

AUCTION ON 24 JANUARY 2024, WEDNESDAY, 2.30 PM

5 SHENTON WAY, #13-05 UIC BUILDING, SINGAPORE 068808

(Pre-registration is required)

PROPERTIES SCHEDULED FOR AUCTION

Property Details <small>(For more information, click the title for a link to our Property Guru pages)</small>	Land size & Built up area <small>(approx., subject to final survey)</small>	Tenure	Guide Price	Contact Person
#15, CONCOURSE SKYLINE, 298 BEACH ROAD, D07				
1. Mortgagee Sale: Condominium, 1-bedroom (VP) Ample natural light with unblocked sea view. Walking distance to Nicoll Highway MRT Station (CCL). Also near Bugis MRT station (EWL/DTL). Within 10 mins drive to CBD and Orchard Road.	796 sq ft	99 years wef 2008	\$1.47M	Sharon 9622 3889
#04, THE PLAZA, 7500A BEACH ROAD, D07				
2. Mortgagee sale: Commercial unit zoned for office usage (VP) Rectangular layout. Ample natural light with views of Suntec City and The Singapore Flyer. Short walk to Nicoll Highway MRT Station (CCL) and Bugis MRT Station (EWL/DTL). Served by ECP and Nicoll Highway, connecting to KPE and PIE. No ABSD and GST.	312 sq ft	99 years wef 1968	\$500K	Sharon 9622 3889

FOR SALE BY PRIVATE TREATY

RESIDENTIAL LANDED

Property Details <small>(For more information, click the title for a link to our Property Guru pages)</small>	Land size & Built up area <small>(approx., subject to final survey)</small>	Tenure	Guide Price	Contact Person
CORAL ISLAND, SENTOSA COVE, D04				
1. Owner Sale: Detached, 2½ -storeys with private swimming pool and berth (T) Orientated towards the waterway with a wide frontage of approx. 32m. Walk to amenities and F&B options at Quayside Isle.	8,968 sq ft / 8,988 sq ft	99 years wef 2005	\$17.8M	Joy 9151 9009
JALAN SENYUM, D14				
2. Owner Sale: A pair of Semi-Detached, 3-storeys (VP) Brand New! Basement + sky garden & swimming pool with jacuzzi & swimjet system. 4+1 bedrooms, spacious basement (can park 4 cars), with family/entertainment room, lift accessible to every floor. Expected TOP Q1 2024. Walk to Kembangan MRT Station (EW6), near Bedok Mall, East Coast Park.	3,000 sq ft / 7,300 sq ft	Freehold	\$9.3M each	Jaime 9386 6300 Rachel 9188 9668

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VP: VACANT POSSESSION | T: SALE WITH EXISTING TENANCY

IMPORTANT NOTICE

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<u>JALAN POKOK SERUNAI, D16</u>					
3.	Owner Sale: Semi-Detached, 4-storeys (VP) Brand New! Mezzanine and pool with jacuzzi and swimjet system, 5+1 bedrooms, lift accessible to every floor. Expected TOP Q2 2024. Walk to future Bayshore MRT (TE29), near East Coast Lagoon Food Village, Bedok Mall, i12 Katong.	3,670 sq ft / 7,800 sq ft	Freehold	\$10.8M	Jaime 9386 6300 Rachel 9188 9668
<u>JALAN BELIBAS, OFF UPPER THOMSON ROAD, D20</u>					
4.	Owner Sale: Semi-Detached, 2-storeys, 4+1 bedrooms (VP) Freehold, rectangular plot located within a cul-de-sac. URA Masterplan 2019 zoned for 2-storey semi-detached, suitable for A&A or redevelopment. Good location, being within walking distance to Upper Thomson MRT Station (TEL), Thomson Plaza and other exiting F&B options along Upper Thomson Road.	3,393 sq ft / 3,200 sq ft	Freehold	\$7.xM	Rachel 9188 9668 Joy 9151 9009

