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The Banyan Curve Water Front Chalets – Port Dickson, Malaysia

Hassle Free Residential Property Investment

- * Seaview resort chalet from £80,000.
- * 8.00 % guaranteed rental income for 13 years
- * 10.00 + + % estimated annual capital growth.
- * 100 % Mortgages Available
- * Fully furnished at completion therefore NO furnishing costs
- * No management and letting fees
- * Subsidised Inspection Tours available *

* Terms and Conditions Apply

The water chalet at Port Dickson is about 25 minutes drive from Kuala Lumpur International Airport and a short drive from golf course.

The resort itself is situated in the beautiful, 18 km clear stretch of beaches facing the sea. It is the most popular resort amongst tourists and visitors regularly visited by many thousands of tourists weekly.

The Legend Group of Hotel & Resorts, one of Malaysia's most experienced resort and hotel operators, has been appointed to manage The Banyan Curve thus ensuring that sound management will enhance the overall value of the project.

The resort has many facilities such as:

Business Centre, Club House, Swimming Pools, Cafeteria, Mini Market, Playground

Malaysia My Second Home Program was conceived by the Malaysian Government to allow foreign citizens (along with spouses and children) to stay in Malaysia for an extended period of time. Participants under this program will be given renewable 10 year multiple entry Social Visit Passes. Foreign investments in Malaysia are encouraged

THE BANYAN CURVE WATER HOMES at Port Dickson, Malaysia : Project Brief

Development Composition

Water Homes : 166 Units

Type	built up (sf)	Remarks	Type of private pool	No of units
A	677	single storey water home	plunge	16
AA	826	single storey water home	plunge	54
B	1,040	single storey water home	plunge	50
C (L)	1,291	double storey water home (lower floor only)	plunge	23
C (U)	1,312	double storey water home (upper floor only)	infinity	23
			Total	166

Garden Chalets : 44 Units

Type	built up (sf)	Remarks	Type of private pool	No of units
D (L)	874	double storey garden chalet (lower floor only)	plunge	16
D (U)	897	double storey garden chalet (upper floor only)	infinity	16
E (L)	1,291	double storey garden chalet (lower floor only)	plunge	6
E (U)	1,312	double storey garden chalet (upper floor only)	infinity	6
			Total	44

Rental Guarantee Scheme

> Purchaser has the choice either to :

- (a) buy the unit for own use ; or alternatively (as most other purchasers do)

- (b) opt for the **Rental Guarantee Scheme** wherein the purchaser leased back the unit to the developer for certain period and enjoys the fixed rental income calculated at the rate of **8% per annum** of the purchase price.

Type	Built up (sq ft)	Average Price * (pounds)	8% rental p. annum	rental p month
AA	826	79,000	6,320	527
B	1,040	90,000	7,200	600
C (L)	1,291	134,000	10,720	893
C (U)	1,312	134,000	10,720	893

Type	Built up (sq ft)	Average Price * (pounds)	8% rental p. annum	rental p month
D (L)	874	82,000	6,560	547
D (U)	897	82,000	6,560	547
E (L)	1,291	121,000	9,680	807
E (U)	1,312	121,000	9,680	807

* Price inclusive of fully furnished renovation and fittings @ **5 Stars Hotel Standard**.

Rental Guarantee Scheme & Free Stays

- > purchaser could opt for any period from 3 to 13 years @ 8% return per annum. After expiry of the , let's say , 13 years period, the renewal of the rental guarantee scheme is subject to mutual bargain as between the parties.
- > the rental of 8% p.a. is payable quarterly (irrespective whether the hotel business is good or otherwise)
- > the rental payment shall commence within 60 days from the date of receipt by the developer of the Certificate of Fitness for Occupation from the relevant authority.
- > during the leaseback period, purchaser shall enjoy 10 night Free Stay per annum. Free stay is transferable but can not be redeemed for cash payment. The free stay can also be carried forward into subsequent years.
- > during the tenancy period , the purchaser has the right to terminate the tenancy contract by giving 3 months advanced written notice to the developer.

Developer Track Records

- > Kuala Lumpur Metro Group has set a new record in Malaysia : being the largest water chalets developer in the country. The developer had completed phase I of the project with 280 water chalets and 112 serviced suites.
- > Phase I of the Water Homes Project, the Legend Water Chalets , was completed 5 months ahead of schedule (or since August 2006)

Reputable Hotel Operator

- > the Banyan Curve Water Homes is **managed by a renowned hotel operator, The Legend Group of Hotels & Resorts** who has remarkable track record at home and abroad.
- > Sound management of the project will enhance potentially the value of the project.

Location.

- > strategically located : it is just 2 km to Port Dickson Town which is famous for its beachfront resort.
- > close to Kuala Lumpur International Airport & Sepang F 1 circuit (approx. 18km)
- > besides, it is the nearest beachfront resort town from Kuala Lumpur City. (if compared with Penang , Kuantan or Langkawi)
- > the completion of the proposed motorway , linking KL International Airport to Port Dickson , in the near future, will further reduce the traveling time from the Airport to Port Dickson / Project site in just 15 minutes ! A genuine government's effort in actively promoting tourism activities by drawing more foreign tourists to stay in Port Dickson.

