

AGENTKEYS






**Generate  
Property Report**




# Condominium Report



1 Condominium found.



**RIVERGATE** 

RIVERWALK PROMENADE PTE LTD

**ROBERTSON QUAY (D9)**

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545 Total Units 524 Caveated Units Freehold

[View Details](#)



**Shows total units and number of caveated units**

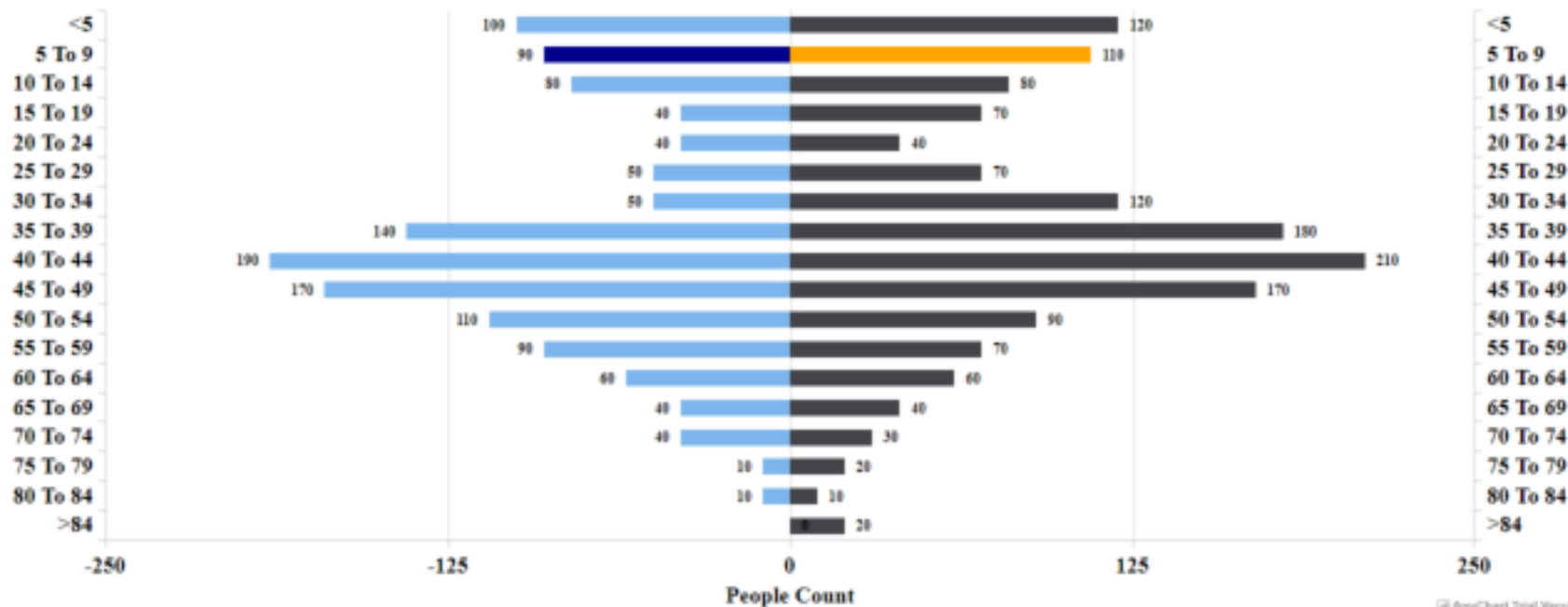
### How Young Is Your Neighborhood

Planning Area :	SINGAPORE RIVER	Planning Subzone :	ROBERTSON QUAY
Total Population from Age 5 to 9 :	200		

