



# ALLAMANDA 5

## 4A5 Training Kit





**Property type** : Double Storey Terrace House

**Land size** : 18' x 65'

**Built Up** : From 1,676 sq.ft.

**Total Unit** : Phase 5 – 111u

**Selling Price** : From RM 577,000 (Non bumi)  
From RM 491,000 (Bumi)

# Overall Master Plan

- 1 The Greenway
- 2 The Eden
- 3 The Fern
- 4 The Dandelion
- 5 Orchid
- 6 Hazel
- 7 Jasmine
- 8 Acacia
- 9 Erica
- 10 Erica West
- 11 Erica East
- 12 Allamanda
- 13 2-Storey Terrace House
- 14 2-Storey Cluster House
- 15 2-Storey Semi-D House
- 16 Ixora Park City



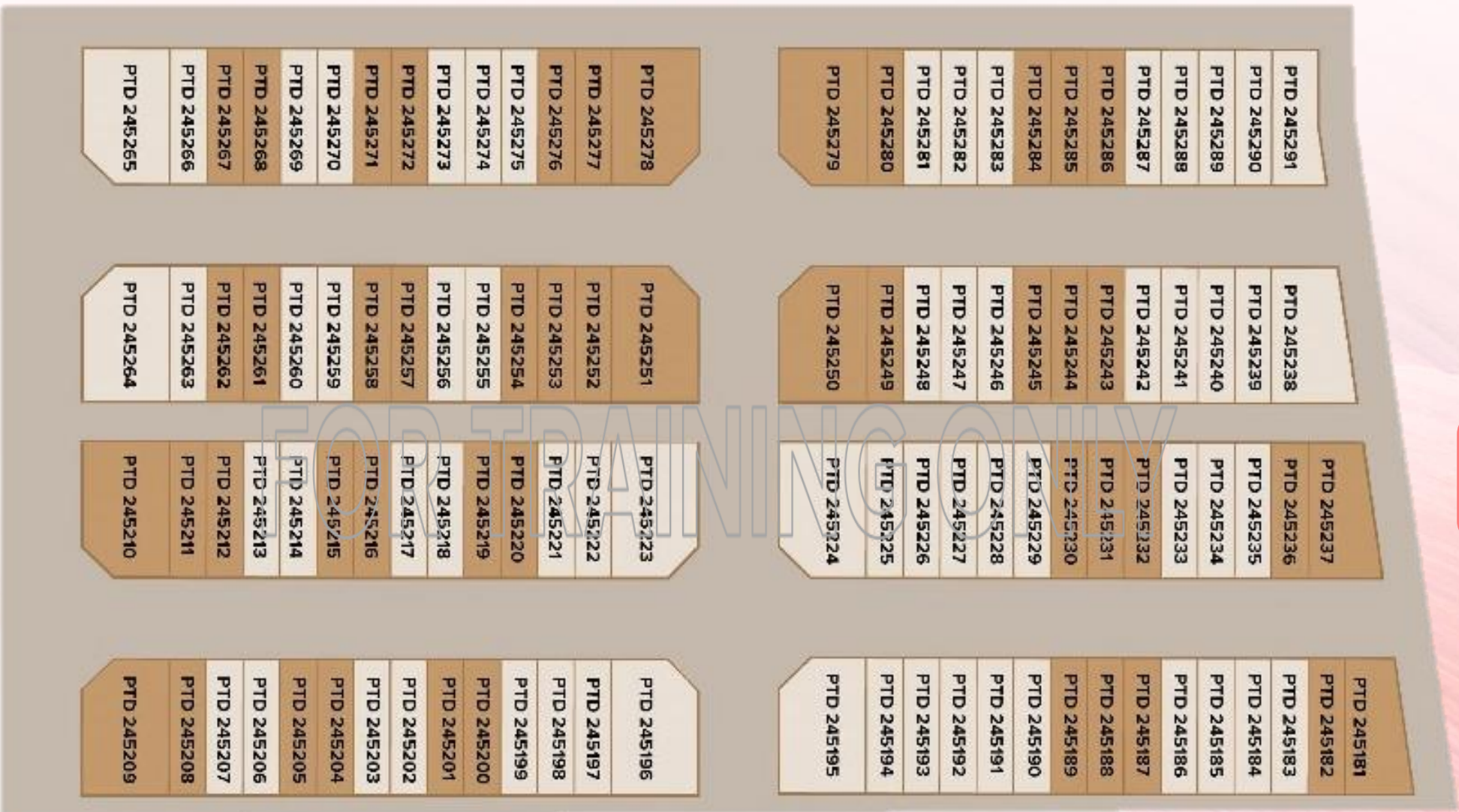
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**Overall Site Plan Parcel 4A5**

All pictures shown are for illustration purpose only.  
 All info is for training purpose and pending relevant authority approval and subject to change.

