

STRICTLY FOR INTERNAL CIRCULATION ONLY

Updated on : 12 Nov 2012

***Teega Residence* @ Puteri Harbour (Condominium) - FAQ**

	QUESTIONS	ANSWERS
A	GENERAL INFORMATION	
1.	Where is the site?	PTD 166956 (Lot CS2), Puteri Harbour, Nusajaya, Mukim Pulau, Daerah Johor Bahru, Johor Darul Takzim.
2.	Where is the main access?	Entrance from Laksamana Avenue. <i>*Alternative exit (during peak) at Laksamana 1</i>
3.	What is the size of the site?	Land Area : 10.08 ac. Gross floor Area : 2,196,060 sf.
4.	How many units are there in Teega Residence?	Condominium : 736 units (<i>Teega Residence</i>)
5.	What is the plot ratio?	1 : 5
6.	Who is the Developer / Vendor ?	SUNRISE Berhad
7.	What is the description of the project?	<p>This development aspires to be the <i>preferred contemporary residential/living habitat</i> offering premium views towards the <i>marina</i> and linear <i>park</i>, and within the <i>water-front community</i>; This project will be subject to CONQUAS and Green Mark stringent check. CONQUAS is on Quality Assessment and Green Mark is on Environmental Friendly Building</p> <p>This is mixed-use development encompassing 4 Components: Condominium (63%), Service Apartment (26%), Office (8%) and Retail (3%).</p>
8.	What is the land tenure?	Freehold
9.	What is the type of land use?	Commercial
10.	When is the expected completion date?	Dec 2016 (48 months)
B	CONDOMINIUM - TOWER A (Phase 2 Launch) & TOWER B (Phase 1 Launch)	
1.	How many blocks of condominium?	2 Condo Towers, TA & TB, both 35-storey with Sky Deck at L27 1 Row of Cabana Units, 3-storey fronting the Sunken Court
2.	What is the unit typology, sizes and distribution ?	<p>6 generic typologies + 1 typical penthouse layout. Breakdown of the total 736 units as follow :</p> <p>1. Type C1 (886 – 897 sf.) : 30 units (4%) 2. Type C2 (1,167 sf.) : 200 units (27%) 3. Type C3 (1,320 sf.) : 104 units (14%) 4. Type C4 (1,380 sf.) : 104 units (14%) 5. Type C5 (1,582 sf.) : 208 units (29%) 6. Type C6 (1,998 sf.) : 84 units (11%) 7. Penthouse (4,457 sf.) : 6 units (1%)</p>

Important Qualification :

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3.	How many units per floor?	L1 - L13, L16 - L26 : 12 units (4 units / wing) L13A - L15 : 10 units (MEP Transfer Floor) L28 - L3434 : 6 units (2 units / wing) L35 : 3 units (1 unit / wing)
4.	What is the carpark bays provision?	Carparking lots are accessorized, allocation are as follow : <u>Cabana units (1 generic type) :</u> Type C1- 1 : 886 sf. (1 c/park) Type C1- 2 : 897 sf. (1 c/park) Type C1- 3 : 897 sf. (1 c/park) <u>Condo units (5 types) :</u> Type C2 : 1,167 sf. (1 c/park) Type C3 : 1,320 sf. (2 c/parks) Type C4 : 1,380 sf. (2 c/parks) Type C5 : 1,582 sf. (2 c/parks) Type C6 : 1,998 sf. (2 c/parks) <u>Penthouses (1 type):</u> Type P1 : 4,457 sf. (3 c/parks)
5.	How many lifts serve one floor?	Tower : 4 passenger + 1 service (per tower) Cabana : 1 passenger + 1 service Carpark : 1 passenger + 1 service
6.	What is the lifts capacity?	Passenger : 15 persons Service : 24 persons Carpark : 15 persons
7.	Is the lobby a private lift lobby?	No private lift lobby. Common lobby shared by : <ul style="list-style-type: none"> ▪ 12 units / floor (L1-13 & L16-26); ▪ 10 units / floor (L13A-15); or ▪ 6 units / floor (L28-35)
8.	What is the unit external structure?	Reinforced concrete structure
9.	What is the unit internal structure?	Reinforced concrete wall and brick wall (where applicable) i.e. services box up.
C ARCHITECTURAL		
1.	What is the floor-to-floor height?	<u>Floor-to-floor Height :</u> Typical floors : 3m Penthouse (L35) : 4m <u>Ceiling Height (FFL to Soffit, also subject to ID design)</u> Living : 2.75m - 2.8m Penthouse @ 3.5m Bedroom : 2.8m Penthouse @ 3.5m Bathroom : 2.2m Pantry/ Kitchen : 2.2m

