

PROCLAMATION OF

SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON HONG LEONG BANK BERHAD (97141-X)/HONG LEONG ISLAMIC BANK BERHAD (686191-W) THE ASSIGNEE BY THE ASSIGNORS/ BORROWERS, IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S). WILL SELL THE PROPERTIES DESCRIBED BELOW BY

PUBLIC AUCTION

ON MONDAY, THE 09TH APRIL, 2018

AT 10:00 A.M.




AT PRAISE MILLION SDN. BHD., LOT 1444, JALAN SEMANGAT,




PENDING INDUSTRIAL ESTATE, 93450 KUCHING

NOTE: PROSPECTIVE BIDDERS ARE ADVISED TO INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLES/STRATA TITLES, OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE ON ALL MATTERS IN CONNECTION WITH THE AUCTION SALE, INCLUDING THE CONDITIONS OF SALE, CONDUCT OFFICIAL TITLES/PARENT TITLES SEARCH AT THE RELEVANT LAND OFFICE AND MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER(S) AND /OR PROPRIETOR(S) AND/OR OTHER RELEVANT AUTHORITIES AS TO WHETHER THE SALE IS OPEN TO ALL RACES OR TO MALAYSIAN CITIZENS WHO ARE BUMIPUTRAS ONLY AND ALSO ON THE OTHER TERMS OF CONSENT TO THE SALE PRIOR TO THE AUCTION SALE.

THE PHOTOGRAPHS SHOWN HEREIN ARE SOLELY FOR GENERAL IDENTIFICATION. THE ASSIGNEE MAKES NO REPRESENTATION OR WARRANTY AS TO THEIR ACCURACY OR THE ACTUAL CONDITION OF THE PROPERTY(IES). ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASON OF SUCH WITHDRAWAL.

LOT 1	MIRI	LOT 2	MIRI	LOT 3	SIBU
HOUSE		HOUSE		HOUSE	
	RESERVE PRICE RM130,000.00		RESERVE PRICE RM650,000.00		RESERVE PRICE RM351,000.00
	DOUBLE STOREY LOW-COST PLUS TERRACED INTERMEDIATE Approx. 972.0 square feet Address : Survey Lot 7552-9 of Parent Lot 7081 Block 10 Kuala Baram Land District [Sublot 7552-9, Lorong 4-7, Jalan Dato Permaisuri 3, Taman Ceria, Bandar Baru Permyjaya, 98100 Miri, Sarawak]		DOUBLE STOREY DETACHED Approx. 1,083 square metres Address : Lot 6059 Block 5 Lambir Land District (formerly known as Survey Lot 6059 of Parent Lot 123 Block 5 Lambir Land District) [Lot 6059, Siang Siang Garden No. 5, Lorong Tunku Abdul Rahman, Miri Airport Road, 98000 Miri, Sarawak]		DOUBLE STOREY TERRACED INTERMEDIATE Approx. 180.80 square metres Address : Lot 929 Block 1 Sungai Merah Town District (formerly known as Sublot 46 (New Survey Lot 917) of Parent Lot 486 Block 1 Sungai Merah Town District) [No. 6F, Lorong Ulu Sungai Merah 35, Off Jalan Ulu Sungai Merah, Sibu Sarawak]
	Solicitors : Kadir Wong Lin & Co. Advocates (Miri) (085-418996) Bank Ref : 25581002687 & 25581002694 Our Ref : HLBB-MY22		Solicitors : Kadir Wong Lin & Co. Advocates (Miri) (085-418996) Bank Ref : 25581000524 Our Ref : HLBB-MY23		Solicitors : David Allan Sagah & Teng Advocates (084-334240) Bank Ref : 25781003912 Our Ref : HLBB-SB18

LOT 4	MATANG	LOT 5	MATANG	LOT 6	MATANG
HOUSE		FLAT		APARTMENT	
	RESERVE PRICE RM191,500.00		RESERVE PRICE RM34,200.00		RESERVE PRICE RM65,700.00
	DOUBLE STOREY TERRACED INTERMEDIATE Approx. 194.25 square metres Address : Sublot No. 19 (Survey Lot 1544) of Parent Lots 230 to 240 Block 7 Matang Land District [Sublot 19 (Survey Lot 1544), Taman Sinar Serapi, 8th Mile, Matang Road, 93050 Kuching, Sarawak]		FLAT Approx. 46.0 square metres Address : Parcel No. B#03-12 Second Floor Block B of Parent Lot 1107 Block 7 Matang Land District (formerly known as Parent Lots 305-314 Block 7 Matang Land District) [Parcel No. B312 (Parcel No. B#03-12), Taman Orchidwoods, Off Jalan Matang, 93050 Kuching, Sarawak]		APARTMENT Approx. 58 square metres Address : Parcel No. 1329-1-12 Storey 1 Block B (Previously known as Parcel No. 8 Level 1 Block B of Parent Lots Kuching Occupation Ticket Nos. 9937, 9938, and 16514) of Parent Lot 1329 Block 5 Matang Land District [Parcel 1329-1-12, Ground Floor, Block B, Taman Suria Jaya, 6th Mile, Off Jalan Matang, 93050 Kuching, Sarawak]
	Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 28881002164 Our Ref : HLBB-KCH394		Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 28881006177/28881006184 Our Ref : HLBB-KCH420		Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 36491002707 Our Ref : EON-KCH228