Unique & Outstanding Feature : Private Pool for Every Unit

- > the water chalet unit comes with its own **Private Swimming Pool** and **Open Air Garden** above the seas. (First of its kind in the world for this type of development !).

Overall Concept

- > based upon **water homes concept** in which the units are built on stilts above the seas. Overall design comes with Balinese's characteristic.
- > apart from water homes , there are 44 units **garden chalets** which resort homes are built onto the land.

Project with Full Facilities & Services

Indoor facilities : Restaurant / café , lobby lounge , business centre, restrooms, laundry service , reception , spa massage & facial service , concierge, convenience shop , mailroom , service centre / office , ball room , conference rooms , F & B preparation , VIP waiting room , house keeping

Outdoor facilities : Adult & children pools , landscaped garden , gazebo, Gym, sauna, BBQ, outdoor restaurant & bar , changing rooms & shower facilities.

Other services include house keeping, limousine service , etc

Outgoings (service charges & sinking funds , quit rent , property tax)

Type	Built up (sq ft)	monthly maintenance at Rm0-25 p.s.f.	monthly sinking funds (20% of maintenance)	Total
AA	826	Rm 207	Rm41	Rm248
B	1,040	Rm 260	Rm52	Rm312
C (L)	1,291	Rm 323	Rm65	Rm388
C (U)	1,312	Rm 328	Rm66	Rm394
D (L)	874	Rm 219	Rm44	Rm263
D (U)	897	Rm 224	Rm45	Rm269
E (L)	1,291	Rm 323	Rm65	Rm388
E (U)	1,312	Rm 328	Rm66	Rm394

- * Quit rent / Land Tax is approx. Rm50 per annum
- * Property Tax / Council Tax / Assessment is approx Rm500 to Rm700 per annum.
- * Insurance contribution for building structure against all kind of damage caused by tsunami, earthquake , typhoon, etc (approx. Rm100-00 per annum)
- * Insurance on household (optional) (approx Rm100 to Rm200 per annum) depend on the amount insured (from let's say Rm200,000 to Rm300,000) on the fittings & renovation.
- * Legal costs (to London based solicitors) Rm2,000 (or approx. 300 pounds)

Unique & New Way of Life

- > the project offers the purchasers the spectacular living life style above the seas ! you would enjoy the uninterrupted sea breeze , or simply enjoy fishing activities at your unit / door step / walkway or simply witnessing the incoming tides , etc which other beachfront resort homes do not permit.

Project Duration

- > Commencement (October 2006) Forecast Completion (December 2008)

Good Investment (in water homes project) - with Good Capital Appreciation Potential

- a) the supply of water homes units are very limited in Malaysia (and indeed in most parts of the world except the very few countries such as the Maldives and Dubai)
- b) there are strong demand for water homes type of accommodation. This is proven in the hotel room rates currently offered by the water chalet resorts in Malaysia :

water home resorts	Published daily room rates		website's source
Pangkor Laut	USD473	RM1,750	www.pangkorlautresort.com
Langkawi Lagoon	USD292	RM1,080	www.langkawilagoonresort.com
Berjaya Resort	USD270	RM1,000	www.berjayaresort.com
Avillion (Port Dickson)	USD265	RM980	www.avillion.com.my

* Note : Units of the above resorts are not for sale.

- c) hence, demand far weight supply of water homes units will potentially enhance the resale value of the units of the project
- d) further proof on the great capital appreciation on the water homes project could be found in the Phase I of our completed water chalets project which sale price has gone up by an average of 40% to 60% since its launching in December 2003 (in a relatively short period of 3 years) That project was completed in July 2006 , 5 months ahead of schedule !)

Loan for Overseas Purchasers

- > Malaysia's OCBC Bank provides end financing facilities with 50% margin of finance.

General Guideline on Acquisition of Properties by Foreign Purchasers

- > Overseas buyers are allowed to purchase all kind of residential or commercial properties with value above RM250,000-00 per unit without further conditions imposed.

Real Property Gain Tax

There is no Capital Gain Tax on the disposal of the asset.

London based solicitors

- > Saunders Solicitors LLP has been appointed to act on behalf of UK buyers on the sale & purchase. The legal costs levied is 300 pounds.

Saunders Solicitors LLP
10 Maltravers Street
London WC2R 3EE

Tel 0207 632 4300 Fax 0207 836 9359

Solicitors in charge : Mr Christopher Lai

Malaysia My 2nd Home Program (for long term stay in Malaysia)

- > The developer could assist the purchaser who is desirous of applying the Malaysia My 2nd Home Program for long term stay in Malaysia (usually with 5 years renewal visa).
- > the services is provided Free of Charge !

end
