

PRIVATE TREATY SALE



Private Treaty - DECEMBER 2018

BANK'S Sale ** OWNER'S Sale

<u>Residential - Landed</u>	<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
# 1 17 CORAL ISLAND - D04 2.5storey detached bungalow, approx 7557/ 8697 sf, 99 yrs wef 2005, 4 b/rms (VP)	\$11.5M	Jaime Lim / Leonard Lee 9386 6300 / 9001 4110
# 2 5 BELMONT ROAD - D10 2 storey GCB with basement & swimming pool, approx. 16327/11502 sf, f'hold, 4 b/rms (VP)	\$22.5M	Jaime Lim / Clarence Goh 9386 6300 / 9022 8286
** 3 2F SWISS CLUB ROAD - D11 2 storey detached bungalow, approx. land 10,091 sf, built 3,217 sf, f'hold, 5 b/rms, (VP)	Auction on 29/01	Jaime Lim / Clarence Goh 9386 6300 / 9022 8286
# 4 45F BARKER ROAD, BARKER VILLE - D11 3 storey + basement cluster semi-detached, approx. 3864 sf, f'hold (VP)	\$3.XXM	Jaime Lim 9386 6300
# 5 EUHABITAT, 274 JALAN EUNOS - D14 2.5 storey townhouse with basement & private lift, approx. 3380 sf, 99 yrs wef 2010, foreigner eligible (VP)	\$2.9M	Jaime Lim 9386 6300
# 6 76 DIDO STREET - D15 2 storey inter-terrace, 4br, approx. land 2286 sf built 2347 sf, f'hold. Ideal for rebuilt/A&A (VP)	\$3.2M	Leonard Lee 9001 4110
** 7 20 JALAN KELEMPONG - D17 2 storey semi-detached, 5br, approx. land 6538 sf built 3000 sf, f'hold. Huge gdn (VP)	Auction on 29/01	Jaime Lim 9386 6300
# 8 33 RIVERINA CRESCENT, THE RIVERINA - D18 3 storey detached, approx. land 4509 sf built 2830 sf, 99 yrs wef 26/06/1996, 5+1 b/rms (VP)	\$2.7M	Jaime Lim 9386 6300
# 9 11 BEECHWOOD GROVE - D25 3 storey detached house with s/pool, approx. 7707 / 5395 sf, 99 yrs wef 17/05/1995, 7 b/rms (VP)	\$4.42M	Linda Foo / Clarence Goh 9889 4830 /9002 8286
** 10 #01-15 ELEVEN@HOLLAND, 11 HOLLAND LINK - D10 3 storey + basement/attic cluster semi-detached, approx.3735 sf 99 yrs wef 06/12/2010 (Tenanted)	\$3.5M	Jaime Lim/ Clarence Goh 9386 6300/ 9022 8286
** 11 XX BUKIT WAY, MONT TIMAH - D21 3 storey cluster house with basement & roof terr, approx. 4542 sf, 99 yrs wef 02/11/2004, 4+study (VP)	Auction on 29/01	Jaime Lim 9386 6300
** 12 11 SARACA TERRACE, SARACA VILLAS - D28 3 storey intermediate terrace, approx. land 2279 sf built 3000 sf, 99 yrs wef 05/05/1997, 5 b/rms (VP)	Auction on 29/01	Jaime Lim 9386 6300

<u>Residential - Apartments</u>	<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
# 1 #35-88 REFLECTIONS @ KEPPEL BAY, 29 KEPPEL BAY VIEW - D04 4 + 1 bedroom apt. approx. 2110 sf, full sea view, 99 yrs wef 15/03/2006 (VP)	\$4.25M	Leonard Lee 9001 4110
# 2 #05-03 VIVA VISTA, 3 SOUTH BUONA VISTA ROAD - D05 1 + study penthouse. approx. 786 sf, f'hold (VP)	\$1.13M	Leonard Lee 9001 4110
#04-04 WATERFRONT @ FABER, 40 FABER WALK - D05 2 bedroom dual key. approx. 764 sf, 99yrs leasehold, selling with tenancy	Auction on 29/01	Leonard Lee 9001 4110
** 3 #06-06 RACE COURSE 138, 138 RACE COURSE ROAD - D08 4 bedroom duplex penthouse, approx.1658 sf, f'hold (VP)	Auction on 29/01	Leonard Lee 9001 4110
# 4 #21-03 THE SCOTTS TOWER, 38 SCOTTS ROAD - D09 2 bedroom apt, approx. 840 sf, 103 yrs wef 2010 (VP)	\$2.75M	Leonard Lee 9001 4110
# 5 #07-01 THE LUMOS, 9 LEONIE HILL - D09 Condo. approx. 1755 sqft, f'hold, 3 b/rms, private lift (VP)	\$3.7M	Leonard Lee 9001 4110
** 6 #12-08 THE VERMONT ON CAIRNHILL, 12B CAIRNHILL CIRCLE - D09 2 bedroom apt, approx. 893 sf, f'hold, (VP)	Auction on 29/01	Leonard Lee 9001 4110
** 7 #03-03 THE PEAK@CAIRNHILL II, 61 CAIRNHILL CIRCLE - D09 2 bedroom apt, approx. 904 sf, f'hold, tenanted	Auction on 29/01	Leonard Lee 9001 4110
** 8 #03-04 THE PEAK@CAIRNHILL II, 61 CAIRNHILL CIRCLE - D09 2 bedroom apt, approx. 829 sf, f'hold, tenanted	Auction on 29/01	Leonard Lee 9001 4110
# 9 #19-03 HELIOS RESIDENCES, 15 CAIRNHILL CIRCLE - D09 3-storey penthouse with roof terrace, approx. 3993 sf, f'hold, 4 b/rms (VP)	Auction on 29/01	Jaime Lim/ Clarence Goh 9386 6300/ 9022 8286
** 10 #02-04 NOVENA REGENCY, 277 THOMSON ROAD - D11 2 bedroom apt, ground floor patio, approx. 646 sf, f'hold, tenanted	Auction on 29/01	Leonard Lee 9001 4110



