



PROCLAMATION OF SALE

In exercise of the Rights and Powers conferred upon PUBLIC BANK BERHAD [196501000672 (6463-H)] / PUBLIC ISLAMIC BANK BERHAD [197301001433 (14328-V)], and the ASSIGNOR(S)/ BORROWER(S) under the MUSHARAKAH MUTANAQISAH MASTER AGREEMENT / FACILITIES / SALE / PROPERTY PURCHASE AGREEMENT(S) AND DEED OF ASSIGNMENT(S), it is hereby proclaimed that the said ASSIGNEE with the assistance of the UNDERMENTIONED AUCTIONEERS.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Wednesday, 14th October 2026, 2.30 p.m.

at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

NCM CoTM

View Live Auction at www.ngchanmau.com/live-auction

Reserve Price : **RM 230,000**

LOT 1
SANDAKAN

1 STOREY TERRACE HOUSE
1,807 SQ. FT.

Lot 50, Taman Seri Labuk, Phase II, Mile 9,
Labuk Road, 90000 Sandakan, Sabah.
Assignors/Borrowers : Shahlan Bin Binju &
Norhainah Binti Mustapa
Solicitor : M/S Tan Pang Tsen & Co
(Tel : 089-216 644)
Ref : SDK/sws/HL2075918807(20011)

*Note : The Successful bidder to bear all the outstanding charges
(i.e. Maintenance Fee, Quit Rent, Assessment Fee and utilities
bills as stated in the Conditions of Sale).*

SABAH

Reserve Price : **RM 377,000**

LOT 2
SIBU

3-STOREY TERRACED COMMERCIAL
SHOPHOUSE
1,234 SQ. FT.

No. 63, Lorong Ling Kai Cheng 12A, 96000
Sibu, Sarawak.
Assignors/Borrowers : Teng Kiong, Teng
Chii, Ting Yieng Ping (F) & Teng Yih Ping (F)
Solicitor : M/S Tang & Partners Advocates
(Sibu) (Tel : 084-340 833 / 084-346833)
Ref : THH/ULY

*Note : The Successful bidder to bear all the outstanding charges
(i.e. Maintenance Fee, Quit Rent, Assessment Fee and utilities
bills as stated in the Conditions of Sale).*

SARAWAK

NCM CoTM

Ideal for First-Time Buyers

Properties
BELOW RM300k
Nationwide

Discover More

 = Public Bank Berhad

 = Public Islamic Bank Berhad

RESERVE PRICE : The subject properties will be **sold on an "as is where is" basis**, subject to the **respective reserve price and Conditions of Sale**. All intending bidders are required to deposit with the Auctioneer the sum equivalent to **10% of the fixed reserve price for the property by bank draft in favour of PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD or via RENTAS or online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at **www.ngchanmau.com**. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 6th October 2026.*

NCM CoTM

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

NG CHAN MAU & CO. SDN. BHD. 200601018098 (737850-T)

Kuala Lumpur

No. 7, Ground Level, Block B, (B-0-7), Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,
80300 Johor Bahru

Contact Us (Mon-Fri)

Call : 03-2162 3333

Whatsapp : 012-295 1388

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



Scan to view
all lots

HOW TO BID AUCTION PROPERTY ONLINE?



Register as
User



Select
Property



Register to Bid
Online



Placement of Auction
Deposit
*Refer T&C



On the Auction Day, Log on via
www.ngchanmau.com
and Start to Bid

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info

DEVICE TIPS

BEFORE AUCTION



1. Make sure your
device is in good
running condition



2. Make sure your
device has
sufficient power



3. Make sure your
internet connection
is stable with strong
signal



4. Disable the
screensaver of
your device



5. Use latest version of
internet browser
(Google Chrome,
Apple Safari, Firefox
or Internet Explorer)



6. Test your audio
and visual
compatibility on
www.ngchanmau.com

DURING AUCTION



Don't use your device for
other apps that consume
internet bandwidth



Don't press the "back"
button of your browser
when auction started

WHY SHOULD I BID ONLINE?



Safe and
Convenient



Save Time
and Cost



Transparent
Bidding Process

Visit www.ngchanmau.com for more attractive properties nationwide

CALL **03-2162 3333** (EXT. 1023 / 2002 / 2008) or WHATSAPP **012-295 1388**

NOTE :

Visit www.ngchanmau.com for more attractive properties nationwide