

# ALAM JAYA

## BUSINESS PARK

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BUSINESS PARK

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# **Selling Product : Semi-Detached Factory**

# ALAM JAYA BUSINESS PARK



**TYPE A**



**TYPE B**



**TYPE C**



**TYPE D**



# TYPE A

SEMI-DETACHED FACTORY

## FEATURES:

BUILT UP :  
5,950 SQFT - 9,225 SQFT

LAND SIZE :  
11,119 SQFT - 20,882 SQFT



# TYPE B

SEMI-DETACHED FACTORY

## FEATURES:

BUILT UP :

10,200 SQFT - 13,500 SQFT

LAND SIZE :

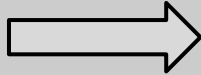
16,006 SQFT - 24,240 SQFT



# **ALAM JAYA BUSINESS PARK**

**“SOLUTION TO ALL  
YOUR INDUSTRIAL NEEDS”**

**Why You Should  
Choose Alam Jaya  
Business Park?**



**PRICE**

**PRODUCT**

**LOCATION**



# OUTSTANDING PRODUCT FEATURES

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- Secure Gated and Guarded Environment
- 40ft Ceiling Height at Factory Area
- 85ft Wide Road at Entrance and Exits Points
- 7ft Height External Brick/ Mild Steel Wall Fences
- RC Floor with Hardener on Production Area

# Secure Gated and Guarded



## Place Your Business In Safe Hands

Iskandar Jaya places your business in a secure gated and guarded environment, thus giving you absolute peace of mind. In addition to the guardhouse with ever-vigilant security personnel, Iskandar Jaya also has CCTV surveillance and boom-gate access system.



# 40ft Ceiling Height













# 85 ft Wide Access Road



85 ft Wide Entrance/Exit Roads

入口处车道长达85尺宽

# 7 ft Height



# RC Floor with Hardener





# THE MOST STRATEGIC LOCATION

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- ===== KTM Service
- North South Expressway
- Singapore - Johor Baru Ring Road
- Second link expressway
- Senai - Desaru expressway
- Coastal highway phase 2
- Eastern dispersal link (EDL)
- Bakar Batu - Pasir Gudang Coastal Road
- Rail transit system (Singapore) (Expected completion 2018)

### Flagship A: JB City Centre

- CBD
- Heritage Zone
- Causeway

### Flagship B: Nusajaya

#### Edutainment Bio-Tech Industry

- Kota Iskandar
- Puteri Harbour
- Educity
- Afiat Healthpark
- Medini Business Dist
- Int'l Destination Resort
- SiLC Nusajaya

### Flagship C: Western Gate Electronics Mfg Port

- Tanjung Pelepas Port
- 2nd Link access
- Free Trade Zone

### Flagship E: Kulaijaya

#### Logistics Hub

- Senai Int'l Airport
- Senai Hiteck Park
- Senai Multimedia Ctr
- Premium Brands Outlet

### Flagship D: Eastern Gate

#### Heavy Industry/ Oil Refinery

- Pasir Gudang Port
- Tanjung Langsat Ind Complex
- Tanjung Langsat Port
- Kim-Kim Reg Distribution Ctr





# NUSAJAYA

**The World In One City**



**Kota Iskandar**



**LEGOLAND Malaysia**



**EduCity @ Iskandar**



**Puteri Harbour**



**Afiat Healthpark**



**Medini Iskandar**

# ABSOLUTE CONNECTIVITY

At Alam Jaya Business Park, we understand that the key to your success is a prominent business location. Alam Jaya is highly accessible via the North-South Highway, Johor-Singapore Second Link Highway, Pasir Gudang Highway and Pontian Highway. Besides being 15 minutes away from JB City Centre, Alam Jaya offers easy access to world-class transshipment ports including Johor Port at Pasir Gudang, Port of Tanjung Pelepas and Tanjung Lingsat Port.

Alam Jaya Business Park also benefits from a ready pool of skilled workforce through surrounding matured residential areas such as Setia Eco Garden, Nusa Idaman, Taman Nusantara, Taman Mas, Taman Nusa Bayu and Taman Nusa Perintis.



- 5 minutes to JB Parkway and Pontian Link
- 5 minutes to AEON Shopping Mall
- 10 minutes to Port of Tanjung Pelepas (PTP)
- 10 minutes to Legoland & Medini Mall
- 10 minutes to Kota Iskandar & Puteri Harbour
- 10 minutes to EduCity
- 15 minutes to Singapore via 2nd Link
- 20 minutes to Senai International Airport
- 20 minutes to JB City Centre via Coastal Highway
- 30 minutes to Jurong Port



JOHOR BAHRU  
CITY CENTRE

20 MINUTES TO JOHOR BAHRU VIA  
COASTAL HIGHWAY

SETIA  
BUSINESS PARK

SETIA ECO GARDEN

10 MINUTES TO KOTA ISKANDAR  
/ LEGOLAND  
& PUTERI HARBOUR

NUSAJAYA

SIC

15 MINUTES  
TO SINGAPORE (TUA2)  
& PTP

PELAI INTERCHANGE  
EXIT 307

5 MINUTES TO  
JB PARKWAY  
& PONTIAN LINK



# Distances to Amenities



## Nearby Amenities

- 5 minutes to AEON Regional Shopping Centre
- 10 minutes to Kota Iskandar & Puteri Harbour
- 10 minutes to Legoland & Medini Mall
- 10 minutes to EduCity

## Nearby Residential Area

- Horizon Hills
- Ledang Height
- East ledang
- Nusa Idaman

# Accessibility



## Superb Accessibility

- 5 minutes to JB Parkway and Pontian Link
- 10 minutes to Port of Tanjung Pelepas (PTP)
- 15 minutes to Singapore via 2nd Link
- 20 minutes to Senai International Airport
- 20 minutes to JB City Centre via Coastal Highway
- 30 minutes to Jurong Port

## Connectivity

- 2nd Link Expressway
- Coastal Highway
- North- South Highway

# **THE BEST PROMOTION**

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**1**

**Discount Up to 8%**

**2**

**Free SPA Legal Fees**

**3**

**Free 1st Year Maintenance Fee**

**4**

**Deposit RM 20,000**

**5**

**Rebate on 2nd Payment**



# SUMMARY

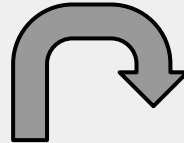
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## Great Connectivity

Within Minutes to Kota Iskandar, Medini, Tuas 2nd Link, & other more.

