

# PRIVATE TREATY LIST

## NOVEMBER 2018



\* Mortgagee's Sale    \*\* Owner's Sale    % Estate'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. 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.	<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. Land / Floor Area: approx. 3,993 sq ft / 4,500 sq ft ( <i>subject to final survey</i> ), respectively Near Holland Village. Suitable for A&A.	\$7.x m VTO	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. 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
** 4.	<b><u>#01-xx, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</u></b> 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.	<b>STAR BUY!</b> \$3.1 m	Rachel Lee: 9188 9668 Oliver Wong: 9851 1880
** 5.	<b><u>#01-xx, ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</u></b> 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
** 6.	<b><u>1x SIME ROAD, D11</u></b> 2 ½-storey semi-detached. Freehold. VP. Land / floor area: approx. 4,629 sq ft / 4,111 sq ft ( <i>subject to final survey</i> ), respectively With swimming pool. URA Masterplan 2014 zoned for 2-storey semi-detached. Frontage approx. 13.8m.	\$6.38 m	Joy Tan 9151 9009
* 7.	<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. 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
* 8.	<b><u>76 DIDO STREET, D15</u></b> <b>NEW LISTING!</b> Intermediate-terrace, land suitable for redevelopment. Freehold, VP. Land / floor area: approx. 2,347 sq ft / 2,286 sq ft, respectively URA Masterplan 2014 zoned 2-storey mixed landed.	\$3.x m	Rachel Lee 9188 9668
% 9.	<b><u>LORONG K TELOK KURAU, D15</u></b> 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. 11.3m.	\$4.8 m	Rachel Lee 9188 9668

VP: Vacant Possession

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** 10.	<p><b><u>CRANBORNE ROAD, D15</u></b></p> <p>2½ -storey bungalow, 7 + 1-bedrooms. Freehold, VP. Land / Floor Area: approx. 6,276 sq ft / 5,987 sq ft, respectively Located off Mountbatten Road / Goodman Road. Walk to Dakota MRT Station (CCL).</p>	\$11.x m	Joy Tan 9151 9009
@ 11.	<p><b>MARSHALL ROAD, D15</b></p> <p>A pair of brand new semi-detached units (under construction) with swimming pool. Freehold, VP. <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 Located along Marshall Road, off East Coast Road. TOP in Q1 2019. Park 4 cars, wide frontage.</p>	\$5.x m each	Joy Tan 9151 9009
** 12.	<p><b><u>8x SENNETT AVENUE, D16</u></b></p> <p>2½ -storey semi-detached + 2 basement levels, 6+1-bedrooms. Freehold, VP. Land / Floor Area: approx. 5,538 / 7,731 sq ft, respectively Located on elevated land with unblocked landed views from the upper level. With swimming pool &amp; jacuzzi.</p>	\$7.x m	Joy Tan 9151 9009

### RESIDENTIAL NON-LANDED

* 1.	<p><b><u>#22-xx, SPOTTISWOODE RESIDENCES, 48 SPOTTISWOODE PARK ROAD, D02</u></b></p> <p>Condominium, 1-bedroom. Approx. 603 sq ft. Freehold. VP. Brand new unit. Near Outram MRT station and upcoming Cantonment MRT Station (CCL). Unblocked views.</p>	\$1.25 m	Rachel Lee 9188 9668
** 2.	<p><b><u>#13-xx, THE OCEANFRONT @ SENTOSA COVE, 285 OCEAN DRIVE, D04</u></b></p> <p>2-storey sky villa with roof terrace, 3 + 1-bedrooms. Leasehold 99 years wef 2003. VP. With private lift access, pool/jacuzzi. Views of CBD and marina yacht berth. Floor Area: approx. 3,057 sq ft</p>	\$4.28 m	Joy Tan 9151 9009
** 3.	<p><b><u>#1x-xx, BLUE HORIZON, WEST COAST CRESCENT, D05</u></b></p> <p><b>NEW LISTING!</b> Condominium, 3 + 1-bedrooms. Approx. 1,152 sqft. Leasehold 99 years wef 2000. VP. Unblocked landed &amp; partial sea view. Move-in condition. Opposite West Coast Park.</p>	\$1.2x m	Rachel Lee 9188 9668
* 4.	<p><b><u>#19-xx, HELIOS RESIDENCES, 15 CAIRNHILL CIRCLE, D09</u></b></p> <p>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><b><u>#07-xx, THE LUMOS, 9 LEONIE HILL, D09</u></b></p> <p>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

