

PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)



In exercise of the rights and powers conferred upon HONG LEONG BANK BERHAD [193401000023 (97141-X)] / HONG LEONG ISLAMIC BANK BERHAD [200501009144 (686191-W)] ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the respective Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE** <https://praisemillion.com.my>.

DATE: TUESDAY, THE 17TH OF MARCH 2026

TIME: 10:30 A.M.

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE: Prospective bidders are advised to:- (1) inspect the subject property(ies) and check on the issuance of separate Individual Title(s)/Strata Title(s); (2) obtain a copy of the POS and seek independent legal advice; (3) conduct official Parent Title(s)/Individual Title(s) search at the relevant Land and Survey Office and/or other relevant authorities; (4) make the necessary enquiries with the Developer(s) and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and with the relevant authorities on the terms and consent to the sale prior to the auction sale; and (5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

<p>LOT 1 LIMBANG RESERVE PRICE RM90,000.00</p>  <p>Single storey terraced intermediate Approx. 85.20 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25891000276 ISLAMIC PMSB Ref : HLBB-2024-0293 No. 771, Lorong Taman RPR Rangau Utara 1D, RPR Ranggau, Off Jalan Ranggau, 98700 Limbang, Sarawak (Sarawakian Reserved Lot)</p>	<p>LOT 2 MIRI RESERVE PRICE RM360,000.00</p>  <p>Single storey terraced intermediate Approx. 160.9 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 37581008122 PMSB Ref : HLBB-2026-0414 Lot 13226, Soffione Villa II, Off Jalan Lutong-Kuala Baram, 98000 Miri, Sarawak</p>	<p>LOT 3 SIBU RESERVE PRICE RM320,000.00</p>  <p>Double storey terraced intermediate Approx. 85.20 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Sb) Bank Ref : 25181023035 / 25181023028 PMSB Ref : HLBB-2024-0284 No. 4G, Lorong Permai Utara 2B, Taman Tiong Ung Siew, Off Jalan Sibul Ulu Oya, 96000 Sibul, Sarawak</p>
<p>LOT 4 SIBU RESERVE PRICE RM410,000.00</p>  <p>Double storey terraced intermediate Approx. 174.10 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : David Allan ST Advocates (Mr) Bank Ref : 25391000532 / 25391000549 ISLAMIC PMSB Ref : HLBB-2026-0416 No. 2D, Lorong Lanang Barat 20F5, Off Jalan Lanang Barat, 96000 Sibul, Sarawak</p>	<p>LOT 5 SRI AMAN RESERVE PRICE RM250,000.00</p>  <p>Single storey terraced intermediate Approx. 149.90 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 9481001124 PMSB Ref : HLBB-2026-0417 Lot 3084, Lorong 2C, Taman Desa Indah, Off Jalan Hollis, 95000 Sri Aman, Sarawak</p>	<p>LOT 6 KOTA SAMARAHAN RESERVE PRICE RM749,300.00</p>  <p>3-bedroom condominium Approx. 215.00 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 1781020243 PMSB Ref : HLBB-2026-0405 No. A-3A-A, Level 3A, Block A, The Orchard Residence, Off Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak</p>
<p>LOT 7 KOTA SAMARAHAN RESERVE PRICE RM420,000.00</p>  <p>1½-storey terraced intermediate Approx. 174.90 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 25291000539 ISLAMIC PMSB Ref : HLBB-2025-0344 Lot 5428, Lorong APT 7, D'Villas, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak</p>	<p>LOT 8 SERIAN RESERVE PRICE RM180,000.00</p>  <p>Single storey terraced intermediate Approx. 107.90 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : David Allan ST Advocates (Kch) Bank Ref : 28891004224 / 28891004231 / 28891004248 ISLAMIC PMSB Ref : HLBB-2026-0408 Lot 1224, Lorong 4, Taman Harmony, Off 24th Mile, Jalan Kuching-Serian, 94200 Serian, Sarawak</p>	<p>LOT 9 KUCHING RESERVE PRICE RM51,100.00</p>  <p>Apartment Approx. 46 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 28881008034 / 28881008041 PMSB Ref : HLBB-2024-0295 No. A12-04-02, Third Floor, Block A12, RPR Matang Malihah III, Off Jalan Matang-Batu Kawa, 93050 Kuching, Sarawak (Sarawakian Reserved Lot)</p>
<p>LOT 10 KUCHING RESERVE PRICE RM70,000.00</p>  <p>Apartment Approx. 46 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 28881008711 PMSB Ref : HLBB-2022-0232 No. A5-04-03, Third Floor, Block A5, RPR Matang Malihah III, Off Jalan Matang-Batu Kawa, 93050 Kuching, Sarawak (Sarawakian Reserved Lot)</p>	<p>LOT 11 KUCHING RESERVE PRICE RM310,000.00</p>  <p>3-bedroom apartment Approx. 78.97 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 1781031146 PMSB Ref : HLBB-2026-0415 No. B5-03-17, Level 3, Block B5, Sienna Residences @ Matang, Off 5th Mile, Jalan Matang, 93050 Kuching, Sarawak</p>	<p>LOT 12 KUCHING RESERVE PRICE RM460,000.00</p>  <p>Single storey terraced intermediate Approx. 200.10 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 1781020597 PMSB Ref : HLBB-2024-0324 Lot 19578, Lorong 30, Off Jalan Stampin Baru, 93350 Kuching, Sarawak</p>

