

# PROCLAMATION OF SALE

WILL SELL BY PUBLIC AUCTION

ON FRIDAY, THE 25<sup>TH</sup> DAY OF OCTOBER 2024, 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, 1<sup>ST</sup> FLOOR, BLOCK B, LORONG KAYU MANIS 1, DAMAI PLAZA, LUYANG, 88300 KOTA KINABALU, SABAH.

Tel No. (088) 387711, 016-7226667 Email. [pgactfast.sabah@gmail.com](mailto:pgactfast.sabah@gmail.com)

(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 900,000.00	TAWAU	Reserve Price RM 1,100,000.00	KOTA KINABALU	
<p>Description: A 2 ½ storey linked Bungalow Address : Lot No. 39, Bandar Sri Indah Phase 2C, Mile 10, Jalan Apas, 91000 Tawau, Sabah Land Area : 5,618 Square feet, more or less Assignors : Chee Tong Lip &amp; Judith Aldojesa Jumalon Solicitors : M/S Alex Pang &amp; Co (Tel: 088-218100) Bank Ref : 5281008709 Our Ref : AFSB/185/HLB</p> 					
3.	Reserve Price RM243,000.00	TUARAN	4.	Reserve Price RM 380,700.00	KOTA KINABALU
<p>Description: An apartment unit Address : Unit No. A-G-1, Block A, Ground Floor, E Residence @ Telipok Phase 1, Off Jalan Tuaran, 89200 Tuaran, Sabah Floor Area : 1,029 Square feet, more or less Assignors : Alipson Bin Nelson &amp; Sufiah Binti Nelson Solicitors : M/S Philip Koh &amp; Co (Tel: 088-316614) Bank Ref : 31781013607 Our Ref : AFSB/177/HLB</p> 			<p>Description: A Condominium unit Address : Unit B-13A-02, Block B, Level 13A, Kingfisher Inanam Condominium, Jalan Kiansom, Kg. Kitobu, 88450 Kota Kinabalu, Sabah Floor Area : 865 Square feet, more or less Assignor : Ho Lok Yen Solicitors : M/S Shelley Yap (Tel: 088-236233) Bank Ref : 31781014307 Our Ref : AFSB/173/HLB</p> 		
5.	Reserve Price RM 186,300.00	PENAMPANG	6.	Reserve Price RM 380,000.00	SANDAKAN
<p>Description: A 5-storey walk up apartment Address : MDP No. O-GF-11, Lot No.11 (Intermediate), Block O, Ground Floor, Vista Minintod, Off Jalan Bundusan, 89500 Penampang, Sabah Floor Area : 750 Square feet, more or less Assignors : Sarina Binti Mohd Yunus &amp; Yunus@Mohd Yunus Bin Talip Solicitors : M/S Alex Pang &amp; Co (Tel: 088-218100) Bank Ref : 25981000014 Our Ref : AFSB/179/HLB</p>  <p style="text-align: center;">BUMIPUTRA LOT</p>			<p>Description: A Double storey intermediate terrace house Address : Lot 143, Taman Jati, Phase 2, Mile 7, Airport Road, 90000 Sandakan Sabah Land Area : 1,266 Square feet, more or less Assignors : Martadinata Bin Idris &amp; Emiliana Binti Idris Solicitors : M/S Philip Koh &amp; Co (Tel: 088-316614) Bank Ref : 11881007843 Our Ref : AFSB/186/HLB</p>  <p style="text-align: center;">BUMIPUTRA LOT</p>		

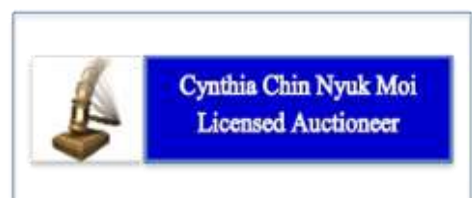
## RESERVE PRICE

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 with PG Act Fast Auction (Sabah) 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 / HONG LEONG ISLAMIC BANK BERHAD / (BORROWER'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 / HONG LEONG ISLAMIC BANK BERHAD / (BORROWER'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. Please refer to the Auctioneer's Online Terms and Conditions on [www.eauction2u.com.my](http://www.eauction2u.com.my) Website on the manner of payment of the deposit. The auction and all bidders shall be strictly SUBJECT TO the Conditions of Sale, details of which may be obtained from the Solicitors and the Auctioneer.

 = Hong Leong Bank Berhad

 = Hong Leong Islamic Bank Berhad



# 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 SEARCHES, 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 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.

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 CONVENANTS 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**.

Please refer to the Auctioneer's Online Terms and Conditions on [www.eauction2u.com.my](http://www.eauction2u.com.my) Website on the manner of payment of the deposit. The auction and all bidders shall be strictly SUBJECT TO the Conditions of Sale, details of which may be obtained from the Solicitors and the Auctioneer.

WHAT DO I NEED TO BRING ON AUCTION DAY?	APAKAH YANG PERLU DIBAWA PADA HARI LELONGAN AWAM
<p>(1) A bank draft or cashier's order equivalent to 10% of the fixed reserve price in favour of Hong Leong Bank Berhad.</p> <p>(2) <b>INDIVIDUAL BIDDER</b></p> <ul style="list-style-type: none"><li>- Identification card (Nric) together with the photocopy of the Nric Card (both sides) for identification and registration purposes.</li><li>- Correspondent address</li><li>- Telephone contact no</li></ul> <p><b>CORPORATE COMPANY / FIRM</b></p> <ul style="list-style-type: none"><li>- A certified True Copy of the company's memorandum and Articles of Association (M &amp; A)</li><li>- Forms 44, 24, &amp; 49</li><li>- Board of Director's Resolution</li></ul> <p><b>AGENT / REPRESENTATIVE</b></p> <ul style="list-style-type: none"><li>- Letter of authority from the intending bidder</li><li>- A photocopy of the intending bidder's Nric Card (both sides)</li></ul> <p>(3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.</p> <p>(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.</p>	<p>(1) Bank draf atau kasyier order bersamaan 10% daripada harga rizab hartanah di atas nama Hong Leong Bank Berhad.</p> <p>(2) <b>PEMBELI PERSEORANGAN</b></p> <ul style="list-style-type: none"><li>- Kad Pengenalan asal dengan salinan fotokopi (bahagian hadapan &amp; belakang) untuk semakan dan pendaftaran</li><li>- Alamat surat menyurat</li><li>- No telefon yang mudah dihubungi</li></ul> <p><b>SYARIKAT KORPORAT / FIRMA</b></p> <ul style="list-style-type: none"><li>- Salinan Sah Memorandum dan Articles of Association (M &amp; A)</li><li>- Borang 44, 24 &amp; 49</li><li>- Salinan Resolusi Pengarah</li></ul> <p><b>EJEN / WAKIL</b></p> <ul style="list-style-type: none"><li>- Surat Wakil daripada pembeli</li><li>- Salinan fotokopi Kad Pengenalan pembeli (bahagian hadapan &amp; belakang)</li></ul> <p>(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.</p> <p>(4) Penawar yang berumur kurang daripada 18 tahun dan juga seorang bankrap tidak akan dibenarkan untuk membuat Tawaran di lelongan awam ini.</p>

## 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**