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* 6.	<b><u>#05-01, RESIDENCES 88, 88 LORONG MARICAN, D14</u></b> 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
% 8.	<b><u>#02-xx, SIGLAP V, 2 FIRST STREET, D15</u></b> Condominium, 1-bedroom + study (converted into 2-bedroom unit). Approx 495 sq ft. Freehold, VP. Mixed-development with amenities (supermarket, café, etc) at doorstep. Near upcoming Siglap MRT Station.	\$7xx K	Rachel Lee 9188 9668
** 9.	<b><u>#02-12, THE SHORE RESIDENCES, 83 AMBER ROAD, D15</u></b> Condominium, 2-bedrooms. Approx. 1,292 sq ft. Leasehold 103 years wef 2009, VP.	\$2.2 m	Oliver Wong 9851 1880
* 10.	<b><u>#02-03, D'HIRO @ HILLSIDE, 61 HILLSIDE DRIVE, D19</u></b> Condominium, 3-bedrooms + household shelter. Approx. 1,109 sq ft. Leasehold 999 years wef 1876, VP. Corner unit with beautiful 180-degree frontage. Close to Upper Serangoon Shopping Centre, NEX Mall and Heartland Mall.	\$1.15 m	Oliver Wong 9851 1880
* 11.	<b><u>#05-14, ROSEWOOD SUITES, 63 ROSEWOOD DRIVE, D25</u></b> 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.	\$1.25 m	Oliver Wong 9851 1880
* 12.	<b><u>#02-01, LA CASA, 50 WOODLANDS DRIVE 16, D25</u></b> Condominium, 3-bedrooms + household shelter. Approx. 1,141 sq ft. Leasehold 99 years wef 2004, VP. Face South. Near Admirly MRT Station and Vista Point. Short drive to Causeway Point.	\$820 k	Oliver Wong 9851 1880

### COMMERCIAL (GST may apply)

	Property Details	Guide Price	Contact Person
** 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. 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.	<b>#01-K20, NEWEST, 1 WEST COAST DRIVE, D05</b> <b>NEW LISTING!</b> Retail shop. Approx. 151 sq ft. Leasehold 956 years wef 1928, VP. Brand new / bare unit. GST registered.	\$620k	Rachel Lee 9188 9668
** 3.	<b><u>#06-308, THE PLAZA, 7500A BEACH ROAD, D07</u></b> 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

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<b><u>JALAN BESAR, D08</u></b>				
**	4.	2-storey intermediate conservation shophouse. Leasehold 999 years, sale with existing tenancies. Land / Floor Area: approx. 1,097 sq ft / 2,000 sq ft ( <i>subject to final survey</i> ), respectively 2-min walk to Jalan Besar MRT Station. Opposite Sim Lim Tower	\$4.x m	Joy Tan 9151 9009
<b><u>2x &amp; 2x UPPER WELD ROAD, D08</u></b>				
**	5.	2 adjoining 2-storey intermediate conservation shophouse. Freehold, sale with existing tenancy. Land / Floor Area: approx. 3,436 sq ft / 5,400 sq ft, respectively 2-min walk to Jalan Besar MRT Station. Opposite Sim Lim Tower	\$1x m VTO	Joy Tan 9151 9009
<b><u>2x UPPER WELD ROAD, D08</u></b>				
**	6.	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
<b><u>DALHOUSIE LANE, D08</u></b>				
**	7.	2 ½ -storey corner shophouse. Leasehold 99 years wef 1994, sale with existing tenancy. Land / Floor Area: approx. 908 sq ft / 1,700 sq ft, respectively Nightclub license on ground floor.	\$2.5x m	Joy Tan 9151 9009
<b><u>47x SERANGOON ROAD, D08</u></b>				
**	8.	2 ½ - intermediate conservation shophouse. Leasehold 999 years, sale with existing tenancies. Land / Floor Area: approx. 1,384 sq ft / 2,400 sq ft ( <i>subject to final survey</i> ), respectively 3-min walk to Farrer Park MRT & City Square Mall	\$4.x m	Rachel Lee 9188 9668
<b><u>#02-22, MILLAGE, 55 CHANGI ROAD, D14</u></b>				
*	9.	Shop space, approx. 129 sq ft. Freehold, VP. Band new / bare unit. Not GST registered.	\$450 k	Oliver Wong 9851 1880
<b><u>#02-xx, SOHO LIFE, 216 JOO CHIAT ROAD, D15</u></b>				
**	10.	Office space, approx.. 549 sq ft. Freehold, VP. With self-contained toilet.	\$800 k	Oliver Wong 9851 1880
<b><u>#01-43, EAST VILLAGE, 430 UPPER CHANGI ROAD, D16</u></b>				
*	11.	Shop space, approved for F&B usage, approx.. 366 sq ft. Freehold, VP. Bare unit. Not GST registered.	\$1.38 m	Rachel Lee 9188 9668
<b><u>#01-04, KENSINGTON SQUARE, 2 JALAN LOKAM, D19</u></b>				
*	12.	Shop space, approved for F&B usage, approx. 366 sq ft. Freehold, VP Bare unit. Not GST registered.	\$820 k	Oliver Wong 9851 1880
<b><u>#01-43, SUITES @ BUKIT TIMAH, 68 JALAN JURONG KECHIL, D21</u></b>				
*	13.	Shop space, approx. 118 sq ft. Freehold, VP Bare unit with water point.	\$510 k	Rachel Lee 9188 9668

