

ASTON ACACIA SERVICED APARTMENT

BUKIT MERTA JAM

(SALES KIT)

- Updated as at June 2020-



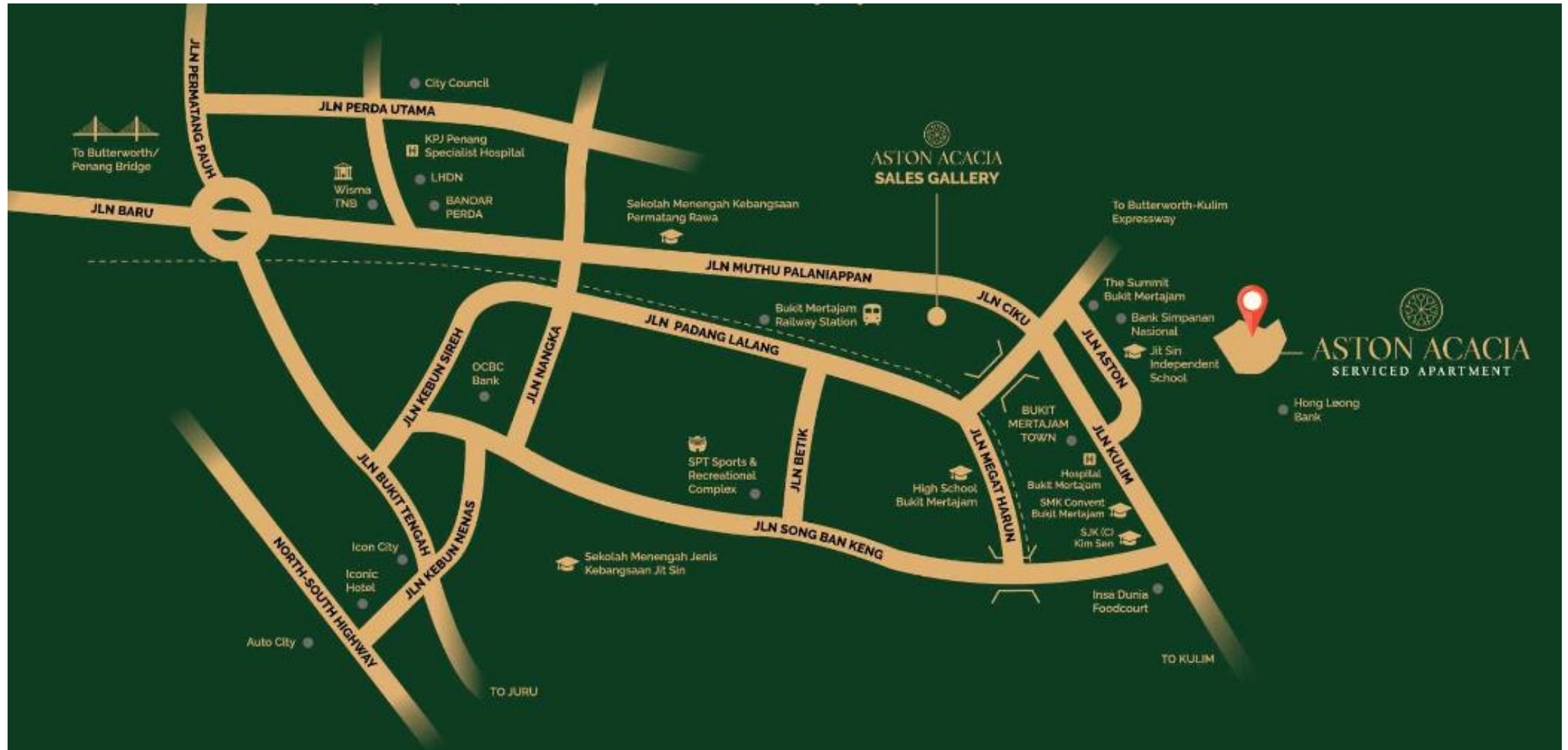
ASTON ACACIA

SERVICED APARTMENT

BUKIT MERTAJAM

“ACACIA” (pronounced as [aka- sia]) is one of the largest genera of trees and shrubs in the world, and provides beautiful hardwoods that are durable and can withstand the test of time. With a name that is easy to remember.

Aston Acacia reflects the development as a wonderful home for multi –generational living equipped with modern living comforts and easy access to lifestyle amenities. This home offers the perfect setting for creating precious moments and forging memories that will last from generation to generation.