## Vibrant

Premier Industrial Hub with Wide Catchment Area

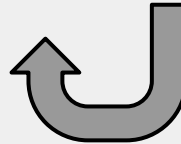


## Prime Exposure

Excellent Visibility from Pontian Link & other Major Roads

## Practicality

Different Built-up to suit different business needs

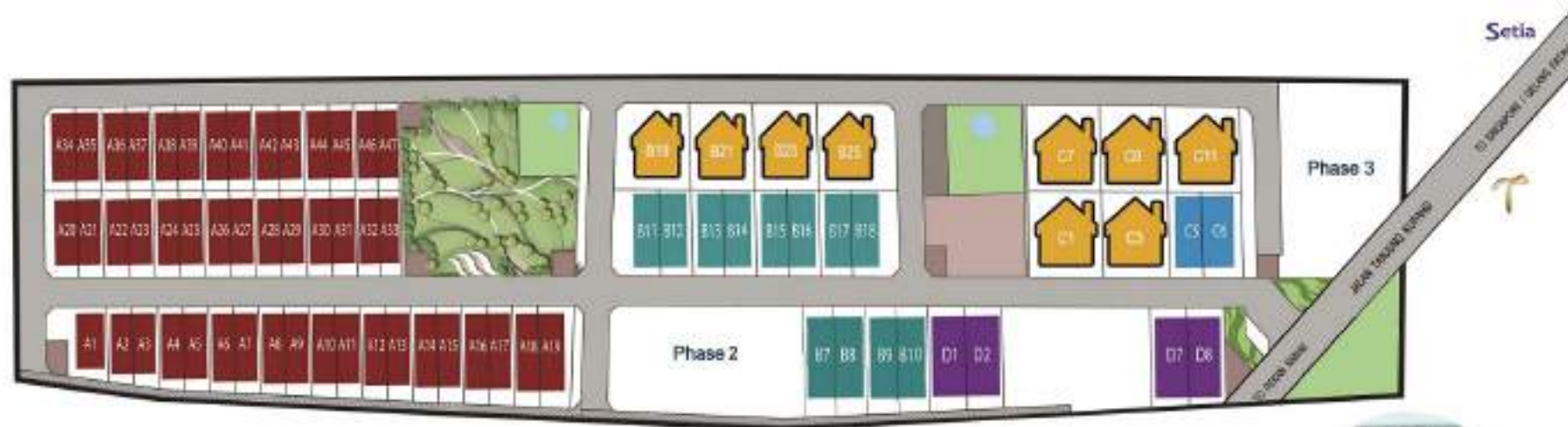


# ALAM JAYA

## BUSINESS PARK

# SITE LAYOUT PLAN

# SITE LAYOUT PLAN



-  **BUILD-TO-SUIT** DETACHED FACTORY
-  **TYPE A** SEMI-DETACHED FACTORY
-  **TYPE B** SEMI-DETACHED FACTORY

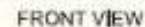
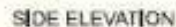




## SEMI-DETACHED FACTORY

BUILT UP :  
5,950 SQFT - 9,225 SQFT

LAND SIZE :  
11,119 SQFT - 20,882 SQFT



# TYPE B

SEMI-DETACHED FACTORY

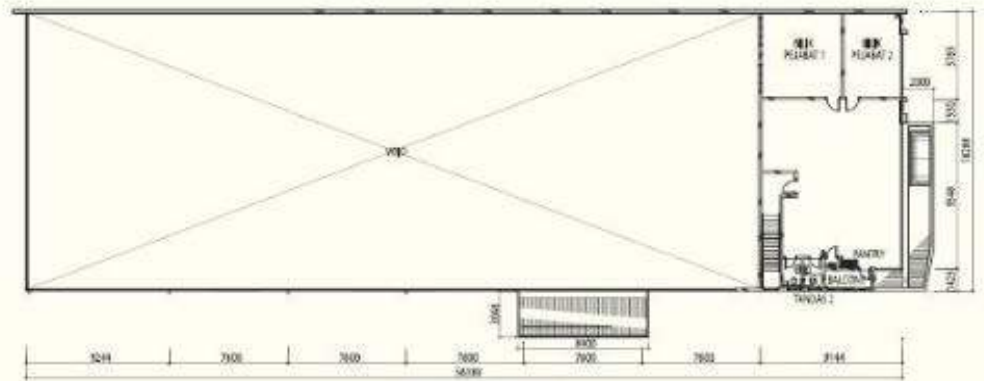
## FEATURES:

BUILT UP :

10,200 SQFT - 13,500 SQFT

LAND SIZE :

16,006 SQFT - 24,240 SQFT



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION



FRONT VIEW

# Useful Links for Reference :

Guppyunip

<http://www.guppyunip.my/>

Iskandar Malaysia

<http://www.iskandarmalaysia.com.my/>

Nusajaya, The World in One City

<http://www.nusajayacity.com/>

Pelabuhan Tanjung Pelepas (PTP)

<http://www.ptp.com.my/>

Malaysia Industrial Development Authority (MIDA)

<http://www.mida.gov.my/>

Johor Corporation

<http://www.jcorp.com.my/>

Johor State Investment Centre

<http://www.jsic.com.my/>

Johor Port

<http://www.johorport.com.my/>



**Sales Gallery:**

**Alam Jaya Business Park**

5, Jalan Persisiran Laman Setia 7/1,  
Setia Business Park,  
81550 Johor Bahru.

