

ROBERT KHAN

INTERNATIONAL BUSINESS ASSETS CONSULTANTS

- ✓ Chartered Surveyors
- ✓ Valuers of:
  - Plant & Machinery
  - Real Estate
  - Businesses
  - Fine Arts & Antiques
- ✓ Auctioneers & Agents
- ✓ Facilities & Project Managers
- ✓ Capital Allowance  
Claims Consultants

PV/7090/SCS/2606/RK/XJ/WN

9 June 2026

Supreme Court of Singapore Sheriff's Office  
1 Supreme Court Lane  
Singapore 178879

Attention: Mr Koh Yeng Huat  
Assistant Director (Enforcement & Civil Matters)

Dear Sirs

## **PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

### **1. INSTRUCTION & PURPOSE OF VALUATION**

We refer to your instruction to carry out a valuation of the above property so as to advise you on its Market Value and Forced Sale Value for sheriff's sale purpose as at 2 June 2026.

### **2. DATE OF VALUATION, INSPECTION & REPORT**

We have inspected the property on 2 June 2026 and adopted the date of valuation to be 2 June 2026. We are pleased to submit the valuation report on 9 June 2026.

### **3. INTEREST TO BE VALUED**

We understand from the client that the valuation is to express an opinion of the Market Value and Forced Sale Value of the unexpired leasehold interest in the property as at the date of valuation.

**Robert Khan & Co Pte Ltd** (Co. Reg. No.: 199305890G)  
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Australia · China · Hong Kong · India · Indonesia · Laos · Malaysia · Myanmar · Philippines · South Africa · South Korea · Taiwan · United Kingdom · USA

**PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

**4. PROPERTY TYPE**

A 19th-storey three-bedroom strata-titled apartment unit.

**5. PROPERTY DETAILS**

<b>Legal Description:</b>	TS30-U3668C
<b>Strata Area:</b>	140 square metres (approximately 1,507 square feet)
<b>Tenure:</b>	Leasehold 99 years commencing from 1 July 2011 (Balance lease of approximately 84 years as at date of valuation)
<b>Registered Proprietor:</b>	Fang Ankong
<b>Interest / Encumbrance:</b>	<p>An Application for Registration of Order of Court IK/462874S was lodged on 20/01/2026.</p> <p>Order of Court Type : CASE  Order of Court No : HC/EO 334 of 2025  Order of Court Date : 03/12/2025</p> <p>The Enforcement Order made in the General Division of the High Court of the Republic of Singapore authorises the Sheriff to seize and sell the within property belonging to, Fong Ankong to be attached and taken in execution to satisfy the judgement of Ng Weiqin in HC/JUD 564/2025 dated 20 November 2025.</p> <p>The Order was registered on 20/01/2026.</p>

(Refer to Property Title Information in **APPENDIX "A"**)

## PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978

### 6. MASTER PLAN ZONING (2025)

"White", with a Gross Plot Ratio of 13.0

**Note:** According to The Planning Act Master Plan Written Statement 2025, "White" are areas used or intended to be used mainly for commercial, hotel, residential, sports & recreational and other compatible uses, or a combination of two or more such uses as a mixed development.

### 7. LOCATION

The subject property comprises a strata-titled apartment unit situated with Marina One Residences. Marina One Residences is located along Marina Way and approximately 1 kilometre away from the city centre at Collyer Quay.

It is conveniently sited with easy road access to the East Coast Parkway (ECP), Ayer Rajah Expressway (AYE) and Marina Coastal Expressway (MCE) which facilitate access to other residential, commercial, and industrial areas of the island. It is well served by public transport network as well as the Marina Bay MRT Station (NS27 / CE2 / TE20) and Downtown MRT Station (DT17) within close proximity.

The immediate vicinity consists of mainly commercial and residential developments. Prominent developments in the vicinity include Marina Bay Financial Centre, Asia Square Tower 1, Asia Square Tower 2, One Raffles Quay, The Sail and Marina Bay Suites, among others.

(Refer to Location Plan in **APPENDIX "B"**)

## **PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

### **8. SUBJECT DEVELOPMENT**

Marina One Residences is the residential component of Marina One. Marina One is a mixed-use development comprises two 34-storey residential towers, two 30-storey office towers, a retail podium named 'The Heart' and four levels of basement carparks with underground pedestrian / shopping mall.

