

PROPERTIES for AUCTION



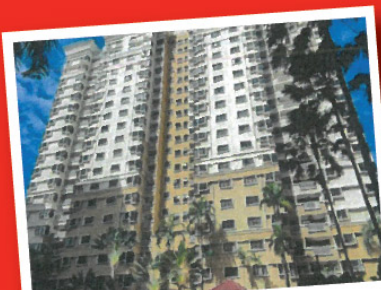
ONLINE BIDDING ONLY
(Bidders are further subject to the Online Terms and Conditions at the Auctioneer's Website)

PUBLIC AUCTION
ON FRIDAY THE 1ST DAY OF AUGUST 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



TAMAN PUSAT KEPONG, KUALA LUMPUR
855 sq ft - RM190,000



PELANGI UTAMA, PETALING JAYA
919 sq ft - RM410,000



TAMAN BANGI AVENUE, KAJANG
1,045 sq ft - RM320,000

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE 
AT WWW.LEONGAUCTIONEER.COM ("AUCTIONEER'S WEBSITE")

(ONLINE BIDDERS ARE FURTHER SUBJECT TO THE ONLINE TERMS AND CONDITIONS AT THE AUCTIONEER'S WEBSITE)

LA 1	RESERVE PRICE RM 190,000	KUALA LUMPUR
Type	Medium cost apartment Approx 855 sq ft	
Address	Unit No. 1-5-22, Pangsapuri Greenview, Jalan 2/40, Taman Pusat Kepong, 52100 Kuala Lumpur	
Assignor(s)	Tam Wei Boon	
Solicitors	M/S S. N. Yap & Associates (03-2697 2282)	
		
(LA25/356.1)		

LA 2	RESERVE PRICE RM 600,000	CHERAS
Type	Service apartment Approx 1,044 sq ft	
Address	Unit No. A-10-9, 10th Floor, Block A, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor	
Assignor(s)	Govini Mayarathi A/P Mayen	
Solicitors	M/S Simon Hue & Associates (03-7960 7761)	
		
(LA25/355.1)		

LA 3	RESERVE PRICE RM 410,000	PETALING JAYA
Type	Medium high cost apartment Approx 919 sq ft	
Address	Unit No. C-01-02, Block C, Pelangi Utama, Jalan Masjid, PUJ 6A, 47400 Petalang Jaya, Selangor	
Assignor(s)	Chin Siew Keat	
Solicitors	M/S S. N. Yap & Associates (03-2697 2282)	
		
(LA25/357.1)		

LA 4	RESERVE PRICE RM 28,500	SHAH ALAM
Type	Apartment Approx 683.80 sq ft	
Address	Unit No. 08-06, Blok 4, Pangsapuri Seri Era, Jalan Nagasari 36/2, Seksyen 36, 40470 Shah Alam, Selangor	
Assignor(s)	Nazatul Shabibah Bt Abu Bakar & Azaharuddin Bin Aminuddin	
Solicitors	M/S Shui-Tai (03-7729 8906)	
		
(LA24/270.13)		

LA 5	RESERVE PRICE RM 110,000	PUCHONG
Type	Low-cost apartment Approx 650 sq ft	
Address	No. B-03-08, Pangsapuri Seri Angsana, Persiaran Lestari Putra III, Taman Lestari Putra, Bandar Putra Permai, 47110 Puchong, Selangor	
Assignor(s)	Yow Swee Aik	
Borrower(s)	Yow Swee Aik & Sunny Yow Swee Onn	
Solicitors	M/S Seow & Megat (03-2166 3384)	
		
(LA25/352.1)		

LA 6	RESERVE PRICE RM 470,000	KUALA LUMPUR
Type	SOHO Approx 469 sq ft	
Address	Unit No. B-3-3, The Signature Suites & Residences, No. 3, Jalan 22/70A, Desa Sri Hartamas, 50480 Kuala Lumpur	
Assignor(s)	Koh Wai Wai	
Solicitors	M/S Amin-Tan & Co (03-2247 1268)	
		
(LA24/052.1)		

LA 7 **RESERVE PRICE RM 290,000** **SHAH ALAM**

Type : Serviced apartment
Approx 502 sq ft
Address : Unit No. C-17-08, Type 1, Edusentral @ Setia Alam – Phase 3, 40170 Shah Alam, Selangor
Assignor(s) : Ridzuan Bin Ramli
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA24/512.1)

LA 8 **RESERVE PRICE RM 320,000** **KAJANG**

Type : Apartment
Approx 1,045 sq ft
Address : Unit No. D-19-2, Block D, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Khuzaimah Binti Salleh & Mohd Farid Bin Samat
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)
(ISLAMIC)



(LA25/350.1)

RESERVE PRICE : The subject properties will be sold on an “as is where is” basis and subject to the respective reserve price and subject to the Conditions of Sale herein and by way of an Assignment from the Assignee subject to the necessary confirmations / consent being obtained by the Purchaser from the Developer and / or Proprietor and/ or State Authorities and/or relevant bodies (if any).

All intending bidders are required to deposit with Leong Auctioneer Sdn Bhd (“the Auctioneer”) a sum equivalent to 10% of the fixed reserve price (“the initial deposit”) by way of bank draft or cashier’s order crossed “A/C PAYEE ONLY” made payable to HONG LEONG BANK BERHAD (ASSIGNOR’S / BORROWER’S NAME) / HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR’S / CUSTOMER’S NAME) or remit the same through online banking transfer to the bank account designated by the Auctioneer, ONE (1) WORKING DAY BEFORE THE AUCTION DATE and pay the difference between the initial deposit and the sum equivalent to 10% of the successful bid price (“differential sum”) either via bank draft or cashier’s order crossed “A/C PAYEE ONLY” made payable to HONG LEONG BANK BERHAD (ASSIGNOR’S / BORROWER’S NAME) / HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR’S / CUSTOMER’S NAME) or remit the same through online banking transfer within THREE (3) WORKING DAYS after the fall of the hammer. The initial deposit and the differential sum shall be collectively known as “the deposit” and Working Day means a day (excluding Saturdays, Sundays and Public Holidays) on which the Assignee is open for business in Kuala Lumpur. The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale to HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD. Please refer to the Auctioneer’s Online Terms and Conditions on the Auctioneer’s Website on the manner of payment of the deposit.

BID ONLINE ONLY:

LEONG AUCTIONEER SDN BHD (922719-M)

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Website: www.leongauctioneer.com



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MORTGAGE SALES CONTACTS : MR. DANIEL NG : 012-264 0446 / MR. JERRICK ONG : 011-7276 2243

FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309

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STEP 3
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STEP 4
BIDDERS SHALL PAY A 10% DEPOSIT
AT LEAST ONE (1) WORKING DAY
BEFORE AUCTION DATE



STEP 5
ON AUCTION DAY LOGIN TO
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AND BID ONLINE

HOW TO BID ONLINE:

- I. On Auction day, click Secured Hyperlink (URL) in your email to enter our Auction Room at least 10 minutes before auction time.
- II. Click Auction date and Confirm Property Address and Reserve Price
- III. Wait for your Property Lot
- IV. Auction start after the countdown of 5,4,3,2,1
- V. Enter your bids by pressing the Bid Button
- VI. The highest bid shall flash for 3 times “ First Calling”, “Second Calling” and “Last Calling”
- VII. The Bidder with the highest bid shall be declared the successful purchaser upon the fall of the Auctioneer’s hammer.