**CONTACT US:**

**Tel (M) : 012-751 7550 /  
010-509 5911**

**Tel/Fax: 07-5099880**

**E- Brochure - [www.guppyunip.my](http://www.guppyunip.my)**





# ALAM JAYA

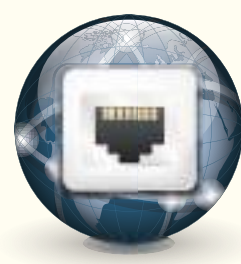
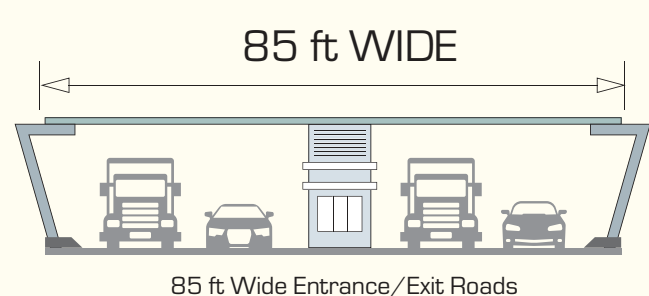
全方位工业园 BUSINESS PARK

Innovative Project By:

**JELITA HEIGHTS SDN BHD** (REG NO 242508-D)

KL Office: Lot 3, Jalan CJ 1/6, Kawasan Perusahaan, Cheras Jaya, Off Jalan Balakong, Batu 11, 43200 Cheras, Selangor. Tel: +603-9074 2451  
Johor Office: No. 5, Jalan Persisiran Laman Setia 7/1, Laman Setia, 81550 Johor Bahru, Johor.

## ALAM JAYA BUSINESS PARK



High Speed Broadband & World-Class Telecommunication Underground Cabling



### Iskandar Malaysia's New Icon Of Profitable Success

Alam Jaya Business Park is a coveted freehold industrial park within the thriving economic region of Iskandar Malaysia. Consisting of modern semi-detached factories, this is the perfect location for profitable growth in a sustainable business environment.

Positioned within Iskandar Malaysia's Flagship B - Nusajaya, the superb setting encompasses businesses, educational and medical hubs, residential developments and world-class tourist destinations.

Crafted to meet and exceed demands of both multinational and local industries, Alam Jaya Business Park's attractive contemporary facade merges perfectly with purposeful and spacious layouts, while the multi-functional layout offers feasible solutions for your business needs.

## ABSOLUTE CONNECTIVITY

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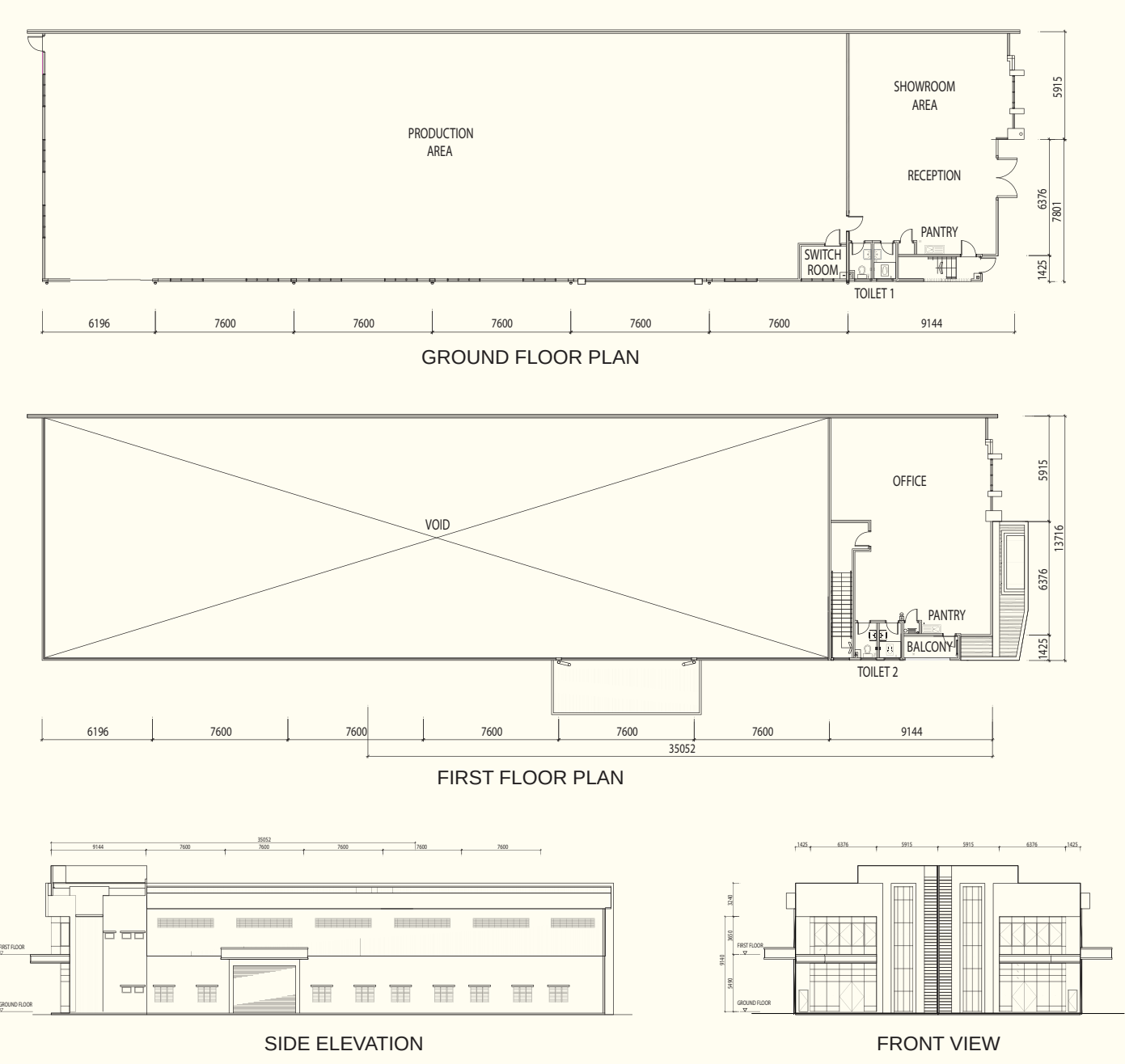


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### Place Your Business In Safe Hands

Alam Jaya Business Park places your business in a secure gated and guarded environment, thus giving you absolute peace of mind. In addition to the guardhouse with ever-vigilant security personnel, Alam Jaya Business Park also has CCTV surveillance and boom-gate access system.



