



Camellia Tropicana Sdn. Bhd.
(Co No: 712359-P)



Developer

- : **CAMELLIA TROPICANA SDN BHD**
- * A subsidiary of WCT LAND SDN BHD which has more than 10 years experience in the property industry.
- * WCT is listed in the Main Board of Kuala Lumpur stock exchange in Malaysia
- * Website : www.wct.com.my

Kota Kinabalu Sabah, Borneo

- : Well known as the Land below the Wind, Sabah is a land of varied landscapes and natural wonders. One will normally ask what kind of people live in this land of eco-treasures? Often by further understanding our spectrum of cultures, you will find the answer as all types, colours and creeds. All these ethnic groups live together harmoniously while at the same time preserving their own culture, traditions, festivals and customs to make Sabah a multiculturally exotic experience unlike any other that you might have already experienced.

Kota Kinabalu, formerly known as Jesselton or Borneo, is the state capital of Sabah of East Malaysia. This state is renowned within Malaysia as a tourism getaway and a major gateway into Sabah, Borneo. The Kota Kinabalu International Airport and Terminal 2 airport have direct flights coming in from internationally. Our project d' Banyan Residency @ Sutera is located in Kota Kinabalu.

D'Banyan Residency @ Sutera

- : Life & Style celebrated daily at d'Banyan Residency. It offers a resort lifestyle and it is situated at 5-star location. Only 5 minutes to Kota Kinabalu city centre and 10 minutes to Kota Kinabalu International airport. You can find yourself with luxury property and stylish living.

Here, homes have been sculpted around the fairways of an illustrious golf course and infused with a taste of the tropical. Wake up every day to fresh air, fresh views and a fresh perspective within the magnificently unique 27-hole Graham Marsh designed championship golf course.



The project comprises 122 luxury homes made up of 14 units of 3-Storey Villa, 48 units of 2 1/2-Storey Semi-Detached Villa and 60 units of 2-Storey Superlink Villa covering a lush area of 21.5 acres.

Offering community living with a sense of privacy and exclusivity, d'Banyan Residency @ Sutera will appeal to those who appreciate the finest things in life. The double security check points, perimeter fencing equipped with CCTV surveillance and in-house security alarm system will give you the ultimate peace of mind at d'Banyan Residency. The Villa's facilities includes swimming pool at designated lots, solar water heater, food waste disposer, split unit air conditioning, well placing of points for electrical fittings, quality common sanitary fittings and high end wall and floor finishes.

The Sutera Preference Share Golf Membership or Social Membership, which purchasers can purchase (subject to availability) from Sutera Harbour Golf & Country Club Bhd will entitle the purchaser to enjoy the facilities provided by Sutera Harbour Golf & Country Club as listed below (terms and conditions apply). However kindly note that the Sutera Harbour Golf & Country Club, the 27-hole Graham Marsh designed championship golf course, The Sutera Harbour Marina & Country Club, The Mandara Spa and "Other Facilities" mentioned herein are owned and managed by Sutera Harbour Golf & Country Club Bhd (and/or its related companies), Sutera Harbour Golf & Country Club Bhd (and its related companies) are not related to the developer of d' Banyan Residency @ Sutera namely Camellia Tropicana Sdn Bhd (a wholly owned subsidiary of WCT Land Sdn Bhd) nor are they related to or a part of the WCT Group.

Tenure : 99 years expiring 31 December 2091 – Town Lease 017544866
Anticipated Completion : By 2011

TYPE OF PROPERTIES

PETRUSA



AUREA



CITRIFOLIA



Type	3-Storey Detached Villas	2-½ Storey Semi Detached Villas	2 Storey Superlink Villas
Unit	(FULLY SOLD)	48 (18 units with swimming pool)	60 (18 units with swimming pool)
No. of Rooms		5 + 1	4 + 1
Selling Price		RM 2.450 mil - RM 2.642 mil	RM 1.560 mil - RM 2.724 mil



	PETRUSA	AUREA	CITRIFOLIA
Gross Built up Area		5,612 - 5,639 sq ft Left units smaller / right unit bigger – due to front balcony	4,359 - 4,606 sq ft Corner unit bigger due to balcony
Lot size		5,479 - 7,262 sq ft	3,415 - 11,391 sq ft
PSF for built up starting from		RM440.00	RM360.00



PSF for extra Land	:	RM100
Land Title	:	Town Lease 017544866
Front & Backyard	:	Front : at least 30 ft Back : at least 30 ft Site : 10 ft from wall to fence
Pool Size	:	15 ft (W) x 30 ft (L) x 4 ft (D)
Location	:	<ul style="list-style-type: none"> ➤ 5 mins from Kota Kinabalu City Centre - State Capital of Sabah ➤ 10 mins from Kota Kinabalu International Airport ➤ Close to Medical Centres and International Schools
Concept	:	<ul style="list-style-type: none"> ➤ Resort lifestyle ➤ Every unit enjoys panoramic views over the 27-hole Graham Marsh-designed championship golf course ➤ Subtle and astounding architecture with roof gardens, double height ceilings, and extensive balconies ➤ Gated & guarded community with perimeter fencing equipped with CCTV system ➤ Underground utilities cabling
Specifications	:	<ul style="list-style-type: none"> ➤ Flat layer of Plaster ceiling ➤ Air Conditioners for the whole house ➤ Natural Marble flooring on ground floor ➤ Quality solid timber flooring from staircase all the way to top floor ➤ Sanitary fittings ➤ Electrical fittings point for light, power, fan, TV, Telephone, intercom, computer, door bell, cooker and food disposal ➤ Security Alarm system ➤ Solar water heater ➤ Ceiling height wall tiles in kitchen and bathroom



