

# PROCLAMATION OF SALE

## ON FRIDAY, 29TH AUGUST 2025 AT 10.30 A.M

VENUE: AUCTION HALL OF VISION SKYBIDZ AUCTION CENTRE SDN BHD

UNIT NO. 20-04, LEVEL 20, MENARA LANDMARK, NO. 12, JALAN NGEEN HENG,

80888 IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR BAHRU, JOHOR.

(REGISTRATION CLOSE AT 09.30 A.M)

PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE  
UNDERMENTIONED AUCTIONEER'S WEBSITE AT [www.vsauction.com.my](http://www.vsauction.com.my) ("AUCTIONEER'S WEBSITE")

(Online bidders are further subject to the terms and conditions at the Auctioneer's Website)

prospective bidders may submit bids for the property online via [www.vsauction.com.my](http://www.vsauction.com.my)  
(for online bidding, please register at least one (1) working day before the auction day for registration & verification purposes)

Prior to the auction sale, all intending bidders are advised to:-

(i) seek independent legal advice on the Conditions Of Sale herein

(ii) inspect the subject property

(iii) check on the issuance of separate individual / strata title

(iv) conduct an official title search at the relevant Land Office and/or other relevant authorities

(v) make the necessary enquiries with the Developer and/or Proprietor and/or State Authorities and/or relevant bodies on the necessary confirmations / terms of consent to the sale herein prior to the auction

(vi) conduct and rely on their own searches, enquiries, investigations and verification's on the accuracy and correctness of the particulars and information provided. Prospective bidders are also advised that no reliance may be placed on any statement(s) or representation(s) made in this Proclamation Of Sale or by the Auctioneer at the auction concerning the subject property and that any prospective bidder(s) who choose(s) to rely on such statement(s) or representation(s) do(es) so at his/her/their own risk. The successful bidder(s) ("the Purchaser(s)") shall immediately upon the sale undertake to apply for and obtain the necessary confirmations / consent to transfer or assign (if any) from the Developer and/or Proprietor and/or State Authorities and/or relevant bodies.



| LOT 001                       | REF: HL/1066/25(JB)                                                                            |
|-------------------------------|------------------------------------------------------------------------------------------------|
| TYPE                          | : A SERVICE APARTMENT                                                                          |
| ADDRESS                       | : NO. #34-07, PANGSAPURI SERI PERMATA, JALAN KUNYIT, TAMAN SRI AMAR, 81100 JOHOR BAHRU, JOHOR. |
| FLOOR AREA                    | : 81.29 SQUARE METRES (875 SQUARE FEET)                                                        |
| ASSIGNOR                      | : PIONG JUN LIANG                                                                              |
| SOLICITOR                     | : MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS                                                     |
| RESERVE PRICE : RM 400,000.00 |                                                                                                |

HONG LEONG BANK BERHAD

### DEPOSIT:

All intending bidders are required to deposit with Vision Skybidz Auction Centre 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 NAME" OR "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNOR'S NAME" and 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 NAME" OR "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNOR'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". Working Day means a day (excluding Saturdays, Sundays and Public Holidays) on which the Assignee is open for business in Johor Bahru. The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale to "ASSIGNOR'S NAME". Please refer to the Auctioneer's Online Terms and Conditions on the Auctioneer's Website on the manner of payment of the deposit.

### For Further Particulars, Please Contact:

Vision Skybidz Auction Centre Sdn. Bhd.  
Sua Chong Yew (Licensed Auctioneer)  
Unit No. 20-04, Level 20, Menara Landmark,  
No. 12, Jalan Ngee Heng,  
80888 Ibrahim International Business District, Johor.  
Tel : 07 - 276 3383

For Loan Financing,  
Please Contact  
Mortgage Sales Team

JERRICK ONG  
(TEL NO.: 011 - 7276 2243)  
DANIEL NG  
(TEL NO.: 012 - 264 0446)

ADVOCATES & SOLICITORS

Messrs Mimirahayu Haniff  
Heng & Partners  
Tel: 03-6203 0823



VISION SKYBIDZ AUCTION CENTRE SDN BHD