

FREQUENTLY ASKED QUESTIONS (FAQ) for KR7 (updated on 08/12/2021)

1. Who is the developer?
 - Kemajuan Masteron Sdn Bhd
2. Land tenure
 - Leasehold - 99 years expiry on 06/12/2116
3. What is the land size?
 - 3.12 acres
4. Is it still under master title or individual title?
 - Master title (HSM 22830 No PT 45333)
5. Is the land free from land encumbrances?
 - Yes
6. What type of developments?
 - **Serviced apartment**
7. Total units of the development?
 - **484** units (Block A -**269**, Block B- **215**)
8. How many storey?
 - 34 storeys + 1 level lower ground
 - a. Lower Ground : Car park, M&E rooms
 - b. Ground Floor : Lobby, car park & retail space
 - c. Level 1 - 5 : Car park
 - d. Level 6 : Facilities floor
 - e. Level 7 - 33 : Serviced Apartment
9. How many units per floor?
 - **Block A : 10 units (Phase 1)**
 - **Block B : 8 units (Phase 2)**
10. How many lifts, size, & capacity?
 - 3 lifts (2 passenger lifts & 1 Bomba/Service lift)
 - 15 persons
11. The actual location of this project?
 - NEXT to Koi Prima Phase 1 & 2
12. Target completion?
 - **48 months** from the SPA date

13. When is the official launch?

- October 2021

14. What is the ceiling height for a typical unit?

- 2850mm from floor level up to soffit of the slab

15. What is the specification and finishing for the unit?

- Refer to specification in brochures

16. M&E specification?

- Pls refer to specification in brochure for details

17. What is the selling price?

- Refer to price chart in eSales

18. What is the built up area?

- **Type A (70 sqm / 753 sqft)**
- **Type A1 & A3 (74 sqm / 792 sqft)**
- **Type A2 (74 sqm / 792 sqft + open terrace)**
- **Type B (79 sqm / 850 sqft)**
- **Type B1 & B3 (83 sqm / 889 sqft)**
- **Type B2 (83 sqm / 889 sqft + open terrace)**

Unit with Terrace are as follows;

A-7-6 -Parcel-889 sq ft, Terrace-722 sq ft
 A-7-7 -Parcel-792 sq ft, Terrace-428 sq ft
 A-7-8 -Parcel-792 sq ft, Terrace-428 sq ft
 A-7-9 -Parcel-792 sq ft- Terrace-428 sq ft
 A-7-10-Parcel-889 sq ft , Terrace-657 sq ft

19. How much is the maintenance charges?

- RM0.27/sqft

20. Sinking fund?

- Sinking fund: +10% of the maintenance fees

21. Legal fees for SPA?

- To be borne by Developer with condition of Loan Agreement and stamping assign to same developer panel lawyer

22. Disbursement for SPA?

- To be borne by Developer with condition of Loan Agreement and stamping assign to same developer panel lawyer

23. Legal fees for loan documentation?

- Refer to package

24. Disbursement for loan documentation?

- Refer to package

25. Is there any bumi discount?

- No, one package for all as we are one Malaysia

26. How many bedrooms and bathrooms?

- **Type A : 2 + 1 bedrooms & 2 bathrooms**
- **Type A1 & A3 : 2 + 1 bedrooms & 2 bathrooms + balcony**
- **Type A2 : 2 + 1 bedrooms & 2 bathrooms + open terrace**
- **Type B : 3 bedrooms & 2 bathrooms**
- **Type B1 & B3 : 3 bedrooms & 2 bathrooms + balcony**
- **Type B2 : 3 bedrooms & 2 bathrooms + open terrace**

27. What are the room sizes?

- As per the layout plan in eSales

28. How many car park attached?

- **1 unit (all types) : 2 car park bays**

29. What are the selling points for this project?

- Easy access to major highways
- With mature township and amenities
- 2 mins driving to Super Seven Wholesale Market
- 5 mins driving to MAHSA University/International School/Hospital
- 10 mins driving to Puchong Prima LRT station

30. What are the facilities & amenities?

Facilities (Block A)

- **Swimming Pool & Children Pool**
- **Pool Deck & Open Lawn**
- **Changing Room & Public Toilet**
- **Sauna & Steam Room**
- **Karaoke Room**
- **Barbeque Area**
- **Gymnasium/Outdoor Gym & Children Playground**
- **Multi Purpose Hall**
- **Themed Garden**
- **Guest Room/Private Dining Area**
- **Community Hub**
- **Management Office**

Block B (Proposals)

