

EASY GUIDELINES HOW TO BUY AUCTION PROPERTIES

WEBSITE
e-LELONG SYSTEM HIGH COURT OF MALAYA

<https://elelong.kehakiman.gov.my/BidderWeb>

 e-Lelong System
High Court of Malaya

[About Us](#) [All Auctions](#) [User Manual](#) [Contact Us](#) [EN](#)



USER MANUAL

UPDATED : 01ST OCTOBER 2022

1 | e-LELONG SYSTEM HIGH COURT OF MALAYA

Visit arenauctioneers.com for more attractive properties nationwide
<https://arenauctioneers.com/listing>



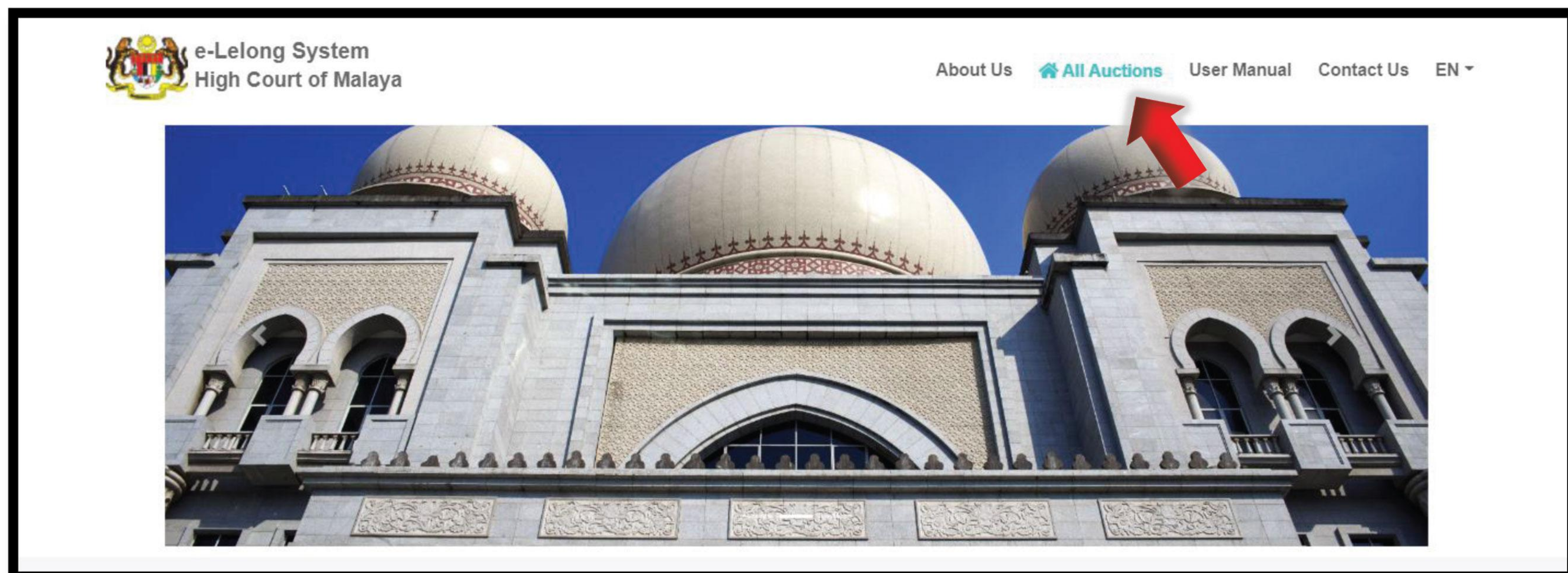
CONTENTS

| | | |
|-----|---|----|
| 1.0 | WEBSITE e-LELONG SYSTEM HIGH COURT OF MALAYA..... | 3 |
| 2.0 | LOGIN TO WEBSITE..... | 3 |
| 3.0 | NEW USER REGISTRATION..... | 4 |
| 4.0 | FORGOT PASSWORD..... | 10 |
| 5.0 | MAIN PAGE e-LELONG SYSTEM HIGH COURT OF MALAYA..... | 11 |
| 6.0 | SELECT PROPERTY..... | 12 |
| 7.0 | BIDDING PROCESS..... | 16 |
| 8.0 | POST-BIDDING..... | 21 |



1.0 WEBSITE – e-LELONG SYSTEM HIGH COURT OF MALAYA

1.1 The home page website <https://elelong.kehakiman.gov.my/BidderWeb> of the e-Lelong System High Court of Malaya displays as follows:

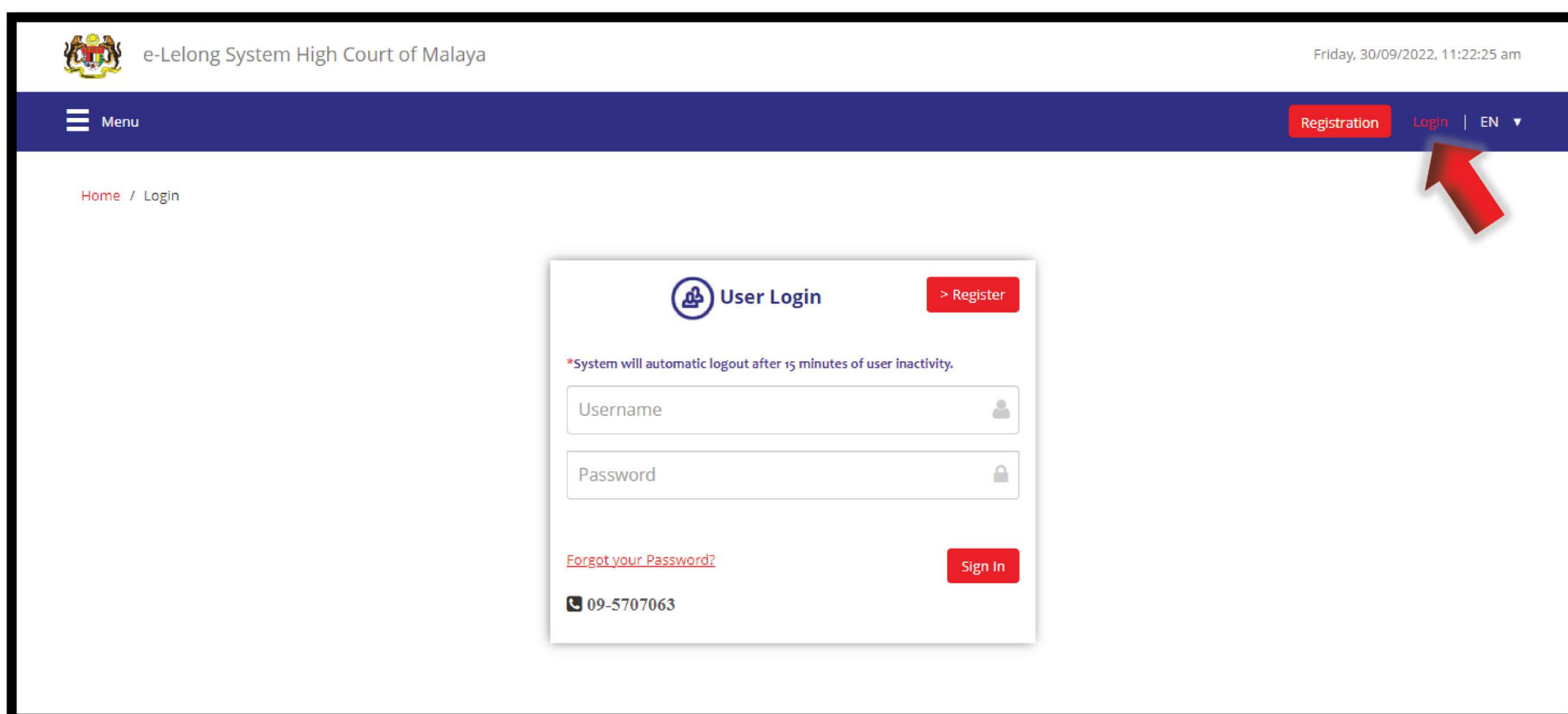


[Figure 1.0]

2.0 LOG IN TO WEBSITE

2.1 Existing users need to log in to the website to access the *e-Lelong System High Court of Malaya*.

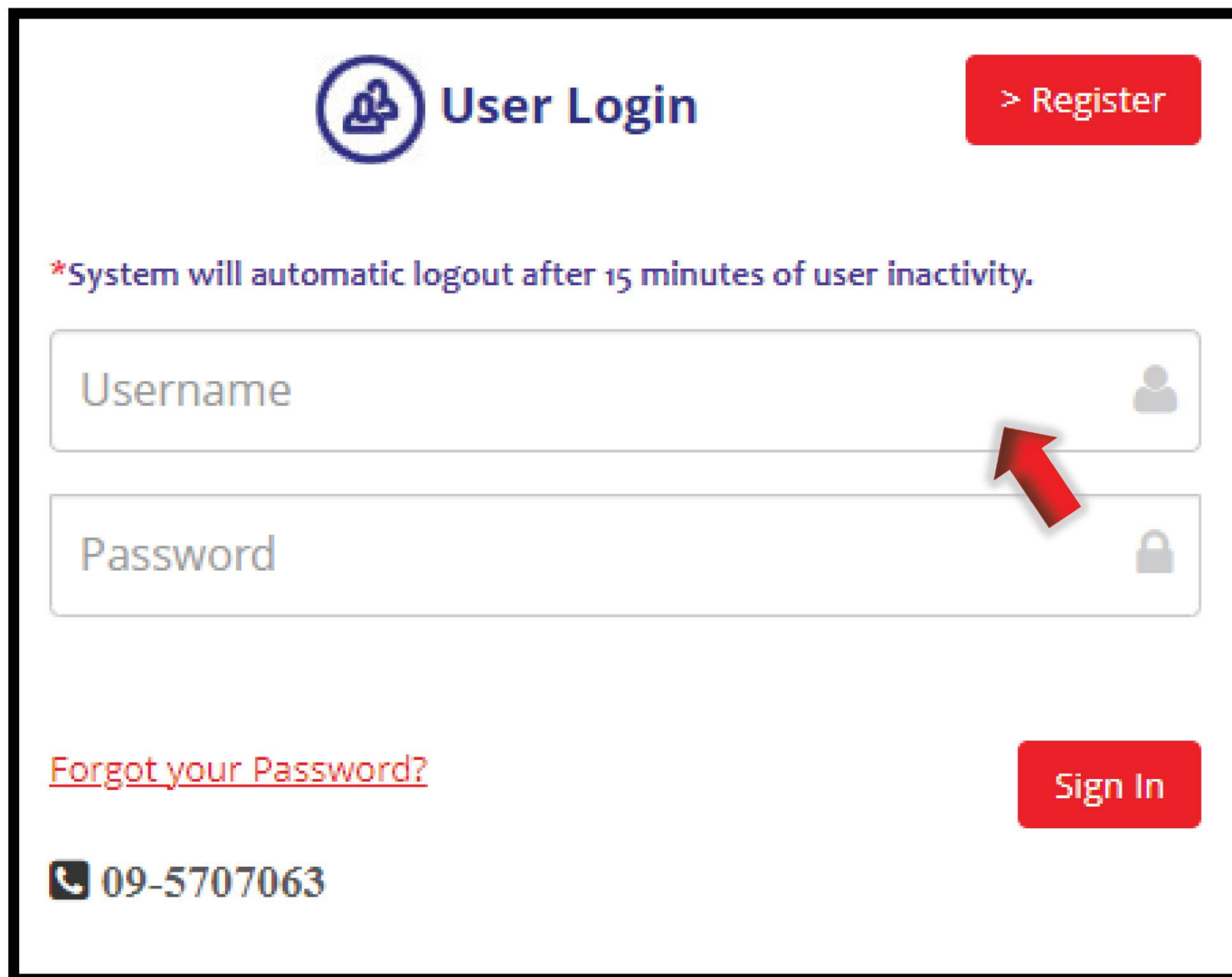
2.2 Please be sure to use the latest version of the Google Chrome or Mozilla Firefox web browser to access *e-Lelong System High Court of Malaya*.



[Figure 2.0]



- 2.3 Enter Email Address in the **Username** field and Password in the **Password** field.
Click **Log In** to access the system. [Figure 2.1]



[Figure 2.1]

3.0 NEW USER REGISTRATION

- 3.1 First-time user of the *e-Lelong System High Court of Malaya* website is required to register a User Name.

- 3.2 Click **Registration**.



[Figure 3.0]



3.3 Select type of User identity, **Company** or **Individual**.

All information marked * is required. [Figure 3.1]

3.4 The required Company's information are as follows:

Company Details

a. *Registered Name

Fill in the full name of the company as stated in the company registration certificate.

b. *Identity Type

Company registration ID.

c. *Registration Number

Fill in company registration number as stated in the company registration certificate.

d. *Wholly Owned by Malay

Click Yes or No.

e. *Address

Fill in company's postal address.

f. *Postcode

Fill in representative's email address.