Education

- Two Studio Multimedia Academy
- Jit Sin (IND) High School
- SMK Convent Bukit Mertajam
- SJK (C) Kim Sen
- SJK (C) Jit Sin / SMK Bukit Mertajam
- SMK High School Bukit Mertajam
- SMK Jit Sin



Banking Hall & Hospitality

- Public Bank
- Bank Simpanan Nasional
- Hong Leong Bank
- OCBC Bank @ Jalan Song Bang Kheng
- Maybank & CIMB @ Sri Rambai
- RHB ,HSBC Amanah Bangkok Bank, Affin, Standard Chartered @ Autocity
- The Summit Hotel Bukit Mertajam
- Iconic Hotel @ Icon City



F&B

- Ng Yam Huat Foodcourt
- Insa Dunia Foodcourt
- Autocity
- Icon City



Entertainment & Leisure

- TGV Cinemas (Aeon Bukit Mertajam)
- Bass Karaoke Bukit Mertajam
- Good Time Karaoke @ Icon City
- MPSP Swimming Pool @ MPSP Sports Complex
- BM Country Club
- Vangohh Eminent



Transportation

- Train Station (KTM & ETS)
- Express Bus Terminal Service (up North to Thailand, down South to Singapore)



Healthcare Centre

- Hospital Bukit Mertajam
- Hospital Seberang Jaya
- KPJ Penang Specialist Hospital



Level 7 - 32 – Serviced apartments
Level 21 – Sky lounge
Level 6 – Facilities podium
Level 5 – Serviced apartment car parks
Level 4 – Serviced apartment car parks
Level 3 – Serviced apartment car parks
Level 2 –Serviced apartment car parks + 19 units Shop Offices
Level 1 – Serviced apartment car parks + shop offices
GF – Main lobby + 19 units shop offices + serviced apartment car parks



Inspiration

- A borrowed landscape of existing Bukit Mertajam that stretches all the way to the horizon, as a poetical and expansive nature landscape that can prospect from everywhere in our development

Concept

- Fractal like and interwoven branching systems of tree, create an undulating networked landscape that connecting all the space, as metaphorical journey where people can experience the beauty and grandeur of the forest niches

Planting Approach

- Diverse native plants are arranged fragmentally in quilt-like form , shape and colour which express the vibrancy and serene beauty of an indigenous plant, Pokok Mertajam

