



Auction Properties

Terms and Conditions

The subject property will be sold on “as it where is” basis and subject to the following:

1. The reserve price as mentioned;
2. The conditions of sale and by way of an assignment from the Assignee / the Lender or Charge;
3. The consent being obtained by the successful bidder from the developer and/or relevant authorities (if any);
4. All costs and expenses incurred for obtaining the consent shall be borne solely by the successful bidder.

All prospective bidders are advised to:

1. Inspect the subject property;
2. Conduct an official search on the title at the relevant Land Office and/or other relevant authorities;
3. Make necessary enquiries with the Developer and/or other relevant authorities with regards to the terms of consent or transfer;
4. Obtain a copy of the Proclamation of Sale from the Auctioneer;
5. Seek legal advice on the Conditions of Sale prior to the auction sale.

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In the event that the sale is being set aside for any reasons whatsoever by the Assignee or/by Order of Court or consent not being obtained from the developer and/or the relevant authorities (if any), the sale becomes null and void and be of no further force and effect and the Assignee shall

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OCBC Bank (Malaysia) Berhad

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HIGH COURT / LAND OFFICE / LACA

NO.	Our Reference	Land Office / High Court / LACA	PROPERTY TYPE	LAND AREA	BUILT UP AREA	LOCATION	STATE	AREA	AUCTIONER	SOLICITOR	AUCTION DATE	Reserve Price (RM)
1	CFS/NSB-HSD211102-PT8473	High Court	DOUBLE STOREY TERRACE HOUSE	1,600.00	1,604.00	NO. 555, JLN HIJAYU 3/25, HIJAYU 3, 71950 BDR SRI SENDAYAN, NEGERI SEMBILAN	NS	Sendayan	e-lelong	Kington Tan Dzul (03-79319099)	14/05/2024	450,000
2	CFS/NSB-GRN255597-LOT70827	High Court	2 STOREY BUNGALOW	4,855.00	4,000.00	LOT70827,TAMAN SRI RAMBAI@NILAI NEGERI SEMBILAN	NS	Seremban	e-lelong	Kington Tan Dzul (03-79319099)	14/05/2024	697,000
3	CFS/SGR-GRN55154-LOT76392	High Court	DOUBLE STOREY TERRACE HOUSE	958.00	1,290.00	NO.5, LRG TEMENGGUNG 18E, TMN SENTOSA PERDANA, OFF JLN SG. JATI, 41200 KLANG, SELANGOR	SLG	Klang		Yong & Rakan-Rakan (03-33427207)	14/05/2024	390,000
4	CFS/NS-GRNBM8/M3/4/315-LOT 2	High Court	APARTMENT WITH ACCESSORY PARCEL/CARPARK	-	1,044.00	NO. C1-3-3, OCEAN VIEW RESORT BATU 9, JALAN PANTAI TELUK KEMANG, 71050 PORT DICKSON, NEGERI SEMBILAN	NS	Port Dickson	e-lelong	Yong & Rakan-Rakan (03-33427207)	20/05/2024	63,000
5	CFS/KN-HSM1743-PT3036	Kota Bharu High Court	SINGLE STY TERRACE HOUSE	0.00	883.00	NO. PT 3036, TAMAN DESA KEMUMIN, JALAN PADANG TEMBAK, 16100 PENGKALAN CHEPA, KELANTAN	KLT	Pengkalan Chepa	e-lelong	Lim & Chua (09-7449689)	21/05/2024	113,000
6	CFS/SL-TELUKPANGLIM AGARANG-PT6101	Land Office	SINGLE STOREY TERRACE HOUSE	1,302.00	1,020.00	NO 105, JALAN UTAMA 70, TAMAN JAYA UTAMA, 42500 TELOK PANGLIMA GARANG, SELANGOR	SEL	TELOK PANGLIMA GARANG	e-lelong	Kington Tan Dzul (03-79319099)	23/05/2024	260,000
7	CFS/SGR-PM465/M1/6/69-LOT58129	Land Office	APARTMENT	-	1,001.00	NO.VS-5-1,VISTA SAUJANA,JLN WANGSA 2/6, TMN WANGSA PERMAI,52200 KL	KL	KL		Azhar & Wong (03-26023898)	23/05/2024	252,000