BUILT UP : 5,950 SQFT - 9,225 SQFT  
LAND SIZE : 11,119 SQFT - 20,882 SQFT

### TYPE A

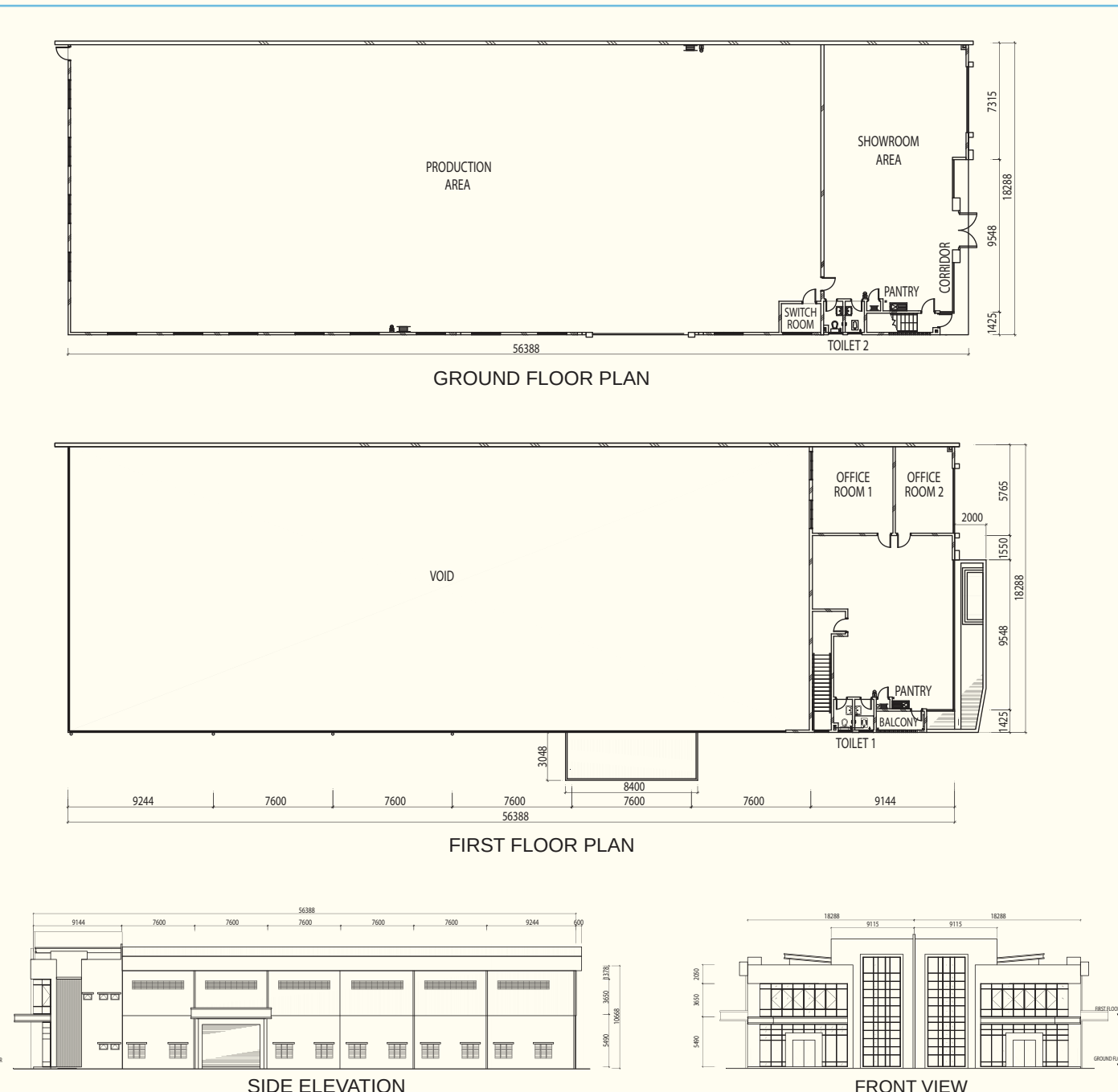
SEMI-DETACHED FACTORY

#### Specifications

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| <b>Factory Height</b> : 12m<br><b>Ground Floor Office</b> : 5.4m<br><b>1st Floor Office</b> : 3.6m<br><b>Roof Structure</b> : Steel Structure<br><b>Roof Slabs</b> : Mild Steel c/w Thermal Reflective Aluminium Insulation<br><b>Rain Water Down Pipe</b> : 150mm Ø UPVC Pipe (Production Area)<br><b>Office Area / Lobby Area</b> : 2.50N/m <sup>2</sup><br><b>Roof System</b> : Roof Structure : Structure Steel designed to BS 5950 Standard<br><b>Roof Slabs</b> : Mild Steel c/w Thermal Reflective Aluminium Insulation<br><b>Rain Water Down Pipe</b> : 150mm Ø UPVC Pipe (Production Area)<br><b>Office Area / Lobby Area</b> : 2.50N/m <sup>2</sup><br><b>Gutter</b> : G.I. Gutter<br><b>Walls</b> : Internal Wall : 115mm Thick Common Brick Wall with Plaster and Painted with Emulsion Paint/Water Based Coating<br><b>External Wall</b> : 150mm Thick Common Brick Wall with Plaster and Painted with Weather Resistant Paint/Metal Cladding<br><b>Floors</b> : Ground Floor : 150 mm Thick Grade 25 Concrete Floor Slab with Steel Reinforcement<br><b>Production and Ground Office/Lobby Finishes</b> : 2kg/m <sup>2</sup> Floor Hardener Finishes<br><b>1st Floor Office &amp; Staircase</b> : Ceramic Tiles | <b>Roofs</b> : External Doors : Manual Roller Shutters and Metal Frame Single Leaf Plywood Doors (Production Area)<br><b>Internal Doors</b> : Plywood Flush Door (Office Area)<br><b>Windows</b> : External Windows : NA Aluminium Framed Louvers Windows (Production Area)<br><b>Internal Windows</b> : NA Aluminium Framed Casement Windows (Office Area)<br><b>Callings</b> : 1st Floor Office Area : 600 x 1200mm Mirrored Fibre Board Ceiling (Office Area)<br><b>Ground Office/Production Area</b> : Exposed Structure (No Ceiling)<br><b>Infrastructure Works</b> : External Road : Paved Road c/w Road Marking<br><b>Parking Bays</b> : Paved<br><b>Fencing</b> : Common Brick Wall / Mild Steel and Painted with Weather Resistant Paint<br><b>Perimeter</b> : 2.1m Height Brick / Mild Steel Fencing<br><b>Autogate</b> :<br><b>Electrical</b> : Electrical Items : 200 amp |
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#### Essential Infrastructure Highlights

- Freehold land
- 40' ceiling height at factory area
- 18' floor-to-floor height at corporate showroom/office
- RC floor with hardener on production area/ground floor
- 200 amps power supply with 3-phase incoming electrical supply
