

# MIAMI GREEN RESORT CONDOMINIUM OWNERS ASSOCIATION, PENANG

registered at the ROS under association no. 1618

## **Circular to all owners of the Miami Green Resort Condominium**

Distribution: ◇ p.o. boxes all units ◇ website ◇ chairman's file ◇ secretary's file ◇ cc: Mr. Foo

Dear fellow-owners and residents !

18<sup>th</sup> July 2005

1./ **“information event” on 25-7-2005 at 8.30 p.m.** at the function hall opposite gym:  
A few weeks ago the developer has filed the Strata Title Application:  
since the responsibility of managing our common property areas is coming on to all owners  
we wish to convey lots of information of utmost interest to all owners by explaining  
terminology and purpose of e.g. these key words:

- > Strata Title = owner's ultimate proof of ownership, Strata Title Act, S.T. Board Penang
- > Building and Common Property (Maintenance & Management) Bill
- > Joint Management Establishment, Property Management
- > Maintenance Fees, why everyone should pay up any open balance of his account (!)

You are herewith heartily invited to attend this event !

2./ **Assessment Tax 2005**

The Penang Tax Authorities informed us by a letter dated 15-6-2005 that the objections  
against an intended tax increase submitted verbally during a hearing held in May have  
been accepted! We thankfully acknowledged receipt of this by a letter dated 7-7-2005:  
in case the to-be-expected tax payment orders should 'by mistake' still ask for any amount  
higher than what you paid last year we do recommend you return such tax-advice with  
reference to these two letters which are displayed on our reset website  
<http://miamigreen.QUALTY.NET/DOORTAX2005.HTM> !

3./ **register your membership !**

On the 25/7. all owners who are not yet members of our association will be able to register  
their membership: for a positive 'Ordinary Membership' please kindly do bring along  
◇ the completed Membership Application Form\*\*/ (otherwise it will be available on 25<sup>th</sup>)  
◇ kindly attach a copy of the front page of your S&P Agreement for verification purpose  
◇ and the annual membership fee of RM 12.-

Members who have not yet paid their annual membership fee for 2005 are kindly requested  
to please do so on 25<sup>th</sup>.

\*\*/ The Membership Application Form is displayed on our website & can be printed out at  
<http://miamigreen.QUALTY.NET/MEMBERSHIP.HTM> (during next days also in PDF format)

With kind regards,

Jens Kehrhahn  
- Honorary Chairman -