



PROCLAMATION OF SALE

In exercise of the Rights and Powers conferred upon PUBLIC BANK BERHAD [196501000672 (6463-H)] / PUBLIC ISLAMIC BANK BERHAD [197301001433 (14328-V)], and the ASSIGNOR(S)/ BORROWER(S) under the MUSHARAKAH MUTANAQSAH MASTER AGREEMENT / FACILITIES / SALE / PROPERTY PURCHASE AGREEMENT(S) AND DEED OF ASSIGNMENT(S), it is hereby proclaimed that the said ASSIGNEE with the assistance of the UNDERMENTIONED AUCTIONEERS.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Thursday, 21st August 2025, 3.30 p.m.

at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor 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 or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

View Live Auction at www.ngchanmau.com/live-auction

Reserve Price : **RM 145,800**

LOT 1 BANDAR HILIR

SERVICE SUITE
258 SQ. FT.

Unit No. 10-17, The Imperial Heritage,
Jalan Merdeka, Bandar Hilir, 75000
Melaka.
Assignors/Borrowers :
Baryl Ivern Tan Tiong Ming &
Baxter Lance Tan Tiong Ngee
Solicitor : M/S H.S. Chew & Co.
(Tel : 06-283 8293 / 283 7278)
Ref : PBB/KKCCC/PPR/SNS/JEB/FAW



MELAKA

Reserve Price : **RM 360,000**

LOT 2 JALAN PELANDUK PUTIH 1

SERVICE APARTMENT UNIT
861 SQ. FT.

Unit No. 22-15, 22nd Floor, Residensi
Ong Kim Wee, Jalan Pelanduk Putih 1,
75200 Melaka.
Assignor/Customer : Tan Wendy
Solicitor : M/S Junaida Afuan & Quek
(Tel : 06-954 3798 / 954 3799)
Ref : MCCC/MLK/ALS
***PUBLIC ISLAMIC BANK BERHAD**



MELAKA

Reserve Price : **RM 57,395**

LOT 3 TAWAU

SHOPLOT
326 SQ. FT.

Lot F-28, First Floor, Eastern Plaza,
Jalan Kuhara, 91000 Tawau, Sabah.
Assignors/Borrowers :
Gan Boon How & Veronica Lee Sher Hui
Solicitor : M/S WV & Partners
(Tel : 089-774 833)
Ref : TWU
Note : The Successful bidder to bear all the outstanding charges (i.e. Maintenance Fee, Quit Rent, Assessment Fee and utilities bills as stated in the Conditions of Sale).




SABAH

Reserve Price : **RM 800,000**

LOT 4 TAWAU

2 STOREY SEMI-DETACHED HOUSE
3,199 SQ. FT.

TB 4684, Lot 16, Taman Suria, Jalan Salleh,
91000 Tawau, Sabah.
Assignor/Customer :
Suryadi Bin Abdul Samad
Solicitor : M/S WV & Partners
(Tel : 089-774 833)
Ref : TWU
***PUBLIC ISLAMIC BANK BERHAD**
Note : BUMIPUTERA RESERVED LOT (Transfer or sublease of the said land to a Non-Bumiputera is prohibited within the period of 5 years unless prior permission has been obtained from the government and in the event of the title being transferred to a bumiputera the word bumiputera will be inserted after the name of the buyer.)



SABAH

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 = Public Bank Berhad

 = Public Islamic Bank Berhad

RESERVE PRICE : The subject properties will be sold on an “as is where is” basis, subject to the respective reserve price and **Conditions of Sale**. All intending bidders are required to deposit with the Auctioneer the sum equivalent to **10%** of the fixed reserve price for the property by **bank draft** in favour of **PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at www.ngchanmau.com. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 13th August 2025.*

Click [HERE](#) for more Information about this auction fair

NCM Co

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

NG CHAN MAU & CO. SDN. BHD. 200601018098 (737850-T)

Kuala Lumpur

No. 6 & 7, Level 1, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

Johor

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,
80300 Johor Bahru

Contact Us (Mon-Fri)

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User



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Property



Register to Bid
Online



Placement of Auction
Deposit
*Refer T&C



On the Auction Day, Log on via
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DEVICE TIPS

BEFORE AUCTION



1. Make sure your
device is in good
running condition



2. Make sure your
device has
sufficient power



3. Make sure your
internet connection
is stable with strong
signal



4. Disable the
screensaver of
your device



5. Use latest version of
internet browser
(Google Chrome,
Apple Safari, Firefox
or Internet Explorer)



6. Test your audio
and visual
compatibility on
www.ngchanmau.com

DURING AUCTION



Don't use your device for
other apps that consume
internet bandwidth



Don't press the "back"
button of your browser
when auction started

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Convenient



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NOTE :

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