




RESIDENTIAL LANDED

Property Details	Guide Price	Contact Person
<p><u>10 SANDY ISLAND, D04</u></p> <p>1. Mortgagee sale: Detached, 2 ½-storey with basement private passenger lift to all levels. Leasehold 99 years wef 2007. VP. Land / floor area: approx. 7,307 sq ft / 6,727 sq ft, respectively. Orientated towards on the waterway, with private yacht berth and swimming pool.</p>	\$11.x m	Joy: 9151 9009
<p><u>ELEVEN @ HOLLAND, 11 HOLLAND LINK, D10</u></p> <p>2. Owner Sale: Strata-titled semi-detached, 3½ storey with basement with private passenger lift to all levels. Leasehold 99 years wef 2010, VP. Strata floor area: approx. 3,735 sq ft. Located off Bukit Timah Road, near Holland Village and Turf City. Within 1km to Methodist Girls' School Primary and also near Raffles Girls Primary, Hwa Chong Institution, etc</p>	\$2.95 m	Charlotte: 9620 3205 Joy: 9151 9009
<p><u>JALAN KELAWAR (OFF ONE TREE HILL / PATERSON ROAD), D10</u></p> <p>3. Estate Sale: Semi-detached, 2 storey. Freehold, VP. Land area: approx. 4,896 sq ft. Located on elevated plot, regular land. Ideal for rebuilding or A&A works. Near upcoming Orchard Boulevard MRT station (TEL).</p>	\$12 m	Joy: 9151 9009
<p><u>34 HOLLAND GREEN, D10</u></p> <p>4. Owner Sale: Detached, 3-storey. Strata floor area: approx 4,326 sq ft. Leasehold 99 years wef 1995. Located close to King Albert Park and Bukit Timah Plaza. Near Methodist Girls' School Primary and also near Henry Park Primary School. Easily accessible via Dover and Holland Village MRT Stations.</p>	\$4.68m	Charlotte: 9620 3205 Joy: 9151 9009
<p><u>LORONG K TELOK KURAU, D15</u></p> <p>5. Estate sale: Corner-terrace, land suitable for redevelopment. Freehold, VP. Land / floor area: approx. 5,005 sq ft / 2,185 sq ft (subject to final survey), respectively. Suitable for redevelopment; URA Masterplan 2019 zoned residential with plot ratio 1.4. Corner plot with frontage approx. 11.3 m. Within 1km to Tao Nan School.</p>	\$5.18 m	Joy: 9151 9009
<p><u>ANDREWS TERRACE, D27</u></p> <p>6. Mortgagee sale: Corner terrace, 3 ½-storey with swimming pool, 5-bedrooms. Freehold, VP. Land / floor area: approx. 4,252 sq ft / 3,200 sq ft (subject to final survey), respectively. Spacious car poch, can park up to 5 cars. Walking distance to Sembawang Park.</p>		Sharon: 9622 3889 Joy: 9151 9009

LAND FOR SALE

<p><u>106 SIXTH AVENUE, OFF BUKIT TIMAH ROAD, D10</u></p> <p>1. Mortgagee sale: Remnant land plot only of plot MK04-02614P and MK04-02612W. Freehold, VP. Land area: approx. 6,042 sq ft. Located on an elevated plot off prime Bukit Timah Road. Wide frontage towards Sixth Avenue. Walking distance to eateries and a short drive to The Grand Stand and Holland Village.</p>	 <small>24 FEBRUARY 2021 2.30PM</small>	\$2.5 m	Joy: 9151 9009 Charlotte: 9620 3205
<p><u>MARSHALL ROAD, OFF STILL ROAD, D15</u></p> <p>2. Owner sale: Collective sale of a 3-storey apartment block, suitable for redevelopment. As per URA Masterplan 2019, zoned 'Residential' with a plot ratio of 1.4. Squarish plot with a frontage of approx. 23-metres, orientated towards South-West direction. Near Parkway Parade, PLQ Mall, Kallang Wave Mall, etc. VP.</p>	 <small>24 FEBRUARY 2021 2.30PM</small>	\$12.x m	Joy: 9151 9009







