

PRIVATE TREATY LIST

APRIL 2018



* Mortgagee's Sale | ** Owner's Sale | # Liquidator's Sale | @ Developer's Sale
VP – Sold with Vacant Possession on an as-is-where-is basis

RESIDENTIAL LANDED

	Property Details	Guide Price	Contact Person
* 1.	<u>5 BELMONT ROAD, D10</u> 2-storey Good Class Bungalow (GCB) with basement, 4-bedrooms. Located along Belmont Road within the Cornwall Gardens GCB Area. Near Holland Village. With swimming pool and jacuzzi. Freehold, VP. Land / Floor Area: approx. 16,327 sq ft / 11,502 sq ft, respectively	\$22.3 m	Joy Tan: 9151 9009 Rachel Lee: 9188 9668
* 2.	<u>11 DUNEARN CLOSE, D10</u> 3-storey Bungalow. Located within the "Chee Hoon Good Class Bungalow Area". Suitable for redevelopment. Freehold, VP. Land / Floor Area: approx. 14,092 sq ft / 10,985 sq ft, respectively	\$13.x m	Joy Tan 9151 9009
* 3.	<u>252 JALAN EUNOS, EUHABITAT, D14</u> Brand New 3-storey + basement strata-titled inter-terrace, 4 + 1-bedrooms, 2 private carpark lots, direct pool access from living room, private jacuzzi. Leasehold 99 years wef 2010, VP. Floor Area: approx. 3,380 sq ft	\$3.08 m	Rachel Lee 9188 9668
* 4.	<u>274 JALAN EUNOS, EUHABITAT, D14</u> 3-storey + basement strata-titled corner-terrace, 4 + 1-bedrooms, private lift, 2 private carpark lots, direct pool access from living room, private jacuzzi. Leasehold 99 years wef 2010, VP. Floor Area: approx. 3,380 sq ft	\$3.08 m	Rachel Lee 9188 9668
* 5.	<u>324 SIGLAP ROAD, D15</u> 2-storey semi-detached, 4-bedrooms. Good frontage, suitable for A&A or redevelopment. Behind Siglap V & Siglap Centre. Freehold, VP. Land / Floor Area: approx. 2,808 sq ft / 2,794 sq ft, respectively	\$3.3 m	Rachel Lee 9188 9668
@ 6.	<u>MARSHALL ROAD, D15</u> A pair of brand new semi-detached units (under construction) with swimming pool. Freehold, VP. Located along Marshall Road, off East Coast Road. TOP in Q1 2019. Park 4 cars, wide frontage. Plot 1 - Land / Floor Area: approx. 2,504 sq ft / 5,723 sq ft, respectively Plot 2 - Land / Floor Area: approx. 2,435 sq ft / 5,653 sq ft, respectively	\$5.8 m each	Joy Tan 9151 9009
* 7.	<u>#03-36 PALM ISLES, 36 FLORA DRIVE, D17</u> 3-level "Garden Home" unit, 5-bedrooms. Leasehold 99 years wef 2011, VP. Floor Area: approx. 3,755 sq ft	\$2.6 m	Rachel Lee 9188 9668
* 8.	<u>GRACE PARK, D19</u> Brand new 3½ - storey semi-detached, 6 + 1-bedrooms. Corner plot. With passenger lift and pool. Near Serangoon Gardens market & food centre, Chomp Chomp, and other amenities. Freehold, VP. Land / Floor Area: approx. 4,452 sq ft / 4,788 sq ft, respectively	\$5.x m	Joy Tan 9151 9009
* 9.	<u>16x SPRINGLEAF AVENUE, DALLA VALE, D26</u> 3-storey strata semi-D with attic and basement, 4 + 1-bedrooms. North-South orientation. Freehold, VP. Floor Area: approx. 3,218 sq ft	\$2.5 m	Rachel Lee 9188 9668

IMPORTANT NOTICE

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* 10. 27 KERONG LANE, D27 3-storey inter-terrace. Leasehold 99 years wef 2008, VP. Land / Floor Area: approx. 1,787 sq ft / 4,467 sq ft, respectively	\$1.98 m	Rachel Lee 9188 9668

