

Valuation

**31 JURONG WEST STREET 41 #14-18
THE LAKESHORE
SINGAPORE 649412**

PREPARED FOR

SHERIFF SUPREME COURT

SEPTEMBER 2025

VALUATION REPORT FOR : SHERIFF SUPREME COURT

1. Purpose of Valuation : For Sheriff's sale

2. Address of Property : 31 Jurong West Street 41 #14-18
The Lakeshore
Singapore 649412

3. Date of Inspection : 10 September 2025

4. Details of Property

Type : A 3-bedroom apartment with study located in a 17-storey block within The Lakeshore, a condominium development.

Age : Approximately 17 years

Condition : Fairly good

5. Title and Tenure

Legal Description : Lot U57527L Mukim 6

Tenure : 99 years commencing from 22 November 2002

Strata Floor Area : 109.0 sq m

Registered Proprietor : Huang Guanchao

Encumbrances : Nil.

Other Details : Nil.

6. Town Planning

Master Plan Zoning (2019 Edition) : Residential

6. The Subject Development

The Lakeshore is a condominium development located along Jurong West Street 41, approximately 18 km from the city centre at Raffles Place. The immediate locality is predominantly residential in nature comprising both condominium developments and HDB flats. Prominent developments in the vicinity include Lakepoint Condominium, Parc Vista, Lakeholmz, Merlimau Primary School and Yuan Ching Secondary School amongst others. In addition, the Lakeside MRT Station is located within distance from the development.

The subject development comprises a total of 848 units of apartments and maisonettes of various designs, layouts and sizes housed in ten 17-storey blocks. Access to the upper storeys within each block is facilitated by lifts and staircases. Facilities provided include swimming pool with lap and fun pools, play pool, jacuzzis, warm spa pool with foot massage, warm chaise lounge pool, reflective pool, clubhouse with function area/gymnasium/games room/reading room/karaoke room/changing rooms and steam rooms, barbeque area, children's play area, putting green, tennis courts, fitness stations, basketball play area, badminton courts, reflexology footpath, pavilions, jogging trail, garden path, outdoor sitting area, water features and landscaped gardens. In addition, surface/multi-storey carparking are also provided within the development. Each apartment is also equipped with an audio intercom system.

8. The Subject Property

Accommodation

Living / dining area / dry / wet kitchens / master bedroom with adjoining bathroom / 2 other bedrooms / study / common bathroom / toilet / yard / household shelter.

Finishes

Floors : Marble slabs / timber parquet / ceramic / homogeneous tiles generally

Walls : Wallpapers / emulsion paint / ceramic / homogeneous tiles generally

Ceilings : Emulsion paint / false ceiling with downlights generally

Fittings : Split unit air conditioners / ceiling fan / low kitchen cabinets with cooker hob / hood / oven / shower screens / vanity top with undercounter cabinets / mirror panel / sunken bath / wardrobes / shelf / table / cabinet generally

9. **Occupancy Details** : Owner-occupied as at date of inspection.
10. **Other Details** : Unless otherwise instructed, we do not normally carry out requisitions with the various public authorities to confirm whether the property is affected by any public schemes such as road improvements. If assurance is required, we recommend that verification be obtained from your lawyers.
11. **Basis of Valuation** : Our opinion of the market value of the subject property in its existing continued use is arrived at by direct comparison with recent transactions of comparable properties within the vicinity and elsewhere. Necessary adjustments have been made for differences in location, tenure, size, shape, design and layout, age and condition of buildings, availability of facilities, dates of transactions and the prevailing market conditions amongst other factors affecting its value.

