

PROPERTIES FOR AUCTION

STANDARD CHARTERED BANK MALAYSIA BERHAD
STANDARD CHARTERED SAADIQ BERHAD



KUALA LUMPUR & SELANGOR

1 PROPERTY ADDRESS:
ONE KL, NO.6, JALAN PINANG, 50450 KUALA LUMPUR

PROPERTY TYPE:
3+2 BEDROOM DUPLEX CONDOMINIUM WITH 2 CAR PARKING BAYS

LAND / FLOOR AREA: 306SQM
TENURE: FREEHOLD
AUCTION DATE: 21 July 2017
RESERVE PRICE (RM): RM 3,442,500



2 PROPERTY ADDRESS:
JALAN RAMPAI NIAGA 2, MEDAN NIAGA RAMPAI, 53300 KUALA LUMPUR (A PRIVATE CAVEAT HAS BEEN LODGED VIA PRESN NO. 17986/2015 BY LOO MING HOLDINGS S/B REGISTERED ON 27.11.15)

PROPERTY TYPE:
DOUBLE STOREY MID TERRACED SHOPOFFICE

LAND / FLOOR AREA: 164SQM
TENURE: LEASEHOLD
AUCTION DATE: 24 July 2017
RESERVE PRICE (RM): RM 1,417,500



3 PROPERTY ADDRESS:
JALAN PUTERI 6/1, BANDAR PUTERI, 47100 PUCHONG, SELANGOR DARUL EHSAN

PROPERTY TYPE:
DOUBLE STOREY INTERMEDIATE TERRACED HOUSE

LAND / FLOOR AREA: 1,650SQFT
TENURE: FREEHOLD
AUCTION DATE: 25 July 2017
RESERVE PRICE (RM): RM 850,500



4 PROPERTY ADDRESS:
BLOCK A, PANGSAPURI VISTA SERDANG, JALAN KASTURI, TAMAN BUKIT SERDANG, SEKSYEN 12, 43300 SERI KEMBANGAN, SELANGOR DARUL EHSAN (BUMIPUTRA UNIT)

