

PRIVATE TREATY SALE



CEA Licence No. L3004691J

Private Treaty for the month of September 2017

*Mortgagee's Sale **Owner's Sale ***Estate's Sale

No	<u>Residential - Landed</u>	Guide Price (\$)	Person-In-Charge
* 1	17 PARADISE ISLAND - D04 A 2½ -storey bungalow with private pool, approx 7,369 sf, 99 years wef 2005, 6 b/rms (VP)	\$1XM	Lock Sau Lai /Clarence Goh 9181 1819 / 9022 8286
* 2	5 BELMONT ROAD - D10 2-storey good class bungalow with basement & swimming pool, approx. 16,326 sf, f'hold, 4 b/rms (VP)	\$23.8M	Jaime Lim /Lock Sau Lai 9386 6300 / 9181 1819
*** 3	20 CORONATION DRIVE - D10 ** Auction on 28 Sept 2017** 2-storey detached, approx 5,574sf, 999 years, 4+1 b/rms (VP) A&A/rebuilt	\$8.XXM	Clarence Goh/ Jaime Lim 9022 8286/ 9386 6300
* 4	EUHABITAT, 252 JALAN EUNOS - D14 3-storey strata terrace with attic & basement, approx. 3,380 sf, 99 yrs wef 2010, foreigner eligible (VP)	\$3.4M	Lock Sau Lai / Clarence Goh 9181 1819 / 9022 8286
** 5	45 BOWMONT GARDENS - D15 2.5 storey intermediate terrace, approx. 1,544 sq ft/ 3,855 sq ft, f'hold, 5+1 b/rms (VP)	\$2.88M	Jaime Lim 9386 6300
** 6	324 SIGLAP ROAD - D15 ** Auction on 28 Sept 2017** 2 storey semi-d, approx. 2,808 sq ft/ 2,794 sq ft, f'hold, 4+1 b/rms (VP)	\$3.65M	Jaime Lim 9386 6300
** 7	62 LUCKY HEIGHTS - D16 Single-sty detached house, 7,356 sq ft, f'hold, potential for sub-division, 5 b/rms (VP)	\$7.38M	Lock Sau Lai 9181 1819
*** 8	41 JALAN CHEMPAKA PUTEH- D16 2 storey semi-detached house, 3,327 sq ft, 70 yrs wef 19/08/1964 (bal 17 yrs), 4 b/rms (VP)	\$530K	Lock Sau Lai 9181 1819
* 9	#03-36 PALM ISLES, 36 FLORA DRIVE -D17 3 storey cluster housing, approx. 3,755 sf, 99 yrs wef 14/09/2011, 5 b/rms (VP)	\$2.65M	Jaime Lim/ Clarence Goh 9386 6300/ 9022 8286
* 10	67 PASIR RIS HEIGHTS - D18 Intermediate terrace house, land approx. 2,681 sf / built-up 3,821 sf, 99 yrs wef 1978 (VP)	\$1.8M	Lock Sau Lai / Jaime Lim 9792 2639 / 9386 6300
** 11	23 CONWAY CIRCLE - D19 A 3- storey corner terrace, approx. 3,788 sq ft / 2,761 sq ft, 999 yrs, 5+1 b/rms (VP)	\$3.4M	Jaime Lim/ Clarence Goh 9386 6300/ 9022 8286
** 12	53 SIN MING WALK, THOMSON GRAND - D20 Brand new 2-sty strata terrace hse w basement and roof terr, approx. 5,156 sf 99 yrs wef 8/2/2010, 4 b/rms (VP)	\$3.7M	Lock Sau Lai 9181 1819
* 13	83C HUA GUAN AVENUE - D21 Corner 2-sty strata bungalow w attic, basement & s/pool, approx. 4,219 sf, 999 yrs wef 7/5/1879, 4+1 b/rms (VP)	\$2.98M	Lock Sau Lai / Jaime Lim 9181 1819 / 9386 6300
* 14	67 CHU LIN ROAD - D23 2½-storey semi-detached house, 3290sf, 999 yrs wef 1885, 9 b/rms (VP)	\$3.XM	Lock Sau Lai / Jaime Lim 9181 1819 / 9386 6300
* 15	44 INGGU ROAD - D27 3 storey inter terr w basement/lift/pool, approx. 1,815/6744 sf, 99 yrs wef 25/01/2011, 5+1 b/rms (VP)	\$2.53M	Jaime Lim/ Clarence Goh 9386 6300/ 9022 8286
** 16	XX BEGONIA WALK - D28 3-storey semi-detached, land approx. 4,780 sf / built-in 3,100 sf, 99 yrs wef 1994, 5+1 b/rms (VP)	\$2.25M	Jaime Lim 9386 6300