Source: OneMap API

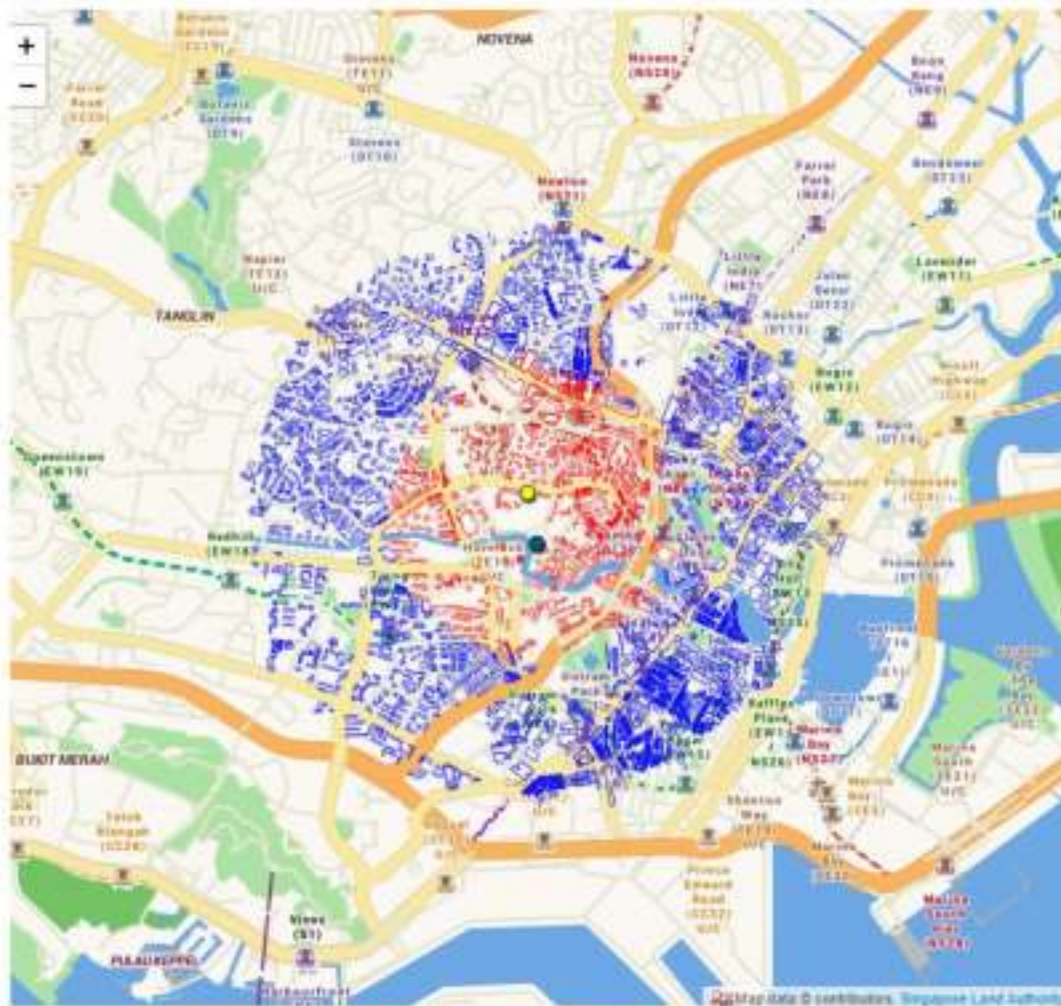
## Demographics of neighbourhood

Male Female Male Age 5 to 9 Female Age 5 to 9



AnyChart Trial Version





## Chances of Primary school registration

### Nearby Primary Schools Within 1KM

2C : Predictive 2020 Phase 2C Vacancy  
 2CS : Predictive 2020 Phase 2CS Vacancy

Name	Address	2C	2CS
RIVER VALLEY PRIMARY SCHOOL	2 RIVER VALLEY GREEN	94	NIL

### Nearby Primary Schools From 1KM To 2KM

2C : Predictive 2020 Phase 2C Vacancy  
 2CS : Predictive 2020 Phase 2CS Vacancy

Name	Address	2C	2CS
ALEXANDRA PRIMARY SCHOOL	2A PRINCE CHARLES CRESCENT	145	NIL
CANTONMENT PRIMARY SCHOOL	1 CANTONMENT CLOSE	161	88
CHJ (KELLOCK)	1 BUKIT TERESA RD	104	14
ST. MARGARET'S PRIMARY SCHOOL	99 WILKIE RD	106	48
ZHANGDE PRIMARY SCHOOL	51 JAL MEMDINA	117	30

rivergate

Targeted Area

Refresh

Select Block:

- Block 93
- Block 95
- Block 97
- Block 99

93 ROBER

Created

LevelStack

### Floor Plan

FloorPlan Report

Lower level

Close

05	47.00
48.00	
49.00	
50.00	
51.00	
52.00	
53.00	
54.00	
55.00	

Level 37

37.01	37.02	37.03	37.04	37.05
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Level 38

38.01	38.02	38.03	38.04	38.05
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**View Floor Plan  
& Property Report**

93 ROBERT

Cancelled

Level/Stack

### Floor Plan

FloorPlan | Report

1) Unique Unit Data

1) Unit Data/Transaction  
 2) Floor Plan  
 3) Mortgage Information (Default Scenario Or You may recalibrate your calculation.)

Downpayment: 30% | Loan Amount: 70%  
 Interest Rate: 2.05 | Loan Year: 30 Years

2) Project Transactional Data

1) Transaction Data (Sale & Rental) | 2) Multiple Property Owners | 3) Capital Gains Analysis | 4) Foreign Owners | 5) Nearby Unsold Units & New Launch

3) Demographic Data

1) How Young Is Your Neighborhood | 2) Every School Is A Good School But Parents Love Them Differently | 3) Work Income For Household | 4) Nearby MRTs, Community Clubs, Supermarkets & Preschools

4) Listing Information

Listing with agent details |  Agent Details Masked

Choose Primary School: RIVER VALLEY PRIMARY SCHOOL

5) EnBloc Potential

Generate Property Report





### Elevation Chart

View By:   
 Area | Last Transacted Date | Last Transacted PSF | Number of Transactions | Multiple Property Owner | All in One

Level: 09 SELECT

93 ROBERTSON QUAY S(238255)					
	01	02	03	04	05
09	#09-01 1755	#09-02 1722	#09-03 1529	#09-04 1507	#09-05 1550

97 ROBERTSON QUAY S(238257)					
	06	07	08	09	10
09	#09-06 2008	#09-07 1722	#09-08 2008	#09-09 1744	#09-10 1804

99 ROBERTSON QUAY S(238258)						
	11	12	13	14	15	16
09	#09-11 1538	#09-12 1561	#09-13 1623	#09-14 1623	#09-15 1558	#09-16 1644



## Transactions

**Sale** | Rent

### Latest 20 Sale Transactions

Show 10 entries

Search:

Address	Transaction Date	Price	Psf	Area (Sqft)	Type	Source
99 ROBERTSON QUAY #40-11	26-Feb-2020	\$ 3,450,000	\$ 2,306	1,498	Resale	URA
97 ROBERTSON QUAY #35-09	13-Feb-2020	\$ 4,042,000	\$ 2,318	1,744	Resale	URA
93 ROBERTSON QUAY #24-03	07-Feb-2020	\$ 3,385,000	\$ 2,246	1,507	Resale	URA
93 ROBERTSON QUAY #05-03	30-Jan-2020	\$ 3,250,000	\$ 2,126	1,528	Resale	URA
93 ROBERTSON QUAY #07-04	27-Jan-2020	\$ 3,058,000	\$ 2,029	1,507	Resale	SKIPS
93 ROBERTSON QUAY #21-02	22-Jan-2020	\$ 3,850,000	\$ 2,235	1,722	Resale	URA
97 ROBERTSON QUAY #22-07	30-Dec-2019	\$ 3,728,888	\$ 2,100	1,776	Resale	URA
97 ROBERTSON QUAY #10-08	18-Dec-2019	\$ 4,450,000	\$ 2,131	2,088	Resale	URA
97 ROBERTSON QUAY #25-06	28-Nov-2019	\$ 4,650,000	\$ 2,227	2,088	Resale	URA
99 ROBERTSON QUAY #24-11	15-Nov-2019	\$ 3,400,000	\$ 2,209	1,539	Resale	URA