ALL UNIT ARE SOLD ON AN "AS-IS-WHERE-IS" BASIS, UNLESS OTHERWISE STATED

VP: VACANT POSSESSION

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1.	#38, ONE SHENTON, 1 SHENTON WAY, D01	Mortgagee sale: Condominium, 2-bedroom. Approx. 904 sq ft. Leasehold 99 years wef 2005, VP. Well-kept. Located in the heart of the CBD, walking distance to Downtown MRT station. Also near upcoming Shenton Way MRT Station (TEL). Short drive to Marina Bay Sands, Vivo City, Sentosa etc.	 24 FEBRUARY 2021 2.30PM	\$1.6x m	Sharon: 9622 3889
2.	#24, SOUTHBANK, 881 NORTH BRIDGE ROAD, D07	Mortgagee sale: Condominium, 2-bedroom. Approx. 958 sq ft. Leasehold 99 years wef 2006. VP. Unblocked waterway views, bright and windy. Well-kept. Opposite Lavender MRT station. Short drive to Bugis Junction and Suntec city	 24 FEBRUARY 2021 2.30PM		Charlotte: 9620 3205 Joy: 9151 9009
3.	#04, VISIONCREST, 33 OXLEY RISE, D09 NEW LISTING	Mortgagee sale: Condominium, 1-bedroom. Approx. 743 sq ft. Freehold, VP. Well-kept, tastefully ID-ed. Near Dhoby Ghaut (NEL/CCL/NSL) and Somerset (NSL) MRT stations. Short drive to the Orchard Shopping Belt, Plaza Singapura etc.		\$1.45 m	Sharon: 9622 3889
4.	#05, BELLE VUE RESIDENCES, 31 OXLEY WALK, D09	Mortgagee sale: Condominium, 2-level penthouse with roof terrace, 3-bedroom + utility room. Approx. 3,497 sq ft. Freehold. VP. With private lift access & private jacuzzi. Walk to Dhoby Ghaut MRT Station (NEL/CCL/NSL) and Plaza Singapura.		\$5.15 m	Joy: 9151 9009
5.	#05, BELLE VUE RESIDENCES, 25 OXLEY WALK, D09	Mortgagee sale: Condominium, 2-level penthouse with roof terrace, 3-bedroom + utility room. Approx. 3,552 sq ft. Freehold. VP. With private lift access & private jacuzzi. Walk to Dhoby Ghaut MRT Station (NEL/CCL/NSL) and Plaza Singapura.		\$5.41 m	Joy: 9151 9009
6.	#14, GRAMERCY PARK, 57 GRANGE ROAD, D10	Mortgagee sale: Condominium, 4-bedroom + utility room. Approx. 2,680 sq ft. Freehold, VP. Served by private passenger lift access. Cross ventilation, bright and windy. Well-kept condition. Near the Orchard Shopping Belt and Orchard MRT Station.	 24 FEBRUARY 2021 2.30PM	\$8.x m	Joy: 9151 9009
7.	#12, THE ORANGE GROVE, 38 ORANGE GROVE ROAD, D10	Mortgagee sale: Condominium, duplex penthouse, 3-bedroom + family + utility room. Approx. 4,047 sq ft. Freehold, VP. Fully furnished, bright and breezy. Served by private lift access.		\$8.43 m	Joy: 9151 9009
8.	2xx SIXTH AVENUE, DYNASTY LODGE, D10	Owner sale: Walk-up apartment, 3-bedrooms + utility. Approx. 1,884 sq ft. Freehold. VP. Split-level unit, with a spacious & functional layout. Move-in condition, bright & welcoming.	 24 FEBRUARY 2021 2.30PM	\$2.x m	Charlotte: 9620 3205 Joy: 9151 9009
9.	#02, LOFT @ STEVENS, 68 STEVENS ROAD, D10	Owner sale: Condominium, 1-bedroom. Approx. 947 sq ft. Freehold. Sale with existing tenancy. Unique layout with private lap pool. Approx. 5min walk to Stevens MRT Station (Downtown Line).		\$1.7 m	Rachel: 9188 9668
10.	#02, ST MARTIN RESIDENCE, 2 ST MARTIN'S DRIVE, D10 NEW LISTING	Mortgagee sale: Condominium, 1-bedroom. Approx. 581 sq ft. Freehold. VP. Resort-style development. Well-kept & move-in condition. Short walk to Botanic Garden and Orchard MRT station		\$1.3x m	Charlotte: 9620 3205
11.	#13, THE VERVE, 23 JALAN RAJAH, D12	Owner sale: Apartment, 2-bedroom. Approx. 829 sq ft. Freehold. VP or sale with existing tenancy. Approx. 3min walk to Zhong Shan Mall and other amenities along Balestier Road. Approx. 600m / 7min walk to TPY MRT Station (NSL). High floor, bright and windy.		\$1.1x m	Rachel: 9188 9668
13.	#02, PAVILION SQUARE, 345 GEYLANG ROAD, D14 NEW LISTING	Mortgagee sale: Apartment, 1-bedroom + household shelter. Approx. 398 sq ft. Freehold. VP. Cosy, functional layout, able to fit King sized bed. Well-kept condition. Approx. 500m walk to Aljunied MRT Station (EWL). Near PLQ Mall, Singpost Centre, Suntec City.	 24 FEBRUARY 2021 2.30PM	\$550 k	Rachel: 9188 9668