* REMNANT LAND

Property Details <small>(For more information, click the title for a link to our Property Guru pages)</small>		Land size <small>(approx.)</small>	Tenure	Guide Price	Contact Person
<u>1xx SIXTH AVENUE, D10</u>					
1.	Mortgagee Sale: Remnant land of plot MK04-02614P and MK04-02612W (VP) Located on an elevated plot with a wide frontage. Walking distance to eateries and a short drive to The Grand Stand and Holland Village.	6,042 sq ft	Freehold	\$1.8M	Joy 9151 9009 Jaime 9386 6300
<i>* Definition of remnant land: Some parcels of State land are incapable of independent development by virtue of their small size or irregular shape. It can sometimes be amalgamated with adjoining private lands to enhance the economic value and use of the private lands.</i>					

RESIDENTIAL NON-LANDED

Property Details <small>(For more information, click the title for a link to our Property Guru pages)</small>		Strata floor area <small>(approx.)</small>	Tenure	Guide Price	Contact Person
<u>#46, WALLICH RESIDENCE, 3 WALLICH STREET, D02</u>					
1.	Owner Sale: Condominium, 1-bedroom (T) Unblocked sea views, spacious layout. Located in the heart of Tanjong Pagar, integrated with Tanjong Pagar MRT Station (EWL) and Guoco Tower	646 sq ft	99 years wef 2011	\$2.xM	Sharon 9622 3889 Joy 9151 9009
<u>#08, CRAIG PLACE, 20 CRAIG ROAD, D02</u>					
2.	Owner Sale: Condominium, 1-bedroom (VP) City-centre living, being minutes walk to the CBD / Tanjong Pagar and SGH. Within walking distance to Outram MRT Interchange (EWL, NEL, u/c TEL) and upcoming Maxwell MRT Station (TEL).	560 sq ft	99 years wef 1997	\$1M	Sharon 9622 3889 Rachel 9188 9668

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Property Details <small>(For more information, click the title for a link to our Property Guru pages)</small>		Strata floor area (approx.)	Tenure	Guide Price	Contact Person
#01, MARINA COLLECTION, 17 COVE DRIVE, D04 (2 units available)					
3.	Mortgagee Sale: Condominium, 3 + 1-bedroom (VP) PES / ground floor unit with private lift access. Surrounded by greenery, overlooking the yacht berths. Resort like facilities. Amenities can be found at the nearby Quayside Isles and VivoCity.	2,099 sq ft	99 years wef 2007	\$3.68M each	Jaime 9386 6300 Joy 9151 9009
#03, MARINA COLLECTION, 13 COVE DRIVE, D04					
4.	Mortgagee Sale: Condominium, 4 + 1-bedroom (VP) Overlooking the pool and greenery. Served by a private lift access. Resort like facilities. Amenities can be found at the nearby Quayside Isles and VivoCity.	2,185 sq ft	99 years wef 2007	\$3.92M	Jaime 9386 6300 Joy 9151 9009
#02, THE BERTH BY THE COVE, 216 OCEAN DRIVE, D04					
5.	Owner Sale: Condominium, 3-bedroom (T) Overlooking the tree-lined yacht berths. With private lift access. Single-loading, cross ventilation. Amenities can be found at the nearby Quayside Isles and VivoCity.	1,668 sq ft	99 years wef 2004	\$2.6M	Rachel 9188 9668 Joy 9151 9009
#32, THE ROCHESTER RESIDENCES, 33 ROCHESTER DRIVE, D05					
6.	Mortgagee Sale: Condominium, 2-bedroom (VP) Investment potential, gorgeous unblocked view, integrated with The Rochester Mall, walking distance to The Star Vista/ Buona Vista MRT (EWL). Short drive to Holland Village, One-North Business Park, United World College, Anglo-Chinese School, Singapore Polytechnic, National University of Singapore.	1,216 sq ft	99 years wef 2005	SOLD	Jaime 9386 6300 Rachel 9188 9668
#15, CONCOURSE SKYLINE, 298 BEACH ROAD, D07					
7.	Mortgagee Sale: Condominium, 1-bedroom (VP) Ample natural light with unblocked sea view. Walking distance to Nicoll Highway MRT Station (CCL). Also near Bugis MRT station (EWL/DTL). Within 10 mins drive to CBD and Orchard Road.	796 sq ft	99 years wef 2008	\$1.47M	Sharon 9622 3889
#01, PAPILLON, 8 JALAN RAMA RAMA, D12					
8.	Mortgagee Sale: Condominium, 1-bedroom (VP) PES / ground floor unit. Minutes' drive to Novena and Toa Payoh MRT Stations (NSL). Short drive to Zhongshan Mall, Shaw Plaza etc. Within 1 km to CHIJ Toa Payoh Primary School.	1,098 sq ft	Freehold	SOLD	Sharon 9622 3889
#08, THE HELICONIA, 30 JALAN DAUD, D14					
9.	Owner Sale: Condominium, 3+1 bedroom (VP) Unblocked views. Spacious layout with both utility room and household shelter for ample storage. Walk to Kembangan MRT Station (EWL), 24-hour supermarket and coffeeshop.	1,302 sq ft	Freehold	\$1.7xM	Rachel 9188 9668