Security Question

u. *Security Question

Select security question.

v. *Security Answer

Fill in security answer.

w. *Supporting Documents

Upload relevant supporting documents such as Form 49 SSM, SSM Registration Certificate, copy of representative IC/ID, and representative's letter of authorization/resolution (in format .jpg, .jpeg, .png, .gif, .pdf). The maximum file size is 2MB.

x. Tick the box 'I agree to the Terms and Conditions'.

y. Tick the box 'I'm not a robot'.

z. Click **Register**.



For verification purposes, please attach a copy of NRIC (New or Old)/Passport/Police ID/Army ID.

(.jpg, .jpeg, .png, .gif, .pdf, Max. 2MB)

I agree to the Terms and Conditions

I'm not a robot  reCAPTCHA
Privacy - Terms

[Figure 3.1]

3.5 The required Individual information are as follows:

Individual Particulars

a. ***Name**

Fill in full name as per new/old identification card, passport, police ID or armed forces ID.

b. ***Identity Type**

Select identity type.

c. ***ID Number**

Fill in IC/ID number. For IC number, key in (-).

d. ***Date of Birth**

Fill in date of birth. (note that system will automatically detect date of birth based on IC number)

e. **Age**

Fill in age. (note that system will automatically detect age based on IC number)

f. ***Gender**

Select gender.

g. ***Race**

Select race.

h. ***Address**

Fill in postal address.

i. ***Postcode**

Fill in postcode.

j. ***City**

Fill in city.

k. ***State**



Fill in state.

l. ***Country**

Select country.

m. ***Telephone Number** (Fill in telephone number without ("-"")).

n. **Fax Number** (Fill in registered fax number).

o. ***Mobile Number** (Fill in mobile number without ("-"")).

p. ***Email**

Fill in personal email address.

(note that email address is Username for Log In purpose)

q. ***Nationality**

Select type of nationality.

r. ***Bank Name**

Select bank name (personal bank account).

s. ***Account Number**

Fill in personal bank account number.

Security Question

t. ***Security Question**

Select security question.

u. ***Security Answer**

Fill in security answer.

v. ***Identification Document Copy**

Upload a copy of identity card/passport/police ID/armed forces ID
(in format .jpg, .jpeg, .png, .gif, .pdf). The maximum file size is 2MB.

w. Tick box 'I agree to the Terms and Conditions'.

x. Tick box 'I'm not a robot'.

y. Click 'Register'.

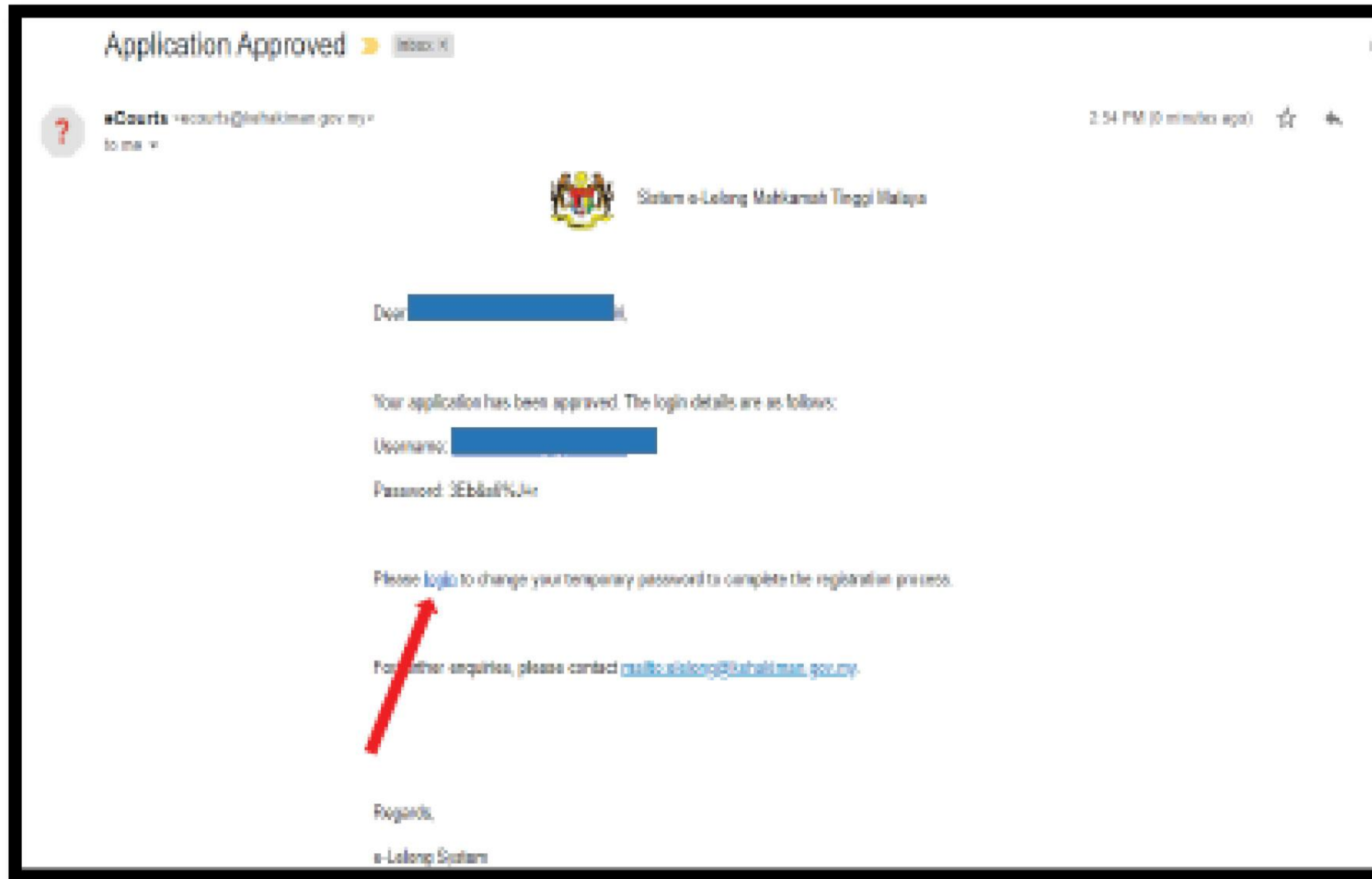


* subject to the Terms & Conditions Of Sales (POS)

3.6 After User registration is approved, temporary login password will be sent to personal / company email entered during registration.

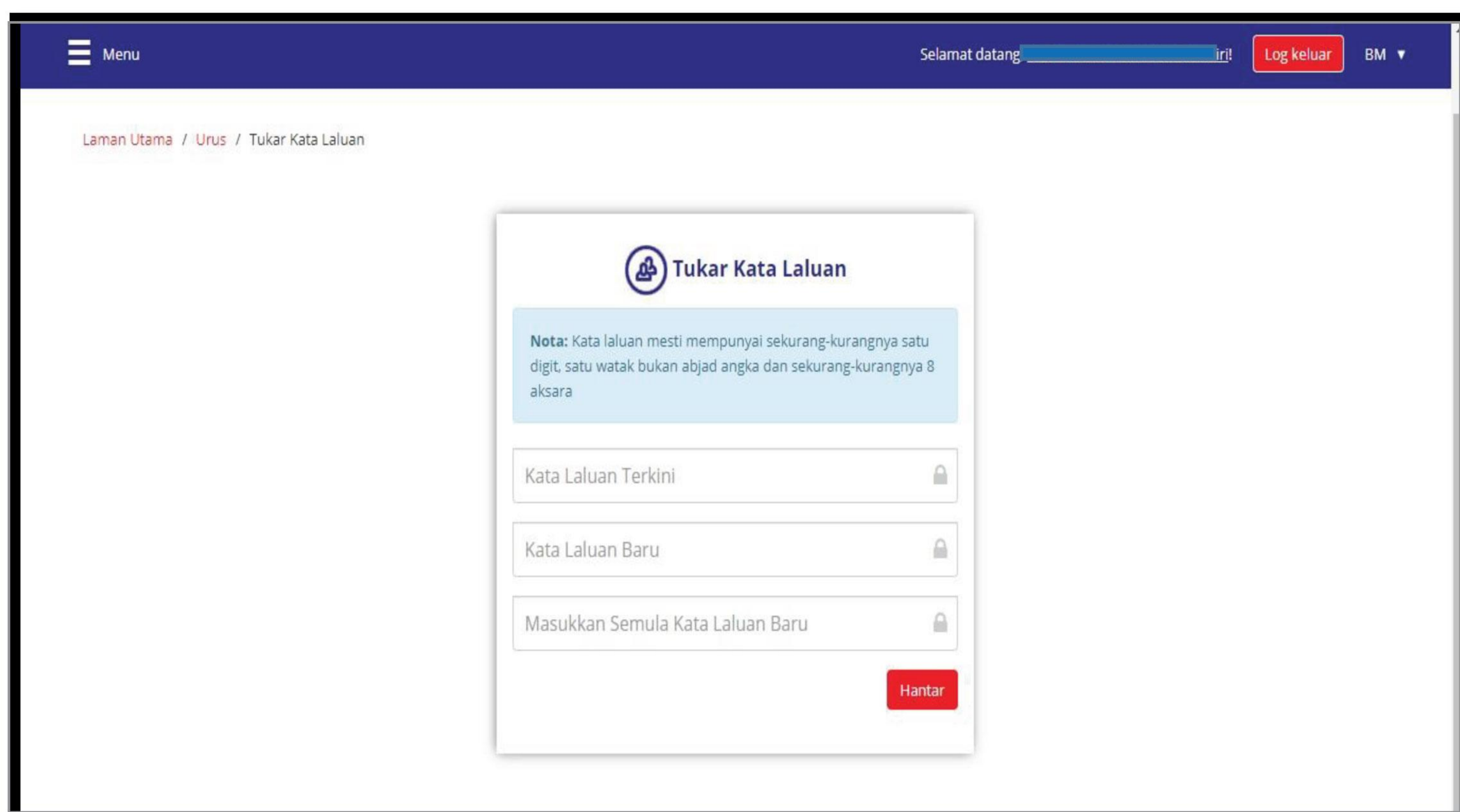
[Figure 6.0]

3.7 Click on the login link in the email to complete the registration process.



[Figure 6.0]

3.8 After clicking the login link, user will be directed to the Change Password page. Enter the temporary password as appears in the email. Then, enter a new password and re-enter the new password. Then, click 'Submit'. [Figure 8.0]

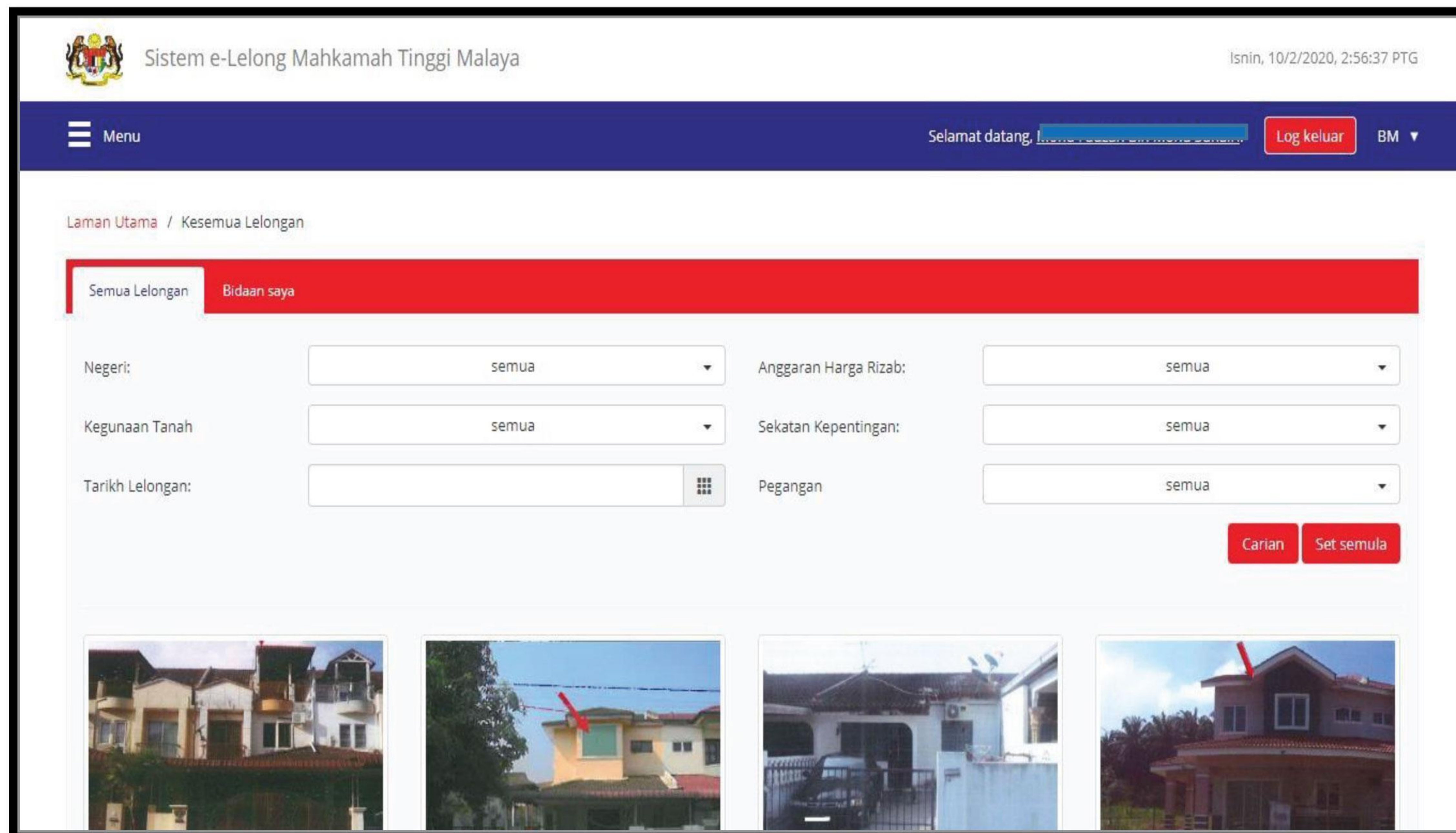


[Figure 8.0]