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BANK'S Sale ** OWNER'S Sale

<u>Residential - Apartments</u>		<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
# 11	#16-11 38 ISUITES, 38 IPOH LANE - D15 1+ study duplex penthouse with private pool, approx. 1076 sf, f'hold (VP)	\$1.31M	Leonard Lee 9001 4110
# 12	#05-19 KENSINGTON SQUARE, 2 JALAN LOKAM - D19 Penthouse, approx. 914 sf, f'hold, 2 b/rms (VP)	\$1.XXM	Clarence Goh 9022 8286
# 13	#05-06 D'ZIRE, 12 ROBESY CRESCENT - D19 2-storey penthouse with roof terrace, approx, 1421 sf, 999 yrs wef 27/12/1875, 2 b/rms (VP)	\$1.38M	Jaime Lim 9386 6300
# 14	#02-01 LA CASA, 50 WOODLANDS DRIVE 16 - D25 Condo, approx. 1141 sf, 99 yrs wef 2004, 3 b/rms (VP)	\$800K	Jaime Lim 9386 6300
# 15	#05-14 ROSEWOOD SUITES, 63 ROSEWOOD DRIVE - D25 Condo, approx. 1981 sf, 99 yrs wef 25/02/2008, original 3 b/rms - partitioned to 4/brms (VP)	\$1.25M	Jaime Lim 9386 6300
# 16	#02-04 SELETAR SPRINGS, 106 GERALD DRIVE - D28 Condo, approx. 1410 sf, 99 yrs wef 1997, 3 b/rms, (VP)	\$1.1M	Leonard Lee 9001 4110

BANK'S Sale

<u>Residential - HDB Apartments</u>		<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
# 1	#02-83, BLK 109A DEPOT ROAD - D04 4A, HDB apartment, approx. 1076 sf, 99 yrs wef 2006, bal 87 yrs, chinese quota filled (VP)	\$570K	Jaime Lim 9386 6300
# 2	#08-48, BLK 605 CLEMENTI WEST ST 1 - D05 5I, HDB apartment, approx. 1281 sf, 99 yrs wef 1979, bal 60 yrs, all races (VP)	\$569K	Jaime Lim 9386 6300
# 3	#12-182, BLK 231 TOA PAYOH LOR 8 - D12 3I HDB apartment, approx. 818 sf, 99 yrs wef 1976, bal 57 yrs, chinese quota filled (VP)	\$345K	Jaime Lim 9386 6300
# 4	#03-3562, BLK 701 BEDOK RESERVOIR ROAD - D16 3NG HDB apartment, approx. 732 sf, 99 yrs wef 1980, bal 61 yrs, malay quota filled (VP)	\$318K	Jaime Lim 9386 6300
# 5	#02-327, BLK 111 BEDOK NORTH ROAD - D16 5S HDB apartment, approx. 1259 sf, 99 yrs wef 1978, bal 59 yrs, all races, (VP)	\$485K	Leonard Lee 9001 4110
# 6	#05-113 BLK 271 TAMPINES ST 21 - D18 3A HDB apartment, approx. 820 sf, 99 yrs wef 1984, bal 65 yrs, all races (VP)	\$368K	Jaime Lim 9386 6300
# 7	#10-54, BLK 110 ANG MO KIO AVE 4 - D20 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1978, bal 59 yrs, all races (VP)	\$298K	Jaime Lim 9386 6300
# 8	#05-2258, BLK 346 ANG MO KIO AVE 3 - D20 3NG HDB apartment, approx. 786 sf, 99 yrs wef 1978, bal 59 yrs, chinese quota filled (VP)	\$345K	Jaime Lim 9386 6300
# 9	#07-1017, BLK 417 ANG MO KIO AVE 10 - D20 3NG HDB apartment, approx. 797 sf, 99 yrs wef 1979, bal 60 yrs, chinese quota filled (VP)	\$310K	Clarence Goh 9022 8286
# 10	#04-224, BLK 167 BISHAN STREET 13 - D20 4S HDB apartment, approx. 904 sf, 99 yrs wef 1988, bal 69 yrs, chinese quota filled (VP)	\$500K	Linda Foo 9889 4830
# 11	#09-03, BLK 369 YUNG AN ROAD - D22 HDB executive apartment, approx. 1,658 sf, 99 yrs wef 1995, bal 76 yrs, all races, PR eligible (VP)	\$605K	Jaime Lim 9386 6300
# 12	#03-151, BLK 423 BUKIT BATOK WEST AVE 2 - D23 4A HDB apartment, approx. 1012 sf, 99 yrs wef 1988, bal 69 yrs, all races (VP)	\$350K	Jaime Lim 9386 6300
# 13	#06-413, BLK 331 WOODLANDS AVENUE 1 - D25 Jumbo HDB apartment, approx. 1894 sf, 99 yrs wef 1994, bal 75 yrs, all races (VP)	\$655K	Jaime Lim 9386 6300
# 14	#11-139 BLK 538 WOODLANDS DRIVE 16 - D25 5I HDB apartment, approx. 1,302 sf, 99 yrs wef 2000, bal 81 yrs, all races (VP)	\$435K	Jaime Lim 9386 6300
# 15	#07-127 BLK 539 WOODLANDS DRIVE 16 - D25 4A HDB apartment, approx. 1,087 sf, 99 yrs wef 2000, bal 81 yrs, all races (VP)	\$355K	Jaime Lim 9386 6300