Clarence Goh (CG) - 9022 8286(R007733C) Jaime Lim (JL) - 9386 6300 (R013074I) Lock Sau Lai (LSL) - 9181 1819(R002919C) Leonard Lee (LL) - 9001 4110 (R043159E)

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*Mortgagee's Sale **Owner's Sale

No.	Residential - Apartments	Guide Price (\$)	Person-In-Charge
* 1	#17-02 RHAPSODY ON MT ELIZABETH, 16 MT ELIZABETH - D09 2-level penthouse, approx. 2,540 sf, f'hold, 4 b/rms (VP)	\$4.6M	Lock Sau Lai / Jaime Lim 9181 1819/ 9386 6300
* 2	#01-15 ELEVEN@HOLLAND, 11 HOLLAND LINK - D10 Cluster house 3 storey semi-detached with basement, approx. 3,702 sq ft, 99 yrs wef 2010, 5 b/rms (VP)	\$3.XXM	Jaime Lim / Clarence Goh 9386 6300 / 9022 8286
* 3	#28-02 ONE DUSUN RESIDENCES, 1 JALAN DUSUN - D12 2 level penthouse, approx. 1,098 sf, f'hold, 3 b/rms (VP)	\$1.58M	Lock Sau Lai / Clarence Goh 9181 1819 / 9022 8286
* 4	#03-02 SUNNY PARC, 128 LORONG K TELOK KURAU - D15 Apt, approx. 700 sf, f'hold, 1 b/rm (VP)	\$830K	Jaime Lim/ Clarence Goh 9386 6300/ 9022 8286
** 5	#03-XX LE CONNEY PARK, 89 LOR L TELOK KURAU - D15 Walk-up apartment, approx. 1,216 sf, f'hold, 3 b/rms (VP)	\$1.1M	Lock Sau Lai 9181 1819
** 6	#12-03 THE LINE@ TANJONG RHU, 6 TANJONG RHU ROAD - D15 Apt, 1,152 sq ft, f'hold, 3 b/rms (VP)	\$2.7M	Clarence Goh 9022 8286
** 7	#13-XX THE MEYERISE, 93 MEYER ROAD - D15 Apt, 1819 sf, f'hold, facilities, partial seaview, 4 b/rms (subject to tenancy)	**SOLD**	Lock Sau Lai 9181 1819
* 8	#10-13 MELVILLE PARK, 28 SIMEI STREET 1 - D18 Apartment, approx. 1,410 sf, 99 yrs wef 1/9/1992, 4 b/rms (VP)	\$858K	Lock Sau Lai/Clarence Goh 9181 1819 / 9022 8286
* 9	#13-31 BARTLEY RESIDENCES, 5A LOR HOW SUN - D19 Apt, 797 sf, 99 yrs wef 29/06/2011, 2 b/rms (VP)	\$1.03M	Lock Sau Lai / Jaime Lim 9181 1819/ 9386 6300
* 10	#17-33 BARTLEY RESIDENCES, 5A LOR HOW SUN - D19 ** Auction on 28 Sept 2017** Apt, 2,024 sf, 99 yrs wef 29/06/2011, 2 b/rms (VP)	\$2.3M	Lock Sau Lai / Jaime Lim 9181 1819/ 9386 6300
* 11	#06-01 EVERGREEN PARK, 35 HOUGANG AVENUE 7 - D19 Apt, approx. 1,173 sf, 99 yrs wef 01/10/1995, 3+1 b/rms (VP)	\$828K	Leonard Lee 9001 4110
* 12	#05-10 KOVAN GRANDEUR, 118 TAMPINES ROAD - D19 Duplex penthouse, approx. 1,389 sf, 99 yrs wef 2010, 3 b/rms (VP)	\$1.22M	Jaime Lim 9386 6300
** 13	#01-06 GAMBIR RIDGE, 16 GAMBIR WALK - D19 Apt, 1,119 sf, Freehold (TOP 2015), 3 b/rms (Selling with existing Tenancy)	\$1.65M	Lock Sau Lai 9181 1819
** 14	#02-16 GAMBIR RIDGE, 18 GAMBIR WALK - D19 Apt, 613.5 sf, Freehold (TOP 2015), 1+1 b/rms (Selling with existing Tenancy)	\$950K	Lock Sau Lai 9181 1819