Marina One Residences comprises 1,042 apartment units over two 34-storey residential towers. The buildings are generally constructed of reinforced concrete frameworks with plastered brick in-fill walls, claddings, reinforced concrete floors and reinforced concrete flat roofs. Vertical access within the buildings is via passenger lifts and reinforced concrete staircases.

The residential towers comprise two levels of amenities decks with facilities such as residents' clubhouse, multi-purpose room, 50m lap pool, children's pool, aquatic gym pool, family pool, jacuzzi, gymnasium, BBQ terrace, putting green, children's play area, outdoor fitness area and landscaped garden, among others.

**PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

**8. SUBJECT DEVELOPMENT (CONT'D)**



External View of Subject Development

**PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

**9. SUBJECT PROPERTY**

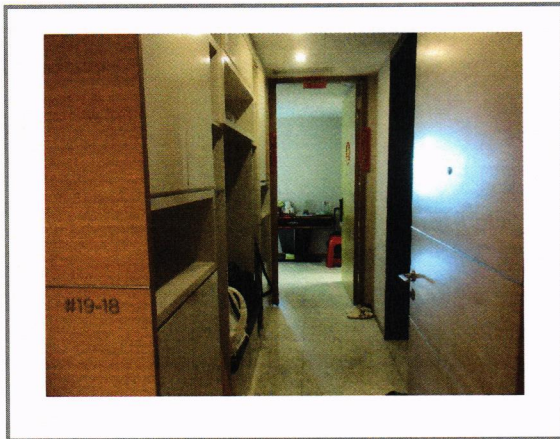
The subject property is a 19th-storey, three-bedroom strata-titled apartment unit located within Marina One Residences and commands a sea view.

**10. ACCOMMODATION, FINISHES & FITTINGS**

<b>Accommodation</b>	
Private lift lobby, living room, dining room, master bedroom with walk-in wardrobe and attached bathroom, two bedrooms, common bathroom, dry kitchen, wet kitchen, utility room, toilet, yard, balcony	
<b>Finishes &amp; Fittings</b>	
<b>Floors:</b>	Marble tiles, homogeneous tiles, timber strips
<b>Walls:</b>	Marble tiles, homogeneous tiles, wallpaper, plastered & painted, perforated metal claddings
<b>Ceilings:</b>	Plastered & painted, false ceilings, downlights
<b>Windows:</b>	Aluminium framed glass
<b>Doors:</b>	Timber, aluminium framed glass sliding, PVC
<b>Fittings:</b>	Split-unit air conditioners / concealed split system air-conditioning, built-in high and low kitchen cabinets with solid surface worktop / cooker hood & induction hob / cooker hood & hob / ovens / under-counter wine chiller / wardrobes / cabinets / shelves / shoe cabinet with bench, solid surface top vanity tops, bath tub, shower cubicles, water heater system, audio & video intercom system

**PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

**10. ACCOMMODATION, FINISHES & FITTINGS (CONT'D)**



Private Lift Lobby



Living Room



Master Bedroom



Attached Bathroom



Bedroom



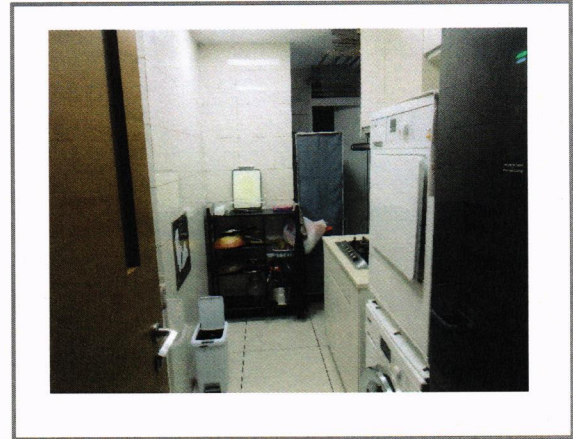
Bedroom

**PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

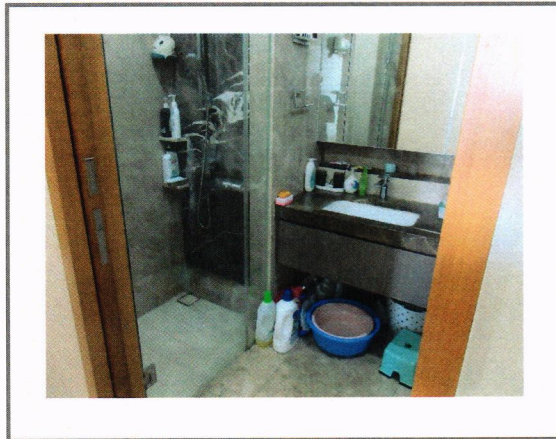
**10. ACCOMMODATION, FINISHES & FITTINGS (CONT'D)**



