

PROCLAMATION OF SALE
WILL SELL BY PUBLIC AUCTION
ON THURSDAY, THE 18TH DAY OF SEPTEMBER 2025, AT 2:30 PM
VIA ONLINE BIDDING AT [WWW.EAUCTION2U.COM.MY](http://www.eauction2u.com.my) (“AUCTIONEER’S WEBSITE”)

AUCTION VENUE: PG ACT FAST AUCTION (SABAH) SDN BHD
LOT 14, 1ST FLOOR, BLOCK B, LORONG KAYU MANIS 1, DAMAI PLAZA, LUYANG, 88300 KOTA KINABALU, SABAH.

NOTE: Prospective bidders may submit bids for the property online via <http://www.eauction2u.com.my>. Bidders who intend to submit bids online must register with the auctioneer at least one (1) working days before auction day for administration & verification purposes.

**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.*

1.	Reserve Price RM 235,000.00	TAWAU	2.	Reserve Price RM 360,000.00	TAWAU
Description : An Apartment Unit Address : Lot No. H-02-05, Block H, Level 2, (First Floor), Apartment Villa Sri Indah (aka. South Ville Apartments) Phase 2, Bandar Sri Indah, Off KM 16, Jalan Apas, 91000 Tawau, Sabah Floor Area : Approx. 850 Square Feet Assignors : Mohammad Bin Mangu & Atika Lisa Bt Markus Solicitors : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 52910011600 [Islamic] Our Ref : AFSB/222/HLB		 BUMIPUTRA LOT	Description: Double storey intermediate terraced house Address : TB 32, Lot 1413, Bandar Sri Indah Phase 5H, Mile 10, Jalan Apas, 91000 Tawau, Sabah Land Area : Approx. 1,353 Square Feet Assignor : Tnio Boon King Solicitors : M/S Shelley Yap (Tel: 088-236233) Bank Ref : 5281010962 Our Ref : AFSB/150/HLB		
3.	Reserve Price RM180,000.00	PUTATAN	4.	Reserve Price RM 225,000.00	SANDAKAN
Description : A corner apartment unit Address : Unit No. A-3-01, Block A, Third Floor, Taman Pasir Putih, Phase 3B, Off Jalan Putatan, 88200 Putatan, Sabah Floor Area : Approx. 650 Square Feet Assignors : Ng Ngit Fah @ Jennifer Ng & Chung Ah Khua Solicitors : M/S Philip Koh & Co (Tel: 088-316614) Bank Ref : 11181005332/28681000270 Our Ref : AFSB/223/HLB			Description : A corner apartment unit Address : Lot 14, Block A, Level 12 Type B(m), PR1MA @ Borneo Cove, Lorong Prima Bc 1, Jalan Buli Sim-Sim, 90000 Sandakan, Sabah Floor Area : Approx. 976 Square feet Assignor : Foo Fui Hen Solicitors : M/S Shelley Yap (Tel: 088-236233) Bank Ref : 11881009700 Our Ref : AFSB/224/HLB		
5.	Reserve Price RM 250,000.00	KOTA KINABALU	6.	Reserve Price RM 230,000.00	KOTA KINABALU
Description : Double storey intermediate terraced house Address : Lot No. 67 (DBKK House No. 33, Lrg Kuala Menggatal 17), Taman Kuala Menggatal Phase 3, Off Jalan Sepangar, 88450 Kota Kinabalu, Sabah. Land Area : 728 Square feet, more or less Assignors : Easter Yenne Liew @ Yenne Jamaron & Wilson Watis Solicitors : M/S Philip Koh & Co (Tel: 088-316614) Bank Ref : 28681007503/7510 Our Ref : AFSB/154/HLB			Description : A corner condominium unit Address : Lot No. 12, Level 13, Block 06 (Building No. 06-13-12), V21 Residence Phase 1, Stage 1, Off Jalan Sepangar, 88460 Kota Kinabalu, Sabah Floor Area : Approx. 607.41 Square Feet Assignors : Tsen Guo Cheng Solicitors : M/S Philip Koh & Co (Tel: 088-316614) Bank Ref : 28681013858 Our Ref : AFSB/225/HLB		
7.	Reserve Price	KOTA KINABALU	8.	Reserve Price RM 243,000.00	KOTA KINABALU
Description : Address : Floor Area : Assignors : Solicitors : Bank Ref : Our Ref : AFSB/226/HLB			Description : An intermediate apartment unit Address : Lot No. L-7F-4, Block L, Seventh Floor, Apartment Angkasa, Phase 2, Kg. Darau, Rampayan, Menggatal, Off Jalan Tuaran Bypass, 88450 Kota Kinabalu, Sabah. Floor Area : 871 Square feet, more or less Assignors : Mohammad Hafizuddin Bin Jamrie & Nur'Ain Binti Jamrie Solicitors : M/S Philip Koh & Co (Tel: 088-316614) Bank Ref : 23391000534 [Islamic] Our Ref : AFSB/219/HLB		



= Hong Leong Bank Berhad



= Hong Leong Islamic Bank Berhad



Auctioneer :-

PG Act Fast Auction (Sabah) Sdn Bhd.,
Lot 14, 1st 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 SERCHES, 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 COVENANTS 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 **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)

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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.

CONTACT OUR NEAREST HONG LEONG BANK BERHAD BRANCHES OR CALL

MR DANIEL NG: 012-264 0446

MR JERRICK ONG: 011-7276 2243