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8	CFS/SGR-HSM16790-PT33499	Gombak Land Office	2 STY CLUSTER SEMI-DETACHED HSE	1,658.00	1,320.00	NO.10,JLN 6/2, BANDAR TASIK PUTERI, 48020 RAWANG,SELANGOR	SEL	Rawang		Kington Tan Dzul (03-79319099)	23/05/2024	364,500
9	CFS/JH-HSD152600-82713	High Court	2-STY TER HSE	1,076.39	1,374.00	27, JALAN ARA 20, TAMAN DESA CEMERLANG, 81800 ULU TIRAM, JOHOR BAHRU	JHR	Ulu Tiram		Zaid Ibrahim & Co (PNG) (04-2270888)	28/05/2024	370,000
10	CFS/KDH-PM243-LOT8861	Kota Setar Land Office	1 STY SEMI DETACHED HSE	2,314.00	1,536.00	NO. A-8, (PREMISES NO. 8-A), TMN SETIA, JLN KILANG TEBU, 05050 ALOR SETAR, KEDAH	KDH	Alor Setar		Zaid Ibrahim & Co (PNG) (04-2270888)	29/05/2024	300,000
11	CFS/WPK-PN5419-LOT10888	High Court	2 1/2 STY CLUSTER LINK HOUSE	624.00	1,204.00	36A, JALAN REJANG 3, TMN SETAPAK JAYA, SETAPAK, 53200 KL	KL	Setapak	e-lelong	TK Ooi & Nadira (03-20319988)	30/05/2024	235,000
12	CFS/JOH-GRN495999-31893/B-22-06	LACA	SERVICE APARTMENT	-	1,096	NO. 22-06, BLOCK B, RESIDENSI KSL, JALAN DELIMA 3/2, TAMAN DELIMA 1, 81100 JOHOR BAHRU, JOHOR.	JHR	Johor Bahru	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	390,000
13	CFS/JOH-PN27142-121253/B3-10-05	LACA	APARTMENT	-	1,145.00	NO.10-05, BLOK 3, RESIDENSI IMPIAN SENIBONG, JALAN PERSIARAN SENIBONG, TAMAN BAYU SENIBONG, 81750 MASAI, JOHOR	JHR	Masai	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	370,000
14	CFS/JOH-GRN456143-143003/M1/B/30/1637	LACA	APARTMENT	-	904.00	30-10, MENARA B, PANGSAPURI PUNCAK KEMPAS UTAMA, JALAN KEMPAS UTAMA 2/6, TAMAN KEMPAS UTAMA, 81300 JOHOR BAHRU, JOHOR	JHR	Johor Bahru	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	370,000

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15	CFS/JOH-PN38856-42940/R1-23-01	LACA	APARTMENT	-	1,076.00	UNIT NO. #23-01, RESIDENSI PANDAN, JLN PANDAN RIA 7, PUSAT PERDAGANGAN PANDAN, 81100 JOHOR BAHRU, JOHOR	JHR	Johor Bahru	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	360,000
16	CFS/JOH-HSD458131-166956/B-10-5	LACA	APARTMENT	-	1,167.00	NO.B-10-5, TEEGA RESIDENCE, JALAN LAKSAMANA 1, PUTERI HARBOUR, 79250 ISKANDAR PUTERI, JOHOR	JHR	Iskandar Puteri	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	600,000
17	CFS/JOH-GRN491721-47245/A-33-12A	LACA	SERVICE APARTMENT	-	945.07	NO.A-33-12A,RESIDENSI BORA, JALAN DANGA 1/1, TELUK DANGA, 80200 JOHOR BHARU, JOHOR	JHR	Johor Bahru	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	560,000
18	CFS/JOH-HSD471883-22901/C-08-09	LACA	APARTMENT	-	645.00	C-08-09, BLOK C, TROPEZ RESIDENCES, PERSIARAN DANGA PERDANA, 80200 JOHOR BAHRU, JOHOR	JHR	Johor Bahru	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	290,000
19	CFS/JOH-HSD251610-20406/D-06-04	LACA	CONDOMINIUM	-	1,195.00	D-06-04, KONDOMINIUM MUTIARA, JALAN LARKIN PERDANA 2, TAMAN LARKIN PERDANA, 80350 JOHOR BHARU, JOHOR	JHR	Johor Bahru	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	450,000
20	CFS/KL-GRN4523-1149/18-5	LACA	CONDOMINIUM	-	1,555.00	18-5,6 CEYLON, NO.6, JALAN CEYLON, 50200 KUALA LUMPUR	KL	KL	PAH KL	Ho Loke & Koh (03-21662882)	04/06/2024	1,000,000
21	CFS/SGR-HSD280267-35292/B-3A-03	LACA	APARTMENT	0.00	893.00	B-3A-03, UTROPOLIS SUITES, JALAN KONTRAKTOR U1/14, SEKSYEN U1, 40150 SHAH ALAM, SELANGOR	SEL	Petaling Jaya	PAH KL	TK Ooi & Nadira (03-20319988)	04/06/2024	500,000