Showing 1 to 10 of 20 entries

Previous | **1** | 2 | Next

SKIPS : Data contributed by Agents handling the transaction and Only available in Amicus.  
 SKIPS = Singapore Key Indicator Of Property Sold/Rented

LAST 20 TRANSACTION AMOUNT AND PSF  
 Source: URA

2550

800000

# Legal Requisition

- Legal Requisition
- Road Line Plan
- Drainage Plan
- Railway Protection Plan

7TLAJS.pdf 1 / 7

**BUILDING AND CONSTRUCTION AUTHORITY**  
Address : 52 Jurong Gateway Road, #11-01, Singapore 600550

**Legal Requisition Reply**

Agency Control No. :		Reply Date :	25/07/2018
Agency Ref No. :		Fax Number :	-
Contact Person :	-	Contact Number :	
Applicant Name :		Fax Number :	
Applicant Address :		Contact Number :	
Applicant Control No. :			
Applicant Ref No. :			
<b>Property Address</b>			
Blk/Hse No. :	95	Dev Plot/Blk. No./Name :	
Street Name :	ROBERTSON QUAY	Unit No. :	01
Storey No. :	31		
Development Name :	RIVERGATE		
Postal Code :	238255		
Property Type :	BUILDING	Description :	BUILDING EXISTING/UNDER DEVELOPMENT
Strata Lot No. :	TN 21 56201C		
Land Lot No. :	TN 21 14211PT		

1. Information on the Detail DR/DRP/Plan Approval for Main Building and Additional/Alternative Use:

Plan Ref. No.	Plan Type	Status	Date	Project Title
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# Landed Property Report



### NO TRANSACTIONS SINCE 1995

1 16 5 11 8 12 15 17 4

### TRANSACTIONS BETWEEN 1995 AND 2005

14

### TRANSACTIONS BETWEEN 2006 AND 2010

3

### TRANSACTIONS BETWEEN 2011 AND 2020

9 6 7

### HOUSES WITH PLANNING DECISION SINCE 2000

7 16 5 11 8

### HOUSES WITH PERMITS TO COMMENCE STRUCTURAL WORKS ISSUED

9

### HOUSES WITH SSD

10 9 6

## Houses with transaction records along the same street

- Year transaction done
- Planning Decision
- Structural Permits
- SSD



### Cadastral Map

Land Dimensions Frontage Building OutLine



**Cadastral Map**  
- Dimensions  
- Frontage  
- Land shape  
- House footprint

# HDB Flat Report

**Block details include Transaction Count Listing Count**

ADDRESS :	89 DAWSON ROAD , S (142089)
ESTATE :	QUEENSTOWN
BUILDING AGE :	11 YEAR (LEASE FROM 2009)
NEAREST MRT/LRT :	QUEENSTOWN MRT STATION 0.66 KM
TRANSACTION COUNT :	4 SALE / 0 RENTAL (LAST 12 MONTHS)
LISTING COUNT :	43 SALE / 5 RENTAL (LAST 12 MONTHS)

**Breakdown of units by Flat types**

Flat Type	Number of unit(s)
Studio Apartment	19
2-room	2
3-room	22
4-room	99
5-room	12

**Flat Types within 400m range**

**Location**



**Residential Catchment within 400m**

Flat Type	Number of unit(s)
EXEC	4
SA	223
2 ROOM FLEXI FLAT	34
3 ROOM FLAT	547
4 ROOM FLAT	2517
5 ROOM FLAT	796



### Household Size within 400m

Household size	Number of unit(s)
1 - 2 persons	1828
3 - 4 persons	1925
5 persons or more	329

### Age of Residents within 400m

Age Group	Estimated number of Residents
Below 20 years old	2691
20 - 39 years old	3304
40 - 59 years old	3361
60 years old and above	975

### Upgrading Programmes

Programme Type	Announced	Completion	Billing	Status
N.A				



### HDB Report

Report

Floor Plan



#### 4-ROOM (LOFT 2) FLOOR PLAN

APPROX. FLOOR AREA 97 sqm

(inclusive of internal floor area 83 sqm, Air-con Ledge and Double Volume Space)