# Site Plan Allamanda (4A5)

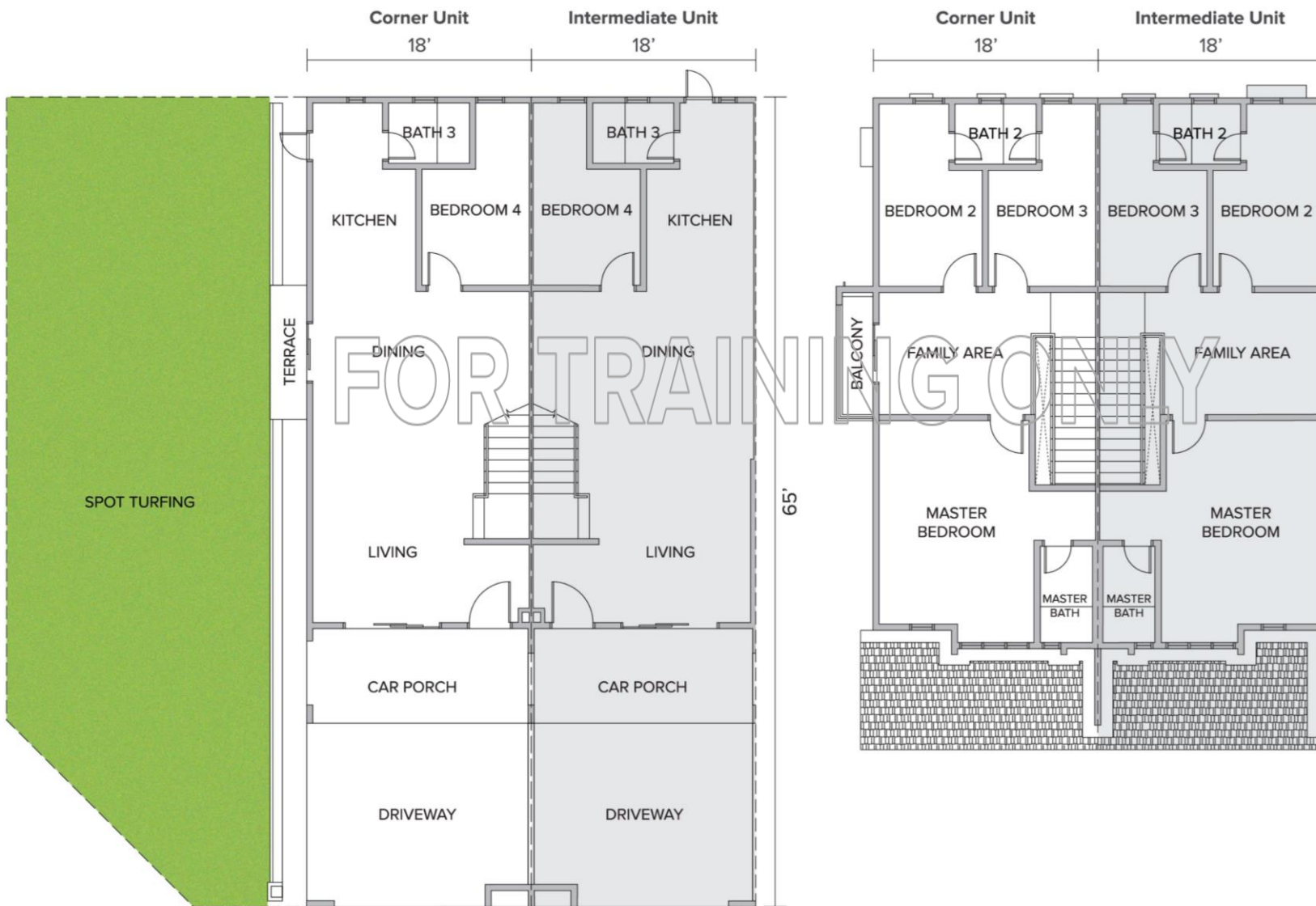
111 units



● Bumi Lot



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All info is for training purpose and pending relevant authority approval and subject to change.



GROUND FLOOR

FIRST FLOOR

# Floor Plan

Car Porch + Drive way : 6.8m

Ceiling height:  
 GF : 3.2m (Floor to floor)  
 FF : 3.0m (Floor to ceiling)  
 6.3m (Family hall – inter / End only)

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 All info is for training purpose and pending relevant authority approval and subject to change.

