

# PROCLAMATION OF SALE

## ON THURSDAY, 18TH SEPTEMBER 2025 AT 10.30 AM

VENUE: AUCTION HALL OF VISION SKYBIDZ AUCTION CENTRE SDN BHD  
UNIT NO. 20-04, LEVEL 20, MENARA LANDMARK, NO. 12, JALAN NGEEN HENG,  
80888 IBRAHIM INTERNATIONAL BUSINESS DISTRICT, JOHOR BAHRU, JOHOR.

**(REGISTRATION CLOSE AT 9.30 A.M.)**

PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE  
UNDERMENTIONED AUCTIONEER'S WEBSITE AT **www.vsauction.com.my** ("AUCTIONEER'S WEBSITE")

(Online bidders are further subject to the terms and conditions at the Auctioneer's Website)

prospective bidders may submit bids for the property online via **www.vsauction.com.my**  
(for online bidding, please register at least one (1) working day before the auction day for registration & verification purposes)

Prior to the auction sale, all intending bidders are advised to:-

(i) seek independent legal advice on the Conditions Of Sale herein

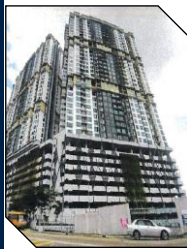
(ii) inspect the subject property

(iii) check on the issuance of separate individual / strata title

(iv) conduct an official title search at the relevant Land Office and/or other relevant authorities

(v) 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 .

(vi) conduct and rely on their own searches, enquiries, investigations and verification's 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 representation(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.



LOT 001	REF: HL/1081/24(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #13-23, BLOCK B, RESIDENSI ARC, JALAN SAGU 36, TAMAN DAYA, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 60.39 SQUARE METRES (650.05 SQUARE FEET)
ASSIGNORS	: WONG CHEE YOON
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 270,000.00**



LOT 002	REF: HL/1066/25(JB)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. #34-07, MENARA A, PANGSAPURI SERI PERMATA, JALAN KUNYIT, TAMAN SRI AMAR 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 81.29 SQUARE METRES (875 SQUARE FEET)
ASSIGNOR	: PIONG JUN LIANG
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 360,000.00**



LOT 003	REF: HL/1033/19(JB)
TYPE	: A DUPLEX SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #36-03A, BLOCK B, TROPEZ RESIDENCES, PERSIARAN DANGA PERDANA, 80200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 167 SQUARE METRES (1,797.57 SQUARE FEET)
ASSIGNOR	: CAI, QIANG
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 750,000.00**



LOT 004	REF: HL/1042/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #16-04, BLOK A, RESIDENSI KSL, JALAN DELIMA 3/2, TAMAN DELIMA 1, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 101.89 SQUARE METRES (1,096.73 SQUARE FEET)
ASSIGNOR	: LOW HONG KEW (F) & SUI LAI CHYE, FABIAN
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 385,000.00**



LOT 005	REF: HL/1026/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. L16-03, APARTMENT BAIDURI INDAH (ALSO KNOWN AS PERLING HEIGHTS APARTMENTS), JALAN BAIDURI 1/2, TAMAN BAIDURI, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 60.0 SQUARE METRES (645.9 SQUARE FEET)
ASSIGNOR	: ANDREW KAN KOK YEW
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 300,000.00**



LOT 006	REF: HL/1067/25(JB)
TYPE	: A RENOVATED INTERMEDIATE SINGLE-STOREY TERRACE HOUSE
ADDRESS	: NO. 13082, JALAN RAJAWALI 3, BANDAR PUTRA, 81000 KULAI, JOHOR.
LAND AREA	: 130.0 SQUARE METRES (1,399.4 SQUARE FEET)
ASSIGNOR	: YEONG KIM HOO & YAP KEWI YEN (F)
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 385,000.00**



LOT 007	REF: HL/1068/25(JB)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. 31-03, BLOCK A, PANGSAPURI PARAGON, JALAN TENGGU PETRI 1, 80200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 69.0 SQUARE METRES (742.7 SQUARE FEET)
ASSIGNOR	: WONG KIN MENG & CHEW SOON LOONG
SOLICITOR	: MESSRS FAIZAL SIOW BROCKETT & CHO
REMARK	: BUMIPUTERA LOT

**RESERVE PRICE : RM 460,000.00**



LOT 008	REF: HL/1005/22(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. GL-06, MENARA D, RESIDENSI MASAI, JALAN MASAI JAYA 2, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 75.25 SQUARE METRES (810 SQUARE FEET)
ASSIGNORS	: WONG KAR FUI
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 280,000.00**