LOT 7	MATANG	LOT 8	BATU KAWA	LOT 9	BATU KAWA
APARTMENT	RESERVE PRICE RM85,000.00	APARTMENT	RESERVE PRICE RM85,100.00	FLAT	RESERVE PRICE RM63,000.00
	<p>APARTMENT</p> <p>Approx. 71.0 square metres</p> <p>Address : Unit No. 92TF 3rd Floor (Front) Block I (Lot 9296) of Parent Lot 9307 (New Lot 9312) (formerly known as Lot 6344) Section 65 Kuching Town Land District [Unit No. 92TF, 3rd Floor (Front), Block I, Synergy Square, Off Jalan Matang, 93050 Kuching, Sarawak]</p>		<p>APARTMENT</p> <p>Approx. 77.00 square metres</p> <p>Address : Parcel No. 2588-4-9, Block 217, Kuching North Land District (previously known as Unit No. D-3-37-C (A1) [Apartment (Type 1)], Third (3rd) Floor, Building No. Block D, Plot No. 15 of Parent Lot 2588 Block 217 Kuching North Land District) [No. Ad415, Third Floor, Block D, Plot 15, Batu Kawa New Township, Jalan Batu Kawa, Kuching, Sarawak]</p>		<p>FLAT</p> <p>Approx. 43.8 square metres</p> <p>Address : Parcel No. C9-01-01 (I101) Unit No. 1 Ground Floor (Level 1) Block C9(I) of Parent Lot 1352 (replacing part of Lots 483 & 910 Block 10 Matang Land District and Lot 597 Block 11 Matang Land District) Block 10 Matang Land District [Parcel No. C9-01-01 (I101), Unit No. 1, Ground Floor (Level 1), Block C9 (I), RPR Batu Kawa (Tondong), Off Jalan Tondong-Batu Kawa, 93050 Kuching, Sarawak]</p>
	Solicitors : Kadir Wong Lin & Co. Advocates (082-414162)		Solicitors : David Allan Sagah & Teng Advocates (082-238122)		Solicitors : Kadir Wong Lin & Co. Advocates (082-414162)
	Bank Ref : 25281003230/3247		Bank Ref : 25681011688		Bank Ref : 25691002591/25691002601
	Our Ref : HLBB-KCH421		Our Ref : HLBB-KCH376		Our Ref : EON-KCH241

LOT 10	KUCHING
FLAT	RESERVE PRICE RM29,700.00
	<p>LOW-COST FLAT</p> <p>Approx. 46 square metres</p> <p>Address : Parcel No. 208/3F/9 Third Floor Block B of Parent Lot 10840 (formerly known as Parent Lot 9291) Block 11 Muara Tebas Land District [Parcel No. 208/3F/9, Third Floor, Block B, Tabuan Park, Off Jalan Setia Raja, 93350 Kuching, Sarawak]</p> <p>{SARAWAK NATIVE RESERVED UNIT}</p>
	Solicitors : Kadir Wong Lin & Co. Advocates (082-414162)
	Bank Ref : 36481001103/36481001110
	Our Ref : EON-KL90

RESERVE PRICE

THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY, TO THE RESPECTIVE RESERVE PRICE AND TO THE CONDITIONS OF SALE. ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED RESERVE PRICE BY BANK DRAFT OR CASHIER'S ORDER IN FAVOUR OF HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/BORROWER'S NAME/CUSTOMER'S NAME AND PAY THE DIFFERENCE BETWEEN THE INITIAL DEPOSIT AND THE SUM EQUIVALENT TO 10% OF THE SUCCESSFUL BID PRICE IN CASH IMMEDIATELY AFTER THE FALL OF THE HAMMER WITH THE UNDERMENTIONED AUCTIONEER. THE **BALANCE OF THE PURCHASE PRICE IS TO BE SETTLED WITHIN 90 DAYS**, FOR FURTHER PARTICULARS, PLEASE CONTACT THE RESPECTIVE SOLICITORS OR THE UNDER MENTIONED AUCTIONEERS.