# Promotion Package (Limited Time Period)

Type	Non-Bumi Lot	Bumi Lot
Standard Rebate	9%	8%
Conversion Incentive*	1%	1%
SPA Legal fees	√	√
SPA Disbursement	√	√
Loan Legal Fees	√	√
Loan Disbursement	√	√
Loan Stamp Duty	Free with T&C	
MOT (up to max 3%)		
MOT Registration Fees	√	√
Maintenance Fees (Free for 1 <sup>st</sup> 12 months from VP letter date)	Est RM 150/ month	
Target launch	Q1 2025	
DLP	24 months from VP	
Target Completion	24 months + EOT 6 months from SPA date	

- \*Conversion Incentive – only applicable for normal conventional loan with condition the loan shall be obtained and accept within **60 days** from ROI/ Booking
- \* MOT and LA stamp duty is free under 1<sup>st</sup> time home buyer as defined under the relevant Stamp Duty (Exemption) Order issued from time to time.

# **REGISTRATION PROCEDURE**



# E ROI REGISTRATION

1. ROI – Key in customer detail
2. EP approved - Lock unit with **bank system approval message + ROI form + Purchaser(s) IC – ROI submitted**
3. Upload signed LO in SF within 7 days
4. Do Not **Cancel / Transfer** ROI submitted

Available

ROI Created &  
Submitted

ROI Successful

Booking

**Sales Admin PIC:** Nor Artikah ([artikah.m@mahsing.com.my](mailto:artikah.m@mahsing.com.my))

cc

Mah Huey Pheng ([mah.huey.pheng@mahsing.com.my](mailto:mah.huey.pheng@mahsing.com.my))

Connie Cheng ([connie.cheng@mahsing.com.my](mailto:connie.cheng@mahsing.com.my))

## REGISTRATION OF INTEREST

Name 1)  Gender:  Race:   
 2)

Identity Card No. 1)   
 2)

Nationality  Marital Status  Single  
 Married

Email Address

Correspondence Address

Contact Number

Purpose of Purchase  Own Stay  Other   
 Investment

I wish to register for: (please tick one only)

Property Size  18 x 65  20 x 75 Land Size (sqft):  
 20 x 70  22 x 70 Built Up (sqft):  
 32 x 70 Unit Type:

Unit Interested  @ RM

Source of knowing  Friends/ Family  Newspaper/ Flyer  
 Billboard/ Banner  Exhibition/ Roadshow  
 Online Ads  Others

Signature : \_\_\_\_\_

# Registration of Interest Form (ROI Form)

Use this for loan submission

Please input unit detail here upon loan submission  
 (Eg. Land size, built up, SPA price)  
 Refer from sales force unit detail.

Make sure ALL detail has properly filled up

REGISTRATION OF INTEREST

1. I/We declare, acknowledge and confirm as follows:-

(a) there is no show house for the Project where the Unit Interested is located available for viewing when I/we register for the Unit Interested;

(b) we were duly informed by your sales staff, agents and/or representatives that the show house that available for viewing is for another project which is not intended to form any part of an offer, representation or warranty (whether expressly or impliedly) by you or your agents, or form part of the contract for the sale of the Unit interested by me/ us and the layout plan, building material, design, rooms' size, built-up area, car park length, facade and/or the measurements of the show house may be different from the Unit Interested as mentioned above;

(c) the layout plans of the Unit Interested which has been approved or to be approved by the relevant authorities will be inserted and attached in the formal sale and purchase agreement that will be executed by us, and it shall form as an essential part of the formal contract between us;

(d) no other statements, representations, or promises (whether written or oral) made by your sales staff, agents, and/or representatives will create a contract between us except from the formal sale and purchase agreement that I/we will execute;

(e) I/we hereby register for the unit in which we are interested based on my/our own free will and judgement, and you shall not be held responsible and/or answerable to any claim for damages, compensation, losses or whatsoever liabilities arise from the above matter.

PDPA (Privacy and Personal Data Policy)

I/We have fully read and understood the contents of the Privacy and Personal Data Policy Act ([https://www.mahsing.com.my/web/storage/2023/10/Privacy-PDP-Policy\\_RevOct2023-1.pdf](https://www.mahsing.com.my/web/storage/2023/10/Privacy-PDP-Policy_RevOct2023-1.pdf)), and by affixing my/our signature herein, I/We consent and authorize you to collect, process and disclose my Personal Data in accordance with the aforesaid Policy.

Saya/Kami telah membaca dan memahami kandungan-kandungan sepenuhnya Dasar Privasi Dan Perlindungan Data Peribadi ini ([https://www.mahsing.com.my/web/storage/2023/10/Privacy-PDP-Policy\\_RevOct2023-1.pdf](https://www.mahsing.com.my/web/storage/2023/10/Privacy-PDP-Policy_RevOct2023-1.pdf)), dan melalui tandatangan saya/kami di sini, saya/kami bersetuju dan memberi kuasa kepada kamu untuk mengumpul, memproses dan mendedahkan Data Peribadi saya/kami mengikut Polisi yang dinyatakan di atas.