 **HONG LEONG BANK BERHAD**

 **HONG LEONG ISLAMIC BANK BERHAD**



**VISION SKYBIDZ AUCTION CENTRE SDN BHD**



LOT 009	REF: HL/1006/25(JB)
TYPE	: A STRATIFIED DOUBLE STOREY MID TERRACED HOUSE
ADDRESS	: NO. 72, JALAN EKOFLORA 5/3, TAMAN EKOFLORA, 81100 JOHOR BAHRU, JOHOR.
LAND AREA	: 148.64 SQUARE METRES (1,593 SQUARE FEET)
ASSIGNORS	: LOH LI KHOON
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 750,000.00**



LOT 010	REF: HLI/1017/25(JB)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. #17-06, BLOK A, PANGSAPURI RIMBA KOTA, JALAN ABDUL SAMAD, 80100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 116.04 SQUARE METRES (1,249 SQUARE FEET)
ASSIGNOR	: NURASSIA EMAM LANTAN ABDULLAH
SOLICITOR	: MESSRS FAIZAL SIOU BROCKETT & CHO

**RESERVE PRICE : RM 560,000.00**



LOT 011	REF: HL/1022/25(JB)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: UNIT NO. #20-02, BLOK B, PANGSAPURI PUTRA MEWAH, JALAN SEGENTING, TAMAN BUKIT MEWAH, 81200 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 77.02 SQUARE METRES (829 SQUARE FEET)
ASSIGNOR	: ONG WEE CHIN & SEOW MEE HAP
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 380,000.00**



LOT 012	REF: HLI/1069/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #16-07, PANGSAPURI RINTING INDAH, JALAN RINTING, TAMAN RINTING, 81750 MASAI, JOHOR.
FLOOR AREA	: 80.08 SQUARE METRES (862 SQUARE FEET)
ASSIGNOR	: ROSNIZA BINTI SIDEK
SOLICITOR	: MESSRS FAIZAL SIOU BROCKETT & CHO

**RESERVE PRICE : RM 360,000.00**



LOT 013	REF: HL/1070/25(JB)
TYPE	: A STRATIFIED DOUBLE-STOREY TERRACE HOUSE
ADDRESS	: NO. 9, JALAN LAMAN ESTUARI 1/5, LAMAN ESTUARI, 79000 ISKANDAR PUTERI, JOHOR.
LAND AREA	: 167.0 SQUARE METRES (1,797.6 SQUARE FEET)
ASSIGNOR	: KWEK JOO YEONG (GUO YURONG)
SOLICITOR	: MESSRS FAIZAL SIOU BROCKETT & CHO

**RESERVE PRICE : RM 1,000,000.00**



LOT 014	REF: HL/1071/25(JB)
TYPE	: A SERVICED APARTMENT UNIT
ADDRESS	: NO. D-P-3, BLOCK D, RESIDENSI ANJUNG HIAUAN, (ALSO KNOWN AS THE GARDEN RESIDENCES), JALAN MUTIARA 1/15, TAMAN MUTIARA MAS, 81300 SKUDAI, JOHOR.
FLOOR AREA	: 102.0 SQUARE METRES (1,098.0 SQUARE FEET)
ASSIGNOR	: KANAGAVALI A/P T.M.KARUNANITHI
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS
REMARK	: BUMIPUTERA LOT

**RESERVE PRICE : RM 390,000.00**



LOT 015	REF: HL/1072/25(JB)
TYPE	: A SERVICE APARTMENT UNIT
ADDRESS	: UNIT NO. #11-09, BLOK C1, PANGSAPURI MAYLAND AUSTIN, JALAN MUTIARA EMAS 9/23, TAMAN MOUNT AUSTIN, 81100 JOHOR BAHRU, JOHOR.
FLOOR AREA	: 44.96 SQUARE METRES (484 SQUARE FEET)
ASSIGNOR	: CHONG SIAK CHAW
SOLICITOR	: MESSRS MIMIRAHAYU HANIFF HENG & PARTNERS

**RESERVE PRICE : RM 230,000.00**



LOT 016	REF: HLI/1073/25(JB)
TYPE	: A LOW-MEDIUM COST APARTMENT UNIT
ADDRESS	: UNIT NO. 01-15, BLOCK A, JALAN MASAI UTAMA 2, TAMAN MASAI UTAMA, 81750 MASAI, JOHOR.
FLOOR AREA	: 70.0 SQUARE METRES (753.5 SQUARE FEET)
ASSIGNORS	: JEFFRI BIN AHMAD
SOLICITOR	: MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS

