

# PROCLAMATION OF SALES

## ONLINE PROPERTY AUCTION

In exercise of the rights and powers conferred upon Hong Leong Bank Berhad [193401000023 (97141-X)] & Hong Leong Islamic Bank 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.



DAY  
**Monday**



DATE  
**29<sup>TH</sup> June 2026**



TIME  
**11:00 A.M.**



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

### IMPORTANT

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

### 01 PLEASE NOTE



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.



### 02 INFORMATION DETAILS



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.

### 03 CONSENT



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 LIVE AUCTION

View live auction at  
<https://palma.bidnow.my>



### 2 INSPECT THE PROPERTY

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



Reserved Price **RM 520,000**

**Tanjong Tokong, Pulau Pinang**

Apartment  
893 Sq.Ft

No. 6A-18-21, I-Santorini, Jalan Seri Tanjung Pinang 1, 10470 Pulau Pinang.

**ASSIGNOR / BORROWER**  
Lim Xue Wen

**SOLICITOR :**  
Salina, Lim Kim Chuan & Co.  
04-228 2089

### LOT 02



Reserved Price **RM 510,300**

**Bayan Lepas, Pulau Pinang**

Condominium  
1,345 Sq.Ft

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

**ASSIGNOR / BORROWER**  
Khor Yong Lim & Ooi Lee Min

**SOLICITOR :**  
Murad & Foo  
04-263 1233

### LOT 03



Reserved Price **RM 333,000**

**Perai, Pulau Pinang**

Apartment  
926 Sq.Ft

A-17-10, Pangsapuri Pinang Laguna, Jalan Laguna 2, 13700 Perai, Pulau Pinang.

**ASSIGNOR / BORROWER**  
Foong Kah Poh

**SOLICITOR :**  
Kek Ooi & Lee Hong  
04-261 8845

 = Hong Leong Bank Berhad

 = Hong Leong Islamic Bank Berhad



# HONG LEONG BANK BERHAD HONG LEONG ISLAMIC BANK BERHAD

LOT 04



Reserved Price **RM 135,000**

**Glugor, Pulau Pinang**

Flat  
549 Sq.Ft

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

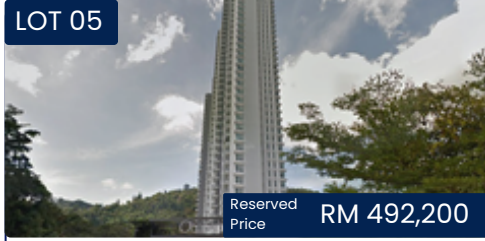
**ASSIGNOR / BORROWER**

Mawardi Bin Abd Rahim & Nurzahayu Binti Hassan

**SOLICITOR :**

Murad & Foo  
04-263 1233

LOT 05



Reserved Price **RM 492,200**

**Bayan Lepas, Pulau Pinang**

Condominium  
1,623 Sq.Ft

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

**ASSIGNOR / BORROWER**

Cheah Seng Woo

**SOLICITOR :**

Kek Ooi & Lee Hong  
04-261 8845

LOT 06



Reserved Price **RM 62,100**

**George Town, Pulau Pinang**

Stratified Retail Lot  
520 Sq.Ft

No. 79-1-30, Penang Times Square - Birch Regency, Jalan Dato Keramat, 10150 George Town, Pulau Pinang.

**ASSIGNOR / BORROWER**

Yim Chik Sing & Quah Cheah Pheng

**SOLICITOR :**

Murad & Foo  
04-263 1233

 = Hong Leong Bank Berhad

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**RESERVED 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>

LICENSED AUCTIONEER

ROHAYAH BINTI ISMAIL



04-2299777 / 018-4005117



<https://palma.bidnow.my>



palmauctioneers@gmail.com



**PALMA AUCTIONEERS SDN BHD**  
**(1324107-M)**

