

Our Ref : VH14774/2012/lck/JQ
Date of Report : 25th February 2012
HDB Case No : F0220277

GSK Global Group
192 Waterloo Street
#02-05/06 Skyline Building
Singapore 187966

**VALUATION REPORT FOR THE PURPOSE OF OBTAINING MORTGAGE
LOAN AND APPLYING FOR THE WITHDRAWAL OF CPF MONIES FOR
PURCHASE OF HDB FLAT**

1. Valuation Report for : Moori Ashok Kumar
2. Date of Request : 20th February 2012
3. Address of Property : Block 359 Tampines Street 34 #02-433
Singapore 520359
4. Details of Property
 - Type : 4 Room Model A
 - Strata Area : 104.0 sq m
 - Tenure : 99 years from 1st March 1996
5. Description of Subject Property
 - State of Repair/Maintenance : Above Average
 - Orientation : Living faces South
 - Location of Unit : Intermediate
 - No of Storey of Block : 9
6. Comments on Subject Property : Nil.
7. Finishes & Fittings

Accommodation	Finishes			
	Floor	Wall	Ceiling	Fittings/Fixtures
Living	Ceramic	Paint	Paint	Aluminium framed windows, wrought iron gate & grilles, timber door, ceiling fan(1), television console(1), cabinets, mirror, feature wall, partial false ceiling with cornices & downlights.
Kitchen	Ceramic	Ceramic	Paint	High & low kitchen cabinets with cooker hood & hob, basin & service counters.
Bedrooms	Ceramic	Paint	Paint	Aluminium framed windows & grilles, wrought iron grilles, timber doors, split unit air-conditioners(3), wardrobes(3), study tables with cabinets(2), feature wall with downlights, bedhead(1), bed frame(1), shelves.
Bathrooms	Ceramic	Ceramic	Paint	Louvred windows, aluminium framed doors, central water heater(1), shower screen(1), long bath(1), mirror, downlights.
Storeroom	Ceramic	Paint	Paint	Decorative timber door, shelves.
Yard	Ceramic	Paint	Paint	Aluminium framed windows & grilles.

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8. Location & Locality

The subject property is located in Tampines New Town, some distance to Tampines MRT Station and Bus Interchange. Schools / marketing / eating / shopping services and other social amenities are provided in the vicinity.

9. Date of Inspection : 21st February 2012

10. Method & Basis of Valuation

Our valuation is made for the purpose of obtaining a mortgage loan from HDB and is not intended to be used for any other purpose. In assessing the mortgage value of the subject property, we have used the comparable sales method, having regard to recent sales of similar properties and taking into consideration the aforesaid and other relevant factors.

11. Purpose of Valuation

Our valuation is made for the purpose of obtaining a mortgage loan and withdrawal of CPF monies for purchase of HDB flat, and is not intended to be used for any other purposes.

12. Opinion of Value

Address of subject property : Block 359 Tampines Street 34 #02-433
Singapore 520359

Market Value : S\$405,000/-
(Singapore Dollars Four Hundred And Five Thousand Only)

We certify that we

- (i) have been assigned by HDB to prepare the valuation report for the purposes stated herein, and
- (ii) have neither present nor prospective interest either as property/housing/estate agent in the property appraised or in the value reported.

Prepared for and on behalf of

GSK Global Pte Ltd

(Formerly known as GSK Valuers & Property Consultants Pte Ltd)

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Name of Valuer : Lau Chee Kin
Licence No : AD041-2009819H

