

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **Hong Leong Bank Berhad [19340100023 (97141-X)] & Hong Leong Islamic Bnk Berhad [200501009144 (686191-W)]** and the **Assignor(s)/Borrower(s) / Customer(s)** under the **Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the **undermentioned Auctioneers**.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING



DAY
Friday

DATE
19TH June 2026

TIME
11:00 AM

ONLINE BIDDING AT
<https://palma.bidnow.my>

(Bidder registration and payment of auction deposit must be made by 2pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :-
(i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale.

(2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

(3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/ transfer (if applicable) pertaining to the auction from the Developer/ Proprietor and/or the relevant authorities

1 View Live Auction at <https://palma.bidnow.my>

2 Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via <https://palma.bidnow.my>

LOT 01 Bayan Lepas Reserve Price **RM 567,000**

Condominium Unit
1,345 sq.ft.

Unit No. 1A-06-02, Iconic Skies, Halaman Relau, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Khor Yong Lim & Ooi Lee Min

Solicitor :
Murad & Foo (Tel: 04-2631233)

Pulau Pinang

LOT 02 Perai Reserve Price **RM 342,700**

Service Apartment Unit
915 sq.ft.

Unit No. 40-09, Pangsapuri Servis Meritus, Jalan Laguna 1, 13700 Perai, Pulau Pinang.

Assignor / Borrower :
Saw Ming Dyi

Solicitor :
Murad & Foo (Tel: 04-2631233)

Pulau Pinang

LOT 03 Bayan Lepas Reserve Price **RM 393,700**

Condominium Unit
650 sq.ft.

Unit No. 120B-21-11, Quay West Residences, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Yeoh Lay Thing

Solicitor :
Kek Ooi & Lee Hong (Tel: 04-2618845)

Pulau Pinang

LOT 04 Simpang Ampat Reserve Price **RM 320,800**

Apartment Unit
807 sq.ft.

Unit No. 31-10, Pangsapuri Eco Bloom, Tingkat Eco Meadows 1, 14100 Simpang Ampat, Pulau Pinang.

Assignor / Borrower :
Chan Huan Keat

Solicitor :
Murad & Foo (Tel: 04-2631233)

Pulau Pinang

LOT 05 Ayer Itam Reserve Price **RM 460,000**

Condominium Unit
883 sq.ft.

Unit No. 6C-23-6, Autumn Tower, All Seasons Park, Lebuhraya Thean Tek, 11500 Ayer Itam, Pulau Pinang.

Assignor / Borrower :
Tan Ah Nya @ Saw Lay Leng

Solicitor :
Murad & Foo (Tel: 04-2631233)

Pulau Pinang

LOT 06 Perai Reserve Price **RM 370,000**

Apartment Unit
926 sq.ft.

Unit No. A-17-10, Pangsapuri Pinang Laguna, Jalan Laguna 2, 13700 Perai, Pulau Pinang.

Assignor / Borrower :
Foong Kah Poh

Solicitor :
Kek Ooi & Lee Hong (Tel: 04-2618845)

Pulau Pinang

LOT 07 Glugor Reserve Price **RM 150,000**

Flat Unit
549 sq.ft.

Unit No. G3-31, Desa Permai Indah, Lorong Helang 3, 11700 Glugor, Pulau Pinang.

Assignor / Borrower :
Mawardi Bin Abd Rahim & Nurzahayu Binti Hassan

Solicitor :
Murad & Foo (Tel: 04-2631233)

Pulau Pinang

LOT 08 Lunas Reserve Price **RM 640,000**

Detached House - 1 1/2 Storey Unit
4,919 sq.ft.

No. 125, Lorong Saujana 2/6, Taman Saujana Indah, 09600 Lunas, Kedah Darul Aman.

Assignor / Borrower :
HariKrishnan A/L Parumalsamy

Solicitor :
Hoe & Ahmad Zaki (Tel: 04-4215737)

Kedah

LOT 09 Bayan Lepas Reserve Price **RM 546,800**

Condominium Unit
1,623 sq.ft.

Unit No. 8B-28-6, Orchard Ville, Lengkok Kelicap, 11900 Bayan Lepas, Pulau Pinang.

Assignor / Borrower :
Cheah Seng Woo

Solicitor :
Kek Ooi & Lee Hong (Tel: 04-2618845)


Pulau Pinang

= Hong Leong Bank Berhad

= Hong Leong Islamic Bank Berhad

LOT 10	George Town	Reserve Price	RM 68,900
		Stratified Retail Lot Unit 520 sq.ft. Unit No. 79-1-30, Penang Times Square - Birch Regency, Jalan Dato Keramat, 10150 George Town, Pulau Pinang.	
 Pulau Pinang		Assignor / Borrower : Yim Chik Sing & Quah Cheah Pheng Solicitor : Murad & Foo (Tel: 04-2631233)	

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RESERVE PRICE : The subject properties will be sold on an **“as is where is”** basis and subject to the **reserve price as mentioned above** and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

DEPOSIT : All intending bidders are required to **deposit** with the Auctioneer, the sum equivalent to **ten per cent (10%)** of the reserve price by **Bank Draft** in favour of **HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC Bank Berhad** for the a/c of **(Assignor(s)/Borrower(s))** or remit the same through online banking transfer by **2PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at <https://palma.bidnow.my>

Mortgage Sales Contacts: **012-2640446 (Daniel Ng)** **011-72762243 (Jerrick Ong)**

Licensed Auctioneers :

ROHAYAH BINTI ISMAIL



PALMA AUCTIONEERS SDN BHD
04-2299777 / 018-4005117

Simple Step of Bidding

5 Step To Bid Auction Property Online



Devices Tips During Auction Property Online

Before Auction



During Auction



Why Should I Bid Online?

- 1 Safe & convenient
- 2 Save time & cost
- 3 Transparent bidding process



PALMA AUCTIONEERS SDN BHD

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