

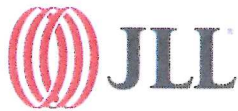


**Valuation Report Of  
586 Upper East Coast Road  
Singapore 466593 (the "Property")**

Prepared for

**Valuation Report Of  
586 Upper East Coast Road  
Singapore 466593 (the “Property”)**

Prepared for  
**Supreme Court Singapore**  
February 2026



1. **Valuation Report For** : **Supreme Court Singapore.**
  
2. **Purpose of Valuation** : To determine the market value of the Property as at February 23, 2026 for the purpose of a Writ of Seizure and Sale.
  
3. **Property Address** : 586 Upper East Coast Road  
Singapore 466593 (the "Property")
  
4. **Brief Description of Property**
  - Type : A 3-storey intermediate terrace house.
  - Year of Completion : 1991.
  - Condition : Average.
  - Date of Inspection : February 4, 2026.

5. **Location and Characteristics of Locality**

The Property is located along Upper East Coast Road, near its junction with Bedok South Avenue 3. It is approximately 14 km from the city centre at Collyer Quay.

The locality is generally residential in character comprising a mixture of landed housing estates, apartment / condominium developments and HDB flats within Bedok New Town. Residential developments in the vicinity include Idyllic East, The Daffodil, Bleu @ East Coast and Kew Green, amongst many others.

Retail facilities are readily available along Upper East Coast Road and at Eastwood Centre. Educational institutions such as Temasek Primary / Secondary School and Bedok South Secondary School are also located in the vicinity.

Public transport facilities are readily available along Upper East Coast Road and Bedok South Avenue 3. In addition, the future Bedok South MRT Station is located within walking distance. Accessibility to other parts of the island is facilitated by East Coast Parkway (ECP).

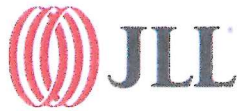


**6. Details of Titles and Tenure**

Legal Description	:	Lot 7007A Mukim 27.
Land Area	:	198.8 sq.m.
Tenure	:	Estate in Perpetuity.
Registered Proprietor(s)	:	Woo May Hoe.
Encumbrance(s)	:	(i) Application for Registration of Order of Court IK/319572A has been lodged against the Property on October 14, 2025. Enforcement Order dated September 8, 2025 made in the General Division of the High Court of the Republic of Singapore in Case Number. HC/OC/800 of 2024 authorising the Sheriff to seize and sell the within Property belonging to Woo May Hoe registered on October 23, 2025.  (ii) Party Wall Rights over whole of Lot 7007A, 7008K and 7009N Mukim 27 registered on January 2, 1992.  (iii) Party Wall Rights over whole of Lot 7006T and 7007A registered on January 24, 1992.
Other Details	:	Nil.

**7. Town Planning**

Master Plan Zoning (2025 Edition)	:	Residential with a plot ratio of 1.4.
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## 8. Existing Improvements

The Property is a 3-storey intermediate terrace house erected on a near-rectangular shaped plot of land which is generally flat and slightly above access road level.

Construction of the building is of reinforced concrete frame with plastered infill brickwalls, reinforced concrete floors, reinforced concrete staircases and tiled pitch roof. The Property is bounded by plastered brickwalls, fair-faced brickwalls and wrought-iron grilles atop plastered brickwalls with a pair of automated wrought-iron gates. Other improvement on site includes a slate-tiled car porch.

## 9. Accommodation and Finishes

The accommodation within the Property comprises:

### 1st storey

Split-level living and dining areas, kitchen, toilet and yard generally.

### 2nd storey

Family area, master bedroom with an attached bathroom, 2 other bedrooms sharing an interconnecting bathroom (with 1 of the bedrooms opening onto a terrace).

### 3rd storey

One bedroom with an attached bathroom, and another bedroom.

### Finishes & Fittings

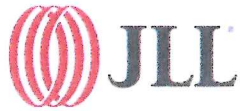
#### **Finishes**

Floors : Marble / parquet / homogeneous tiles / pebble wash generally.