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Residential - HDB Apartments

Guide Price (\$)

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# 16	#03-11, BLK 624A WOODLANDS DRIVE 52 - D25 51 HDB apartment, approx. 1313 sf, 99 yrs wef 1998, bal 79 yrs, indian quota filled (VP)	\$400K	Jaime Lim 9386 6300
# 17	#02-744, BLK 745 WOODLANDS CIRCLE - D25 4A HDB apartment, approx. 1108 sf, 99 yrs wef 1998, bal 79 yrs, indian quota filled (VP)	\$315K	Jaime Lim 9386 6300
# 18	#03-21, BLK 296 YISHUN STREET 20 - D27 4A HDB apartment, approx. 1001 sf, 99 yrs wef 2000, bal 81 yrs, all races (VP)	\$385K	Jaime Lim 9386 6300

*VP (vacant possession)


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** Owner's Sale

<u>Residential - HDB Apartments</u>		<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
** 1	132 JALAN BUKIT MERAH, #05-XXXX - D03 3I HDB apartment, approx. 635 sf, 99 yrs wef 1975, bal 56 yrs, all races, chinese quota filled (VP)	\$264K	Luke Chew 8388 2232
** 2	305 CLEMENTI AVENUE 4, #03-XXX - D05 4NG HDB apartment, approx. 990 sf, 99 yrs wef 1979, bal 60 yrs, all races (VP)	\$425K	Johnson Seah 9364 9759
** 3	371 CLEMENTI AVENUE 4, #06-XXX - D05 3NG HDB apartment, approx. 732 sf, 99 yrs wef 1981, bal 62 yrs, chinese quota filled, all races (VP)	\$310K	Serene How 9630 3806
** 4	379 CLEMENTI AVE 5, #02-XXX - D05 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1980, bal 61 yrs, all races (VP)	\$305K	Luke Chew 8388 2232
** 5	711 CLEMENTI WEST ST 2, #04-XXX - D05 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1980, bal 61 yrs, indian quota filled, all races (VP)	\$245K	Paul Tan 9489 7935
** 6	8 HOLLAND AVENUE, #07-XX - D10 3I HDB apartment, approx. 635 sf, 99 yrs wef 1974, bal 55 yrs, chinese quota filled, all races (VP)	\$342K	Jesslyn Chin 8388 6090
** 7	18 EUNOS CRESCENT, #11-XXXX - D14 3I HDB apartment, approx. 635 sf, 99 yrs wef 1977, bal 58 yrs, all races (VP)	\$283K	Finn Goh 9387 4577
** 8	101 ALJUNIED CRESCENT, #09-XXX - D14 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1978, bal 59 yrs, all races (VP)	\$302K	Johnson Seah 9364 9759
** 9	105 BEDOK RESERVOIR ROAD, #02-XXX - D16 3NG HDB apartment, approx. 753 sf, 99 yrs wef 1985, all races (VP)	\$270K	Finn Goh 9387 4577
** 10	103 SERANGOON NORTH AVENUE 1, #02-XXX - D19 4NG HDB apartment, approx. 979 sf, 99 yrs wef 1985, all races (VP)	\$345K	Jesslyn Chin 8388 6090
** 11	261 SERANGOON CENTRAL DRIVE, #04-XX - D19 3S HDB apartment, approx. 689 sf, 99 yrs wef 1988, chinese quota filled (VP)	\$338K	Serene How 9630 3806
** 12	122 ANG MO KIO AVE 3, #07-XXXX - D20 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1978, bal 59 yrs all races (VP)	\$265K	Johnson Seah 9364 9759
** 13	202 ANG MO KIO AVE 3, #05-XXXX - D20 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1977, bal 58 yrs, chinese quota filled, all races (VP)	\$255K	Solomon 9027 7546
** 14	572 ANG MO KIO AVE 3, #09-XXXX - D20 4NG HDB apartment, approx. 990 sf, 99 yrs wef 1979, bal 60 yrs, chinese quota filled, all races (VP)	\$381K	Jesslyn Chin 8388 6090
** 15	637 ANG MO KIO AVE 6, #02-XXXX - D20 3NG HDB apartment, approx. 732 sf, 99 yrs wef 1980, bal 61 yrs, chinese quota filled, all races (VP)	\$263K	Victor Hu 8382 8868
** 16	637 ANG MO KIO AVE 6, #06-XXXX - D20 3NG HDB apartment, approx. 732 sf, 99 yrs wef 1980, bal 61 yrs, chinese quota filled, all races (VP)	\$285K	Victor Hu 8382 8868
** 17	720 ANG MO KIO AVE 6, #03-XXXX - D20 3NG HDB apartment, approx. 732 sf, 99 yrs wef 1980, bal 61 yrs, chinese quota filled, all races (VP)	\$285K	Solomon 9027 7546
** 18	416 ANG MO KIO AVE 10, #12-XXX - D20 3NG HDB apartment, approx. 796 sf, 99 yrs wef 1979, bal 60 yrs, all races (VP)	\$300K	Luke Chew 8388 2232
** 19	416 ANG MO KIO AVE 10, #12-XXX - D20 3NG HDB apartment, approx. 796 sf, 99 yrs wef 1979, bal 60 yrs, all races (VP)	\$300K	Luke Chew 8388 2232
** 20	443 ANG MO KIO AVE 10, #04-XXXX - D20 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1979, bal 60 yrs, all races (VP)	\$255K	Luke Chew 8388 2232
** 21	444 ANG MO KIO AVE 10, #06-XXXX - D20 3NG HDB apartment, approx. 721 sf, 99 yrs wef 1979, bal 60 yrs, all races (VP)	\$260K	Jesslyn Chin 8388 6090
** 22	105 BISHAN ST 12, #02-XXX - D20 3S HDB apartment, approx. 689 sf, 99 yrs wef 1985, bal 60 yrs, all races (VP)	\$390K	Serene How 9630 3806

