

## PROCLAMATION OF SALE

ON WEDNESDAY, 25TH 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](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 sale.
- (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: HLI/1009/26(JB)
TYPE	: A LOW-MEDIUM COST WALK-UP FLAT
ADDRESS	: UNIT NO. A-2-3, PANGSAPURI SERI MUTIARA MAS, PERSIARAN MUTIARA MAS, TAMAN MUTIARA MAS, 81300 SKUDAI, JOHOR.
FLOOR AREA	: 83.0 SQUARE METRES (893.4 SQUARE FEET)
ASSIGNORS	: SUHALIA BINTI ARIFFIN & AZHHAFFIZ BIN M SHARIF
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 200,000.00**



LOT 002	REF: HLI/1010/26(JB)
TYPE	: A DOUBLE STOREY LOW MEDIUM COST MID TERRACED HOUSE
ADDRESS	: NO. 6, JALAN MENGJI UTAMA, TAMAN MENGJI TEX, 81700 SKUDAI, JOHOR.
LAND AREA	: 71.535 SQUARE METRES (770.0 SQUARE FEET)
ASSIGNORS	: NORYATI BINTI THAISYAH & MOHAMMAD YEM BIN YASSIN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 280,000.00**



LOT 003	REF: HLI/1011/26(JB)
TYPE	: A RENOVATED INTERMEDIATE DOUBLE-STORY TERRACE HOUSE
ADDRESS	: NO. 16, JALAN JASMIN 2/2, BANDAR BISTARI PERDANA, 81700 PASIR GUDANG, JOHOR.
LAND AREA	: 139.0 SQUARE METRES (1,496.2 SQUARE FEET)
ASSIGNORS	: MOHD FAIZ BIN AIFI & SYARIFAH UMAIRAH BINTI SYED UBADELLAH
SOLICITOR	: MESSRS FAIZAL SIEW BROCKETT & CHO
REMARK	: LOT BUMIPUTERA

**RESERVE PRICE : RM 470,000.00**



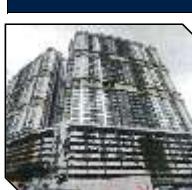
LOT 004	REF: HL/1012/26(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #40-04, BLOCK C, PANGSAPURI SETIA 88, JALAN DATO ABDULLAH TAHIR, 80300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 67.00 SQUARE METRES (721.18 SQUARE FEET)
ASSIGNOR	: TAY LI HOON (F)
SOLICITOR	: MESSRS FAIZAL SIEW BROCKETT & CHO

**RESERVE PRICE : RM 650,000.00**



LOT 005	REF: HLI/1046/25(JB)
TYPE	: AN APARTMENT UNIT
ADDRESS	: UNIT NO. 03A-03A, PANGSAPURI BUKIT CHAGAR (FORMERLY KNOWN AS PINE VIEW LUXURY APARTMENT), JALAN TENGKU AZIZAH, BUKIT CHAGAR, 80300 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 151.0 SQUARE METRES (1,625.4 SQUARE FEET)
ASSIGNOR	: TEH YEE LING
SOLICITOR	: MESSRS FAIZAL SIEW BROCKETT & CHO

**RESERVE PRICE : RM 730,000.00**



LOT 006	REF: HL/1081/24(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #13-23, BLOCK B, RESIDENSI ARC, JALAN SAGU 36, TAMAN DAYA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 60.39 SQUARE METRES (650.05 SQUARE FEET)
ASSIGNOR	: WONG CHEE YOON
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 290,000.00**



LOT 007	REF: HL/1017/23(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. C-3-7, BLOCK C, RESIDENSI ANJUNG HIJAUAN, JALAN MUTIARA 1/15, TAMAN MUTIARA MAS, 81300 SKUDAI, JOHOR.
FLOOR AREA	: 106 SQUARE METRES (1,141 SQUARE FEET)
ASSIGNORS	: TIU CHENG HUI & CHUAH BEE YUEN
SOLICITOR	: MESSRS FAIZAL SIEW BROCKETT & CHO