RESIDENTIAL NON-LANDED

** 1. #36-xx, ONE SHENTON, 1 SHENTON WAY, D01 Condominium, 1-bedroom. Leasehold 99 years wef 2005, sale with existing tenancy. Floor Area: approx. 850 sq ft	\$1.7 m	Rachel Lee 9188 9668
** 2. #05-xx, THE FORESTA @ MOUNT FABER, 102 WISHART ROAD, D04 Condominium, 2-level penthouse, 3 + 1-bedrooms. Freehold. Selling with existing tenancy till December 2019, on an "as is where is basis". Walk to Telok Blangah MRT Station (Circle Line). Near Vivo City & Sentosa. Floor Area: approx. 1,539 sq ft	\$2.18 m	Rachel Lee 9188 9668
* 3. #20-xx, STUDIO 3, 28 SHANGHAI ROAD, D10 Condominium, 2-level penthouse with roof terrace, 2-bedrooms. With private jacuzzi. Near Valley Point, Great World City, and the Orchard Shopping Belt. Freehold, VP. Floor Area: approx.. 1,528 sq ft	\$1.9 m	Rachel Lee 9188 9668
* 4. #05-01, VENTURA VIEW, 16 RAMBUTAN ROAD, D15 Condominium, 2-level penthouse with roof terrace, 3-bedroom + household shelter. Located off Still Road. Freehold, VP. Floor Area: approx. 1,959 sq ft	\$1.72 m	Rachel Lee 9188 9668
* 5. #05-06, VENTURA VIEW, 16 RAMBUTAN ROAD, D15 Condominium, 2-level penthouse with roof terrace, 1-bedroom + household shelter. Located off Still Road. Freehold, VP. Floor Area: approx. 1,410 sq ft	\$1.1 m	Rachel Lee 9188 9668
* 6. #02-xx, LA CASA, 50 WOODLANDS DRIVE 16, D25 Condominium (privatised executive condominium), 3-bedrooms + household shelter. 99 years wef 2004, VP. Face South. Near Admiralty MRT Station and Vista Point. Short drive to Causeway Point. Floor Area: approx. 1,141 sq ft	\$820 k	Rachel Lee 9188 9668

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COMMERCIAL (GST may apply)

	Property Details	Guide Price	Contact Person
** 1.	HONG KONG STREET, D01 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	\$16 m	Joy Tan 9151 9009
** 2.	#01-1xx, 446 CLEMENTI AVENUE 3, D05 HDB shophouse with living quarters. Leasehold 84 years wef 1995, sale with existing tenancy till 2019, on an "as is where is basis". Near Clementi MRT Station (East-West Line) Floor Area: approx. 3,499 sq ft (commercial area approx. 1,346 sq ft. Residential area approx. 2,153 sq ft)	\$5.6x m	Rachel Lee 9188 9668
** 3.	#01-xx, HIGH STREET CENTRE, 1 NORTH BRIDGE ROAD, D06 Shop space. Leasehold 99 years wef 1969, sale with existing tenancy. Floor Area: approx. 527 sq ft	\$1.1 m	Rachel Lee 9188 9668
** 4.	UPPER WELD ROAD, D08 3 adjoining 2-storey intermediate conservation shophouse. Freehold, sale with existing tenancy, opposite Jalan Besar MRT Station. Land / Floor Area: approx. 3,436 sq ft / 5,400 sq ft, respectively	\$15 m VTO	Joy Tan 9151 9009
** 5.	DALHOUSIE LANE, D08 2 ½ -storey shophouse. Leasehold 99 years wef 1994, sale with existing tenancy. Land / Floor Area: approx. 961 sq ft / 1,800 sq ft, respectively	\$2.5 m	Joy Tan: 9151 9009 Rachel Lee: 9188 9668
** 6.	DALHOUSIE LANE, D08 2 ½ -storey corner shophouse. Nightclub license on ground floor. Leasehold 99 years wef 1994, sale with existing tenancy. Land / Floor Area: approx. 908 sq ft / 1,700 sq ft, respectively	\$2.5x m	Joy Tan: 9151 9009 Rachel Lee: 9188 9668
** 7.	DALHOUSIE LANE, D08 2 ½ -storey intermediate shophouse. Approved for restaurant usage on 1 st storey. Leasehold 99 years wef 1994, sale with existing tenancy on the 1 st storey, vacant possession on the upper floors. Land / Floor Area: approx. 893 sq ft / 1,750 sq ft, respectively	\$2.8 m	Rachel Lee 9188 9668
** 8.	#01-xx, LUCKY PLAZA, 304 ORCHARD ROAD, D09 3 adjoining shop space. Freehold, VP. Floor Area: approx. 387 / 409 / 764 sq ft	\$3.75 m - \$6.23 m	Rachel Lee 9188 9668
** 9.	#01-1xx, 170 TOA PAYOH CENTRAL, D12 2 adjoining HDB shophouse with living quarters. Leasehold 78 years wef 1992, sale with existing tenancy till 2019, on an "as is where is basis". Near Toa Payoh MRT Station (North-South Line) & HDB Hub Unit 1 - Floor Area: approx. 1,237 sq ft (commercial area approx. 527 sq ft. Residential area approx. 710 sq ft) Unit 2 - Floor Area: approx. 1,357 sq ft (commercial area approx. 635 sq ft. Residential area approx. 721 sq ft)	\$2.77 m \$3.23 m	Rachel Lee 9188 9668
* 10.	#01-38, ONE DUSUN RESIDENCES, 1 JALAN DUSUN, D12 Shop space, brand new / bare, corner unit with aircon provisions. Freehold, VP. Floor Area: approx. 151 sq ft	\$7xx k	Rachel Lee 9188 9668