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** Owner's Sale

<u>Residential - HDB Apartments</u>	<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
** 23 105 BISHAN ST 12, #08-XXX - D20 3S HDB apartment, approx. 689 sf, 99 yrs wef 1985, bal 60 yrs, all races (VP)	\$398K	Serene How 9630 3806
** 24 13 TOH YI DRIVE, #03-XX - D21 5I HDB apartment, approx. 1313 sf, 99 yrs wef 1988, bal 69 yrs, chinese quota filled, all races (VP)	\$735K	Jesslyn Chin 8388 6090
** 25 412 JURONG WEST ST 42, #07-XXX - D22 4A HDB apartment, approx. 1109 sf, 99 yrs wef 1985, bal 66 yrs, all races (VP)	\$320K	Solomon 9027 7546
** 26 412 JURONG WEST ST 42, #08-XXX - D22 4A HDB apartment, approx. 1109 sf, 99 yrs wef 1985, bal 66 yrs, all races (VP)	\$320K	Solomon 9027 7546
** 27 516 JURONG WEST ST 52, #04-XX - D22 3A HDB apartment, approx. 796 sf, 99 yrs wef 1984, bal 65 yrs, all races (VP)	\$305K	Solomon 9027 7546
** 28 932 JURONG WEST ST 92, #03-XXX - D22 4A HDB apartment, approx. 1109 sf, 99 yrs wef 1988, bal 69 yrs, all races (VP)	\$305K	Solomon 9027 7546
** 29 162 BUKIT BATOK ST 11, #09-XXX - D23 3A HDB apartment, approx. 796 sf, 99 yrs wef 1985, bal 66 yrs, all races (VP)	\$275K	Luke Chew 8388 2232
** 30 414 BUKIT BATOK WEST AVE 4, #08-XXX - D23 3A HDB apartment, approx. 786 sf, 99 yrs wef 1987, bal 68 yrs, all races (VP)	\$260K	Paul Tan 9489 7935
** 31 416 BUKIT BATOK WEST AVE 4, #08-XXX - D23 3A HDB apartment, approx. 786 sf, 99 yrs wef 1987, bal 68 yrs, all races (VP)	\$260K	Johnson Seah 9364 9759
** 32 176 BUKIT BATOK WEST AVE 8, #06-XXX - D23 3A HDB apartment, approx. 786 sf, 99 yrs wef 1984, bal 65 yrs, all races (VP)	\$265K	Serene How 9630 3806
** 33 187 BUKIT BATOK WEST AVE 6, #02-XXX - D23 4A HDB apartment, approx. 1130 sf, 99 yrs wef 1989, bal 70 yrs, chinese quota filled, all races (VP)	\$390K	Paul Tan 9489 7935
** 34 205 BUKIT BATOK ST 21, #04-XX - D23 4A HDB apartment, approx. 1119 sf, 99 yrs wef 1985, bal 66 yrs, all races (VP)	\$400K	Paul Tan 9489 7935
** 35 309 BUKIT BATOK ST 31, #04-XXX - D23 3S HDB apartment, approx. 699 sf, 99 yrs wef 1986, bal 67 yrs, all races (VP)	\$245K	Paul Tan 9489 7935
** 36 103 TECK WHYE LANE, #02-XXX - D23 4A HDB apartment, approx. 1141 sf, 99 yrs wef 1989, bal 70 yrs, malay quota filled, all races (VP)	\$305K	Serene How 9630 3806
** 37 151 WOODLANDS ST 13, #05-XXX - D25 4A HDB apartment, approx. 1109 sf, 99 yrs wef 1985, bal 66 yrs, indian quota filled, all races (VP)	\$320K	Johnson Seah 9364 9759
** 38 314 YISHUN RING ROAD, #09-XXXX - D27 5I HDB apartment, approx. 1356 sf, 99 yrs wef 1995, bal 76 yrs, all races (VP)	\$410K	Solomon 9027 7546
** 39 409 YISHUN RING ROAD, #06-1789 - D27 3A HDB apartment, approx. 796 sf, 99 yrs wef 1988, bal 69 yrs, all races (VP)	\$250K	Victor Hu 8382 8868
** 40 662 YISHUN AVE 4, #04-XXX - D27 4A HDB apartment, approx. 1119 sf, 99 yrs wef 1987, bal 68 yrs, all races (VP)	\$310K	Victor Hu 8382 8868

