

# SALES OF LOT 3314 RESIDENTIAL LAND WITH DEVELOPMENT CONCEPT, JENDERAM HULU, SELANGOR

*PROPOSED TO SELL A PLOT OF LAND WITH PROPOSED CONCEPT OF 22 EXCLUSIVE  
BUNGALOWS AT JENDERAM HULU, MUKIM DENGKIL, SEPANG, SELANGOR*



**AL-FALAH SEJATI SDN. BHD.**

11th Floor, Menara Hidayah , Jalan 3/27A, Seksyen  
1, Bandar Baru Wangsa Maju, 53300 Kuala  
Lumpur, Malaysia

# INTRODUCTION

- **Kejuruteraan Al-Dhuha Sdn. Bhd. (KADSB)** own a piece of land (Lot 3314) in Kg. Jenderam Hulu, Mukim Dengkil, Sepang, Selangor with the area of 1.644 hectare (4.062 acres). KADSB has given the mandate to **Al- Sehati Sdn. Bhd. (AFSSB)** to prepare this concept paper for a development of the land.
- AFSSB was incorporated in 1984, a rapidly growth company which is new in the property development industry. The company is initially a property management company, and now aggressively seek an opportunity to endeavour into property development industry.
- The purpose of this concept paper is to show a proposed development potential of this plot of land which has the issuance of 22 title for housing's purpose. Sepang Municipal Council (MPS) has given planning permission in accordance with Section 21 of Act 172 for the purpose of changing of land use and subdivision of land for 22 lots bungalow under Section 124A (Kanun Tanah Negara).
- Our intention is to find any interested party/developer who has an interest to buy this project including the approvals and development concept. This paper mentioned the potential development concept along with our research on the suitability, market price, building specification, design, and etc. We believe this piece of land are quite attractive for a development of exclusive bungalows (our suggestion only).

1

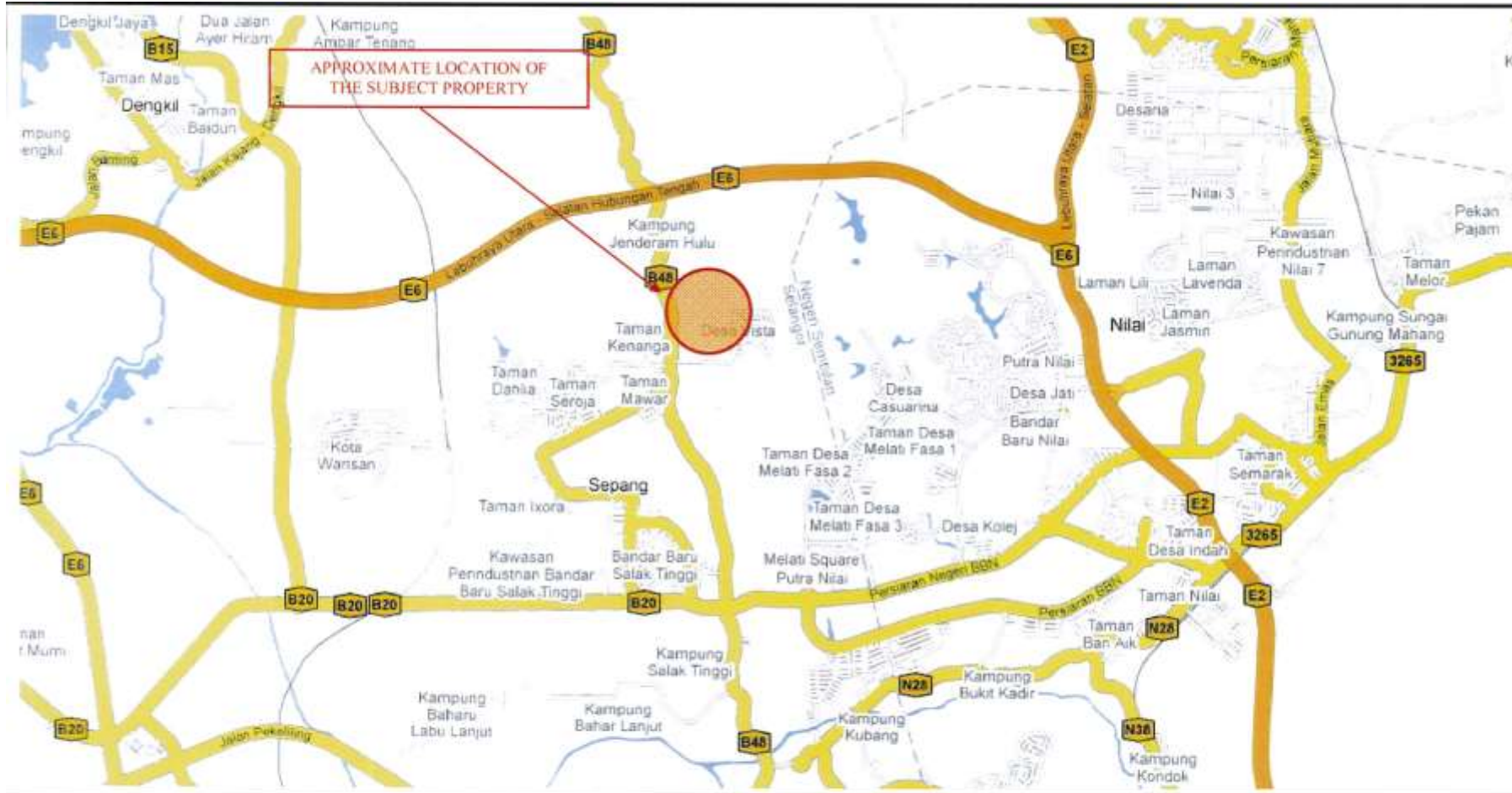
## LAND INFORMATION

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# LAND INFORMATION

Lot No.	Title GM No.	Site Area	Tenure	Category of Land Use
3314	1587	1.644 hectares / 4.062 acres	Freehold	Residential
<i>Location</i>	<p>Lot 3314, Kampung Jenderam Hulu, Mukim Dengkil, Daerah Sepang, Selangor</p> <p><i>Mukim of Dengkil, District of Sepang, State of Selangor are situated within a locality known as Kampung Jenderam Hulu, Salak Tinggi.</i></p>			
<i>Nearby Town</i>	<ul style="list-style-type: none"> <li>➤ <i>Putrajaya (17km – northwest), Bandar Baru Bangi (15km – northeast)</i></li> <li>➤ <i>Bandar Baru Salak Tinggi (6km – southwest)</i></li> <li>➤ <i>Bandar Baru Nilai (10km – southeast)</i></li> <li>➤ <i>Small Town Dengkil (10km – northwest)</i></li> <li>➤ <i>Small Town Sepang (19km – south)</i></li> </ul>			
<i>Accessibility</i>	<ul style="list-style-type: none"> <li>➤ <i>From Bandar Baru Salak Tinggi, a total distance of about 4.5 kilometres via Persiaran Negeri Bandar Baru Nilai and Jalan Bandar Baru Salak Tinggi – Jenderam.</i></li> <li>➤ <i>About 400 metres via Jalan Ahmad Kurshasi followed by a right turn for another 300 meters onto an unnamed metalled road.</i></li> <li>➤ <i>Facing Jalan B48, make it easily accessible. Plus, it is surrounded with highways and main roads.</i></li> </ul>			
<i>Facilities</i>	<p><i>Water supply, electricity, telecommunication and public transportation are available in this vicinity</i></p>			
<i>Authority Approval (MPS)</i>	<p><i>Sepang Municipal Council (MPS) has given planning permission in accordance with Section 21 of Act 172 for the purpose of changing of land use and subdivision of land for 22 lots bungalows under Section 124A (Kanun Tanah Negara).</i></p>			