**RESERVE PRICE : RM 150,000.00**

**HONG LEONG BANK BERHAD**

**HONG LEONG ISLAMIC BANK BERHAD**

#### DEPOSIT:

All intending bidders are required to deposit with Vision Skybidz Auction Centre Sdn Bhd ("the Auctioneer") a sum equivalent to 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 / ASSIGNOR'S NAME" OR "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNOR'S NAME" and or remit the same through online banking transfer to the bank account designated by the Auctioneer, ONE (1) WORKING DAY BEFORE THE AUCTION DATE and pay the difference between the initial deposit and the sum equivalent to 10% of the successful bid price ("differential sum") either via bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to "HONG LEONG BANK BERHAD / ASSIGNOR'S NAME" OR "HONG LEONG ISLAMIC BANK BERHAD / ASSIGNOR'S NAME" or remit the same through online banking transfer within THREE (3) WORKING DAYS after the fall of the hammer. The initial deposit and the differential sum shall be collectively known as "the deposit". Working Day means a day (excluding Saturdays, Sundays and Public Holidays) on which the Assignee is open for business in Johor Bahru. The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale to "ASSIGNOR'S NAME". Please refer to the Auctioneer's Online Terms and Conditions on the Auctioneer's Website on the manner of payment of the deposit.

#### For Further Particulars, Please Contact:

Vision Skybidz Auction Centre Sdn. Bhd.  
Sua Chong Yew (Licensed Auctioneer)  
Unit No. 20-04,  
Level 20, Menara Landmark,  
80888 Ibrahim International Business District, Johor.  
Tel : 07 - 276 3383

For Loan Financing,  
Please Contact  
Mortgage Sales Team as  
below:

JERRICK ONG  
(TEL NO.: 011 - 7276 2243)  
DANIEL NG  
(TEL NO.: 012 - 264 0446)

Messrs Mimirahayu Haniff  
Heng & Partners  
Tel: 03-62030823 /  
03-62040823

**ADVOCATES &  
SOLICITORS**

Messrs Faizal Siow  
Brockett & Cho  
Tel: 07-333 2322 /  
07-332 4322

Messrs Manjit Singh  
Sachdev, Mohammad Radzi  
& Partners  
Tel No. : 03 - 5631 0415



**VISION SKYBIDZ AUCTION CENTRE SDN BHD**

# PROCLAMATION OF SALE

## ON THURSDAY, 18TH SEPTEMBER 2025 AT 3.00 PM

VENUE: AUCTION HALL OF VISION SKYBIDZ AUCTION CENTRE SDN BHD  
NO. 30-3, BLOCK D, JALAN ATMOSPHERE 6, PUSAT PERNIAGAAN THE ATMOSPHERE,  
43300 SERI KEMBANGAN, SELANGOR.  
(REGISTRATION CLOSE AT 2.00 P.M)

PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE  
UNDERMENTIONED AUCTIONEER'S WEBSITE AT [www.vsauction.com.my](http://www.vsauction.com.my) ("AUCTIONEER'S WEBSITE")

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(i) seek independent legal advice on the Conditions Of Sale herein

(ii) inspect the subject property

(iii) check on the issuance of separate individual / strata title

(iv) conduct an official title search at the relevant Land Office and/or other relevant authorities

(v) 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 .

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LOT 001	REF: HL/1069/25(SL)
TYPE : A 3-BEDROOM APARTMENT UNIT	
ADDRESS : NO. AZ3-G-12, BLOCK AZ3, PANGSAPURI AZALEA COURT, PERSIARAN LEMBAH HUJAU 4, BANDAR TASIK PUTERI, 48020 RAWANG, SELANGOR.	
FLOOR AREA : 67.63 SQUARE METRES (728 SQUARE FEET)	
ASSIGNORS : SYAMSUDIN BIN MOHAMED AMIN & SITI SAPIAH BINTI SUKARI	
SOLICITOR : MESSRS. S.N. YAP & ASSOCIATES	
REMARK : BUMIPUTERA LOT	
RESERVE PRICE : RM 90,000.00	

LOT 002	REF: HL/1070/25(SL)
TYPE : AN APARTMENT UNIT	
ADDRESS : UNIT NO. H-4-06, RUMAH PANGSA SRI SAUJANA, JALAN SP 4/2, BANDAR SAUJANA PUTRA, 42610 JENJAROM, SELANGOR.	
FLOOR AREA : 69 SQUARE METRES (743 SQUARE FEET)	
ASSIGNOR : SUHAILEN BIN SALLEH	
SOLICITOR : MESSRS. S.N. YAP & ASSOCIATES	
REMARK : BUMIPUTERA LOT	
RESERVE PRICE : RM 129,600.00	