PROPERTY TYPE:
3-BEDROOM APARTMENT LOCATED ON THE 4TH FLOOR OF A 21 STOREY BUILDING BLOCK

LAND / FLOOR AREA: 821SQFT
TENURE: LEASEHOLD
AUCTION DATE: 25 July 2017
RESERVE PRICE (RM): RM 250,000



5 PROPERTY ADDRESS:
BLOCK 36, TRICOURT APARTMENT, JALAN SRI SENTOSA 8, TAMAN SRI SENTOSA, 58000 KUALA LUMPUR

PROPERTY TYPE:
3-BEDROOM APARTMENT UNIT LOCATED ON THE GROUND FLOOR OF A 5-STOREY BUILDING BLOCK

LAND / FLOOR AREA: 80SQM
TENURE: LEASEHOLD
AUCTION DATE: 25 July 2017
RESERVE PRICE (RM): RM 315,000



6 PROPERTY ADDRESS:
PANGSAPURI LAGOON PERDANA, JALAN PJS 9/1, BANDAR SUNWAY, 46150 PETALING JAYA, SELANGOR DARUL EHSAN

PROPERTY TYPE:
3-BEDROOM APARTMENT LOCATED ON THE 9TH FLOOR OF A 20-STOREY APARTMENT BUILDING

LAND / FLOOR AREA: 850SQFT
TENURE: LEASEHOLD
AUCTION DATE: 25 July 2017
RESERVE PRICE (RM): RM 180,000



<p>7 PROPERTY ADDRESS: BLOCK C, MAGNA VILLE CONDOMINIUM, LEBUHRAYA SELAYANG-KEPONG, 68100 BATU CAVES, SELANGOR</p> <p>PROPERTY TYPE: 2-BEDROOM CONDOMINIUM SITED ON THE 7TH FLOOR OF A 23 STOREY CONDOMINIUM BLOCK WITH 2 LEVELS OF LOWER GROUND CAR PARK</p> <p>LAND / FLOOR AREA: 1,001SQFT TENURE: LEASEHOLD AUCTION DATE: 25 July 2017</p> <p>RESERVE PRICE (RM): RM 310,000</p>	
<p>8 PROPERTY ADDRESS: 3RD FLOOR, BLOCK 6, PANGSAPURI GREENVIEW, JALAN 8/40, TAMAN PUSAT KEPONG, 52100 KUALA LUMPUR</p> <p>PROPERTY TYPE: 2-BEDROOM + 1 STUDY ROOM APARTMENT LOCATED ON THE 3RD FLOOR OF A 7-STOREY BUILDING</p> <p>LAND / FLOOR AREA: 79.4SQM TENURE: LEASEHOLD AUCTION DATE: 25 July 2017</p> <p>RESERVE PRICE (RM): RM 153,000</p>	
<p>9 PROPERTY ADDRESS: VILLA WANGSAMAS CONDOMINIUM, NO. 2, JALAN SERI WANGSA 2, WANGSA MAJU, 53300 KUALA LUMPUR</p> <p>PROPERTY TYPE: 3+1 BEDROOM CONDOMINIUM LOCATED ON THE 14TH FLOOR WITHIN A 21-STOREY CONDOMINIUM BLOCK</p> <p>LAND / FLOOR AREA: 118SQM TENURE: FREEHOLD AUCTION DATE: 25 July 2017</p> <p>RESERVE PRICE (RM): RM 459,000</p>	
<p>10 PROPERTY ADDRESS: AMPANG PRIMA CONDOMINIUM, JALAN WAWASAN 2/5, BANDAR BARU AMPANG, 68000 AMPANG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: 3-BEDROOM CONDOMINIUM LOCATED ON THE 15TH FLOOR OF A HIGH RISE BUILDING BLOCK</p> <p>LAND / FLOOR AREA: 83.70SQM TENURE: LEASEHOLD AUCTION DATE: 25 July 2017</p> <p>RESERVE PRICE (RM): RM 324,000</p>	
<p>11 PROPERTY ADDRESS: JALAN PULAU KAPAS U10/86A, BUKIT BAYU (TAMAN BUKIT TENGGU), SEKSYEN U10, 40170 SHAH ALAM, SELANGOR DARUL EHSAN [(1) Uncompleted unit, there is an undisbursed loan sum of RM43,933.50 owing to the developer/land owner and the said amount is to be borne by the bidder/purchaser; (2) This unit is still pending issuance of certificate of fitness for occupation / certificate of completion and compliance]</p> <p>PROPERTY TYPE: DOUBLE STOREY DETACHED HOUSE</p> <p>LAND / FLOOR AREA: 907SQM TENURE: LEASEHOLD AUCTION DATE: 26 July 2017</p> <p>RESERVE PRICE (RM): RM 2,700,000</p>	
<p>12 PROPERTY ADDRESS: JALAN PULAU KAPAS U10/86A, SEKSYEN U10, 40170 SHAH ALAM, SELANGOR DARUL EHSAN [(1) Uncompleted unit, there is an undisbursed loan sum of RM44,320.50 owing to the developer/land owner and the said amount is to be borne by the bidder/purchaser; (2) This unit is still pending issuance of certificate of fitness for occupation / certificate of completion and compliance]</p> <p>PROPERTY TYPE: DOUBLE STOREY DETACHED HOUSE</p> <p>LAND / FLOOR AREA: 915SQM TENURE: LEASEHOLD AUCTION DATE: 26 July 2017</p> <p>RESERVE PRICE (RM): RM 1,822,500</p>	

<p>13 PROPERTY ADDRESS: JALAN SB INDAH 3/5, TAMAN SUNGAI BESI INDAH, 43300 SERI KEMBANGAN, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY END TERRACED HOUSE WITH EXTRA LAND</p> <p>LAND / FLOOR AREA: 222.98SQM TENURE: LEASEHOLD AUCTION DATE: 28 July 2017 RESERVE PRICE (RM): RM 585,000</p>	
<p>14 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: 01 August 2017 RESERVE PRICE (RM): RM 473,850</p>	
<p>15 PROPERTY ADDRESS: JALAN BIJAKSANA 25/150C, TAMAN ALAM KEMUNING, 40400 SHAH ALAM, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: 3-STOREY ZERO LOT BUNGALOW</p> <p>LAND / FLOOR AREA: 398SQM TENURE: FREEHOLD AUCTION DATE: 04 August 2017 RESERVE PRICE (RM): RM 1,800,000</p>	
<p>16 PROPERTY ADDRESS: JALAN KASAWARI 8, BANDAR PUCHONG JAYA, 47100 PUCHONG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: EXTENDED AND RENOVATED ONE AND A HALF STOREY MID TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 121SQM TENURE: FREEHOLD AUCTION DATE: 04 August 2017 RESERVE PRICE (RM): RM 610,000</p>	
<p>17 PROPERTY ADDRESS: JALAN SS 3/57, 47300 PETALING JAYA, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: EXTENDED DOUBLE STOREY MID TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 198.806SQM TENURE: FREEHOLD AUCTION DATE: 07 August 2017 RESERVE PRICE (RM): RM 1,000,000</p>	
<p>18 PROPERTY ADDRESS: JALAN HARMONI 1/3A, PUTRA HEIGHTS, 47650 SUBANG JAYA, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY CORNER TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 536.2SQM TENURE: FREEHOLD AUCTION DATE: 15 August 2017 RESERVE PRICE (RM): RM 1,312,200</p>	

