

# PRIVATE TREATY LIST

## SEPTEMBER 2018



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

### RESIDENTIAL LANDED

	Property Details	Guide Price	Contact Person
* 1.	<b><u>17 CORAL ISLAND, D04</u></b> 2½ -storey detached house, 4 + 1 -bedrooms. Leasehold 99 years wef 2005. VP. Orientated towards on the waterway, with private yacht berth and swimming pool. Well-kept condition. Land / Floor Area: approx. 7,557 sq ft / 8,697 sq ft, respectively	\$11.5 m VTO	Joy Tan 9151 9009
** 2.	<b><u>JALAN JELITA, D10</u></b> 3½ -storey semi-detached, 7 + 2-bedrooms. Leasehold 999 years wef 1877, VP. Walk to Jelita Cold Storage. Near Holland Village. Suitable for A&A. Land / Floor Area: approx. 3,993 sq ft / 4,500 sq ft (subject to final survey), respectively	\$7.x m	Joy Tan 9151 9009
* 3.	<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	\$22.8 m	Joy Tan: 9151 9009 Rachel Lee: 9188 9668
* 4.	<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	\$2.98 m	Oliver Wong 9851 1880
** 5.	<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.x m	Joy Tan 9151 9009
@ 6.	<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.x m each	Joy Tan 9151 9009
* 7.	<b><u>43 EASTWOOD DRIVE, D16</u></b> 3-storey detached, 5-bedrooms. Leasehold 99years wef 1995, VP. Approx. 8m frontage. Near upcoming Sugei Bedok (TEL) & Tanah Merah (EWL) MRT Stations. Land / Floor Area: approx. 3,152 / 4,790 sq ft, respectively	\$2.56 m	Rachel Lee 9188 9668
* 8.	<b><u>33 RIVERINA CRESCENT, D18</u></b> 3-storey detached, 5-bedrooms + guest's room + utility room. Leasehold 99years wef 1996, VP. Good land plot, allowing for North-South cross ventilation. 5-min stroll to Pasir Ris Beach. Approx 400m to Elias Mall. Land / Floor Area: approx. 4,509 / 2,830 sq ft, respectively	\$2.9 m	Rachel Lee 9188 9668
** 9.	<b><u>HAI SING CRESCENT, D19</u></b> 3-storey semi-detached, 7+2-bedrooms. Leasehold 999 years, VP. Located off Upper Serangoon Road. Land / Floor Area: approx. 4,062 sq ft / 6,000 sq ft (subject to final survey), respectively	\$4.x m	Rachel Lee 9188 9668

VP: Vacant Possession

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	Property Details	Guide Price	Contact Person
** 10.	<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	<b>Joy Tan</b> 9151 9009
* 11.	<b><u>11 BEECHWOOD GROVE, D25</u></b> 3-storey semi-detached, 7 bedrooms. Leasehold 99 years wef 1995, VP. Land / Floor Area: approx. 7,707 sq ft / 5,395 sq ft, respectively	\$4.42 m	<b>Oliver Wong</b> 9851 1880

### RESIDENTIAL NON-LANDED

* 1.	<b><u>#22-xx, SPOTTISWOODE RESIDENCES, 48 SPOTTIESWOODE PARK ROAD, D02</u></b> Condominium, 1-bedroom. Freehold. VP. Brand new unit. Near Outram MRT Interchange and upcoming Cantonment MRT Station (CCL). Unblocked views. Floor Area: approx. 603 sq ft	\$1.25 m	<b>Rachel Lee</b> 9188 9668
** 2.	<b><u>#05-xx, THE FORESTA @ MOUNT FABER, 102 WISHART ROAD, D04</u></b> 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	<b>Rachel Lee</b> 9188 9668
* 3.	<b><u>#19-xx, HELIOS RESIDENCES, 15 CAIRNHILL CIRCLE, D09</u></b> Condominium, 3-level penthouse with roof terrace, 4 + 1-bedrooms. Freehold. VP. Private lift access, with internal personal lift serving all 3 levels. Walk to Orchard Shopping Belt, Newton MRT Station, Mt Elizabeth Hospital. Floor Area: 3,993 sq ft	\$8.3 m	<b>Joy Tan</b> 9151 9009
* 4.	<b><u>#05-01, RESIDENCES 88, 88 LORONG MARICAN, D14</u></b> Condominium, 1-bedroom + study. Freehold, VP. High ceiling, greenery surroundings. Floor Area: 743 sq ft (inclusive of void area of approx. 312 sq ft)	\$738 k	<b>Oliver Wong</b> 9851 1880
* 5.	<b><u>#01-34, DAHLIA PARK CONDOMINIUM, 7 FLORA DRIVE, D17</u></b> Condominium, 3-bedrooms. Freehold. VP. Functional layout, without huge PES/balcony area. Corner unit. Floor Area: approx.. 1,345 sq ft	\$1.08 m	<b>Rachel Lee</b> 9188 9668
* 6.	<b><u>#09-xx, OASIS @ ELIAS, 72 ELIAS ROAD, D18</u></b> <b>NEW LISTING!</b> Condominium, 3 + 1-bedrooms. Leasehold 99 years wef 1908. VP. Next to Elias Mall. Stroll to Pasir Ris Beach. Face South / pool. Good condition. Floor Area: approx. 1,410 sq ft	\$1.05 m	<b>Rachel Lee</b> 9188 9668