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### INDUSTRIAL (GST may apply)

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<p><b><u>745 LORONG 5 TOA PAYOH, D12</u></b></p> <p>** 1. 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</p>	\$13 m	Joy Tan 9151 9009
<p><b><u>134 JOO SENG ROAD, D13</u></b></p> <p>* 2. 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</p>	\$12 m	Joy Tan 9151 9009
<p><b><u>#04-03 BIZHUB 28, 28 SENANG CRESCENT, D14</u></b></p> <p>* 3. 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.</p>	\$1.18m	Rachel Lee 9188 9668
<p><b><u>#03-15, OXLEY BIZHUB, 61 UBI ROAD 1, D14</u></b></p> <p>* 4. 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.</p>	\$635 k	Oliver Wong 9851 1880
<p><b><u>#08-08 VERTEX, 33 UBI AVENUE 3, D14</u></b></p> <p>* 5. B1 factory, approx. 1,464 sq ft. Leasehold 60 years wef 2007, VP. Opposite service lift lobby with loading bay in basement. With self-contained toilet.</p>	\$695 k	Rachel Lee 9188 9668
<p><b>LOYANG WAY 4, D17</b></p> <p>** 6. 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>LOYANG WALK, D17</b></p> <p># 7. 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</p>	\$3.3 m	Joy Tan 9151 9009
<p><b><u>#06-111 MIDVIEW CITY, 26 SIN MING LANE, D20</u></b></p> <p>* 8. B1 factory unit, approx. 1,496 sq ft. Leasehold 60 years wef 2008, VP. With self-contained toilet &amp; pantry.</p>	\$760 k	Oliver Wong 9851 1880
<p><b><u>#09-60, WCEGA PLAZA, 1 BUKIT BATOK CRESCENT, D23</u></b></p> <p>* 9. Factory, approx. 3,186 sq ft. Leasehold 60 years wef 1997, VP. GST payable.</p>	\$707 k	Oliver Wong 9851 1880
<p><b><u>#05-46 &amp; #05-47, WCEGA PLAZA, 1 BUKIT BATOK CRESCENT, D23</u></b></p> <p>* 10. Factory, approx. 2,562 sq ft (#05-46) &amp; 2,605 sq ft (#05-47). Leasehold 60 years wef 1997, VP.</p>	\$1.35 m	Oliver Wong 9851 1880

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# 11.	<b><u>TUAS SOUTH STREET 10, D22</u></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
# 12.	<b><u>TUAS SOUTH STREET 15, D22</u></b> 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
# 13.	<b><u>TUAS AVENUE 4, D22</u></b> 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
** 14.	<b><u>TUAS LINK 1, D22</u></b> 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
* 15.	<b><u>#04-14, ACE @ BUROH, 2 BUROH CRESCENT, D22</u></b> B2 ramp-up factory, approx., 3,466 sq ft. Leasehold 30 years wef 2013, GST registered, VP.	\$815 k	Oliver Wong 9851 1880
* 16.	<b><u>#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22</u></b> B2 factory, approx. 7,664 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$1.85 m	Rachel Lee 9188 9668
* 17.	<b><u>#04-48 &amp; #04-49, ECO TECH @ SUNVIEW, 1 SUNVIEW ROAD, D22</u></b> B2 factory, approx. 2,605 sq ft. Leasehold 30 years wef 2013, VP.	\$545 k per unit	Oliver Wong 9851 1880
* 18.	<b><u>#02-02, LW TECHNOCENTRE, 31 TOH GUAN ROAD EAST, D22</u></b> B2 factory, approx. 1,001 sq ft. Leasehold 60 years wef 1997, GST registered, VP.	\$390 k	Oliver Wong 9851 1880

