

Valuation Report



SRX
Valuations

XX September 2019

XX Goodlink Park
Singapore XXXXXX

VALUATION REPORT FOR XX GOODLINK PARK SINGAPORE XXXXXX

Date of Inspection : XX September 2019

Purpose : To determine the Current Market Value of the subject property for sale purpose.

The term 'Market Value' is the estimated amount for which a property should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

DESCRIPTION OF SUBJECT PROPERTY

Property Type : A 3-storey corner terrace house.

During our inspection, we were unable to inspect the 3rd storey. However, for the purpose of this valuation, we have assumed that its standard and quality of the finishes and fittings to be similar to the rest of the subject property.

Property Address : XX Goodlink Park Singapore XXXXXX

Location Description : Located off Sembawang Road, accessible via Goodlink Park. The nearest MRT Station is Yishun MRT Station. It enjoys easy access to the Seletar Expressway (SLE), which provides connectivity to all parts of the island.

The neighbourhood is residential in character, comprising mainly landed properties. Educational institutions in the vicinity include Yishun Secondary School, Jiemin Primary School and Yishun Innova Junior College.

Occupancy Status : Owner Occupied

Land Area : Approximately 253.8 square metres (2,732 square feet)

Floor Area : Approximately 325 square metres (3,498 square feet), including approximately 103 square metres of car porch and covered terraces (as measured on site, subject to survey)

Site Description : The land is rectangular in shape, flat and at access road level. It has a frontage of approximately 9.4 metres and an average depth of approximately 26.9 metres.

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Accommodation : Storey 1
 Bedroom/ Car Porch/ Covered Terraces/ Kitchen/ Prayer Area/ Split Level
 Living & Dining Areas/ Store Room/ Study Room/ Toilet/ Yard & Wash Area
Storey 2
 2 Common Bedrooms/ Common Bathroom/ Master Bedroom With An
 Attached Bathroom

Typical finishes and fittings of the subject property are as follows:

Finishes

Floors : Ceramic/ Homogeneous/ Parquet
 Walls : Ceramic/ Glass Blocks/ Plastered & Painted
 Ceilings : Cornices/ Plastered & Painted/ Suspended Ceilings

Fittings

Windows : Aluminium Framed Glass/ Grilles
 Doors : Aluminium Framed Glass/ Aluminium Framed Perspex/ Central Water
 Heater Unit/ Central Water Heater Unut/ Decorative Timber/ Metal Gate/
 Metal Louvred/ PVC Flushed/ PVC Folding/ Sliding Auto Metal Main Gate
 Others : Breakfast Table/ Built-In Bed Frame/ Built-In Cabinets/ Built-In Headboard/
 Built-In Shelves/ Built-In Tables/ Ceiling Fans With Lights/ Cooker Hob/
 Decorative Timber Partition/ Decorative Timber Wall Panels/ Dresser/
 Homogeneous Tiled Sink And Stove Supports With Under Counter
 Cabinets/ Kitchen Cabinets/ Mirror Panels/ Shower Screen/ Side Tables/
 Split Air-Conditioners/ Timber Partition/ Vanity Top/ Wardrobes
 Property Condition : Good (The physical inspection of the subject property does not form part of a
 structural survey nor a testing of the building services or installations.)

DESCRIPTION OF SUBJECT PROPERTY

Legal Description	: MKXX-XXXXX
Tenure	: Freehold (Estate in Fee Simple)
Year Built	: Circa 1980's (to be ascertained)
Master Plan Zoning (2014)	: Residential, 3-storey mixed landed
Public Scheme	: No legal requisition has been applied for.
Basis of Valuation	: On an 'as-is-where-is' basis without taking into consideration any redevelopment potential the subject property may have or any additional bid by a purchaser with a special interest.
Method of Valuation	: The Sale Comparison Method has been adopted.
	In arriving at our valuation, we have taken into consideration the prevailing market conditions and have made due adjustments for differences between the subject property and the comparables in terms of location, tenure, size, shape, age and condition, dates of transactions and other factors affecting its value.
Supporting Transactions	: Please refer to Appendix for the list of comparable sales.

OPINION OF VALUE :

Having regard all relevant factors and the prevailing market condition, we are of the opinion that the Current Market Value of the subject property is **\$X,XXX,XXX (Singapore Dollars X Million And X Hundred Thousands)**. .

(This valuation report is prepared subject to Limiting Conditions attached)

STREETSINE SINGAPORE PTE LTD

XXXXX XXXXXX

Licensed Appraiser

Appraiser's Licence No: ADXXXXXXXXXX

B.Sc. (Est. Mgt.)(Hons), MBA, MSISV(*Sample Only*)

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Supporting Transactions

No	Property Address	Site Area (sq. ft.)	Property Type	Tenure	Transaction Price	Transaction Price (\$psf)	Date of Transaction
1	XX Kalidasa Avenue Singapore XXXXXX	2492	Terrace House	999 Yrs From 02/12/1885	S\$2,300,000	S\$923 psf	Feb 2019
2	XX Jalan Sendudok Singapore XXXXXX	2966	Semi-Detached House	999 Yrs From 26/03/1885	S\$2,420,000	S\$816 psf	Jul 2018
3	XX Goodlink Park Singapore XXXXXX	3263	Semi-Detached House	Freehold	S\$2,950,000	S\$904 psf	Mar 2018
4	XX Thong Soon Green Singapore XXXXXX	3206	Terrace House	Freehold	S\$2,930,000	S\$914 psf	Feb 2018

