

| PROPERTY TYPE | LOCATION                                                           | LOT NO              | AREA (ACRES)    | TYPE / TERM                           |
|---------------|--------------------------------------------------------------------|---------------------|-----------------|---------------------------------------|
| Shop House    | Unit 12, Kompleks Muhibbah,<br>Jalan Menglait, off Jalan<br>Gadong | Parent Lot<br>12175 | 102.19 m sq. ft | 60 Year Leasehold<br>(Effective 1990) |

#### Direction:

The subject property, as shown edged in red on the attached site plan, is situated in a locality known as **Kampung Pengkalan Gadong**, which is approximately 4 kilometres by road northwest of the Bandar Seri Begawan Town Centre.

Approach to the subject property is via Jalan Gadong wherefrom Jalan Menglait branches off. The latter in turn branches off to an unnamed estate driveway leading to the subject property with frontage.



## **NOTICE OF SALE**

### **SALE OF PROPERTY BY TENDER**

NOTICE IS HEREBY GIVEN that all that property described below shall be sold by tender pursuant to an Order for Sale dated 13th September 2023 by the High Court of Brunei Darussalam.

### **DESCRIPTION OF PROPERTY**

Title No : Plot 12 Comprised in EDR No.  
BD 15230 LOT No. 12175  
Property : One Unit of Shop House unit  
described as Plot 12  
Land Area : 4.820 acres  
Location : Kampung Pengkalan Gadong,  
Mukim Gadong, Brunei Muara  
District  
Tenure : In Lease  
Vendor : Bank Islam Brunei Darussalam  
Berhad

Our client reserves the right to bid.

### **PARTICULARS OF TENDER**

1. The open market value price for the property is **BND200,000.00**
2. The tender should clearly identify the name and address of the person making the tender and the sum tendered.
3. The Property will be sold subject to the Conditions of Tender. A copy of the Conditions of Tender may be obtained from the office of the Vendor's solicitors whose name and address are stated below during normal working hours.

#### **MESSRS YUSOF HALIM & PARTNERS**

No. 15 BT Hj Uthman Complex  
Simpang 13, Jalan Komersial Jaya  
Setia Kg Jaya Setia BB2713  
Brunei Darussalam

4. All tenders must reach the said solicitors not later than **4.00 pm** on the **2 November 2026**.

All enquiries relating to this tender can be made to Messrs Yusof Halim & Partners, at No. 15 BT Hj Uthman Complex, Spg 13 Jalan Komersial Jaya Setia, Kg Jaya Setia, BB2713, Brunei Darussalam.

[our ref : RP /BSB104369-76/me]