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# PRIVATE TREATY LIST

## NOVEMBER 2018



\* 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. <b>#01-xx, BLK 92 COMMONWEALTH DRIVE, D03</b> HDB 3-rooms, approx. 624 sq ft / 58 sq m, 99 yrs wef 1967, VP. All races / PR eligible (as of Nov 2018)	\$270 k	Rachel Lee 9188 9668
* 2. <b>#06-xx, BLK 28 TELOK BLANGAH RISE, D04</b> HDB 3-rooms, approx. 635 sq ft / 59 sq m, 99 yrs wef 1976, VP. All races / PR eligible (as of Nov 2018)	\$260 k	Rachel Lee 9188 9668
* 3. <b>#02-xx, BLK 109A DEPOT ROAD, D04</b> 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 Nov 2018)	\$570 k	Rachel Lee 9188 9668
* 4. <b>#08-xx, BLK 605 CLEMENTI WEST STREET 1, D05</b> HDB 5-rooms, approx. 1,280 sq ft / 119 sq m, 99 yrs wef 1979, VP. All races / PR eligible (as of Nov 2018)	\$560 k	Rachel Lee 9188 9668
* 5. <b>#09-xx, BLK 316 UBI AVENUE 1, D14</b> HDB 3-rooms, approx. 689 sq ft / 64 sq m, 99 yrs wef 1985, VP. All races / PR eligible (as of Nov 2018)	\$320 k	Rachel Lee 9188 9668
* 6. <b>#08-xx, BLK 125 BEDOK NORTH ROAD, D16</b> <b>NEW LISTING!</b> HDB 3-rooms, approx. 731 sq ft / 67 sq m, 99 years wef 1978, VP. All races / PR eligible (as of Nov 2018)	\$295 k	Rachel Lee 9188 9668
* 7. <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 Nov 2018)	\$330 k	Rachel Lee 9188 9668
* 8. <b>#02-xx, BLK 111 BEDOK NORTH ROAD, D16</b> HDB 5-rooms, approx. 1,259 sq ft / 117 sq m, 99 years wef 1978, VP. All races / PR eligible (as of Nov 2018)	\$485 k	Rachel Lee 9188 9668
* 9. <b>#05-xx, BLK 271 TAMPINES ST 21, D18</b> HDB 3-rooms, approx. 850 sq ft / 79 sq m, 99 years wef 1984, VP. All races / PR eligible (as of Nov 2018)	\$368 k	Rachel Lee 9188 9668
* 10. <b>#05-xx, BLK 346 ANG MO KIO AVENUE 3, D20</b> HDB 4-rooms, approx. 786 sq ft / 73 sq m, 99 years wef 1978, VP. Malay & Indian buyers eligible / PR eligible (as of Nov 2018)	\$345 k	Oliver Wong 9851 1880
* 11. <b>#04-xx, BLK 167 BISHAN STREET 13, D20</b> HDB 4-rooms, approx. 904 sq ft / 84 sq m, 99 years wef 1988, VP. Malay & Indian buyers eligible / PR eligible (as of Nov 2018)	\$500 k	Oliver Wong 9851 1880
* 12. <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 Nov 2018)	\$400 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
<b>* 13. #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 Nov 2018)	\$620 k	Rachel Lee 9188 9668
<b>* 14. #09-xx, BLK 725 JURONG WEST AVE 5, D22</b> HDB 5-rooms, approx. 1,119 sq ft / 104 sq m, 99 years wef 1989, VP. All races / PR eligible (as of Nov 2018)	\$338 k	Rachel Lee 9188 9668
<b>* 15. #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 Nov 2018)	\$390 k	Oliver Wong 9851 1880
<b>* 16. #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 Nov 2018)	\$350 k	Rachel Lee 9188 9668
<b>* 17. #06-xx, BLK 331 WOODLANDS AVENUE 1, D25</b> HDB executive apartment, approx. 1,894 sq ft / 175 sq m, 99 years wef 1994, VP. All races / PR eligible (as of Nov 2018)	\$655 k	Oliver Wong 9851 1880
<b>* 18. #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 Nov 2018)	\$328 k	Oliver Wong 9851 1880
<b>* 19. #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. All races / PR eligible (as of Nov 2018)	\$435 k	Oliver Wong 9851 1880
<b>* 20. #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 Nov 2018)	\$308 k	Oliver Wong 9851 1880
<b>* 21. #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 Nov 2018)	\$340 k	Oliver Wong 9851 1880
<b>* 22. #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 Nov 2018)	\$395 k	Rachel Lee 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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