

# PRIVATE TREATY LIST

## MAY 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.	<b><u>5 BELMONT ROAD, D10</u></b> 2-storey Good Class Bungalow (GCB) with basement, 4-bedrooms. Freehold, VP. Located along Belmont Road within the Cornwall Gardens GCB Area. Near Holland Village. With swimming pool and jacuzzi. 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.	<b><u>252 JALAN EUNOS, EUHABITAT, D14</u></b> Brand New 3-storey + basement strata-titled inter-terrace, 4 + 1-bedrooms, Leasehold 99 years wef 2010, VP. 2 private carpark lots, direct pool access from living room, private jacuzzi. Floor Area: approx. 3,380 sq ft	\$3.08 m	Rachel Lee 9188 9668
* 3.	<b><u>274 JALAN EUNOS, EUHABITAT, D14</u></b> 3-storey + basement strata-titled corner-terrace, 4 + 1-bedrooms. Leasehold 99 years wef 2010, VP. Private lift, 2 private carpark lots, direct pool access from living room, private jacuzzi. Floor Area: approx. 3,380 sq ft	\$3.08 m	Rachel Lee 9188 9668
* 4.	<b><u>324 SIGLAP ROAD, D15</u></b> 2-storey semi-detached, 4-bedrooms. Freehold, VP. Good frontage, suitable for A&A or redevelopment. Behind Siglap V & Siglap Centre. Land / Floor Area: approx. 2,808 sq ft / 2,794 sq ft, respectively	\$3.3 m	Rachel Lee 9188 9668
@ 5.	<b><u>MARSHALL ROAD, D15</u></b> 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. <b>Plot 1</b> - Land / Floor Area: approx. 2,504 sq ft / 5,723 sq ft, respectively <b>Plot 2</b> - Land / Floor Area: approx. 2,435 sq ft / 5,653 sq ft, respectively	\$5.8 m each	Joy Tan 9151 9009
** 6.	<b><u>CRANBORNE ROAD, D15</u></b> 2½ -storey bungalow, 7 + 1-bedrooms. Freehold, VP. Move-in condition. Located off Mountbatten Road / Goodman Road. Walk to Dakota MRT Station (CCL). Near upcoming Katong Park MRT Station (TEL). Land / Floor Area: approx. 6,276 sq ft / 5,987 sq ft, respectively	\$11.5 m	Joy Tan 9151 9009
** 7.	<b><u>LUCKY VIEW, D16</u></b> 3-storey semi-detached with basement and swimming pool. Freehold, VP. Elevated land, overlooking the landed estate. Good condition, built approx. 9 years ago. Good 9.9m frontage Land / Floor Area: approx. 3,444 sq ft / 4,585 sq ft, respectively	\$5.28 m	Joy Tan: 9151 9009 Rachel Lee: 9188 9668
* 8.	<b><u>#03-36 PALM ISLES, 36 FLORA DRIVE, D17</u></b> 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
* 9.	<b><u>GRACE PARK, D19</u></b> Brand new 3½ - storey semi-detached, 6 + 1-bedrooms. Freehold, VP. Corner plot. With passenger lift and pool. Near Serangoon Gardens market & food centre, Chomp Chomp, and other amenities. Land / Floor Area: approx. 4,452 sq ft / 4,788 sq ft, respectively	\$5.x m	Joy Tan 9151 9009

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<p><b><u>184 WESTWOOD CRESCENT, D22</u></b></p> <p>* 10. 3-storey corner-terrace, 4 + 1-bedrooms. Leasehold 99 years wef 1994, VP. With swimming pool.            Land / Floor Area: approx. 4,452 sq ft / 4,788 sq ft, respectively</p>	\$1.58 m	Rachel Lee 9188 9668
<p><b><u>16x SPRINGLEAF AVENUE, DALLA VALE, D26</u></b></p> <p>* 11. 3-storey strata semi-D with attic and basement, 4 + 1-bedrooms. Freehold, VP. North-South orientation.            Floor Area: approx. 3,218 sq ft</p>	\$2.5 m	Rachel Lee 9188 9668
<p><b><u>27 KERONG LANE, D27</u></b></p> <p>* 12. 3-storey inter-terrace. Leasehold 99 years wef 2008, VP.            Land / Floor Area: approx. 1,787 sq ft / 4,467 sq ft, respectively</p>	\$1.98 m	Rachel Lee 9188 9668