LOT 13	KUCHING	RESERVE PRICE	RM210,600.00
			
Apartment			
Approx. 65.30 sqm.			
Assignee : Hong Leong Islamic Bank Berhad			
Solicitors : David Allan ST Advocates (Kch)			
Bank Ref : 25291004009 / 25291004016 / 25291004023			
PMSB Ref : HLBB-2023-0249			
ISLAMIC			
No. J-1460-4-188, Level 4, Block J3, Samajaya Apartment, Off Jalan Usahajaya, 93350 Kuching, Sarawak			

DISCLAIMER:

The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Prospective Bidders are advised to inspect the property(ies) yourselves and conduct and rely on your own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided herein and to seek your own professional advice with regard to the sale. Please obtain a copy of the POS for the full terms and conditions governing the sale of the property(ies). The Assignee makes no representation or warranty as to their accuracy or the actual condition of the property(ies). Prospective bidders should note that any property(ies) 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 the Auctioneer, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

Organised by the below Auctioneer:



PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D))
 Lot 1444, Jln. Semangat, Pending Ind. Estate, 93450 Kuching, Sarawak.
 TEL: 082-349069 H/P: 018-9549069, 016-2107727 FAX: 082-349135
 Website: <https://praisemillion.com.my> E-mail: auction@praisemillion.com.my

Iris Mui Tze En
 Tiong Mei Chek
 Lo Lion Hock
 Licensed Auctioneers



WHAT DO I NEED TO PREPARE FOR ONLINE BIDDING?

- | | |
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| <p>(1) Fund equivalent to 10% of the fixed reserve price in the form of bank draft or cashier's order in favour of Hong Leong Bank Berhad/Hong Leong Islamic Bank Berhad/Borrower Name/Customer Name or electronic funds transfer to PMSB's Hong Leong Bank's account</p> <p>(2) INDIVIDUAL BIDDER
 - Copy of Identification Card (NRIC) (both sides)</p> <p>CORPORATE COMPANY
 - A certified true copy of the company's Memorandum And Articles of Association (M&A) / Constitution (if any)
 - Forms 44, 24 and 49 or equivalent forms Under Companies Act 2016
 - Board Of Director's Resolution
 AGENT/REPRESENTATIVE
 - Copy of agent/representative NRIC</p> | <p>(3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.</p> <p>(4) Register as an online bidder by 3pm, at least one (1) business day before the auction event day and upload relevant documents as in the above item (2) during registration at https://praisemillion.com.my. [please note that the original bank draft deposit shall reach PMSB kuching office or the electronic funds transfer (EFT) for the 10% deposit shall clear in PMSB's Hong Leong Bank's account at least one (1) working day before the auction event day).</p> |
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After The Auction Sale, All Successful Purchasers Are Advised To
 (1) Settle 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 Purchaser Price.



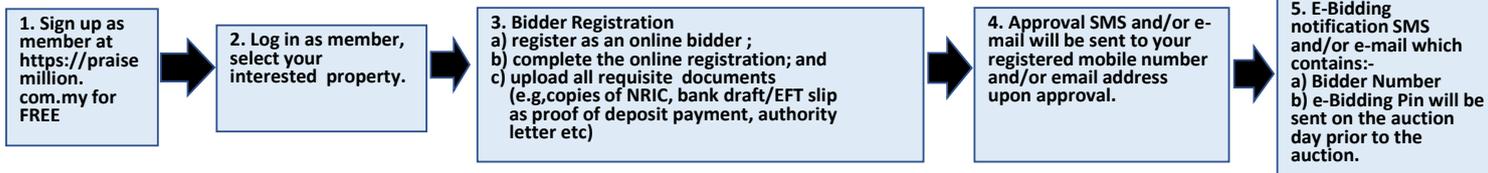
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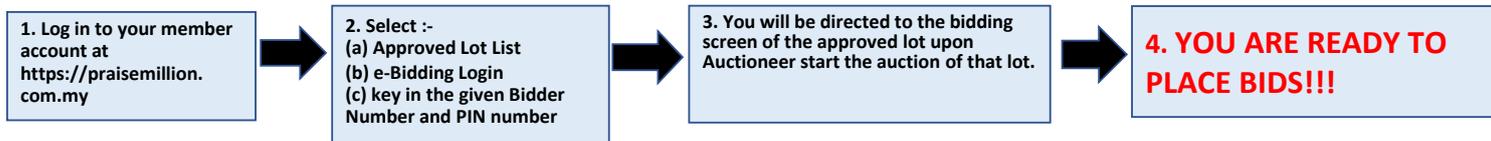


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



For any clarification/assistance or further information on online bidding, please visit <https://praisemillion.com.my> or call 082-349069 / 012-8786966