Dry Kitchen



Wet Kitchen



Bathroom



Balcony

## **PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

### **11. PROPERTY CONDITION & OCCUPANCY**

The property was in a fairly good state of repair & maintenance and tenanted as at the date of inspection. However, it should be noted that our inspection was not a structural survey of the building nor a testing of its service installations.

### **12. BASES OF VALUATION**

The bases of valuation are as follows:

- (1) Market Value; and
- (2) Forced Sale Value

“Market Value” is defined in [2.1(a)] of REV 2.2 Market Value Basis of Valuation, The Singapore Institute of Surveyors and Valuers (SISV) Valuation Standards and Practice Guidelines 2022 Edition, 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.”*

## **PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

### **12. BASES OF VALUATION (CONT'D)**

"Forced Sale Value" is defined in [4.5] of REV 2.3 Valuation Bases Other Than Market Value, The Singapore Institute of Surveyors and Valuers (SISV) Valuation Standards and Practice Guidelines 2022 Edition, as follows: -

*"Forced Sale Value is the amount that may reasonably be received from the sale of a property under (forced sale) conditions that do not meet all the criteria of a normal market transaction. Forced sale involves a price which arises from disposition under extraordinary or atypical circumstances, usually reflecting an inadequate marketing period without reasonable publicity, an inappropriate mode of sale and sometimes reflecting an unwilling seller condition, and/or disposal under compulsion or duress."*

However, we wish to highlight that in [170.1] of International Valuation Standards IVS 104 Bases of Value published by International Valuation Standards Council IVSC, the term "forced sale" is a "description of the situation under which the exchange takes place, not a distinct basis of value". It defines "forced sale" as follows: -

"The term "forced sale" is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available. Unless the nature of, and the reason for, the constraints on the seller are known, the price obtainable in a forced sale cannot be realistically estimated. The price that a seller will accept in a forced sale will reflect its particular circumstances, rather than those of the hypothetical willing seller in the Market Value definition."

## PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978

### 13. METHOD OF VALUATION

In arriving at the Market Value as at 2 June 2026, we have considered the Direct Comparison Method.

The "Direct Comparison Method" is described in [3.1] and [3.2] of REV 2.4 Approaches and Methods of Valuation, SISV Valuation Standards and Practice Guidelines 2022 Edition, as follows:

[3.1] - "The Direct Comparison Method (DCM) can be used in all valuations where there are adequate transactions or other information to indicate the level of value for the property."

[3.2] - "The DCM relies on the presence of market transactions within a reasonable period from the valuation date to provide an indication of value. It is supported by the theory that the market value of a property bears a close relationship to the values of similar properties which have been transacted."

We understand that the sale transactions of properties within the development are as follows:-

S/No.	Address	Transacted Price	Strata Area (sqm / sqft)	Transacted Price (psf)	Contract Date
1.	No. 23 Marina Way #08-33 Marina One Residences	S\$2,388,888	108 sqm (approx. 1,163 sqft)	S\$2,054	05/05/2026
2.	No. 23 Marina Way #18-32 Marina One Residences	S\$2,580,000	112 sqm (approx. 1,206 sqft)	S\$2,139	13/04/2026
3.	No. 21 Marina Way #09-07 Marina One Residences	S\$3,380,000	141 sqm (approx. 1,518 sqft)	S\$2,227	02/03/2026
4.	No. 23 Marina Way #22-33 Marina One Residences	S\$2,400,000	108 sqm (approx. 1,163 sqft)	S\$2,064	10/02/2026
5.	No. 21 Marina Way #19-07 Marina One Residences	S\$3,200,000	143 sqm (approx. 1,539 sqft)	S\$2,079	17/12/2025
6.	No. 21 Marina Way #11-15 Marina One Residences	S\$3,220,000	143 sqm (approx. 1,539 sqft)	S\$2,092	28/08/2025

Source: SISV-REALink CaveatPlus Professional

**PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

**14. OPINION OF VALUES**

Taking into consideration the relevant factors and prevailing market conditions as at the date of valuation, we are of the opinion that the **Market Value with vacant possession and free from encumbrances** and the **Forced Sale Value** of the unexpired leasehold interest in **No. 21 Marina Way, #19-18 Marina One Residences, Singapore 018978**, as at **2 June 2026**, are as follows: -

Address	Market Value with vacant possession and free from encumbrances as at 2 June 2026	Forced Sale Value as at 2 June 2026
No. 21 Marina Way, #19-18 Marina One Residences, Singapore 018978		

Our report is subject to the attached Limiting Conditions.

