

# PROCLAMATION OF

# SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON HONG LEONG BANK BERHAD (97141-X)/HONG LEONG ISLAMIC BANK BERHAD (686191-W) THE ASSIGNEE BY THE ASSIGNORS/ BORROWERS, IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S). WILL SELL THE PROPERTIES DESCRIBED BELOW BY  
**PUBLIC AUCTION**

**ON FRIDAY, THE 19TH OCTOBER, 2018  
AT 10:00 A.M.**

**AT PRAISE MILLION SDN. BHD., LOT 1444, JALAN SEMANGAT,  
PENDING INDUSTRIAL ESTATE, 93450 KUCHING**

NOTE: PROSPECTIVE BIDDERS ARE ADVISED TO INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLES/STRATA TITLES, OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE ON ALL MATTERS IN CONNECTION WITH THE AUCTION SALE, INCLUDING THE CONDITIONS OF SALE, CONDUCT OFFICIAL TITLES/PARENT TITLES SEARCH AT THE RELEVANT LAND OFFICE AND MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER(S) AND /OR PROPRIETOR(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 ALSO ON THE OTHER TERMS OF CONSENT TO THE SALE PRIOR TO THE AUCTION SALE.

THE PHOTOGRAPHS SHOWN HEREIN ARE SOLELY FOR GENERAL IDENTIFICATION. THE ASSIGNEE MAKES NO REPRESENTATION OR WARRANTY AS TO THEIR ACCURACY OR THE ACTUAL CONDITION OF THE PROPERTY(IES). ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASON OF SUCH WITHDRAWAL.

LOT 1 HOUSE	MIRI	LOT 2 HOUSE	SIBU	LOT 3 HOUSE	SIBU
	<b>RESERVE PRICE RM216,000.00</b>		<b>RESERVE PRICE RM275,000.00</b>		<b>RESERVE PRICE RM180,000.00</b>
	<b>SINGLE STOREY TERRACED INTERMEDIATE</b>  Approx. 157.5 square metres Address : Lot 7332 Block 5 Kuala Baram Land District (previously known as Survey Lot 7332 (Sublot 725) of Parent Lots 870 & 872 both of Block 5 Kuala Baram Land District) [Lot 7332, Lorong Jati 8B-1, Desa Senadin, Off Jalan Lutong-Kuala Baram, 98000 Miri, Sarawak]		<b>SINGLE STOREY TERRACED CORNER</b>  Approx. 333.4 square metres Address : Lot 6637 Block 1 Menyan Land District (formerly known as Sublot 21 (Government Lot 6637) of Parent Lots 1199 and 1200 both of Block 1 Menyan Land District)[No. 21, Taman Kristal, Taman Sibul Jaya, Off Jalan Sibul Jaya and Jalan Sibul-Durin, 96000 Sibul, Sarawak]		<b>SINGLE STOREY LOW-COST TERRACED INTERMEDIATE</b>  Approx. 119.9 square metres Address : Lot 1194 Block 11 Seduan Land District (formerly known as Sublot 140-Phase 2 (Survey Lot 1194 Block 11 Seduan Land District) of Parent Lot 5287 Block 11 Seduan Land District) [No. 2E, Lorong Permai Jaya 9C2, 96000 Sibul, Sarawak]
	Solicitors : David Allan Sagah & Teng Advocates (Miri) (085-427272)		Solicitors : David Allan Sagah & Teng Advocates (Sibul) (084-334240)		Solicitors : Kadir Wong Lin & Co. (Sibul) Advocates (084-320996)
	Bank Ref : 25581021265		Bank Ref : 25191001566 & 25191001573		Bank Ref : 25181019173 & 25181021415
	Our Ref : HLBB-MY18		Our Ref : HLBB-SB23		Our Ref : HLBB-SB24