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COMMERCIAL (GST may apply)

Property Details	Guide Price	Contact Person
34x GEYLANG ROAD, D14 ** 11. Shop space, 9,999 years wef 1964, sale with existing tenancy till 2019, on an "as is where is basis". Floor Area: approx. 1,862 sq ft	\$4.23 m	Rachel Lee 9188 9668
#02-22, MILLAGE, 55 CHANGI ROAD, D14 * 12. Shop space, brand new / bare unit. Freehold, VP. Not GST registered. Floor Area: approx. 129 sq ft	\$480 k	Rachel Lee 9188 9668
#01-16, SOHO LIFE, 216 JOO CHIAT ROAD, D15 * 13. Shop space, with self-contained toilet, VP. Floor Area: approx. 355 sq ft	\$1 m	Rachel Lee 9188 9668
#01-43, EAST VILLAGE, 430 UPPER CHANGI ROAD, D16 * 14. Shop space, approved for F&B usage. Bare unit. Freehold, VP. Not GST registered. Floor Area: approx. 366 sq ft	\$1.38 m	Rachel Lee 9188 9668
#02-xx, UPPER SERANGOON SHOPPING CENTRE, 756 UPPER S'GOON RD, D19 ** 15. Shop space. Freehold, sale with existing tenancy till 2019, on an "as is where is basis". Floor Area: approx. 1,507 sq ft	\$3 m	Rachel Lee 9188 9668
#01-xx, 777 UPPER SERANGOON ROAD, D19 ** 16. Shop space. Freehold, sale with existing tenancy till 2018, on an "as is where is basis". Floor Area: approx. 4,424 sq ft	\$4.31 m	Rachel Lee 9188 9668
#01-04 KENSINGTON SQUARE, 2 JALAN LOKAM, D19 * 17. Shop space, approved for F&B usage. Bare unit. Freehold, VP. Not GST registered. Floor Area: approx. 366 sq ft	\$878k	Rachel Lee 9188 9668
#01-2xx, 710A ANG MO KIO AVENUE 8, D20 ** 18. HDB shop. Leasehold 86 years wef 1993, sale with existing tenancy till 2019, on an "as is where is basis". Floor Area: approx. 1,464 sq ft	\$4.76 m	Rachel Lee 9188 9668
#01-2xx, 130 JURONG GATEWAY ROAD, D22 ** 19. HDB shophouse with living quarters. Leasehold 91 years wef 1993, sale with existing tenancy till 2019, on an "as is where is basis". Near Jurong East MRT Interchange. Floor Area: approx. 2,702 sq ft (commercial area approx. 1,346 sqft. Residential area approx. 1,357 sq ft)	\$5.54 m	Rachel Lee 9188 9668

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INDUSTRIAL (GST may apply)