Yours faithfully

On behalf of **ROBERT KHAN & CO PTE LTD**



**William Ng Hock Heng**

MRICS, MSISV

(Appraiser Licence No: AD041-2006500F)

PV/7090/SCS/2606/RK/XJ/WN

**PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE  
RESIDENCES, SINGAPORE 018978**

**APPENDIX "A" -**

**PROPERTY TITLE INFORMATION**

SINGAPORE TITLES AUTOMATED REGISTRATION SYSTEM  
(S T A R S)



Lot Number : TS30-U3668C  
Property Address : 21 MARINA WAY #19-18  
MARINA ONE RESIDENCES  
SINGAPORE 018978

Lot Area : 140.0 SqM  
Final Plan : CPST 119848  
CPST 120052  
CPST 119850  
Approved On : 09/05/2019

State Title Tenure : LEASEHOLD ESTATE  
Lease Duration : 99 Years  
Commencement Date : 01/07/2011  
State Title Expiry Date : 30/06/2110  
State Title No : LEASE 27934  
State Title Date : 15/07/2011

Title Document Number : SSCT VOL 2297 FOL 122  
Title Document Status : LIVE  
Share Comprised in : Whole  
Title Document  
Instrument Nature : TRANSFER  
Instrument Number : IG/106580U  
Last Contract Date : 18/01/2018  
Share in Land Transferred : Whole

Known Encroachment : No

CAUTION:

Information on share in land transferred may not be conclusive due to amalgamation and subdivision of land etc. If you need to verify further, you can request for a copy of the instrument shown in the printout from this portal. Where the "Known Encroachment" indicator is "Yes", please check that you have both the title and encroachment information printouts.

=====  
[#1] INTELLECTUAL PROPERTY

The data and information supplied to you through this system (such data and information hereinafter collectively known as "Information") is the intellectual property of the Singapore Land Authority ("SLA") and as such is protected by copyright and other intellectual property laws. All ownership rights remain with SLA.

[#2] USE OF INFORMATION

You shall not make or attempt to make any deletions, additions, adjustments or alterations to any of the Information. You may only use the Information for your personal use and you shall not lend, license, sell, resell, or disseminate, with or without charge any of the Information or commercially exploit any of the Information in any manner whatsoever, whether in Singapore or elsewhere. Any unauthorised use of the Information is prohibited.

[#3] DISCLAIMER

SLA is not responsible for the accuracy or completeness of data extracted from instruments and/or deeds.

[#4] INFORMATION ON DOCUMENTS LODGED

Information on caveats and brief particulars of instruments (parties' names, lot numbers and time of lodgement) will be shown on the day of lodgement or by 9:00 am on the next working day.

[#5] CAVEAT INDEX

Land and strata lots may be subdivided or amalgamated. Please check the up-to-date lot numbers before making your search.

[#6] PROPERTY ADDRESS

- [a] You can make a search by using the property address. Please verify that the property address is correctly cor-related to the lot.
- [b] Data on the cor-relation of the property address to the lot is not administered by the Commissioner of Lands, Registrar of Titles and Chief Surveyor and therefore they are not responsible for the incorrect cor-relation (if any).

Copyright 2026 Singapore Land Authority.

=====  
 Subsidiary

 Strata Certificate of Title  
 Volume 2297 Folio 122

 Ref No : NI/201913021  
 Pursuant to : IF/608266T

 PAGE 1  
 Edition 5  
 Number of Updates 0  
 dated 20 JAN 2026

This is to certify that the person described as proprietor hereto is the registered subsidiary proprietor of the estate in the land hereinafter described SUBJECT to any subsisting exceptions, reservations, covenants and conditions contained or implied in the undermentioned State Title and SUBJECT also to the encumbrances and interests registered or notified in this folio and section 46 of the Land Titles Act.