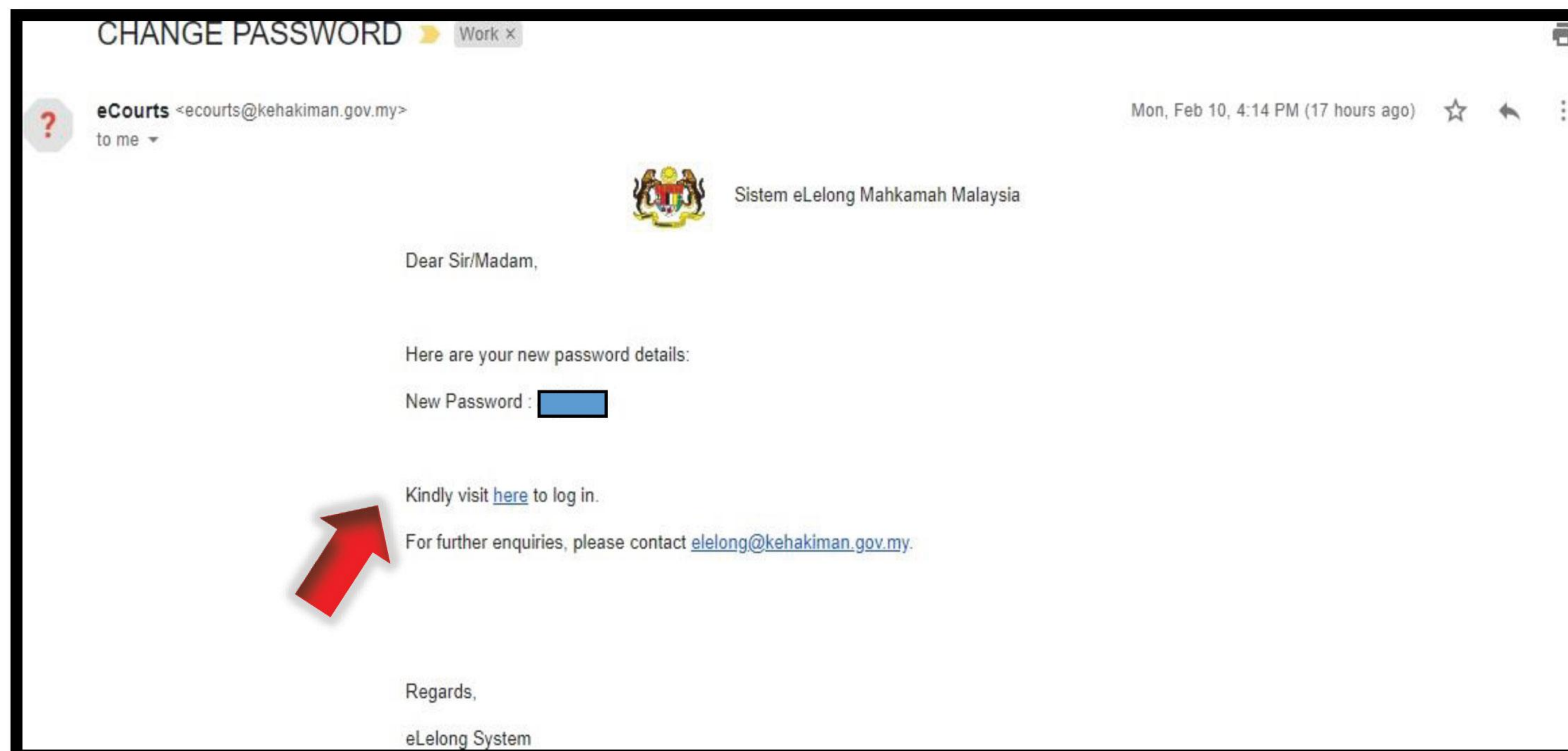


* subject to the Terms & Conditions Of Sales (POS)

3.9 After a successful password change, the homepage will appear as follows:
[Figure 9.0]



User will receive confirmation email as follows [Figure 10.0] :

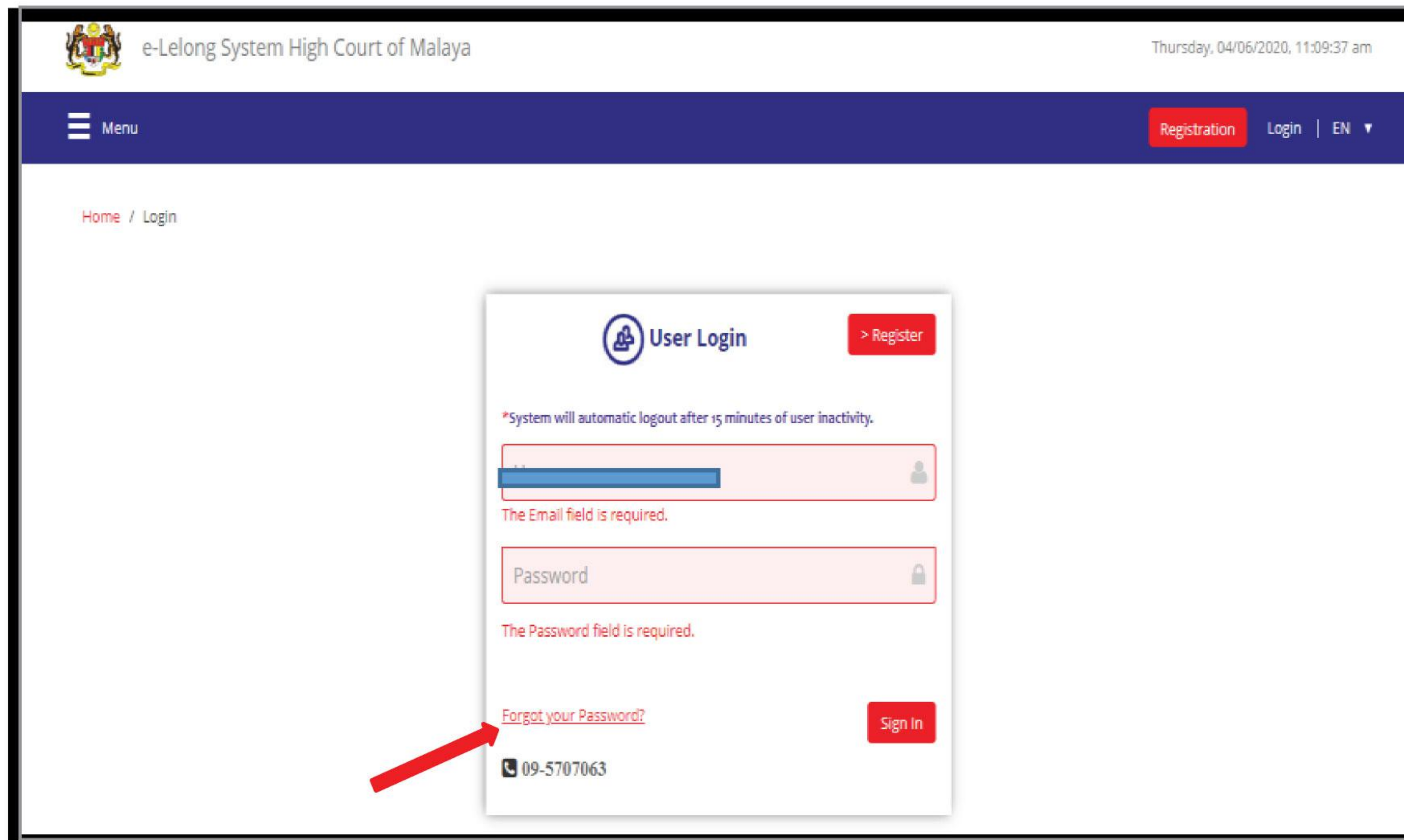


[Figure 10.0]



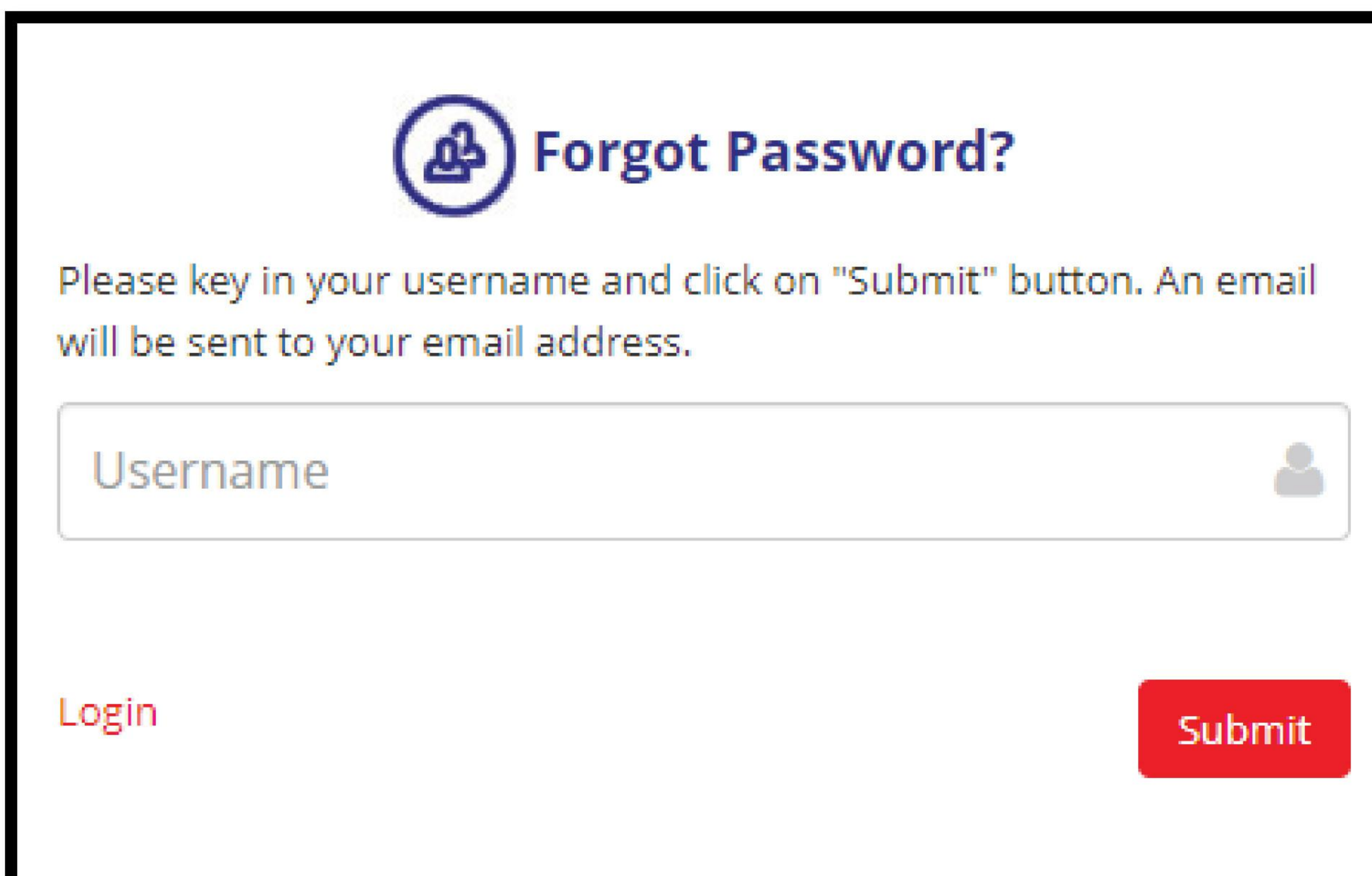
4.0 FORGOT PASSWORD

4.1 Click **Forgot Password**. [Figure 4.1]



[Figure 4.1]

4.2 Key in the registered email and click **Submit**. [Figure 4.2]



[Figure 4.2]

4.3 Temporary password will be sent to the registered email. Refer to Change Password's steps as shown in figure 6.1



5.0 MAIN PAGE – e-LELONG SYSTEM HIGH COURT OF MALAYA

5.1 Main Page by default, will display the upcoming auction beginning the next day. The properties layout is according to auction date/time.