Property Details	Guide Price	Contact Person
<u>745 LORONG 5 TOA PAYOH, D12</u> ** 1. 4-storey B1 light industrial building. Leasehold 60 years wef 1970, VP, sale subject to JTC's approval Floor Area: approx. 83,342 sq ft	\$15 m	Joy Tan 9151 9009
<u>LOYANG WAY 4, D17</u> ** 2. JTC B2 factory. Part 4-storey building with worker's dormitory and part single / part 2-storey single user industrial building Leasehold 30 + 27 years wef 1994, VP. Land / Floor Area: approx. 67,098 sq ft / 66,811 sq ft, respectively	\$14 m	Joy Tan 9151 9009
<u>#01-xx, TUAS LOT, 50 TUAS AVENUE 11, D22</u> * 3. B2 factory. Leasehold 30 years wef 2008, VP. Ground floor unit with 2 private parking / loading unloading bay. With mezzanine level office. Approx. 8m high ceiling. Floor Area: approx. 5,824 sq ft	\$800k	Rachel Lee 9188 9668
<u>#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22</u> * 4. B2 Factory. Leasehold 30 years wef 2013, VP. GST payable. Floor Area: approx. 7,664 sq ft	\$1.63 m	Rachel Lee 9188 9668
<u>TUAS LINK 1, D22</u> ** 5. B2 Single storey stand alone JTC factory with mezzanine. Leasehold 30 years wef 2004, VP. Land / Floor Area: approx. 44,457 / 18,000 sq ft	\$5.8 m	Joy Tan 9151 9009
<u>#03-23, PIONEER JUNCTION, 3 SOON LEE STREET, D22</u> * 6. B2 flatted factory. Leasehold 30 years wef 2011, VP. GST registered. Floor Area: approx. 1,098 sq ft	\$370 k	Rachel Lee 9188 9668
<u>#02-xx, NORTHLINK BUILDING, 10 ADMIRALTY STREET, D27</u> * 7. 2 nd -storey ramp up B1 Factory. Leasehold 60 years wef 1999, VP. Floor Area: approx. 5,188 sq ft	\$980 k	Rachel Lee 9188 9668
<u>#03-13, YS-ONE, 1 YISHUN STREET 23, D27</u> * 8. 3 rd -storey B1 ramp-up factory. Column-free, 5.5m ceiling height, with mezzanine level and self-contained toilet. Leasehold 30 years wef 2002, VP. GST payable. Floor Area: 3,079 sq ft	\$295 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
<p>#02-xx, BLK 98 WHAMPOA DRIVE, D12</p> <p>* 1. HDB 3-rooms. Near Whampoa market and food centre. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1974, VP. Floor Area: approx. 700 sq ft</p>	\$260 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
<p>#01-xx, BLK 30 CASSIA CRESCENT, D14</p> <p>* 2. HDB 4-rooms. Near Mountbatten & Aljunied MRT Stations, Singapore Sports Hub and Kallang Wave Mall. Within 1km to Geylang Methodist Primary, and Kong Hwa School. Chinese quota filled / PR eligible (as of Apr 2018). Leasehold 99 years wef 1998, VP. Floor Area: approx. 1,087 sq ft</p>	\$578 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
<p>#02-xx, BLK 111 BEDOK NORTH ROAD, D16</p> <p>* 3. HDB 5-rooms. Near Bedok MRT Station, Bedok Mall / Point, Bedok Swimming Complex. Within 1km to Red Swastika School and St Anthony's Canossian Pri/Sec. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1978, VP. Floor Area: approx. 1,259 sq ft</p>	\$485 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
<p>#03-xx, BLK 127 BEDOK NORTH STREET 2, D16</p> <p>* 4. HDB 3-rooms. Near Bedok MRT Station, Bedok Mall / Point, Bedok Swimming Complex. Within 1km to Red Swastika School and St Anthony's Canossian Pri/Sec. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1978, VP. Floor Area: approx. 883 sq ft</p>	\$360 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
<p>#10-xx, BLK 306C ANCHORVALE LINK, D19</p> <p>* 5. HDB 5-rooms. Near Compass One / Sengkang MRT Station. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 2002, VP. Floor Area: approx. 1,184 sq ft</p>	\$432 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
<p>#02-xx, BLK 290C COMPASSVALE CRESCENT, D19</p> <p>* 6. HDB 5-rooms. Near Sengkang MRT Station (North-East Line), Compass One, Sengkang General Hospital. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 2001, VP. Floor Area: approx. 1,184 sq ft</p>	\$410 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
<p>#12-xx, BLK 463 ANG MO KIO AVENUE 10, D20</p> <p>* 7. HDB 3-rooms. Opposite Chong Boon Market & Food Centre, 24hr McDonald's, amenities. North-South facing, bright and windy All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1980, VP. Floor Area: approx. 732 sq ft</p>	\$308 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
<p>#02-xx, BLK 178 ANG MO KIO AVENUE 4, D20</p> <p>* 8. HDB 4-rooms. Near upcoming Mayflower MRT Station. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1981, VP. Floor Area: approx. 1,001 sq ft</p>	\$425 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
<p>#12-xx, BLK 122 BISHAN STREET 12, D20</p> <p>* 9. HDB 4-rooms. Near Bishan MRT Station / Junction 8, and Raffles Institution. Chinese quota filled / PR eligible (as of Apr 2018). Leasehold 99 years wef 1986, VP. Floor Area: approx. 904 sq ft</p>	\$432 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668