## ===== ESTATE AND LAND DESCRIPTION =====

 Land Tenure : LEASEHOLD ESTATE  
 Lease Duration : 99 Years  
 Commencement Date : 01/07/2011  
 State Title Expiry Date : 30/06/2110  
 State Title No : LEASE 27934  
 State Title Date : 15/07/2011  
 Supplemental Deed : 19/02/2014  
 to State Title Date  
 (affecting covenants  
 terms and conditions)

Lot No	Area(Sq M)	*Certified Plan No	Area Type
-----	-----	-----	-----
TS30-U3668C	140.0	CPST 119848 CPST 120052 CPST 119850	--

\*Plan filed in Chief Surveyor's Office

 Land Lot Particulars  
 -----

Certificate of Title : Volume 682 Folio 113 Land Lot No : TS30-364N

=====

Subsidiary  
Strata Certificate of Title  
Volume 2297 Folio 122

Ref No : NI/201913021  
Pursuant to : IF/608266T

PAGE 2  
Edition 5  
Number of Updates 0  
dated 20 JAN 2026

===== PARTICULARS OF PROPRIETOR AND ADDRESS =====

ID No :S2764938F  
Name :FANG ANKONG  
Address :21 MARINA WAY #19-18  
SINGAPORE 018978  
Citizen of / :CHINA  
Place Incorp'd  
Instrument :TRANSFER IG/106580U Registered on 21/07/2020

===== MEMORIAL =====

Strata Title Plan No. 4674 registered on 20/09/2019 vide IF/608266T  
Subsidiary Management Corporation No. 3 constituted on 20/09/2019

The within registered subsidiary proprietor's share in the common property  
of the whole land lot(s) TS30-361T TS30-362A TS30-363K TS30-364N  
TS30-70029T TS30-80046T TS30-80047A TS30-80048K TS30-80049N TS30-80050A is  
23 out of 100000 shares.

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Subsidiary  
Strata Certificate of Title  
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Pursuant to : IF/608266T

PAGE 3  
Edition 5  
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dated 20 JAN 2026

===== CAUTION =====

Nil

===== NOTICE =====

Nil

===== ORDER OF COURT =====

Nil

===== INTEREST/ENCUMBRANCE =====

APPLICATION FOR REGISTRATION OF ORDER OF COURT IK/462874S lodged on  
20/01/2026 at 10:06

Order of Court Type : CASE  
Order of Court No : HC/EO 334 of 2025  
Order of Court Date : 03/12/2025

ENFORCEMENT ORDER MADE IN THE GENERAL DIVISION OF THE HIGH  
COURT OF THE REPUBLIC OF SINGAPORE AUTHORISING THE SHERIFF  
TO SEIZE AND SELL THE WITHIN PROPERTY BELONGING TO, FONG  
ANKONG TO BE ATTACHED AND TAKEN IN EXECUTION TO SATISFY THE  
JUDGMENT OF NG WEIQIN IN HC/JUD 564/2025 DATED 20 NOV 2025  
IS HEREBY REGISTERED

REGISTERED ON : 20/01/2026

PSSRS100A : LAND REGISTER SEARCH PRINTOUT  
( PRINT WHOLE LAND REGISTER )

INLIS  
21/01/2026 09:28:53  
PAGE : 5

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Subsidiary  
Strata Certificate of Title  
Volume 2297 Folio 122

Ref No : NI/201913021  
Pursuant to : IF/608266T  
PAGE 4  
Edition 5  
Number of Updates 0  
dated 20 JAN 2026

=====  
PUBLIC INSPECTION AND SEARCH  
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The information contained in this Subsidiary Strata Certificate of Title forms part of the public records available for inspection and search by members of the public upon payment of a fee.