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#02, KANDIS RESIDENCE, 2 KANDIS LINK, D27				
10. Mortgagee Sale: Condominium, 2-bedroom + study (VP) Resort-style condo, tranquil ambience, well-kept, greenery and pool views. Near Sembawang MRT Station (NSL), mins walk to Sembawang Park/beach.	807 sq ft	99 years wef 2016	\$1.062M	Jaime 9386 6300

HDB (HDB buyer's eligibility apply)

Property Details <small>(For more information, click the title for a link to our Property Guru pages)</small>	Strata floor area <small>(approx.)</small>	Tenure	Guide Price	Contact Person
#11, BLK 209 BOON LAY PLACE, D22				
1. Mortgagee Sale: HDB, 3I model, 2-bedroom (VP) Top floor, unblocked view, Mins to Boon Lay Shopping Centre, Boon Lay Place Food Village, Lakeside MRT Station (EWL), within 1km to Rulang Primary School. Open to all races for the month of December 2023. Short drive to Jurong Point.	699 sq ft	99 years wef 1976	SOLD	Jaime 9386 6300
#17, BLK 210 BOON LAY PLACE, D22				
2. Mortgagee Sale: HDB, 3I model, Corner unit, 2-bedroom (VP) Opposite Boon Lay Shopping Centre, Boon Lay Place Food Village, Lakeside MRT Station (EWL), within 1km to Rulang Primary School. Open to all races for the month of December 2023. Short drive to Jurong Point.	797 sq ft	99 years wef 1977	SOLD	Jaime 9386 6300

COMMERCIAL (GST may apply)

Property Details <small>(For more information, click the title for a link to our Property Guru pages)</small>	Strata floor area <small>(approx.)</small>	Tenure	Guide Price	Contact Person
#04, SBF CENTER, 160 ROBINSON ROAD, D01				
1. Owner Sale: Commercial unit zoned as medical suites (T) Located in front of the escalator for good visibility. Partitioned into rooms for office, consultation rooms and treatment rooms with water points. Walking distance to Tanjong Pagar (EWL), Shenton Way (TEL), and Telok Ayer (DTL) MRT Stations. GST payable.	1,216 sqft	99 years wef 2011	\$5.xM	Sharon 9622 3889 Rachel 9188 9668
#02, ALEXANDRA CENTRAL, 321 ALEXANDRA ROAD, D03				
2. Mortgagee Sale: Commercial unit zoned for retail usage (VP) Located near the escalator for good visibility. Dual frontages and water supply provisions.	581 sq ft	99 years wef 2012	\$2.3M	Sharon 9622 3889 Joy 9151 9009


