



PROPERTIES FOR AUCTION

KUALA LUMPUR & SELANGOR

1 PROPERTY ADDRESS:

LORONG KRISTAL 5J, BANDAR PARKLAND, 42000 KLANG,
 SELANGOR DARUL EHSAN

PROPERTY TYPE:

DOUBLE STOREY CLUSTER SEMI-DETACHED HOUSE (END
 LOT WITH EXTRA LAND)

LAND / FLOOR AREA: 283.71SQM

TENURE: FREEHOLD

AUCTION DATE: 2-Sep-24

RESERVE PRICE (RM): 1,260,000



2 PROPERTY ADDRESS:

MONT' KIARA MERIDIN, JALAN DUTA KIARA, MONT' KIARA,
 50480 KUALA LUMPUR

PROPERTY TYPE:

A 4+1 BEDROOM CONDOMINIUM WITH 3-CAR PARKING BAYS
 AND 2-AIR CONDITIONER LEDGES

LAND / FLOOR AREA: 2,519SQFT

TENURE: FREEHOLD

AUCTION DATE: 4-Sep-24

RESERVE PRICE (RM): 1,170,000



**3 PROPERTY ADDRESS:**

BLOCK 26, DESA VILLA CONDOMINIUM, JALAN BUKIT DESA 3,
TAMAN BUKIT DESA, 58100 KUALA LUMPUR

PROPERTY TYPE:

3-BEDROOM CONDOMINIUM LOCATED ON THE 1ST FLOOR OF
A 6 STOREY BUILDING WITH BASEMENT LEVEL AND LIFT

LAND / FLOOR AREA: 116SQM
TENURE: FREEHOLD
AUCTION DATE: 4-Sep-24
RESERVE PRICE (RM): 522,000

**4 PROPERTY ADDRESS:**

MONT' KIARA VERVE SUITES, JALAN KIARA 5, MONT KIARA,
50450 KUALA LUMPUR

PROPERTY TYPE:

A CORNER SERVICE APARTMENT UNIT LOCATED ON THE
17TH FLOOR OF A HIGH RISE BUILDING BLOCK

LAND / FLOOR AREA: 86SQM
TENURE: FREEHOLD
AUCTION DATE: 4-Sep-24
RESERVE PRICE (RM): 790,000

**5 PROPERTY ADDRESS:**

BERJAYA TIMES SQUARE, JALAN IMBI, 55100 KUALA LUMPUR

PROPERTY TYPE:

A STRATIFIED RETAIL SHOP LOT

LAND / FLOOR AREA: 64SQM
TENURE: FREEHOLD
AUCTION DATE: 9-Sep-24
RESERVE PRICE (RM): 837,000




6 PROPERTY ADDRESS:

JALAN BERLIAN 16, TAMAN BERLIAN SG.JELOK, 43000
 KAJANG, SELANGOR DARUL EHSAN

PROPERTY TYPE:

SINGLE STOREY TERRACED HOUSE INTERMEDIATE LOT

LAND / FLOOR AREA: 121SQM
TENURE: FREEHOLD
AUCTION DATE: 11-Sep-24
RESERVE PRICE (RM): 370,000


7 PROPERTY ADDRESS:

JALAN BIRAI U8/69, BUKIT JELUTONG, SEKSYEN U8, 40150
 SHAH ALAM, SELANGOR DARUL EHSAN

PROPERTY TYPE:

DOUBLE STOREY TERRACED HOUSE INTERMEDIATE LOT

LAND / FLOOR AREA: 178SQM
TENURE: FREEHOLD
AUCTION DATE: 11-Sep-24
RESERVE PRICE (RM): 810,000


8 PROPERTY ADDRESS:

LORONG LIMA MANIS 2, BANGSAR PARK, 59000 KUALA
 LUMPUR

PROPERTY TYPE:

DOUBLE STOREY DETACHED HOUSE

LAND / FLOOR AREA: 502SQM
TENURE: FREEHOLD
AUCTION DATE: 12-Sep-24
RESERVE PRICE (RM): 2,970,000



**9 PROPERTY ADDRESS:**

BLOK B, PANGSAPURI PERKHIDMATAN SURI PUTERI, JALAN SINGA F 20/F, SEKSYEN 20, 40300 SHAH ALAM, SELANGOR DARUL EHSAN

PROPERTY TYPE:

A UNIT OF SERVICED APARTMENT

LAND / FLOOR AREA: 95SQM
TENURE: LEASEHOLD
AUCTION DATE: 18-Sep-24
RESERVE PRICE (RM): 304,000

**10 PROPERTY ADDRESS:**

LORONG SAMARINDA 26G/KS7, TAMAN MESRA, 41200 KLANG, SELANGOR DARUL EHSAN

PROPERTY TYPE:

A RENOVATED AND EXTENDED DOUBLE STOREY MID TERRACED HOUSE

LAND / FLOOR AREA: 111SQM
TENURE: FREEHOLD
AUCTION DATE: 19-Sep-24
RESERVE PRICE (RM): 388,800

**11 PROPERTY ADDRESS:**

BLOCK 3, KENARI APARTMENT, JALAN TAMAN MELATI 1, TAMAN MELATI, SETAPAK, 53100 KUALA LUMPUR

PROPERTY TYPE:

3-BEDROOM APARTMENT LOCATED ON THE 1ST FLOOR OF A 4 STOREY WALK UP BUILDING

LAND / FLOOR AREA: 76SQM
TENURE: FREEHOLD
AUCTION DATE: 23-Sep-24
RESERVE PRICE (RM): 300,000



**12 PROPERTY ADDRESS:**

BLOCK 2, INDAH ALAM CONDOMINIUM, JALAN JUBLI PERAK
22/1, SEKSYEN 22, 40400 SHAH ALAM, SELANGOR DARUL
EHSAN

PROPERTY TYPE:

3-BEDROOM CONDOMINIUM LOCATED ON THE 7TH FLOOR OF
AN 18 STOREY BUILDING WITH LIFTS AND 2 BASEMENT CAR
PARKS

LAND / FLOOR AREA: 115SQM
TENURE: FREEHOLD
AUCTION DATE: 24-Sep-24
RESERVE PRICE (RM): 396,000

**13 PROPERTY ADDRESS:**

BLOK C1, PELANGI COURT, JALAN PEKAN BARU, 41050
KLANG, SELANGOR DARUL EHSAN

PROPERTY TYPE:

A 3-BEDROOM APARTMENT

LAND / FLOOR AREA: 82SQM
TENURE: FREEHOLD
AUCTION DATE: 26-Sep-24
RESERVE PRICE (RM): 202,500

**14 PROPERTY ADDRESS:**

KONDOMINIUM 1 SENTUL, NO.1, JALAN SENTUL RIA, 51200
KUALA LUMPUR

PROPERTY TYPE:

A CONDOMINIUM UNIT LOCATED ON THE 16TH FLOOR OF A
HIGH-RISE BUILDING BLOCK

LAND / FLOOR AREA: 124SQM
TENURE: FREEHOLD
AUCTION DATE: 2-Oct-24
RESERVE PRICE (RM): 600,000



**15 PROPERTY ADDRESS:**

JALAN PENAGA 7, BANDAR BOTANIC, 41200 KLANG,
SELANGOR DARUL EHSAN

PROPERTY TYPE:

3-STOREY INTERMEDIATE TERRACED HOUSE

LAND / FLOOR AREA: 139SQM
TENURE: FREEHOLD
AUCTION DATE: 10-Oct-24

RESERVE PRICE (RM): 900,000

**16 PROPERTY ADDRESS:**

JALAN SG 8/8, TAMAN SRI GOMBAK, 68100 BATU CAVES,
SELANGOR DARUL EHSAN

PROPERTY TYPE:

AN INTERMEDIATE DOUBLE STOREY TERRACED HOUSE

LAND / FLOOR AREA: 72SQM
TENURE: FREEHOLD
AUCTION DATE: 11-Nov-24

RESERVE PRICE (RM): 400,000

**17 PROPERTY ADDRESS:**

TAMAN AMPANG INDAH, 44000 KUALA KUBU BHARU,
SELANGOR DARUL EHSAN

PROPERTY TYPE:

AN INDIVIDUALLY DESIGNED DOUBLE STOREY DETACHED
HOUSE

LAND / FLOOR AREA: 557.4SQM
TENURE: LEASEHOLD
AUCTION DATE: 13-Nov-24

RESERVE PRICE (RM): 650,000



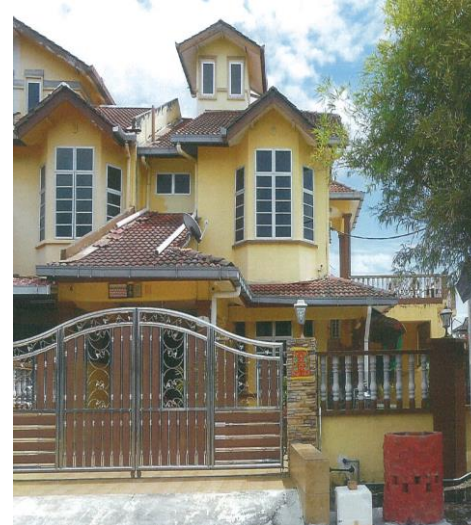
**18 PROPERTY ADDRESS:**

JALAN TENTERAM 3, TAMAN TENTERAM, 43950 SUNGAI PELEK, SELANGOR DARUL EHSAN

PROPERTY TYPE:

DOUBLE STOREY TERRACED HOUSE (CORNER LOT)

LAND / FLOOR AREA: 275SQM
TENURE: FREEHOLD
AUCTION DATE: 19-Dec-24
RESERVE PRICE (RM): 720,000

**19 PROPERTY ADDRESS:**

JALAN AU 1C/3F, TAMAN KERAMAT PERMAI, 54200 KUALA LUMPUR

PROPERTY TYPE:

A RENOVATED AND EXTENDED DOUBLE STOREY DETACHED HOUSE

LAND / FLOOR AREA: 793.7376SQM
TENURE: LEASEHOLD
AUCTION DATE: 19-Dec-24
RESERVE PRICE (RM): 2,300,000

**NEGERI SEMBILAN****20 PROPERTY ADDRESS:**

JALAN SENAWANG PERDANA 11, TAMAN SENAWANG PERDANA, 71450 SEREMBAN, NEGERI SEMBILAN DARUL KHUSUS

PROPERTY TYPE:

DOUBLE STOREY DETACHED HOUSE

LAND / FLOOR AREA: 372SQM
TENURE: FREEHOLD
AUCTION DATE: 9-Sep-24
RESERVE PRICE (RM): 542,700





PAHANG

21 PROPERTY ADDRESS:

LORONG IM 2/83, BANDAR INDERA MAHKOTA, 25200
KUANTAN, PAHANG DARUL MAKMUR

PROPERTY TYPE:

DOUBLE STOREY MID TERRACED HOUSE

LAND / FLOOR AREA: 133SQM
TENURE: LEASEHOLD
AUCTION DATE: 2-Oct-24
RESERVE PRICE (RM): 324,000



JOHOR

22 PROPERTY ADDRESS:

JALAN SERI AMIRA 8, TAMAN AMIRA, 81200 JOHOR BAHRU,
JOHOR DARUL TAKZIM

PROPERTY TYPE:

DOUBLE STOREY SEMI DETACHED HOUSE

LAND / FLOOR AREA: 297SQM
TENURE: FREEHOLD
AUCTION DATE: 2-Sep-24
RESERVE PRICE (RM): 960,000



23 PROPERTY ADDRESS:

TAMAN PERWIRA, PARIT IMAM, 83000 BATU PAHAT, JOHOR
DARUL TAKZIM

PROPERTY TYPE:

SINGLE STOREY DETACHED HOUSE

LAND / FLOOR AREA: 371SQM
TENURE: FREEHOLD
AUCTION DATE: 12-Feb-25
RESERVE PRICE (RM): 200,000





PENANG

24 PROPERTY ADDRESS:

LINTANG SUNGAI PINANG, TAMAN PELANGI INDAH, 11600
PULAU PINANG

PROPERTY TYPE:

3-BEDROOM APARTMENT

LAND / FLOOR AREA: 64SQM
TENURE: FREEHOLD
AUCTION DATE: 4-Sep-24
RESERVE PRICE (RM): 350,000



25 PROPERTY ADDRESS:

JALAN BATU UBAN, N-PARK, 11700 GELUGOR, PULAU PINANG

PROPERTY TYPE:

3-BEDROOM APARTMENT UNIT

LAND / FLOOR AREA: 65SQM
TENURE: FREEHOLD
AUCTION DATE: 9-Sep-24
RESERVE PRICE (RM): 400,000



26 PROPERTY ADDRESS:

JALAN BUKIT KUKUS, BUKIT AWANA, 11060 PULAU PINANG

PROPERTY TYPE:

3-BEDROOM APARTMENT UNIT; TENURE

LAND / FLOOR AREA: 81SQM
TENURE: FREEHOLD
AUCTION DATE: 9-Sep-24
RESERVE PRICE (RM): 270,000





27 PROPERTY ADDRESS:

LORONG PRESTIJ 2, TAMAN PRESTIJ III, 11000 BALIK PULAU,
PULAU PINANG

PROPERTY TYPE:

INTERMEDIATE DOUBLE STOREY TERRACED HOUSE

LAND / FLOOR AREA: 130SQM
TENURE: FREEHOLD
AUCTION DATE: 19-Sep-24
RESERVE PRICE (RM): 550,000



28 PROPERTY ADDRESS:

MEDAN FETTES, KAYANGAN PURI MUTIARA, 10470 PULAU
PINANG

PROPERTY TYPE:

AN APARTMENT

LAND / FLOOR AREA: 148SQM
TENURE: FREEHOLD
AUCTION DATE: 19-Sep-24
RESERVE PRICE (RM): 510,300



29 PROPERTY ADDRESS:

LENGKOK SUNGAI EMAS 1, FERRINGGI PARK, 11100 BATU
FERRINGGI, PULAU PINANG

PROPERTY TYPE:

3-STOREY SEMI DETACHED HOUSE

LAND / FLOOR AREA: 223SQM
TENURE: FREEHOLD
AUCTION DATE: 26-Sep-24
RESERVE PRICE (RM): 1,800,000





30 PROPERTY ADDRESS:

JALAN HAJI ALI (BUKIT DUMBAR RESIDENCES), 11600
JELUTONG, PENANG

PROPERTY TYPE:

AN INTERMEDIATE 3-STOREY TERRACED HOUSE

LAND / FLOOR AREA: 136SQM
TENURE: FREEHOLD
AUCTION DATE: 26-Sep-24
RESERVE PRICE (RM): 1,260,000



31 PROPERTY ADDRESS:

PERSIARAN MAYANG PASIR 5, BANDAR BAYAN BARU, 11950
BAYAN LEPAS, PULAU PINANG

PROPERTY TYPE:

2-BEDROOM LOW COST WALK UP FLAT

LAND / FLOOR AREA: 46SQM
TENURE: LEASEHOLD
AUCTION DATE: 3-Oct-24
RESERVE PRICE (RM): 130,000



32 PROPERTY ADDRESS:

TINGKAT PAHLAWAN 4, TAMAN SENANGAN, 13050
BUTTERWORTH, PENANG

PROPERTY TYPE:

INTERMEDIATE UNIT SINGLE STOREY TERRACE HOUSE

LAND / FLOOR AREA: 128SQM
TENURE: FREEHOLD
AUCTION DATE: 7-Oct-24
RESERVE PRICE (RM): 243,000





33 PROPERTY ADDRESS:

LENGKOK RELAU 1, TAMAN SRI RELAU, 11900 BAYAN LEPAS,
PULAU PINANG

PROPERTY TYPE:

3-STOREY SEMI DETACHED HOUSE

LAND / FLOOR AREA: 387.39SQM

TENURE: FREEHOLD

AUCTION DATE: 19-Dec-24

RESERVE PRICE (RM): 2,600,000



SABAH

34 PROPERTY ADDRESS:

BLOCK C1, TAMAN TYNG, PHASE 4B, MILE 5, NORTH ROAD,
90000 SANDAKAN, SABAH

PROPERTY TYPE:

DOUBLE STOREY CORNER TERRACE HOUSE

LAND / FLOOR AREA: 326.4SQM

TENURE: LEASEHOLD

AUCTION DATE: 16-Oct-24

RESERVE PRICE (RM): 500,000





Contact Information

For more information on auction properties, kindly contact:

Loo Min Soon **03-7626 8634**

Rekah **03-7626 8640**

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	012-278 1125
	Tham Seow Yee	012-207 3139
Southern Region	Tee Yan Jing	016-711 8301
	Ken Tan	016-782 0922
Northern Region	Lee Kai Ping	017- 437 2831
	LIM Jeffrey	012- 4271919





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 endeavours 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 to any tax liability to the relevant body/authority/party.

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
 - i. identification card (IC) together with a photocopy of the IC (both sides) for identification and registration purpose.
 - ii. correspondence address
 - iii. telephone contact no
- b) Corporate Company / Firm
 - i. a certified true copy of the company's Memorandum & Articles of Association (M&A);
 - ii. Form 24, 44 & 49
 - iii. 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.