# MAP VIEW & SITE LOCATION



## LOCATION PLAN

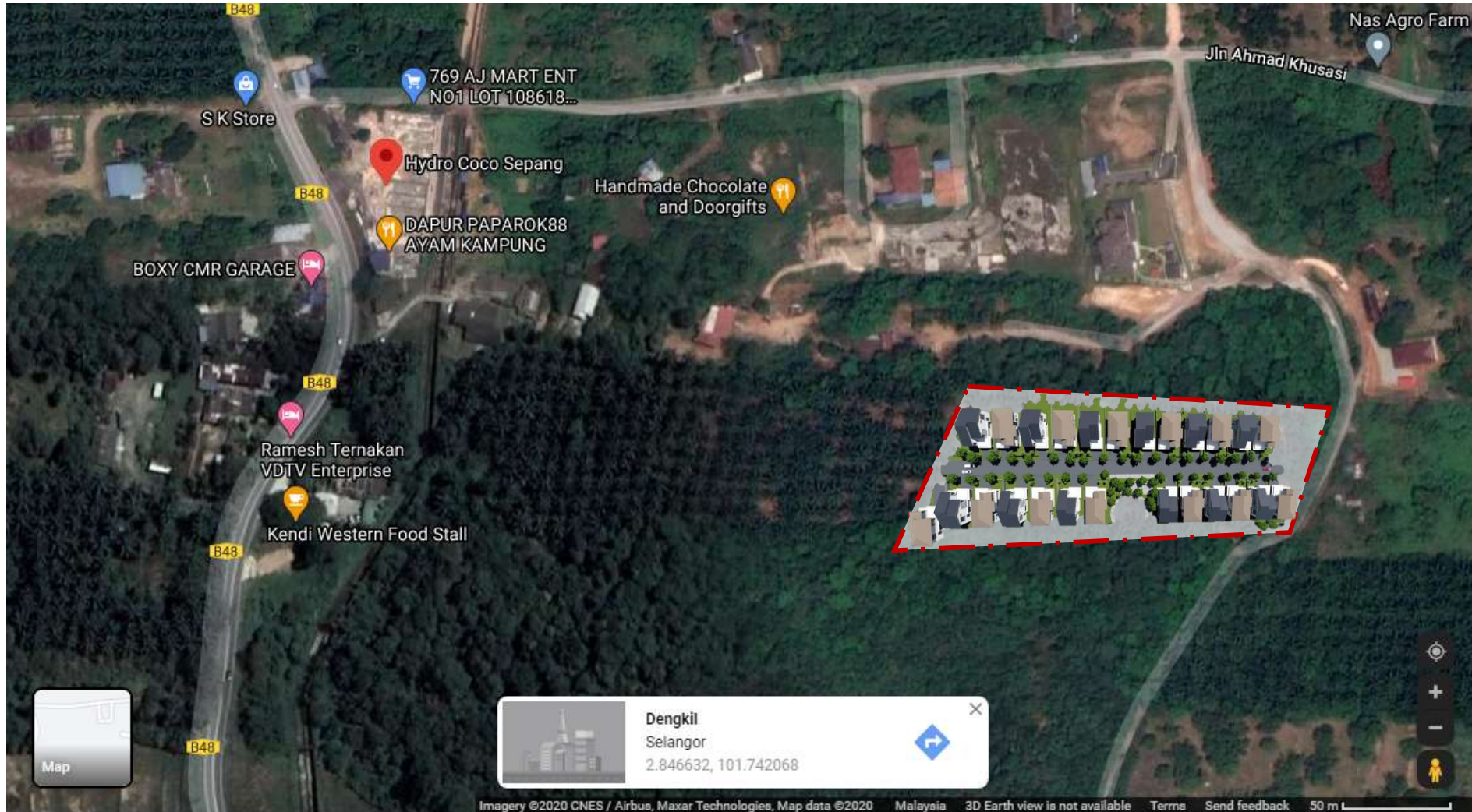
VALUATION OF LOT NOS. 3301 AND 3314  
HELD UNDER TITLE NOS. GM 1811 AND 1587 RESPECTIVELY  
MUKIM OF DENGKIL, DISTRICT OF SEPANG, STATE OF SELANGOR

**Raine & Horne**  
**International**  
**Zaki + Partners**

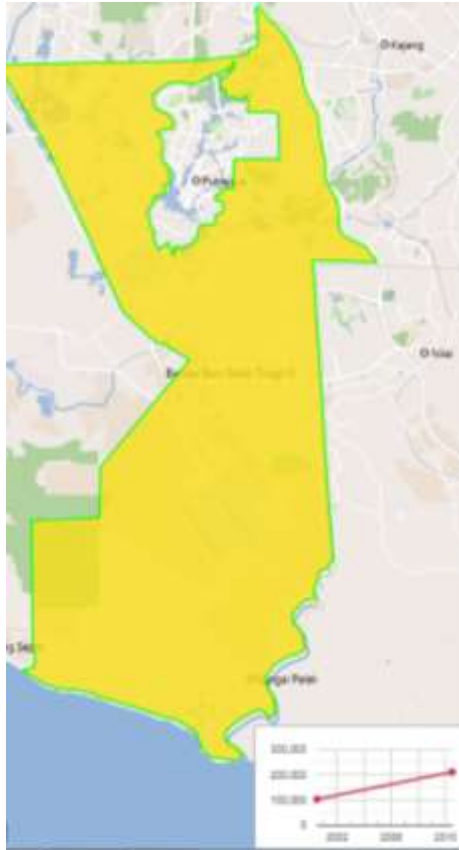
REFERENCE NO.  
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CMC

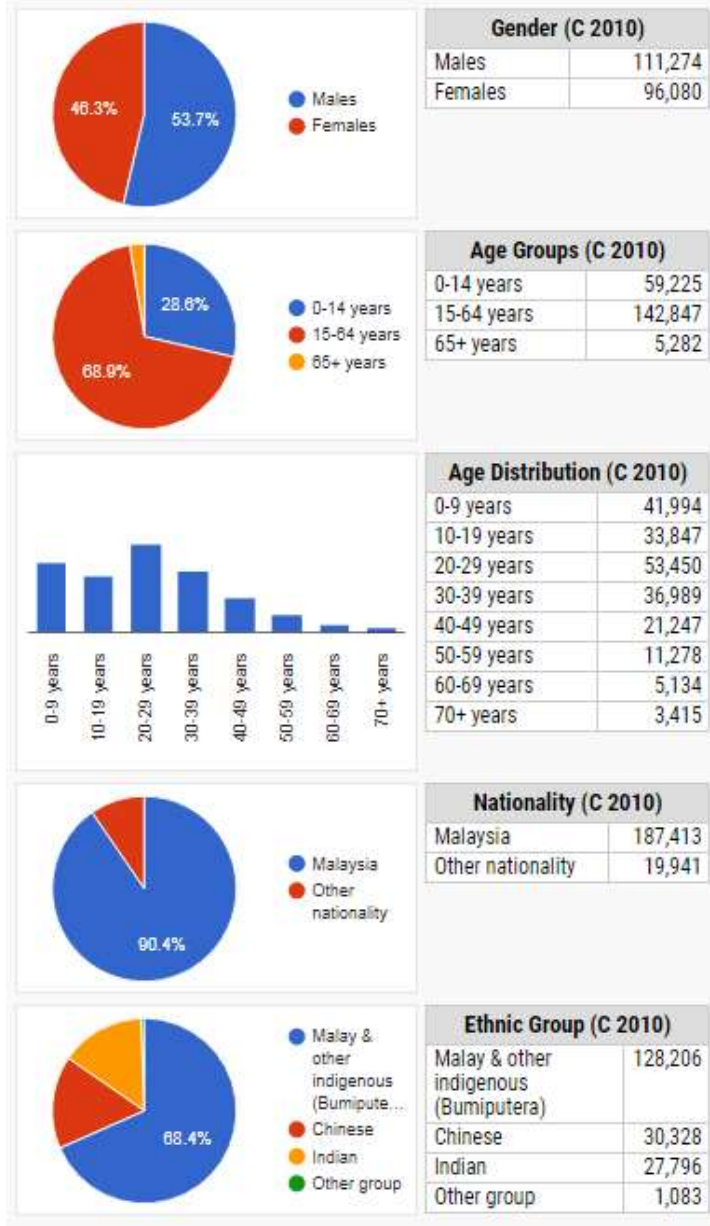
# MAP VIEW & SITE LOCATION



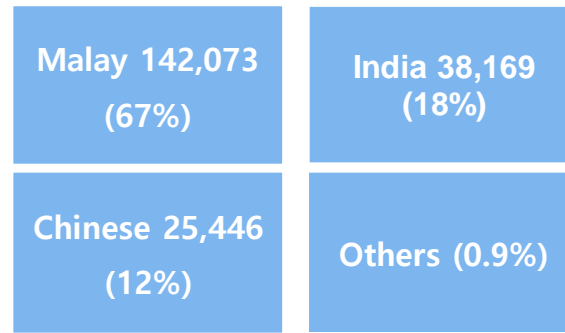
# POPULATION IN SEPANG (2010 & 2020)



Source:  
[https://www.citypopulation.de/en/malaysia/admin/sepang/1007\\_\\_sepang/](https://www.citypopulation.de/en/malaysia/admin/sepang/1007__sepang/)