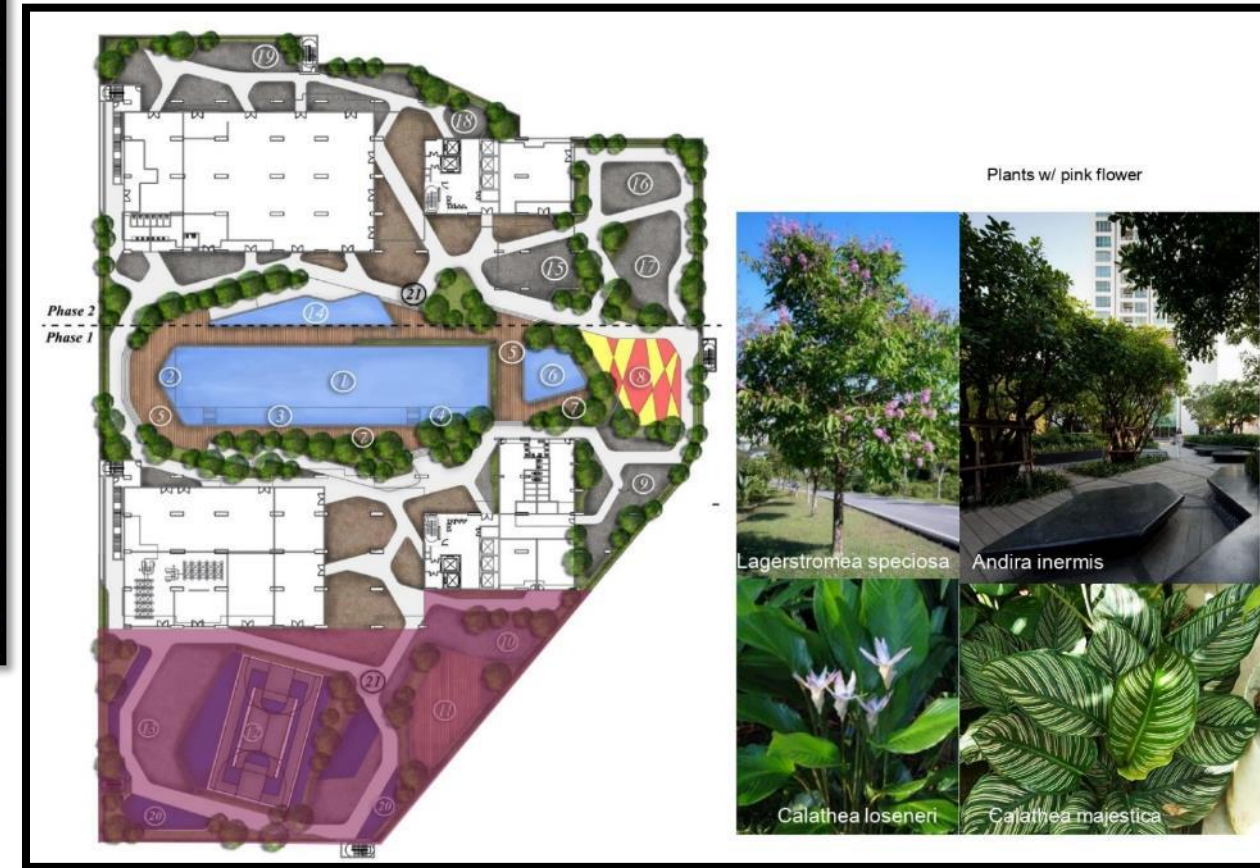
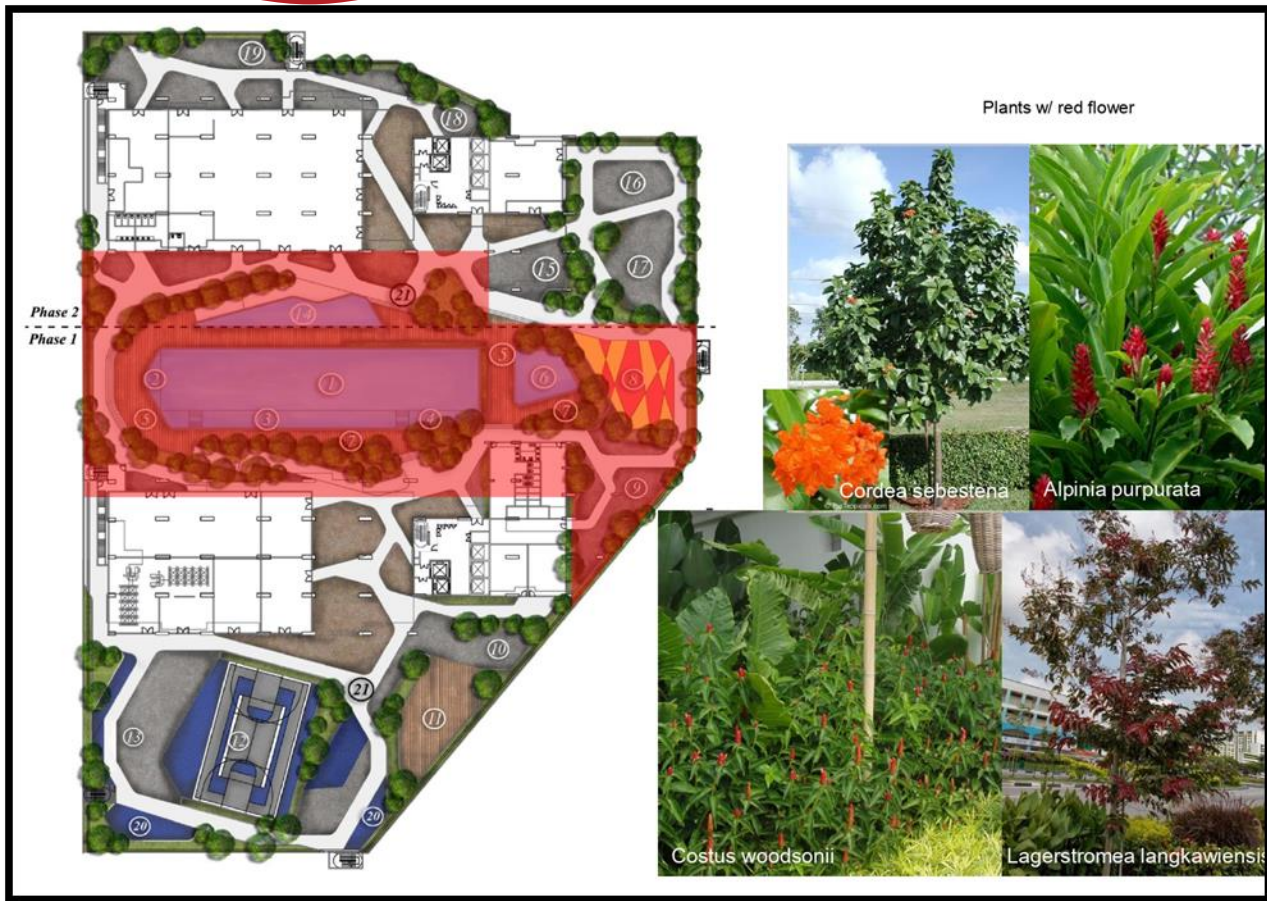
Objective