5.2 Property search may be carried out by the following categories:

[Figure 5.0] :

- a. State
- b. Land Used
- c. Auction Date
- d. Reserved Price Range
- e. Restriction in Interest
- f. Tenure

[Figure 5.0]

The screenshot shows the search filters section of the website. It includes a breadcrumb trail 'Home / All Auctions' and a red header bar with 'All Auctions' selected. Below this, there are several search criteria: State (dropdown menu set to 'All'), Land Used (dropdown menu set to 'All'), Auction Date (calendar icon), Property Address (text input with a house icon), Reserved Price Range (dropdown menu set to 'All'), Restriction in Interest (dropdown menu set to 'All'), and Tenure (dropdown menu set to 'All'). At the bottom right of the filter section, there are two red buttons: 'Search' and 'Reset'. Two red arrows point to these buttons.

5.3 Click **Search**. To go back to default setting, click **Reset**. [Figure 5.0]

5.4 There are several pages that list the properties to be auctioned.

[Figure 5.1]

[Figure 5.1]

The screenshot displays a grid of four property listings. Each listing includes a photo, the auction date/time, land use, state, district, reserved price (RM), and tenure. A red 'I am interested' button is located at the bottom of each listing. The listings are as follows:

| Property Image | Auction date/time | Land Used | State | District | Reserved Price (RM) | Tenure |
|----------------|-------------------------|------------|------------|------------------|---------------------|----------|
| | 10/06/2020, 09:00:00 am | Building | Terengganu | Setiu | 535,000.00 | Freehold |
| | 10/06/2020, 09:00:00 am | Commercial | Terengganu | Kuala Terengganu | 2,350,000.00 | Freehold |
| | 10/06/2020, 11:00:00 am | Building | Terengganu | Kemaman | 480,000.00 | Freehold |
| | 10/06/2020, 11:00:00 am | Commercial | Terengganu | Kuala Terengganu | 3,000,000.00 | Freehold |

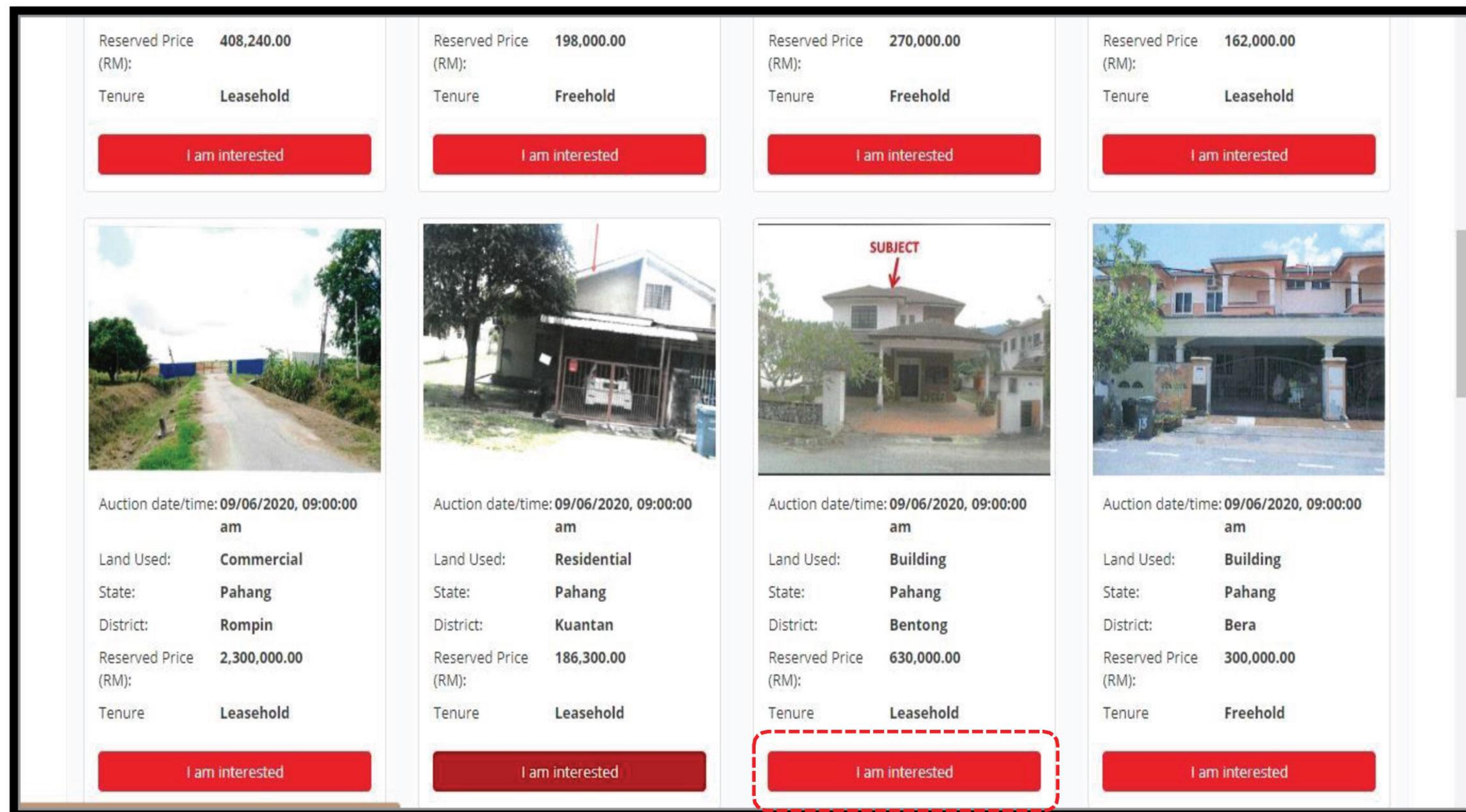
At the bottom of the page, there is a pagination control showing 'Page 1 of 25' with navigation arrows.



6.0 SELECT PROPERTY

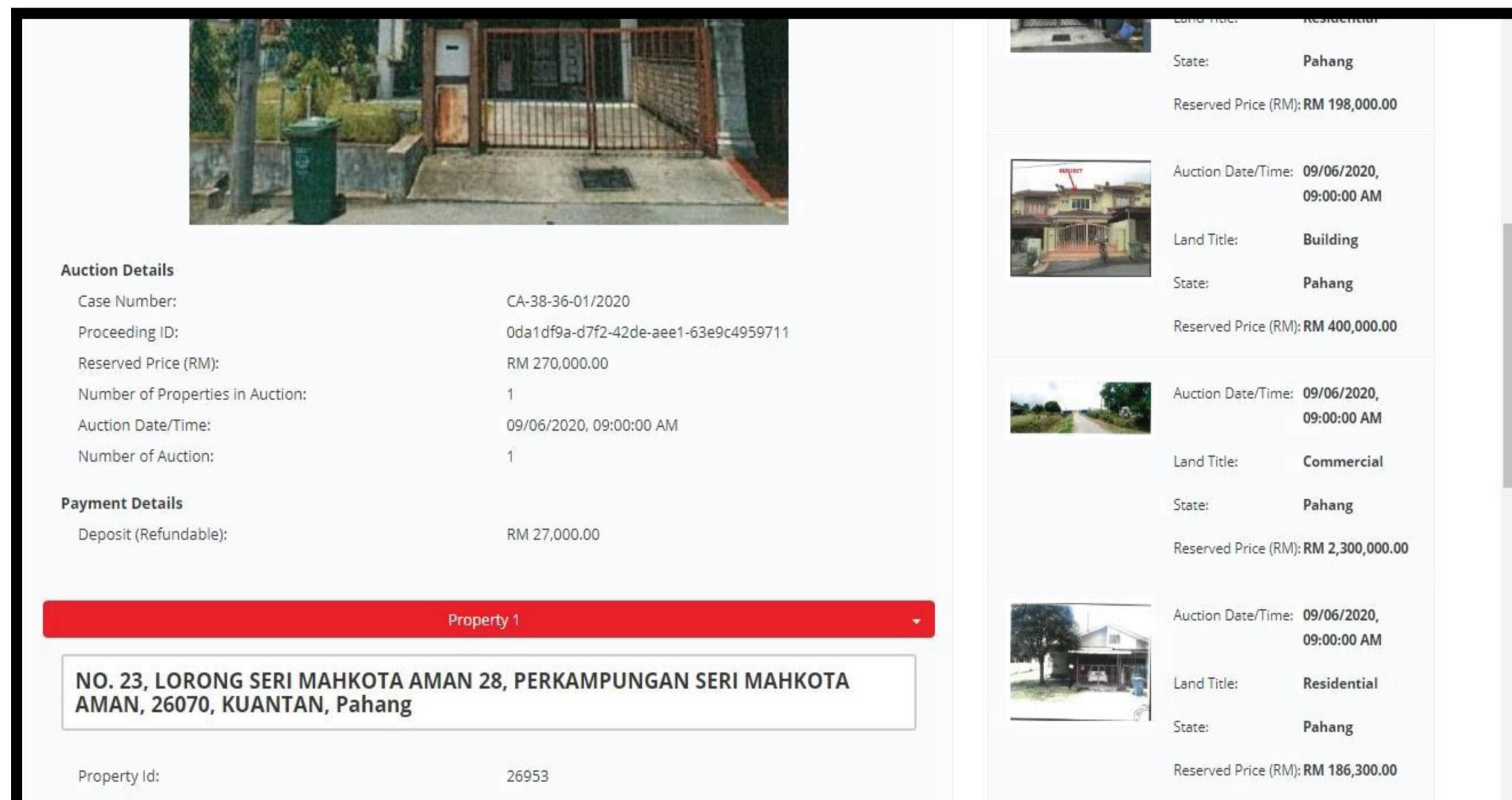
6.1 To participate in the bidding session, user must select property.

6.2 Click I am interested. [Figure 6.0]



[Figure 6.0]

6.3 Property picture, auction details and property details will be displayed. [Figure 6.1]

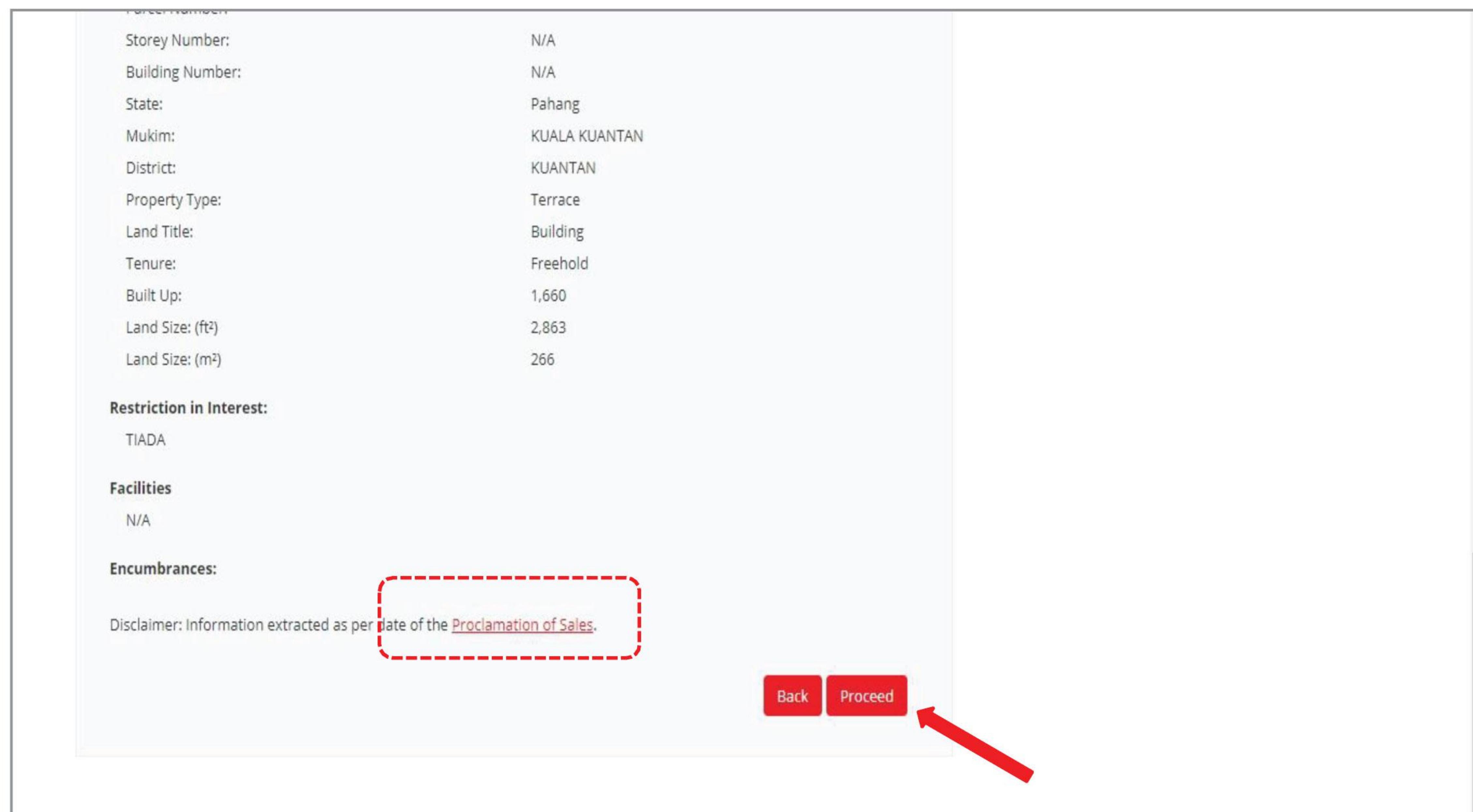


[Figure 6.1]