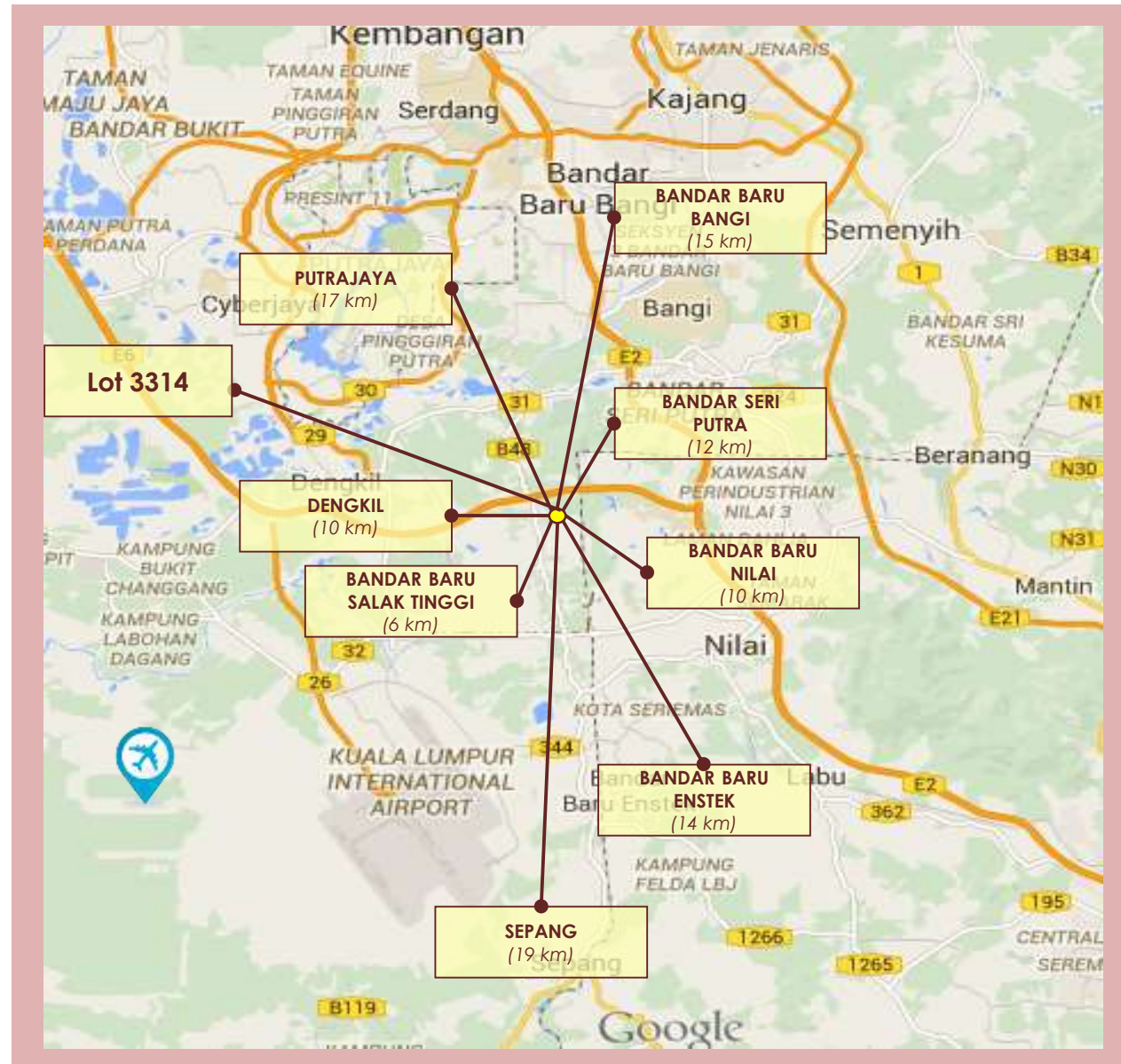


**SEPANG'S 2020  
 POPULATION:  
 212,050 PEOPLE**



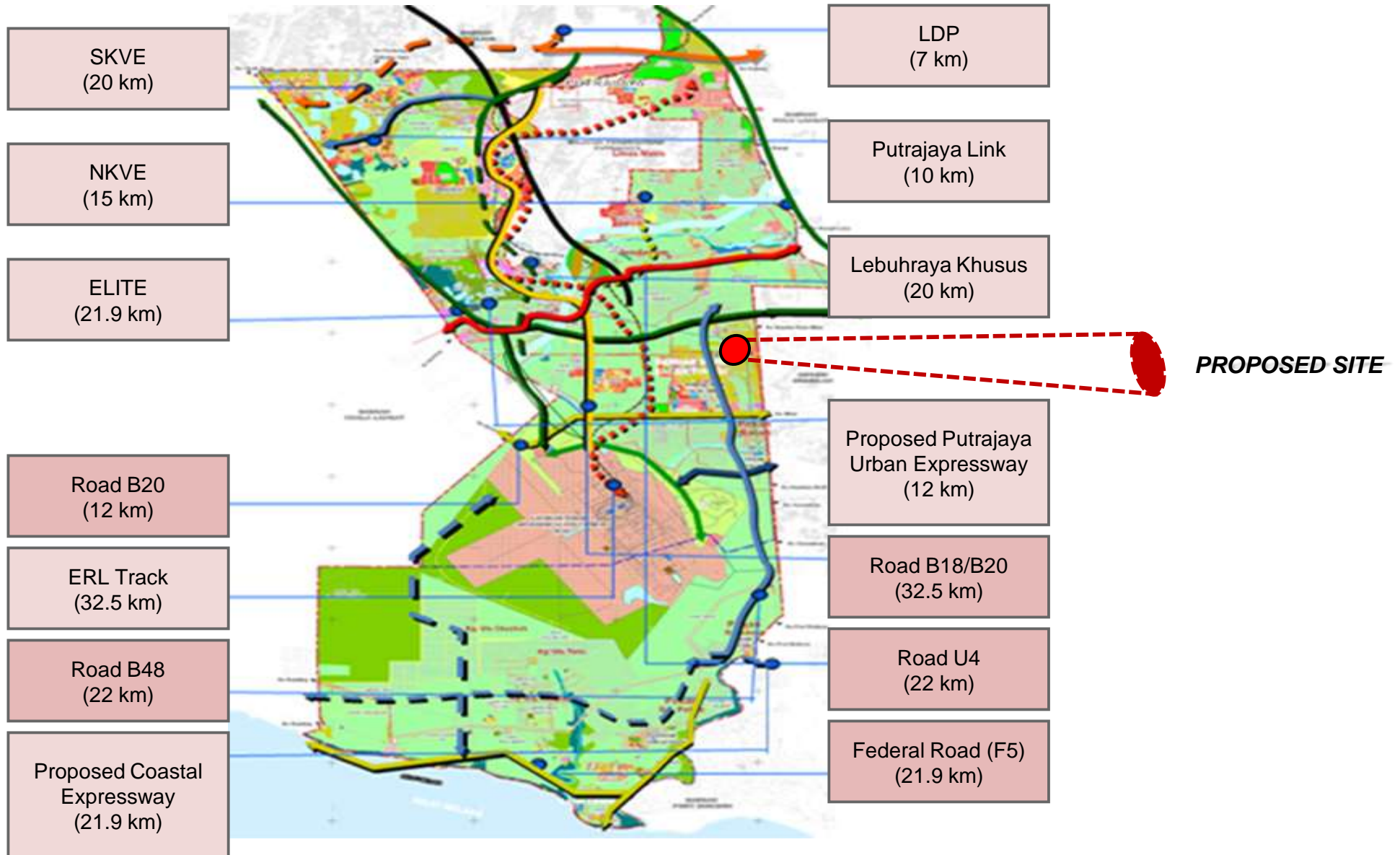
# NEARBY CITY & TOWN

MAJOR CITY &  
TOWN





# ACCESSIBILITY



# NEARBY EDUCATIONAL INSTITUTIONAL

**Kolej Teknologi Timur**  
(700m)



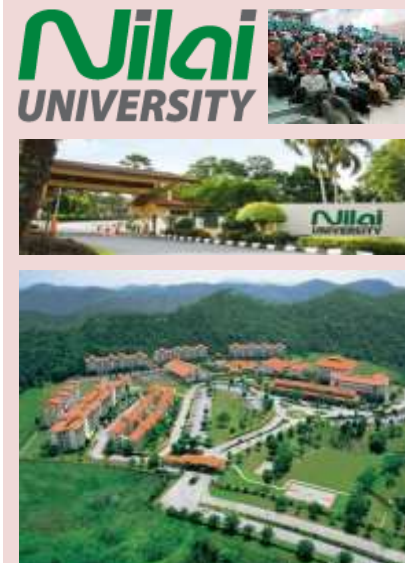
**INTI International University**  
(8 km)



**University Kuala Lumpur –  
Malaysian Institute of Aviation Technology**  
(600m)



**Nilai University**  
(10 km)



**Institut Kemahiran Tinggi Belia  
Negara (8 km)**



# LAND TITLE

D/M/K

Kawasan Tanah Negeri  
Borang SDK  
*(Bahasa Melayu)*

**Geran Mukim**

No. Hakmilik : 1587	Cukai Tahunan : RM43.00
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Negeri : Selangor	Daerah : Sepang
Beside/Petang/Mukim : Mukim Dengkil	Tempat : 30 1/2 MILE SEPANG ROAD
No. Lot : Lot 3314	Luas Lot : 1.644 Hektar = 2.9
Kategori Penggunaan Tanah : Tidak dinyatakan	No. Lembaran Pihak : 118-A & C
No. Petan Diperakui : 13737	No. Patah :

**TANAH SIMPANAN MELAYU**  
Dalam kawasan JENDERAM  
No. Pendaftaran Warta 2319-28

Tanah yang diperakui di atas adalah dipegang sejak selama-lamanya oleh atau punya pada masa semanya disebut dalam rekod kenampuhan di bawah, bertakrif kepada peruntukan-peruntukan Kawasan Tanah Negeri, kepada kategori yang dinyatakan di atas dan kepada syarat-syarat nyata dan sekatan-sekatan kepentingan yang dinyatakan di bawah, sebagai balasan bagi pembayaran cukai tahunan yang sewajarnya.