12. **Valuation**

Having regard to all relevant information, we are of the opinion that the current market value of the subject property, with vacant possession and free from all encumbrances:

Current Market Value*: [REDACTED]
[REDACTED]

Forced Sale Value: [REDACTED]
[REDACTED]

13. **Limiting Conditions**

Please see attached.

for and on behalf of
EDMUND TIE & COMPANY (SEA) PTE LTD


Hong Choon Learn
Director
Valuation Advisory
BSc (Real Est Mgt) Hons, MSISV
(Appraiser's Licence No: AD041-20089051)

Date: 23 September 2025
Our Ref: HCL:LJY:rl:25090149-01R

LIMITING CONDITIONS

This property Valuation and Report has been prepared subject to the following limiting conditions:-

VALUATION BASIS

Our valuation is made on the basis of Market Value. We have adopted the International Valuation Standards definition of Market Value 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."

No allowances are made for any expenses or realisation or for taxation which might arise in the event of a disposal. Our valuation assumes that as at the date of valuation, the property is free and clear of all mortgages, encumbrances and other outstanding premiums, charges and liabilities.

Values are reported in Singapore Currency.

CONFIDENTIALITY

Our Valuation and Report is confidential to the party to whom it is addressed and to their professional advisors for the specific purpose to which they refer. The valuer disclaims all responsibility and will accept no liability to any other party. Neither the whole, nor any part, nor reference thereto may be published in any document, statement or circular, nor in any communication with third parties, without our prior written consent of the form and context in which it will appear.

SOURCE OF INFORMATION

Where it is stated in the report that information has been supplied to the valuer by the sources listed, this information is believed to be reliable, but the valuer will accept no responsibility if this should prove not to be so. All other information stated without being attributed directly to another party is obtained from our searches of records, examination of documents or enquiries with relevant government authorities.

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.

TOWN PLANNING AND OTHER STATUTORY REGULATIONS

Information on Town Planning is obtained from the set of Master Plan, Development Guide Plan (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 improvements. If assurance 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.

STRUCTURAL SURVEYS

Unless expressly instructed, we do not carry out a structural survey, nor do we test the services. Whilst any defects or items of disrepair which we note during the course of our inspection will be reflected in our valuations, we are not able to give any assurance in respect of rot, termite, or past infestation or other hidden defects.

SITE CONDITIONS

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.

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 fees paid for engaging our services. Under no circumstances will be liable for consequential, incidental, punitive or special losses, damage or expenses (including opportunity costs and loss of profits) despite being advised of possible existence.

ATTENDANCE IN COURT

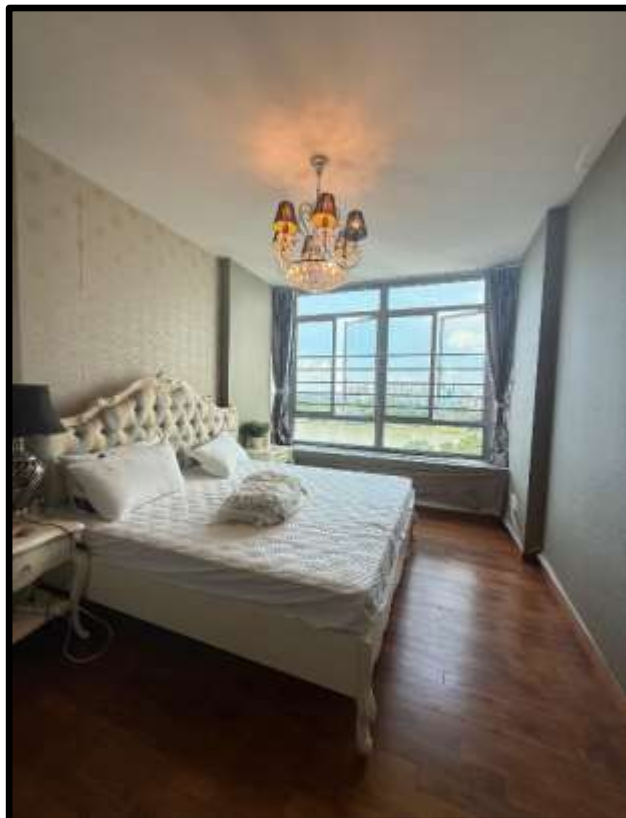
The valuer is not required to give testimony or to appear in court by reason of this report unless specific arrangement has been made therefor.