Service Charges	:	RM 0.07 psf per mth on land area (6 mths deposit & 3 mths advance, then after payment by every quarterly).
Sinking Fund	:	10% of the service charges (6 mths deposit & 3 mths advance, then after payment by every quarterly)
Assessment charges	:	Imposed by Malaysia Government Estimated : RM0.896 psf based on built up area per year
Quit Rent Charges	:	Imposed by Malaysia Government Estimated : RM0.125 psf based on land area per year
Up-Keeping Services / Property Management company	:	For your convenience, you may contact an established and renowned property management company who is ready to serve you for any up-keeping services and maintenance of your property base on your requirement. The monthly professional fee is approximately RM600 per month. All other expenses incurred in the maintenance and up-keeping of your property will be charged separately. The property management company will also provide you any sub-sale and sub-let of your property shall you require their services after the completion of your property. For more details, you may contact the following: : CH Williams Talhar & Wong 2 nd Floor Bangunan Uni Asia 1 Jalan Sagunting P.O.Box 14414 88850 Kota Kinabalu Sabah Tel : +6 088-248801-7 Fax : +6 088-230826 Email : kotakinabalu@wtw.com.my Person in charge: Mr. Eric Chong
Booking Fees	:	RM50,000.00 upon confirmation, thereafter to sign SPA within 2 weeks and pay the balance 10% minus deposit
SPA Legal Fees	:	Borne by Developer if purchaser is using the Developer's appointed lawyer, excluding the Memorandum of Transfer.
Memorandum of Transfer	:	The ad valorem stamp duty for the transfer of ownership of property borne by purchaser will only become payable upon issuance of the separate document of title to the property. 1st RM100,000 x 1% Next RM400,000 x 2% Balance RMxxx,xxx x 3%
Developer S&P Solicitors	:	LEE & THONG Advocates & Solicitors Lot No. A1103-A, 11th Floor, Wisma Merdeka Phs 1, Jln Tun Razak, 88000 Kota Kinabalu Tel: +6 088-225127 Fax: +6 088-233634 Email: lnthong@streamyx.com Lawyer in charge: Mr. Thomas Thong
Developer's Architect	:	Mkiandee Architect



End-Financiers (All Banks) : Mortgage is available for Malaysian and foreigner. The bank might request the purchaser to take up one time Mortgage Reducing Term Assurance policy assigned to the bank that can be financed by the bank if the loan margin is above 60%.

Foreigner = 65% to 80% margin subject to documentations for 30 years or up to age 65
 Malaysian = 90% margin up to 40 years or age 70

Loan legal & disbursement Fees : The loan agreement legal and disbursement fees shall be borne either by the purchaser or the bank depending on the loan package offer by the respective banks. Below are the estimation loan documentation fees for reference only:-

<u>Loan amount</u>	<u>Estimated Fee</u>
RM 750,000	RM 11,892
RM 1,000,000	RM 15,042
RM 1,250,000	RM 18,192
RM 1,500,000	RM 20,942
RM 1,750,000	RM 22,692
RM 2,000,000	RM 26,342
RM 2,250,000	RM 28,792
RM 2,500,000	RM 31,042
RM 2,750,000	RM 33,792

Schedule of Payment :

1. A non-refundable earnest deposit of **RM50,000.00** upon registration of purchase offer.
2. Upon the signing of Agreement within 2 weeks from registration of purchase offer to pay the balance of 1st **10%** of the purchased price minus the earnest deposit.
3. Within fourteen (14) days from the date of the Developer's written notice of the completion of:-
 - the foundation works of the said Building **10%**
 - the reinforced concrete framework of the said Building **15%**
 - the walls of the said Building with door and window openings **15%**
 - the roofing, electrical wiring, plumbing (without fittings) and internal telephone trunking and cabling to the said Building **15%**
 - the internal and external plastering of the said Building **10%**
 - the drains and roads serving the said Building **15%**
 - Upon practical completion of the said Building as certified by the Developer's architect **5%**
 - Upon issuance of the Certificate of Fitness for Occupation of the said Building **5%**

Note:
 * It will take approximately 2 to 3 months for completion of each stage.
 * All payment should be transacted in Malaysia currency only



REMITTANCE INFORMATION

Bank Information:

Bank Name : **OCBC BANK (MALAYSIA) BERHAD**
Bank Address : 21 & 23, Jalan Pantai,
88000 Kota Kinabalu
Sabah Malaysia
Tel : +6 088 – 267 479
Fax : +6 088 – 253 958
Account Number : **765 110 8230**
Swift Code : **OCBCMYKL**
Contact person : Ms Irene Yee or Ms Vun Nyet Yin