Walls : Plaster and paint / wallpaper / glass blocks / dry-wall partitions / homogeneous tiles generally.

Ceilings : Plaster and paint / cornices / false ceiling with downlights generally.

Fittings : Cassette and split-unit air-conditioners / wall fan / shelves / high and low-level kitchen cabinets with cooker hob / hood / sink / vanity tops with undercounter cabinets / long bath / shower screen / wash basins generally.



**10. Floor Area - as measured on site, subject to final survey**

Approximately 224 sq.m.  
- excluding covered car porch and terraces of about 28 sq.m.

**11. Condition And Repair**

The Property was in an average condition as at the date of our inspection on February 4, 2026.

We are not instructed to carry out a structural survey or to test any of the services, but in the course of our inspection, we did not note any items of disrepair which would be relevant to the purpose of valuation.

**12. Tenancy Details**

The Property was vacant as at the date of our inspection.

**13. Property Tax Assessment**

The Property is currently being assessed at an Annual Value of S\$42,000 for the Year 2026.

**14. Other Details**

We have not applied for Road and Drainage Interpretation Plans and the Railway Protection Plan for the Property as this is outside our terms of reference. Our valuation is therefore made on the assumption that the Property is not adversely affected by any approved / proposed road / drainage / railway schemes. It is recommended that the valuation be referred back to us for a review should your solicitors subsequently discover the existence of any such schemes after legal requisitions with the various competent authorities have been completed by them.



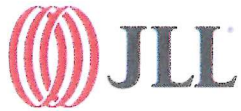
## 15. Basis of Valuation

Our valuation is based on direct comparison with recent transactions of comparable properties within the vicinity and elsewhere.

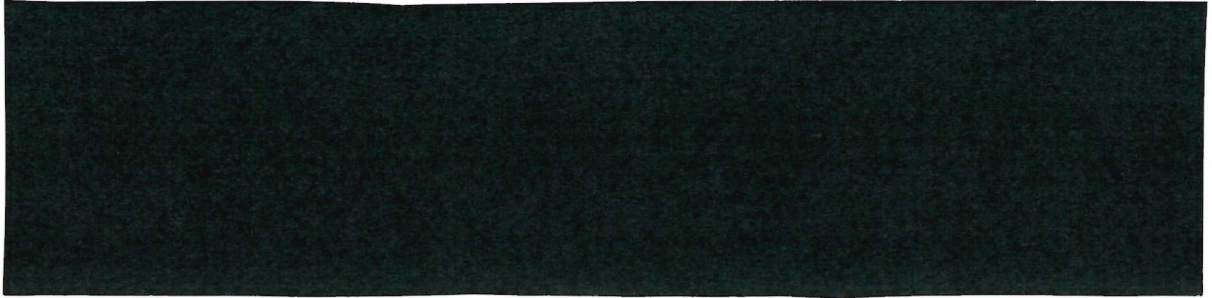
In arriving at our valuation figure, we have taken into consideration the prevailing market conditions and have made due adjustments for differences between the Property and the comparables in terms of location, tenure, size, shape, design and layout, age and condition of buildings, dates of transactions and other factors affecting its value.

### Sales Comparables

No.	Address	Land Area	Contract Price	Contract Date
1.	410 Upper Changi Road	223.3 sq.m.	S\$4,000,000/-	December 2025
2.	101 Jalan Langgar Bedok	176.1 sq.m.	S\$3,700,000/-	November 2025
3.	1B Riviera Drive	219.3 sq.m.	S\$4,900,000/-	October 2025



16. Valuation - as at February 23, 2026.



17. Recommendation / Comments

This valuation is based on our assessment of market conditions for properties of this nature as at the date of valuation.

Market conditions can change rapidly and we are therefore unable to provide assurance that this assessment will remain valid into the future. We recommend that market value assessments be reviewed periodically if required.