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** 7.	<b><u>#10-xx, CHESTERVALE, 37 BANGKIT ROAD, D23</u></b> Condominium, 3 + 1-bedrooms. Leasehold 99 years wef 1995. VP. Short walk to Bangkit LRT Station, market, shops, eateries. Face South / pool. Floor Area: approx. 1,410 sq ft	\$928 k	Rachel Lee 9188 9668
* 8.	<b><u>#05-14, ROSEWOOD SUITES, 63 ROSEWOOD DRIVE, D25</u></b> Condominium, 3+1-bedrooms + household shelter, duplex penhouse. Leasehold 99 years wef 2008, VP. Converted into 4-bedrooms. Near Woodlands MRT Station, Causeway Point, Singapore Sports School. Floor Area: approx. 1,981 sq ft	\$1.25 m	Oliver Wong 9851 1880
* 9.	<b><u>#02-01, 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	Oliver Wong 9851 1880

### COMMERCIAL (GST may apply)

** 1.	<b>HONG KONG STREET, D01</b> 6-storey intermediate shophouse with lift. Leasehold 99 years wef 2015, VP. Brand new unit. With toilet on every level. Good human traffic. Opposite The Central and Clark Quay MRT Station (NEL). Land / Floor Area: approx. 1,855 sq ft / 8,667 sq ft, respectively	\$16 m VTO	Joy Tan 9151 9009
* 2.	<b><u>176 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	\$8.9 m	Joy Tan 9151 9009
** 3.	<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
** 4.	<b><u>JALAN BESAR, D08</u></b> 2-storey intermediate conservation shophouse. Leasehold 999 years, sale with existing tenancies, opposite Jalan Besar MRT Station. Land / Floor Area: approx. 1,097 sq ft / 2,000 sq ft (subject to final survey), respectively	\$4.xx m	Joy Tan 9151 9009
** 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	VTO	Joy Tan 9151 9009

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** 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>#02-22, MILLAGE, 55 CHANGI ROAD, D14</b> Shop space, Freehold, VP. Band new / bare unit. Not GST registered. Floor Area: approx. 129 sq ft	\$450 k	Oliver Wong 9851 1880
* 8.	<b>#01-16, SOHO LIFE, 216 JOO CHIAT ROAD, D15</b> Shop space, Freehold, VP. With self-contained toilet. Face road. Floor Area: approx. 355 sq ft	\$950 k	Oliver Wong 9851 1880
* 9.	<b>#01-43, EAST VILLAGE, 430 UPPER CHANGI ROAD, D16</b> Shop space, approved for F&B usage. Freehold, VP. Bare unit. Not GST registered. Floor Area: approx. 366 sq ft	\$1.38 m	Rachel Lee 9188 9668
* 10.	<b>#01-04, KENSINGTON SQUARE, 2 JALAN LOKAM, D19</b> Shop space, approved for F&B usage. Freehold, VP Bare unit. Not GST registered. Floor Area: approx. 366 sq ft	\$860 k	Oliver Wong 9851 1880
* 11.	<b>#01-43, SUITES @ BUKIT TIMAH, 68 JALAN JURONG KECHIL, D21</b> Shop space. Freehold, VP Bare unit with water point. Floor Area: approx. 118 sq ft	\$510 k	Rachel Lee 9188 9668

### INDUSTRIAL (GST may apply)

	Property Details	Guide Price	Contact Person
** 1.	<b>745 LORONG 5 TOA PAYOH, D12</b> 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
* 2.	<b>134 JOO SENG ROAD, D13</b> 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

