

# PROPERTIES FOR AUCTION

STANDARD CHARTERED BANK MALAYSIA BERHAD  
STANDARD CHARTERED SAADIQ BERHAD



## KUALA LUMPUR & SELANGOR

<p><b>1</b> PROPERTY ADDRESS: LORONG LAKSAMANA 20D, TAMAN SENTOSA PERDANA, 41200 KLANG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY MID TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 89SQM TENURE: FREEHOLD AUCTION DATE: 22 February 2018 RESERVE PRICE (RM): RM 340,000</p>	
<p><b>2</b> PROPERTY ADDRESS: JALAN PULAU SEBAK 28/29, SECTION 28, 40400 SHAH ALAM, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: EXTENDED AND RENOVATED DOUBLE STOREY CORNER TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 2288SQFT TENURE: FREEHOLD AUCTION DATE: 01 March 2018 RESERVE PRICE (RM): RM 540,000</p>	
<p><b>3</b> PROPERTY ADDRESS: LORONG NALURI SUKMA 8/25C, SEKSYEN 8, 42300 BANDAR PUNCAK ALAM, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY END COURTYARD HOME WITH EXTRA LAND</p> <p>LAND / FLOOR AREA: 405.4SQM TENURE: LEASEHOLD AUCTION DATE: 05 March 2018 RESERVE PRICE (RM): RM 345,600</p>	
<p><b>4</b> PROPERTY ADDRESS: JALAN PRIMA TROPIKA 11, TAMAN TROPIKA, 43300 SERI KEMBANGAN, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: EXTENDED AND RENOVATED TWO AND A HALF STOREY CORNER TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 351.52SQM TENURE: LEASEHOLD AUCTION DATE: 05 March 2018 RESERVE PRICE (RM): RM 1,150,000</p>	
<p><b>5</b> PROPERTY ADDRESS: JALAN IDAMAN 15C, KAMPUNG IDAMAN, 42000 PELABUHAN KLANG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: RENOVATED AND EXTENDED DOUBLE STOREY LOW COST MID TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 77.873SQM TENURE: LEASEHOLD AUCTION DATE: 05 March 2018 RESERVE PRICE (RM): RM 140,000</p>	
<p><b>6</b> PROPERTY ADDRESS: JALAN 3/2A, TEMPLER HEIGHTS, TEMPLER PARK RESORT, 48000 RAWANG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: INDIVIDUALLY DESIGNED DOUBLE STOREY DETACHED HOUSE WITH 2 LOWER GROUND FLOORS</p> <p>LAND / FLOOR AREA: 1,595SQM TENURE: LEASEHOLD AUCTION DATE: 05 March 2018 RESERVE PRICE (RM): RM 4,212,000</p>	

<p><b>7</b> PROPERTY ADDRESS: JALAN AKUATIK 1377C, D' KAYANGAN, SEKSYEN 13, 40100 SHAH ALAM, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY SEMI DETACHED HOUSE</p> <p>LAND / FLOOR AREA: 228SQM TENURE: LEASEHOLD AUCTION DATE: 06 March 2018</p> <p>RESERVE PRICE (RM): RM 874,800</p>	
<p><b>8</b> PROPERTY ADDRESS: JALAN TELUK MENEGUN 5, TAMAN SERI MENEGUN, 41000 KLANG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: INTERMEDIATE SINGLE STOREY LOW COST TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 119SQM TENURE: LEASEHOLD AUCTION DATE: 09 March 2018</p> <p>RESERVE PRICE (RM): RM 200,000</p>	
<p><b>9</b> PROPERTY ADDRESS: LORONG TEMPLER 6/1, 46000 PETALING JAYA, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: SINGLE STOREY SEMI-DETACHED HOUSE</p> <p>LAND / FLOOR AREA: 441.3596SQM TENURE: FREEHOLD AUCTION DATE: 15 March 2018</p> <p>RESERVE PRICE (RM): RM 1,250,000</p>	
<p><b>10</b> PROPERTY ADDRESS: JALAN RESIDEN 4, LAMAN RESIDEN, SRI UTARA, OFF JALAN IPOH-RAWANG, 68100 KUALA LUMPUR</p> <p>PROPERTY TYPE: EXTENDED AND RENOVATED DOUBLE STOREY SEMI-DETACHED HOUSE</p> <p>LAND / FLOOR AREA: 130SQM TENURE: FREEHOLD AUCTION DATE: 20 March 2018</p> <p>RESERVE PRICE (RM): RM 1,350,000</p>	
<p><b>11</b> PROPERTY ADDRESS: JALAN PUTRA MURNI 3/3C, SEK 3, PUTRA HEIGHTS, 47650 SUBANG JAYA, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: TWO AND A HALF STOREY DETACHED HOUSE</p> <p>LAND / FLOOR AREA: 394.84SQM TENURE: FREEHOLD AUCTION DATE: 23 April 2018</p> <p>RESERVE PRICE (RM): RM 1,980,000</p>	
<h2>JOHOR</h2>	
<p><b>12</b> PROPERTY ADDRESS: BLOK B PANGSAPURI PONDEROSA, PERSIARAN PONDEROSA UTAMA, TAMAN PONDEROSA, 81100 JOHOR BAHRU, JOHOR</p> <p>PROPERTY TYPE: 3 + 1 BEDROOM APARTMENT UNIT</p> <p>LAND / FLOOR AREA: 132SQM TENURE: FREEHOLD AUCTION DATE: 05 March 2018</p> <p>RESERVE PRICE (RM): RM 660,000</p>	

