

MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

registered at the ROS under association no. 1618

Miami Green Resort Condominium Owner's Association
28 Jalan Pantai Miami ▪ 11100 Batu Ferringhi ▪ Penang

Trans-Intan Sdn.Bhd. Bellevue Group of Companies
Attn. Mr. Sonny K.C. Ho / Managing Director
& Mr. K.Y. Loh / Executive Director

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8th August 2006

Dear Mr. Ho and dear Mr. Loh,

re the financial situation of Trans-Intan Sdn.Bhd. as developer of the Miami Green Resort reference our written and verbal requests to provide us please with satisfying financial information forerunning to the „First AGM“ (our letters of 8th June + 8th July 2006 as well as our various phone contacts & emails during the last three weeks)

while the personal and verbal contacts to yourselves are always pleasant we are sorry to express our accumulated utmost concerns that despite of your kind assurances your Ms. Caryn always and again repeats only one thing = that she is not authorized to give us the information we ask for!

Would you kindly recall our meeting of March 16th this year... I presented you our concern for the first time „because the talk in Penang is that never ever any developer handed over proper full accounts to the owners after the First AGM“... and you responded with immediate assurances that you would neither delay the Strata Title nor should we be concerned about the accounts situation, emphasizing we should „not only believe your words“ but should check the records ourselves: and this is exactly what makes our concern grow - you provide only fragmentary financial information in form of a summary on noticeboards which

- 1./ does not tell details but
- 2./ increases everyone's concern (e.g. „why is the sinking fund not RM 1.7 – 2.2 mio but less than RM 1.2 and NOT on a years' long fixed deposit account“
- 3./ only expired = mp fixed deposit certificates were shown to me shortly after our meeting
- 4./ you keep withholding the details which only would enable us to actually see and understand
- 5./ while the time is running...

Maybe a half year before the „First AGM“ kindly do understand one essential point finally very well: we as RA do not set the strategy by which we go in our dialogue with yourselves = we just wish to enjoy living in our condominium resort in peace with yourselves and with our neighbours... it is only you = Trans-Intan Sdn.Bhd. (!) who set the frame for our dialogue and actions!

If a peaceful dialogue and handover of the responsibility for the common property areas is also your intention then kindly do provide us with satisfying financial information shortly, since otherwise, in case we should not obtain what we have been requesting for over years (!) you would force us to come to a different conclusion about your actual intentions.

With kind regards,

**MIAMI GREEN RESORT CONDOMINIUM
OWNERS ASSOCIATION, PENANG**

Jens Kehrhahn

- Honorary Chairman -

personal delivery / copy in advance by email to sh@bellevue.com.my + hee@bellevue.com.my

please visit our website www.miami-green.info !

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