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Photographs

Exterior



Living Room



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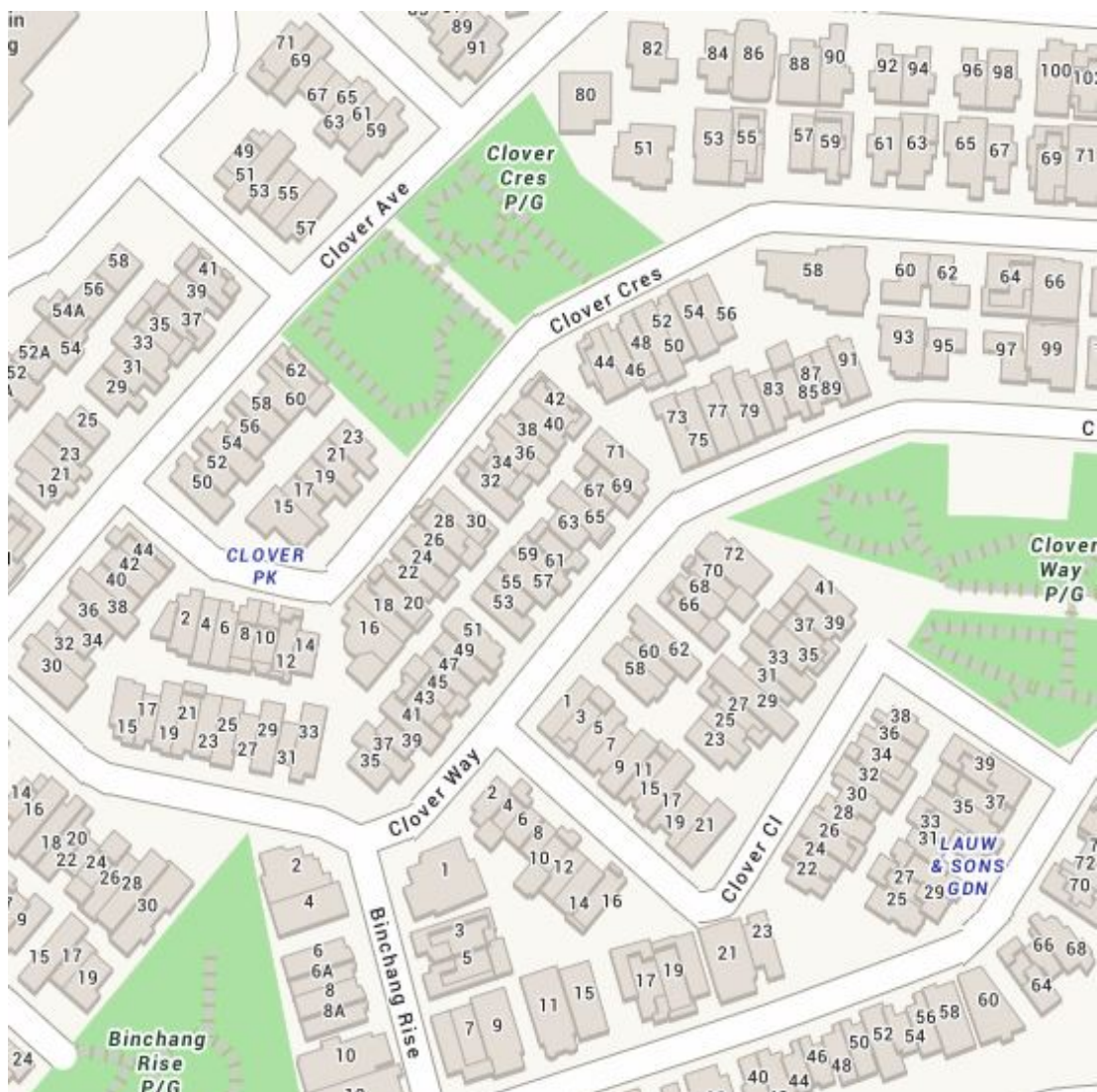
Kitchen