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Jesslyn Chin	R030244B	8388 6090	Serene How	R023246J	9630 3806	Victor Hu	R027676Z	8382 8868
Johnson Seah	R040434B	9694 9759	Solomon	R009511J	9027 7546	Jenn Chia		6829 6611

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<u>Commercial</u>	<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
** 1 11 NEW BRIDGE ROAD - D01 4 storey corner shophouse, ground floor F&B approve, approx. 1,452 / 5,324 sf, 99 yrs wef 2016, tenanted	VTO	June Ong 9648 1386
** 2 #07-13/14/15 EON SHENTON, 70 SHENTON WAY - D02 office, adjoining units, approx. 1,765 sf, 99 yrs wef 06/10/2011, (VP)	Auction on 29/01	June Ong 9648 1386
** 3 #09-13/14/15 EON SHENTON, 70 SHENTON WAY - D02 office, adjoining units, approx. 1,765 sf, 99 yrs wef 06/10/2011, (VP)	Auction on 29/01	June Ong 9648 1386
** 4 #09-06/07 EON SHENTON, 70 SHENTON WAY - D02 office, adjoining units, approx. 1,109 sf, 99 yrs wef 06/10/2011, (VP)	Auction on 29/01	June Ong 9648 1386
** 5 30/30A & 32/32A SOUTH BUONA VISTA ROAD - D05 2 units of 2 storey shophouse, approx. 3212 /6324 sf, f'hold, plot ratio: 3.0 (Zoning: Residential with commercial on 1st storey)	Auction on 29/01	June Ong 9648 1386
** 6 #01-13 NEWEST@WEST COAST, 1 WEST COAST DR - D05 Corner dual frontage shop, approx. 635sf, 956 yrs wef 27/05/1928, tenanted till April 2019	\$1.6M	Clarence Goh 9022 8286
** 7 #01-14 NEWEST@WEST COAST, 1 WEST COAST DR - D05 Shop, approx. #01-14 (656sf) #01-15 (678sf), 956 yrs wef 27/05/1928, tenanted till Sept 2019	\$3.2M	Jaime Lim 9386 6300
# 8 #01-K20 NEWEST@WEST COAST, 1 WEST COAST DR - D05 Shop, approx. 151sqft, 956 yrs wef 27/05/1928. GST payable	\$620K	Leonard Lee 9001 4110
** 9 #01 LUCKY PLAZA, 304 ORCHARD ROAD - D09 Shop, approx. 387 sf, f'hold (VP)	\$3.45M	Jaime Lim 9386 6300
** 10 #01 LUCKY PLAZA, 304 ORCHARD ROAD - D09 Shop, approx. 409 sf, f'hold (VP)	\$3.62M	Jaime Lim 9386 6300
** 11 #01 LUCKY PLAZA, 304 ORCHARD ROAD - D09 Shop, approx. 764 sf, f'hold (VP)	\$5.73M	Jaime Lim 9386 6300
** 12 #01, BLK 177 TOA PAYOH CENTRAL - D12 HDB Shophse, 2-storey, approx. 1237 sf, 78 yrs 01/10/ 1992, tenanted till Nov 2019	\$2.65M	Clarence Goh 9022 8286
** 13 #01, BLK 177 TOA PAYOH CENTRAL - D12 HDB Shophse, 2-storey, approx. 1356 sf, 78 yrs 01/10/ 1992, tenanted till Nov 2019	\$2.9M	Clarence Goh 9022 8286
# 14 #02-22 MILLAGE, 55 CHANGI ROAD -D14 Retail shop, approx. 129 sf, f'hold, no GST (VP)	\$450K	Leonard Lee 9001 4110
# 15 #01-09 EUHABITAT, 190 JALAN EUNOS - D14 Shop (within condo), approx 990 sf, 99 yrs wef 2010, GST payable (VP)	Auction on 29/01	Leonard Lee 9001 4110
# 16 #01-12 EUHABITAT, 190 JALAN EUNOS - D14 Shop (within condo), approx 861 sf, 99 yrs wef 2010, No GST (VP)	Auction on 29/01	Leonard Lee 9001 4110
** 17 #01-172, 53 SIMS PLACE - D14 HDB Shophse, 2-storey, approx. 1474 sf, bal 62 yrs, tenanted \$6400	VTO	Leonard Lee 9001 4110
** 18 3XX GEYLANG ROAD - D14 Shop, approx. 1862 sf, 9999 yrs wef 01/01/1964, tenanted till April 2019	\$4.0M	Leonard Lee 9001 4110
** 19 #01 BLK 203 BEDOK NORTH STREET 1 - D16 HDB Shophouse, 2-storey, approx. 1647 sf, 84 yrs wef 01/07/1992, tenanted	\$2.85M	Leonard Lee 9001 4110
** 20 #01 BLK 204 BEDOK NORTH STREET 1 - D16 HDB Shophse, 2-storey, approx. 1604 sf, 86 yrs wef 01/07/1992, tenanted	\$3.08M	Clarence Goh 9022 8286