### Floor Plan and Report

No Unit

43
42
41
40
39
38
37
36
35
34
33
32
31
30

46
45
44
43
42
41
40
39
38
37
36
35
34
33
32
31
30

Floor Plan and Report

### HDB Report

Report Floor Plan

Choose Primary School

Generate HDB Report

Close

- QUEENSTOWN PRIMARY SCHOOL
- QUEENSTOWN PRIMARY SCHOOL
- ALEXANDRA PRIMARY SCHOOL
- GAN ENG SENG PRIMARY SCHOOL
- NEW TOWN PRIMARY SCHOOL
- ZHANGDE PRIMARY SCHOOL

No Unit

43					
42					
41					
40					
39	39-01	39-04	39-04	39-04	39-04
38	38-01	38-04	38-04	38-04	38-04
37	37-01	37-04	37-04	37-04	37-04
36	36-01	36-04	36-04	36-04	36-04
35	35-01	35-04	35-04	35-04	35-04
34	34-01	34-04	34-04	34-04	34-04
33	33-01	33-04	33-04	33-04	33-04
32	32-01	32-04	32-04	32-04	32-04
31	31-01	31-04	31-04	31-04	31-04
30	30-01	30-04	30-04	30-04	30-04

# WhereNext (Project Launches)



## New Condo In 2020

Project	Address	Type	Developer	Total Units	Total Sold Units
83 RESIDENCES AT BROOKVALE	BROOKVALE DRIVE (D21)	CONDOMINIUM	HOI HUP & SUNWAY	660	0
DALVEY HAUS	DALVEY ROAD (D10)	CONDOMINIUM	KOP PROPERTIES PTE LTD & LOW KENG HUAT (S) LIMITED	27	1
OLA	ANCHORVALE CRESCENT (D19)	CONDOMINIUM	EVIA REAL ESTATE & GAMUDA (ANCHORVALE PTE LTD)	548	177
19 NASSIM	NASSIM HILL (D10)	CONDOMINIUM	KEPPEL LAND	101	1
KOPAR AT NEWTON	KAMPONG JAVA ROAD (D9)	CONDOMINIUM	CEL NEWTON PTE LTD	378	76
77 @ EAST COAST	UPPER EAST COAST ROAD (D15)	CONDOMINIUM	KDC(77) DEVELOPMENT PTE LTD, A SUBSIDIARY OF KTC GROUP	41	3
PABC CANBERRA	CANBERRA WALK (D27)	EXECUTIVE CONDOMINIUM	HDI HUP SUNWAY CANBERRA PTE LTD (JV OF HOI HUP REALTY & SUNWAY DEVELOPMENT)	496	353
VERTICUS	JALAN KEMAMAN (D12)	CONDOMINIUM	SOILBUILD (KEMAMAN) DEVELOPMENT PTE. LTD.	162	10
M, THE	MIDDLE ROAD (D7)	CONDOMINIUM	WINGCHARM INVESTMENT PTE LTD, A SUBSIDIARY OF WING TAI	522	386

Project Name	M, THE
Project Type	Condominium
Address	MIDDLE ROAD (District 7)
Developer	Wingcharm Investment Pte Ltd, a subsidiary of Wing Tai Asia
Total Units	522
Sold Units	386
Tenure	99 years
TOP	March 2024



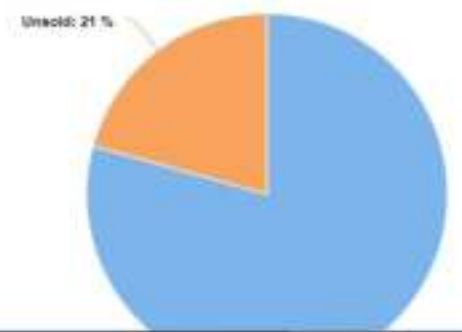
Building	#Floors	#Units
30 MIDDLE ROAD	20	153
32 MIDDLE ROAD	6	80
36 MIDDLE ROAD	20	136
38 MIDDLE ROAD	20	153