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|---|---|----------|---|
| #02, AURA 83, 83 DUKU ROAD, D15 NEW LISTING | | | |
| 14. Mortgagee sale: Apartment, 1-bedroom + study + household shelter. Approx. 775 sq ft. Freehold. VP.
Cosy, quiet environment. Well-kept, move-in condition. High ceiling of approx. 3.2-metres. Within 1km to Tao Nan School, Hagi Girls School. Near Parkway Parade, PLQ Mall, East Coast Beach. VP. | | \$1.13 m | Rachel: 9188 9668 |
| #01, BLUWATERS 2, 205 JALAN LOYANG BESAR, D17 NEW LISTING | | | |
| 15. Mortgagee sale: Apartment, 2-bedroom + study with private pool. Approx. 1,711 sq ft. 946 years. VP.
Spacious outdoor area, with patio and private pool. Near Downtown East/eHub, Pasir Ris MRT Station (EWL) and White Sands Mall. Stroll to Pasir Ris Beach Park. VP. | 
24 FEBRUARY 2021
2.30PM | \$1.23 m | Rachel: 9188 9668 |
| #04, BELLEWATERS, 19 ANCHORVALE CRESCENT, D19 | | | |
| 16. Mortgagee sale: Executive condominium, 4-bedroom + utility. Approx. 1,130 sq ft. Leasehold 99 years wef 2013.
VP. Corner unit, well-kept. Near Sengkang MRT station and Compass One.
(*Sale is subject to HDB's approval, EC eligibility applies.) | 
24 FEBRUARY 2021
2.30PM | | Sharon: 9622 3889 |
| #17, CENTRO RESIDENCES, 59 ANG MO KIO AVENUE 8, D20 NEW LISTING | | | |
| 17. Mortgagee sale: Condominium, 3-bedroom + utility. Approx. 1,001 sq ft. Leasehold 99 years wef 2007. VP.
Directly next to Ang Mo Kio MRT Station (NSL), AMK Hub and more amenities within the surrounding HDB estate.
South facing, unblocked views, bright and windy. VP. | 
24 FEBRUARY 2021
2.30PM | \$1.x m | Rachel: 9188 9668 |
| #04, NOTTINGHILL SUITES, 29A TOH TUCK ROAD, D21 | | | |
| 18. Mortgagee sale: Condominium, duplex penthouse, 1-bedroom. Approx. 667 sq ft. Freehold. VP.
With roof terrace and jacuzzi. Near Beauty World MRT Station, Bukit Timah Shopping Centre, Pei Hwa Presbyterian Primary School. | 
24 FEBRUARY 2021
2.30PM | \$870k | Charlotte: 9620 3205 |
| #02, THE MAYFAIR, 5 JURONG EAST ST 32, D22 NEW LISTING | | | |
| 19. Mortgagee sale: Condominium, 2-bedroom + utility. Approx. 1,055 sq ft. 99 years wef 1996. VP.
Spacious unit served by private lift. 5 mins walking distance to Chinese Garden MRT station
Close to Yuhua Market and Food Centre | 
24 FEBRUARY 2021
2.30PM | \$890k | Charlotte: 9620 3205 |
| #01, LAKEVILLE, 7 JURONG LAKE LINK, D22 | | | |
| 20. Mortgagee sale: Condominium, 3-bedroom + utility. PES / ground floor unit. Approx. 1,281 sq ft. Leasehold 99 years wef 2013. VP.
Corner unit, well-kept. Near Lakeside MRT station. Walk to Canadian International School. | 
24 FEBRUARY 2021
2.30PM | \$1.6x m | Sharon: 9622 3889 |
| #05, PARC ROSEWOOD, 99 ROSEWOOD DR, D25 | | | |
| 21. Mortgagee sale: Apartment, duplex penthouse, 2-bedroom. Approx. 1,335 sq ft. Leasehold 99 years wef 2011. VP.
With roof terrace and jacuzzi. Near Woodlands MRT Station, Causeway Point, Singapore Sports School. | | \$1.0x m | Sharon: 9622 3889 |