Bedroom

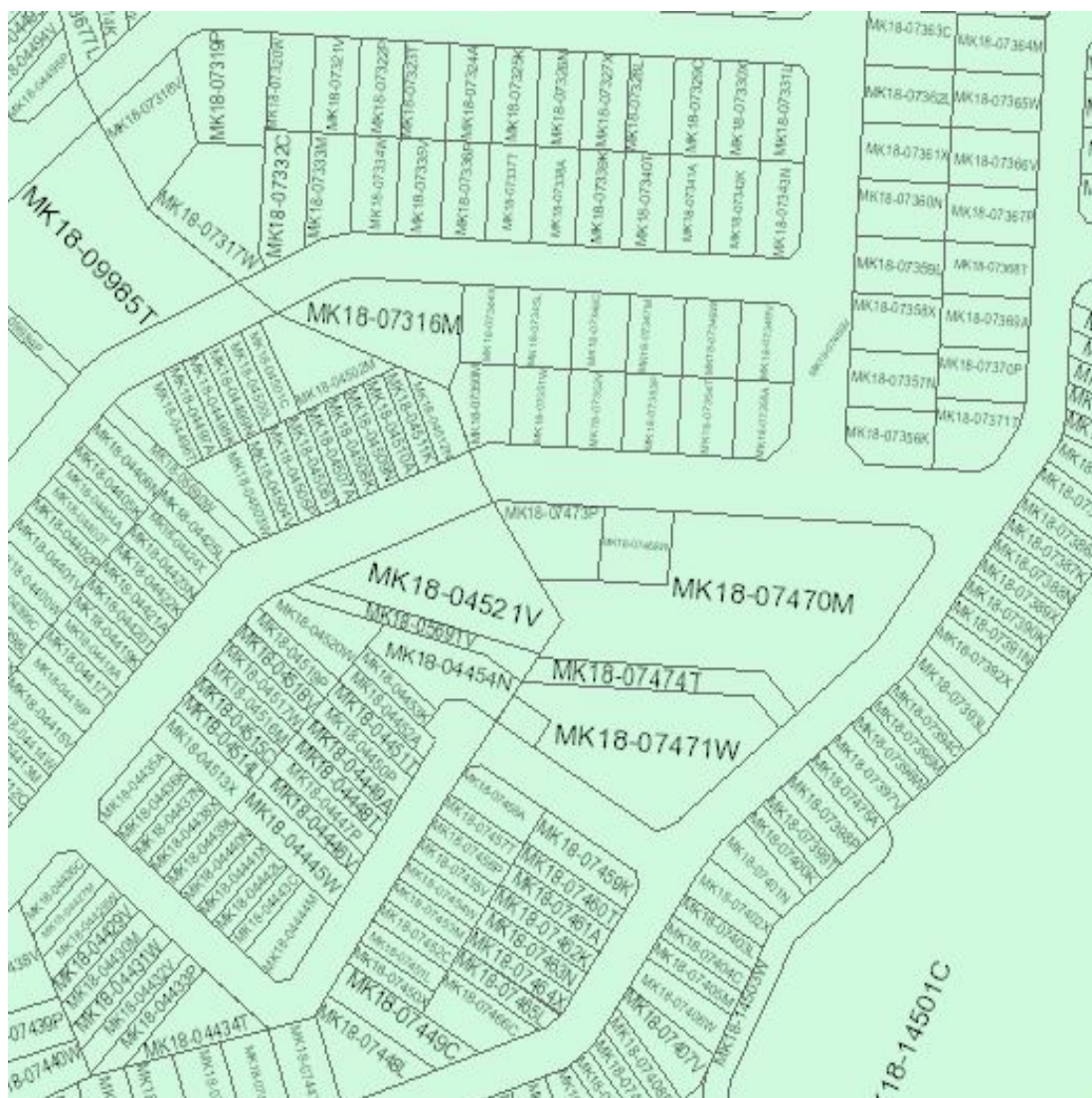


Location Map



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Land Lot Map



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Official Title Records



Limiting Conditions

The valuation report has been prepared subject to the following Limiting Conditions:

1. This valuation report is confidential to the Client and restricted to the use for the specific purpose to which it refers. We disclaim any liability should it be used by other person(s) or for any other purpose(s).
2. Neither the whole or any part of this report or any reference to it may be included in any document, circular or statement or be published in any way without prior written consent to the form and context in which it may appear. We shall bear no responsibility for any unauthorized inclusion or publication.
3. Where it is stated in the report that information has been supplied to us by another party, this information is believed to be reliable and we accept no responsibility if this should prove not to be so.
4. Where information is given without reference to another party in this report, it shall be taken that this information has been obtained or gathered through our best efforts and to our knowledge.
5. No structural survey has been made of the buildings and we are not able to report that the buildings are free of rot infestation or any other defect. None of the services in the buildings were tested.
6. Unless otherwise instructed, we do not normally carry out requisitions with the various public authorities to confirm that the property is not adversely affected by any public schemes. No requisition on the road or drainage proposals has been made.
7. No allowance has been made in the report for any charges, mortgages, outgoings or amounts owing on the property, nor for any expenses or taxes which may be incurred.
8. The title to the property is assumed to be good and free from any encumbrances and restrictions of an onerous nature unless otherwise specified. We accept no responsibility for any investigations into title, searches and requisitions and other such legal matters.
9. We are not required to give testimony or to appear in court or any other tribunal or to any government agency by reason of this valuation report or with reference to the property in question, unless prior arrangements have been made and agreed upon.
10. Any plan or map included in this report is solely for identification purposes only and should not be treated as certified copies of areas or other particulars contained therein.
11. We certify that, to the best of our knowledge, all statements and information which appear in the report are true, and no pertinent information has been knowingly or deliberately withheld.
12. In this valuation, it is assumed that the current use of the property is not in contravention of any planning or other statutory regulations or law.

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