### UNITS SUMMARY UP TO 2019

Layout Type	Estimated Area (sqft)	No of Units	% of Units	Sold	% of Sold
Studio	409-420	48	9%	48	100%
1 bedroom	409-495	96	18%	96	100%
1 bedroom + study	527	89	17%	62	69%
2 bedroom	592-667	170	33%	114	78%
2 bedroom + study	721-764	102	20%	52	50%
3 bedroom DK	904	17	3%	12	70%

SALES UNTIL JUNE 2020

Source: URA, BUCD



M, THE

Targeted AreaSqft Based on Unsold Unit: 100 - 300

Refresh Clear

- Select Block:
- Block 30
  - Block 32
  - Block 36
  - Block 38

30 MIDDLE ROAD S(188540)

■ Covered 
 ■ No Covered 
 ■ No FloorPlan 
 ■ Targeted AreaSqft

Level/Stock	01	02	03	04	05	06	07	08	09
Level 20	20.01	20.02	20.03	20.04	20.05	20.06	20.07	20.08	20.09
Level 19	19.01	19.02	19.03	19.04	19.05	19.06	19.07	19.08	19.09
Level 18	18.01	18.02	18.03	18.04	18.05	18.06	18.07	18.08	18.09
Level 17	17.01	17.02	17.03	17.04	17.05	17.06	17.07	17.08	17.09
Level 16	16.01	16.02	16.03	16.04	16.05	16.06	16.07	16.08	16.09



M, THE

Targeted Area

Refresh

Select Block:

- Block 30
- Block 32
- Block 36
- Block 38


30 MIDDLE

Carved

Level/Stack

Floor Plan

FloorPlan 3D Model



09

28.00

19.00

18.00

17.00

16.00



SKIPS



### Deep Dive Push Tech Portal

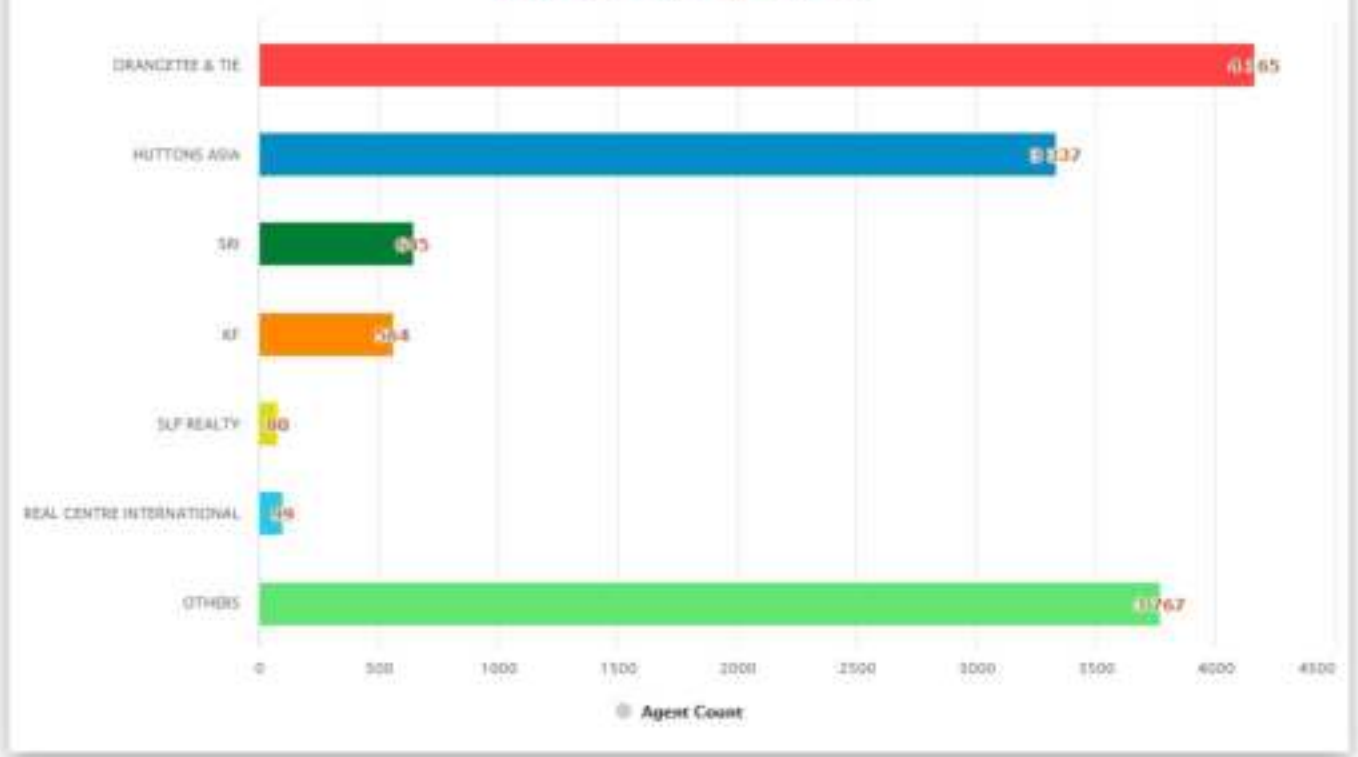
- GATEWAY
- HOME
- SCHEMATIC CHART
- SMS PATTERNS
- TRANSACTION LIST
- TOP-UP
- TESTIMONIALS
- DASHBOARD

