

TAN & AU
LIMITED LIABILITY PARTNERSHIP

Advocates & Solicitors,
Agents for Trademarks, Commissioner for Oaths
(Singapore Ho Chi Minh Hanoi Danang)

10 ANSON ROAD, INTERNATIONAL PLAZA, #20-16, SINGAPORE 079903
TELEPHONE: (65) 6223 8500, FACSIMILE: (65) 6223 7100
E-MAIL: lawtanau@lawtanau.com.sg



EFS Mailbox: tmz4001

Our Ref: CT.SG-9312.01

22 August 2008

The Protem Committee for
Privatization of Shunfu HUDC Estate
Blk 314 Shunfu Road #03-144
Singapore 570314

BY EMAIL

Attn: Mr Philip Liau, Chairman

Dear Sirs

PRIVATIZATION OF SHUNFU HUDC ESTATE

Please find enclosed herewith a copy of letter dated 22 August 2008 to all Owners of Shunfu HUDC Estate for your kind attention and further action.

Kindly post the letter on your website as soon as possible as well as the various Estate Notice Boards.

As spoken to your Mr Liau this morning, we only just managed to contact the HDB today who informed us that they are unable to make any changes to their letter.

As spoken, it is actually better that the owners who have consented to the privatization are informed of their obligations to maintain the 75% support level in consideration of which the HDB has now commenced the physical and legal privatization works to complete the process of privatization.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Carolyn Tan'.

Carolyn Tan/Tony Au
TAN & AU LLP

Enc.

Jk/jk11/ltr to shunfu2

The information contained in this letter or document(s) is confidential and is the subject of legal professional privilege. If you are not the intended recipient, any use, disclosure or copying of this document is unauthorised. If you have received this document in error, please telephone (65) 6223 8500.

"IN ASSOCIATION WITH MESSRS LEE MENG MEW & CO, ADVOCATES & SOLICITORS, NOTARY PUBLIC, SINGAPORE & MESSRS PHUOC & PARTNERS, INTERNATIONAL ATTORNEYS-AT-LAW, SOCIALIST REPUBLIC OF VIETNAM (SINGAPORE - HO CHI MINH - HANOI - DANANG)"

TAN & AU
LIMITED LIABILITY PARTNERSHIP

**Advocates & Solicitors,
Agents for Trademarks, Commissioner for Oaths
(Singapore Ho Chi Minh Hanoi Danang)**

10 ANSON ROAD, INTERNATIONAL PLAZA, #20-16, SINGAPORE 079903
TELEPHONE: (65) 6223 8500, FACSIMILE: (65) 6223 7100
E-MAIL: lawtanau@lawtanau.com.sg



FFS Mailbox: tmz4001

Our Ref: CT.SG-9312.01

22 August 2008

BY EMAIL/BY FAX OR BY HAND

To all Owners of
Shunfu HUDC Estate
Singapore

Dear Sir/Madam

Persons to contact:

Lawyers: Ms Carolyn Tan: Direct Line: 63247733

Mr Tony Au: Direct Line: 63247731

Ms Kim Cheong: Direct Line: 63247748

Conveyancing Paralegals:

Ms Susan Lit: Direct Line: 63247737

Ms Karen Ting: Direct Line: 63247732

Ms Christina Hu: Direct Line: 63247738

PRIVATISATION OF SHUNFU HUDC ESTATE

Further to our letter dated 9 June 2008, we are pleased to enclose herewith a letter dated 15 August 2008 from Mrs Ong-Gan Bee Ghee of HDB confirming the attainment of the requisite 75% mandate for privatization. Please note pursuant to paragraph 4 of the said HDB letter dated 15 August 2008, it is essential that the 75% support level be maintained at all times by you.

Consequently, should you sell your flat unit before legal completion of the privatization process please ensure that your Buyer execute the necessary legal documents for the replacement of your current HDB title deeds with that of private property title deeds.

We also enclose herewith our latest publicity brochure for your reading pleasure.

Thank you for entrusting the work to us. We will keep you informed of further developments in due course.