18. General Principles Adopted In The Preparation of Valuations And Reports

Please see attached.

A handwritten signature in black ink, appearing to read 'Nathalie Lam', written over a horizontal line.

Nathalie Lam  
B.Sc. (Est. Mgt.) (Hons), MSISV  
Appraiser Licence No: AD041-2007639J  
Senior Director  
JONES LANG LASALLE



## GENERAL PRINCIPLES ADOPTED IN THE PREPARATION OF VALUATIONS AND REPORTS

These are the general principles upon which our Valuations and Reports are normally prepared; they apply unless we have specifically mentioned otherwise in the body of the report.

### 1) VALUATION STANDARDS

All work are carried out in accordance with the Singapore Institute of Surveyors and Valuers (SISV) Valuation Standards and Guidelines and International Valuation Standards (IVS), subject to variations to meet local laws, customs, practices and market conditions.

### 2) VALUATION BASIS

Our valuations are made on the basis of Market Value, defined by the SISV and IVSC as follows:

*"Market Value is the estimated amount for which an asset or liability 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."*

### 3) CONFIDENTIALITY

Our Valuations and Reports are confidential to the party to whom they are addressed or their other professional advisors for the specific purpose(s) to which they refer. No responsibility is accepted to any other parties and neither the whole, nor any part, nor reference thereto may be included in any published document, statement or circular, or published in any way, nor in any communication with third parties, without our prior written approval of the form and context in which they will appear.

### 4) SOURCE OF INFORMATION

Where it is stated in the report that information has been supplied by the sources listed, this information is believed to be reliable and we shall not be responsible for its accuracy nor make any warranty or representation of the accuracy of the information. All other information stated without being attributed directly to another party is obtained from our searches of records, examination of documents or enquiries with the relevant authorities.

### 5) DOCUMENTATION

We do not normally read leases or documents of title and, where appropriate, we recommend that lawyer's advice on these aspects should be obtained. We assume, unless informed to the contrary, that all documentation is satisfactorily drawn and that good title can be shown and there are no encumbrances, restrictions, easements or other outgoings of an onerous nature which would have an effect on the value of the interest under consideration.

### 6) TOWN PLANNING AND OTHER STATUTORY REGULATIONS

Information on Town Planning is obtained from the set of Master Plan, Development Guide Plans (DGP) and Written Statement published by the competent authority. 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 such as road and drainage improvements. If reassurance is required, we recommend that verification be obtained from your lawyers.

Our valuations are prepared on the basis that the premises and any improvements thereon comply with all relevant statutory regulations. It is assumed that they have been, or will be issued with a Certificate of Statutory Completion by the competent authority.

### 7) TENANTS

Enquiries as to the financial standing of actual or prospective tenants are not normally made unless specifically requested. Where properties are valued with the benefit of lettings, it is therefore assumed that the tenants are capable of meeting their obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant.

### 8) STRUCTURAL SURVEYS

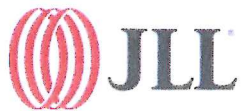
We have not carried out a building survey nor any testing of services, nor have we inspected those parts of the property which are inaccessible. We cannot express an opinion about or advise upon the condition of uninspected parts and this Report should not be taken as making any implied representation or statement about such parts. Whilst any defects or items of disrepair are noted during the course of inspection, we are not able to give any assurance in respect of rot, termite or past infestation or other hidden defects.

### 9) SITE CONDITIONS

We do not normally carry out investigations on site in order to determine the suitability of the ground conditions and services for the existing or any new development, nor have we undertaken any archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is proposed, no extraordinary expenses or delays will be incurred during the construction period.

### 10) OUTSTANDING DEBTS

In the case of buildings where works are in hand or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favour of contractors, sub-contractors or any members of the professional or design team.