COMMERCIAL (GST may apply)

Property Details	Guide Price	Contact Person
1. #01, PEOPLE'S PARK COMPLEX, 1 PARK ROAD, D01 Owner sale: Retail space. Approx. 388 sq ft. Leasehold 99 years wef 1968, sale with existing tenancy.	\$2.6 m	Joy: 9151 9009
2. #01, EON SHENTON, 70 SHENTON WAY, D02 Mortgagee sale: Retail space. Approx. 172 sq ft. Leasehold 99 years wef 2011, VP. Brand new / bare unit. Not GST registered.	\$740 k	Sharon: 9622 3889
3. #02, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03 Mortgagee sale: Commercial space, zoned for retail. Approx. 581 sq ft. Leasehold 99 years wef 2012, VP. Near passenger lift and escalator. Dual frontages and water supply provisions.	\$2.3 m	Joy: 9151 9009 Sharon: 9622 3889
4. #03, QUEENSWAY SHOPPING CENTRE, 1 QUEENSWAY, D03 Receiver sale: Commercial space, zoned for retail. Approx. 6,588 sq ft. Freehold, VP. Near Queenstown and Redhill MRT Station	VTO	Joy: 9151 9009 Sharon: 9622 3889

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COMMERCIAL (GST may apply)

Property Details	Guide Price	Contact Person
5. #03, QUEENSWAY SHOPPING CENTRE, 1 QUEENSWAY, D03 Receiver sale: Commercial space, zoned for retail. Approx. 517 sq ft. Freehold, VP. Near Queenstown and Redhill MRT Station	VTO	Joy: 9151 9009 Sharon: 9622 3889
6. #03, QUEENSWAY SHOPPING CENTRE, 1 QUEENSWAY, D03 Receiver sale: Commercial space, zoned for retail. Approx. 549 sq ft. Freehold, VP. Near Queenstown and Redhill MRT Station	VTO	Joy: 9151 9009 Sharon: 9622 3889
7. #01-K20, NEWEST, 1 WEST COAST DRIVE, D05 Mortgagee sale: Retail space. Approx. 151 sq ft. Leasehold 956 years wef 1928, VP. Brand new / bare unit. GST registered.	\$510 k	Rachel: 9188 9668
8. #01-K27, NEWEST, 1 WEST COAST DRIVE, D05 Mortgagee sale: Retail space. Approx. 161 sq ft. Leasehold 956 years wef 1928, VP. Brand new / bare unit. Not GST registered.	\$612 k	Rachel: 9188 9668
9. #04-02F, SIM LIM SQUARE, 1 ROCHOR CANAL ROAD, D07 Mortgagee sale: F&B space. Approx. 1,496 sq ft. Leasehold 99 years wef 1983. Sale with existing tenancy till 2023, or with vacant possession. Rochor MRT at doorstep. Not GST registered.	\$5.3 m	Charlotte: 9620 3205 Rachel: 9188 9668
10. #B1, CITY GATE, 371 BEACH ROAD, D07 Owner Sale: Retail shop. Approx. 420 sq ft. Leasehold 99 years wef 2014, VP. Brand new/bare condition with water point.	\$1.2x m	Rachel: 9188 9668
11. SERANGOON ROAD, D08 Owner sale: Shophouse, conserved. 2 ½-storey intermediate unit. Freehold, Sold with partial tenancy on ground floor. Land / Floor Area: approx. 1,739 sq ft / 3,562 sq ft (Subject to final survey) First level approved for F&B usage, upper levels approved for office usage. Access to upper floor via external staircase. With 2 private carpark lots.	\$6.x m	Joy: 9151 9009
12. #01-27, NOVENA REGENCY, 275 THOMSON ROAD, D11 Mortgagee sale: Shop space. Approx. 280 sq ft. Freehold, VP. Novena MRT at doorstep. GST registered.	\$1.6 m	Charlotte: 9620 3205