### RESIDENTIAL NON-LANDED

<p><b><u>#36-xx, ONE SHENTON, 1 SHENTON WAY, D01</u></b></p> <p>** 1. Condominium, 1-bedroom. Leasehold 99 years wef 2005, sale with existing tenancy.            Floor Area: approx. 850 sq ft</p>	\$1.7 m	Rachel Lee 9188 9668
<p><b><u>#05-xx, THE FORESTA @ MOUNT FABER, 102 WISHART ROAD, D04</u></b></p> <p>** 2. 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 &amp; Sentosa.            Floor Area: approx. 1,539 sq ft</p>	\$2.18 m	Rachel Lee 9188 9668
<p><b><u>#02-xx, VILLA CHANCERITA, 16 CHANCERY HILL ROAD, D11</u></b></p> <p>** 3. Walk-up apartment, 4 + 1-bedrooms. Freehold, VP. Spacious layout. Within 1km to Anglo-Chinese School &amp; CHIJ Toa Payoh. Approx 820m to Novena MRT Station &amp; Malls.            Floor Area: approx. 1,776 sq ft</p>	\$2.6 m	Rachel Lee 9188 9668
<p><b><u>#05-01, VENTURA VIEW, 16 RAMBUTAN ROAD, D15</u></b></p> <p>* 4. Condominium, 2-level penthouse with roof terrace, 3-bedroom + household shelter. Freehold, VP. Located off Still Road.            Floor Area: approx. 1,959 sq ft</p>	\$1.72 m	Rachel Lee 9188 9668
<p><b><u>#05-06, VENTURA VIEW, 16 RAMBUTAN ROAD, D15</u></b></p> <p>* 5. Condominium, 2-level penthouse with roof terrace, 1-bedroom + household shelter. Freehold, VP. Located off Still Road.            Floor Area: approx. 1,410 sq ft</p>	\$1.1 m	Rachel Lee 9188 9668

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* 6.	<b><u>#02-xx, LA CASA, 50 WOODLANDS DRIVE 16, D25</u></b> Condominium (privatised executive condominium), 3-bedrooms + household shelter. Leasehold 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

## COMMERCIAL (GST may apply)

** 1.	<b>HONG KONG STREET, D01</b> 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.	<b><u>17x TELOK AYER STREET, D01</u></b> 4-storey conservation shophouse with attic. Leasehold 999 years wef 1828, VP. Bustling street, good human traffic. Lift serves all levels. With toilet on every level. Not GST registered. Land / Floor Area: approx. 1,185 sq ft / 4,440 sq ft, respectively	\$8.9m	Joy Tan 9151 9009
** 3.	<b><u>#01-xx, HIGH STREET CENTRE, 1 NORTH BRIDGE ROAD, D06</u></b> 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.	<b><u>#06-308 THE PLAZA, 7500A BEACH ROAD, D07</u></b> Office space. Leasehold 99 years wef 1968, sale with existing tenancy. Walk to Nicoll Highway MRT. Floor Area: approx. 700 sq ft	\$938k	Rachel Lee 9188 9668
** 5.	<b><u>UPPER WELD ROAD, D08</u></b> 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
** 6.	<b>DALHOUSIE LANE, D08</b> 2 ½ -storey corner shophouse. Leasehold 99 years wef 1994, sale with existing tenancy. Nightclub license on ground floor. Land / Floor Area: approx. 908 sq ft / 1,700 sq ft, respectively	\$2.5x m	Joy Tan 9151 9009
* 7.	<b><u>#01-38, ONE DUSUN RESIDENCES, 1 JALAN DUSUN, D12</u></b> Shop space, Freehold, VP. Brand new / bare, corner unit with aircon provisions. Floor Area: approx. 151 sq ft	\$7xx k	Rachel Lee 9188 9668