LOT 4 HOUSE	KAPIT	LOT 5 APARTMENT	SRI AMAN	LOT 6 HOUSE	SAMARAHAN
	<b>RESERVE PRICE RM150,000.00</b>		<b>RESERVE PRICE RM47,500.00</b>		<b>RESERVE PRICE RM342,000.00</b>
	<b>SINGLE STOREY TERRACED INTERMEDIATE</b>  Approx. 976 square feet Address : Survey Lot 2862 of Parent Lot 636 Block 13 Menuan Land District [No. Lot 2862, Taman Goram Height, Jalan Bukit Goram, 96800 Kapit, Sarawak]		<b>APARTMENT</b>  Approx. 91.5 square metres Address : Parcel No. 41A 1st Floor of Parent Lot 1376 (formerly known as Parent Lot 763) Block 4 Undup Land District [Parcel No. 41A, 1st Floor, Sri Jaya Park, Off Jalan Hollis, 95000 Sri Aman, Sarawak]		<b>DOUBLE STOREY TERRACED INTERMEDIATE</b>  Approx. 194.25 square metres Address : Sublot 22 (Survey Lot 6580) of Parent Lot 30 Block 25 Muara Tuang Land District [Lot 6580, Lorong Sentoria 1B, Taman Sentoria Phase 7D, Off Jalan Datuk Mohammad Musa, 94300 Samarahan, Sarawak]
	Solicitors : Kadir Wong Lin & Co. Advocates (086-318995)		Solicitors : David Allan Sagah & Teng Advocates (082-238122)		Solicitors : David Allan Sagah & Teng Advocates (082-238122)
	Bank Ref : 25481002763 & 25481002770		Bank Ref : 25381001101		Bank Ref : 28881015601
	Our Ref : HLBB-KPT6		Our Ref : HLBB-SRA18		Our Ref : HLBB-KCH437

LOT 7 HOUSE	LANDEH	LOT 8 HOUSE	MATANG	LOT 9 HOUSE	MATANG
	<b>RESERVE PRICE RM280,000.00</b>		<b>RESERVE PRICE RM401,000.00</b>		<b>RESERVE PRICE RM126,000.00</b>
	<p>SINGLE STOREY SEMI-DETACHED</p> <p>Approx. 303.70 square metres</p> <p>Address :</p> <p>Sublot 598 (Survey Lot 1982) of Parent Lots 127, 129-130, 133-134 and 251 all of Block 70 Kuching Central Land District [Lot 598, Lorong 3A2, Taman Indah Landeh Baru, Off Jalan Landeh, 93250 Kuching, Sarawak]</p> <p>Solicitors : David Allan Sagah &amp; Teng Advocates (082-238122)</p> <p>Bank Ref : 36491002824 &amp; 36491002831</p> <p>Our Ref : HLBB-KCH440</p>		<p>DOUBLE STOREY SEMI-DETACHED</p> <p>Approx. 347.90 square metres</p> <p>Address :</p> <p>Lot 6036 Block 8 Matang Land District (formerly known as Sublot 7 (Survey Lot 6036) of Parent Lots 176 &amp; 2157 both of Block 8 Matang Land District) [Lot 6036, Merry Park, Lorong Merry Park 1A, Off Jalan Batu Kawa-Matang, 93250 Kuching, Sarawak]</p> <p>Solicitors : Kadir Wong Lin &amp; Co. Advocates (082-414162)</p> <p>Bank Ref : 1681029272</p> <p>Our Ref : HLBB-KCH431</p>		<p>SINGLE STOREY LOW COST TERRACED INTERMEDIATE</p> <p>Approx. 87.4 square metres</p> <p>Address :</p> <p>Lot 4414 Block 8 Matang Land District (formerly known as Sublot 323 of Parent Lots 1906 &amp; 2296 both of Block 8 Matang Land District) [Sublot 323 (Lot 4414), Lorong 6A, Jalan Taman Dusun Indah, Taman Dusun Indah, Off Jalan Sejjjak, 93050 Kuching, Sarawak]</p> <p>Solicitors : Kadir Wong Lin &amp; Co. Advocates (082-414162)</p> <p>Bank Ref : 25681007726</p> <p>Our Ref : HLBB-KCH317</p>