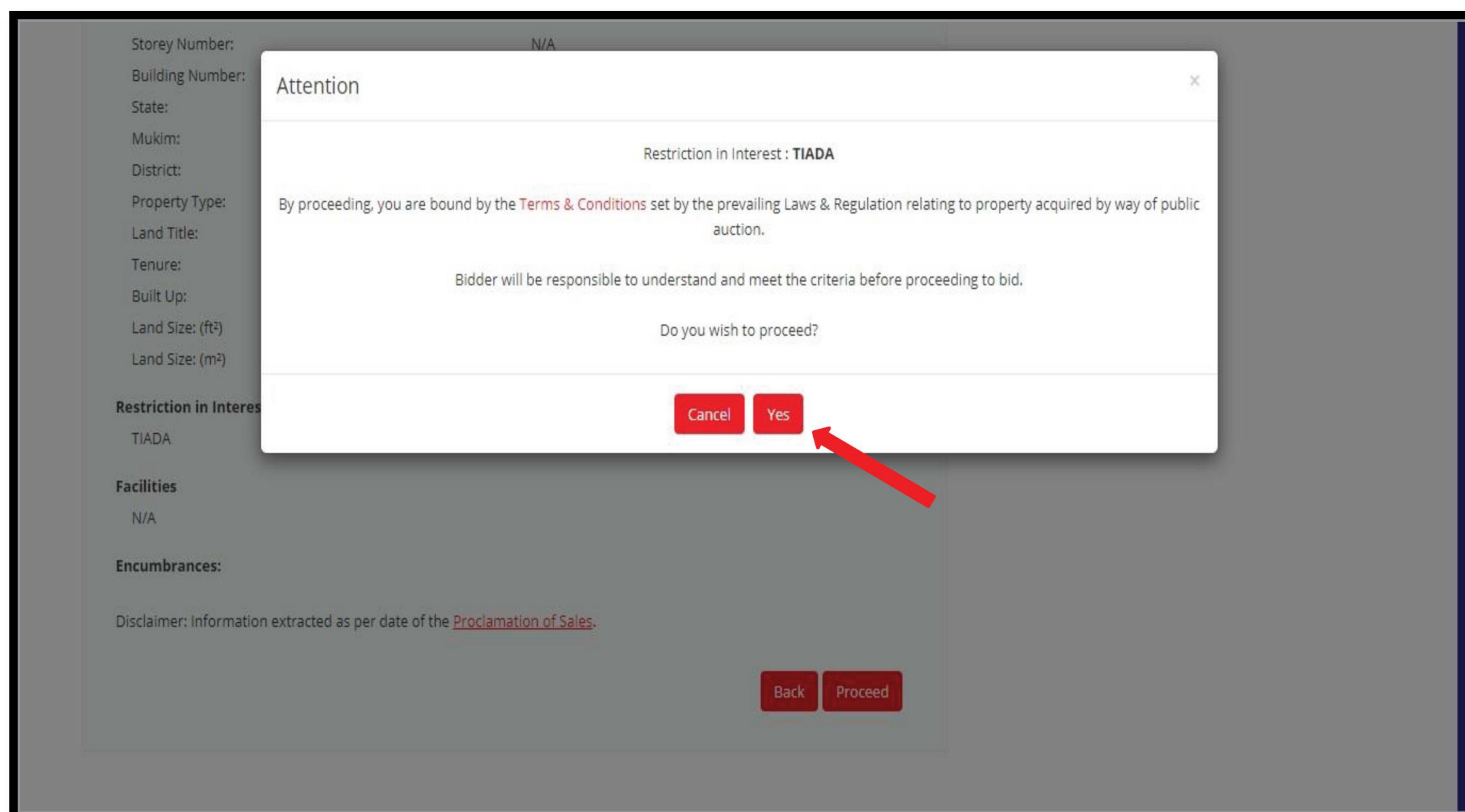
* subject to the Terms & Conditions Of Sales (POS)

6.4 Scroll to the bottom and download **Proclamation of Sale** (contract of sale). Click **Proceed**. [Figure 6.2]



[Figure 6.2]

6.5 The prompt will appear [Figure 6.2]. If user understands and wishes to proceed, click **Yes**. [Figure 6.3]

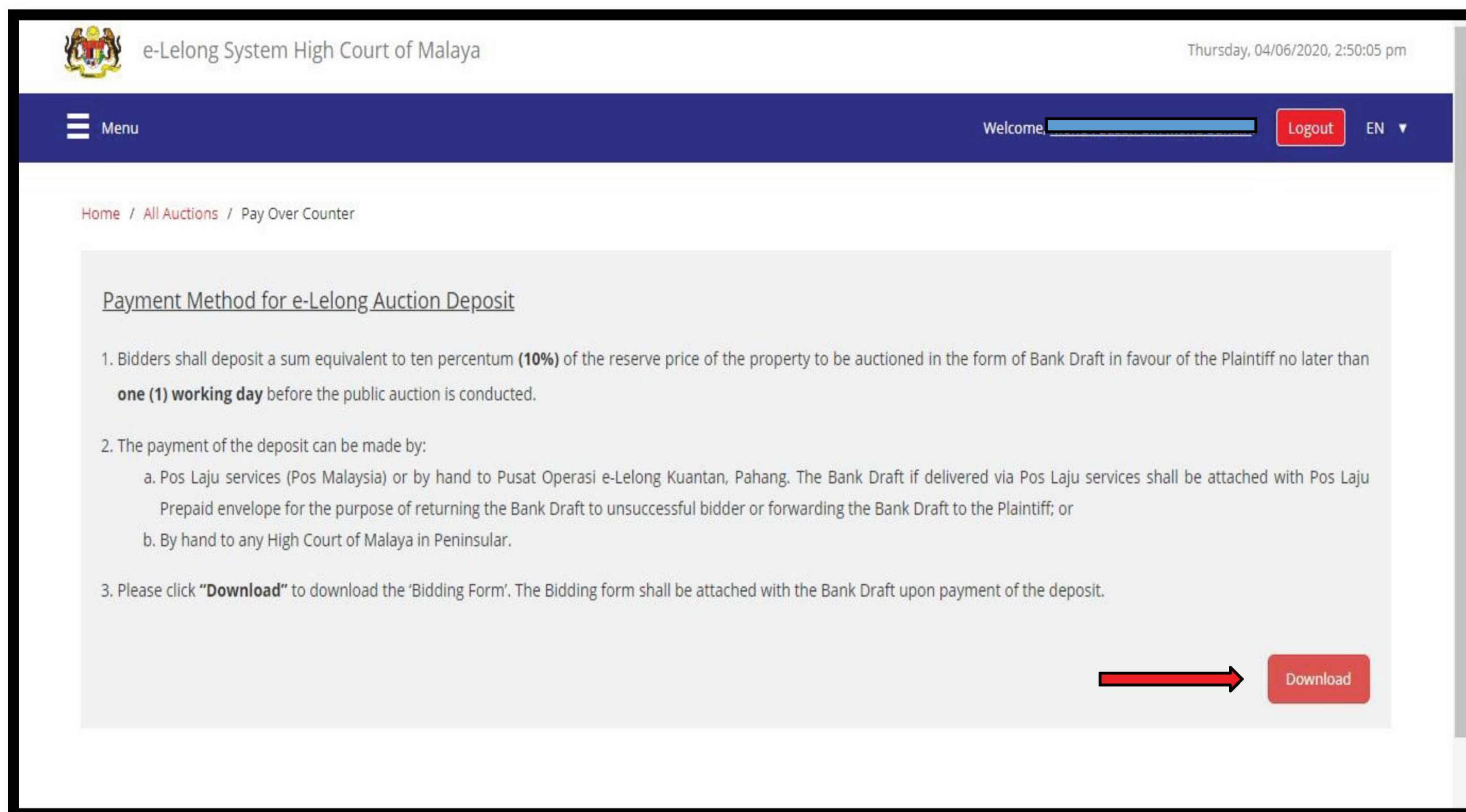


[Figure 6.3]



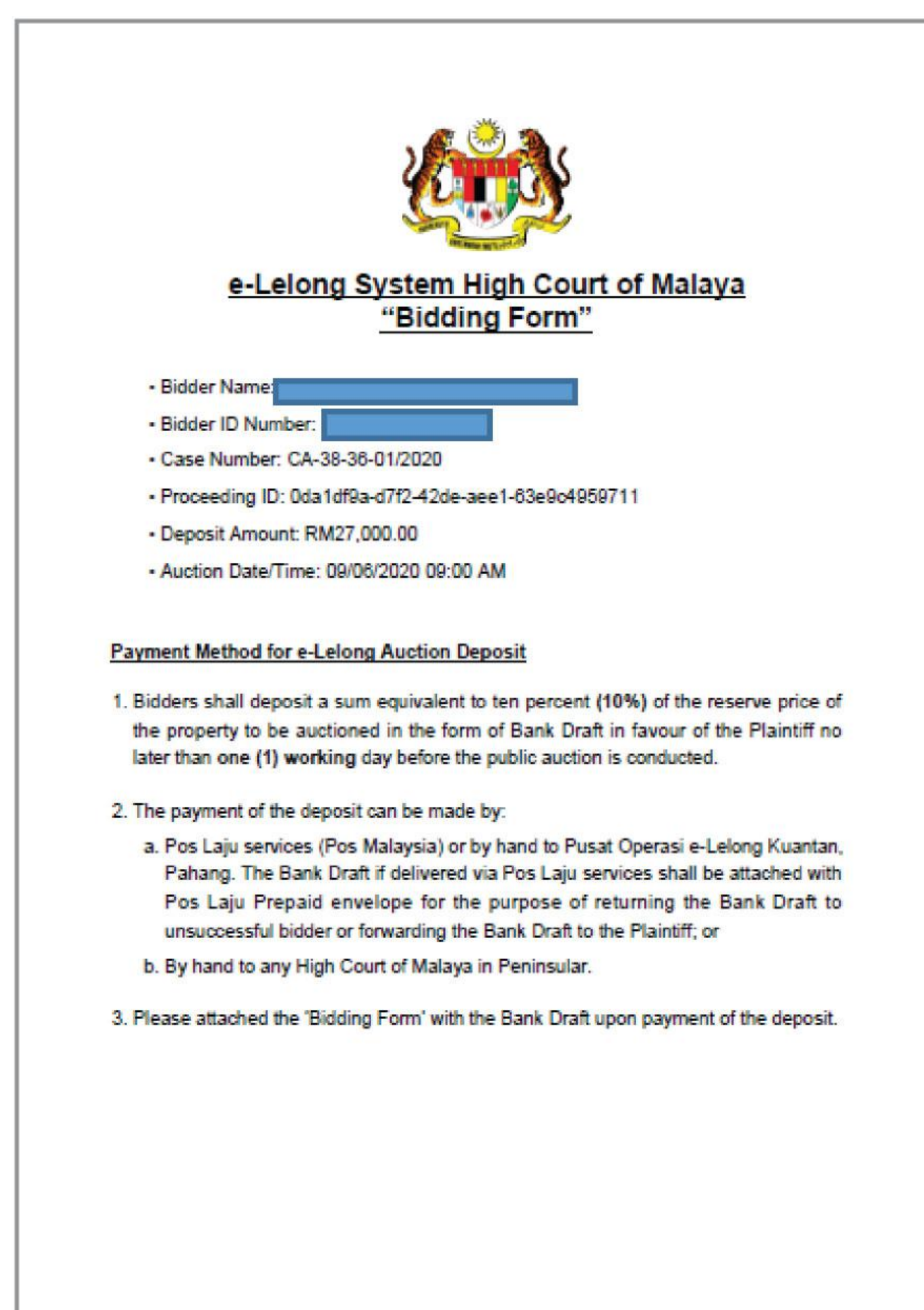
* subject to the Terms & Conditions Of Sales (POS)

6.6 Instruction on Payment Method for e-Lelong Auction Deposit (bank draft) will be shown [Figure 6.6]. To download ‘Bidding Form’, click **Download**



[Figure 6.6]

