

BUILD YOUR DREAM HOME



AUCTION PACKETS

Title: SALE OF STATE LAND

The Singapore Land Authority ("SLA") is selling the Land Parcels described herein for and on behalf of the Government of the Republic of Singapore by Public Auction. The Singapore Land Authority ("SLA") is selling the Land Parcels described herein for and on behalf of the Government of the Republic of Singapore by Public Auction.

AUCTION BRIEF

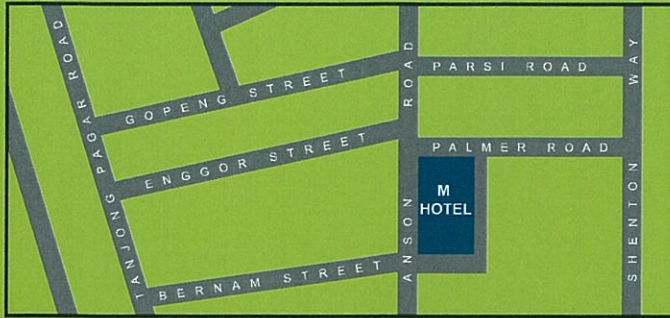
Auction Packets containing Conditions of Sale, Technical Conditions of Sale and other relevant documents and information for the sale and land parcels are available at \$52.50 (inclusive of GST) from:

Jones Lang LaSalle Property Consultants Pte Ltd
9 Raffles Place #39-00 Republic Plaza Singapore 048619

Singapore Land Authority
Customer Service Counter
8 Shenton Way #26-01 Singapore 068811

Operating Hours
Mon. to Fri. 8.30am to 5.30pm

Operating Hours
Mon. to Fri. 8.30am to 5.30pm
Sat. 8.30am to 12.30pm



PUBLIC AUCTION (ADDRESS)

Date: 29 November 2007
Time: 3pm
Registration: 2.00pm to 2.50pm
Venue: M-Hotel,
 Meeting Room 1 (Basement 1)
 81 Anson Road, Singapore 079908

ENQUIRES

Enquiries can be made as follows:

- Mr Foo Meng Wee** at 9845 6688 / +65 6539 9884
 Email: mengwee.foo@ap.jll.com
- Ms Mok Sze Sze** at 9828 0866 / +65 6539 9166
 Email: szesze.mok@ap.jll.com
- Ms Karen Lau** at +65 6323 1388
 Email: Karen_Lau@sla.gov.sg or
- Ms Serena Chong** at +65 6323 9875
 Email: Serena_Chong@sla.gov.sg

Enquiries may also be made using the Enquiry Form in the Auction Packet

CONDITIONS

This auction brief is meant to highlight only the principal points of the sale and does not form part of the sale documents. All bidders shall comply with the terms and requirements as stipulated in the "Conditions of Sale" and "Technical Conditions of Sale" contained in the Auction Packet.

MINIMUM DEPOSIT

The Purchaser shall sign the Memorandum of Agreement and pay the Specified Minimum Deposit for the respective Land Parcels in part payment of the sale price and GST thereon (if applicable).

If the Specified Minimum Deposit is less than five percent (5%) of the sale price, the purchaser shall pay to SLA the additional deposit (being the difference between 5% of the sale price and the Specified Minimum Deposit).

Payment of the additional deposit and GST thereon (if applicable) shall be made by way of Cashier's Order(s) at SLA's office before 5:00pm on the day immediately following the day of the auction.

PAYMENT OF SALE PRICE

The Purchaser shall pay the sale price by Cashier's Order as follows :

- 25% (less the minimum deposit and the additional deposit) within twenty-eight (28) days from the date of the sale, and
- 75% within ninety (90) days from the date of the sale

PARTICULARS OF SALE

| Land Parcel No. | Location of Land | Site Area (sqm) | Proposed Development | Lease Terms (years) | Specified Min. Deposit (exclusive of 7% GST) | GST on the Specified Min. Deposit | Total amount payable upon acceptance of bid |
|-----------------|------------------|-----------------|---|---------------------|--|-----------------------------------|---|
| LP 1 | MoonBeam Walk | 584.7 | A pair of 2 Storey Semi-Detached House | 99 years | \$141,000 | NA | \$141,000 |
| LP 2 | Eng Neo Ave | 1550.5 | A Good Class Bungalow | 99 years | \$373,000 | NA | \$373,000 |
| LP 3 | Eng Neo Ave | 2712.9 | A Good Class Bungalow | 99 years | \$611,000 | NA | \$611,000 |
| LP 4 | Jalan Insaf | 647.6 | A pair of 2 Storey Semi-Detached or A Detached House | 99 years | \$123,000 | NA | \$123,000 |
| LP 5 | Bedok Close | 392.8 | A 2 Storey Detached House | 99 years | \$62,000 | NA | \$62,000 |
| LP 6 | Somme Road | 329.5 | Residential with Commercial at 1st Storey only at GPR 3.0 | 99 years | \$183,000 | \$12,810 | \$195,810 |

BIDDING REQUIREMENTS / GUIDE

Interested bidders are required to register from 2:00 pm and produce the following;

- Identity card of person intending to make the bid;
- Registration Form duly completed;
- Cashier's Order for the Specific Minimum Deposit and GST thereon (if applicable), for at least one of the Land Parcels.

Where the person intends to bid as an agent for and on behalf of a company not incorporated in Singapore, copies of the following certified to be true copies by a director or secretary of the company-

- Certificate of incorporation or registration in the place of incorporation or origin of the company or a document of similar effect; and
- Particulars of the company relating to its registered office address, principal activities, share capital, officers, directors and shareholders as registered with and maintained by the relevant authority at its place of incorporation or origin

Upon registration, the registered bidder shall be issued a non-transferable bidding card.

To bid, bidders must raise their **BIDDING CARD**.

All bidders are required to have a Cashier's Order made payable to the "COMMISSIONER OF LANDS, SLA" for the minimum deposit.

Bidders should read and understand the **CONDITIONS OF SALE** before bidding.

Please refer to the **Conditions of Sale** for detailed auction proceedings, warranty of bidders and bidding as an agent or attorney.