Encs : Photographs
Location Plan
Limiting Conditions



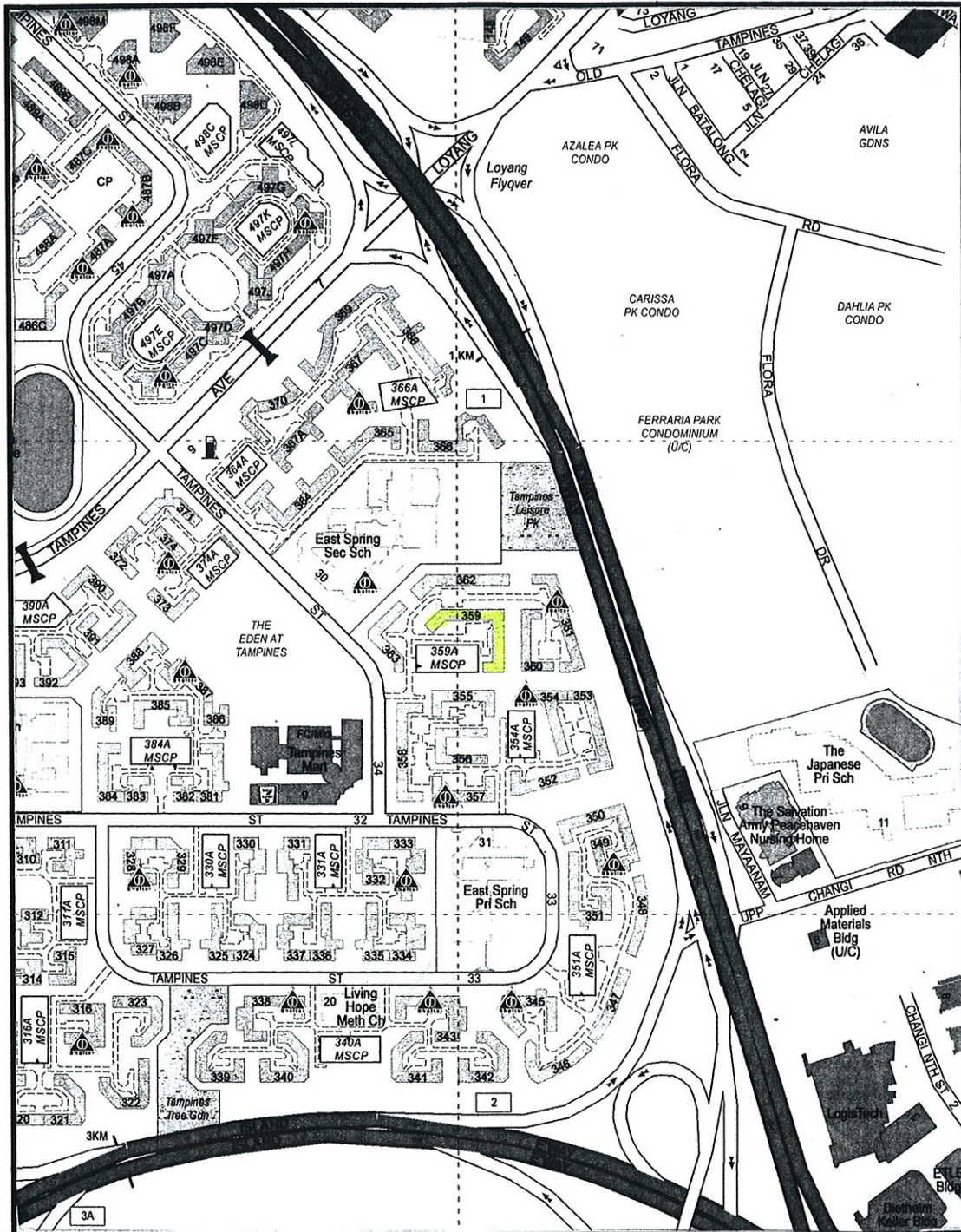
Living Area



Kitchen



Bedroom



LOCATION PLAN
Not to Scale

LIMITING CONDITIONS

1. Where it stated in the Report that information has been supplied to the Valuer by another party or obtained by the Valuer from any enquiries, searches or investigations made from any government or statutory bodies, this information is believed to be reliable. The Valuer accepts no responsibility if this should prove not to be so.
2. The Valuation and Report are confidential to the party to whom they are addressed and to his professional advisors for the specific purpose to which they refer, or for the sole purpose which the Valuation and Report are commissioned. The Valuer disclaims all responsibility and will accept no liability to any other party, or any third party.
3. The report was prepared on the instructions of the Housing Development Board to assess the value of the property for mortgage purposes by the Housing Development Board and should not be used by any other party for any other purposes.
4. Where information has been supplied by the Housing Development Board, it is assumed to be accurate and reliable and we will not be held responsible should the information be proven otherwise.
5. While due care has been exercised to note any visible defects, no structural examination or the like has been made. We are not able to report that the improvement works in the property, including rewiring and piping, if any, is authorised by the relevant government authorities. The building services have not been tested but presumed to be in good working order.
6. No searches of any government proposals or public schemes on the property have been made.
7. The report does not take into consideration any charges or liabilities on the property.
8. We shall not be required to give testimony or to attend any court or public hearing by reason of this valuation report or with reference to the property unless prior arrangements have been made and agreed to by us and we shall be properly reimbursed.
9. The report must not be used partially but only in the total context in which it was prepared for and no part or whole of the report shall be reproduced without prior consent from us.
10. In the preparation of the report, it is assumed that the property may be purchased by any qualifying purchaser from any ethnic group.
11. No undertaking is given or implied nor liability accepted in respect of Year 2012 compliance of any building system or other equipment within the premises or the building as a whole.