Over 290K Free PUSH Notification Sent In 2017, 26K January 2018, 194K May 2018, 149K June 2018

VIEW FULL TRANSACTION DATASET

REAL-TIME SALE/RENTAL DATA

#### 12657 RES ARE ON SKIPS !!



Click **Dashboard**



# Deep Dive Push Tech Portal

GATEWAY HOME SCHEMATIC CHART SMS PATTERNS TRANSACTION LIST TOP-UP TESTIMONIALS DASHBOARD

LOGOUT

Over 290K Free PUSH Notification Sent In 2017, 26K January 2

## User Dashboard

ADD CONDO SALE

ADD LANDED SALE

ADD HDB SALE

ADD COMMERCIAL SALE

ADD CONDO RENT

ADD LANDED RENT

ADD HDB RENT

ADD COMMERCIAL RENT

ADD SHOP HOUSE SALE

ADD SHOP HOUSE RENT

## My Uploaded Transaction List

- 1) Click View to use SKIPS Plus
- 2) "\*" = Transaction has already been uploaded on to public domain. Therefore, SKIPS Plus is not applicable.

Condo | Landed | Commercial | HDB | Shop House

### My Uploaded Transaction List

- 1) Click View to use SKIPS Plus
- 2) "-" = Transaction has already been uploaded on to public domain. Therefore, SKIPS Plus is not applicable.

Condo | Landed | Commercial | HDB | Shop House

Estate	Street	Block	Unit	Resale	Sale/Rental	Resale Date	View
QUEENSTOWN	STIRLING ROAD	182	<input type="text"/>	3,000	RENTAL	01/Jul/2020	<a href="#">VIEW</a>
HOUGANG	HOUGANG AVENUE 6	522	<input type="text"/>	2,200	RENTAL	09/Jun/2020	-
BUKIT MERAH	BUKIT PURMEI ROAD	105	<input type="text"/>	370,500	SALE	14/May/2020	<a href="#">VIEW</a>
PASIR RIS	PASIR RIS STREET 52	521	<input type="text"/>	2,200	RENTAL	01/Apr/2020	-
PUNGGOL	PUNGGOL CENTRAL	622B	<input type="text"/>	2,000	RENTAL	29/Mar/2020	-
HOUGANG	LORONG AH SOO	144	<input type="text"/>	660,000	SALE	29/Feb/2020	-

AMLApps





ANTI-MONEY LAUNDERING  
YOU CAN RUN. BUT YOU C

User Name	WANG TECK HONG (ADAM)
Reg.No.	R011629J
Mobile	93386502
Est.Agent Name	FER PROPERTIES PTE LTD
Report ID	AML_L3008094E_R011629J_20243271171093154T9BY

#### DISCLAIMER

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SEARCH. WE DO NOT WARRANT THE REPORT TO THIRD PARTY USER.