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<p><b>#02-22, MILLAGE, 55 CHANGI ROAD, D14</b></p> <p>* 8. Shop space, Freehold, VP. Band new / bare unit. Not GST registered.            Floor Area: approx. 129 sq ft</p>	\$480 k	Rachel Lee 9188 9668
<p><b>#01-16, SOHO LIFE, 216 JOO CHIAT ROAD, D15</b></p> <p>* 9. Shop space, Freehold, VP. With self-contained toilet. Face road.            Floor Area: approx. 355 sq ft</p>	\$950 k	Rachel Lee 9188 9668
<p><b>#01-43, EAST VILLAGE, 430 UPPER CHANGI ROAD, D16</b></p> <p>* 10. Shop space, approved for F&amp;B usage. Freehold, VP. Bare unit. Not GST registered.            Floor Area: approx. 366 sq ft</p>	\$1.38 m	Rachel Lee 9188 9668
<p><b>#01-04 KENSINGTON SQUARE, 2 JALAN LOKAM, D19</b></p> <p>* 11. Shop space, approved for F&amp;B usage. Freehold, VP Bare unit. Not GST registered.            Floor Area: approx. 366 sq ft</p>	\$878k	Rachel Lee 9188 9668

### INDUSTRIAL (GST may apply)

<p><b>745 LORONG 5 TOA PAYOH, D12</b></p> <p>** 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</p>	\$15 m	Joy Tan 9151 9009
<p><b>#04-03 BIZHUB 28, 28 SENANG CRESCENT, D14</b></p> <p>* 2. B1 flatted factory. Freehold, VP. Column-free unit with mezzanine level, pantry and self-contained toilet.            Floor Area: approx. 1,970 sq ft</p>	\$1.18m	Rachel Lee 9188 9668
<p><b>LOYANG WAY 4, D17</b></p> <p>** 3. 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</p>	\$14 m	Joy Tan 9151 9009
<p><b>#01-xx, TUAS LOT, 50 TUAS AVENUE 11, D22</b></p> <p>* 4. 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</p>	\$800k	Rachel Lee 9188 9668
<p><b>#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22</b></p> <p>* 5. B2 Factory. Leasehold 30 years wef 2013, VP. GST payable.            Floor Area: approx. 7,664 sq ft</p>	\$1.63 m	Rachel Lee 9188 9668

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<b><u>TUAS LINK 1, D22</u></b>		
** 6. 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
<b>#03-23, PIONEER JUNCTION, 3 SOON LEE STREET, D22</b>		
* 7. B2 flatted factory. Leasehold 30 years wef 2011, VP. GST registered. Floor Area: approx. 1,098 sq ft	\$370 k	Rachel Lee 9188 9668
<b>#02-xx, NORTHLINK BUILDING, 10 ADMIRALTY STREET, D27</b>		
* 8. 2 <sup>nd</sup> -storey ramp up B1 Factory. Leasehold 60 years wef 1999, VP. Floor Area: approx. 5,188 sq ft	\$980 k	Rachel Lee 9188 9668

