










# PROCLAMATION OF SALE

WILL SELL BY PUBLIC AUCTION  
ON MONDAY THE 11<sup>TH</sup> DAY OF JUNE 2018 AT 2.00 P.M.  
AT THE AUCTION VENUE OF PG ACT FAST AUCTION (SABAH) SDN BHD  
AT LOT 14, 1<sup>ST</sup> FLOOR, BLOCK B, LORONG KAYU MANIS 1, DAMAI PLAZA, LUYANG,  
88300 KOTA KINABALU, SABAH.

*\*The Photograph shown herein are solely for general identification. It makes no representation or warranty as to their accuracy or the actual condition of the property.*

<b>1. Reserve Price RM 177,300.00</b>	<b>KOTA KINABALU</b>	<b>2. Reserve Price RM 700,000.00</b>	<b>KOTA KINABALU</b>	<b>3. Reserve Price RM 700,000.00</b>	<b>KOTA KINABALU</b>
Description: An intermediate single storey terraced house Address : Lot No. 151, Taman Seri Indah, Kuala Menggatal, Kota Kinabalu Sabah Land Area : Approx. 2,060.21 Square Feet Assignor : Sahdan Bin Zakaria Solicitor : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 31781005749/5756 Our Ref : AFSB/027/HLB		Description: A double storey intermediate terrace house Address : No. 14, Lot 82, Lorong 10, Taman Bunga Raja Phase 3, Kota Kinabalu, Sabah Land Area : Approx. 2,040 Square Feet Assignors : Jaya Kumar A/L V. Balu & Ramadevi A/P Vadivelu Solicitor : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 28681001035 Our Ref : AFSB/039/HLB		Description: A Double storey semi-detached house Address : Lot No. 8, Taman Ridgeview, Phase 12C, Kepayan, Penampang, Sabah Land Area : Approx. 3,884.70 Square Feet Assignors : Han Kan Kong & Donna Leson Solicitor : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 1581005248	
<b>4. Reserve Price RM 405,000.00</b>	<b>SANDAKAN</b>	<b>5. Reserve Price RM 135,000.00</b>	<b>TUARAN</b>	<b>6. Reserve Price RM 82,100.00</b>	<b>SANDAKAN</b>
Description: A Double Storey Corner Terrace House Address : Lot No. 157A, Astana Heights Phase 5A, Sandakan, Sabah Land Area : Approx. 2,715 Square Feet Assignors : Liew Chee Kiong, Chow Yim Mei & Liew Cin Pong Solicitor : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 11881006239 Our Ref : AFSB/034/HLB		Description: An intermediate medium cost 4-storey Apartment Address : Unit A-2F-3, Block A, 2 <sup>nd</sup> Floor, Vista Seri Melalin, Tuaran, Sabah Floor Area : Approx. 1,008.8 Square Feet Assignors : Veklia Lawansa & Frankey Geoffery Solicitor : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 31781010167 Our Ref : AFSB/035/HLB		Description: A intermediate second floor apartment Address : Unit No. 13, 2 <sup>nd</sup> Floor, Yii Villa Apartment, Jalan Buli Sim-Sim, Sandakan, Sabah Floor Area : Approx. 668.43 Square Feet Assignor : Herminah Binti Tahir Solicitor : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 38681001028/35 Our Ref : AFSB/031/HLB	
<b>7. Reserve Price RM 182,300.00</b>	<b>TAMPARULI</b>	<b>8. Reserve Price RM 643,100.00</b>	<b>KOTA KINABALU</b>		
Description: A Single storey intermediate terrace house Address : Lot No. 58, Taman Wirajaya, Phase 2, Mile 21, Tamparuli, Tuaran, Sabah Land Area : Approx. 1,584.4 Square Feet Assignor : Lucia Binti Tillah Solicitor : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 1581005327 Our Ref : AFSB/033/HLB		Description: A Condominium parcel situated on Level 03a of a 25 & 28 storey condominium block Address : Lot No. C-03a-01, Type A, Prince Tower, 1 Borneo, Kota Kinabalu, Sabah, Sabah Floor Area : Approx. 2,775 Square Feet Assignor : Raymond Chan Boon Siew Solicitor : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 25981010475 Our Ref : AFSB/028/HLB			

**Auctioneer :-**

PG Act Fast Auction (Sabah) Sdn Bhd.,

Lot 14, 1<sup>st</sup> Floor, Block B, Lorong Kayu Manis 1, Damai Plaza, Luyang,  
88300 Kota Kinabalu.

