



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 MUTANAQISAH 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, 6th November 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 225,000 LOT 1 KENINGAU 1 STOREY TERRACED HOUSE 1,976 SQ. FT. 2nd Auction Lot C6, Taman MDK Phase I, 89000 Keningau, Sabah. Assignor/Borrower : Siah Kai Guan Solicitor : M/S Koh Gilong & Associates (Tel : 088-960059, 088-416360, 088-416361, 088-416362) Ref : KNG/LNOR/2012301603 Note : (i) 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). (ii) Bank will not be liable for any covenants (if any) and it is the duty of the Purchaser to remove the caveat at their own cost (if any). SABAH	Reserve Price : RM 460,500 LOT 2 SIBU 3-STOREY TERRACE SHOPHOUSE 1,477 SQ. FT. 6th Auction No. Lot 2385, off Jalan Ling Kai Cheng, 96000 Sibu, Sarawak. Assignor : Tiong Chiong Ing Customers : Johnny Tiong Inn Ong & Tiong Chiong Ing Solicitor : M/S Tang & Partners Advocates, Sibu (Tel : 084-340 833 / 084-346833) Ref : LHA/3986852005 *PUBLIC ISLAMIC BANK BERHAD 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) SARAWAK	Reserve Price : RM 540,000 LOT 3 MIRI 2 STOREY TERRACED INDUSTRIAL BUILDING 1,507 SQ. FT. 2nd Auction Lot 1669, Lorong Usahawan 12, Eastwood Valley Industrial Park, off Miri By-pass*, 98000 Miri, Sarawak. Assignors/Borrowers : Ting Sing Chiew (A) Ting Sing Kieh & Ting Jong Liong Solicitor : M/S Tang & Partners Advocates, Sibu (Tel : 084-340 833 / 084-346833) Ref : PLT/TKC/TSH/2083851215 (30010) 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) SARAWAK
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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 22nd October 2025.

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

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Licensed Auctioneers:

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

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Property



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Deposit
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and Start to Bid

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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

WHY SHOULD I BID ONLINE?



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Convenient



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and Cost



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Bidding Process

NOTE :

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