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2.	What are the height of the doors at the Main Entrance and Bedroom	<ul style="list-style-type: none"> ▪ Main Entrance & Living's Sliding Door : 2.4m ▪ All Bedroom Doors & Other Doors : 2.1m
3.	What are the ceiling finishes provided?	<ul style="list-style-type: none"> ▪ All areas : Skim coat and paint finish to soffit of slab, fibrous plaster box up (where applicable) ▪ Bathrooms : Ceiling board
4.	What type of doors and windows are provided?	<ul style="list-style-type: none"> 1. Main Entrance : Authority approved fire rated door. 2. Bedroom door : Painted solid core timber door. 3. Toilet door : Painted hollow core timber door. 4. Window (Ext) : Aluminium framed powder coated glass fixed panel/ sliding/ top hung/ casement window. 5. Window (Int) : Aluminium framed louvred / casement windows 6. Balcony : Aluminium framed powder coated glass sliding door 7. Yard : Painted hollow core timber door
5.	What are the floor finishes provided ?	<ul style="list-style-type: none"> Living, Dining, Pantry : 600 x 600 mm Homog. tiles Bedroom : Engineered timber flooring Bathroom : 300 x 300 mm Homog. tiles Balcony : 300 x 300 mm Homog. tiles Utility/ Toilet/ Yard / Kitchen : 300 x 300 mm Homog. tiles
6.	What are the wall finishes provided?	<ul style="list-style-type: none"> All area : Skim Coat and painted Kitchen : Ceramic tiles to ceiling height Bathroom : Ceramic tiles to ceiling height
7.	What items are given as part of the developer's standard package?	<ul style="list-style-type: none"> 1. Air-Cond (Split-Unit System) To Living, Dining, Study Room, Bedrooms. 2. Kitchen Cabinet with Hob + Hood, complete with Solid Surface To Pantry 3. Storage Water Heater <ul style="list-style-type: none"> ▪ To Master Bathroom. ▪ Power point provided for instant water heater at other Bathrooms. 4. Soaking Bath Tub To Master Bathroom of all types (except Type C1s) 5. Vanity Top with Solid Surface To Master Bathroom of all types 6. Mirror, Shower Screen (where applicable), Accessories and Hand-Bidet To all Bathrooms and Powder Room (to applicable types)

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8.	What is the brand range for Sanitary Wares & Fittings ?	Rigel, J Suisse or approved equivalent
9.	What are the Developer's Standard Options offered to the purchasers?	No Customization and Option are provided.
10.	What is the provision for telephone points?	1 no. of wall socket (Fibre-optic infrastructure ready)
11.	What is the provision for television reception to the units?	<ul style="list-style-type: none"> ▪ 2 points (1 at Master bedroom + 1 at Living). ▪ Centralized SMATV system receiving national channels and Astro HD compatible.
12.	What are the security features to the project?	<p>3-Tierred Security System :</p> <ol style="list-style-type: none"> 1. Guardhouse Control CCTV, Audio Intercom, proximity card operated boom gate, Compound CCTV at selected locations. 2. Entry to Lift Lobby Access card identification system & CCTV Surveillance. 3. Entry to Residential Unit Access card control to designated floor. <p>Other telecommunication feature : Audio intercom to Guard House located at Living to units</p>
D COMMON AREA ARCHITECTURE		
LANDSCAPE		
1.	What is the area covered by landscape?	<ul style="list-style-type: none"> ▪ Building plinth is approximately 56% ▪ Landscape (soft & hardscape) is approx. 44%.
2.	What are the facilities provided?	34 Common Facilities & Services (Refer SPA 2 nd . Schedule)
3.	What is the area occupied by landscape pool?	Approx. 100,000 sf.
CAR PARK		
1.	What is the area occupied by the car park?	Approx. 737,000 sf.
2.	How many levels are there in the car park block? Is there any lift?	<ul style="list-style-type: none"> ▪ 7 levels of car park podium.(LG to P5) ▪ 4 car park lifts serving LG to E-Deck.
3.	How many entrances and exit points?	1 Entry and 2 Exits, at Ground Level.
4.	What is the total car parking space allocated in the car park levels? How many spaces allocated for visitors?	<p>Total Parking = 1,496 bays, breakdown as follow :</p> <ul style="list-style-type: none"> ▪ Residents - 1,346 bays (incl. 115 surplus for sale/rental) ▪ Visitors - 136 bays (incl. 14 bays for disable parking)
5.	What is the size for each parking space?	Minimum 2.5m x 5m
6.	Any car washing area provided?	Yes. 6 washing bays at Ground Level.