## PENANG

13 PROPERTY ADDRESS:  
LORONG MANGGA 8, TAMAN MANGGA, 14100 SIMPANG AMPAT, JURU

PROPERTY TYPE:  
INTERMEDIATE UNIT SINGLE STOREY TERRACE HOUSE

LAND / FLOOR AREA: 111SQM  
 TENURE: FREEHOLD  
 AUCTION DATE: 22 February 2018  
 RESERVE PRICE (RM): RM 130,000



14 PROPERTY ADDRESS:  
LORONG MAHSURI 10, MK 12, BANDAR BAYAN BARU, 11950 PULAU PINANG

PROPERTY TYPE:  
2-BEDROOM WALK UP FLAT

LAND / FLOOR AREA: 49SQM  
 TENURE: LEASEHOLD  
 AUCTION DATE: 07 March 2018  
 RESERVE PRICE (RM): RM 79,000



## Contact

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For more information on auction properties, kindly contact:-

<b>Loo Min Soon</b>	<b>03-9207 6726</b>
<b>Nur Hanis</b>	<b>03-9207 6729</b>
<b>Rekah</b>	<b>03-9207 6609</b>

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For Standard Chartered Bank Malaysia Berhad / Standard Chartered Saadiq Berhad home / property financing, please contact our property financing officer at the following number or drop by at any Standard Chartered Bank / Standard Chartered Saadiq branch nearest to you:

### Property Financing Team

<b>Klang Valley</b>	Tham Seow Mun	012-2781125 03-79566879
<b>Southern Region</b>	Ping Bao Ying Jovie Tung So Yen Tin	016-720 3005 (JB) 012-727 3376 (JB) 016-773 4903 (Batu Pahat)
<b>Northern Region</b>	Azlina	019-4783665

## General Information

The subject properties will be sold on an "AS IS WHERE IS" basis, separately, with the respective reserve price and subject to the conditions of sale and if by way of Assignments from the lender/financier, subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.

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(s) whatsoever and neither the Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

All intended bidders should seek appropriate independent legal and professional advice and carried out all require searches, investigations and examinations on the property with the developer and/or other relevant authorities prior to making any bid for any of the property at the auction.

## Disclaimers

Whilst the Bank has used its best endeavors to ensure the information contained herein is accurate, the Bank shall not be liable for any misdescription, inaccuracy, misstatement and/or misrepresentation and nothing herein shall be deemed to be an offer for sale of the properties herein stated.

The photographs shown herein are solely for general identification only. No representation or warranty is made herein as to the accuracy or actual description, identity, state or condition of the properties.

## General Knowledge

### Prior to the auction sale, all intended bidders are advised to:

1. Inspect the subject property;
2. Obtain a copy of Conditions of Sale and seek legal advice on the Conditions of Sale herein;
3. Conduct an official search on the Title at the relevant Land Office and/or other relevant authorities;
4. For cases pending issuance of individual title, make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale whether the individual/strata title of the property has been issued and/or whether the developer is agreeable for a direct transfer or otherwise, whether or not the Property is reserved for Bumiputra only and/or is a low/medium cost property and whether or not the intending bidder is eligible and qualified to purchase the Property
5. check and verify whether this sale is subject to any tax liability under the Goods and Services Tax Act 2014 ("GST").

### On the day of Auction Sale, all intending bidders are advised to:

Bring a bank draft or cashier's order equivalent to 10% (5% for Bumiputra unit) or any other amount as stated in the Proclamation of Sale of the fixed reserve price made in favour of Standard Chartered Bank for (borrower(s)/chargor(s)/assignor(s) name) / Standard Chartered Saadiq for (customer(s)/chargor(s)/assignor(s) name);

(a) Individual bidder

- identification card (IC) together with a photocopy of the IC (both sides) for identification and registration purpose.
- correspondence address
- telephone contact no

(b) Corporate Company / Firm

- a certified true copy of the company's Memorandum & Articles of Association (M&A);
- Form 24, 44 & 49
- Board of director's resolution

A person who has not reached the age of 18 (minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

### After the auction sale, all successful purchaser(s) are advised to:

1. Settle the balance purchase price within 90 / 120 days from the date of auction sale;
2. Appoint your own lawyer to act on your behalf to execute the transfer of the property ownership;
3. Secure a property financing if needed to settle the balance purchase price.