**11) INSURANCE VALUE**

Our opinion of the insurance value is our assessment of the reinstatement cost for insurance purpose and it comprises the total cost of completely rebuilding the property to be insured, together with allowances for inflation, demolition and debris removal, professional fees, the prevailing G.S.T. (goods and services tax) and, if applicable, compliance with current regulations and by-laws.

**12) DIMENSIONS, MEASUREMENTS & AREAS**

Dimensions, measurements and areas included in the report are based on information contained in copies of documents provided to us and are therefore approximations. No on site measurements have been taken. We have no reason to doubt the truth and accuracy of the information provided. Our valuation is totally dependent on the adequacy and accuracy of the information supplied and/or the assumptions made. Should these prove to be incorrect or inadequate, the accuracy of the valuation may be affected.

**13) ACCURACY, ERRORS & OMISSIONS**

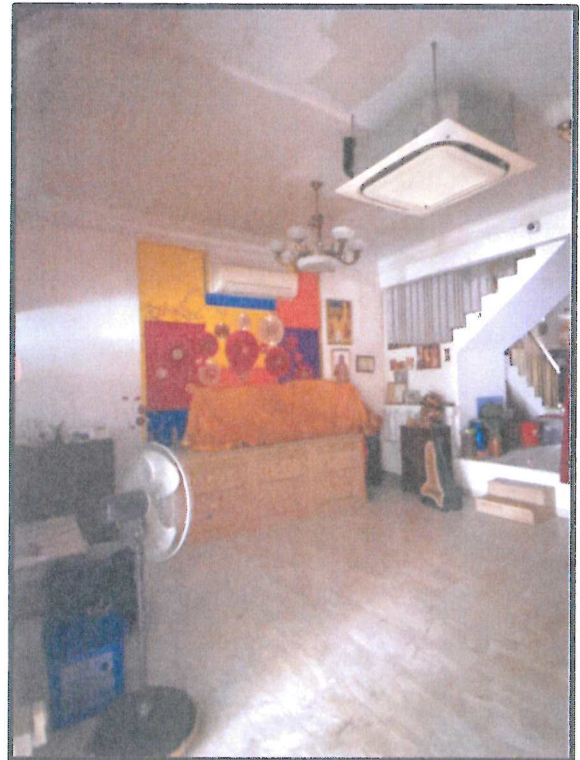
Whilst care has been taken in the preparation of the report, no representation is made or responsibility is accepted for errors, omissions and the accuracy of the whole or any part.