Yours faithfully

TAN & AU LLP


Enc.

cc. Protem Committee for Privatization of Shunfu HUDC Estate
Attn: Mr Philip Liau, Chairman **(by scanned email)**

Jk/jk179312.Itr to owners

The information contained in this letter or document(s) is confidential and is the subject of legal professional privilege. If you are not the intended recipient, any use, disclosure or copying of this document is unauthorised. If you have received this document in error, please telephone (65) 6223 8500.

"IN ASSOCIATION WITH MESSRS LEE MENG MEW & CO, ADVOCATES & SOLICITORS, NOTARY PUBLIC, SINGAPORE & MESSRS PHUOC & PARTNERS, INTERNATIONAL ATTORNEYS-AT-LAW, SOCIALIST REPUBLIC OF VIETNAM (SINGAPORE - HO CHI MINH - HANOI - DANANG)"

 HOUSING & DEVELOPMENT BOARD	
FACSIMILE TRANSMISSION SHEET	
TO CN=M-O-S TAN & AU LLP	Fax No. 62237100
FROM Bee Ghee GAN	
DATE 8/15/2008 12:34:06 PM	No. of pages sent (including this sheet) 3
Subject: PRIVATISATION OF SHUNFU HUDC ESTATE MANDATE EXERCISE	
COMMENTS/INSTRUCTIONS/REMARKS:	

Privileged/Confidential information may be contained in this message. If you are not the intended recipient, you must not copy, distribute or use it for any purpose, nor disclose its contents to any other person. Please notify the sender immediately if you receive this in error.

Bee Ghee
GAN@HDB

To: M/s Tan & Au LLP@62237100@HDBFAX
cc: philip_liau@rgmi.com

08/15/2008
12:35 PM

Subject: PRIVATISATION OF SHUNFU HUDC ESTATE
MANDATE EXERCISE

HOUSING & DEVELOPMENT BOARD

BY FAX & POST

Your Ref : CT.SG-9312.01
Our Ref : 455-42-07-0012
Date : 15 Aug 2008
Tel : 64903865
Fax : 64903866
Email : gbg1@hdb.gov.sg

M/s Tan and Au LLP
Advocates & Solicitors
10 Anson Road, International Plaza
#20-16
Singapore 079903
Attn: Ms Susan Lit
[By Fax: 62237100]

Dear Mdm

PRIVATISATION OF SHUNFU HUDC ESTATE
MANDATE EXERCISE

We refer to your letter of 2 July 2008.

2 We would like to confirm that we have received the Application forms for Subsidiary Strata Certificate of Title (SSCT forms) signed by owners of 278 flats (77.8%) out of 358 flats owned by individuals at Shunfu (Bishan) HUDC estate who have given their support for the privatisation.

3 Following the attainment of the requisite mandate for privatisation, the following HDB policies which apply to lessees of designated HUDC Phases III/IV estates which have obtained the 75% (or more) support level for privatisation can now be enjoyed by the flat owners of Shunfu (Bishan) HUDC estate:-

a. **Eligibility to refinance/re-mortgage** - HDB will allow the lessees to re-mortgage their flats before legal privatisation subject to the following:-

- i) Lessees of 75% or more of the total number of flats within the estate and HDB have agreed to the conversion exercise;
- ii) The re-mortgage is solely for meeting the costs of conversion i.e. approximately \$30,000 for Shunfu (Bishan) estate;
- iii) The formal approval to the re-mortgage is on a case-by-case basis.

b. **Purchase of HDB Resale flats** - Lessees are allowed to buy a HDB resale flat for owner-occupation while retaining their existing HUDC flat for rental. They will need to obtain loans from the banks/financial institutions for purchase of the flat.

Similarly, HDB flat lessees are allowed to buy HUDC Phases III/IV flats in the estate for investment, provided they remain in occupation of their HDB flat.

For more information on the purchase of an HDB resale flat, lessees may go to HDB InfoWeb at www.hdb.gov.sg.

c. **Eligibility to Sublet** - Lessees can sublet their whole HUDC flat without the need to obtain HDB's prior approval. They are however required to observe the terms and conditions of subletting.