Dengan perintah Pihak Berkuasa Negeri  
Dikeluarkan pada 2 Mei 2002

T.M ..... 14.....  
Pendaftar

Petua tanah, bagi maksud pengesahan, adalah dipanggil pada Borang B1.

**SYARAT-SYARAT NYATA**  
TIADA

**SEKATAN-SEKATAN KEPENTINGAN**  
Tiada

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Hakmilik : 301001/CH/0006/1587  
Tarikh : 27/11/2002  
No. Versi : 2  
No. Sistem :  
Muka Surat : 1 | 2

0544236

Kawasan Tanah Negeri  
JADUAL 4

**SIJIL CARIAN RASMI**  
*(Bahasa Melayu)*

Adalah diperakui bahawa suatu carian rasmi telah dibuat mengikut Seksyen 385,  
Kawasan Tanah Negeri berkenaan tanah berikut :

Jum dan No. Hakmilik : GM 1587	Number Lot : Lot 3314	Bandar/Petang/Mukim : Mukim Dengkil	Tempat : 30 1/2 MILE SEPANG ROAD
Keluasan : 1.644 Hektar	Daerah : Sepang	Number Syti Pihak : 118-A & C	Number Petan Abal : 13737
Tarif Pagaran (Selama-lamanya atau Pajuaran) : Selama-lamanya	Tarikh Lupa Pagaran (Ika Berteman) :	Layanan Riuh (Ika Berteman) : TANAH SIMPANAN MELAYU	Tarikh Daftar : 2 Mei 2002
			Cukai Tanah : RM43.00

Bawah pada tarikh dan waktu perakuan ini dikeluarkan,  
butir-butir tanah tersebut adalah seperti berikut :

Kategori Kepgunaan Tanah : Tidak dinyatakan	Syarat Nyata : Tiada
Sekatan Kepentingan : Tiada	

**Pemilikan dan Alamat :**

KEPURUTERAAN AL-DEHUHA SENDIRIAN BERHAD, No. Syarikat : 133352-V  
Terletak di bawah Akta Syarikat 1965, 1/1 bahagian  
MENARA KAUSAR, TINGKAT 11, JALAN 3/27A, SEKSYEN 1, WANGSA MAJU, 53300 Wilayah Persekutuan KI

**Tanggungjawab dan lesen-lesen lain :**

No. Penerimaan : 1194/2003 Pendaftaran Tanah  
Oleh MUDASIR BIN SALEBIN, No. Kad pengenalan : 6307473, 1/1 bahagian  
kepada KEPURUTERAAN AL-DEHUHA SENDIRIAN BERHAD, 133352-V, 1/1 bahagian  
MENARA KAUSAR, TINGKAT 11, JALAN 3/27A, SEKSYEN 1, WANGSA MAJU, 53300  
Wilayah Persekutuan KI  
didaftarkan pada 18 September 2003 jam 10:43:02 pagi

Urusan-urusan dalam Penerimaan yang belum diselesaikan : Tiada

Hakmilik : 301001/CH/0006/1587  
Mukasuri : 1 | 2 |  
Tarikh : 16/12/2005

# LAND TITLE

DHWX

Borang Tanah/Bentuk  
**Borang B1**  
(Bentuk Semput Rantai)

**PELAN TANAH**  
(Mukim Temp)

Saya mengesahkan bahawa pelan yang dipaparkan di bawah ini adalah salinan benar pelan tanah yang diperolehi.  
Borang hakmilik adalah seperti berikut:

Jenis dan No. Hakmilik	: GM 1987
Negeri	: Selangor
Daerah	: Sepang
Bandar/Prisai/Mukim	: Mukim Dengkil
Jenis Hakmilik	: Geras Mukim
No. Lembaran	: 118-A & C
No. Pelan Diperolehi	: 13737
No. Lot	: Lot 3314
Luas Lot	: 1.644 Hektar

Lot 3314  
Mukim Dengkil  
Daerah Sepang  
Negeri Selangor  
Skala Empat Rantai Selai  
Lembar P1awai 118-A&C  
P.A 13737

Berantah pada 17 hari bulan Nov 2003.

T.M.  
Pendaftar

*Hendaklah dipaparkan apabila hakmilik diperbaharui bagi sambutan*

Tarikh sambutan pemberitahuan : 30 Disember 1927  
No. hakmilik asal (Temp atau semestara) : EMR 4599 Mukim Dengkil  
No. hakmilik yang terdahulu daripada ini : EHR 6415 Mukim Dengkil  
*(jika berlainan daripada di atas)*

**REKOD KETUANPUNYAAN**

KEJURUTERAAN AL-DHURRA SENDIRIAN BERSHAD., (I) Nya.  
No. Sijil : 13320-V, Terbit di bawah Akta Syarikat 1965,  
MENARA KAUSAH, TINGKAT 11, JALAN 3/27A, SEKSYEN 1, WANGSA MAJU, 43000 Wilayah Persekutuan KI

**REKOD URUSAN**  
PERKARA LAIN YANG MELIBATKAN HAKMILIK

*[Signature]*  
Pendaftar

Rujukan : 101001GM0000150  
Tarikh : 17/11/2003  
No. Versi : 2  
No. Salinan :  
Muka Surat : 1 / 2 / 1