13. #02-29, THE COMMERZE @ IRVING, 1 IRVING PLACE, D13 Mortgagee sale: Shop space. Approx. 365 sq ft. Leasehold 60 years wef 2011. VP. Tai Seng MRT at doorstep.	\$480 k	Charlotte: 9620 3205
14. #01, LE REGAL, 304 GEYLANG ROAD, D14 Mortgagee sale: Shop space, 2 units available (separate titles), approx. 108 sq ft each. Freehold, VP. Located near entrance. Brand new / bare condition with waterpoint, ceiling mounted aircon and full glass door frontage.	\$238 k each	Rachel: 9188 9668
15. #B1-12, MILLAGE, 55 CHANGI ROAD, D14 Mortgagee sale: Shop space, approx. 237 sq ft. Freehold, VP. Brand new / bare unit. Not GST registered.	\$500 k	Rachel: 9188 9668
16. #01-11, HEXACUBE, 160 CHANGI ROAD, D14 Mortgagee sale: Commercial space, zoned for retail. Approx. 258 sq ft. Freehold, VP. Brand new / bare unit with toilet. Excellent frontage, facing road & lobby/driveway. Near Eunos MRT station (EWL).	\$784 k	Rachel: 9188 9668
17. #01-42, CENTROPOD @ CHANGI, 80 CHANGI ROAD, D14 Mortgagee sale: Retail space. Approx. 215 sq ft. Freehold, VP. Corner unit, brand new / bare unit with waterpoint. GST registered. Walking distance to Eunos MRT Station (EWL).	\$540 k	Rachel: 9188 9668
18. #B1-08, HEXACUBE, 160 CHANGI ROAD, D14 Mortgagee sale: Retail space. Approx. 441 sq ft. Freehold, VP. With self-contained toilet. GST registered.	\$950 k	Rachel: 9188 9668



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Property Details	Guide Price	Contact Person
19. #01-09, EUHABITAT, 190 JALAN EUNOS, D14 Mortgagee sale: Commercial space, zoned for retail. Approx. 990 sq ft. Leasehold 99 years wef 2010, VP. GST registered.	\$1.6 m	Rachel: 9188 9668
20. #01-12, EUHABITAT, 190 JALAN EUNOS, D14 Mortgagee sale: Commercial space, zoned for retail. Approx. 861 sq ft. Leasehold 99 years wef 2010, VP. Not GST registered.	\$1.41 m	Rachel: 9188 9668
EAST COAST ROAD, D15		
21. Owner sale: 4 ½-storey shophouse. Land / floor area approx. 4,726 sq ft / 2,078 sq ft (<i>subject to final survey</i>) Freehold. Sale with existing tenancy on the ground level, and vacant possession on the upper levels. Located within the Siglap Estate. Recently completed and in move-in completion. All levels accessible via private lift & external staircase, with toilets on all levels.	\$9.x m	Joy: 9151 9009
22. #04-58, ECO, 283 BEDOK SOUTH AVENUE 3, D16 Mortgagee sale: Shop space. Approx. 592 sq ft. Leasehold 99 years wef 2012, VP. Brand new / bare unit. GST registered.	\$1.09 m	Rachel: 9188 9668
23. #01-04, KENSINGTON SQUARE, 2 JALAN LOKAM, D19 Mortgagee sale: F&B space. Approx. 237 sq ft. Freehold, VP. Bare unit. Not GST registered.	\$748 k	Charlotte: 9620 3205
24. #02-02, SPAZIO @ KOVAN, 767 UPPER SERANGOON ROAD, D19 Mortgagee sale: Retail space. Approx. 657 sq ft. Freehold, VP. Bare / brand new unit. GST registered.	\$1.338 m	Sharon: 9622 3889
25. #01-43, SUITES @ BUKIT TIMAH, 68 JALAN JURONG KECHIL, D21 Mortgagee sale: Retail space. Approx. 118 sq ft. Freehold, VP. Brand new / bare unit with water point. Not GST registered.	\$420 k	Rachel: 9188 9668

