



Auctions

Appointment by SLA to auction 8 plots of infill sites

Knight Frank was appointed by Singapore Land Authority to auction 8 parcels of state land for landed homes at various established estates. The auction was conducted on 21 August 2008 at M Hotel.

Land Parcel	Location (District)	Site Area ¹ sm/sf	Tenure (Years)	Proposed Development	Sold/Withdrawn
LP1	Upper East Coast Road (D16)	686.2/7,386	99	One pair of 3-storey Semi-detached Houses	\$2,470,000/- (withdrawn)
LP2	Tanah Merah Kechil Road (D16)	404.7/4,356	99	One pair of 3-storey Semi-detached Houses	\$1,510,000/- (sold)
LP3	Namly Avenue (D10)	721.9/7,770.5	99	One 3-storey Bungalow	\$2,630,000/- (sold)
LP4	Jalan Pari Burong (D16)	1,138/12,249	99	3-storey Mixed Landed	\$3,660,000/- (withdrawn)
LP5	Glasgow Road (D19)	438.5/4,720	99	One 3-storey Bungalow	\$710,000/- (sold)
LP6	Jalan Lempeng (D05)	1,315.2/14,156	99	2-storey Mixed Landed	\$5,100,000/- (withdrawn)
LP7	Braddell Road (D13)	786.2/8,462	99	One 2-storey Bungalow	\$2,130,000/- (withdrawn)
LP8	Ridout Road (D10)	1,436.3/15,460	99	One Good Class Bungalow	\$8,960,000/- (sold)



At the auction hall, all the seats were filled as some 200 individuals and small developers attended the auction. There were more than 50 registered bidders and many onlookers. In view of the subdued property market, 4 parcels out of 8 were knocked down at auction. The 4 parcels were sold for a total of \$13.81 million. However, competitive biddings were seen in two sites; namely a plot in Tanah Merah Kechil Road and a Good Class Bungalow site in Ridout Road. The corner site of 4,357sq ft at Tanah Merah Kechil began with a bid of \$1.36

million (\$312 per sq ft) before it was sold at \$1.51 million (\$347 per sq ft). The site at Ridout Road was hotly contested among 3 bidders. The opening bid was \$7.31 million. After 34 bids, it was sold for \$8.96 million (\$580 per sq ft), which is \$1.65 million or about 23% above the opening price. The other two sites at Namly Avenue and Glasgow were sold at \$2.63 million or (\$338 per sq ft) and \$710,000/- or (\$150.4 per sq ft) subsequently after opening at \$2.55 million and \$680,000/- respectively.

For Sale by Private Treaty



Sixth Avenue

2-storey detached house with pool and jacuzzi (located at cul-de sac), 7+1, freehold, 8,461 sq ft

Mary Sai
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Gentle Road

2-storey detached house (within Bukit Tunggal GCB zone), freehold, 18,573 sq ft

Christina Koh
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Joo Chiat Road

2 adjoining units of 2-storey with attic conserved shophouses, freehold
Zoned Commercial
Land area : 2,396 sq ft
Gross floor area : 5,000 sq ft approx

Jennifer Teo
9365 3758 / 6228 7305
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Tembeling Centre

Tembeling Centre, 252 Tembeling Road, D15 (near to the junction of Joo Chiat Road)
Whole second floor, freehold, faces East Coast Road.
Floor area : 7,492 sq ft

Sharon Lee
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For Sale by Private Treaty



Teo Hong Road

Refurbished 3-storey corner conserved shophouse with attic, zoned commercial
Concrete flooring, freehold
Near Outram MRT Station
Gross floor area : 4,300 sq ft approx

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Neil Road

3 1/2-storey conservation shophouse
Land Area : 1,882 sq ft
99 years w.e.f 1989
Gross floor area : 5,673 sq ft approx

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K. B. Warehouse Complex, D14

3-storey with mezzanine level warehouse
60 years from 1982
Gross floor area : 10,000 sq ft approx

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