PRAISE MILLION SDN. BHD. (618267-D)

LOT 1444, JLN SEMANGAT, PENDING IND. ESTATE, 93450 KUCHING, SARAWAK.
TEL: 082-349069 FAX: 082-349135 H/P:012-8072368
(Web Site : www.praisemillion.com.my)
E-mail Address: prsmillion@gmail.com

LO LION HOCK
SEBASTIAN AK. ANDREW LISSEM
LU ENG HUI
LICENSED AUCTIONEERS



WHAT DO I NEED TO BRING ON AUCTION DAY?

- (1) A BANK DRAFT OR CASHIER'S ORDER EQUIVALENT TO 10% OF THE FIXED RESERVE PRICE IN FAVOUR OF HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/BORROWER NAME/CUSTOMER NAME
- (2) INDIVIDUAL BIDDER
 - IDENTIFICATION CARD(NRIC) TOGETHER WITH A PHOTOCOPY OF THE NRIC CARD (BOTH SIDES) FOR IDENTIFICATION AND REGISTRATION PURPOSES.
 - CORRESPONDENCE ADDRESS
 - TELEPHONE CONTACT NOCORPORATE COMPANY/FIRM
 - A CERTIFIED TRUE COPY OF THE COMPANY'S MEMORANDUM AND ARTICLES OF ASSOCIATION (M&A)
 - FORMS 44, 24 AND 49
 - BOARD OF DIRECTOR'S RESOLUTIONAGENT/REPRESENTATIVE
 - LETTER OF AUTHORITY FROM THE INTENDING BIDDER
 - A PHOTOCOPY OF THE INTENDING BIDDER'S NRIC CARD (BOTH SIDES)
- (3) ADDITIONAL FUNDS TO PAY THE DIFFERENCE BETWEEN THE DEPOSIT PAID UPON REGISTRATION AND 10% OF THE SUCCESSFUL BID PRICE.
- (4) A PERSON WHO HAS NOT REACHED THE AGE OF 18 (MINOR) OR A BANKRUPT SHALL NOT BE

APAKAH YANG PERLU DIBAWA PADA HARI LELONGAN AWAM?

- (1) BANK DRAF/KASYIER ORDER BERSAMAAN 10% DARIPADA HARGA HARTANAH DI ATAS NAMA HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/NAMA PEMINJAM/NAMA PELANGGAN
- (2) PEMBELI PERSEORANGAN
 - KAD PENGENALAN ASAL DENGAN SALINAN FOTOKOPI (BAHAGIAN HADAPAN & BELAKANG) UNTUK SEMAKAN DAN PENDAFTARAN
 - ALAMAT SURAT MENYURAT
 - NO TELEFON YANG MUDAH DIHUBUNGISYARIKAT KORPORAT/FIRMA
 - SALINAN SAH MEMORANDUM DAN ARTICLES OF ASSOCIATION (M&A)
 - BORANG 44, 24 DAN 49
 - SALINAN RESOLUSI PENGARAHEJEN/WAKIL
 - SURAT WAKIL DARIPADA PEMBELI
 - SALINAN FOTOKOPI KAD PENGENALAN PEMBELI (BAHAGIAN HADAPAN & BELAKANG)
- (3) SEJUMLAH WANG YANG MENCUKUPI BAGI MEMBAYAR PERBEZAAN DI ANTARA DEPOSIT YANG DIBAYAR SEMASA PENDAFTARAN DENGAN JUMLAH HARGA BELIAN YANG BERSAMAAN 10% DARIPADA HARGA JUALAN YANG BERJAYA DITAWARKAN.
- (4) PENAWAR YANG BERUMUR KURANG DARIPADA 18 TAHUN DAN JUGA SEORANG BANKRAP TIDAK AKAN DIBENARKAN UNTUK MEMBUAT TAWARAN DI LELONGAN AWAM INI.

After The Auction Sale, All Successful Purchasers Are Advised To

- (1) *Settle The Balance Purchase Price Within 90 Days From The Date Of The Auction Sale*
- (2) *Appoint Your Own Lawyer To Act On Behalf To Execute The Transfer Of The Property Ownership*
- (3) *Secure A Mortgage Loan If Needed To Settle The Balance Purchaser Price.*

**REGISTRATION WILL CONTINUE TO BE ACCEPTED AS LONG AS THE PROPERTIES HAVE NOT BEEN AUCTIONED.
FOR ANY CLARIFICATION OR ASSISTANCE, PLEASE CONTACT 082-349069 & 012-8072368**

www.praisemillion.com.my