

# MALACCA EMPIRE MARINE THEME PARK & EMPIRE SUNSHINE VILLA (SOHO)

9/11/2007



## Frequently Asked Questions & Application Procedures (1)

### 1. What project is available for sale?

There are 5 projects for sale namely:-

- I. Empire Sunshine Villa SOHOs – 510 units
- II. Theme park Service Resort – 1,358 units
- III. Marina Floating Villas – 208 units
- IV. Empire State Tower – 290 units
- V. Global Wonder Village – 216 units

### 2. Is the project freehold / leasehold?

The status of the projects are as follows:-

- I. Empire Sunshine Villa SOHOs – freehold
- II. Theme Park Services Resort – leasehold, 99 years
- III. Marina Floating Villas – leasehold, 99 years
- IV. Empire State Tower – freehold
- V. Global Wonder Village – leasehold, 99 years

Note : Both lease period of 99 years for Theme Park Services Resort and Marina Floating Villas is renewable upon expiration of the lease period

# Frequently Asked Questions & Application Procedures (2)

**3. Can I select the units of my choice?**

Yes, you may if you have paid the 10% down payment and select the unit that is still available. Kindly check with us on the unit still available.

**4. Is there additional benefit if I purchase by cash?**

No, this is because you will pay according to the schedule payment.

**5. What documents do I need to furnish if I intend to purchase the property?**

You only need to furnish a copy of your Identity Card (NRIC) and / Passport.

**6. When will the project expected to be completed?**

The project is expected to complete within 30 to 36 months. The construction is expected to begin approximately 2 months after the ground breaking event on 9th September 2007

**7. When do I sign the Sales & Purchase Agreement?**

You may sign the Sales & Purchase Agreement upon your paying the 10% down payment with your submission of copy of your NRIC / passport and after selecting the Installment Plan; i.e. Option 1 or Option 2.

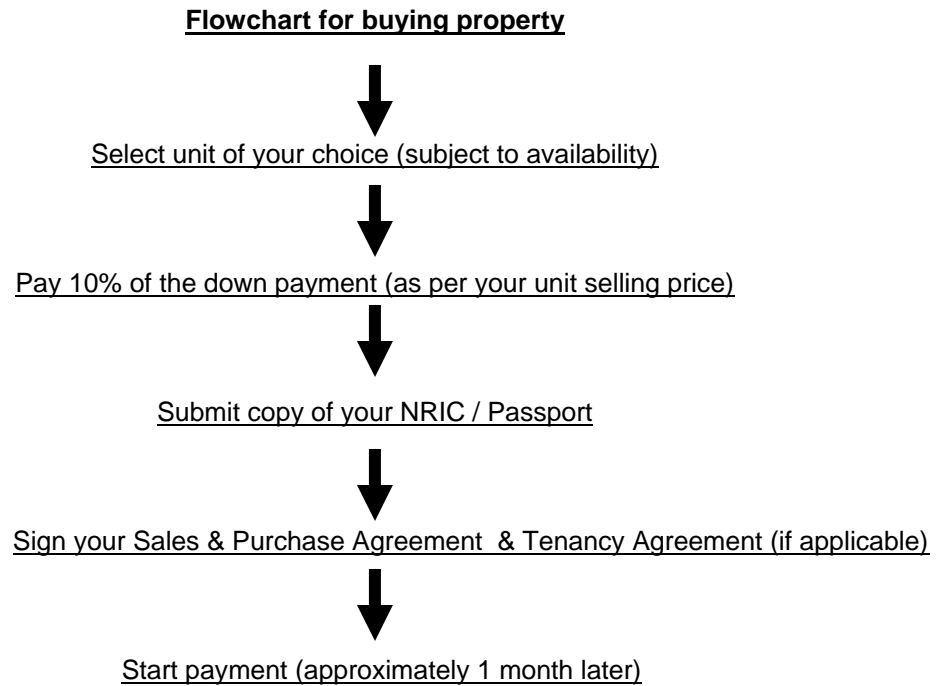
**8. Do I need to pay any legal fees when I sign the Sales & Purchase Agreement?**

You do not need to pay any legal fees and stamp duty upon signing the Sales & Purchase Agreement. These will be borne by us.

# Frequently Asked Questions & Application Procedures (3)

## 9. How do I go about buying the property?

The flowchart below will assist you in buying property.



# Frequently Asked Questions & Application Procedures (4)

## 10. I am a foreigner (with the exception of Singaporean), how do I go about buying the property?

You can apply under the Malaysia My 2<sup>nd</sup> Home (MM2H) programme to purchase the property. Our company has been granted rights under the MM2H programme. As long as you meet the requirement, we will assist you in the ownership of property by applying for the approval under the MM2H programme.

## 11. What is the guideline for Malaysia My 2<sup>nd</sup> Home (MM2H)?

Malaysia My 2<sup>nd</sup> Home is promoted by the Government of Malaysia to allow people from all over the world who fulfill certain criteria, to stay in Malaysia as long as possible on a social visit pass with a multiple entry visa. Many have chosen Malaysia as their destination, be it for retirement, advancement, or simply a new life by itself.

### Incentives:

- \* May enjoy an attractive Fixed Deposit interest rates of between 3.70% to 4.00% per annum
- \* No. of residential units purchased is limited to 2 units under MM2H programme. Any purchase should be more than RM150,000, however, for states of Penang, Kedah, Melaka & Johor the acquisition of properties must be more than RM250,000
- \* Car purchase – each participant is allowed to bring in his/her own personal car OR to purchase a locally-assembled car without need to pay import duty, excise duty and sales tax (savings of up to 300%)
- \* Social visit pass is initially for a period of ten (10) years and is renewable (as long as you fulfill certain criteria)
- \* Applicants are allowed to bring their family members as their dependents under this MM2H programme. Your children may also register in private colleges and universities.

### Application Criteria:

#### Under 50 years of age

- \* Fixed Deposit of RM300,000 (USD70,500) in an approved Malaysian Financial Institution

#### Over 50 years of age

- \* Fixed Deposit of RM150,000 (USD40,000) in an approved Malaysian Financial Institution

### Requirement documents (in both English & Chinese Language):

- \* Photocopy of your passport (all pages) and your dependents
- \* Photocopy of your marriage / divorce / separation certificate
- \* Photocopy of all your children's birth certificate and proof of your income evidence
- \* Photocopy of you and your dependents Identity Cards
- \* 2 copies of your passport-sized (colour) photos
- \* A valid medical insurance issued in Malaysia (applicable to applicant below 50 years old)
- \* Proof of your Fixed Deposits Receipt in a local bank
- \* Any other relevant supporting documents