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<u>Commercial</u>	<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
# 21 #04-58 ECO, 283 BEDOK SOUTH AVE 3 - D16 Shop (within condo), approx 883 sf, 99 yrs wef 2012, GST payable (VP)	\$1.28M	Leonard Lee 9001 4110
# 22 #01-43 EAST VILLAGE, 430 UPPER CHANGI ROAD - D16 F&B shop, approx. 366 sq ft, f'hold, no GST (VP)	\$1.3M	Jaime Lim 9386 6300
# 23 #B1-28 ICON @ CHANGI, 228 CHANGI ROAD - D16 Retail shop, approx. 129 sq ft, f'hold, no GST (VP)	VTO	Leonard Lee 9001 4110
# 24 #01-04 KENSINGTON SQUARE, 2 JALAN LOKAM - D19 Shop, approx. 237 sf, f'hold, with water supply, no GST (VP)	\$820K	Jaime Lim 9386 6300
** 25 #02 UPP S'GOON SHOPPING CTR, 756 UPP S'GOON ROAD - D19 Shop, approx. 1507 sf, f'hold, tenanted till Oct 2019	\$3.0M	Leonard Lee 9001 4110
** 26 #01, 777 UPP S'GOON ROAD - D19 Shop, approx. 4424 sf, f'hold, tenanted till Ot 2018	\$5.8M	Leonard Lee / Jaime Lim 9001 4110 / 9386 6300
** 27 #01-4216/4218, 728, ANG MO KIO AVE 6 - D20 (2 adjoining units) 2 x HDB Shophse/HDB3rm, approx. 3228 sf, 86 yrs wef 01/07/1993, Tenanted. No GST	Auction on 29/01	Clarence Goh 9022 8286
** 28 #01-1837, 128 ANG MO KIO AVE 3 - D20 HDB Shophse/HDB4rm, approx. 1840 sf, 81 yrs wef 01/03/1996, Tenanted. No GST	\$1.6XM	Clarence Goh 9022 8286
# 29 #01-43 SUITES@BUKIT TIMAH, 68 JALAN JURONG KECHIL - D21 retail shop, approx. 118 sf, f'hold, water point, glass frontage, brand new (VP)	\$489K	Jaime Lim 9386 6300
** 30 #04-55/56 BT. TIMAH SHOPPING CENTRE, 170 UPP BT. TIMAH RD - D21 2 adjoining retail shop units, 624 sf, 999 yrs, water point, No GST (VP)	VTO	Leonard Lee 9001 4110
** 31 #01, 130 JURONG GATEWAY ROAD - D22 HDB Shophse, 2-storey, approx. 2702 sf, 91 yrs wef 01/04/1993, tenanted till March'19	\$5.3M	Jaime Lim 9386 6300
** 32 #01-70 PARC ROSEWOOD, 83 ROSEWOOD DRIVE - D25 Shop, approx. 334 sf, 99 yrs wef 07/09/2011, No GST	Auction on 29/01	Leonard Lee 9001 4110
** 33 #01-63/64 WOODGROVE CONDOMINIUM, 4 WOODGROVE DRIVE - D25 2 Shops (within condo), approx. 280 sf each, 99 yrs wef 17/05/1997, No GST	Auction on 29/01	Leonard Lee 9001 4110

*VP (vacant possession)