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E		SERVICES CHARGES & REWARD SCHEMES																																									
1.	What is the estimated service charge for the project?	RM0.37 psf. (including 10% sinking fund)																																									
2.	Will the owners be offered free service charges?	<ul style="list-style-type: none">▪ Yes, free service charge will be provided for 12 months▪ Expiry upon formation of JMB a year after VP.																																									
3.	What special financing scheme is offered for this project?	10:90 Financing Scheme : <ul style="list-style-type: none">▪ 10% of the purchase price paid for execution of SPA;▪ 90% upon completion of construction.▪ Interest for loan during construction period borne by the Developer.																																									
4.	What is the rebate for Purchasers who opt for non-financing scheme ?	30% of the value of interest charges.																																									
5.	What items are given as part of the developer's reward?	Free 12 months maintenance fee																																									
6.	Defect liability period	24 months																																									
F.		M&S, LEGAL & OTHER MATTERS :																																									
1.	What are the special discounts / offers ?	<div><div><div>1. Legal Fee & Stamp Duty (SPA) To be paid by the Developer</div><div>2. Legal Fee & Stamp Duty (Loan Agreement) To be paid by the Developer</div><div>3. Memorandum of Transfer (Strata Title) To be paid by the Purchaser</div><div>4. Sequence of Preview Group/BoD → Staff → 5-Star → 3-Star → Associates → Registrants</div><div>5. Discount Factors<table><thead><tr><th>STAR</th><th>EARLY BIRD*</th><th>+</th><th>STAR-DISCOUNT</th><th>REMARKS</th></tr></thead><tbody><tr><td>Staff</td><td>10 %</td><td>+</td><td>5%</td><td>10% forfeited if resigned</td></tr><tr><td>5 (>RM 8mil)</td><td>10 %</td><td>+</td><td>5%</td><td>Only applicable to 1st day. 2nd day = 10% + 3%</td></tr><tr><td>3 (>RM 5mil)</td><td>10 %</td><td>+</td><td>5%</td><td>Only applicable to 1st day. 2nd day = 10% + 3%</td></tr><tr><td>2 (>RM 2mil)</td><td>10 %</td><td>+</td><td>3%</td><td></td></tr><tr><td>1 (>RM 1mil)</td><td>10 %</td><td>+</td><td>3%</td><td></td></tr><tr><td>Associates</td><td>10 %</td><td>+</td><td>2%</td><td>Open on 24th Nov onward</td></tr><tr><td>Registrants</td><td>10 %</td><td>+</td><td>2%</td><td>Open on 25th Nov onward</td></tr></tbody></table><p>* Early Bird – Before Official Launch</p></div><div>6. What is the amount of Booking Fee ? External Purchasers - RM 20k Staff - RM 1k</div></div></div>		STAR	EARLY BIRD*	+	STAR-DISCOUNT	REMARKS	Staff	10 %	+	5%	10% forfeited if resigned	5 (>RM 8mil)	10 %	+	5%	Only applicable to 1 st day. 2 nd day = 10% + 3%	3 (>RM 5mil)	10 %	+	5%	Only applicable to 1 st day. 2 nd day = 10% + 3%	2 (>RM 2mil)	10 %	+	3%		1 (>RM 1mil)	10 %	+	3%		Associates	10 %	+	2%	Open on 24 th Nov onward	Registrants	10 %	+	2%	Open on 25 th Nov onward
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F.	M&S, LEGAL & OTHER MATTERS (Cont'd) :	
2.	Who are the panel lawyers ?	<ol style="list-style-type: none">1. Tea, Kelvin Kang & Co. (Lead) Mr. Kelvin Kang (+607-334 5481 custerv@tkkco.com)2. Ikbal Salam & Assoc. Ms. Rozreen (+607-357 2440 iksa@streamyx.com)3. Sharizat Rashid & Lee Ms. Shanti (+607-234 2084 srl@srl-law-jbbi.com.my)4. Abdul Rahman & Partners Ms. Sharmini (+607-3885257 sharmini@abdulrahman.com.my)5. Othman & Associates En. Othman (+607-332 6660 othfar@yahoo.com)6. Samsuddin Lynn & Associates En. Samsuddin (+607-289 2226 sla_jb@yahoo.com)7. Kassim & Co.. Ms. Rosemah (+607-237 5100 Kassim_rose@yahoo.com)8. Syed Alwi, Ng & Co. Mr. Vijaya (+607-224 9128 conv@sangjb.com.my)
3.	Who are the sales agencies ?	No agency appointed for previews

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