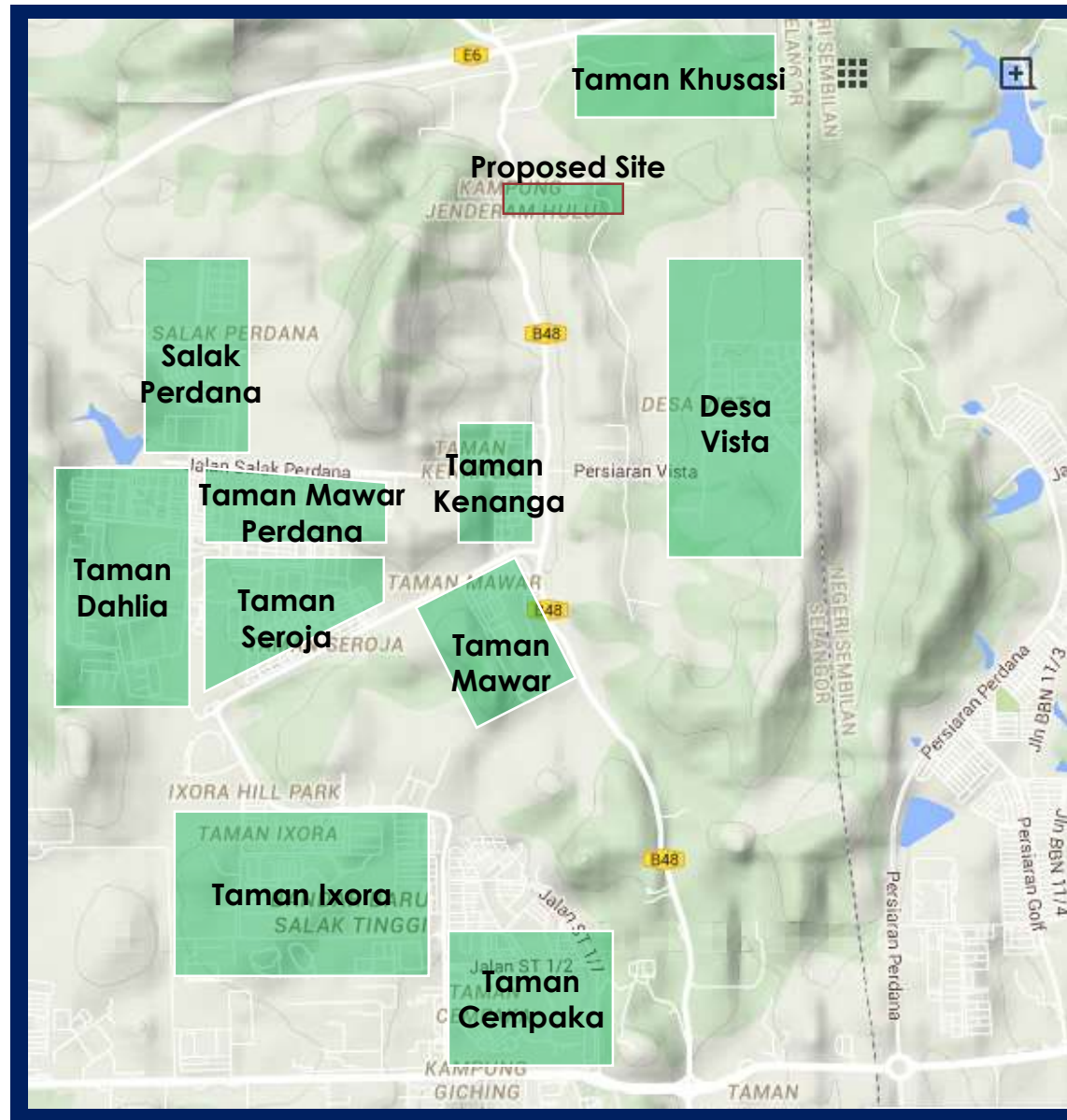


## MARKET RESEARCH

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# NEARBY RESIDENTIAL AREA

1. Taman Khusasi
2. Desa Vista
3. Taman Kenanga
4. Taman Mawar
5. Taman Mawar Perdana
6. Taman Seroja
7. Salak Perdana
8. Taman Dahlia
9. Taman Ixora
10. Taman Cempaka



# SURROUNDING RESIDENTIAL MARKET PRICE

No	PROJECT DEVELOPMENT	TYPE	BUILT UP & LAND AREA	COMPLETION YEAR	MARKET SELLING PRICE	DISTANCE FROM LOT 3314
1	SEKATA VISTA	Bungalow 2 - Storey	2,400 sqft. 6,000 sqft. ( Land )	2019	RM 500 psqft.	2 KM
2	AYDEN TOWNHOUSE @ WARISAN PUTERI	Terrace 2 - Storey	2,200 sqft. 1,650 sqft. ( Land )	2019	RM 220 psqft.	8 KM
3	MONET LILY, SUNSURIA CITY	Terrace 2 - Storey	1,880 sqft. 1,400 sqft. ( Land )	2020	RM 470 psqft.	10 KM
4	PRIMROSE @ GLOMAC SAUJANA ( Leasehold )	Terrace 2 - Storey	2,288 sqft.	2023	RM 330 psqft.	12 KM
5	TAMAN IXORA ( Leasehold )	Terrace 2 - Storey	2,200 sqft.	2022	RM 230 psqft.	5 KM
6	TAMAN VISTA IMPIAN	Terrace 2 - Storey	1,400 sqft.	2023	RM 355 psqft.	2.5 KM

*New Development Price range from RM 230.00 - RM 500.00 psqft.*

No	RESIDENTIAL LOCATION	TYPE	BUILT UP	COMPLETION YEAR	MARKET SELLING PRICE	DISTANCE FROM LOT 3314
6	TAMAN KHUSASI	Bungalow 2 - Storey	3,600 sqft.	N/A	RM 230 psqft.	1 KM
7	TAMAN MAWAR	Terrace 2 - Storey	2,600 sqft.	N/A	RM 280 psqft.	3 KM

# LOT OF RESIDENTIAL LAND SELLING PRICE 2021

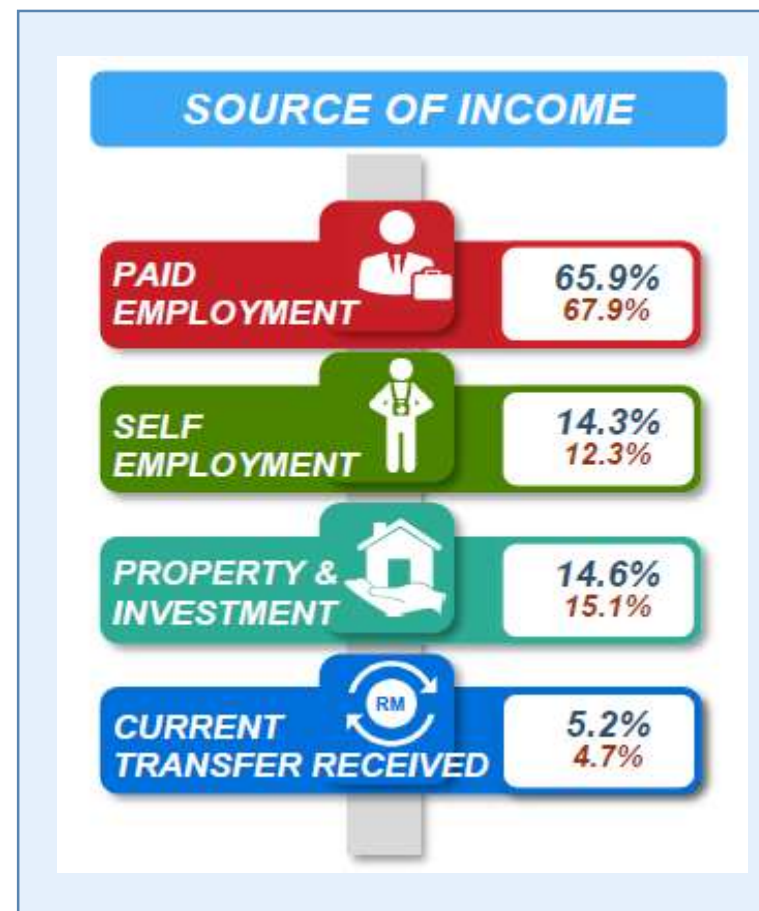
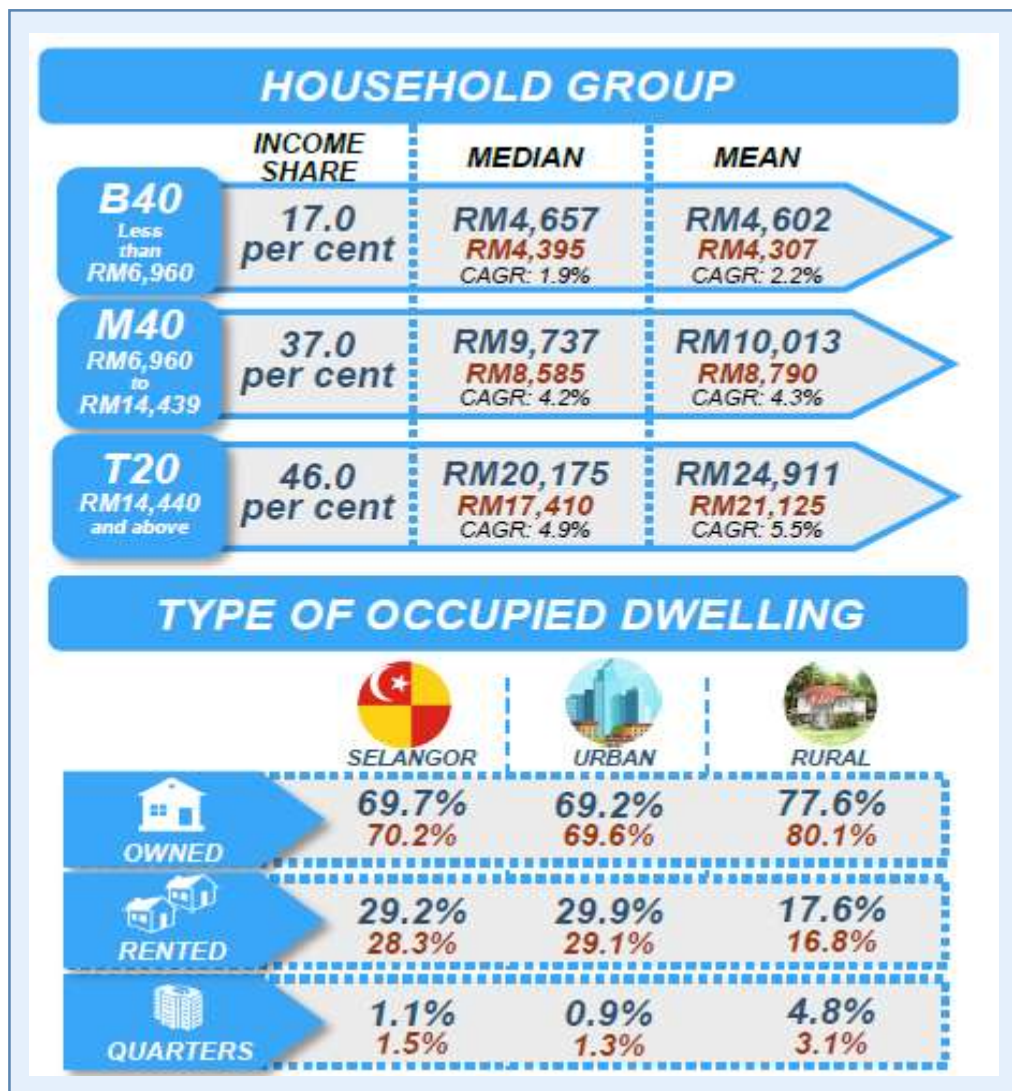
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No.	Location	Land Size	Price Psqft. ( RM )	Selling Price	Tenure	Distance From Lot 3314
1	Jenderam Hulu, Dengkil Selangor	5,457 sqft.	RM 49.50	RM 270,000.00	Freehold Malay Reserved	500 M
2	Jenderam Hulu, Dengkil Selangor	5,457 sqft.	RM 58.00	RM 316,506.00	Freehold Malay Reserved	500 M
3	Jalan Dato Dagang Mondok, Jenderam Hulu	5,586 sqft.	RM 45.00	RM 251,370.00	Freehold Malay Reserved	5 KM
4	Tanah Lot Kampung Sungai Merab	4,590 sqft.	RM 57.00	RM 265,000.00	Freehold	9 KM
5	Salak Tinggi, Sepang Selangor	5,662 sqft.	RM 40.00	RM 227,000.00	Freehold	5 KM
6	Desa Vista, Salak Tinggi, Seapng, Sepang, Selangor	4,003 sqft.	RM 57.00	RM 230,000.00	Freehold Malay Reserved	3 KM