- 7 ft high external brick/mild-steel wall fences
- Attractive glass frontage, modern letterbox & electrical compartment
- Multi-functional layout ideal for corporate showroom/office/warehouse/factory



BUILT UP : 10,200 SQFT - 13,500 SQFT  
LAND SIZE : 16,006 SQFT - 24,240 SQFT

### TYPE B

SEMI-DETACHED FACTORY

#### Specifications

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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**JELITA HEIGHTS SDN BHD** (NO. 242508-D)

Sales Office : 5, Jalan Persisiran Laman Setia 7/1, Setia Business Park, 81550 Nusajaya, Johor.

Admin Office : Lot 3, Jalan CJ 1/6, Kawasan Perusahaan Cheras Jaya, Off Jalan Balakong Batu 11, 43200 Cheras Selangor.

TEL : Sales Office : (607)-509 9880 FAX: (607)- 509 9880

Admin Office: (603)-90742451 / 52 FAX: (603)- 90752031

**PURCHASE APPLICATION FORM ( COMPANY )**

- 1) Company Name : \_\_\_\_\_
- 2) Company No. : \_\_\_\_\_
- 3) Address : \_\_\_\_\_  
\_\_\_\_\_
- 5) Telephone No. : (H/P)\_\_\_\_\_ (Office)\_\_\_\_\_ (Fax)\_\_\_\_\_
- 6) Email : \_\_\_\_\_
- 7) Person In Charge: \_\_\_\_\_ 8) Contact Number \_\_\_\_\_
- 9) Property to be purchased : Semi-D Factory
- a) Developer's Parcel No: \_\_\_\_\_ Corner / Intermediate / End
- b) Title Particulars : H.S.(M) No \_\_\_\_\_ Mukim : \_\_\_\_\_ Daerah : \_\_\_\_\_
- 10) Purchase Price of Property : RM \_\_\_\_\_ + GST(6%) RM \_\_\_\_\_  
Total Purchase Price incl. GST : RM \_\_\_\_\_
- 11) Manner of Payment :
- a) Booking fee paid : RM \_\_\_\_\_ Cash/Cheque \_\_\_\_\_
- b) Upon signing of Sale & Purchase Agreement: 10% of purchase price.
- c) Progress payments according to schedule in Sale & Purchase Agreement.
- d) Bank Loan : RM \_\_\_\_\_ Approved Date : \_\_\_\_\_  
Bank / Finance Co. \_\_\_\_\_
- 12) Solicitor (SPA) : \_\_\_\_\_  
Solicitor (LOAN) : \_\_\_\_\_

\* Enclosure with Form 24&49 , M&A , Board Resolution -To be supplied to the solicitors preparing the S.P.A

**Purchaser's Statement :**

I/We hereby agree to sign the Sale & Purchase Agreement (SPA) within fourteen (14) days from date of notification for signing of SPA from Developer, and to settle the first 10% upon signing the SPA, failing which the above said booking fee shall be forfeited by the Developer and I/we shall have no claim whatsoever against the Developer.

\_\_\_\_\_  
Signed by Purchaser\_\_\_\_\_  
Sales Personnel\_\_\_\_\_  
Date**Developer's Statement :**

We acknowledge the receipt of the booking fee and confirm the sale of Parcel Lot No. \_\_\_\_\_ to the Purchaser. We further confirm that the Sale & Purchase Agreement to be signed by us within the above said period.