=====  
POST REGISTRATION  
=====

Nil

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PENDING INSTRUMENTS  
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Nil

=====  
CERTIFICATION  
=====

Date of Issue : 20 SEP 2019

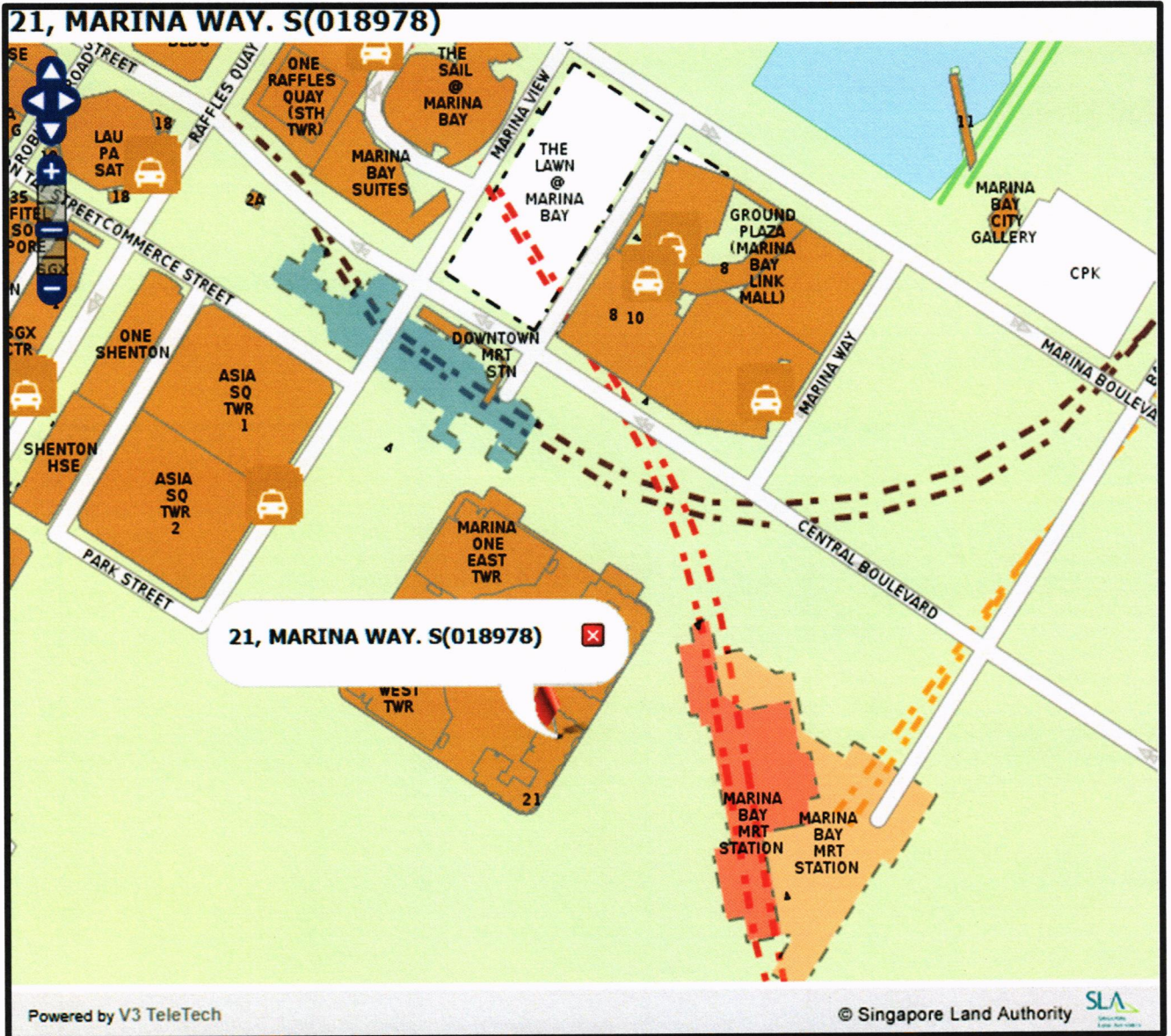
REGISTRAR OF TITLES  
SINGAPORE

IMPORTANT NOTICE - THE INFORMATION PRINTED IN THIS TITLE IS THE LATEST  
AS AT THE TIME WHEN PRINTING STARTED.