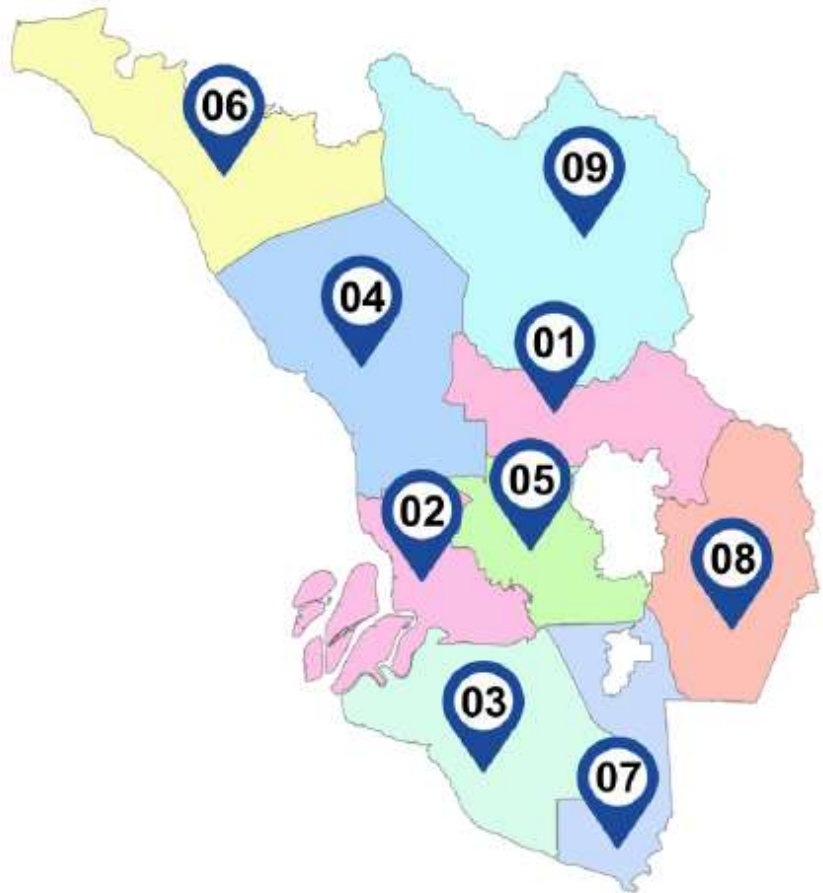
*Price range from RM 40.00 - RM 60.00 psqft.*



# SELANGOR HOUSEHOLD INCOME



# INCOME STATISTIC BY DISTRICT



**01 Gombak**

Penengah	: RM8,501
Purata	: RM11,536
Insiden kemiskinan mutlak	: 0.4%
Pekali Gini	: 0.402

**02 Klang**

Penengah	: RM7,888
Purata	: RM9,980
Insiden kemiskinan mutlak	: 1.7%
Pekali Gini	: 0.378

**03 Kuala Langat**

Penengah	: RM6,950
Purata	: RM8,375
Insiden kemiskinan mutlak	: 2.4%
Pekali Gini	: 0.336

**04 Kuala Selangor**

Penengah	: RM5,855
Purata	: RM7,866
Insiden kemiskinan mutlak	: 3.5%
Pekali Gini	: 0.400

**05 Petaling**

Penengah	: RM8,993
Purata	: RM12,145
Insiden kemiskinan mutlak	: 1.1%
Pekali Gini	: 0.409

**06 Sabak Bernam**

Penengah	: RM4,454
Purata	: RM6,042
Insiden kemiskinan mutlak	: 4.7%
Pekali Gini	: 0.391

**07 Sepang**

Penengah	: RM8,937
Purata	: RM12,254
Insiden kemiskinan mutlak	: 0.7%
Pekali Gini	: 0.397

**08 Hulu Langat**

Penengah	: RM8,361
Purata	: RM10,252
Insiden kemiskinan mutlak	: 0.6%
Pekali Gini	: 0.338

### 3 POTENTIAL REVENUE

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# TYPE OF REVENUE

## INDIVIDUAL TITLE & READY INFRASTRUCTURE

SALES LOT OF RESIDENTIAL	Net Area	Selling Price	Total Revenue	Margin ( % )
22 Units	117,552 sqft.	RM 55.00 psqft.	RM 6,465,360.00	8 %
		RM 58.00 psqft.	RM 6,818,016.00	13 %
		RM 60.00 psqft.	RM 7,053,120.00	16 %

Calculation based on TOTAL LAND + INFRA RM 33.00 psqft.



## COMPLETE PACKAGE – COMPLETE HOUSE, INDIVIDUAL TITLE & INFRASTRUCTURE

SALES OF RESIDENTIAL DEVELOPMENT	Built Up	Selling Price	Total Revenue	Margin ( % )
Bungalow 22 Units	57,200 sqft.	RM 400.00 psqft.	RM 22,880,000.00	10 %
		RM 450.00 psqft.	RM 25,740,000.00	20 %
		RM 500.00 psqft.	RM 28,600,000.00	28%

Calculation based on TOTAL GDC RM 359.00 psqft.