Subject Block



Living Area



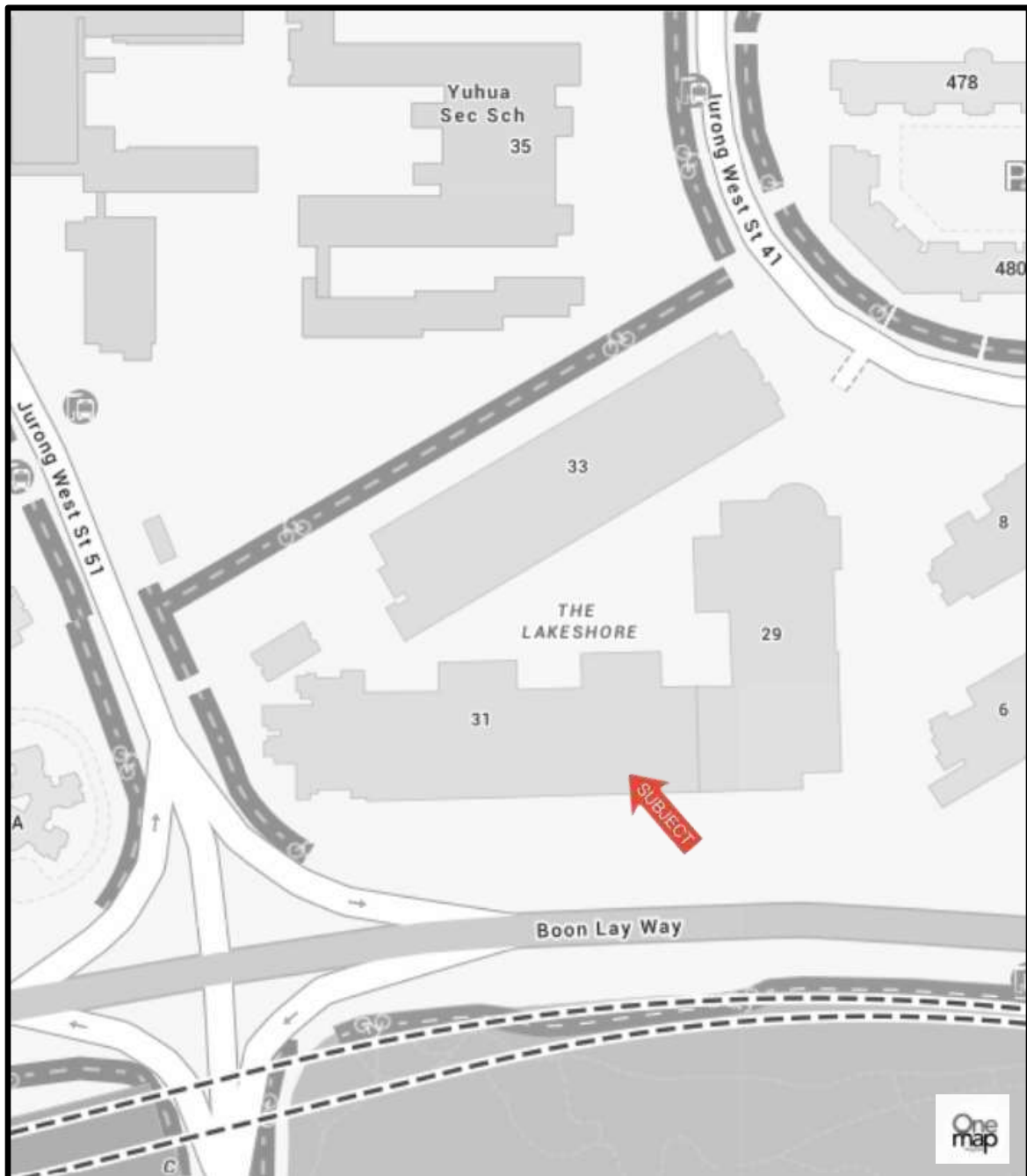
Bedroom