\_\_\_\_\_  
Signed by Developer

## PERSONAL DATA NOTICE FOR PROPERTY DEVELOPMENT

Your personal data, including without limitation to the personal data obtained from the registration form / sales form / survey form / sub-sale form you have provided to us, our marketing and sales agents and/or our website property advertising service providers, your participation in our contests, and/or any further updates provided to us, Jelita Heights Sdn. Bhd. and its subsidiaries, associates, affiliates and/or members within the Jelita Heights Sdn. Bhd. group of companies (collectively, referred to as "us", "our" or "we" in this Personal Data Notice) by you in relation to your personal data ("Personal Data"), will be processed by us for the purpose of providing you information about our products and/or services, providing you our services including applying for the provision of utilities from various utilities boards for you, facilitating your sub-sale purchase, providing your personal details for purposes of a new purchase when requested by the new purchaser, to carry out the obligations and/or transaction(s) you have requested, agreed and/or authorised us to do, to request additional information on the feedback that you provide about the product or service that you are using, to obtain feedback and/or conduct surveys in relation to our products and/or services, to provide you with advance notice of our events, for you to participate in our contests, to tell you about new product and/or service releases which may be of interest to you, and/or such other purposes referred to in our Personal Data Protection Policy (collectively, "Purpose").

We also wish to inform you that your Personal Data may be disclosed to third parties, such as to our subsidiaries, associates, affiliates and/or members within the Jelita Heights Sdn. Bhd. group of companies, joint venture partners, the landowner, the Joint Management Body, the management corporation, the authorities and local council, banks, public amenities and utilities providers, sale and/or sub-sale and/or refinancing lawyers, our contractors, and/or service providers and such other classes of third parties referred to in our Personal Data Protection Policy, which may be located within or outside Malaysia, for reasons relating to the Purpose.

You may request for access to or correction of your Personal Data or limit the processing thereof at any time hereafter by submitting such written request addressed to our regional Personal Data Protection Officer.

Any inquiries or complaints with respect to your Personal Data should also be channeled to us in this manner.

You represent and warrant that the consent of third parties (e.g. your emergency contact person, tenant, authorised representatives, contractors, lawyers, financiers) whose personal data you have provided and disclosed to us have been sufficiently obtained to allow us to process the same in relation to the Purpose.

Please note that it will be necessary for us to process your Personal Data for the Purpose, without which we will not be able to carry out the Purpose.

We trust that you will consent and agree to the terms above with respect to the processing of your Personal Data by us. If we do not receive any response from you on the above, we shall assume that you are agreeable to the same.

## NOTIS DATA PERIBADI UNTUK PEMBANGUNAN HARTANAH

Data peribadi anda, termasuk tetapi tidak terhad kepada data peribadi yang diperoleh daripada borang pendaftaran / borang jualan / borang kajian / borang sub-jualan yang telah anda bekalkan kepada kami, ejenpemasaran dan jualan dan/atau pembekal perkhidmatan pengiklanan hartanah laman web kami, penyertaan anda dalam pertandingan kami dan/atau sebarang kemas kini selanjutnya yang dibekalkan kepada kami, Jelita Heights Sdn. Bhd. dan subsidiari, syarikat bersekutu, gabungan dan/atau ahli-ahli dalam kumpulan syarikat-syarikat Jelita Heights Sdn. Bhd. (dirujuk secara kolektif sebagai "kami" dalam Notis Data Peribadi ini) oleh anda berkenaan Data Peribadi anda ("Data Peribadi"), akan diproses oleh kami untuk tujuan menyediakan anda dengan maklumat tentang produk dan/atau perkhidmatan kami, menyediakan anda dengan perkhidmatan kami termasuklah untuk memohon pembekalan utiliti daripada pelbagai lembaga utiliti untuk anda, membantu sub-jualan anda, membekalkan maklumat peribadi anda untuk tujuan pembelian baru apabila diminta oleh pembeli baru, untuk menjalankan kewajipan dan/atau transaksi-transaksi yang telah anda minta, setuju dan/atau memberi kebenaran kepada kami untuk melakukan, untuk meminta maklumat tambahan mengenai maklum balas yang anda bekalkan tentang produk atau perkhidmatan yang sedang anda gunakan, untuk mendapat maklum balas dan/atau menjalankan tinjauan mengenai produk dan/atau perkhidmatan kami, untuk membekalkan anda dengan notis terlebih dahulu mengenai acara-acara kami, untuk anda menyertai pertandingan kami, untuk memberitahu anda tentang keluaran produk dan/atau perkhidmatan baru yang mungkin menarik minat anda, dan/atau tujuan-tujuan lain yang dirujuk kepada di dalam Dasar Perlindungan Data Peribadi kami (secara kolektif, "Tujuan").

Kami juga ingin memaklumkan anda bahawa Data Peribadi anda mungkin didedahkan kepada pihak ketiga, seperti kepada subsidiari, syarikat bersekutu, gabungan dan/atau ahli-ahli dalam kumpulan syarikat-syarikat Jelita Heights Sdn. Bhd., rakan kongsi usahasama, pemilik tanah, Badan Pengurusan Bersama, perbadanan pengurusan, pihak berkuasa dan majlis tempatan, bank, pembekal kemudahan awam dan utiliti, peguam jualan dan/atau sub-jualan dan/atau peguam pembiayaan semula, kontraktor kami, dan/atau pembekal perkhidmatan dan kelas-kelas pihak ketiga yang lain yang dirujuk kepada di dalam Dasar Perlindungan Data Peribadi kami, yang mungkin terletak di dalam atau di luar Malaysia, untuk sebab-sebab yang berkaitan dengan Tujuan tersebut.

Anda boleh meminta untuk akses atau pembetulan kepada Data Peribadi anda atau menghadkan pemprosesan yang sama pada bila-bila masa selepas ini dengan mengemukakan permintaan tersebut kepada Pegawai Perlindungan Data Peribadi kedaerahan kami.

Sebarang pertanyaan atau aduan berkenaan Data Peribadi anda juga harus disalurkan kepada kami melalui cara ini.

Anda mewakili dan menjamin bahawa persetujuan pihak ketiga (contohnya, orang yang dihubungi semasa kecemasan, penyewa, wakil-wakil yang diberikan kuasa, kontraktor, peguam, ahli kewangan) di mana data peribadi mereka telah dibekalkan dan didedahkan oleh anda kepada kami telah diperoleh dengan secukupnya untuk membolehkan kami memproses yang sama berkenaan dengan Tujuan tersebut.