LOT 003	REF: HL/1062/25(SL)
TYPE : AN INTERMEDIATE DOUBLE STOREY TERRACED HOUSE	
ADDRESS : NO. 140, JALAN FLORA 1A/1, BANDAR RIMBAYU (FLORA), 42500 TELOK PANGLIMA GARANG, SELANGOR.	
LAND AREA : 170.93 SQUARE METRES (1,839.88 SQUARE FEET)	
ASSIGNOR : JEGAN KUMAR A/L SUBRAMANIAM	
SOLICITOR : M/S S.N. YAP & ASSOCIATES	
RESERVE PRICE : RM 656,100.00	

LOT 004	REF: HLI/1063/25(SL)
TYPE : A SERVICED APARTMENT UNIT	
ADDRESS : NO. C-17-08 TYPE 1, EDUSENTRAL @ SETIA ALAM - PHASE 3, 40170 SHAH ALAM, SELANGOR.	
FLOOR AREA : 502 SQUARE FEET	
ASSIGNOR : RIDZUAN BIN RAMLI	
SOLICITOR : M/S S.N. YAP & ASSOCIATES	
RESERVE PRICE : RM 211,500.00	

LOT 005	REF: HLI/1064/25(SL)
TYPE : A SERVICED APARTMENT UNIT	
ADDRESS : NO. SB1-20-07 (DEVELOPER'S PARCEL NO. SB1-20-07), DSARA SENTRAL, JALAN WELFARE, KAMPUNG BARU SUNGAI BULOH, SEKSYEN U19, 40160 SHAH ALAM, SELANGOR	
FLOOR AREA : 110.18 SQUARE METRES (1,186 SQUARE FEET)	
ASSIGNOR : SALLEHUDDIN SHAH BIN JELANI	
SOLICITOR : M/S S.N. YAP & ASSOCIATES	
RESERVE PRICE : RM 378,000.00	

LOT 006	REF: HLI/1066/25(SL)
TYPE : A SERVICED APARTMENT UNIT	
ADDRESS : NO. B-13-11, THE AMBER RESIDENCES, PERSIARAN OLEANDER, GAMUDA KEMUNING 25.7, 42500 TELOK PANGLIMA GARANG, SELANGOR.	
FLOOR AREA : 61 SQUARE METRES (657 SQUARE FEET)	
ASSIGNOR : MOHD HAFIZEE BIN SHAHRI	
SOLICITOR : M/S SIMON HUE & ASSOCIATES	
REMARK : BUMIPUTERA LOT	
RESERVE PRICE : RM 201,000.00	

LOT 007	REF: HL/1071/25(SL)
TYPE : A STRATIFIED DOUBLE (2) STOREY CLUSTER HOUSE	
ADDRESS : NO. 217, JALAN ECO FOREST 3/1G, ECO FOREST, 43500 SEMENYIH, SELANGOR.	
LAND AREA : 90.60 SQUARE METRES (975 SQUARE FEET)	
ASSIGNOR : YONG YUEN FHOONG & LIM CHENG YEE	
SOLICITOR : MESSRS S.N. YAP & ASSOCIATES	
RESERVE PRICE : RM 364,500.00	

LOT 008	REF: HL/1068/25(SL)
TYPE : A SERVICED APARTMENT UNIT	
ADDRESS : UNIT NO. B-12-02, BLOCK B, CONDO PARK AVENUE, NO. 5, JALAN PJJU 10/1, DAMANSARA DAMAI, 47830 PETALING JAYA, SELANGOR.	
FLOOR AREA : 103.60 SQUARE METRES (1,115 SQUARE FEET)	
ASSIGNORS : HOH WEI SING	
SOLICITOR : MESSRS SEOW & MEGAT	
RESERVE PRICE : RM 223,200.00	

**HONG LEONG BANK BERHAD**

**HONG LEONG ISLAMIC BANK BERHAD**

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### For Further Particulars, Please Contact:

Vision Skybidz Auction Centre Sdn. Bhd.

Sua Chong Yew (Licensed Auctioneer)

Syed Nurul Ahmad bin Syed Aris (Licensed Auctioneer)

Unit No. 20-04,

Level 20, Menara Landmark,

80888 Ibrahim International Business District, Johor.

Tel : 07 - 276 3383

For Loan Financing,  
Please Contact  
Mortgage Sales Team as below:

JERRICK ONG  
(TEL NO.: 011 - 7276 2243)  
DANIEL NG  
(TEL NO.: 012 - 264 0446)

Messrs S.N. Yap & Associates  
Tel: 03-2697 2282

**ADVOCATES & SOLICITORS**

Messrs Simon Hue & Associates  
Tel: 03-7960 7761

Messrs Seow & Megat  
Tel: 03 - 2166 3384



**VISION SKYBIDZ AUCTION CENTRE SDN BHD**