# SALES PROJECTION PARCEL & UNIT

No	Ref. Num Position	Square Meter	Land Size(sf)	Land Prices (RM60 psft)	Type Lot	Build-Up (sf)	Building Prices RM620,000.00 (RM240 psft)	Base Price Per Unit (RM)	Extra Land (sf)	Margin Markup 10%	Actual Price
1	(1)	610	6,566	RM393,960.00	Premium Corner Lot A	2,600	RM624,000.00	RM1,017,960.00	3966	RM101,796.00	RM1,119,756.00
2	(2)	433	4,661	RM279,660.00	Intermediate Lot B	2,600	RM624,000.00	RM903,660.00	2061	RM90,366.00	RM994,026.00
3	(3)	438	4,715	RM282,900.00	Intermediate Lot A	2,600	RM624,000.00	RM906,900.00	2115	RM90,690.00	RM997,590.00
4	(4)	443	4,768	RM286,080.00	Intermediate Lot B	2,600	RM624,000.00	RM910,080.00	2168	RM91,008.00	RM1,001,088.00
5	(5)	447	4,811	RM288,660.00	Intermediate Lot A	2,600	RM624,000.00	RM912,660.00	2211	RM91,266.00	RM1,003,926.00
6	(6)	452	4,865	RM291,900.00	Intermediate Lot B	2,600	RM624,000.00	RM915,900.00	2265	RM91,590.00	RM1,007,490.00
7	(7)	457	4,919	RM295,140.00	Intermediate Lot A	2,600	RM624,000.00	RM919,140.00	2319	RM91,914.00	RM1,011,054.00
8	(8)	462	4,973	RM298,380.00	Intermediate Lot B	2,600	RM624,000.00	RM922,380.00	2373	RM92,238.00	RM1,014,618.00
9	(9)	466	5,016	RM300,960.00	Intermediate Lot A	2,600	RM624,000.00	RM924,960.00	2416	RM92,496.00	RM1,017,456.00
10	(10)	471	5,070	RM304,200.00	Intermediate Lot B	2,600	RM624,000.00	RM928,200.00	2470	RM92,820.00	RM1,021,020.00
11	(11)	475	5,113	RM306,780.00	Premium End Lot A	2,600	RM624,000.00	RM930,780.00	2513	RM93,078.00	RM1,023,858.00
12	(12)	794	8,547	RM512,820.00	Premium End Lot A	2,600	RM624,000.00	RM1,136,820.00	5947	RM113,682.00	RM1,250,502.00
13	(13)	504	5,425	RM325,500.00	Intermediate Lot B	2,600	RM624,000.00	RM949,500.00	2825	RM94,950.00	RM1,044,450.00
14	(14)	498	5,360	RM321,600.00	Intermediate Lot A	2,600	RM624,000.00	RM945,600.00	2760	RM94,560.00	RM1,040,160.00
15	(15)	494	5,317	RM319,020.00	Intermediate Lot B	2,600	RM624,000.00	RM943,020.00	2717	RM94,302.00	RM1,037,322.00
16	(16)	486	5,231	RM313,860.00	Intermediate Lot A	2,600	RM624,000.00	RM937,860.00	2631	RM93,786.00	RM1,031,646.00
17	(17)	483	5,199	RM311,940.00	Intermediate Lot B	2,600	RM624,000.00	RM935,940.00	2599	RM93,594.00	RM1,029,534.00
18	(18)	476	5,124	RM307,440.00	Intermediate Lot A	2,600	RM624,000.00	RM931,440.00	2524	RM93,144.00	RM1,024,584.00
19	(19)	472	5,081	RM304,860.00	Intermediate Lot B	2,600	RM624,000.00	RM928,860.00	2481	RM92,886.00	RM1,021,746.00
20	(20)	469	5,048	RM302,880.00	Intermediate Lot A	2,600	RM624,000.00	RM926,880.00	2448	RM92,688.00	RM1,019,568.00
21	(21)	462	4,973	RM298,380.00	Intermediate Lot B	2,600	RM624,000.00	RM922,380.00	2373	RM92,238.00	RM1,014,618.00
22	(22)	629	6,770	RM406,200.00	Premium Corner Lot A	2,600	RM624,000.00	RM1,030,200.00	4170	RM103,020.00	RM1,133,220.00
<b>Total</b>	<b>22 Unit</b>	10,449	117,552	RM7,053,120.00		57,200	RM13,728,000.00	RM20,781,120.00	60352	RM2,078,112.00	RM22,859,232.00

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## PROPOSED DEVELOPMENT CONCEPT

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# PROJECT DETAILS

DEVELOPMENT CONCEPT	DOUBLE-STOREY BUNGALOW
ADDRESS	LOT 3314, KAMPUNG JENDERAM HULU, MUKIM DENGKIL, DAERAH SEPANG, SELANGOR
SITE AREAS	4.06 Acres
BUILT UP PER UNIT	2,600 SQFT.
LAND AREA PER UNIT	4,996 – 8,547 SQFT.
TOTAL NUMBER OF UNITS	22
TENURE	FREEHOLD
NUMBER OF STOREY	2 Storey
CONSTRUCTION PERIOD	2 - 3 Years

# PROPOSED DESIGN OPTION





# PROPOSED DESIGN OPTION



# SPECIFICATION

## Structure

Reinforced concrete framework

## Roof Structure & Covering

Reinforced concrete roof/Roof tiles

## Ceiling

Skim coat/Plaster ceiling/Asbestos free ceiling board

## Wall

Brickwall / Reinforce Concrete With Plastering

## Windows

Aluminium Frame Glass Casement Window

Aluminium Frame Top Hung Window

Aluminium Frame Fixed Glass Window

Aluminium Frame Glass Sliding Window

## Doors

Main Entrance

-1000mm x 2100mm x 1 Hrs Fired Rated Door

Bedrooms

-1000mm x 2100mm Timber Panel Door

Bathrooms

-900mm x 2100mm Laminated Timber Flush Door

Other

-1000mm x 2100mm Timber Panel Door

-3600mm x 2100mm Aluminium Framed Glass Sliding Door

## Wall Finishes

Internal Wall

-Plastered wall finishes and paint

External Wall

-Plastered wall finishes and paint

Bathroom

-Tiles up to Plaster ceiling Height

Kitchen

-1800mm High Ceramic Wall Tiles

## Floor Finishes

Living -Glazed Ceramic Tiles

Bedrooms -Glazed Ceramic Tiles

Dining Area -Glazed Ceramic Tiles

Family Area -Glazed Ceramic Tiles

Balcony -Glazed Ceramic Tiles

Staircase -Glazed Ceramic Tiles

Bathrooms -Anti-Slip Homogeneous Tiles

Wet Kitchen -Anti-Slip Homogeneous Tiles

Dry Kitchen -Homogeneous Tiles

Car Porch -Homogeneous Tiles

Yard -Anti-Slip Homogeneous Tiles

Other -Ceramic Render

-Imprint Concrete

## Ironmongery

Quality lockset with accessories

## Sanitary Fitting

Quality Sanitary Fittings

## Handrails

Stainless Steels / Tempered Glass/

Timber

## Electrical & Other Installation

Lighting Point

Fan Point

Air Conditioning Point

Water Heater Point

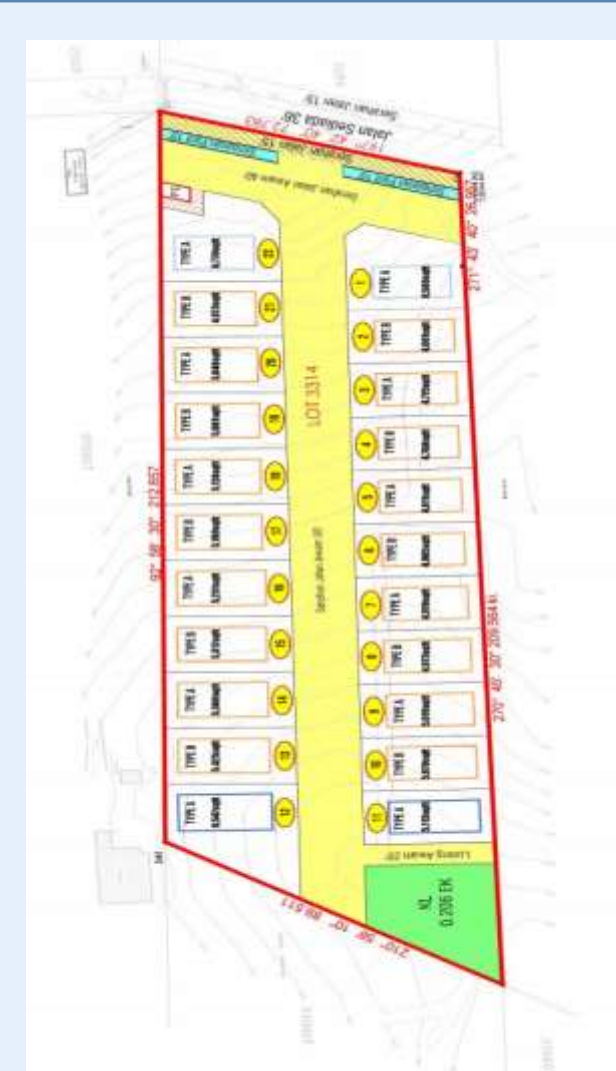
TV Points

Door Bell Point

Ethernet Point

# LOT'S DETAILS

No	Land Size(sf)	Type Lot	Build-Up (sf)
1	6,566	Premium Corner Lot A	2,600
2	4,661	Intermediate Lot B	2,600
3	4,715	Intermediate Lot A	2,600
4	4,768	Intermediate Lot B	2,600
5	4,811	Intermediate Lot A	2,600
6	4,865	Intermediate Lot B	2,600
7	4,919	Intermediate Lot A	2,600
8	4,973	Intermediate Lot B	2,600
9	5,016	Intermediate Lot A	2,600
10	5,070	Intermediate Lot B	2,600
11	5,113	Premium End Lot A	2,600
12	8,547	Premium End Lot A	2,600
13	5,425	Intermediate Lot B	2,600
14	5,360	Intermediate Lot A	2,600
15	5,317	Intermediate Lot B	2,600
16	5,231	Intermediate Lot A	2,600
17	5,199	Intermediate Lot B	2,600
18	5,124	Intermediate Lot A	2,600
19	5,081	Intermediate Lot B	2,600
20	5,048	Intermediate Lot A	2,600
21	4,973	Intermediate Lot B	2,600
22	6,770	Premium Corner Lot A	2,600
<b>Total</b>	<b>117,552</b>		<b>57,200</b>