**RESERVE PRICE : RM 435,000.00**



LOT 008	REF: HL/1091/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #16-10, BLOK A, RESIDENSI SERI MEGA, JALAN KEMPAS 14, TAMAN MEGAH RIA, 81750 MASAI, JOHOR.
FLOOR AREA	: 99.682 SQUARE METRES (1,072.97 SQUARE FEET)
ASSIGNORS	: HO WEN KANG & HO KOK MING
SOLICITOR	: MESSRS FAIZAL SIEW BROCKETT & CHO

**RESERVE PRICE : RM 355,000.00**



**HONG LEONG BANK BERHAD**

**ADVOCATES & SOLICITOR**

MESSRS MANJIT SINGH SACHDEV,  
MOHAMMAD RADZI & PARTNERS  
Tel: 03-5631 0415 / 03-5631 0092

MESSRS MIMIRAHAYU HANIFF HENG &  
PARTNERS  
Tel: 03-62030823 / 03-62040823

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

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

JERRICK ONG  
(TEL NO.: 011 - 7276 2243)

DANIEL NG

(TEL NO.: 012 - 264 0446)

**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](http://www.vsauction.com.my)

**SUA CHONG YEW**  
**MOHAMAD SHAFIQ BIN MOHAMAD HAIR**  
LICENSED AUCTIONEER

**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 / ASSIGNEE'S NAME" AND "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNEE'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 / ASSIGNEE'S NAME" AND "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNEE'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 "ASSIGNEE'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.



**VISION SKYBIDZ AUCTION CENTRE SDN BHD**

**Hong Leong Bank****Hong Leong Islamic Bank**

# **PROCLAMATION OF SALE**

## **ON WEDNESDAY, 25TH FEBRUARY 2026 AT 3.00 P.M.**

VENUE: AUCTION HALL OF VISION SKYBIDZ AUCTION CENTRE SDN BHD  
NO. 30-3, BLOCK D, JALAN ATMOSPHERE 6, PUSAT PERNIAGAAN THE ATMOSPHERE,  
43300 SERI KEMBANGAN, SELANGOR.

**(REGISTRATION CLOSE AT 2.00 P.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 sale.
- (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: HLI/1002/26(SL)**

TYPE	: A LOW MEDIUM COST APARTMENT UNIT
ADDRESS	: UNIT NO. B4-3-1, PANGSAPURI GOODVIEW HEIGHTS 2 (ALSO KNOWN AS VILLA RESIDENCE, GOODVIEW HEIGHTS), JALAN GOODVIEW 1, GOODVIEW HEIGHTS, 43000 KAJANG, SELANGOR.
FLOOR AREA	: 97.83 SQUARE METRES (1,053 SQUARE FEET)
ASSIGNORS	: NURSYAFIQAH BINTI SHAHFARY & KENNETH KERY ANAK BUGI
SOLICITOR	: MESSRS AZHAR & WONG

**RESERVE PRICE : RM 226,000.00****LOT 002****REF: HL/1003/26(SL)**

TYPE	: A UNIT OF SERVICE APARTMENT
ADDRESS	: UNIT NO. A-12-08, SFERA RESIDENSI, JALAN ATMOSPHERE UTAMA 1, BANDAR PUTRA PERMAI, 43300 SERI KEMBANGAN, SELANGOR.
FLOOR AREA	: 91.51 SQUARE METRES (985 SQUARE FEET)
ASSIGNORS	: VADIVELAN A/L SUBRAMANIAN & KOMATHY A/P BALASUBRAMANIAM
SOLICITOR	: MESSRS THOMAS ONG LEONG & ASSOCIATES

**RESERVE PRICE : RM 364,500.00****HONG LEONG ISLAMIC BANK BERHAD****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**" 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](http://www.vsauction.com.my)

**SUA CHONG YEW**  
**SYED NURUL AHMAD BIN SYED ARIS**  
LICENSED AUCTIONEER

**For Loan Financing,  
Please Contact  
Mortgage Sales Team as**

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

**ADVOCATES & SOLICITOR**

**MESSRS THOMAS ONG LEONG &  
ASSOCIATES**  
Tel: 03-77841833

**MESSRS AZHAR & WONG**  
Tel: 03-2602 3898

**VISION SKYBIDZ AUCTION CENTRE SDN BHD**