LOT 10 FLAT	MATANG	LOT 11 FLAT	MATANG	RESERVE PRICE
	<b>RESERVE PRICE RM47,500.00</b>		<b>RESERVE PRICE RM20,400.00</b>	<p>THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY, TO THE RESPECTIVE RESERVE PRICE AND TO THE CONDITIONS OF SALE. ALL INTENDING BIDDERS ARE REQUIRED TO <b>DEPOSIT 10% OF THE FIXED RESERVE PRICE BY BANK DRAFT OR CASHIER'S ORDER IN FAVOUR OF HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD / BORROWER'S NAME/CUSTOMER'S NAME</b> AND PAY THE DIFFERENCE BETWEEN THE INITIAL DEPOSIT AND THE SUM EQUIVALENT TO 10% OF THE SUCCESSFUL BID PRICE IN CASH IMMEDIATELY AFTER THE FALL OF THE HAMMER WITH THE UNDERMENTIONED AUCTIONEER. THE BALANCE OF THE PURCHASE PRICE IS TO BE SETTLED WITHIN <b>90 DAYS</b>, FOR FURTHER PARTICULARS, PLEASE CONTACT THE RESPECTIVE SOLICITORS OR THE UNDERMENTIONED AUCTIONEERS.</p>
	<p>FLAT</p> <p>Approx. 45.99 square metres</p> <p>Address :</p> <p>Parcel No. A13-03-03 Unit 3 Second Floor (Level 3) Block A13 of Parent Lot 4469 (previously part of Parent Lot 2394) Block 8 Matang Land District [Parcel No. A13-03-03, Unit No. 3, Second Floor (Level 3) of Block A13, RPR Matang Malihah III, 93050 Kuching, Sarawak]</p> <p>{SARAWAKIAN RESERVED UNIT}</p> <p>Solicitors : David Allan Sagah &amp; Teng Advocates (082-238122)</p> <p>Bank Ref : 28881007310/7327</p> <p>Our Ref : HLBB-KCH428</p>		<p>FLAT</p> <p>Approx. 46.0 square metres</p> <p>Address :</p> <p>Parcel No. B#03-12 Second Floor Block B of Parent Lot 1107 Block 7 Matang Land District (formerly known as Parent Lots 305-314 Block 7 Matang Land District) [Parcel No. B312 (Parcel No. B#03-12), Taman Orchidwoods, Off Jalan Matang, 93050 Kuching, Sarawak]</p> <p>Solicitors : David Allan Sagah &amp; Teng Advocates (082-238122)</p> <p>Bank Ref : 28881006177/28881006184</p> <p>Our Ref : HLBB-KCH420</p>	

**PRAISE MILLION SDN. BHD.** (618267-D)

LOT 1444, JLN SEMANGAT, PENDING IND. ESTATE, 93450 KUCHING, SARAWAK.

TEL: 082-349069 FAX: 082-349135 H/P:012-8072368

(Web Site : [www.praisemillion.com.my](http://www.praisemillion.com.my) E-mail Address: [prsmillion@gmail.com](mailto:prsmillion@gmail.com))

LO LION HOCK

SEBASTIAN AK. ANDREW LISSEM

LU ENG HUI

LICENSED AUCTIONEERS

For More Information Please Contact :-

**Hong Leong Bank Berhad**  
**Auction Sale**  
Hotline 03-79523470 / 03-79523407

#### 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/HONG LEONG ISLAMIC BANK BERHAD/BORROWER NAME/CUSTOMER NAME
- (2) INDIVIDUAL BIDDER
  - IDENTIFICATION CARD(NRIC) TOGETHER WITH A PHOTOCOPY OF THE NRIC CARD (BOTH SIDES ) FOR IDENTIFICATION AND REGISTRATION PURPOSES.
  - CORRESPONDENCE ADDRESS
  - TELEPHONE CONTACT NOCORPORATE COMPANY/FIRM
  - A CERTIFIED TRUE COPY OF THE COMPANY'S MEMORANDUM AND ARTICLES OF ASSOCIATION (M&A)
  - FORMS 44, 24 AND 49
  - BOARD OF DIRECTOR'S RESOLUTIONAGENT/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/KASYIER ORDER BERSAMAAN 10% DARIPADA HARGA HARTANAH DI ATAS NAMA HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/NAMA PEMINJAM/NAMA PELANGGAN
- (2) PEMBELI PERSEORANGAN
  - KAD PENGENALAN ASAL DENGAN SALINAN FOTOKOPI (BAHAGIAN HADAPAN & BELAKANG) UNTUK SEMAKAN DAN PENDAFTARAN
  - ALAMAT SURAT MENYURAT
  - NO TELEFON YANG MUDAH DIHUBUNGISYARIKAT KORPORAT/FIRMA
  - SALINAN SAH MEMORANDUM DAN ARTICLES OF ASSOCIATION (M&A)
  - BORANG 44, 24 DAN 49
  - SALINAN RESOLUSI PENGARAHEJEN/WAKIL
  - SURAT WAKIL DARIPADA PEMBELI
  - SALINAN FOTOKOPI KAD PENGENALAN PEMBELI (BAHAGIAN HADAPAN & BELAKANG)
- (3) SEJUMLAH WANG YANG MENCUKUPI BAGI MEMBAYAR PERBEZAAN DI ANTARA DEPOSIT YANG DIBAYAR SEMASA PENDAFTARAN DENGAN JUMLAH HARGA BELIAN YANG BERSAMAAN 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

*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.*

**REGISTRATION WILL CONTINUE TO BE ACCEPTED AS LONG AS THE PROPERTIES HAVE NOT BEEN AUCTIONED.  
FOR ANY CLARIFICATION OR ASSISTANCE, PLEASE CONTACT 082-349069 & 012-8072368**

[www.praisemillion.com.my](http://www.praisemillion.com.my)