



## OFFICE OF THE CHIEF REGISTRAR FEDERAL COURT OF MALAYSIA

## e-Lelong

elelong.kehakiman.gov.my

## "Manual Auction"



room at High Court

**Auction was conducted in auction** 



**High Court Kuantan** 



High Court Johor Bahru

Interference by third party







444 L

M



Conducted in 15 High Courts



**MANUAL AUCTION** 



Crowd of bidders

Role of auctioneers

















Presence in court

Information leakage



No flexibility



Time consuming



Less access

## SYNDICATE

rtanah perdaya 30 pembeli kena penjara 16 tahun, 30 sebatan

## radah tipu urusan lelong rumah







## Abu Fatih

Universiti Putra Malaysia

Jul 22, 2017 · 🚱 · ...satu cabaran untuk membida rumah lelong ialah menghadapi ulat-ulat yang selalu cari makan. Apabila tuan-tuan pergi ke mahkamah untuk tujuan membida rumah lelong. Fokus betul-betul, elak berbual-bual panjang dengan individu yang tidak dikenali. Mereka hanya mahu duit. Ya, duit. Berhati-hatilah!

2 Comments



## Tarmizi Jusoh

1 mutual friend: Niel Nazrio

Aug 25, 2016 · @ · Tips Hartanah Lelong Ulat Lelong Dalam senarai "bidding paper" di bawah ni pembida ada 27 org. Agak2 berapa org genuine buyer (pembeli sebenar)? Jawapan: 2 org sahaja..maximum pun 3 org. Yang selebihnya adalah 'ulat' lelong. Tak perlu risau...ada sesetengah...





## **Mohd Yusof Ahmad**

Universiti Teknologi Malaysia (UTM)

Feb 19, 2016 · @ · Siapa dia Ulat Lelong 1.0 ulat-ulat lelong ada multiple source of income 2.0 jadi ulat, tidak perlu ada kelulusan 3.0 syarat jadi ulat lelong 4.0 muka tebal 5.0 high skill of negotiations 6.0 skill memujuk pembida supaya "kawteem' diluar kamar lelong 7.0 duit kawteem, kongsi bersama pembida yang kalah 8.0 ada REN jadi ulat 9.0 ada auctioner jadi ulat 20.0 ada investors jadi...



## Raja Rina

Universiti Teknikal Malaysia Melaka - UTeM

Apr 20, 2017 · Apr 20 offer cash utk back out lelong. Maaf ye ada amanah client kena jaga. harini kita fight fair and square. Sape menang dia punya.





# WHAT IS e-LELONG

"e-Lelong is the first system introduced in Malaysia to govern a real time online public auction of immovable property in court where bidders can bid from anywhere, without having to appear in court.

Bidders can conduct searches of auctioned properties more easily and widely. The identity of the bidder and the related information are kept confidential."



## e-COURT SYSTEM

LANDSCAPE

e-Filing System







The e-Lelong System is an integrated with the e-Filing System and the Case Management System (CMS).

All data from the e-Filing and the CMS will be channelled to e-Lelong.





Case Management
System
(CMS)

## VIRTUAL PRESENCE

The parties involved do not need to appear in court to participate in the public auction



Anywhere, anytime.



**Flexibility** 



No crowd in the court room

With e-Lelong System, public auction will be conducted online in a real time and user will be provided with an auction room interface.

## ONLINE BIDDING

Bidders can bid anywhere, without having to appear in court



**Tablets, smart phones & notebook** 



Effective and efficient



**Time-saving** 

A public auction will be held from Mondays to Fridays in three sessions:

- > Session 1- 9.00 am;
- > Session 2- 11.00 am; and
- Session 3- 2.30pm.

## MAXIMUM BID

The bidders can set the maximum bid price



Pre fixed the bid price



Peace of mind



Convenience

The maximum bid is the maximum amount that can be set by the bidders to purchase the properties. The final amount the bidders have to pay may be lower than the maximum bid (depending on the outcome of the auction), but not beyond the value set.

## INTEGRITY

The identity of the bidders and the related information are kept confidential



Protecting confidential information



**Zero intervention** 



**Transparency** 

The identity of the bidder and the related information are kept confidential.

No intervention from a third party and syndicates.

All public auctions are conducted with transparency and integrity.

## CENTRALIZED

All public auction will be operated at e-Lelong Operational Centre, Kuantan Court Complex



Centralized operational center (POeL)



**Monitored by Court Officer** 



**One Stop Centre** 

All public auctions conducted in 15 locations of High Court of Malaya will be channelled and auctioned at e-Lelong Operational Centre, Kuantan Court Complex.

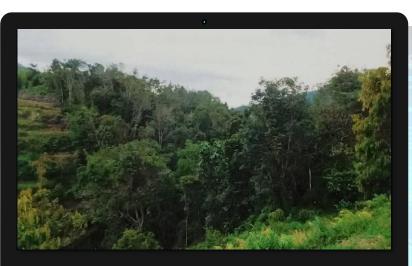




## COMPETITIVE BIDDING







Location : PERAK

• Reserve Price : RM 105,300.000.00

• Selling Price : RM **124,300.000.00** 

Bidders : 2

Location : PAHANG

• Reserve Price : RM **500,000.00** 

• Selling Price : RM **1,525,000.00** 

• Bidders : **11** 



## COMPETITIVE BIDDING







Location : PAHANG

• Reserve Price : RM **2,300.000.00** 

• Selling Price : RM **8,700.000.00** 

• Bidders : 5

Location : NEGERI SEMBILAN

• Reserve Price : RM 40,000.00

• Selling Price : RM **129,000.00** 

• Bidders : **39** 

# SUCCESSFUL AUCTION







Pusat Operasi e-Lelong Aras 3, Kompleks Mahkamah Kuantan, 25200 Kuantan Pahang



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