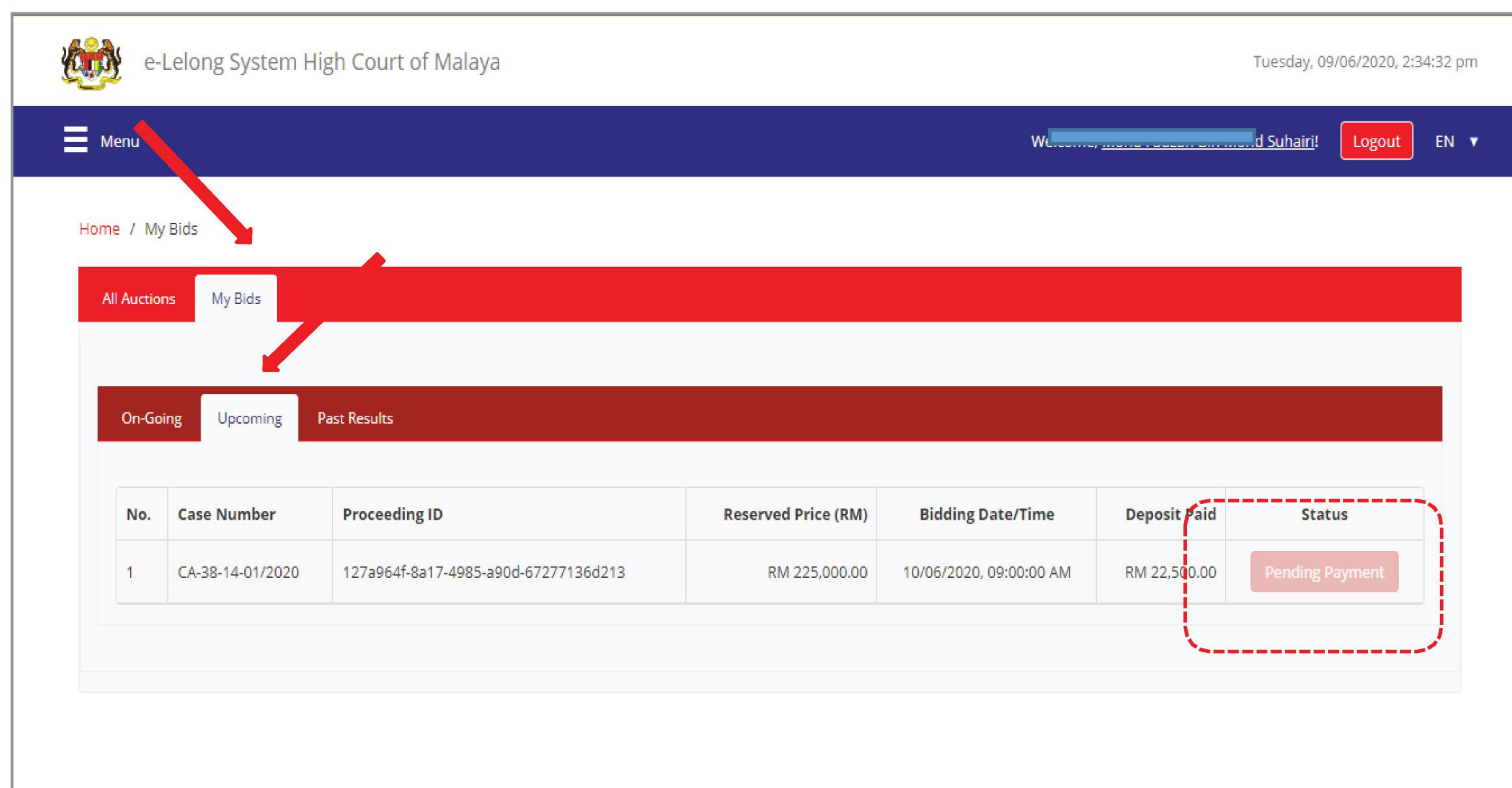
7.0 Instruction on Payment Method for e-Lelong Auction Deposit (bank draft) will be shown [Figure 7.0]. To download ‘Bidding Form’, click **Download**



[Figure 7.0]



8.0 User can review property selection status and bidding payment status on the homepage. Click **My Bids**. Then, click **Upcoming**. [Figure 8.0]



[Figure 8.0]

9.0 Once the bank draft is sent to Court, the Registrar of Pusat Operasi e-Lelong will approve the payment in the system. User may check the status of bidding payment on the homepage. Click **My Bids**. Then, click **Upcoming**. The status will show **Bid Now**. [Figure 9.0]

10.0 User is given the option to bid ahead/earlier than the auction date. To set a price, click **Bid Now**. Then, click on **[+]** and refer to figure 14.0



* subject to the Terms & Conditions Of Sales (POS)

Home / My Bids

All Auctions My Bids

On-Going Upcoming Past Results

| No. | Case Number | Proceeding ID | Reserved Price (RM) | Bidding Date/Time | Deposit Paid | Status |
|-----|--------------------|--------------------------------------|---------------------|-------------------------|--------------|-----------------|
| 1 | AA-38-1874-11/2019 | 4dd09d00-ff62-4f39-9626-c3abd090a316 | RM 144,000.00 | 27/02/2020, 11:00:00 AM | RM 14,400.00 | Bid Now |
| 2 | AB-38-2-01/2020 | 79515195-edc8-49a1-bc9c-d73301e24c75 | RM 189,600.00 | 05/03/2020, 11:00:00 AM | RM 18,960.00 | Pending Payment |

[Figure 9.0]

11.0 BIDDING PROCESS

11.1 On auction day, User is advised to log into the website around 5-10 minutes earlier than the fixed auction time. Click **My Bids**, **Upcoming** and **Bid Now** [10.0]

12.0 Bidding page will appear. [Figure 12.0]

Home / My Bids / Detail

Bid Now

PLACE YOUR BID BELOW.

Current Bid Price: N/A

Countdown: Not started yet

Maximum Bid: 0.00 + -

Place Bid

Case Number: AA-38-1874-11/2019

Title Number: GRN NO 13733

Address: 69 LALUAN SERI LEKIR 3, TAMAN SERI LEKIR, LEKIR, PERAK, 32020, LEKIR, PERAK

Reserved Price: RM 144,000.00

Auction Date/Time: 27/02/2020, 11:00:00 AM

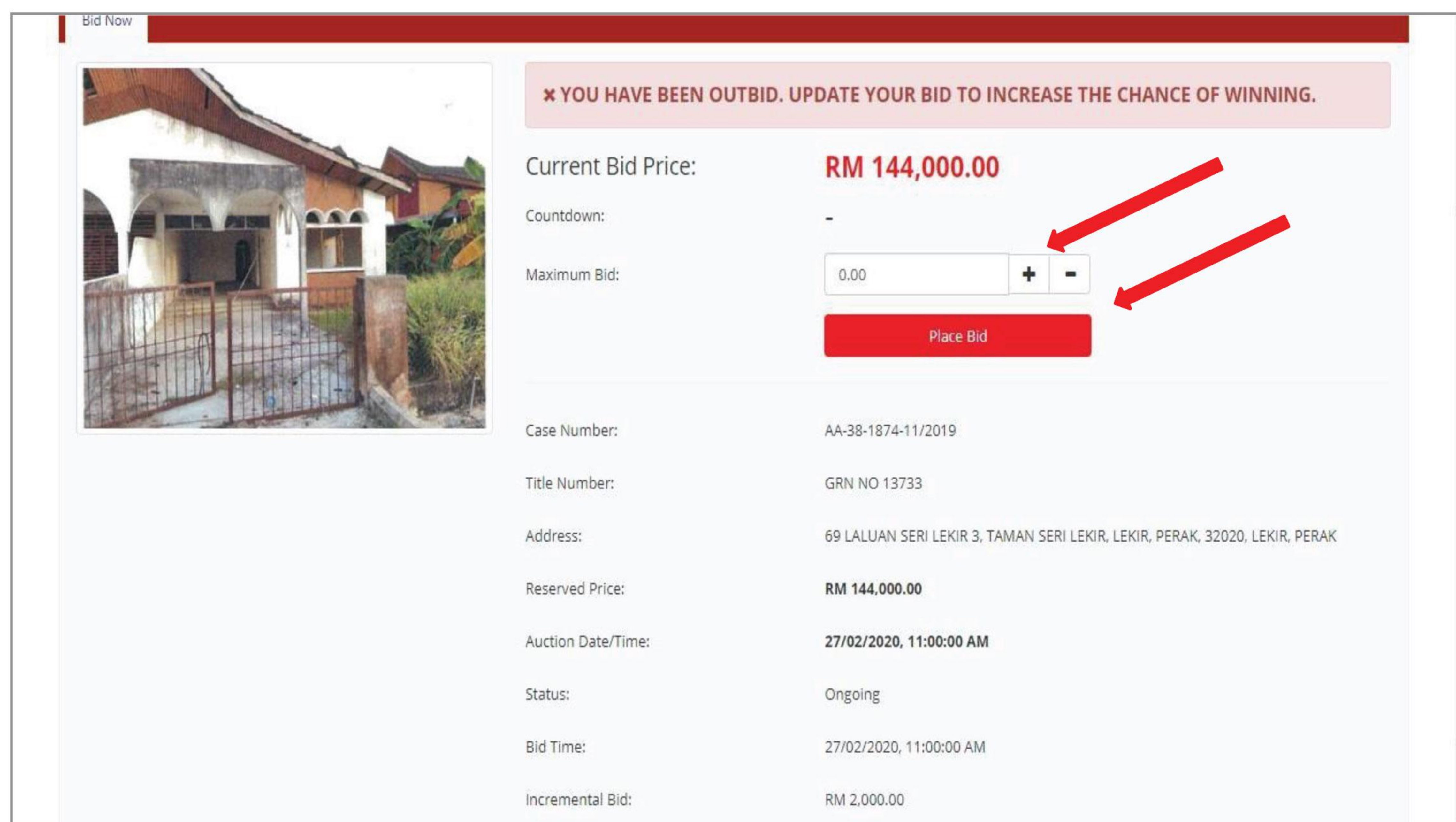
Status: Upcoming

[Figure 12.0]



* subject to the Terms & Conditions Of Sales (POS)

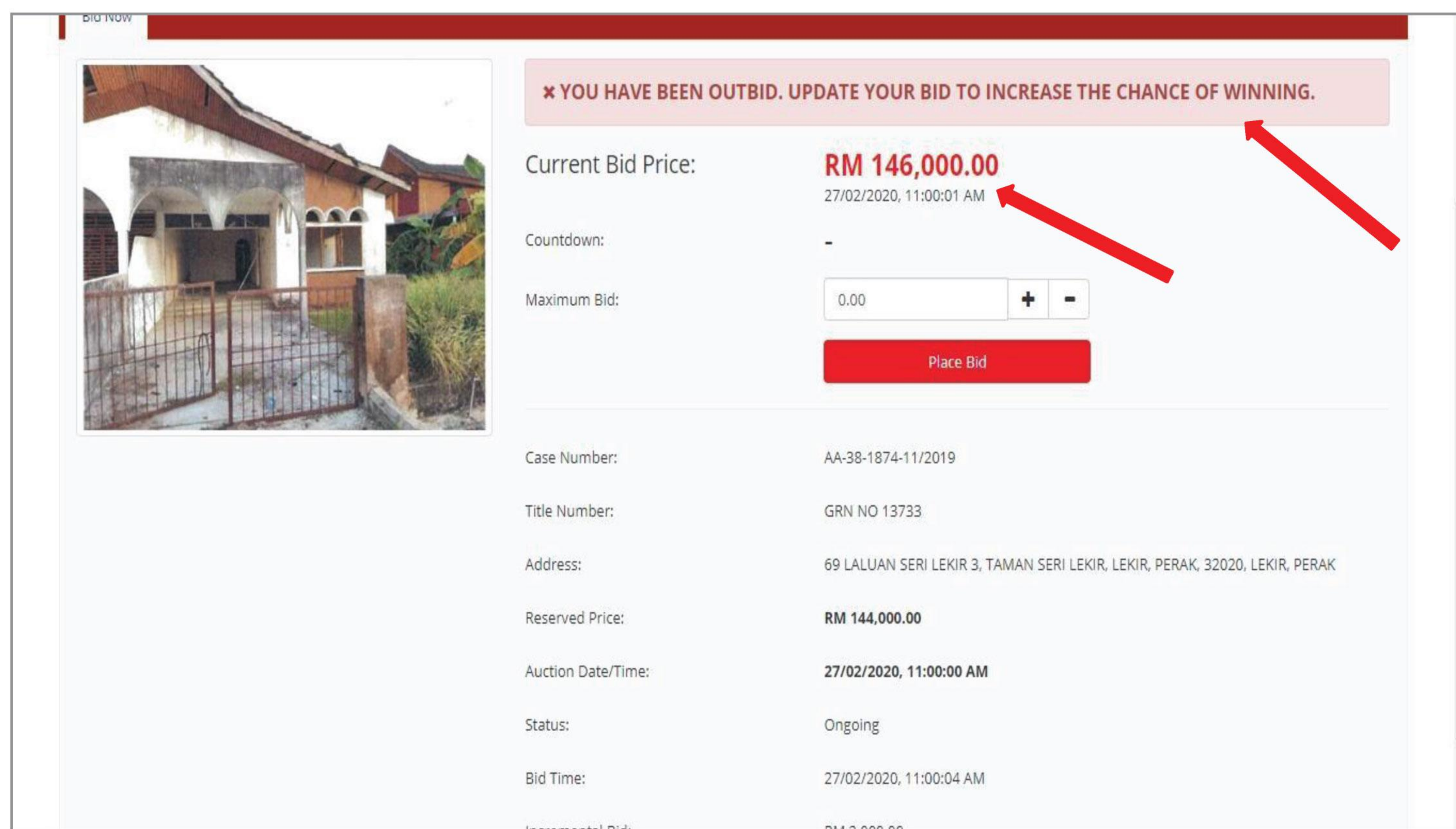
13.0 When the bidding begins, click [+] to increase the bid price. To lower the bid price, click [-]. Then, click **Place Bid**. [Figure 13.0]



The screenshot shows a bidding interface for a property. On the left is a photo of a house. On the right, a notification bar reads "YOU HAVE BEEN OUTBID. UPDATE YOUR BID TO INCREASE THE CHANCE OF WINNING." Below this, the "Current Bid Price" is displayed as "RM 144,000.00" in red. A "Maximum Bid" input field contains "0.00" with "+" and "-" buttons. A red "Place Bid" button is below the input field. Two red arrows point to the "+" and "-" buttons. Below the bidding controls, property details are listed: Case Number: AA-38-1874-11/2019, Title Number: GRN NO 13733, Address: 69 LALUAN SERI LEKIR 3, TAMAN SERI LEKIR, LEKIR, PERAK, 32020, LEKIR, PERAK, Reserved Price: RM 144,000.00, Auction Date/Time: 27/02/2020, 11:00:00 AM, Status: Ongoing, Bid Time: 27/02/2020, 11:00:00 AM, Incremental Bid: RM 2,000.00.

