

PROPERTIES for AUCTION

ONLINE BIDDING ONLY
(Bidders are further subject to the Online Terms and Conditions at the Auctioneer's Website)

PUBLIC AUCTION
ON TUESDAY THE 29TH DAY OF SEPTEMBER 2026 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

**10%
DEPOSIT**
ONLY

FEATURED PROPERTIES



PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE
AT WWW.LEONGAUCTIONEER.COM ("AUCTIONEER'S WEBSITE")

(ONLINE BIDDERS ARE FURTHER SUBJECT TO THE ONLINE TERMS AND CONDITIONS AT THE AUCTIONEER'S WEBSITE)

LA 1	RESERVE PRICE RM 505,300	KUALA LUMPUR
Type	: Intermediate 3+1-bedroom condominium	
	Approx 1,475 sq ft	
Address	: No. 17-05, Royaume Condominium, No. 2B, Jalan 3/61, Off Jalan Segambut, 51200 Kuala Lumpur	
Assignor(s)	: Pang Wei Xu	
Solicitors	: M/S Zailan & Co (03-2164 9909)	(LA26/415.5)

LA 2	RESERVE PRICE RM 218,700	KUALA LUMPUR
Type	: 3-bedroom walk-up apartment	
	Approx 716 sq ft	
Address	: No. F2-0-3, Block F2, Jalan 4/76D, Desa Pandan, 55100 Kuala Lumpur	
Assignor(s)	: Abd Aziz Bin Halid	
Solicitors	: M/S Zailan & Co (03-2164 9909)	(LA26/565.4)

LA 3	RESERVE PRICE RM 194,400	AMPANG
Type	: Apartment	
	Approx 1,248 sq ft	
Address	: Unit No. 30D, Jalan Wawasan 2/4, Bandar Baru Ampang, 68000 Ampang, Selangor	
Assignor(s)	: Mohd Sabri Bin Omar & Rosnani Binti Ismail	
Solicitors	: M/S Mimirahayu Haniff Heng & Partners (03-6203 0823)	(LA26/648.3)

LA 4	RESERVE PRICE RM 283,500	PETALING JAYA
Type	: Apartment	
	Approx 845 sq ft	
Address	: Unit No. D-13-09, Block Damai, D' Aman Crimson, No. 1, Jalan PUJ 1A/41, Ara Jaya, 47301 Petaling Jaya, Selangor	
Assignor(s)	: Choon King Hwa	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	(LA25/785.3)

LA 5	RESERVE PRICE RM 242,900	KUALA LUMPUR
Type	: Service apartment	
	Approx 800 sq ft	
Address	: Unit No. C2-42-06, Level 42, Block C2, RC Residences (also known as Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur	
Assignor(s)	: Mohd Azwan Bin Atan	
Solicitors	: M/S Zailan & Co (03-2164 9909)	(LA26/167.5)

LA 6	RESERVE PRICE RM 295,300	SHAH ALAM
Type	: Serviced apartment	
	Approx 728 sq ft	
Address	: No. I-18-3A, Block I, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor	
Assignor(s)	: Jamaludin Bin Ab Wahab	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	(LA26/571.4)

LA 7

RESERVE PRICE
RM 255,200

KAJANG

Type : Intermediate 2+1 bedroom serviced apartment Approx 84 sq m

Address : No. B-14-12, Blok B, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor

Assignor(s) : Muhammad Asyraf Bin Mohd Zainur & Nurshuhadah Binti Shuhery

Customer(s) : Muhammad Asyraf Bin Mohd Zainur & Nurhayati Binti Ahmad Zamri

Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC)

(LA25/174.4)

RESERVE PRICE : The subject properties will be sold on an "as is where is" basis and subject to the respective reserve price and subject to the Conditions of Sale herein and by way of an Assignment from the Assignee subject to the necessary confirmations / consent being obtained by the Purchaser from the Developer and / or Proprietor and/ or State Authorities and/or relevant bodies (if any).

All intending bidders are required to deposit with Leong Auctioneer 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 / BORROWER'S NAME) / HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR'S / CUSTOMER'S NAME) 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 / BORROWER'S NAME) / HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR'S / CUSTOMER'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" and Working Day means a day (excluding Saturdays, Sundays and Public Holidays) on which the Assignee is open for business in Kuala Lumpur. 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 / HONG LEONG ISLAMIC BANK BERHAD. For online bidding, please refer to the Auctioneer's Online Terms and Conditions on the Auctioneer's Website on the manner of payment of the deposit.

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BID ONLINE ONLY: LEONG AUCTIONEER SDN BHD (922719-M)

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Website: www.leongauctioneer.com



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MORTGAGE SALES CONTACTS : MR. DANIEL NG : 012-264 0446 / MR. JERRICK ONG : 011-7276 2243
FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309

HOW TO REGISTER ONLINE



STEP 1
LOGIN TO www.leongauctioneer.com



STEP 2
SIGN UP FOR 1ST TIME USER
CHECK YOUR EMAIL AT INBOX OR
SPAM AND CLICK LINK TO ACTIVATE



STEP 3
SELECT PROPERTY AND
REGISTER ONLINE



STEP 4
BIDDERS SHALL PAY A 10% DEPOSIT
AT LEAST ONE (1) WORKING DAY
BEFORE AUCTION DATE



STEP 5
ON AUCTION DAY LOGIN TO
www.leongauctioneer.com
AND BID ONLINE

HOW TO BID ONLINE:

- I. On Auction day, click Secured Hyperlink (URL) in your email to enter our Auction Room at least 10 minutes before auction time.
- II. Click Auction date and Confirm Property Address and Reserve Price
- III. Wait for your Property Lot
- IV. Auction start after the countdown of 5,4,3,2,1
- V. Enter your bids by pressing the Bid Button
- VI. The highest bid shall flash for 3 times "First Calling", "Second Calling" and "Last Calling"
- VII. The Bidder with the highest bid shall be declared the successful purchaser upon the fall of the Auctioneer's hammer.