Signature : \_\_\_\_\_  
Name : \_\_\_\_\_  
Unit No : \_\_\_\_\_  
Date : \_\_\_\_\_  
Attended By : Agency Name – Agent Name  
/ PA name



# Registration of Interest Form (ROI Form)

Use this for loan submission

Make sure ALL detail has properly filled up with purchaser(s) signature

## REGISTRATION OF INTEREST

Name 1)   
2)  Gender:  Race:

Identity Card No. 1)   
2)

Nationality  Marital Status  Single  
 Married

Email Address

Correspondence Address

Contact Number

Purpose of Purchase  Own Stay  Other   
 Investment

I wish to register for: (please tick one only)

Property Size  18 x 65  20 x 75 Land Size (sqft):  
 20 x 70  22 x 70 Built Up (sqft):  
 32 x 70 Unit Type:

Unit Interested  @ RM

Source of knowing  Friends/ Family  Newspaper/ Flyer  
 Billboard/ Banner  Exhibition/ Roadshow  
 Online Ads  Others

Signature : \_\_\_\_\_

# Registration of Interest Form (ROI Form)

Use this for loan submission

Unit Details	
Unit ID	UN-00161684
Project Name	ME-DSTH 4A5
Unit No	245181
Bumi Status	Y
Land Area	1677.00
Built Up Size	1740.00
Unit List Price	MYR 563000.00
Block No	Phase 4A5
Unit Type	OEL
No of Bedrooms	4
Bathrooms	3
Unit Status (Sales Cloud)	Available
Property Type	DSTH
No of Car Park	NW Facing :North West

I- Inter  
C-Corner  
E-End  
OEL – Odd End lot with land

# Banker Contact

CIMB	Jie Shen	016-751 0710
	Li Ling	010-666 9048
	Carine Chow	018-6627366
	Vincent Tan	012-7175144
RHB	Azzyati	017-8409546
	Shin	016-780 0219
	Wen Hui	016-7042649
HLB	Eve Low	012-793 6866
	Jackson	012-787 2393
	Bernard	012-989 9528
Maybank	Chris Wee	014-9192148
	Kevin Lim	012-6155634
	Yuri Yeo	014-9413114
Bank Muamalat	Azizi	018-2914500
	Afifa	012-6779070

Ambank	Lee Cha Hui	012-770 2730
	Vincent Poh	012-711 1206
	Alvin Leong	016-793 1588
	Yvonne Chan	017-7994887
Affin Bank	Isaac Foo	018-947 4902
	Elson Tan	016-770 0013
	Serena Chong	011-3799 3593
Alliance Bank	Soo Lih Yi	016-770 3600
	Chin San Yi	012-636 6159
	Koh Yon Wei	016-732 7203
	Stanley Wong	016-760 6672
UOB	Elyn Ong	018-9574168
	Janel	016-7613933

# Please Take Note

- Please **DO NOT** collect any booking fee before any official announcement from the Developer. If there is any court case on the late delivery compensation by the buyer due to early collection of stakeholder fee from agency, the said Agency shall be liable for **ALL** relevant compensation to the buyer.
- This briefing deck is for training purpose and internal use only. Please **DO NOT** share to third party/ prospect/ other developer /non appointed agency and **DO NOT** post on social media. We will terminate the agency appointment if the info leaked out before APDL obtained.
- We will liaise directly with individual agency's person in charge for any latest update. Leader may directly contact sales manager for any further clarification.
  - × **Club House**
  - × **Swimming Pool**
  - × **Cinema**
  - × **Indoor Gym**

# Attention:

1. Erica (2H) , Erica West (2F) , Erica East (2G) and Allamanda (4A)'s TNB & Telekom pole are both **Overhead**.
2. Guarded facility – Due to land is under individual title, according to MBPG guideline, Fencing and Guard house application shall submit to authority after precinct Resident Associates (RA) formed. Fencing and guardhouse installation work to carry out after authority approval.
3. For government loan, surat kelayakan is acceptable to booked unit.
4. For bumi lot buyer, please send in purchaser's eRumah portal log in ID and password upon send in signed LO to sales admin in charge.
5. Unit Locked by bank verbal approval (System approval) is for temporary reserve only. Please send in signed LO in 7 days. Unit will auto release for other waiting list if no reply in 7 days. We only recognized SIGNED LO as unit Booked.
6. Cash buyer – Upload cash buyer undertaking letter + supporting document to purchase unit (KWSP statement / saving acc statement and etc) . Purchaser will not entitle for loan agreement legal fee and loan stamp duty waiver if change to loan purchase.

**THANK YOU**