INDUSTRIAL (GST may apply)

1. #09, ONE COMMONWEALTH, 1 COMMONWEALTH LANE, D03 Receiver sale: Zoned for B1 industrial. Approx. 764 sq ft. Leasehold 30 years wef 2008, VP. Ample parking lots. Near Commonwealth MRT station.	VTO	Sharon: 9622 3889
2. 8x KAKI BUKIT AVENUE 1, SHUN LI INDUSTRIAL PARK, D14 NEW LISTING Owner sale: Zoned for B2 industrial, 4½ storey corner-terrace factory. Approx. 8,880 sq ft. Leasehold 60 years wef 1996, VP. Located near side gate/busstop, excellent visibility from main road. With 5 private carpark lots and lift serving levels 1-4. URA change-of-us (temporary) obtained for the usage of levels 3-4 for secondary dormitory usage. VP.	\$3.x m	 24 FEBRUARY 2021 2:30PM Joy: 9151 9009 Rachel: 9188 9668
3. #03, ARK @ KB, 68 KAKI BUKIT AVENUE 6, D14 Owner sale: Zoned for B2 industrial, ramp-up factory. Approx. 3,315 sq ft. Leasehold 30 years wef 2012, VP. With mezzanine level and self-contained toilet/pantry. Served by PIE, KPE and Bartley Viaduct. GST registered.	\$700 k	Rachel: 9188 9668
4. #01, FIRST EAST CENTRE, 10 KAKI BUKIT ROAD 2, D14 Liquidator sale: Zoned for B2 industrial, ground floor unit. 2,303 sq ft. Leasehold 30 years wef 2009, VP. With mezzanine level and self-contained toilet. Served by PIE, KPE and Bartley Viaduct. GST registered.	\$6xx k	Rachel: 9188 9668
5. #01, OXLEY BIZHUB, 65 UBI ROAD 1, D14 Receiver sale: Zoned for B1 industrial, flatted factory. Approx. 2,303 sq ft. Leasehold 60 years wef 2010, VP.	\$1.45 m	Sharon: 9622 3889



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INDUSTRIAL (GST may apply)