Developer / Recipient Information:

Recipient Name : **CAMELLIA TROPICANA SDN BHD**
Recipient Address : No. 63, Lorong Batu Nilam 1A,
Bandar Bukit Tinggi,
41200 Klang, Selangor Darul Ehsan
Malaysia
Tel : +6 088 – 312 333
Fax : +6 088 – 312 108
Contact person : Mr. Sik Kian Chung or Ms. Monica Chung

Remarks:

1. **All payment shall be transacted in Ringgit Malaysia currency only. In the event of foreign currency transaction, the actual exchange rate will be determined upon the actual conversion at the Malaysian Bank to Ringgit Malaysia currency.**
2. **In the event of any foreign currency remittance, all the bank charges incurred in the remittance transfer shall be borne by buyer and not to be deducted from the payment amount.**

Malaysia My Second Home

: Any foreigner who wishes to stay for a longer period of time and retire in Malaysia, the Malaysia My 2nd Home "MM2H" program is available which is aggressively promoted by the Government of Malaysia. Under this MM2H program, you will be granted a renewable multiple entry social visits pass for 10 years.

You may refer to www.mm2h.gov.my for more information regarding this program. Listed below the information of an appointed agent by the Ministry of Tourism for this program that is registered in Kota Kinabalu.

BORNEO VISION (MM2H) SDN BHD
10 Floor Menara Jubili
53 Jalan Gaya
88000 Kota Kinabalu Sabah
Tel : +6 088-233775 Fax : +6 088-237214
Email : mjsteel@pd.jaring.my
Person in charge : Mr. Mike Steel



OTHER USEFUL CONTACTS

- Sabah Tourism Board** : **Corporate Address:**
51 Gaya Street, 88000 Kota Kinabalu, Sabah Malaysia
- Postal Address:**
Mail Bag 112, 88993 Kota Kinabalu, Sabah Malaysia
Tel : +6 088-212 121 Fax : +6 088-212 075 / 219311 / 222 666
Email : info@sabahtourism.com
Website : www.sabahtourism.com
- Immigration Department of Malaysia** : **Jabatan Imigresen Malaysia Negeri Sabah**
Aras 1-4, Block B, Kompleks Pentadbiran Kerajaan Persekutuan,
Jalan UMS, 88400 Kota Kinabalu, Sabah, Malaysia.
Tel : +6 088-488 700 / +6 088-488 718
Fax : +6 088-488 800
Visa, Pass & Entry Permit Division
Tel : +6 088-488 771
Counter : +6 088-488 796
Website : www.imi.gov.my
- Kota Kinabalu City Hall** : **Kota Kinabalu City Hall**
No. 1, Jalan Bandaran,
88675 Kota Kinabalu, Sabah, Malaysia
Tel : +6 088-521 800
Website : www.dbkk.sabah.gov.my
- Private Medical Centre** : **1. Sabah Medical Centre**
Lorong Bersatu, Off Jalan Damai, Luyang,
88300 Kota Kinabalu
Tel : +6 088-211 333
Fax : +6 088-272 622
Email : smckk@po.jaring.my
- 2. Damai Specialist Centre Sdn.Bhd**
DSC Building, Lorong Pokok Tepus,
Jalan Damai 88300 Kota Kinabalu, Sabah
Tel : +6 088-222 922
Fax : +6 088-243 540
- 3. Rafflesia Medical Centre Sdn Bhd**
Lots 5-8 Millennium Commercial Centre
Jalan Lintas Kepayan
88200 Kota Kinabalu, Sabah, Malaysia.
Tel : +6 088-272 620 / +6 088-272 630
Fax : +6 088-272 640
Website : www.rafflesiamedicalcentre.com



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- Private School** :
- 1. Kinabalu International School (KIS)**
P.O. Box 12080, 88822 Kota Kinabalu, Sabah, Malaysia
Tel : +6 088-224 526
Fax : +6 088-244 203
Website : <http://www.kis.edu.my/>
Email : kismy@po.jaring.my
 - 2. Maktab National**
P.O. Box 14146, 88847 Kota Kinabalu, Sabah, Malaysia
Tel : +6 088-431 687
Fax : +6 088-431 686
Email : wongmic@pc.jaring.my
 - 3. Kinabalu Japanese School (KJS)**
No.8, Lorong Burung Ejek,
Batu 3 1/2, Jalan Tuaran, Sabah.
Tel : +6 088-422 297
Fax : +6 088-422 296

For All Enquires, Please Contact

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Sabah Malaysia

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(+6) 016 – 207 0226

Mr. Sik Kian Chung
(+6) 016 – 661 2361

Ms. Monica Chung
(+6) 016 – 661 5593

**** Disclaimer :** Kindly note that this project is not associated nor related with Sutera Harbour Golf & Country Club Bhd. Sutera Harbour Golf & Country Club Bhd (and its related companies) are not related to the developer of d'Banyan Residency @ Sutera namely Camellia Tropicana Sdn Bhd (a wholly owned subsidiary of WCT Land Sdn Bhd) nor are they related to or a part of the WCT Group.