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#04, THE PLAZA, 7500A BEACH ROAD, D07		 24 JANUARY 2024 2.30PM			
3.	Mortgagee sale: Commercial unit zoned for office usage (VP) Rectangular layout. Ample natural light with views of Suntec City and The Singapore Flyer. Short walk to Nicoll highway MRT Station (CCL) and Bugis MRT Station (EWL/DTL). Served by ECP and Nicoll Highway, connecting to KPE and PIE. No ABSD and GST.	312 sq ft	99 years wef 1968	\$500K	Sharon 9622 3889
#06, THE PLAZA, 7500A BEACH ROAD, D07					
4.	Owner sale: Commercial unit zoned for office usage (T) Rectangular layout. Ample natural light with views of Suntec City and The Singapore Flyer. Short walk to Nicoll highway MRT Station (CCL) and Bugis MRT Station (EWL/DTL). Served by ECP and Nicoll Highway, connecting to KPE and PIE. Not GST registered.	700 sq ft	99 years wef 1968	\$1.26M	Sharon 9622 3889
#B1, MILLAGE, 55 CHANGI ROAD, D14					
5.	Mortgagee Sale: Commercial unit zoned for retail usage (VP) Near escalator. Directly next to Geylang Serai Market & Food Centre and Kembangan Community Centre. Walking distance to Eunos MRT Station (EWL). Not GST registered.	237 sq ft	Freehold	\$496K	Sharon 9622 3889

INDUSTRIAL (GST may apply)

Property Details <small>(For more information, click the title for a link to our Property Guru pages)</small>		Land & GFA area / Strata floor area (approx.)	Tenure	Guide Price	Contact Person
BENDEMEER ROAD, D12					
1.	Owner Sale: A B1 single-storey light industrial factory building Original condition, suitable for re-development and A&A. The unit comes with 4 car park lots. Near Boon Keng MRT Station (NEL) and Bendemeer MRT Station (DTL). Plot ratio 2.5, Sale is subject to JTC's approval. GST payable.	4,400 sq ft / 3,800 sq ft	99 years wef 1965	\$4.3M	Jaime 9386 6300 Joy 9151 9009
TAMPINES INDUSTRIAL DRIVE, D18					
2.	Owner Sale: JTC purpose-built warehouse with 5-storeys of offices and 3-storeys warehouse usage, zoned for B2 industrial (Sale with partial tenancy) The building sits on a rectangular site with a frontage of approx. 64.6m and comes with 12m width internal driveway/ parking space. Served by KPE. Sale is subject to JTC's approval. GST payable.	51,607 sq ft / 71,888 sq ft	20 years wef 2016	\$15M	Jaime 9386 6300 Joy 9151 9009
#07, MIDVIEW CITY, 28 SIN MING LANE, D20					
3.	Receiver Sale: B1 light industrial factory. 2 adjoining units, 2 separate titles, can sell individually, unit comes with self-contained toilet, walking distance to Bright Hill and Upper Thomson MRT Stations (TEL), GST payable.	1,356 sq ft	60 years wef 2008		Jaime 9386 6300 Sharon 9622 3889