[Figure 13.0]

14.0 If the bid price is lower than the other bidders, red-coloured notification and red-coloured bid price is shown. If the bid price is higher than the other bidders, green-coloured notification and green-coloured bid price is shown. Figure 14.0 shows an example, if the bid price is lower than that of the other bidders.



The screenshot shows the same bidding interface as Figure 13.0, but with a higher current bid price. The notification bar now reads "YOU HAVE BEEN OUTBID. UPDATE YOUR BID TO INCREASE THE CHANCE OF WINNING." in red. The "Current Bid Price" is displayed as "RM 146,000.00" in red, with a timestamp "27/02/2020, 11:00:01 AM" below it. The "Maximum Bid" input field still contains "0.00". A red "Place Bid" button is below the input field. Two red arrows point to the notification bar and the current bid price. The property details below are identical to Figure 13.0.

[Figure 14.0]



15.0 The maximum bidding session is **1 hour**.

16.0 Bidding session will end in **30 minutes** if no bid is made by any bidder.

17.0 Current bid price will be displayed.

18.0 Single bidder will be considered the successful bidder at the reserve price only. Single bidder **MUST** set a bid price if intend to buy the property.

19.0 In the event that there are only 2 bidders for the bid session, the bidder that intend to buy the property **MUST** set the bid price to 1 incremental bid price.

For example:

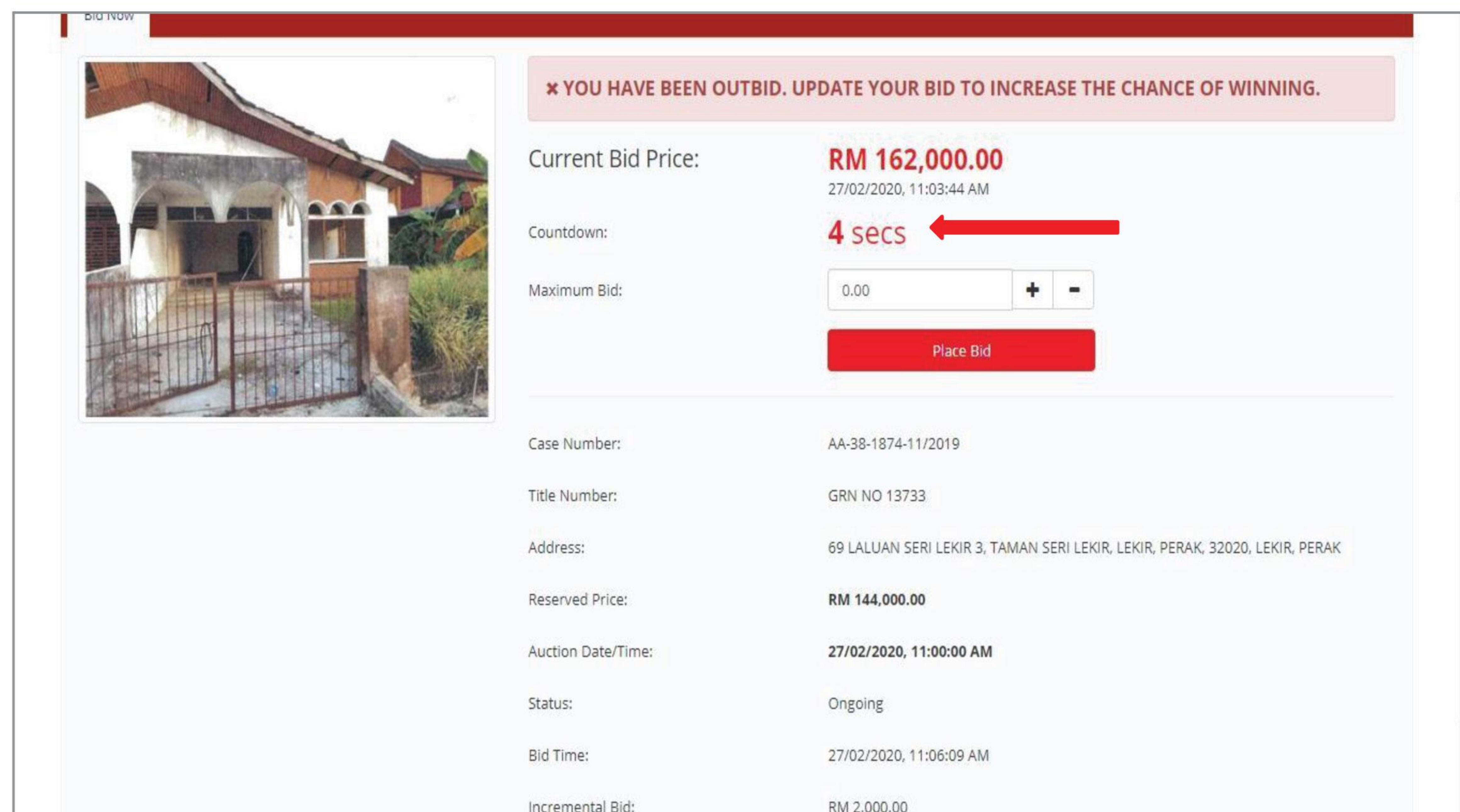
- *reserve price = RM 100,000*

- *incremental bid = RM 1,000*

Then, successful bidder must set the bid price to RM 101,000.

20.0 Countdown of **2 minutes 30 seconds** will start each time the last bidder sets a bid price. The last 30 seconds of countdown will be displayed.

[Figure 20.0] At this time, bidders may still increase the bid price if wishes to continue bidding.

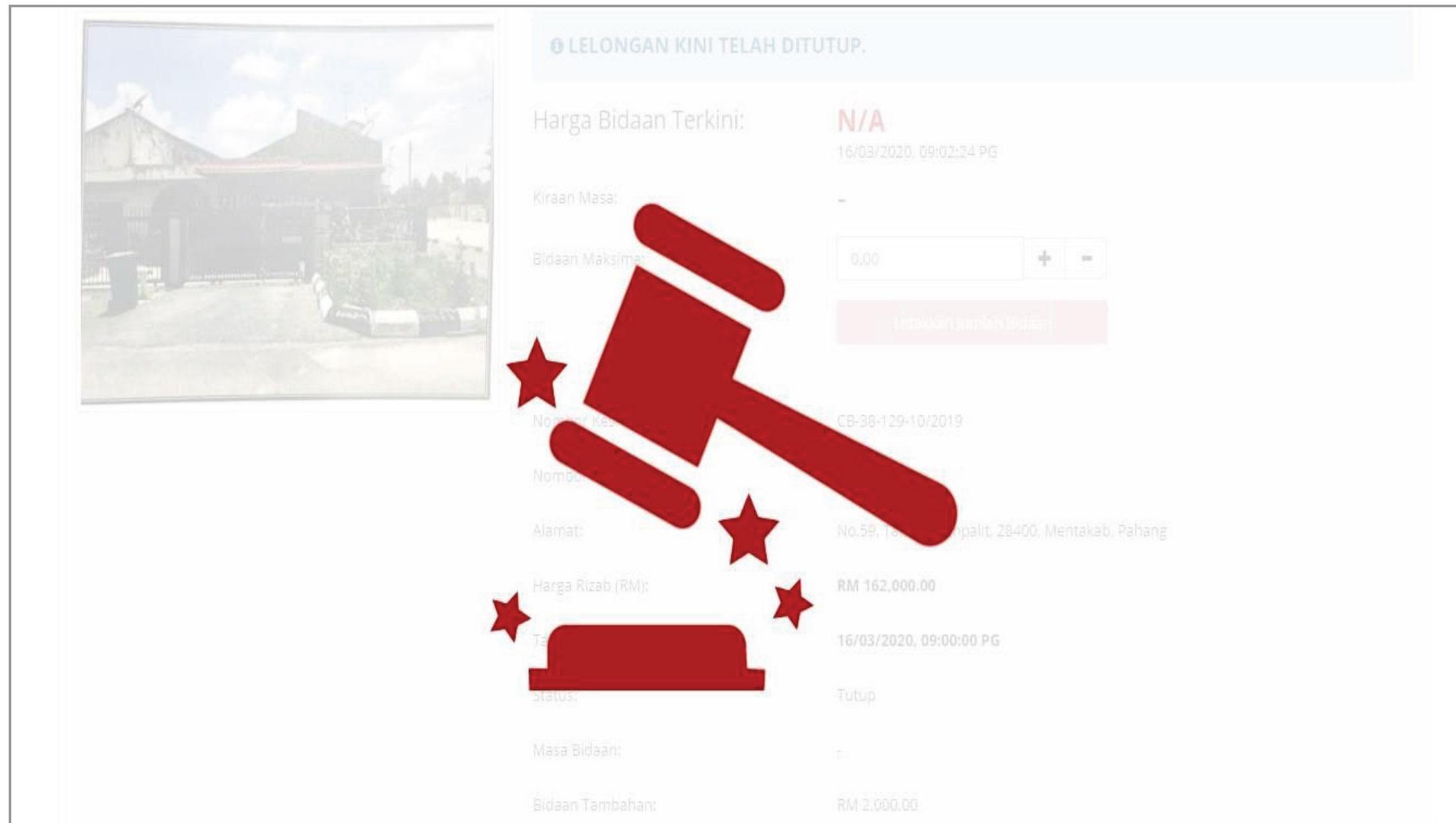


The screenshot displays a web interface for an online auction. On the left, there is a photograph of a residential property. To the right, a red banner at the top reads: "x YOU HAVE BEEN OUTBID. UPDATE YOUR BID TO INCREASE THE CHANCE OF WINNING." Below this, the current bid price is shown as "RM 162,000.00" with a timestamp of "27/02/2020, 11:03:44 AM". A countdown timer shows "4 secs" with a red arrow pointing to the right. Below the timer is a "Maximum Bid" input field set to "0.00" with "+" and "-" buttons. A red "Place Bid" button is positioned below the input field. At the bottom, a table lists the following details: Case Number: AA-38-1874-11/2019; Title Number: GRN NO 13733; Address: 69 LALUAN SERI LEKIR 3, TAMAN SERI LEKIR, LEKIR, PERAK, 32020, LEKIR, PERAK; Reserved Price: RM 144,000.00; Auction Date/Time: 27/02/2020, 11:00:00 AM; Status: Ongoing; Bid Time: 27/02/2020, 11:06:09 AM; Incremental Bid: RM 2,000.00.