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No.	Residential - HDB Apartments	Guide Price (\$)	Person-In-Charge
* 1	8 CANTONMENT CLOSE #08-91 - D02 4A HDB apartment, approx. 968 sf, 99 yrs wef 2002, bal 84 yrs, chinese quota filled (VP)	\$700K	Jaime Lim 9386 6300
* 2	37 CIRCUIT ROAD #16-409 - D14 3S HDB apartment, approx. 624 sf, 99 yrs wef 1972, bal 54 yrs (VP)	\$270K	Jaime Lim 9386 6300
* 3	11 CHAI CHEE ROAD #02-19 - D16 4A HDB apartment, approx. 1,087 sf, 99 yrs wef 2001, bal 83 yrs (VP)	\$490K	Leonard Lee 9001 4110
* 4	290C COMPASSVALE CRESCENT #02-32 - D19 5I HDB apartment, approx. 1,184 sf, 99 yrs wef 2001, bal 83 yrs, all races eligible, PR quota filled (VP)	\$420K	Leonard Lee 9001 4110
* 5	122 BISHAN STREET 12 #12-49 - D20 4S HDB apartment, approx. 904 sf, 99 yrs wef 1986, bal 68 yrs, chinese quota filled (VP)	\$499K	Clarence Goh 9022 8286
* 6	484 CHOA CHU KANG AVE 5 #15-14 - D23 5I HDB apartment, approx. 1,248 sf, 99 yrs wef 1999, bal 81 yrs (VP)	\$428K	Jaime Lim 9386 6300
* 7	331 WOODLANDS AVE 1 #06-413 - D25 Jumbo HDB apartment, approx. 1,894sf, 99 yrs wef 1995, bal 77 yrs (VP)	\$690K	Jaime Lim 9386 6300
* 8	516 WOODLANDS DRIVE 14 #02-171 - D25 4A HDB apartment, approx. 1,152 sf, 99 yrs wef 1999, bal 81 yrs (VP)	\$380K	Jaime Lim 9386 6300
* 9	878 WOODLANDS AVE 9 #12-292 - D25 4A HDB apartment, approx.1,130 sf, 99 yrs wef 1996, bal 78 yrs (VP)	\$368K	Jaime Lim 9386 6300
* 10	170 YISHUN AVENUE 7 #05-867 - D27 4A HDB apartment, approx. 1,119 sf, 99 yrs wef 1986, bal 68 yrs (VP)	\$384K	Clarence Goh 9022 8286
* 11	226 YISHUN STREET 21 #-02-523 - D27 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1985, bal 67 yrs (VP)	\$295K	Clarence Goh 9022 8286
** 12	244 YISHUN RING RD \$07-XXX - D27 4S HDB apartment, approx. 904 sf, 99 yrs wef 1985, bal 67 yrs (VP)	\$335K	Jaime Lim 9386 6300