Tel No. (088) 387711, 016-7226667

# PUBLIC AUCTION

NOTE: PROSPECTIVE BIDDERS ARE ADVISED TO : (1) SEEK INDEPENDENT LEGAL ADVICE ON THE CONDITIONS OF SALE HEREIN (2) INSPECT THE SUBJECT PROPERTY (3) CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL / STRATA TITLE (4) CONDUCT AN OFFICIAL TITLE SEARCH AT THE RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES (5) 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 (6) CONDUCT AND RELY ON THEIR OWN SEARCHES, ENQUIRIES, INVESTIGATIONS AND VERIFICATIONS 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 REPRESENTATIVE(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.

THE PHOTOGRAPHS SHOWN HEREIN ARE SOLELY FOR GENERAL IDENTIFICATION. THE ASSIGNEE/BANK MAKES NO REPRESENTATION OR WARRANTY AS TO THEIR ACCURACY OR THE ACTUAL CONDITION OF THE PROPERTIES. 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/BANK NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASON OF SUCH WITHDRAWAL.

THE SUBJECT PROPERTIES WILL BE SOLD ON "AS IS WHERE IS BASIS" AND SUBJECT TO THE RESERVE PRICE AS MENTIONED ABOVE AND SUBJECT TO THE CONDITIONS OF SALE AND BY WAY OF AN ASSIGNMENT FROM THE ABOVE ASSIGNEE SUBJECT TO THE CONSENT BEING OBTAINED FROM THE RELEVANT AUTHORITIES IF ANY INCLUDING ALL TERMS AND CONDITIONS STIPULATIONS AND CONVENANTS WHICH WERE AND MAY BE IMPOSED BY THE RELEVANT AUTHORITIES.

ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT **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 OR HONG LEONG ISLAMIC BANK BERHAD/(BORROWER'S NAME)** PRIOR TO THE AUCTION SALE AND PAY THE DIFFERENCE BETWEEN THE INITIAL DEPOSIT AND THE SUM EQUIVALENT TO 10% OF THE SUCCESSFUL BID PRICE EITHER IN **CASH** OR BY WAY OF **CREDIT CARD (MASTER/VISA) OR BANK DRAFT OR CASHIER'S ORDER** CROSSED "A/C PAYEE ONLY" MADE PAYABLE TO **HONG LEONG BANK BERHAD OR HONG LEONG ISLAMIC BANK BERHAD/(BORROWER'S NAME)** IMMEDIATELY AFTER THE FALL OF THE HAMMER WITH THE UNDERMENTIONED AUCTIONEER. 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 OR HONG LEONG ISLAMIC BANK BERHAD**.

## 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.
- (2) **INDIVIDUAL BIDDER**
  - Identification card (Nric) together with the photocopy of the Nric Card (both sides) for identification and registration purposes.
  - Correspondent address
  - Telephone contact no
- CORPORATE COMPANY / FIRM**
  - A certified True Copy of the company's memorandum and Articles of Association (M & A)
  - Forms 44, 24, & 49
  - Board of Director's Resolution
- AGENT / 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 permitted to participate in the auction proceedings.

## APAKAH YANG PERLU DIBAWA PADA HARI LELONGAN AWAM

- (1) Bank draf atau kasyier order bersamaan 10% daripada harga rizab hartanah di atas nama Hong Leong Bank Berhad.
- (2) **PEMBELI PERSEORANGAN**
  - Kad Pengenalan asal dengan salinan fotokopi (bahagian hadapan & belakang) untuk semakan dan pendaftaran
  - Alamat surat menyurat
  - No telefon yang mudah dihubungi
- SYARIKAT KORPORAT / FIRMA**
  - Salinan Sah Memorandum dan Articles of Association (M & A)
  - Borang 44, 24 & 49
  - Salinan Resolusi Pengarah
- EJEN / WAKIL**
  - Surat Wakil daripada pembeli
  - Salinan fotokopi Kad Pengenalan pembeli (bahagian hadapan & belakang)
- (3) Sejumlah wang yang mencukupi bagi membayar perbezaan diantara deposit yang dibayar semasa pendaftaran dengan jumlah harga belian yang bersamaan dengan 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) Settled 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 purchase price.

## FOR FINANCING / REFINANCING PURPOSE PLEASE CONTACT

CONTACT OUR NEAREST  
HONG LEONG BANK BERHAD BRANCHES