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* 2.	<b>#04-03 BIZHUB 28, 28 SENANG CRESCENT, D14</b> B1 flatted factory. Freehold, VP. Column-free unit with mezzanine level, pantry and self-contained toilet. Floor Area: approx. 1,970 sq ft	\$1.18m	Rachel Lee 9188 9668
* 3.	<b>#03-15, OXLEY BIZHUB, 61 UBI ROAD 1, D14</b> B1, ramp-up factory. Leasehold 60 years wef 2010, VP. GST registered. Next to passenger lift and ramp. Corner unit. With self-contained toilet. Floor Area: approx. 1,141 sq ft	\$680 k	Rachel Lee 9188 9668
** 4.	<b>LOYANG WAY 4, D17</b> 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
# 5.	<b>LOYANG WALK, D17</b> 2-storey intermediate terrace factory. Leasehold 30 years wef 1996 with an option for further term lease of 26 years subject to JTC's investment criteria and requirements, VP. Land / Floor Area: approx. 13,923 sq ft / 10,093 sq ft, respectively	\$3.3 m	Joy Tan 9151 9009
* 6.	<b>#04-07, SING INDUSTRIAL COMPLEX, 32 ANG MO KIO IND PARK 2, D20</b> Factory. Leasehold 60 years wef 1982, VP. GST payable. Floor Area: approx. 1,227 sq ft	\$280 k	Rachel Lee 9188 9668
* 7.	<b>#06-111 MIDVIEW CITY, 26 SIN MING LANE, D20</b> B1 factory unit. Leasehold 60 years wef 2008, VP. With self-contained toilet & pantry. Floor Area: approx. 1,496 sq ft	\$760 k	Oliver Wong 9851 1880
* 8.	<b>#09-60, WCEGA PLAZA, 1 BUKIT BATOK CRESCENT, D23</b> <b>NEW LISTING!</b> Factory. Leasehold 60 years wef 1997, VP. GST payable. Floor Area: approx. 3,186 sq ft	\$707 k	Oliver Wong 9851 1880
* 9.	<b>#05-46 &amp; #05-47, WCEGA PLAZA, 1 BUKIT BATOK CRESCENT, D23</b> <b>NEW LISTING!</b> Factory. Leasehold 60 years wef 1997, VP. Floor Area: approx. 2,562 sq ft (#05-46) & 2,605 sq ft (#05-47)	\$1.35 m	Oliver Wong 9851 1880
# 10.	<b>TUAS SOUTH STREET 10, D22</b> 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 Tan: 9151 9009 Oliver Wong: 9851 1880

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	<b><u>TUAS SOUTH STREET 15, D22</u></b>		
# 11.	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 Tan: 9151 9009 Oliver Wong: 9851 1880
	<b><u>TUAS AVENUE 4, D22</u></b>		
# 12.	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 Tan: 9151 9009 Oliver Wong: 9851 1880
	<b><u>TUAS LINK 1, D22</u></b>		
** 13.	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, respectively	\$5.8 m	Joy Tan: 9151 9009 Oliver Wong: 9851 1880
	<b>#04-14, ACE @ BUROH, 2 BUROH CRESCENT, D22</b>		
* 16.	B2 ramp-up factory. Leasehold 30 years wef 2013, VP. Floor Area: approx. 3,466 sq ft	\$850 k	Oliver Wong 9851 1880
	<b>#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22</b>		
* 17.	B2 factory. Leasehold 30 years wef 2013, VP. GST payable. Floor Area: approx. 7,664 sq ft	\$1.6 m	Rachel Lee 9188 9668
	<b>#05-40, PIONEER POINT, 5 SOON LEE STREET, D22</b>		
* 18.	B2-ramp up factory. Leasehold 30 years wef 2011, VP. With private carpark lot and self-contained toilet. Floor Area: approx. 958 sq ft	\$275 k	Oliver Wong 9851 1880

