG WEST AVE 5, D22 HDB 5-rooms, approx. 1,119 sq ft / 104 sq m, 99 years wef 1989, VP. All races / PR eligible (as of Jan 2019)	\$338 k	Rachel Lee 9188 9668
* 24. #09-xx, BLK 852 JURONG WEST ST 81, D22 HDB 5-rooms, approx. 1,345 sq ft / 125 sq m, 99 years wef 1996, VP. Chinese / Malay buyers eligible / PR eligible (as of Jan 2019)	\$395 k	Rachel Lee 9188 9668

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HDB FLATS (Subject to HDB's resale eligibility and regulations)

Property Details	Guide Price	Contact Person
* 25. #02-xx, BLK 434 JURONG WEST STREET 42, D22 HDB 3-rooms, approx. 797 sq ft / 74 sq m, 99 years wef 1984, VP. All races / PR eligible (as of Jan 2019)	\$275 k	Rachel Lee 9188 9668
* 26. #06-xx, BLK 673B JURONG WEST STREET 65, D22 HDB 5-rooms, approx. 1,195 sq ft / 111 sq m, 99 years wef 2002, VP. All races / PR eligible (as of Jan 2019)	\$435 k	Oliver Wong 9851 1880
* 27. #04-xx, BLK 473 SEGAR ROAD, D23 HDB 4-rooms, approx. 1,205 sq ft / 112 sq m, 99 years wef 2003, VP. All races / PR eligible (as of Jan 2019)	\$390 k	Oliver Wong 9851 1880
* 28. #03-xx, BLK 423 BUKIT BATOK WEST AVENUE 2, D23 HDB 4-rooms, approx. 1,011 sq ft / 94 sq m, 99 years wef 1988, VP. All races / PR eligible (as of Jan 2019)	\$350 k	Rachel Lee 9188 9668
* 29. #06-xx, BLK 331 WOODLANDS AVENUE 1, D25 HDB executive apartment, approx. 1,894 sq ft / 175 sq m, 99 years wef 1994, VP. All races / PR eligible (as of Jan 2019)	\$655 k	Oliver Wong 9851 1880
* 30. #03-xx, BLK 627 WOODLANDS AVENUE 6, D25 HDB 4-rooms, approx. 1,033 sq ft / 96 sq m, 99 years wef 1998, VP. All races / PR eligible (as of Jan 2019)	\$340 k	Oliver Wong 9851 1880
* 31. #07-xx, BLK 539 WOODLANDS DRIVE 16, D25 HDB 4-rooms, approx. 1,087 sq ft / 101 sq m, 99 years wef 2000, VP. All races / PR eligible (as of Jan 2019)	\$355 k	Oliver Wong 9851 1880
* 32. #11-xx, BLK 538 WOODLANDS DRIVE 16, D25 HDB 5-rooms, approx. 1,302 sq ft / 121 sq m, 99 years wef 2000, VP. All races / PR eligible (as of Jan 2019)	\$435 k	Oliver Wong 9851 1880
* 33. #04-xx, BLK 166 WOODLANDS STREET 13, D25 HDB 3-rooms, approx. 721 sq ft / 67 sq m, 99 years wef 1986, VP. Indian, Others / Chinese buyers eligible / PR eligible (as of Jan 2019)	\$275 k	Oliver Wong 9851 1880
* 34. #02-xx, BLK 118 YISHUN RING ROAD, D27 NEW LISTING! HDB 3-rooms, approx. 828 sq ft / 77 sq m, 99 years wef 1983, VP. Malay & Chinese buyers eligible / PR eligible (as of Jan 2019)	\$265k	Rachel Lee 9188 9668
* 35. #03-xx, BLK 296 YISHUN STREET 20, D27 HDB 4-rooms, approx. 1,001 sq ft / 93 sq m, 99 years wef 2000, VP. All races / PR eligible (as of Jan 2019)	\$395 k	Rachel Lee 9188 9668

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

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POINTS TO NOTE FOR PRIVATE TREATY SALE (Buyers)

Do inspect the property before making an offer

Viewing arrangements can be made with our Auction Department.

Do seek legal advice

Making an offer should be a firm commitment, in some cases, copies of relevant legal documents are available so that you and your solicitor can review them.

Do check your eligibility to buy properties prior to making an offer

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.

What are the procedures for property to be sold via private treaty? How long does it take for the completion of sale?

An offer for the property should be accompanied with a Letter of Offer and a 1% option fee for the vendor's consideration. The offer is subject to the vendor's approval, subject to contract and subject to no other higher offers. If the offer is not acceptable, the cheque of 1% deposit will be returned to you.

Should the vendor accept the offer, an Option to Purchase will be issued.

- i) If Option to purchase is not exercised - 1% will be confiscated by the vendor and no refund /claim shall be entertained thereafter;
- ii) Upon exercising the Option to Purchase, typically within 14 days, the balance 4% or 9% of the option fee price shall be due payable. For commercial and industrial properties, where Good and Services Tax (GST) is payable, GST on the 1% option fee should be made together with the Letter of Offer and the remainder full GST amount should be payable together with the 4% or 9 % Option fee.

The date of completion of sale is usually between 8 and 10 weeks from date of exercising of the Option to Purchase Agreement.

Do act quickly

Some properties sell quickly and vendors often accept offers on a first come first serve basis subject to contract and availability.

Do inform your solicitor and banker once an Option to Purchase has been issued

Your banker can begin to process your loan application and your solicitor must get in touch with the vendor's solicitors for the conveyancing of the legal completion etc.

Do keep in touch

Always leave your contact number/emails etc. behind for updating of the status of the property even though the vendor has rejected your offer for the property. It may be possible that the vendor may decide to sell later at a price agreeable to both parties.

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