- Relax, privacy, interactive , appreciate nature and resort living

Target Users

- Young family, middle age family and vacation home





Project Name	Aston Acacia
Developer	Tinggian Development Sdn Bhd
Land Tenure	Freehold – Commercial
Land Area	4.412 acres (17,853 m ²)
Location	Bandar Bukit Mertajam, Seberang Perai Tengah,
Title Details	<ul style="list-style-type: none">❖ No Hakmilik 171330, Lot 10263, Sek 4❖ Mukim : Bandar Bukit Mertajam❖ Daerah : Seberang Perai Tengah❖ State : Penang❖ Land Tenure : Freehold (Commercial)❖ Land Owner : Tinggian Development Sdn Bhd❖ Type of Development : Service Apartment + Shop Offices❖ Encumbrance : Public Bank Berhad
Type of Development	Mixed Development comprises of Service Apartments + Shop Offices
Soft Launch Date	4 th October 2019
Official Launch Date	31 st January 2020
Completion Date	48 months – Approval granted
No. of Tower	2 Towers (Tower A & B)
No. of Storey	33 story (comprising 311 units service apartment units per tower which includes 6 – storey Car Park Podium



Units Composition**Service Apartment (Level 7 & 32)**

Block A – 311 units, Block B – 311 units

Type	Built Up	Layout Description	No of Car Parks	Block A (units)	Block B (units)	Composition (%)
A	1206	4 Bedrooms + 2 Bathrooms	3	52	52	16.72%
B	1068	3 Bedrooms + 2 Bathrooms	2	104	104	33.44%
C	883	3 Bedrooms + 2 Bathrooms	2	104	104	33.44%
D	701	2 Bedrooms + 2 Bathrooms	2	51	51	16.40%
Total				622		100.00%

Shop Offices (G- Level 2)

764 sq.ft – 1,378 sq.ft (38 units)

Bumi Quota

30%

Bumi Discount

5%

Selling Price**Service Apartment**

Block A -Average RM395 psf (Min.price from RM308,000)

Block B – N/A

Shop Office

RM560,000 – RM1,041,000 (Estimated)

**Service Charges /
Maintenance Fees**

Service Apartment

PSU (Sq.m) – RM2.40 (excluded 10% sinking fund)

PSF (Sq.ft) – Approximately RM0.24 (excluded 10% sinking fund)

TYPE	SPA (sq.ft)	SPA (sq.m)	TOTAL AREA m ² (Main)	TOTAL AREA m ² (Accessory)	TOTAL AREA m ² (Main + Accessory)	Provisional Share Unit (SQ.M)	Maintenance Charges (excluded sinking fund) (RM2.40 PSU)
A	1206	112	112	21	133	133	319.20
B	1068	99	99	14	113	113	271.20
C	883	82	82	14	96	96	230.40
D	701	65	65	14	79	79	189.60

**Service Charges /
Maintenance Fees**

Shop Offices

PSU (Sq.m) – RM2.40 (excluded 10% sinking fund)

PSF (Sq.ft) – Approximately RM0.24 (excluded 10% sinking fund)

SPA (sqft)	SPA (sq.m)	TOTAL AREA m² (Main)	Provisional Share Unit (SQ.M)	Maintenance Charges (RM2.40 PSU)
1378	128	128	128	307.20
1109	103	103	88	211.20
775	72	72	72	172.80
764	71	71	60	144.00