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HDB FLATS (Subject to HDB's contracts, regulations and availability)

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* 10. #02-xx, BLK 862 JURONG WEST STREET 81, D22 HDB Executive Maisonette. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1985, VP Floor Area: approx. 1,572 sq ft	\$530 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 11. #06-xx, BLK 271C JURONG WEST STREET 24, D22 HDB 5-rooms. Near Boon Lay MRT Station (East-West Line), and Jurong Point. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1985, VP Floor Area: approx. 1,206 sq ft	\$375 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 12. #05-xx, BLK 681C JURONG WEST CENTRAL 1, D22 HDB 4-rooms. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 2000, VP. Floor Area: approx. 1,001 sq ft	\$410 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 13. #02-xx, BLK 541 JURONG WEST AVENUE 1, D22 HDB 4-rooms. Indian quota filled / PR eligible (as of Apr 2018). Leasehold 99 years wef 1984, VP. Floor Area: approx. 1,141 sq ft	\$355 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 14. #03-xx, BLK 250 BUKIT BATOK EAST AVENUE 5, D23 HDB 4-rooms. Indian quota filled / PR eligible (as of Apr 2018). Leasehold 99 years wef 1985, VP. Floor Area: approx. 1,109 sq ft	\$410 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 15. #11-xx, BLK 731 WOODLANDS CIRCLE, D25 HDB 5-rooms. Corner unit. Bright & windy. Near Admilty MRT Station. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1997, VP. Floor Area: approx. 1,313 sq ft	\$455 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 16. #02-xx, BLK 516 WOODLANDS DRIVE 14, D25 HDB 4-rooms. Near Causeway Point / Woodlands MRT Station. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1999, VP. Floor Area: approx. 1,151 sq ft	\$308 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 17. #06-xx, BLK 331 WOODLANDS AVENUE 1, D25 HDB Jumbo Flat, 5-bedrooms. Near Marsiling MRT Station. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1994, VP. Floor Area: approx. 1,894 sq ft	\$690 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 18. #07-xx, BLK 310 WOODLANDS STREET 31, D25 HDB 3-rooms. Walking distance to Marsiling MRT Station. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1993, VP. Floor Area: approx. 785 sq ft	\$308 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668

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PRIVATE TREATY LIST

APRIL 2018



* Mortgagee's Sale | ** Owner's Sale | # Liquidator's Sale | @ Developer's Sale

VP – Sold with Vacant Possession on an as-is-where-is basis

HDB FLATS (Subject to HDB's contracts, regulations and availability)

Property Details	Guide Price	Contact Person
* 19. #06-xx, BLK 27 MARSILING DRIVE, D25 HDB 4-rooms. Near Woodlands Checkpoint. Malay quota filled / PR eligible (as of Apr 2018). Leasehold 99 years wef 1977, VP. Floor Area: approx. 980 sq ft	\$278 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 20. #07-xx, BLK 706 YISHUN AVENUE 5, D27 HDB 3-rooms. Near Yishun MRT Station and Northpoint Shopping Centre. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1984, VP. Floor Area: approx. 732 sq ft	\$285 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 21. #02-xx, BLK 226 YISHUN STREET 21, D27 HDB 3-rooms. Near Yishun MRT Station and Northpoint Shopping Centre. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1986, VP. Floor Area: approx. 1,119 sq ft	\$255 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 22. #08-xx, BLK 160 YISHUN STREET 11, D27 HDB 3-rooms. Near Yishun MRT Station and Northpoint Shopping Centre. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1985, VP. Floor Area: approx. 721 sq ft	\$295 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668
* 23. #05-xx, BLK 170 YISHUN AVENUE 7, D27 HDB 4-rooms. Near Yishun MRT Station and Northpoint Shopping Centre. All races / PR eligible (as of Apr 2018). Leasehold 99 years wef 1986, VP. Floor Area: approx. 1,119 sq ft	\$348 k	Matthew Low: 9009 5151 (CEA Reg. No.: R019852A) Rachel Lee: 9188 9668

Name	Contact No.	CEA Reg. No.	Email Address	Name	Contact No.	Email Address
Joy Tan	9151 9009	R020840C	joy.tan@etcsea.com	Sharon Hong	6393 2381	sharon.hong@etcsea.com
Rachel Lee	9188 9668	R050717F	rachel.lee@etcsea.com			

For further information or viewings, please contact the respective person-in-charge.

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

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PRIVATE TREATY LIST

April 2018



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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