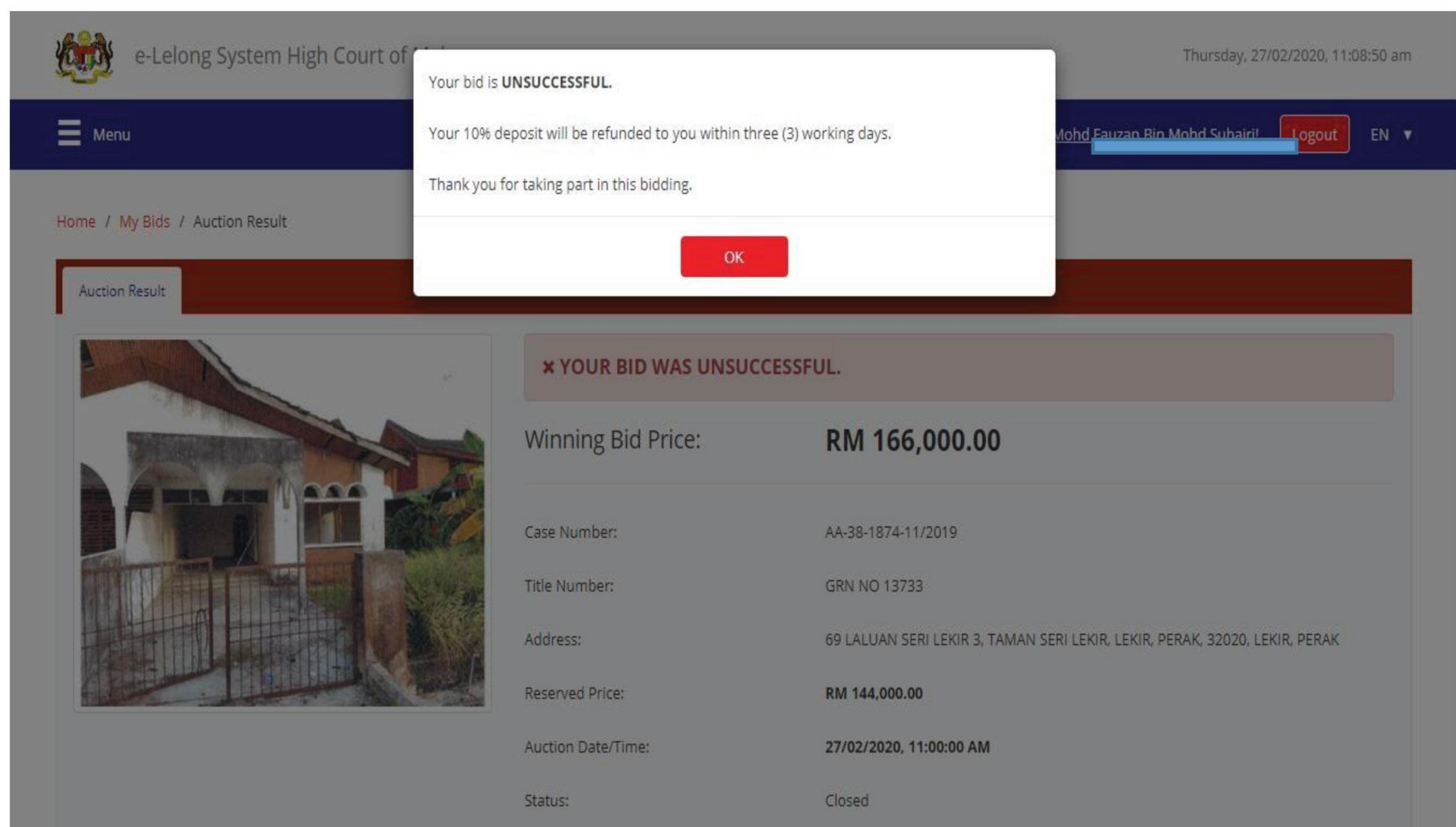


* subject to the Terms & Conditions Of Sales (POS)

11.0 When the bidding session ends, hammer (gavel) will appear. Notification will appear. For successful bidder, Memorandum of Sale is ready for download. [Figures 11.0 – 11.1]



[Figure 11.0]

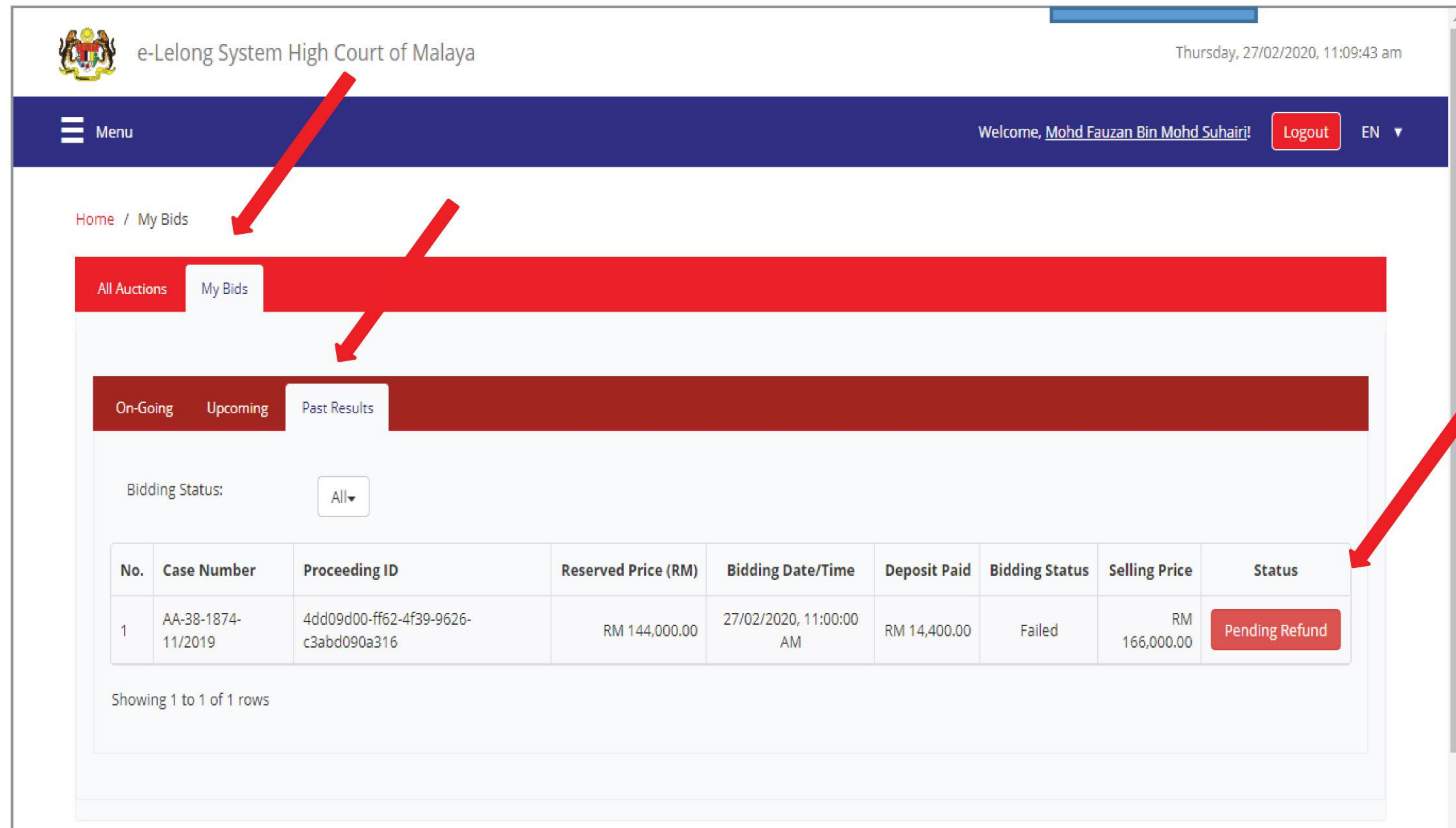


[Figure 11.1]



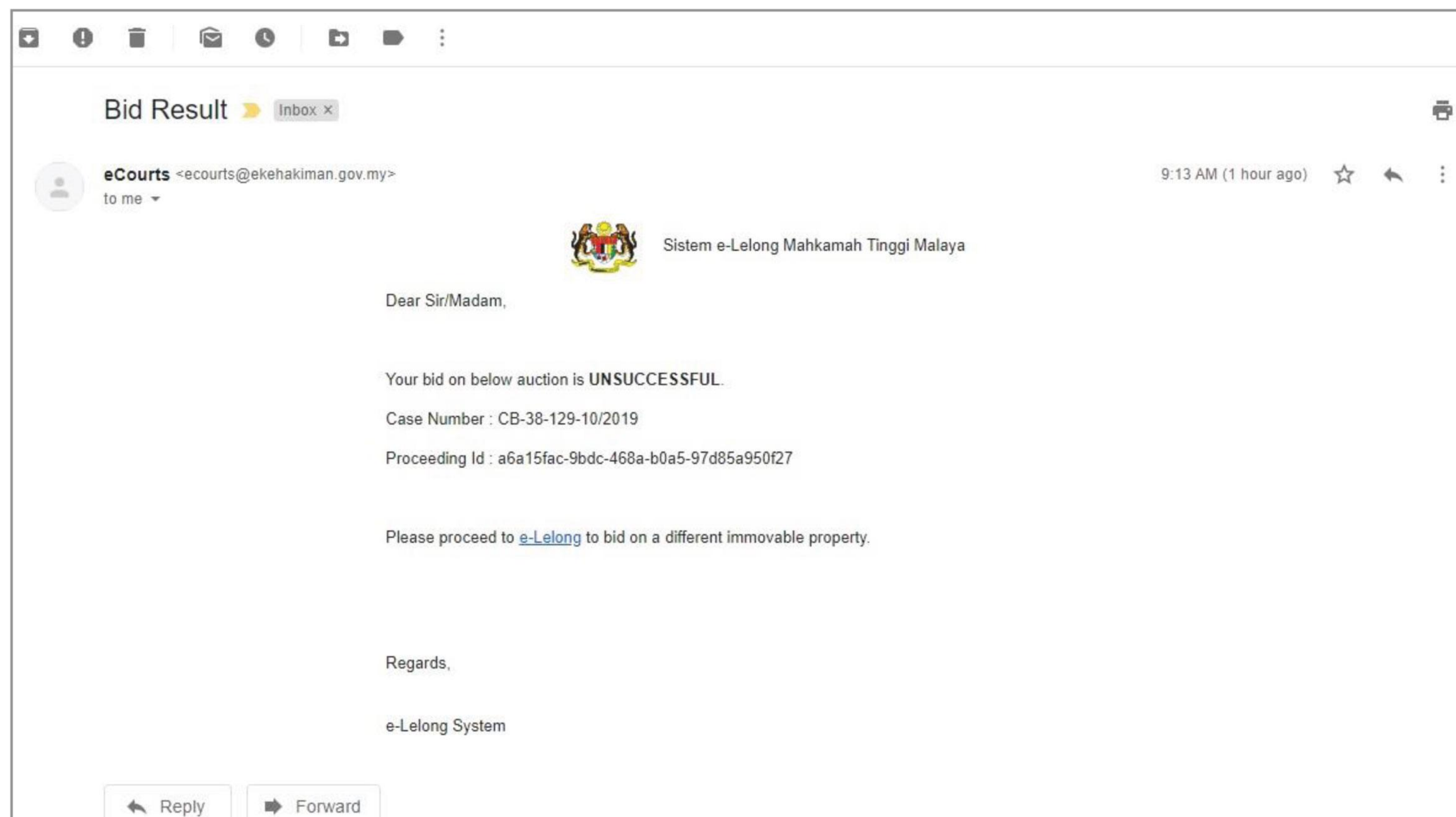
* subject to the Terms & Conditions Of Sales (POS)

12.0 Unsuccessful bidder may reclaim bank draft at the relevant High Court of Malaya in a timely manner. For bidders that deposited bank draft by courier to Pusat Operasi e-Lelong, it will be returned by courier within 3 business days. [Figure 12.0]



[Figure 12.0]

13.0 Bidders that participated in the bidding session will receive notification of the bid result by email. Figure 2.2.9 shows email for unsuccessful bidders.



[Figure 13.0]



ARENA AUCTIONEERS SDN BHD

" Auctioneers of Choice " in Malaysia

* subject to the Terms & Conditions Of Sales (POS)

14.0 POST-BIDDING

14.1 Submit Proclamation of Sale and Memorandum of Sale to Inland Revenue Board (IRB) for stamp duty.

14.2. Submit stamped Proclamation of Sale and Memorandum of Sale to financial institution / banking institution for financing purposes.

14.3 Contact Plaintiff's lawyer / financial institution / banking institution for full settlement of the balance purchase price within 120 days of the date of the public auction.

14.4 Upon completion of the full settlement of the balance purchase price, submit Certificate of Sale by Court (Form 16F) to Pusat Operasi e-Lelong for processing.

PEJABAT PENDAFTAR MAHKAMAH TINGGI MALAYA
LEVEL 3, KOMPLEKS MAHKAMAH KUANTAN
BANDAR INDERA MAHKOTA
25200 KUANTAN
PAHANG

<https://elelong.kehakiman.gov.my/BidderWeb>

Helpdesk

Tel: 09-5707063/7004

Email: elelong@kehakiman.gov.my

PUSAT OPERASI e-LELONG

INTRODUCTION

*Arena Auctioneers Sdn Bhd has been established since the year 2006.
We are licensed auctioneers that specialize in High Courts, District Land Offices
and the Banks
& FI's public auctions.*

FOR MORE INFORMATION, PLEASE CALL :

ARENA AUCTIONEERS SDN BHD (1092337-X)

NO. 20, 2, JALAN MATAHARI, AB U5/AB, SEKSYEN U5, BANDAR PINGGIRAN SUBANG, 40150 SHAH ALAM, SELANGOR

TEL : 03-7845 5890 / 03-7842 5660

H/P : 012-327 5047

Email aasb@arenaauctioneers.com

Visit arenaauctioneers.com for more attractive properties nationwide
<https://arenaauctioneers.com/listing>