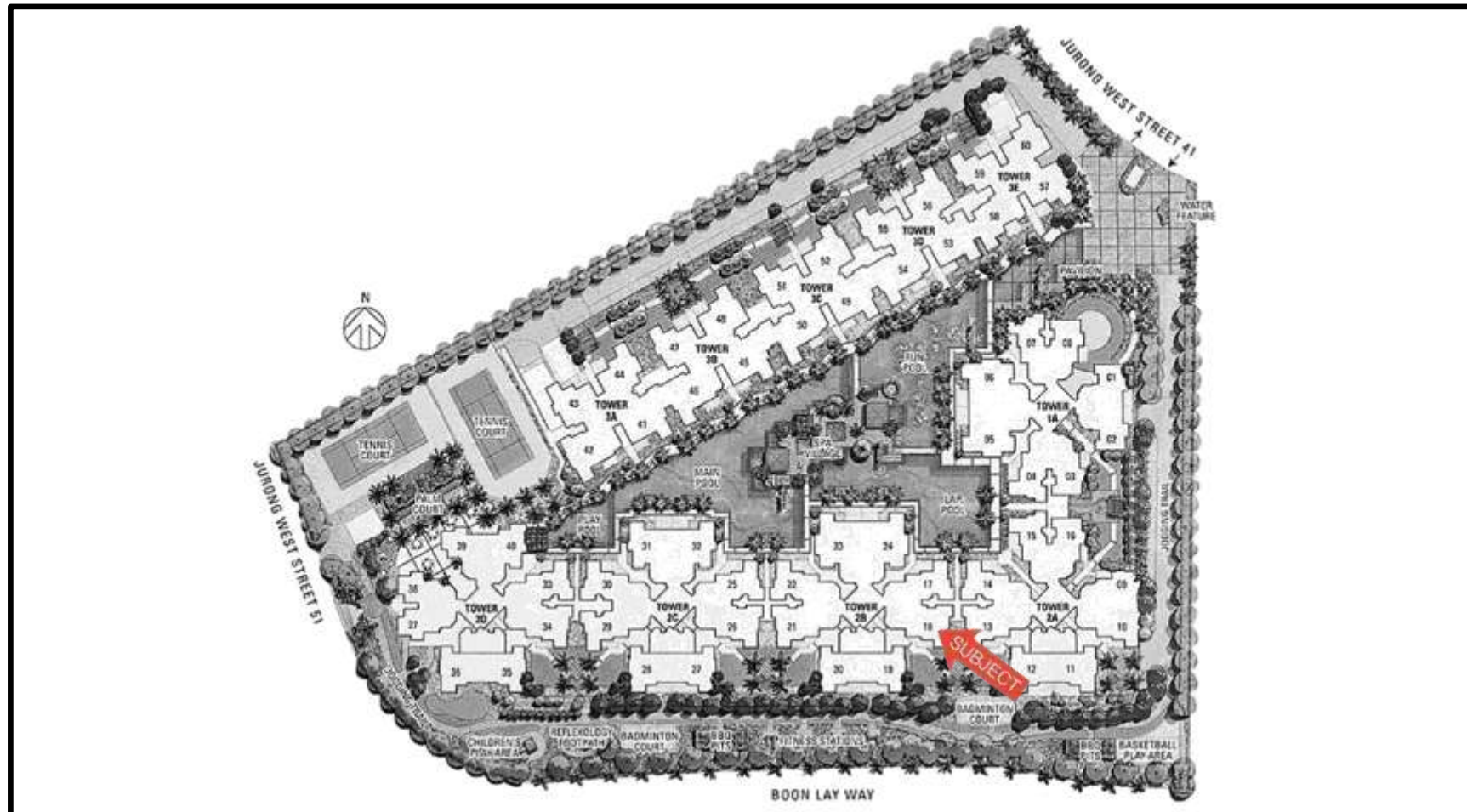
Bedroom



Kitchen



LOCATION PLAN



SITE PLAN