#### REPORT CRITERIA

Date of Search	27-Mar-2024 11:07 AM
Subject's Name	Lxx Cxxx Pxxx
Subject's NRIC/Passport No	Sxxxx123A
Country	MALAYSIA
Country Risk Score	5.21 out of 10 * Higher the number, greater the risk. (Source: Basel ML/TF risk so
FATF High-Risk Country	NO
Cambodia/Golden Passport Holder	NO
CAD Person Of Interest/Associate	NO

#### UNIQUE IDENTIFIER FOR IN SITU DATA (NRIC/PASSPORT DIGITS)

Date of Search	27-Mar-2024 11:07 AM
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FATF High-Risk Country	NO
Cambodia/Golden Passport Holder	NO
CAD Person Of Interest/Associate	NO

#### UNIQUE IDENTIFIER FOR IN SITU DATA (NRIC/PASSPORT DIGITS)

##### SINGAPORE BANKRUPTCY DATABASE

NO TRACE

Latest Update By 11 AM, Monday to Friday. No update on Saturday, Sunday and Public Holiday.

##### MULTI PROPERTY OWNER (MATCH BY CAVEAT FILED WITH SINGAPORE LAND AUTHORITY)

NO TRACE

##### SOURCE OF FUNDS/SOURCE OF WEALTH FROM PROPERTY CAPITAL GAINS/VALUE (NRIC/PASSPORT MAT

NO TRACE

##### SOURCE OF FUNDS/SOURCE OF WEALTH FROM PROPERTY CAPITAL GAINS/VALUE (NAME MATCH)

SIN	Address	Masked NRIC/FIN/PASSP ORT	Date Of Purchase	Purchase Amount	ML Indicative Valuation
1	31 LEONIE XXX #XX-XX, RIVERXXXXX (Owner)	N.A	07-Dec-1998	\$1,250,000	N.A
2	151 CAVENAGH XXXX #XX-XX, CAVENAGH XXXXX (Owner)	N.A	N.A	N.A	N.A



AML REPORT, Powered By AMICUS And International Search Platform

## In Situ Data Checklist

List Name
HIGHER RISK COUNTRIES ( <a href="http://www.fatf-gafi.org">http://www.fatf-gafi.org</a> )
CAMBODIA/GOLDEN PASSPORT HOLDER
CAD PERSON OF INTEREST/ASSOCIATE
SINGAPORE BANKRUPTCY DATABASE
SINGAPORE MULTI PROPERTY OWNER
SOURCE OF FUNDS/SOURCE OF WEALTH
SINGAPORE CORPORATE DATABASE
SINGAPORE TERRORISM (SUPPRESSION OF FINANCING) ACT (TSOFA)
SINGAPORE INTER-MINISTRY COMMITTEE - TERRORIST DESIGNATION
SINGAPORE MHA SUSPICIOUS TERRORIST ALERT LISTS
SINGAPORE INVESTOR ALERT LIST
STATE COURTS CRIMINAL TRIALS/OFFENCES UNDER WOMEN'S CHARTER
MALAYSIA DATABASE

## Worldwide Checklist

List Name
BASEL ML/TF RISK SCORE
INTERPOL RED NOTICES
UN SANCTIONS LISTS
US SANCTIONS LISTS
US DENIED PERSONS LIST
WORLD POLITICALLY EXPOSED PERSON (PEP)
CIA WORLD LEADERS
OFAC CONSOLIDATED LIST
EUROPEAN EXTERNAL ACTION SERVICE CONSOLIDATED LIST
THE UNITED KINGDOM'S CONSOLIDATED LIST OF TARGETS
GOOGLE KEYWORD SEARCH

# Charges

Agentkeys Wallet	\$218 w/GST
Amicus ChatGPT	\$109 w/GST (\$20 is yearly subscription) approx. \$0.10 per search
HDB / Condo / Landed	\$3 per report
SMS Campaign	\$0.25 (under 160 characters) \$0.35 (161 to 306 characters)
AML	\$5 per search
Caveat	\$5 per search

# Technical Support

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