# PRELIMINARY DEVELOPMENT CONCEPT (PDA)

	TOTAL UNIT	GFA (SQFT) / UNIT	TOTAL GFA (SQFT)	TOTAL NFA (SQFT)	GROSS DEVELOPMENT COST		
					COST PER SQ.FT	COST/UNIT (RM)	TOTAL AMOUNT (RM)
<b>1.0 CONSTRUCTION WORKS</b>							
<b>Building Works (75% building works)</b>							
2 STOREY BUNGALOW (HOUSE ONLY)	22	2600		57,200	RM180	468,000.00	10,296,000
PROJECT - LAND	22		176,853	117,552	RM28		4,951,884
<b>TOTAL BUILDING WORKS</b>							<b>10,296,000</b>

# PRELIMINARY DEVELOPMENT CONCEPT (PDA)

<b>Mechanical &amp; Electrical Works (5% building works)</b>			COST PER SQ.FT	COST/UNIT (RM)	TOTAL AMOUNT (RM)
Internal Electrical & Telephone				L/S	514,800
Plumbing Works					
Street Lighting & Telephone Infrastructure					
<b>Infrastructure Works (15% from building works)</b>				L/S	2,059,200
site clearing, earthwork & turfing	4		40,000.00		160,000
road works	4856	msq	65.00		315,640
Drainage works	3229	ft	50.00		161,450
water Reticulation Works	4		30,000.00		120,000
sewerage system	4		60,000.00		240,000
fencing & gate					
signage works					
landscape works					
ancillary building					
- tnb substation					
- refuse chamber					
contingencies @ 9% (From total M&E & Infra costs)					211,050
<b>TOTAL M&amp;E &amp; INFRA WORKS</b>				48.69	2,785,050
<b>TOTAL CONSTRUCTION WORKS</b>			RM228.69		<b>13,081,050</b>

<b>2.0 PRE-DEVELOPMENT WORKS</b>		COST PER SQ.FT	COST/UNIT (RM)	TOTAL AMOUNT (RM)
<b>Pre-development cost</b>				
premium	22	16,000.00	352,000.00	352,000
TNB	22	2,500.00	55,000.00	55,000
Development Charges	22	4,800.00	105,600.00	105,600
SYABAS Contribution	22	1,200.00	26,400.00	26,400
IWK Contribution	22	1,000.00	22,000.00	22,000
Planning Fee	LS		50,000.00	50,000
ISF- Drainage	LS	20,000	20,000.00	20,000
Planning & submission	LS		20,000.00	20,000
Topo survey	acre	8,500.00	34,000.00	34,000
Survey & Issuance of Title	22	1,000.00	22,000.00	22,000
Quit rents & other charges, duties etc	22	500	11,000.00	11,000
Transfer And Legal Fees for strata title	LS		65,000.00	65,000
<b>Sub Total pre-development Costs</b>			6%	783,000
<b>Administrative Costs</b>				
Professional fees on building & infra	5.50%			719,457.75
Sales & marketing on total sales value	0.50%			65,405.25
Administrative & miscellaneous expenses ditto	0.85%			111,188.93
Legal fee	3.50%			457,836.75
<b>Sub Total Administrative Costs</b>			10%	1,353,889
<b>TOTAL PRE-DEVELOPMENT WORKS</b>			16%	<b>2,136,889</b>
<b>3.0 FINANCIAL COST</b>				
Interest During Construction	3%			392,432
<b>TOTAL FINANCIAL COST</b>				<b>392,432</b>
<b>TOTAL GROSS DEVELOPMENT COST</b>				<b>15,610,370</b>

# GDV, GDC & PROFIT MARGIN

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<b>GROSS DEVELOPMENT VALUE</b>	25,740,000
<b>LAND COST</b>	4,951,884
<b>NET DEVELOPMENT VALUE (-LAND COST)</b>	20,788,116
<b>GROSS DEVELOPMENT COST</b>	15,610,370
<b>GROSS PROFIT</b>	5,177,746
<b>GROSS MARGIN</b>	20%

# ATTACHMENT

- Authority Submission Approval by Majlis Perbandaran Sepang ( MBS )



Ruj Kami : MPSepang 600-89/3/302/27  
Tarih : / 16 Jun 2021

PERUNDING TRUSMI MAJU,  
8-20, Jalan Botong Padang E15E,  
Sekyen 13,  
40100 SHAH ALAM,  
Selangor  
www.sdam.majlismp.com

Tuan,

PERMOHONAN PELAN JALAN DAN PERPARITAN BAGI:  
CADANGAN PEMBANGUNAN 22 UNIT RUMAH SEBESAH SAIZ (51'-53"x 89'-103")  
DI ATAS LOT 3314, KAMPUNG JENDERAM HULU, MUKIM DENGKIL, DAERAH  
SEPAANG, SELANGOR.

UNTUK TETUAN KEJURUTERAAN AL-DHUHA SON.BHD  
- ARAHAN PEMATUHAN PERMOHONAN KELULURAN PELAN JALAN DAN  
PERPARITAN

Dengan segala hormatnya menujuk kepada perkara di atas dan berkaitan:

2. Dimaklumkan bahawa Mesyuarat Pusat Setempat (OSC) Majlis Perbandaran Sepang Bil. 10/2021 bertarikh 30hb.Mai.2021 telah bersetuju meluluskan permohonan tersebut oleh itu tuan adalah di arahkan untuk mematuhi syarat-syarat seperti berikut:

- Mengemukakan dan mematuhi surat kelulusan JPS
- Mengemukakan dan mematuhi surat kelulusan JOR
- Mematuhi arahan pihak Jabatan:

- Menyediakan dan menunjukkan dengan jelas di atas pelan final discharge
- Menyediakan dan membina longkang yang sempurna dari tapak cadangan sehingga ke longkang sedia ada/final outlet
- Menyediakan dan menunjukkan dengan jelas di dalam pelan jalan yang perlu ditina.
- Pertu menyediakan dan membina jalan dari tapak cadangan hingga jalan sedia ada
- Menjelaskan bayaran ISF Jalan dan ISF Perparitan
- Menjelaskan cajaran jalan yang akan ditina sebanyak RM 11,287.50

-2-

( Sila cetak nyalan kepada level pejabat berkaitan )

MPSepang 600-89/3/302

3. Pihak tuan/pemaju perlu mematuhi syarat-syarat seperti di atas dalam tempoh 28 hari dari tarikh mesyuarat OSC, jika pihak tuan/pemaju gagal mematuhi syarat tersebut permohonan tuan akan di bantahakan semula dalam mesyuarat OSC untuk keputusan muktamad di ULUIS/QLAK

4. Surat kelulusan dan pelan yang telah diperakui oleh Jabatan Kejuruteraan Majlis Perbandaran Sepang, hanya akan dikeluarkan kepada pihak tuan selepas syarat-syarat di atas dipatuhi.

Sekian, terima kasih.

"INTEGRITI AMALAN SAYA"

"SELANGOR MAJU BERSAMA"

"BERHIJMAT LINTUK NEGARA"

Saya yang menjalankan jawatan

(AHMAD SAIFUNAZIK BIN MAT YATIM) JALUFPT

Pengarah,  
Jabatan Kejuruteraan,  
b.p. Yang Dipertua,  
Majlis Perbandaran Sepang

s.k.:

- TETUAN KEJURUTERAAN AL-DHUHA SON.BHD
- Pengarah,  
Jabatan Bangunan,  
Majlis Perbandaran Sepang.
- Ketua Unit OSC  
Unit Pusat Setempat  
Majlis Perbandaran Sepang

-2-

ISF - INFRASTRUCTURE SERVICE FUND  
MAJLIS PERBANDARAN SEPAANG

**BERICHTA PROJEK**

PROJEK	CADANGAN KERJA TANAH UNTUK CADANGAN PEMBANGUNAN YANG MENGANDUNGI 22 UNIT LOT RUMAH SEBESAH 2 TINGKAT ( LOT BANGLO) DI ATAS LOT 3314, KAMPUNG JENDERAM HULU, MUKIM DENGKIL, DAERAH SEPAANG, SELANGOR DARUL EHSAN.
PEMAJU / ID	KEJURUTERAAN AL-DHUHA SDN. BHD (133352-V)
JENIS PEMBANGUNAN	KEDIAMAN
KELUASAN	4.082 EKAR
SYABAT TANAH	



# THANKS

Menara Hidayah, Tingkat 11,  
Jalan 3/27A, Seksyen 1  
Wangsa Maju  
53300, Kuala Lumpur

Tel : 03-41424780  
Fax : 03-41481503

## PERSON IN-CHARGE

Ms. Roslila Mamat ( Asset Department )  
011-1998 3162  
Mr. Afiq ( Marketing Department )  
019-727 7354



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(since 1985)*



**AL-FALAH SEJATI SDN. BHD.**

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