



Conditions of Sale/  
Proclamation of Sale  
**APPROVED**  
  
.....  
DIANA@DYMPHANA STEPHEN TUNING  
Assistant Collector of Land Revenue,  
PENAMPANG  
  
12<sup>th</sup> July, 2024  
Date : .....

**LAND ORDINANCE CAP. 68  
LAND ENQUIRY No. 125 OF 2022  
BETWEEN**

**PUBLIC BANK BERHAD (6463-H)**

**... CHARGEЕ**

**AND**

**PAUL MOJIWAT  
(NRIC NO. : 740718-12-5309)**

**... 1<sup>st</sup> CHARGOR**

**ELLEN FRANCIS LAI  
(NRIC NO. : 770716-12-5230)**

**... 2<sup>nd</sup> CHARGOR**

**PROCLAMATION OF SALE**

IN PURSUANT of an Order of Sale by the Assistant Collector of Land Revenue **PENAMPANG (ACLR)** at the instance of **Chargee** made on the **19<sup>th</sup> day of May, 2023**, **NOTICE IS HEREBY GIVEN** that the under-mentioned property will be sold by public auction on **Tuesday, the day 30<sup>th</sup> July, 2024** at **09.30a.m.** at the **Bilik Mesyuarat Tanah, Penampang.**

**DESCRIPTION OF THE LAND REFERRED TO:-**

Title No. : CL. 215481888

Area : 152.5 Square metres more or less

The property : Erected with double storey terraced house

Term : 99 years leasehold commencing 1/1/2007 expiring on 31/12/2105

Locality : Lot No. 23, (Type B), Taman Malakun, Kampung Kuai, District Of Penampang.

Reserved Price : **RM445,500.00**  
**(Ringgit Malaysia Four Hundred Forty Five Thousand Five Hundred Only)**

All interested bidders are required to register with the Auctioneer appointed by the Assistant Collector of Land Revenue Penampang and shall submit the following:-

1. An amount equivalent to **25%** of the Reserved Price.
2. Board of Directors' Resolution and Written Authorisation where the bidder is a company bidding through an authorized person.
3. Written authorisation where the bidder is acting as a proxy.

A deposit of **25%** of the Reserved Price to be paid by **CASHIER'S ORDER** or by **BANK DRAFT** to **MESSRS. WONG & SHIM**, agent for Assistant Collector Land Revenue Penampang immediately after the fall of the hammer and the balance of the purchase price shall be paid within ninety (**90**) days from the date of auction. Failure to pay the balance as stipulated above will result in **FORFEITURE** of the deposit.

The auction and all bidders shall be **subject to the Conditions of Sale**, details of which may be obtained from:-

1. **MESSRS. WONG & SHIM,**  
Advocates & Solicitors,  
12<sup>th</sup> Floor, Wisma Merdeka Phase 1  
Jalan Tun Razak  
88000 KOTA KINABALU.  
Tel. No. : 088-233171 (Hunting Line)  
Fax No. : 088-213579(Con.), 213475(Lit.)  
E- Mail : [ws@wongshim.com.my](mailto:ws@wongshim.com.my)
2. **MESSRS. PG ACT FAST AUCTION (SABAH)SDN. BHD. ,**  
Jln. Nc Mogunting, Kg. Babah/ Bunduon,  
Penampang P.O.Box 760, 89507  
Tel: 088-387711  
Fax: 088-387712
3. **ASSISTANT COLLECTOR OF LAND REVENUE,**  
**DISTRICT LAND OFFICE,**  
**PENAMPANG.**  
Tel. : 088- 714103  
Fax : 088-726255

***THIS Proclamation of Sale is PREPARED AND APPROVED by the ASSISTANT COLLECTOR OF LAND REVENUE, PENAMPANG.***