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PRIVATE TREATY SALE



Private Treaty - DECEMBER 2018

BANK'S Sale ** OWNER'S Sale

	<u>Industrial</u>	<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
** 1	#07-06 & #07-07 THE CRESCENT@KALLANG, 47 KALLANG PUDDING ROAD - D13 B1 factory, approx 947 sf each unit, total 1894 sf, 60 yrs wef 06/03/2009, sell as a pair, (VP)	\$1.388M	Jaime Lim 9386 6300
** 2	#01-97/98 OXLEY BIZHUB, 65 UBI ROAD 1 - D14 B1 ground floor warehouse, approx. 4478 sf, 60 yrs wef 2010 (VP)	VTO	Jaime Lim 9386 6300
** 3	#07-16 ZERVEX, 8 UBI ROAD 2 - D14 B1 factory, approx. 936 sf, 60 yrs wef 30/06/2008 (VP), GST payable	Auction on 29/01	Jaime Lim 9386 6300
# 4	#04-03 BIZHUB 28, 28 SENANG CRESCENT - D14 B1 flatted factory, approx.1970 sf, f'hold, no GST (VP)	\$1.18M	Leonard Lee 9001 4110
# 5	#03-15 OXLEY BIZHUB, 61 UBI ROAD 1 - D14 B1 ramp-up factory, approx. 1141 sf, 60 yrs wef 2010 (VP)	\$635K	Jaime Lim 9386 6300
** 6	#04-15 LOYANG ENTREPRISE BUILDING, 56 LOYANG WAY - D17 B2 ramp-up factory, approx. 4251 sf, 30 yrs wef 04/09/2013, selling with tenancy	Auction on 29/01	Jaime Lim 9386 6300
** 7	#04-16 LOYANG ENTREPRISE BUILDING, 56 LOYANG WAY - D17 B2 ramp-up factory (corner unit), approx. 4219 sf, 30 yrs wef 04/09/2013, selling with tenancy	Auction on 29/01	Jaime Lim 9386 6300
**	7 KIM CHUAN TERRACE - D19 3-storey B2 terrace factory, approx. land 6170 sf built 9030 sf, freehold, GST payable	Auction on 29/01	Leonard Lee 9001 4110
# 8	#09-56 NORTHSTAR@AMK, 7030 ANG MO KIO AVE 5 - D20 B1 factory/warehouse, approx. 1959 sf, 60 yrs wef 2007, GST payable (VP)	\$835K	Leonard Lee 9001 4110
# 9	#08-05 ONE PEMIMPIN PLACE, 1 PEMIMPIN DRIVE - D20 B1 flatted factory, approx. 1152 sf, 999 yrs wef 1885,GST payable (VP)	Priced to Sell	Jaime Lim 9386 6300
** 10	WESTVIEW FOOD FACTORY, 33 TUAS BAY WALK - D22 2.5-storey terrace food factory, approx. 6265 sf, 30 yrs wef 22/07/2013, GST payable (VP)	Auction on 29/01	Leonard Lee 9001 4110
# 11	#11-01, 8 @ TRADEHUB 21, 8 BOON LAY WAY - D22 B1 ramp-up factory, approx. 1927 sf, 60 yrs wef 10/12/2003, GST payable (VP)	\$920K	Jaime Lim 9386 6300
# 12	#04-48 ECO-TECH@SUNVIEW, 1 SUNVIEW ROAD - D22 B2 ramp-up factory, 2605 sf, 30 yrs wef 25/01/2013, (VP)	\$540K	Jaime Lim 9386 6300
# 13	#04-49 ECO-TECH@SUNVIEW, 1 SUNVIEW ROAD - D22 B2 ramp-up factory, 2605 sf, 30 yrs wef 25/01/2013, (VP)	\$545K	Jaime Lim 9386 6300
# 14	#04-07 T99, 9 TUAS SOUTH AVENUE 10 - D22 B2 factory, approx. 7664 sf, 30 yrs wef 2013 (VP)	\$1.85M	Jaime Lim 9386 6300
# 15	#01-01 PIONEER JUNCTION, 3 SOON LEE STREET - D22 B2 factory, approx. 2206 sf, 30 yrs wef 2011, 5 mins walk to Pioneer MRT, GST payable (VP)	VTO	Leonard Lee 9001 4110
# 16	#03-23 PIONEER JUNCTION, 3 SOON LEE STREET - D22 B2 factory, approx. 1098 sf, 30 yrs wef 2011, 5 mins walk to Pioneer MRT, GST payable (VP)	\$340K	Leonard Lee 9001 4110
* 17	XX TUAS SOUTH STREET 10 - D22 2-storey single-user warehouse with 3-storey Ancillary facilities & Ancillary worker's dormitory for 48 workers approx. land 107,640 sf/ floor area 88,847 sf, 22 yrs wef 2013 (VP)	VTO	Clarence Goh/ Jaime Lim 9022 8286/ 9386 6300
* 18	XX TUAS AVENUE 4 - D22 A single-storey JTC Factory with mezzanine, land 42,625 sf/ floor area 29,865 sf, 28 yrs wef 2011 (VP)	VTO	Clarence Goh/ Jaime Lim 9022 8286/ 9386 6300
* 19	XX TUAS SOUTH STREET 15 - D22 An industrial development comprises of a block of Part 1/ Part 3 Storey detached factory and a block of Part 1/ Part 4 Storey detached factory with ancillary workes' dormitory approx. land 215,278 sf/ GFA 150,849 sf, 17 yrs wef 2013 (VP)	VTO	Clarence Goh/ Leonard Lee 9022 8286/ 9001 4110
# 20	#02-02 LW TECHNOCENTRE, 31 TOH GUAN ROAD EAST - D22 B2 ramp-up factory, approx 1001 sqft, 60 yrs wef 1997, GST payable	\$390K	Leonard Lee 9001 4110