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22	CFS/SGR-PN94750-70231/E-29-15	LACA	CONDOMINIUM	0.00	947.00	NO E-29-15, BLK E, SIMFONI HEIGHTS, JLN MEDAN BATU CAVES, 68100 BATU CAVES, SELANGOR	SEL	Batu Caves	PAH KL	TK Ooi & Nadira (03-20319988)	04/06/2024	350,000
23	CFS/JOH-HSD510063-187335/E-13-11	LACA	APARTMENT	-	1,042.00	E-13-11, APARTMENT NUSA PUNCAK, JALAN GELANG PATAH, TAMAN NUSA PUNCAK, 81550 GELANG PATAH, JOHOR.	JHR	Johor Bahru	PAH KL	Clarence Edwin Law Offices (07-3350008)	04/06/2024	341,000
24	CFS/KL-GRN4523-1149/28-5	LACA	CONDOMINIUM	-	1550	28-5,6 CEYLON, NO.6, JALAN CEYLON, 50200 KUALA LUMPUR	KL	KL	PAH KL	Ho Loke & Koh (03-21662882)	04/06/2024	900,000
25	CFS/SGR-GRN336320-45677/F1267	LACA	2 STY TERRACE HOUSE INTERMEDIATE	1,539.25	-	NO.9, JALAN ECO FOREST 1/1C, ECO FOREST, SEMENYIH 43500 SELANGOR	SEL	Semenyih	PAH KL	Ho Loke & Koh (03-21662882)	04/06/2024	567,000
26	CFS/SGR-HSD287829-80989/ES/B-10-02	LACA	APARTMENT	-	699.00	B-10-02, BLOCK B, EPIC RESIDENCE, JALAN BP 7/12, BANDAR BUKIT PUCHONG, 47120 PUCHONG, SELANGOR	SEL	Puchong	PAH KL	Kington Tan Dzul (03-79319099)	04/06/2024	284,000
27	CFS/WPK-PN51683-480759/B-10-07	LACA	CONDOMINIUM	-	829.00	NO.B-10-07,RESIDENCE VYNE, SUNGAI BESI,WILAYAH PERSEKUTUAN KL	KL	Sungai Besi	PAH KL	Kington Tan Dzul (03-79319099)	04/06/2024	369,000
28	EMB/PK-PN328677-306485/120(F8)	LACA	SHOP OFFICE	-	323.00	UNIT NO.29-1-8, 1ST FLOOR, JALAN KAMPAR BARAT 1, 31900 KAMPAR, PERAK	PRK	Kampar	PAH KL	Kington Tan Dzul (03-79319099)	04/06/2024	21,000

