NEGERI SABAH

APPROVED
SR DESMOND SIMON ITAL
ACLR, KOTA KINABALU
Date: 13/08/2026

LAND ORDINANCE CAP. 68

LAND ENQUIRY No. 38 OF 2025

BETWEEN

BANK SIMPANAN NASIONAL
(NRIC No.) ..... **CHARGEE**

AND

ALBERT PIUS GANIS
(Company No. 680103-12-5925) ..... **CHARGOR**

PROCLAMATION OF SALE

IN PURSUANT of an Order of Sale by the Assistant Collector of Land Revenue **KOTA KINABALU (ACLR)** at the instance of **Chargee** made on the **06th day** of **July 2026**, **NOTICE IS HEREBY GIVEN** that the under-mentioned property will be sold by public auction on Wednesday, **the day 09 th September 2026** at **10:00 AM** at the Office of the Assistant Collector of Land Revenue, Kota Kinabalu, Sabah.

DESCRIPTION OF THE LAND REFERRED TO:-

Title No.	:	**010556804**
Area	:	**91.2 square metres more or less**
The property	:	**Third Floor (Intermediate) Unit of a 4-storey walk-up apartment building**
Term	:	**Leasehold - 99 years commencing from 01 January 1998 and expiring 31 December 2096**
Locality	:	**Lot No. 3-3-10, Block 3, Third Floor, Taman Satria Phase 1B, 88450 Manggatal, Kota Kinabalu, Sabah.**
Reserved Price	:	**RM 225,000.00**

All interested bidders are required to register with the Auctioneer appointed by the Assistant Collector of Land Revenue Kota Kinabalu 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 **ZAINAL & ASSOCIATES,** agent for Assistant Collector Land Revenue Kota Kinabalu 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. ZAINAL & ASSOCIATES,
   UNIT NO.I-52-3 & I-53-3, BLOCK I, 3RD FLOOR KK TIMES SQUARE,
   OFF COASTAL HIGHWAY, 88100 KOTA KINABALU, SABAH
   Tel. : 088-201041
   Fax : 089-747549

2. PG ACT FAST AUCTION (SABAH) SDN BHD,
   Lot 14, 1st Floor, Block B,
   Lorong Kayu Manis 1, Damai Plaza,
   Jalan Damai Luyang, 88300 Kota Kinabalu.
   (088-387711)
   Tel. : 088-387711

3. Assistant Collector of Land Revenue,
   KOTA KINABALU
   Tel. : 088-309420/421/426
   Fax : 088-309422

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