Sila ambil perhatian bahawa kami perlu memproses Data Peribadi anda untuk Tujuan tersebut, di mana tanpanya kami tidak akan dapat menjalankan Tujuan tersebut. Kami percaya bahawa anda akan memberi keizinan dan bersetuju kepada terma-terma di atas berkenaan pemprosesan Data Peribadi anda oleh kami. Jika kami tidak menerima sebarang maklum balas daripada anda mengenai perkara di atas, kami akan menganggap bahawa anda bersetuju kepada yang sama.

## ACKNOWLEDGEMENT AND CONSENT/ PENGAKUAN AND KEIZINAN

I have read and understood the terms of this Privacy Notice and consent to the processing of my Personal Data as described above.

Saya telah membaca dan memahami terma-terma Notis Privasi ini dan memberi keizinan kepada pemprosesan Data Peribadi saya seperti yang dinyatakan di atas.

Signature/Tandatangan :

\_\_\_\_\_

Full Name>Nama Penuh:

\_\_\_\_\_

NRIC No . / No. Kad Pengenalan:

\_\_\_\_\_

Date/Tarikh :

\_\_\_\_\_



## **LOAN APPLICATION**

Panel Banker(s) will contact Purchaser directly to arrange for Loan Application.

### **End Financier(s)**

- |                       |                      |
|-----------------------|----------------------|
| 1. <b>Public Bank</b> | 4. <b>Affin Bank</b> |
| 2. <b>RHB</b>         | 5. <b>UOB</b>        |
| 3. <b>SME Bank</b>    |                      |

### **Documents Require for Loan Application**

#### **PERSONAL:**

1. Identity Card / Work permit
2. Employer's reference letter
3. Salary Slips - Latest 3 months
4. Income tax forms J/EA/IR8A – latest 2 years
5. Saving account passbook / Fixed Deposit; Current Account Statement – last 6 months
6. SPA / Booking Receipt
7. Tenancy Agreement
8. Loan statement – last 12 month

#### **FIRM / COMPANIES:**

1. Form 9, 24, 44 & 49 (certified by company secretary); *\*Form 13 & 32A (if applicable)*
2. Memorandum & Articles of Association/ M&A(certified by company secretary)
3. Booking receipt / S&P / Title
4. All Directors' B Form / BE Form / EA Form 9 (3 years)
5. Photocopy(ies) of NRIC of Director(s) / Partners / Sole Proprietor
6. Audited Accounts / Financial Statements (past 3 Years)
7. Latest Management Accounts (with trade debtors & creditors list, ageing list & value)
8. Company's Bank Statements (6 months)
9. Current Account Statements (6 months)
10. Loan Statement (last 12 month)
11. Supporting Documents e.g. Company profile, Letter of Award, Market Agreement, debtors & creditors aging report, etc.

**RENT  
TO OWN**  
New Landed Industrial Factory

100% of your First 2 Years Rent  
as Downpayment for New Factory



# SITE LAYOUT PLAN



-  BUILD-TO-SUIT DETACHED FACTORY
-  TYPE A SEMI-DETACHED FACTORY
-  TYPE B SEMI-DETACHED FACTORY





# Lease-to-Own (Building & Land Size)

| Lot No. | Building size | Total Built Up (sq ft) | Land Size (sq ft) |
|---------|---------------|------------------------|-------------------|
| A9      | 45 x 145      | 7,875                  | 13,304            |
| A18     | 45 x 175      | 9,225                  | 14,973            |
| A21     | 45 x 140      | 7,650                  | 12,680            |
| A30     | 45 x 140      | 7,650                  | 12,680            |

# Lease-to-Own Factory

## Cost estimation:

For example, 1.5 storey 7650 square feet built-up with 12,700 square feet land area

\*RM1.20 x 7,650 square feet = RM9,180 per month

RM9,180 x 12 months = RM110,160 per year

100% of the rental, RM119,340 can be utilized to knock off purchase price as downpayment

\*Rental rate is an indicative based on market rate

**BOOK NOW!**  
for more Offer!!





# Lease-to-Own Package

100% knock-off Rental (**1st Year**)

- Discount 13% Purchase Price

Freebies :-

- MoT
- SPA Legal Fees

Not including:-  
Loan Legal Fees  
Loan Stamp Duty  
GST (claimable)  
Disbursement fees  
Maintenance fees

# Lease-to-Own Package

100% knock-off Rental (**2nd Year**)

- Discount 13% Purchase Price

Freebies :-

- SPA Legal Fees

Not including:-  
Loan Stamp Duty  
Loan Legal Fees  
MoT / SPA Stamp Duty  
GST (claimable)  
Disbursement fees  
Maintenance fees

