

PROCLAMATION OF SALE

ON WEDNESDAY, 04TH FEBRUARY 2026 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 NGEH HENG,
 80888 IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR DARUL TA'ZIM.

(REGISTRATION CLOSE AT 9.30 A.M)

PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE
 UNDERMENTIONED AUCTIONEER'S WEBSITE AT www.vsauction.com.my ("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
 (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 on the necessary confirmations / terms of consent to the sale herein prior to the auction sale .
- (vi) conduct and rely on their own searches, enquiries, investigations and verification 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/1005/26(JB)

TYPE	: A LOW COST FLAT UNIT
ADDRESS	: UNIT NO. #04-07, BLOCK 7, JALAN DESA KEMPAS 2, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 55.8 SQUARE METRES (601.0 SQUARE FEET)
ASSIGNORS	: MOHD FAIZAL BIN OMAR & JANIDAH BINTI ABD AZIZ
SOLICITOR	: MESSRS FAIZAL SIEW BROCKETT & CHO
REMARK	: BUMIPUTERA LOT

RESERVE PRICE : RM 108,000.00



LOT 002 | REF: HL/1007/26(JB)

TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. #16-21, MENARA D, RESIDENSI MASAI, JALAN MASAI JAYA 2, 81750 MASAI, JOHOR.
FLOOR AREA	: 93.8 SQUARE METER (1,010.0 SQUARE FEET)
ASSIGNOR	: TAN EEN SIONG
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 369,000.00

HONG LEONG BANK BERHAD

ADVOCATES & SOLICITOR

MESSRS FAIZAL SIEW BROCKETT & CHO
 Tel: 07-333 2322 / 07 -332 4322

MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS
 Tel: 03 -6203 0823



LOT 003 | REF: HL/1078/25(JB)

TYPE	: A LOW COST FLAT UNIT
ADDRESS	: UNIT NO. #04-03, BLOCK 3, JALAN DESA KEMPAS 2, TAMAN DESA KEMPAS, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 55.80 SQUARE METRES (601.18 SQUARE FEET)
ASSIGNOR	: YEH HENG SENG
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

RESERVE PRICE : RM 63,900.00

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**" AND "**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**" AND "**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.
 Unit No. 20-04, Level 20, Menara Landmark,
 80888 Ibrahim International Business District,
 Johor.
 Tel : 07 - 276 3383
 Website : www.vsauction.com.my

SUA CHONG YEW
 MOHAMAD SHAFIQ BIN MOHAMAD HAIR
 LICENSED AUCTIONEER

For Loan Financing,
 Please Contact
 Mortgage Sales Team as below:

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



VISION SKYBIDZ AUCTION CENTRE SDN BHD