	#04, LOYANG ENTERPRISE BUILDING, 56 LOYANG WAY, D17			
6.	Mortgagee sale: Zoned for B2 industrial, 2 flatted factory units (separate titles). Approx. 4,252 sq ft each. Leasehold 30 years wef 2013, VP. Not GST registered	\$900 k		Rachel: 9188 9668
	LOYANG DRIVE, D17			
7.	Receiver sale: Two 4-storey blocks JTC warehouse factory, zoned for B2 industrial. Land approx. 65,060 sq ft. Gross floor area approx. 116,428 sq ft. Leasehold 30 years + 30 years from 1992, sale with partial tenancy	\$26 m		Joy: 9151 9009
	#02-06, T99, 9 TUAS SOUTH AVENUE 10, D22			
8.	Mortgagee sale: Zoned for B2 industrial, ramp-up factory. Approx. 8,148 sq ft. Leasehold 30 years wef 2013, VP. GST payable. With mezzanine level, 2 self-contained toilets and 3 private car park lots. GST payable.	\$2.x m		Rachel: 9188 9668
	#03-01, T99, 9 TUAS SOUTH AVENUE 10, D22			
9.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 7,825 sq ft. Leasehold 30 years wef 2013, VP. Not GST payable.	\$1.68 m		Rachel: 9188 9668
	#04-07, T99, 9 TUAS SOUTH AVENUE 10, D22			
10.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 7,664 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$1.68 m	 24 FEBRUARY 2021 2.30PM	Rachel: 9188 9668
	#01-11, ACE @ BUROH, 2 BUROH CRESCENT, D22			
11.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 5,016 sq ft. Leasehold 30 years wef 2013, VP. With mezzanine level and 2 self-contained toilets.	\$1.3 m		Charlotte: 9620 3205
	#04-03, ACE @ BUROH, 2 BUROH CRESCENT, D22			
12.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 3,477 sq ft. Leasehold 30 years wef 2013 Sale with existing tenancy till November 2021. GST payable.	VTO	 24 FEBRUARY 2021 2.30PM	Charlotte: 9620 3205
	#04-01, THE INDEX, 110 TUAS SOUTH AVENUE 3, D22			
13.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 4,844 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$1.35 m		Sharon: 9622 3889
	#03-19, WESTSTAR, 11 TUAS BAY CLOSE, D22			
14.	Mortgagee sale: Flatted factory, zoned for B2 industrial. Approx. 2,152 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$605 k		Sharon: 9622 3889
	8 TUAS SOUTH STREET 6, D22 NEW LISTING			
15.	Mortgagee sale: 5-storey detached factory, zoned for B2 industrial. Land approx. 32,681 sq ft. Built-up approx. 32,663 sq ft. Leasehold 22 years wef 2013, VP. Suitable for multi-user layout, with level 2, 3 and 4 offering separate factory units for a large organisation or to rent out to individual tenants.	\$6 m		Joy: 9151 9009
	JALAN BESUT, D22			
16.	Owner sale: 5-storey JTC warehouse building with rear extension, zoned for B2 industrial. Land approx. 77,847 sq ft. Built-up approx. 162,176 sq ft. Leasehold 24 years wef 1995 with lease expiring on 31 Dec 2035 (balance approx. 15 years), VP	\$16.5 m		Joy: 9151 9009
	#08, WEST CONNECT BUILDING, 10 BUROH STREET, D22			
17.	Mortgagee sale: Ramp-up factory, zoned for B2 industrial. Approx. 2,400 sq ft. Leasehold 30 years wef 2013, VP. GST payable.	\$525k		Charlotte: 9620 3205
	#01, WOODLANDS 11, 11 WOODLANDS CLOSE, D25			
18.	Owner sale: Factory, zoned for B1 industrial. Approx. 8,460 sq ft (2 units). Leasehold 60 years wef 2010, VP. With mezzanine level and self-contained toilet. Near Admiralty MRT Station.	\$3.x m		Sharon: 9622 3889
	YISHUN INDUSTRIAL PARK A, D27 NEW LISTING			
19.	Owner sale: 5-storey building with office, warehouse and cleanroom, zoned for B1 industrial. Site area approx.. 80,962 sq ft, existing GFA approx. 124,730 sq ftm, maximum GFA approx. 202,404 sq ft. Leasehold 30 years + 30 years wef 1994, VP.	\$19.2 m		Joy: 9151 9009

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VP: VACANT POSSESSION

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

Property Details	Guide Price	Contact Person
#04, BLK 407A FERVALE ROAD, D28 NEW LISTING 1 Mortgagee sale: HDB 5 room flat, approx.1,184 sq ft / 110 sq m, Leasehold 99 years wef 2005, VP. All races / PR eligible (as of Feb 2021)	\$480k	Sharon: 9622 3889
#02, BLK 207 BOON LAY PLACE, D22 NEW LISTING 2 Mortgagee sale: HDB 3 room flat. Leasehold 99 years wef 1976, VP. All races / PR eligible (as of Feb 2021)	\$238k	Charlotte: 9620 3205

Contact Us

Joy Tan R020840C
9151 9009
joy.tan@etcsea.com

Rachel Lee R050717F
9188 9668
rachel.lee@etcsea.com

Sharon Hong R062303F
9622 3889
sharon.hong@etcsea.com

Charlotte Ye R062584E
9620 3205
charlotte.ye@etcsea.com

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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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