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<u>#07, MIDVIEW CITY, 28 SIN MING LANE, D20</u>					<u>Jaime</u> <u>9386 6300</u>
4.	Receiver Sale: B1 light industrial factory. 2 adjoining units, 2 separate titles, can sell individually, unit comes with self-contained toilet, walking distance to Bright Hill and Upper Thomson MRT Stations (TEL), GST payable.	1,431 sq ft	60 years wef 2008	SOLD	<u>Sharon</u> <u>9622 3889</u>
<u>#09, NORTHSTAR @ AMK, 7030 ANG MO KIO AVENUE 5, D20</u>					<u>Rachel</u> <u>9188 9668</u>
5.	Mortgagee Sale: Factory unit zoned for B1 light industrial usage (VP) With self-contained toilet and private balcony.	635 sq ft	60 years wef 2007	\$460K	<u>Rachel</u> <u>9188 9668</u>
<u>JALAN BESUT, D22</u>					<u>Jaime</u> <u>9386 6300</u>
6.	Owner Sale: JTC purpose-built warehouse, 5-storey with rear extension, zoned for B2 industrial (VP) Rectangular plot with a frontage of approx. 47m and a plot ratio of 2.5.	77,847 sq ft / 162,176 sq ft	16 years & 2 mths wef 2019 <small>(balance approx. 11 Years)</small>	\$16.5M	<u>Joy</u> <u>9151 9009</u>
<u>#01, SHINE @ TUAS SOUTH, 11 TUAS SOUTH LINK 1, D22</u>					<u>Jaime</u> <u>9386 6300</u>
7.	Owner Sale: Factory unit zoned for B2 heavy industrial usage (VP) Ground floor unit with 2 parking lots and a self-contained toilet. Dual frontage, column free layout, Near Tuas 2 nd Link and Tuas Mega Port, easy access via AYE/PIE. GST payable.	3,035 sq ft	30 years wef 2015	SOLD	<u>Jaime</u> <u>9386 6300</u>
<u>#01, SHINE @ TUAS SOUTH, 11 TUAS SOUTH LINK 1, D22</u>					<u>Jaime</u> <u>9386 6300</u>
8.	Owner Sale: Factory unit zoned for B2 heavy industrial usage (VP) Ground floor unit with 2 parking lots and a self-contained toilet. Dual frontage, column free layout with 1 director's room and office area. Near Tuas 2 nd Link and Tuas Mega Port, easy access via AYE/PIE, GST payable (VP)	3,961 sq ft	30 years wef 2015	SOLD	<u>Jaime</u> <u>9386 6300</u>
<u>#04, T99, 9 TUAS SOUTH AVENUE 10, D22</u>					<u>Jaime</u> <u>9386 6300</u>
9.	Mortgagee Sale: Ramp-up factory, zoned for B2 industrial (Sale with existing tenancy till August 2024 or with vacant possession) With 3 parking lots and a self-contained toilet. 20/40 footer containers accessible. Near Tuas 2 nd Link and Tuas Mega Port, easy access via AYE/PIE. GST payable.	2,626 sq ft	30 years wef 2013	\$900K	<u>Jaime</u> <u>9386 6300</u>
<u>TUAS SOUTH LINK 3, D22</u>					<u>Jaime</u> <u>9386 6300</u>
10.	Mortgagee Sale: 3-storey single-user factory building with an ancillary office. zoned for B2 industrial (VP) With underground diesel storage tank capacity of 20,000 litres, GST payable.	50,581 sq ft/ 70,765 sq ft	20 years wef 2018	\$11M	<u>Joy</u> <u>9151 9009</u>

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Contact Us

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

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

Jaime Lim R013074I
9386 6300
jaime.lim@etcsea.com

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

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POINTS TO NOTE FOR BIDDING AT AN AUCTION

Viewing the Property

Viewing arrangements can be made with our Auction Department, with the respective auction team member

Conduct Due Diligence

- Buying at an auction is a firm commitment and carries the same legal implications as a signed (exercised) contract in a private treaty sale. In most cases, copies of the Conditions of Sale ("COS") and other relevant legal documents are available before an auction for your prior review
- Do check your eligibility to buy properties prior to auction sale; For example, 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 prior to the auction

Auction Day

- Our auction team will be present before the auction, and prospects should check for any last-minute changes to the COS or clear any other doubts before the auction
- During the auction, indicate each bid to the auctioneer by raising your hand
- All intended purchasers will need to personally be present at the auction

Successful Bidders

- Once the property is knocked down, the successful bidder will need to furnish the auction team a copy of your NRIC / passport / company ROC / Power of Attorney for the immediate preparation of the COS
- The successful bidder will then pay a 5% or 10% deposit (as stated in the COS) of the successful bid price and immediately sign the contract (COS)
- For commercial and industrial properties, where good and services tax (GST) is payable, the successful bidder is also required to pay the full GST amount together with the deposit.
- The balance 90% / 95% of the successful bid price shall be due payable upon the completion of sale, as specified in the COS and is usually between 8 and 12 weeks
- The purchaser will also receive a duplicate copy of the signed COS on the auction day.
- Do inform your solicitor and banker of your purchase(s), so that they can begin to process your loan application and other legal processes

Other Notes

In some cases, vendors may decide to sell their property before the auction. Do keep in close contact with the auction team for updates.

If you have any queries please contact a member of the auction team. If you are uncertain about what you are buying or have doubts over the process or completing on time, we would advise you not to bid.

On the fall of the Auctioneer's gavel, a binding contract is effected. After this point, there shall be no further changes or negotiation.

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

VP: VACANT POSSESSION | T: SALE WITH EXISTING TENANCY

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.

POINTS TO NOTE FOR PURCHASING VIA PRIVATE TREATY

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 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.

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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