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Year 2022

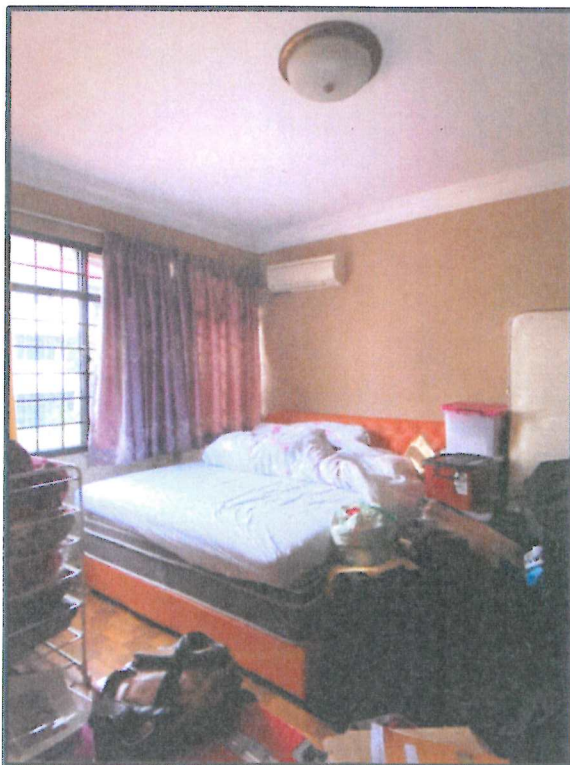
PHOTOGRAPHS



The Property



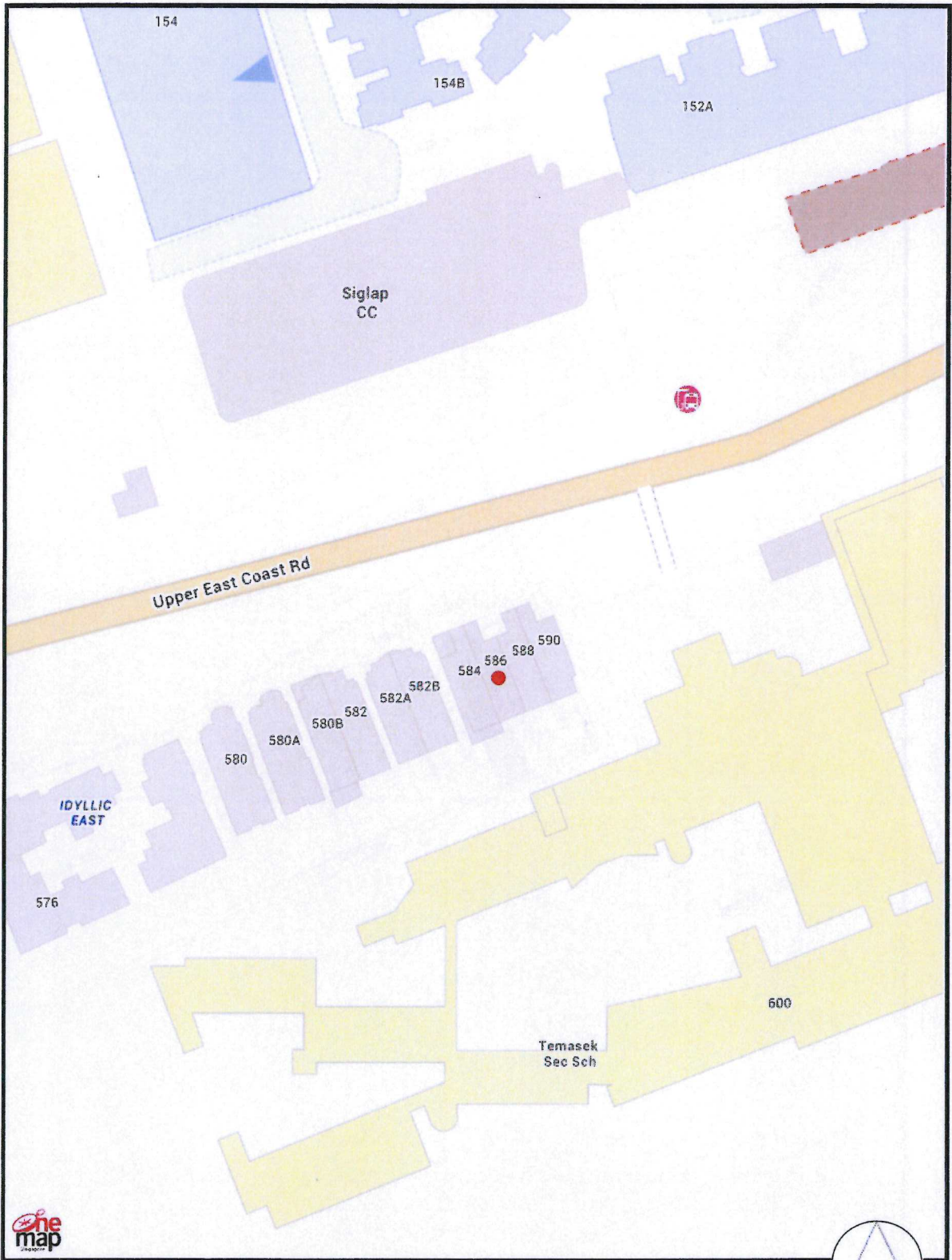