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29	CFS/MK-HSD4080-PT353 (BB/G/9)	LACA	APARTMENT	-	1,222.00	NO. BB-G-9, BLOCK B, GARDEN VILLA APT, JLN KEMUS SIMPANG EMPAT, A' FAMOSA GOLF RESORT, 78000 ALOR GAJAH, MELAKA	MLK	Alor Setar	PAH KL	Ng Seng Kang & Partners (06-9523077)	04/06/2024	52,000
30	CFS/SL-HSD101012-34809/B-10-08	LACA	APARTMENT	-	1,220.00	B-10-08, GARDEN APARTMENT, ONE SOUTH, TAMAN SERDANG PERDANA SEKSYEN 6, 43300 SERI KEMBANGAN, SELANGOR	SEL	Seri Kembangan	PAH KL	Shook Lin & Bok (03-20311788)	04/06/2024	329,000
31	CFS/SW-COUNTRYHILL/C2B1	LACA	A 3 BEDROOM APARTMENT	832.04	831.83	C2B1, 2ND FLR (LVL 3) BLK C COUNTRY HILL, OFF JLN DATUK STEPHEN YONG,93250 KUCHING SARAWAK	SWK	Kuching	PAH KL	Tang & Partners (082-415934)	04/06/2024	68,000
32	EMB/WPK-GRN73333-LOT1283-SEK69-UNIT 026-5F86	LACA	A UNIT OF RETAIL SHOPLOT	-	527.00	UNIT 5-86,KENANGA WHOLESALE, CITY,NO.2,JALAN GELUGOR, 55200 KUALA LUMPUR	KL	KL	PAH KL	TK Ooi & Nadira (03-20319988)	04/06/2024	729,000
33	CFS/SGR-GRN325708-111437/HT-06-13A	LACA	SERVICE APARTMENT	-	450.00	NO.HT-06-13A (DEV PARCEL NO.1-06-13A), LEVEL 6,HARVARD TOWER,GARDEN PLAZA, PERSIARAN HARMONI,63000 CYBERJAYA,SELANGOR	SEL	Cyberjaya	PAH KL	TK Ooi & Nadira (03-20319988)	04/06/2024	154,000
34	CFS/SL-HSM30559-73971/A-11-05	LACA	CONDOMINIUM	-	1,712.00	A-11-05, THE SANDERSON HOMES, JALAN CEMARA, TAMAN BUKIT SERDANG, SEKSYEN 13, 43300 SERI KEMBANGAN, SELANGOR	SEL	Seri Kembangan	PAH KL	TK Ooi & Nadira (03-20319988)	04/06/2024	513,000
35	CFS/SGR-HSD23276-2197/15	LACA	1 STY SEMI DETACHED HSE	3,197.00	1,360.00	NO.15, JLN ALAM 12, TMN BAYU ALAM, 45000 KUALA SELANGOR, SELANGOR	SEL	Kuala Selangor	PAH KL	Yong & Rakan-Rakan (03-33427207)	04/06/2024	349,000