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END OF LAND REGISTER SEARCH  
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**PROPERTY VALUATION OF NO. 21 MARINA WAY, #19-18 MARINA ONE RESIDENCES, SINGAPORE 018978**

**APPENDIX "B"**



**LOCATION PLAN**



**Not to scale**

## **LIMITING CONDITIONS**

### **Confidentiality**

1. Our valuation is confidential and strictly for the use of the addressee of the valuation report only and for the specific purpose(s) stated. We disclaim all responsibility and will accept no accountability, obligation or liability to any third parties.
2. Responsibility for our valuation extends only to the party(ies) to whom it is addressed. However, in the event of us being asked by you to re-address our report to another party or other parties or permit reliance upon it by another party or other parties, we will give consideration to doing so, to named parties, subject to payment of additional fees. These fees are exclusive of GST & expenses (including the cost of re-addressing the report). Should additional work be involved, over and above that undertaken to provide the initial report, we may make a further charge although we will agree this with you before commencing the work.
3. Where we consent to reliance on our report by another party or other parties, we do so on the basis that these limiting conditions will apply to the new addressee(s) as if it/they had been a party to the original letter of engagement between us. Where we consent to such reliance, you agree to furnish the addressee with a copy of any reliance letter issued by us and/or a copy of these limiting conditions.
4. Where you provide a copy of and/or permit another party or parties to rely upon our valuation report without obtaining our express written consent (in accordance with clauses 2 and 3 above), you agree to indemnify and us, our affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including reasonable attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the valuation report by any such unauthorised person or entity.
5. Save where we have consented to another party or other parties relying on the valuation report in accordance with clauses 2 and 3, where a valuation report is prepared or where we consent to a valuation report being used for the purpose of a public offering in accordance with any stock exchange listing rules, you agree to indemnify us for any liability whatsoever that we have to any party or parties which exceeds our maximum liability which arises from their use and/or reliance on the valuation report.

### **Conflict of Interest**

We have done a conflict-of-interest check and to our best knowledge, we are not conflicted to undertake the assignment for you.

### **Maximum Liability**

Our maximum liability to the client relating to our services rendered (regardless of action whether in contract, negligence or otherwise) shall be limited to the fees paid for engaging our services. Under no circumstances will we be liable for consequential, incidental, punitive or special losses, damage or expenses (including opportunity costs and loss of profits) despite being advised of their possible existence.

### **Reproduction Of The Report**

Reproduction of this Valuation Report in any manner whatsoever in whole or in part without prior written consent from the Valuer is prohibited.

Approval should be obtained formally from the Valuer before any reference to this Report can be made in any statement, published document or circular.

### **Valuation**

The opinion expressed in this report applies strictly on the terms of and for the purpose expressed in this Valuation. Hence, the value shall never be quoted out of context in connection with any other assessment.

The Valuer accepts no liability if his opinion is quoted without regard to the full background of the reason why this Report is written.

No allowance has been made in our Valuation for any mortgages, charges or amounts owing on the property or for any taxation or other expenses, which would be incurred in effecting a sale.

### **Valuation (cont'd)**

As we have not had an opportunity of inspecting the Title Deeds of the property, our Valuation assumes that there are no adverse restrictive covenants, easements, rights of way or other factors of which we have not been informed. It is recommended that the title details are verified by your solicitors.

Values are reported in Singapore currency unless otherwise specified.

Goods and Services Tax have not been taken into account.

It is assumed that the property is not used in contravention of any planning or other regulations.

For obvious reasons, we do not and cannot provide information relating to government acquisitions unless the land has already been gazetted for acquisition.

No requisition on road, MRT, LRT, drainage and other government proposals has been made. Such information will not be tendered unless specifically requested for and we be properly reimbursed.

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.

We do not normally carry out investigations on site in order to determine the suitability of the ground conditions, and the services, for any new development. 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.

### **Valuation Data**

Where it is stated in the Report that information or data has been made known to the Valuer by another party, this information is believed to be reliable and he disclaims all responsibility if this should later prove not to be so.

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 best knowledge.

Processed data inferences therefrom shall be taken as the Valuer's opinion and shall not be freely quoted without acknowledgement.

We reserve the right to review all calculations, recommendations and valuations in the light of any information which subsequently becomes known to us during the tenure of our appointment.

### **Structural Defects**

While due care is taken to note defects in the course of inspection, no structural survey or engineering tests were made. No responsibility is assumed for the soundness of the structure or of the services.

### **Public Schemes and Services**

Unless otherwise mentioned specifically in the report,

1. We have not carried out any requisitions and as such, we are not able to advise whether the property will be affected by any proposed public schemes. We suggest that requisitions be made to the relevant authorities. Public schemes include road widening, drainage reserves, MRT projects, conservation, etc.
2. Further, services such as water, electricity, telephone and modern water-borne sanitation are made available to the property.

### **Attendance In Court**

The valuer is not required to give testimony or to appear in court by reason of this report unless specific arrangement has been made therefore.