

MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

registered at the ROS under association no. 1618

Circular for our noticeboards

Dear fellow-owners,

re: costs for the individual Strata Title

the costs for obtaining + registering the individual Strata Title consist of these parts:

- | 1./ Stamp Duty | Amoun Dikenakan
Purchase Price : | Kadar
Percentage: | Jadual Kadar Duti Setem
Stamp Duty : |
|--|---|------------------------------|---|
| if value is more than
= "for every RM 100,000 until RM 400,000" | RM 100,000.- | = 1 % | RM 1,000.- |
| if value is more than | RM 400,000.- | = 2 % | RM 8,000.- |
| if value is e.g. for | RM 500,000.- | = | RM 9,000.- |
| if value is more than | RM 500,000.- | = 3 % | of the S+P Price |
- 2./ a Stamp Tax (Setem Hasil) amounting RM 500.-**
- 3./ a Registration Fee** payable to the Land Office amounting
RM 500.- for a regular size condominium
RM 1,000.- for a double unit / penthouse
- 4./ Lawyer Fees**
If you engage the lawyer through whom you arranged you S+P Agreement
the charges will be 'nominal' of approx. RM 250.- to RM 300,-,
plus/likely a "Search Fee" of aprox. RM 50.- and "Postage Fee lumpsum" of RM 50.-

Owners who bought their property/ies directly from the Developer will be requested to pay the fees to the developer, once the transfer of the Strata Title from the Developer is effected.

Owners who bought their property/ies as a sub-sale from original buyers (not from the Developer) have paid the Stamp Duty already earlier when settling the Purchase Price as per their S+P Agreement and will be charged with a nominal Stamp Duty of RM 10.- only.

Attention: once you will be requested to sign an Acknowledgement of Receipt for the Strata Title be sure the text you are requested to sign does not contain any kind of consent concerning the financial status of your parcel unit / condominium nor the common property areas nor (e.g.) the Miami Green accounts / Trans-Intan in general. Should such a consent be included in that Acknowledgement of Receipt you (we all together !) needed to instruct y/our lawyer to split this matter into

- A: the simple Acknowledgement of Receipt for the individual Strata Title and
- B: the financial aspects concerning the Miami Green accounts (Trans-Intan).

Specific information in this respect will be published by our committee in due course.

jk/12-03-2007

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