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No	Commercial	Guide Price (\$)	Person-In-Charge
** 1	#02 ROBINSON SQUARE, 144 ROBINSON ROAD - D01 Commercial unit, approx. 1,367 sf, f'hold, column-free, near Tanjong Pagar MRT (VP)	\$3.9M	Lock Sau Lai 9181 1819
** 2	#B1 PEOPLE'S PARK CENTRE, 101 UPPER CROSS STREET - D01 Private shop, approx. 904 sf (2 units), 99 yrs wef 2/6/1970 (Tenanted)	\$1.9M	Lock Sau Lai 9181 1819
** 3	#B1 PEOPLE'S PARK CENTRE, 101 UPPER CROSS STREET - D01 Private shop, approx. 355 sf, 99 yrs wef 2/6/1970 (Tenanted)	\$770K	Lock Sau Lai 9181 1819
** 4	#02 FOOK HAI BUILDING, 150 SOUTH BRIDGE ROAD - D01 Shop, approx. 280 sq ft & 333 sq ft, 99 years wef 1972 (VP)	\$520K & \$620K	Lock Sau Lai 9181 1819
** 5	#02 ORCHID HOTEL, 1 TRAS LINK - D02 Shop, approx. 937 sf, 99 yrs wef 2/10/2007, currently used as spa, near Tanjong Pagar MRT (VP)	\$2.1M	Lock Sau Lai 9181 1819
* 6	#B1-07 SIM LIM SQUARE, 1 ROCHOR CANAL ROAD - D07 Shop, approx. 344 sf, 99 yrs wef 8/4/1983 (VP)	\$820K	Lock Sau Lai/Clarence Goh 9181 1819 / 9022 8286
* 7	#01-29 SIM LIM SQUARE, 1 ROCHOR CANAL ROAD - D07 Shop, approx. 420 sf, 99 yrs wef 1983 (VP)	\$1.8M	Lock Sau Lai/Clarence Goh 9181 1819 / 9022 8286
* 8	#04-09 SIM LIM SQUARE, 1 ROCHOR CANAL ROAD - D07 Shop, approx. 387 sf, 99 yrs wef 8/4/1983 (VP)	\$1.3M	Lock Sau Lai/Clarence Goh 9181 1819 / 9022 8286
* 9	450 SERANGOON ROAD - D08 Part 2 sty/part 4-sty shophouse, approx. 1,523 sf, f'hold, zoned commercial, near MRT station (VP)	\$5.XM	Lock Sau Lai/Jaime Lim 9181 1819 / 9386 6300
** 10	#03-11 FAR EAST PLAZA, 14 SCOTTS ROAD - D09 Shop, approx. 452 sf, f'hold, tenanted \$3.7K till 24/3/2019, no GST (subject to tenancy)	\$2.1M	Jaime Lim / Clarence Goh 9386 6300 / 9022 8286
* 11	209B LAVENDER STREET - D12 Office, approx. 956 sf, 999 yrs wef 1958	\$990K	Jaime Lim / Clarence Goh 9386 6300 / 9022 8286
** 12	#01, 177 TOA PAYOH CENTRAL - D12 HDB shophouse, approx. 1,237.8 sf & 1,356.2 sf (2 units), 78 yrs wef 1/10/1992 (Tenanted)	\$6.255M	Lock Sau Lai 9181 1819
* 13	#02-22 MILLAGE, 55 CHANGI ROAD - D14 Retail shop, approx. 129 sf, f'hold, no GST (VP)	\$550K	Clarence Goh 9022 8286
* 14	#01-43 EAST VILLAGE, 430 UPPER CHANGI ROAD - D16 F&B shop, approx. 366 sf, f'hold (VP)	\$1.38M	Lock Sau Lai/Jaime Lim 9181 1819 / 9386 6300
** 15	#01, 201A TAMPINES STREET 21 - D18 HDB shophouse, approx. 1,679 sf, 92 yrs wef 1/10/1992 (Tenanted)	\$2.3M	Lock Sau Lai 9181 1819
* 16	#01-04 KENSINGTON SQUARE, 2 JALAN LOKAM - D19 Shop, approx. 237 sf, f'hold, with water supply (VP)	\$980K	Clarence Goh 9022 8286
* 17	#B1-11 THOMSON V TWO, 11 SIN MING ROAD - D20 Shop, approx. 409 sf, f'hold (VP)	\$820K	Lock Sau Lai/Clarence Goh 9181 1819 / 9022 8286
** 18	#01, 130 JURONG GATEWAY ROAD - D22 HDB shophouse, approx. 2,702 sf, 91 yrs wef 1/4/1993 (Tenanted)	\$6.1M	Lock Sau Lai 9181 1819

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No.	Industrial	Guide Price (\$)	Person-In-Charge
** 1	#08-11 HENDERSON BUILDING, 221 HENDERSON ROAD - D03 B1 Factory, approx. 2,174 sf, f'hold (VP)	\$1.75M	Jaime Lim/ Clarence Goh 9386 6300/ 9022 8286
* 2	#06-27 PANTECH INDUSTRIAL COMPLEX, 194 PANDAN LOOP - D05 Factory, approx. 2,110 sf, 99 yrs wef 27/1/1984 (VP)	\$780K	Jaime Lim 9386 6300
* 3	#03-12 T99, 9 TUAS SOUTH AVENUE 10 - D22 Ramp-up factory, approx. 2,648 sf, 30 yrs wef 18/6/2013 (VP)	\$1.065M	Jaime Lim 9386 6300
* 4	#04-07 T99, 9 TUAS SOUTH AVENUE 10 - D22 B2 factory, approx. 7,664 sf, 30 yrs wef 18/6/2013 (VP)	\$1.78M	Jaime Lim 9386 6300
% 5	#09-17 TOH GUAN CENTRE, 21 TOH GUAN ROAD EAST - D22 Factory/Warehouse, approx. 1,808 sq ft, 60 yrs wef 01/12/1997 (VP)	\$600K	Jaime Lim 9386 6300
** 6	#29-72 WCEGA TOWER, 21 BUKIT BATOK CRES - D23 Factory, 1916 sf, 60 years wef 13/3/1997	\$8XXK	Lock Sau Lai 9181 1819
* 7	16 SUNGEI KADUT WAY, D25 3 storey B2 factory with lift and own carpark, Land 53,790 sf, Built-up 47,597 sf, 25 yrs wef 1/5/2000 (VP)	\$2.XXM	Jaime Lim 9386 6300
* 8	#05-16 E9 PREMIUM, 61 WOODLANDS INDUSTRIAL PARK E9 - D27 Factory, approx. 1,765 sf, 30 yrs wef 28/10/2013 (VP)	\$610K	Jaime Lim 9386 6300
** 9	#04-01 ADMIRALTY INDUSTRIAL PARK, 23 WOODLANDS IND PARK E1 - D27 B2 factory, approx. 1,808 sq ft, 60yrs wef 09/01/1995 (VP)	\$4XXK	Leonard Lee 9001 4110

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