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

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<p><b>#02-xx, BLK 111 BEDOK NORTH ROAD, D16</b></p> <p>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 May 2018). Leasehold 99 years wef 1978, VP. Floor Area: approx. 1,259 sq ft</p>	\$485 k	<p><b>Matthew Low: 9009 5151</b> (CEA Reg. No.: R019852A)</p> <p><b>Rachel Lee: 9188 9668</b></p>
<p><b>#08-xx, BLK 124 TAMPINES STREET 11, D18</b></p> <p>HDB Executive. Approx 490m / 8min walk to Simei MRT Station (EWL), and East Point Mall. North-South facing, large living room with enclosed balcony. All races / PR eligible (as of May 2018). Leasehold 99 years wef 1986, VP. Floor Area: approx. 1,593 sq ft</p>	<b>SOLD</b>	<p><b>Matthew Low: 9009 5151</b> (CEA Reg. No.: R019852A)</p> <p><b>Rachel Lee: 9188 9668</b></p>
<p><b>#02-xx, BLK 178 ANG MO KIO AVENUE 4, D20</b></p> <p>HDB 4-rooms. Near upcoming Mayflower MRT Station. All races / PR eligible (as of May 2018). Leasehold 99 years wef 1981, VP. Floor Area: approx. 1,001 sq ft</p>	\$425 k	<p><b>Matthew Low: 9009 5151</b> (CEA Reg. No.: R019852A)</p> <p><b>Rachel Lee: 9188 9668</b></p>
<p><b>#04-xx, BLK 167 BISHAN STREET 13, D20</b></p> <p>HDB 4-rooms. Approx 820m to Bishan MRT Station and Junction 8 Mall. Chinese quota filled / PR eligible (as of May 2018). Leasehold 99 years wef 1988, VP. Floor Area: approx. 904 sq ft</p>	\$500 k	<p><b>Matthew Low: 9009 5151</b> (CEA Reg. No.: R019852A)</p> <p><b>Rachel Lee: 9188 9668</b></p>
<p><b>#02-xx, BLK 862 JURONG WEST STREET 81, D22</b></p> <p>HDB Executive Maisonette. All races / PR eligible (as of May 2018). Leasehold 99 years wef 1985, VP Floor Area: approx. 1,572 sq ft</p>	\$530 k	<p><b>Matthew Low: 9009 5151</b> (CEA Reg. No.: R019852A)</p> <p><b>Rachel Lee: 9188 9668</b></p>
<p><b>#02-xx, BLK 657A JURONG WEST STREET 65, D22</b></p> <p>HDB 4-rooms. Near Pioneer MRT Station. All races / PR eligible (as of May 2018). Leasehold 99 years wef 2002, VP Floor Area: approx. 990 sq ft</p>	\$378 k	<p><b>Matthew Low: 9009 5151</b> (CEA Reg. No.: R019852A)</p> <p><b>Rachel Lee: 9188 9668</b></p>
<p><b>#05-xx, BLK 404 BUKIT BATOK EAST AVENUE 7, D23</b></p> <p>HDB Executive. All races / PR eligible (as of May 2018). Leasehold 99 years wef 1993, VP Floor Area: approx. 1,658 sq ft</p>	\$532 k	<p><b>Matthew Low: 9009 5151</b> (CEA Reg. No.: R019852A)</p> <p><b>Rachel Lee: 9188 9668</b></p>
<p><b>#11-xx, BLK 731 WOODLANDS CIRCLE, D25</b></p> <p>HDB 5-rooms. Corner unit. Bright &amp; windy. Near Admiralty MRT Station. All races / PR eligible (as of May 2018). Leasehold 99 years wef 1997, VP. Floor Area: approx. 1,313 sq ft</p>	\$455 k	<p><b>Matthew Low: 9009 5151</b> (CEA Reg. No.: R019852A)</p> <p><b>Rachel Lee: 9188 9668</b></p>

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<b>#06-xx, BLK 331 WOODLANDS AVENUE 1, D25</b> * 9. HDB Jumbo Flat, 5-bedrooms. Near Marsiling MRT Station. All races / PR eligible (as of May 2018). Leasehold 99 years wef 1994, VP. Floor Area: approx. 1,894 sq ft	\$690 k	<b>Matthew Low: 9009 5151</b> <small>(CEA Reg. No.: R019852A)</small> <b>Rachel Lee: 9188 9668</b>
<b>#08-xx, BLK 160 YISHUN STREET 11, D27</b> * 10. HDB 3-rooms. Near Yishun MRT Station and Northpoint Shopping Centre. All races / PR eligible (as of May 2018). Leasehold 99 years wef 1985, VP. Floor Area: approx. 721 sq ft	\$295 k	<b>Matthew Low: 9009 5151</b> <small>(CEA Reg. No.: R019852A)</small> <b>Rachel Lee: 9188 9668</b>

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 [auktion.sg@etcsea.com](mailto:auktion.sg@etcsea.com)

### 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.

# PRIVATE TREATY LIST

May 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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