PRIVATE TREATY SALE



Private Treaty - DECEMBER 2018

BANK'S Sale ** OWNER'S Sale

	<u>Industrial</u>	<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
** 21	24 TUAS VIEW LOOP - D22 B2 2-storey inter terrace, approx. land 6,355 sf/ built 6,157 sf, 60 yrs wef 15/12/1997 (VP)	Auction on 29/01	Jaime Lim 9386 6300
** 22	04 TUAS VIEW LOOP - D22 B2 2-storey inter terrace, approx. land 6,355 sf/ built 6,157 sf, 60 yrs wef 15/12/1997 (VP)	Auction on 29/01	Jaime Lim 9386 6300
** 23	09 TUAS VIEW LOOP - D22 B2 2-storey inter terrace, approx. land 6,314 sf/ built 5,855 sf, 60 yrs wef 15/12/1997 (VP)	\$2.38M	Jaime Lim 9386 6300
** 24	71 TUAS VIEW LOOP - D22 B2 2-storey inter terrace, approx. land 6,159 sf/ built 5,942 sf, 60 yrs wef 15/12/1997 (VP)	Auction on 29/01	Jaime Lim 9386 6300
** 25	#01-01 PIONEER LOT, 25 BENOI ROAD - D22 F&B Canteen within a B2 Fty Bldg, approx 8169 sf, 30yrs LH wef 2006, tenanted \$40k/mth	Auction on 29/01	Leonard Lee 9001 4110
# 26	#05-46 & #05-47 WCEGA PLAZA, 1 BUKIT BATOK CRES - D23 B1 Factory, approx. 2,562 sf/ 2,605 sf, 60 yrs wef 13/03/1997, GST payable, sell as a pair (VP)	\$1.29M	Jaime Lim 9386 6300
# 27	#09-60 WCEGA PLAZA, 1 BUKIT BATOK CRES - D23 Ramp-up B1 Factory, approx. 3186 sf, 60 yrs wef 13/03/1997, (VP)	\$707K	Jaime Lim 9386 6300
# 28	#08-02 WOODLANDS HORIZON, 31 WOODLANDS CLOSE - D25 B1 ramp-up factory, approx. 1711 sf, 60 yrs wef 29/02/2012, selling with tenancy	\$720k	Leonard Lee 9001 4110
** 29	207 KRANJI ROAD - D25 3-sty JTC B2 detached factory, land 43,142 sf built 83,512 sf, bal 6.5 yrs lease, approved 100-workers ancillary dormitory, GST payable	\$4M	Leonard Lee 9001 4110
** 30	#01-07 TAG.A, 81 TAGORE LANE - D26 B1 light industrial factory unit, approx 2,551 sf, Freehold, selling with tenancy	Auction on 07/12	Jaime Lim 9386 6300
** 31	180 WOODLANDS AUTO HUB BUILDING - D27 B2 Factory Bldg, approx Land 88,735 sf & Built 78,000 sf, 30 yrs Comprise of one canteen , Various units and 670 workers domitory, Good Returns !	Auction on 29/01	Clarence Goh 9022 8286
** 32	11 YISHUN INDUSTRIAL STREET 1 #01-120 NORTH SPRING BIZHUB - D27 B2 Canteen, GFA 3584 sf, 60 yrs wef 01/02/2011, selling vacant or subject to tenancy Comprise of 7+1 stall, comes with 150Amp (3 phase)	Auction on 29/01	Leonard Lee 9001 4110

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FOR LEASE



Private Treaty - DECEMBER 2018

<u>Commercial Units for Lease</u>	<u>Guide Price (\$)</u>	<u>Person-In-Charge</u>
* 1 #01-02 CONNEXION, 1 FARRER PARK STATION ROAD - D08 Shop, approx. 441 sf, water point, suitable for confectionary or retail use	from \$11psf	Leonard Lee 9001 4110
* 2 #01-08/09 CONNEXION, 1 FARRER PARK STATION ROAD - D08 F & B Restaurant, approx. 679 sf, Farrer Park Hotel/Hospital/MRT	from \$11psf	Leonard Lee 9001 4110
** 3 #04-xx, 150 CECIL STREET - D 01 Office, approx. 10,032 sf, bare unit, direct access to outdoor garden	\$6.30psf	June Ong/ Linda Foo 9648 1386/ 9889 4830
** 4 #05-xx, 150 CECIL STREET - D01 Office, approx, 764 sf, fitted unit	\$6psf	June Ong/ Linda Foo 9648 1386/ 9889 4830
** 5 #08-xx, 150 CECIL STREET - D01 Office, approx, 500 sf, fitted unit	\$6psf	June Ong/ Linda Foo 9648 1386/ 9889 4830
** 6 #14-xx, 150 CECIL STREET - D01 Office, approx, 1404 sf, fitted unit	\$6psf	June Ong/ Linda Foo 9648 1386/ 9889 4830
** 7 #14-xx, 150 CECIL STREET - D01 Office, approx. 1168 sf, bare unit	\$6psf	June Ong/ Linda Foo 9648 1386/ 9889 4830
** 8 #15-xx, 150 CECIL STREET - D01 Office, approx. 897 sf, bare unit	\$6psf	June Ong/ Linda Foo 9648 1386/ 9889 4830
** 9 #16-xx, 150 CECIL STREET - D01 Office, approx. 4400 sf, bare unit	\$6psf	June Ong/ Linda Foo 9648 1386/ 9889 4830
** 10 #17/18-xx, 150 CECIL STREET - D01 Office, approx. 6641 sf, bare unit	\$6.50psf	June Ong/ Linda Foo 9648 1386/ 9889 4830

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