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

* 1.	<b>#02-xx, BLK 109A DEPOT ROAD, D04</b> <b>NEW LISTING!</b> HDB 4-rooms, approx. 1,076 sq ft / 100 sq m, 99yrs wef 1980, VP. Malay & Indian/Others buyers eligible / PR eligible (as of Sept 2018)	\$570 k	Rachel Lee 9188 9668
* 2.	<b>#08-xx, BLK 605 CLEMENTI WEST STREET 1, D05</b> <b>NEW LISTING!</b> HDB 5-rooms, approx. 1,280 sq ft / 119 sq m, 99yrs wef 1979, VP. All races eligible / PR eligible (as of Sept 2018)	\$560 k	Rachel Lee 9188 9668
* 3.	<b>#03-xx, BLK 701 BEDOK RESERVOIR ROAD, D16</b> HDB 3-rooms, approx. 731 sq ft / 68 sq m, 99 years wef 1980, VP. Chinese & Indian buyers eligible / PR eligible (as of Sept 2018)	\$330 k	Rachel Lee 9188 9668
* 4.	<b>#07-xx, 417 ANG MO KIO AVENUE 10, D20</b> HDB 3-rooms, approx. 797 sq ft / 74 sq m, 99 years wef 1979, VP. Malay & Indian/Others buyers eligible / PR eligible (as of Sept 2018)	\$310 k	Oliver Wong 9851 1880
* 5.	<b>#10-xx, 110 ANG MO KIO AVENUE 4, D20</b> HDB 3-rooms, approx. 721 sq ft / 67 sq m, 99 years wef 1978, VP. All races / PR eligible (as of Sept 2018)	\$298 k	Oliver Wong 9851 1880
* 6.	<b>#12-xx, BLK 814 JURONG WEST STREET 81, D22</b> HDB 4-rooms, approx. 1,302 sq ft / 120 sq m, 99 years wef 1990, VP. All races / PR eligible (as of Sept 2018)	\$400 k	Rachel Lee 9188 9668
* 7.	<b>#09-xx, BLK 369 YUNG AN ROAD, D22</b> HDB executive apartment, approx. 1,658 sq ft / 154 sq m, 99 years wef 1995, VP. All races / PR eligible (as of Sept 2018)	\$620 k	Rachel Lee 9188 9668
* 8.	<b>#02-xx, BLK 434 JURONG WEST STREET 42, D22</b> HDB 3-rooms. approx. 797 sq ft / 74 sq m, 99 years wef 1984, VP. All races / PR eligible (as of Sept 2018)	\$275 k	Rachel Lee 9188 9668
* 9.	<b>#04-xx, BLK 473 SEGAR ROAD, D23</b> HDB 4-rooms, approx. 1,205 sq ft / 112 sq m, 99 years wef 2003, VP. All races / PR eligible (as of Sept 2018)	\$435 k	Oliver Wong 9851 1880
* 10.	<b>#03-xx, BLK 423 BUKIT BATOK WEST AVENUE 2, D23</b> HDB 4-rooms, approx. 1,011 sq ft / 94 sq m, 99 years wef 1988, VP. All races/PR eligible (as of Sept 2018)	\$350 k	Rachel Lee 9188 9668
* 11.	<b>#08-xx, BLK 339 BUKIT BATOK ST 34, D23</b> <b>NEW LISTING!</b> HDB 3-rooms, approx. 786 sq ft / 73 sq m, 99 years wef 1987, VP. All races/PR eligible (as of Sept 2018)	\$255 k	Rachel Lee 9188 9668
* 12.	<b>#02-xx, BLK 745 WOODLANDS CIRCLE, D25</b> HDB 4-rooms, approx. 1,108 sq ft / 103 sq m, 99 years wef 1998, VP. All races / PR eligible (as of Sept 2018)	\$328 k	Oliver Wong 9851 1880
* 13.	<b>#03-xx, BLK 824 WOODLANDS STREET 81, D25</b> HDB 5-rooms, approx. 1,302 sq ft / 121 sq m, 99 years wef 1989, VP. Chinese & Indian buyers eligible / PR eligible (as of Sept 2018)	\$435 k	Oliver Wong 9851 1880

VP: Vacant Possession

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# PRIVATE TREATY LIST

## SEPTEMBER 2018



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

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

Property Details	Guide Price	Contact Person
<p>* 14. <b>#03-xx, BLK 624A WOODLANDS DRIVE 52, D25</b>                      HDB 5-rooms, approx. 1,313 sq ft / 122 sq m, 99 years wef 1998, VP.                      Chinese &amp; Malay buyers eligible / PR eligible (as of Sept 2018)</p>	\$400 k	<b>Oliver Wong</b> 9851 1880
<p>* 15. <b>#02-xx, BLK 758 WOODLANDS AVENUE 6, D25</b>                      HDB 4-rooms, approx. 1,109 sq ft / 103 sq m, 99 years wef 1998, VP.                      All races / PR eligible (as of Sept 2018)</p>	\$308 k	<b>Oliver Wong</b> 9851 1880
<p>* 16. <b>#03-xx, BLK 627 WOODLANDS AVENUE 6, D25</b>                      HDB 4-rooms, approx. 1,033 sq ft / 96 sq m, 99 years wef 1998, VP.                      All races / PR eligible (as of Sept 2018)</p>	\$340 k	<b>Oliver Wong</b> 9851 1880
<p>* 17. <b>#04-xx, BLK 130 YISHUN STREET 11, D27</b>                      HDB 4-rooms, approx. 1,162 sq ft / 108 sq m, 99 years wef 1985, VP.                      All races / PR eligible (as of Sept 2018)</p>	\$330 k	<b>Rachel Lee</b> 9188 9668
<p>* 18. <b>#08-xx, BLK 160 YISHUN STREET 11, D27</b>                      HDB 3-rooms, approx. 721 sq ft / 67 sq m, 99 years wef 1985, VP.                      All races / PR eligible (as of Sept 2018)</p>	\$280 k	<b>Rachel Lee</b> 9188 9668
<p>* 19. <b>#03-xx, BLK 296 YISHUN STREET 20, D27</b>                      HDB 4-rooms, approx. 1,001 sq ft / 93 sq m, 99 years wef 2000, VP.                      All races / PR eligible (as of Sept 2018)</p>	\$395 k	<b>Rachel Lee</b> 9188 9668

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 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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