Living Area



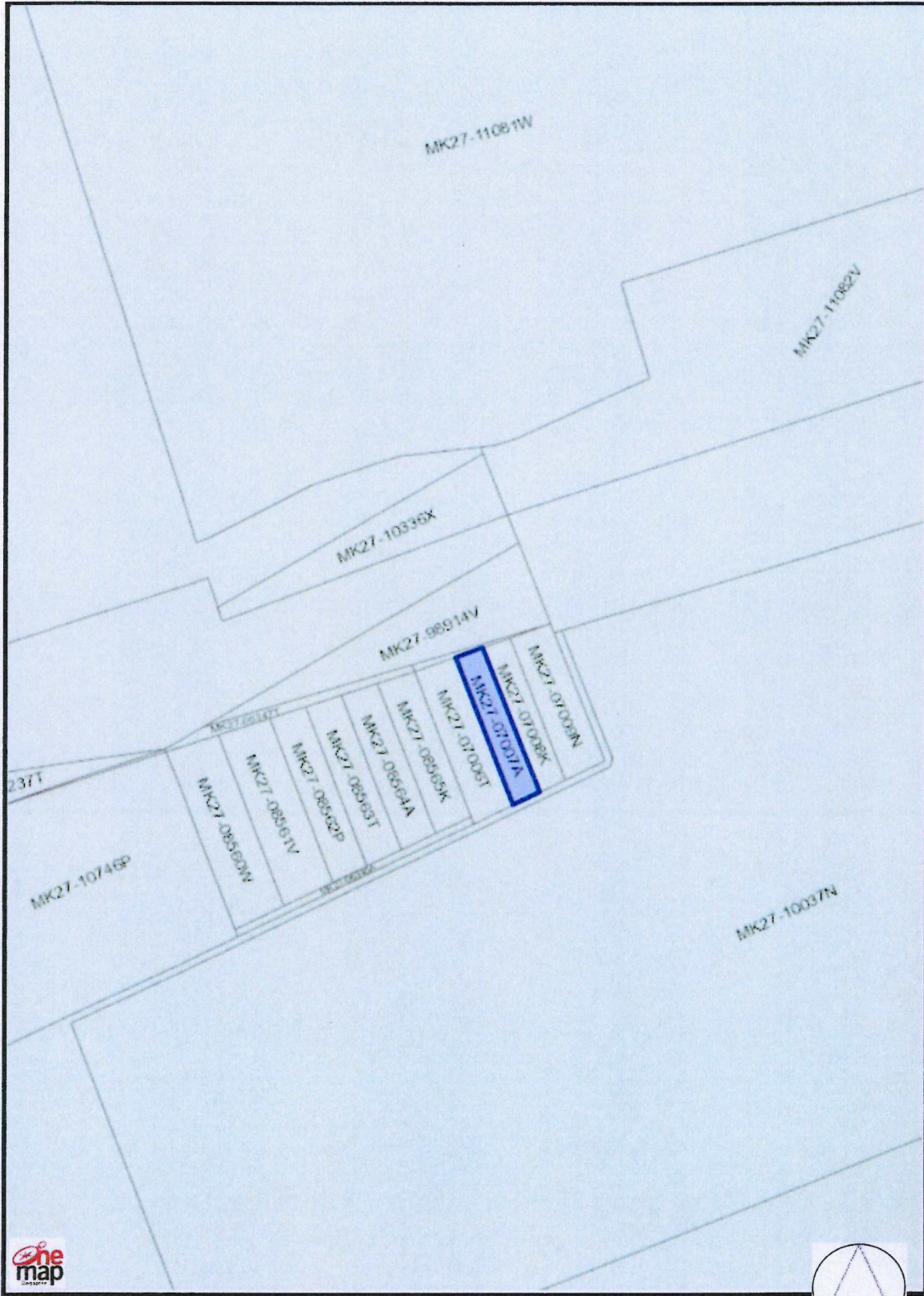
Bedroom



Kitchen



Location Plan



Site Plan (Not to Scale)





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