NO.	Our Reference	Land Office / High Court / LACA	PROPERTY TYPE	LAND AREA	BUILT UP AREA	LOCATION	STATE	AREA	AUCTIONER	SOLICITOR	AUCTION DATE	Reserve Price (RM)
36	CFS/PP-PN6555-33/18-12-10	LACA	APARTMENT	-	700.00	18-12-10 12TH FLOOR BLOCK 18 P/PURI SERINA BAY HILIR SG PINANG 11500 GEORGETOWN PULAU PINANG	PNG	Georgetown	PAH KL	Zaid Ibrahim & Co (PNG) (04-2270888)	04/06/2024	306,000
37	CFS/PRK-PN170254-LOT224617	High Court	2 1/2 STY TERRACED HSE	1,281.00	2,147.00	NO 36, HALA SEPAKAT 14, PINGGIR RAPAT PERDANA, 31350 IPOH, PERAK	PRK	Ipoh	e-lelong	Toh Theam Hock & Co. (05-2492587)	05/06/2024	350,000
38	CFS/KD-GM25814-LOT1814	Land Office	AN EXTENDED 2 STRY SEMI-DETACHED HOUSE	2,852.00	2,008.00	NO 18-K,LORONG GEDEBANG 1, TAMAN TIARA MAS, OFF JALAN LANGGAR, 05460 ALOR SETAR KEDAH DARUL AMAN	KDH	Alor Setar		See, Ramsun & Tan (04-2295811)	05/06/2024	600,000
39	CFS/SGR-PM11990/M4/1/181-LOT64568	Land Office	APARTMENT	-	1,087.00	C5-L2-01,ANDARI TOWNVILLA,JLN SH2, SELAYANG HEIGHTS,BATU CAVES, 68100 SELANGOR	SEL	Batu Caves		Azhar & Wong (03-26023898)	06/06/2024	260,000
40	CFS/PRK-PN204659-LOT96330	Ipoh High Court	2 STY TERRACE HSE CORNER LOT	2,357.00	1,740.00	NO. 1, HALA BANDAR BARU TAMBUN 23, BANDAR BARUTAMBUN, 31400 IPOH, PERAK	PRK	Ipoh	e-lelong	Izhar Haji Saidin & Co (05-8084712)	10/06/2024	396,000
41	CFS/JOH-GRN181036-LOT66288	High Court	DOUBLE STOREY SEMI-DETACHED HOUSE	3,197.00	2,840.00	NO.41, JALAN IMPIAN EMAS 63, TAMAN IMPIAN EMAS,81300 SKUDAI, JOHOR	JHR	Skudai		Zaid Ibrahim & Co (PNG) (04-2270888)	10/06/2024	980,000
42	CFS/JOH-GRN376018-LOT136763	Johor Bahru High Court	3 STY SEMI-DETACHED HSE	2,799.00	3,640.00	NO.39, JLN PINGGIRAN 2, THE GOLF EAST, HORIZON HILLS, 79100 NUSAJAYA, JOHOR	JHR	Nusajaya	e-lelong	Zaid Ibrahim & Co (PNG) (04-2270888)	11/06/2024	1,134,000
43	CFS/JOH-PN65243-LOT18270	High Court	SEMI DETACHED, DOUBLE STOREY	-	2,902.00	NO. 27, JALAN JATI 11, TAMAN DESARU UTAMA, 81930 BANDAR PENAWAR, JOHOR	JHR	Bandar Penawar	e-lelong	Clarence Edwin Law Offices (07-3350008)	12/06/2024	569,000

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44	CFS/SGR-PM1353-LOT609	Land Office	SGR-PM1353-LOT609	3,229.00	2,823.00	NO.2,JALAN RIA JAYA, TAMAN RIA JAYA,45400 SEKINCHAN, SELANGOR	SEL	Sekinchan		Yong & Rakan-Rakan (03-33427207)	20/06/2024	750,000
45	CFS/SGR-HSD122446-PT121980	High Court	2 STY MID TERRACED HSE	1,399.00	1,936.00	30, JALAN ANGGERIK TAINIA 31/121, KOTA KEMUNING, SECTION 31, 40460 SHAH ALAM, SELANGOR	SEL	Shah Alam		TK Ooi & Nadira (03-20319988)	24/06/2024	650,000
46	CFS/SGR-HSD285251-PT29986	High Court	2 1/2 STOREY SEMI-DETACHED	3,918.00	3,240.00	NO.45, JLN SETIA TROPIKA U13/18F, SETIA ECO PARK, SEKSYEN U13, 40170 SHAH ALAM, SELANGOR	SEL	Shah Alam	e-lelong	Kington Tan Dzul (03-79319099)	24/06/2024	2,220,000
47	CFS/SGR-HSD39878-PT7390	High Court	1 STY TERRACE HSE INTERMEDIATE	1,400.00	1,210.00	NO.27, JLN USAHA 25/2, TAMAN SRI MUDA, SEKSYEN 25, 40400 SHAH ALAM, SELANGOR	SEL	Shah Alam	e-lelong	Shook Lin & Bok (03-20311788)	24/06/2024	300,000
48	CFS/WPK-PN50527-LOT80274	Kuala Lumpur High Court	DETACHED, THREE STOREY	509.00	458.30	NO. 1, JLN SERI NOVA, NOVA SRI UTARA, OFF JLN IPOH RAWANG, 68100 KL	KL	Rawang	e-lelong	Ho Loke & Koh (03-21662882)	31/07/2024	2,430,000

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