20.07.2017

| Unit No.       | Developer Lot No.         | Building size | Total Built Up (sq ft) | Land Size (sq ft) | Price per Built-up sq ft (RM) | Developer Selling Price (RM) |                | Add. 6% GST | Bumi-Lot |
|----------------|---------------------------|---------------|------------------------|-------------------|-------------------------------|------------------------------|----------------|-------------|----------|
|                |                           |               |                        |                   |                               | Non Bumi                     | Discounted 15% |             |          |
| Discount 15%   |                           |               |                        |                   |                               |                              |                |             |          |
| 32, Jln AJ 1   | A9                        | 45 x 145      | 7,875                  | 13,304            | 317                           | 2,932,700                    | 2,492,800      | 176,000     | Bumi     |
| 30, Jln AJ 1   | A11                       | 45 x 150      | 8,100                  | 13,713            | 317                           | 3,019,700                    | 2,566,750      | 181,200     |          |
| 22, Jln AJ 1   | A18                       | 45 x 175      | 9,225                  | 14,973            | 311                           | 3,372,700                    | 2,866,800      | 202,400     | Bumi     |
| 43, Jln AJ 1 * | A21 *                     | 45 x 140      | 7,650                  | 12,680            | 314                           | 2,823,400                    | 2,399,890      | 169,400     | Bumi     |
| 47, Jln AJ 1 * | A24 *                     | 45 x 140      | 7,650                  | 12,680            | 314                           | 2,823,400                    | 2,399,890      | 169,400     |          |
| 53, Jln AJ 1 * | A30 *                     | 45 x 140      | 7,650                  | 12,680            | 314                           | 2,823,400                    | 2,399,890      | 169,400     | Bumi     |
| 63, Jln AJ 1 * | B16 *                     | 60 x 140      | 10,200                 | 16,006            | 307                           | 3,683,400                    | 3,130,890      | 221,000     |          |
| 13, Jln AJ 1   | B7 (Front Roller Shutter) | 60 x 195      | 13,500                 | 20,085            | 300                           | 4,759,108                    | 4,045,250      | 285,547     | Bumi     |
| 12, Jln AJ 1   | B8 (Front Roller Shutter) | 60 x 195      | 13,500                 | 19,795            | 298                           | 4,728,906                    | 4,019,570      | 283,734     |          |
| 11, Jln AJ 1   | B9                        | 60 x 185      | 12,900                 | 19,515            | 302                           | 4,581,307                    | 3,894,120      | 274,878     |          |

\* Units that have strong enquiry from other party & may be unavailable. Please check again with sales personnel



**Rental Units**

| Lot No.       | Address        | Building size | Total Built Up (sq ft) | Land Size (sq ft) | Indicative Rental Rate psf (RM) |
|---------------|----------------|---------------|------------------------|-------------------|---------------------------------|
| A32           | 56, Jln AJ 1   | 35 x 140      | 5,950                  | 11,119            | 0.90                            |
| A2            | 40, Jln AJ 1   | 45 x 115      | 6,525                  | 11,270            | 0.85                            |
| A4            | 38, Jln AJ 1   | 45 x 130      | 7,200                  | 12,206            | 0.85                            |
| A34 (Corner)  | 106, Jln AJ 2  | 45 x 135      | 7,425                  | 15,199            | 1.20                            |
| A20 (Corner)  | 42, Jln AJ 1   | 45 x 140      | 7,650                  | 16,426            | 1.10                            |
| A22           | 45, Jln AJ 1   | 45 x 140      | 7,650                  | 12,680            | 0.85                            |
| A28 *         | 51, Jln AJ 1 * | 45 x 140      | 7,650                  | 12,680            | 0.85                            |
| A38           | 101, Jln AJ 2  | 45 x 140      | 7,650                  | 12,626            | 0.90                            |
| A44           | 95, Jln AJ 2   | 45 x 140      | 7,650                  | 12,691            | 0.80                            |
| A12           | 29, Jln AJ 1   | 45 x 155      | 8,325                  | 13,885            |                                 |
| A1 (Bungalow) | 41, Jln AJ 1   | 62 x 106      | 8,521                  | 20,882            | 1.50                            |
| A17           | 23, Jln AJ 1   | 45 x 170      | 9,000                  | 14,790            | 0.85                            |
| A19 (Corner)  | 21, Jln AJ 1   | 45 x 175      | 9,225                  | 19,924            | 1.10                            |
| B11 (Corner)  | 58, Jln AJ 1   | 60 x 140      | 10,200                 | 23,659            | 1.10                            |
| B13           | 60, Jln AJ 1   | 60 x 140      | 10,200                 | 16,006            | 0.95                            |
| B14           | 61, Jln AJ 1   | 60 x 140      | 10,200                 | 16,006            | 0.95                            |
| C5            | 71, Jln AJ 1   | 65 x 135      | 10,725                 | 16,523            | 1.10                            |
| C6 (End Lot)  | 72, Jln AJ 1   | 65 x 135      | 10,725                 | 20,150            | 1.10                            |
| D7            | 2, Jln AJ 1    | 75 x 165      | 14,625                 | 21,313            | 1.10                            |
| D8            | 1, Jln AJ 1    | 75 x 165      | 14,625                 | 20,785            | 1.10                            |
| D1            | 9, Jln AJ 1    | 75 x 175      | 15,375                 | 22,454            | 0.90                            |

**Lease-to-Own**

Lease a factory unit from Developer. 100% of your rental can be utilized to knock off the purchase price.

| Lot No. | Address      | Building size | Total Built Up (sq ft) | Land Size (sq ft) |
|---------|--------------|---------------|------------------------|-------------------|
| A9      | 32, Jln AJ 1 | 45 x 145      | 7,875                  | 13,304            |
| A18     | 22, Jln AJ 1 | 45 x 175      | 9,225                  | 14,973            |
| A21     | 43, Jln AJ 1 | 45 x 140      | 7,650                  | 12,680            |
| B7      | 13, Jln AJ 1 | 60 x 185      | 13,500                 | 20,085            |

For example, 1.5 storey 7650 square feet built-up with 12,680 square feet land area

RM1.20 x 7,650 square feet = RM9,180 per month

RM9,180 x 12 months = RM110,160 per year or RM220,320 for two years

**100% of the rental**, RM220,320 can be utilized to knock off purchase price as downpayment

20.07.2017

| Price depends on BUA & Specifications |                   |
|---------------------------------------|-------------------|
| Build to Suit                         | Land Size (sq ft) |
| C1/2                                  | 36,673            |
| C3/4                                  | 33,046            |
| C7/8                                  | 36,780            |
| C9/10                                 | 32,992            |
| C11/12                                | 36,479            |

Photos







Alam Jaya Business Park





Alam Jaya Business Park





Alam Jaya Business Park



Alam Jaya Business Park

# SITE LAYOUT PLAN



**ALAM JAYA**  
BUSINESS PARK



DELTA REALTY SDN BHD  
100, Jalan Puchong, 47100 Puchong, Selangor