- **Half Size Basketball Court**
- **Surau**
- **Taska/Playroom**
- **Games Room**
- **Media Room**
- **Yoga Room**
- **Aerobic Room**
- **Cafeteria**
- **Open Air Cinema**
- **Private Pod**
- **Co Working Space**
- **Pool Pavilion**

Nearby Amenities

- Refer to eSales

31. How many storey is the commercial?

- Ground floor only

32. What is the total retails/commercial unit and area?

- **4 units retails space** (phase 1) with total area approx. **13,000 sqft**

33. Is the retail/commercial for rent or for sale?

- For renting purpose only

34. What's the depth and size of the swimming pool?

- Swimming pool: Depth: 1.2m, Size: 4,500 sqft

35. How big is the gymnasium?

- 1,500 sqft

36. Is there public wifi provided?

- No

37. Where are the facilities located?

- Level 6

38. Is it governed by MOH?

- Yes. Under HDA.

39. How far is the LRT from the project site?

- 10 mins driving distance

40. Is there a shuttle around/provided?

- Yes, Rapid KL

41. Is there any other transportation beside LRT?

- Bus service

42. Will there be a show unit or sales office?

- Yes, it is located at: L1-11, Block C, Koi Prima Jalan pinggiran Mas, Taman Mas Langat 47130 Puchong Selangor

43. What are the requirements for booking?

Personal Name

- Application form
- 4 copies of IC of each purchaser
- Internal document & Package form

Corporate Purchaser/Company Name

- Application form
- 4 copies of IC of each director
- Internal document & package form
- Certified True Copy of Company Form 24 & 49, M&A and resolution to purchase

Sole Proprietor & Partnership

- Application form
- 4 copies of IC of each purchaser
- Internal document & package form
- Borang A & D

44. How much is the deposit/down payment?

- RM500 booking fees

45. Payment method? (To confirm)

- Cash
- Cheque will be paid in favour < Kemajuan Masteron Sdn Bhd.
- CIMB 800 230 7162

46. Who are the panel lawyers?

- As attached in eSales

47. Who are the panel bankers?

- As attached in eSales

48. What's the expected rental?

- Depends on market rate

49. How long is the defect liability period?

- 24 months

50. What is the ceiling heights between level 6 & 7?
 - It is double volume and it is more than 5 meter
51. What is the distance between condo & highway?
 - 50m from highway
52. What is the brand of lift of KR7?
 - No specific brand yet and subject to tender evaluation at later stage
53. Can the wall between the yard & kitchen area be hacked after VP?
 - Yes. It was designed as a non structural wall. Purchasers need to do some renovation works such as floor levelling, minor piping & electrical works and other related works, in order to achieve the same display as done in the show unit.

Other misc questions:

1. Can the carpark be sold later to another unit owner after VP?
 - No, as it will be attached as an accessories parcel
2. Is there any gas piping?
 - NO
3. Every unit has fibre-optic wiring equipped?
 - YES
4. What is the corridor width of each block?
 - 2 meters
5. Can purchaser purchase additional car park? How much is the car park? Is the parking single bay or tandem? **
 - NO .
6. For commercial operators and visitors, where do they park their cars?
 - Lower Ground level
7. What is the construction status? If the loan is less than 90%, how is the payment schedule work? Cash purchasers?
 - The construction status refer to project department
 - For loan amount 90%, loan is to be released 2 months from SPA date
 - For less than 90% loan, purchaser will have to pay the loan differential sum at soon as possible before lawyer advising the bank. The balance drawdown of the loan is to be released within 2 months from SPA date.

8. What's the interest we charge if purchasers' pay by credit card and requested full refund?

- Charges on the booking deposit via Credit card is borne by developer.
- 10% of booking deposit as admin charges and no full refund of deposit(waive during pre-launch)

9. Will purchaser get a full refund if they decided not to purchase the property?

- 10% of Booking Deposit as admin charges should purchaser procure 2 loan rejection letters from bank (waive during pre-launch)

10. Property management duration?

- Not applicable

11. Buyers profile – race, investors, own stay?

- Majority are Chinese

12. Anchor tenants?

- Not any yet

13. Any kitchen cabinet given?

- Please refer to current package

14. Any wardrobe given?

- Please refer to current package

15. TNB & Water bill is charge on commercial or Residential rate?

- TNB & water bill under commercial rate (but owner can apply separately later after VP, to change the tariff rate to residential rate)

16. How much is the monthly water bill charges?

- Minimum monthly water bill charges are RM6.00. Average charges from RM40 to RM50 per month, depends on the individual usage.

End.

I hereby acknowledge the above project brief

Name:

I/C No.:

Real Estate Agency:

Date:

Updated on 08/12/2021