19 PROPERTY ADDRESS:
LORONG TENGGU BADRI SHAH 27B, TAMAN KLANG RIA, 41200 KLANG,
SELANGOR DARUL EHSAN

PROPERTY TYPE:
DOUBLE STOREY TERRACED HOUSE

LAND / FLOOR AREA: 130SQM
TENURE: FREEHOLD
AUCTION DATE: 18 August 2017
RESERVE PRICE (RM): RM 300,000



20 PROPERTY ADDRESS:
SUBANG PERDANA GOODYEAR COURT 7, JALAN USJ 14/1, 47630 UEP SUBANG
JAYA, SELANGOR DARUL EHSAN

PROPERTY TYPE:
APARTMENT UNIT (END LOT)

LAND / FLOOR AREA: 73SQM
TENURE: FREEHOLD
AUCTION DATE: 13 September 2017
RESERVE PRICE (RM): RM 360,000



21 PROPERTY ADDRESS:
11TH FLOOR, BLOCK A, ENDAH REGAL CONDOMINIUM, JALAN 3/149E, TAMAN SRI
ENDAH, BANDAR BARU SRI PETALING, 57000 KUALA LUMPUR

PROPERTY TYPE:
3-BEDROOM CONDOMINIUM LOCATED ON THE 11TH FLOOR OF A 19 STOREY
BUILDING WITH LIFTS AND 2 LEVEL CAR PARKS

LAND / FLOOR AREA: 106SQM
TENURE: LEASEHOLD
AUCTION DATE: 05 October 2017
RESERVE PRICE (RM): RM 324,000



NEGERI SEMBILAN

22 PROPERTY ADDRESS:
LORONG LAVENDER HEIGHTS 25/1, LAVENDER HEIGHTS, 70450 SEREMBAN,
NEGERI SEMBILAN. (BUMIPUTRA LOT)
(A PRIVATE CAVEAT HAS BEEN ENTERED BY OWNER HIMSELF, NOR AZIZAN BIN
PROPERTY TYPE:
DOUBLE-STOREY DETACHED HOUSE

LAND / FLOOR AREA: 1062SQM
TENURE: FREEHOLD
AUCTION DATE: 21 July 2017
RESERVE PRICE (RM): RM 594,000



JOHOR

23 PROPERTY ADDRESS:
BLOCK D, PANGSAPURI PERSIARAN TANJUNG, JALAN PERSIARAN TANJUNG,
TAMAN BUKIT ALIF, 81200 JOHOR BAHRU, JOHOR DARUL TAKZIM