4 HDB will now proceed to carry out the works necessary to facilitate the privatisation of the estate. The estimated time frame for Shunfu (Bishan) HUDC estate to be legally privatised is 1.5 to 2 years, subject to completion of the privatisation works. Once the estate is legally privatised, the restriction on the refinancing/re-mortgage of HUDC flats and terms & conditions of subletting will be lifted. During this period, please ensure that the support level for privatisation does not fall below 75%.

5 Please call me at 64903865 or our reception counter from Mondays to Fridays (8.00am to 5.00pm) at 64903872

to collect the consent forms (SSCT forms) for your safekeeping.

Yours Sincerely,

signed in LN

ONG-GAN BEE GHEE (MRS)
PRINCIPAL ESTATES OFFICER
ESTATE ADMIN AND PROPERTY DEPT
HOUSING & DEVELOPMENT BOARD

cc Mr Philip Liau
Chairman, Protem Committee
for Privatisation of Shunfu HUDC estate
[By email: philip_liau@rgmi.com]

HOUSING & DEVELOPMENT BOARD, HDB HUB, 480 LORONG 6 TOA PAYOH SINGAPORE 310480. TEL: 64901111

Posted using Lotus Notes by Bee Ghee GAN/EAPD on 08/15/2008 12:35:40 PM

TAN & AU
LIMITED LIABILITY PARTNERSHIP

Advocates & Solicitors,
Agents for Trademarks, Commissioner for Oaths
Singapore

10 ANSON ROAD, INTERNATIONAL PLAZA, #20-16, SINGAPORE 079903
TELEPHONE: (65) 62238500, FACSIMILE: (65) 62237100
E-MAIL: law@tanau.com.sg / law.tanau@tanau.com.sg

Messrs Tan & Au LLP was founded in 1994. It was then known as Messrs Tan-Au Associates. In 2001, it merged with another law firm to become Messrs Tan & Au Partnership and in 2007, it became Messrs Tan & Au LLP, (Registration No. LL0700268M). Messrs Tan & Au LLP is one of two pioneering law firms first registered with the Accounting & Corporate Regulatory Authority (ACRA) in line with the new LLP legislation for law firms. We offer full legal services in major areas of law including:-

- *Litigation*
- *Arbitration*
- *Family Law*
- *Construction Law*
- *Corporate Law*
- *Conveyancing and Leasing*
- *Trademark, Copyright and Intellectual Property Law*
- *Privatisation of HUDC estates*
- *En-bloc sales of private estates*

We practice extensively in both litigation and arbitration. We have argued in both the lowest tribunals and in the highest Courts in Singapore and have established and published landmark cases.

Our firm is experienced in handling a large number of owners having previously acted in the en-bloc sale of St. Michael's estate, termination of the strata title scheme at a development at Lorong L Telok Kurau, Singapore, en-bloc privatisation of Ivory Heights (654 units), Minton Rise (342 units), Waterfront View (583 units) and Farrer Court (618 units).

We have todate completed en-bloc sale transactions totalling more than S\$430million for the years 2006/2007 and in the pipeline are projects worth an estimated S\$1.48billion.

We recently completed the en-bloc sale of Nassim Park (104 units), Bright Apartments (20 units) and Regent Garden (31 units). We are currently carrying out the proposed en-bloc sale of Gilstead Mansion (24 units), Sims Mansion (12 units) and Ridgewood Condominium (470 units) and are involved in the proposed en-bloc sale of Koon Seng House. We were also involved in the en-bloc sale of Eng Cheong Towers and Park West Condominium (436 units), as well as the en-bloc privatisation of Laguna Park (528 units). We are currently carrying out the proposed en-bloc privatisation of Shunfu HUDC estate (358 units) and Serangoon North HUDC estate (244 units).

We believe as one of the market leaders for legal services for the privatization of HUDC estates and coupled with our experience in the en-bloc sale of private estates, we are uniquely qualified to carry out the en-bloc sale of various other estates.