PROPERTY TYPE:
3-BEDROOM APARTMENT LOCATED ON THE TOP FLOOR OF A 17 STOREY
BUILDING WITH LIFTS

LAND / FLOOR AREA: 89SQM
TENURE: LEASEHOLD
AUCTION DATE: 24 July 2017
RESERVE PRICE (RM): RM 189,600



<p>24 PROPERTY ADDRESS: BLOK A, 1 MEDINI CONDOMINIUM, NO.2, JALAN PERSIARAN MEDINI UTARA 3, 79000 ISKANDAR PUTERI, JOHOR DARUL TAKZIM</p> <p>PROPERTY TYPE: DUPLIX TYPED 4-BEDROOM CONDOMINIUM</p> <p>LAND / FLOOR AREA: 158SQM TENURE: LEASEHOLD AUCTION DATE: 24 July 2017</p> <p>RESERVE PRICE (RM): RM 607,500</p>	
<p>25 PROPERTY ADDRESS: BLOK A, IMPIANA APARTMENTS, NO. 1, JALAN BENDAHARA, EAST LEDANG, 79250 ISKANDAR PUTERI, JOHOR DARUL TAKZIM</p> <p>PROPERTY TYPE: 3-BEDROOM APARTMENT UNIT</p> <p>LAND / FLOOR AREA: 134SQM TENURE: FREEHOLD AUCTION DATE: 26 July 2017</p> <p>RESERVE PRICE (RM): RM 558,000</p>	
<p>26 PROPERTY ADDRESS: JALAN PERSIARAN MEDINI UTARA 3, 1 MEDINI CONDOMINIUM, MEDINI ISKANDAR 79000 NUSAJAYA, JOHOR DARUL TAKZIM.</p> <p>PROPERTY TYPE: 2-BEDROOM CONDOMINIUM UNIT</p> <p>LAND / FLOOR AREA: 81SQM TENURE: LEASEHOLD AUCTION DATE: 26 July 2017</p> <p>RESERVE PRICE (RM): RM 418,500</p>	
<p>27 PROPERTY ADDRESS: JALAN MAYA 1/3, HORIZON HILLS, 79100 ISKANDAR PUTERI, JOHOR DARUL TAKZIM</p> <p>PROPERTY TYPE: DOUBLE STOREY CLUSTER HOUSE WITHIN A GATED AND GUARDED COMMUNITY</p> <p>LAND / FLOOR AREA: 208SQM TENURE: FREEHOLD AUCTION DATE: 07 August 2017</p> <p>RESERVE PRICE (RM): RM 1,200,000</p>	
<p>28 PROPERTY ADDRESS: MEDAN NUSA PERINTIS 5, TAMAN NUSA PERINTIS 2, 81550 GELANG PATAH, JOHOR DARUL TAKZIM</p> <p>PROPERTY TYPE: DOUBLE STOREY END TERRACED SHOPOFFICE</p> <p>LAND / FLOOR AREA: 143SQM TENURE: FREEHOLD AUCTION DATE: 18 September 2017</p> <p>RESERVE PRICE (RM): RM 850,000</p>	
<p>29 PROPERTY ADDRESS: JALAN TAROM, KAMPUNG TAROM, 80100 JOHOR BAHRU, JOHOR DARUL TAKZIM</p> <p>PROPERTY TYPE: PARCEL OF VACANT RESIDENTIAL DETACHED PLOT</p> <p>LAND / FLOOR AREA: 359.256SQM TENURE: FREEHOLD AUCTION DATE: 29 November 2017</p> <p>RESERVE PRICE (RM): RM 310,000</p>	

KEDAH

30 PROPERTY ADDRESS:
TAMAN SRI GUNUNG, 05150 ALOR SETAR, KEDAH DARUL AMAN

PROPERTY TYPE:
SINGLE STOREY INTERMEDIATE LOW COST TERRACE HOUSE

LAND / FLOOR AREA: 102SQM
TENURE: FREEHOLD
AUCTION DATE: 27 September 2017

RESERVE PRICE (RM): RM 125,000



PENANG

31 PROPERTY ADDRESS:
BLOCK D2, JALAN PERAI JAYA 3, TELUK INDAH, BANDAR PERAI JAYA, 13600 PERAI, PENANG

PROPERTY TYPE:
3-BEDROOM FLAT LOCATED ON 17TH FLOOR OF A 22 STOREY HIGH-RISE BLOCK

LAND / FLOOR AREA: 55SQM
TENURE: LEASEHOLD
AUCTION DATE: 26 July 2017

RESERVE PRICE (RM): RM 40,100



32 PROPERTY ADDRESS:
LUCKY GARDEN, LEBUH NIPAH 1, 11900 BAYAN LEPAS, PENANG

PROPERTY TYPE:
3-BEDROOM APARTMENT LOCATED ON THE TOPMOST FLOOR OF A 6-STOREY BLOCK

LAND / FLOOR AREA: 63.1SQM
TENURE: FREEHOLD
AUCTION DATE: 09 August 2017

RESERVE PRICE (RM): RM 320,000



33 PROPERTY ADDRESS:
LORONG SEMARAK API 1, BANDAR BARU AIR ITAM, 11500 PENANG

PROPERTY TYPE:
2-BEDROOM LOW COST FLAT LOCATED ON THE 7TH FLOOR OF A 16-STOREY BLOCK

LAND / FLOOR AREA: 48SQM
TENURE: FREEHOLD
AUCTION DATE: 23 August 2017

RESERVE PRICE (RM): RM 75,000



SABAH

34 PROPERTY ADDRESS:
LORONG KENAWAI 3, DAH YEH VILLA, OFF JALAN DAMAI, 88300 KOTA KINABALU

PROPERTY TYPE:
DOUBLE STOREY INTERMEDIATE TERRACED HOUSE

LAND / FLOOR AREA: 3,179.88SQFT
TENURE: LEASEHOLD
AUCTION DATE: 27 July 2017

RESERVE PRICE (RM): RM 405,000



Contact

For more information on auction properties, kindly contact:-

Loo Min Soon	03-9207 6726
Nur Hanis	03-9207 6729
Rekah	03-9207 6609

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

Klang Valley	Tham Seow Mun	012-2781125 03-79566879
Southern Region	Ping Bao Ying Jovie Tung So Yen Tin	016-720 3005 (JB) 012-727 3376 (JB) 016-773 4903 (Batu Pahat)
Northern Region	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 carry out all required 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.