Car Park Allocation

Service Apartment

Type A (1,206 sqft) – 3 car parks

Type B (1,068 sqft) – 2 car parks

Type C (883 sqft) – 2 car parks

Type D (701 sqft) – 2 car parks

Shop Office

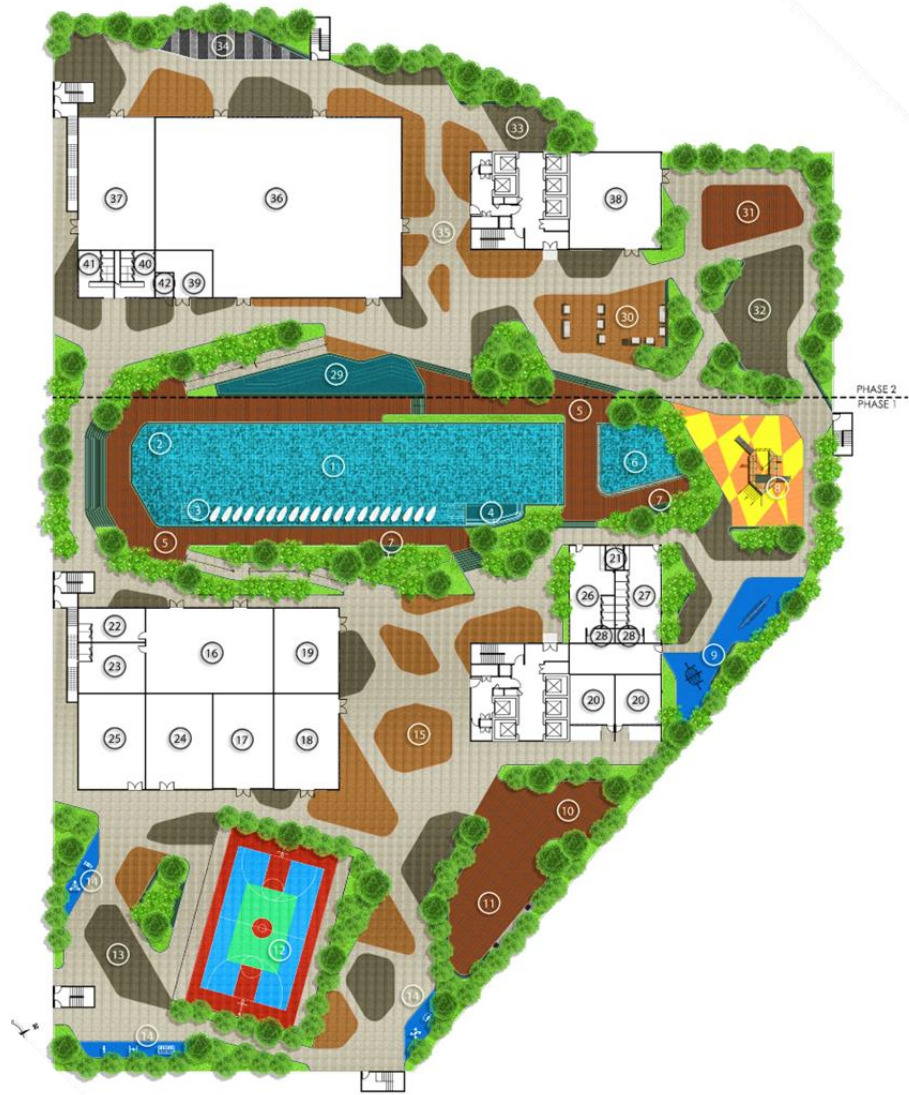
No car park allocation

List of Consultants

- ❖ Architect : ALM Architects
- ❖ Landscape : LandArt Design
- ❖ M&E : Tafa Perunding Sdn Bhd
- ❖ Civil Engineering : A&P Engineering Consultants
- ❖ Land Surveyor : Ukur Rentas
- ❖ Quantity Surveyor : Unitech QS Consultancy

UNIQUE SELLING POINT (USP)

- Integrated security - round the clock multi-tier security surveillance & access cards for lift lobby.
- Infuse nature - modern tropical architecture rich in shrubs, trees and flowers.
- Inspiring space of facilities podium - comprehensive modern facilities, approximately 79,000sqft at level 6.
- Ingenious design - range from 700sqft – 1206sqft which designed to be perfect for professionals, smaller and larger families
- Enjoy selection of indoor and outdoor area - to hang around with families or to entertain guest.
- Integrating features to enhance the resident quality of life.
- Centralize location in the heart of Bukit Mertajam town with matured neighborhoods retail operation
- Adjacent to educational institutions – Jit Sin Independent School, SM Impian Bukit Mertajam (IBM), Two Studio Multimedia Academy, SMK Convent BM & SJK (C) Kim Sen



LEVEL 6 LANDSCAPE FACILITIES:

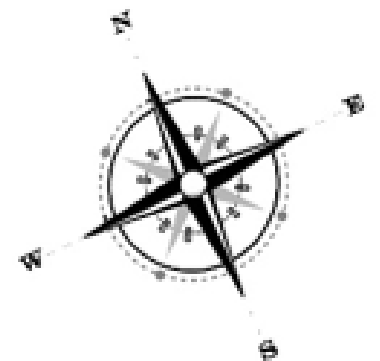
(PHASE 1)

1. Lap Pool
2. Bubble Pool
3. Dip Pool
4. Jacuzzi
5. Tropical Deck
6. Wading Pool
7. Shower Pit
8. Kids Play Area
9. Teen Play Area
10. Herbs Garden
11. BBQ Garden
12. Multipurpose Court
13. Exercise Area
14. Outdoor Gym
15. Feature Walkway
16. Gymnasium
17. Squash Court
18. Games Room
19. Management Office
20. Surau
21. OKU Toilet
22. Male Changing Room
23. Female Changing Room

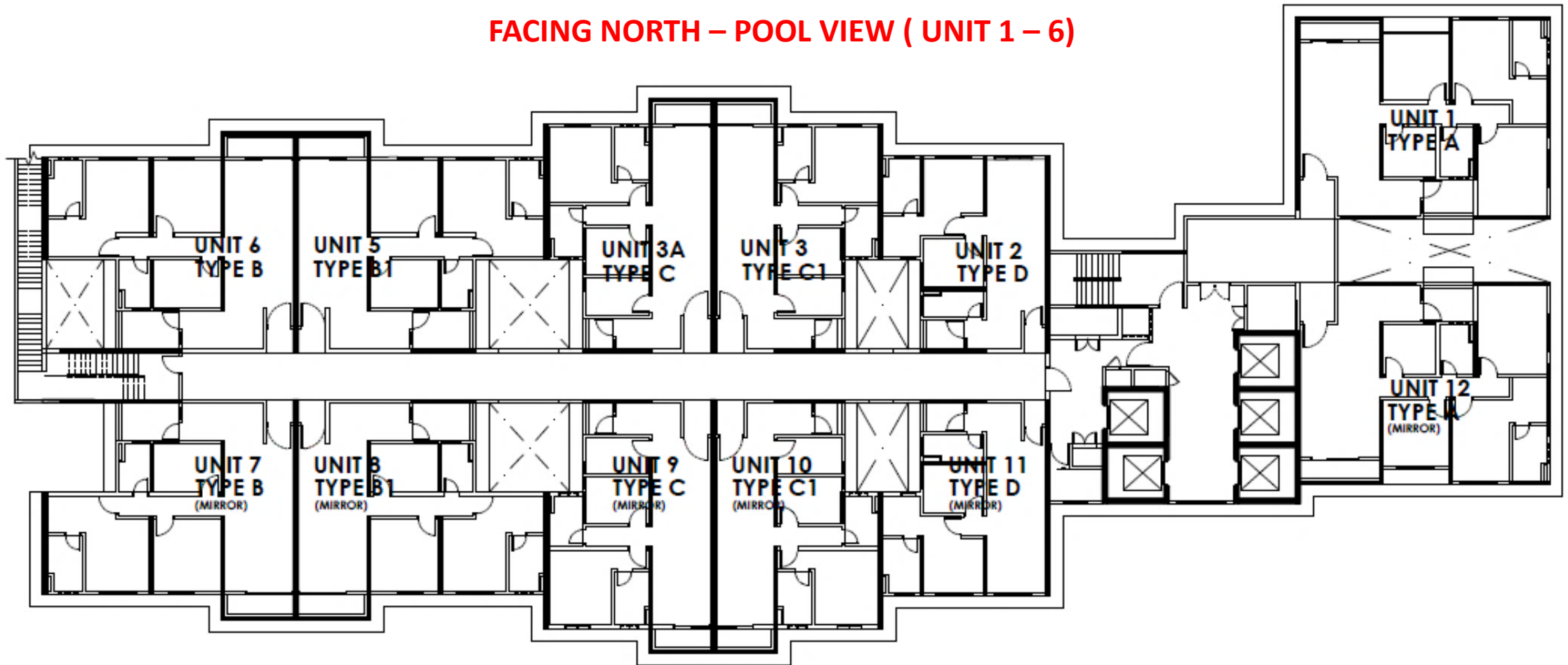
24. Fitness Room
25. Hose Reel Tank Room
26. Male Toilet & Bath
27. Female Toilet & Bath
28. Sauna

(PHASE 2)

29. Cascading Water Feature
30. Guest Living Area
31. Yoga Nest
32. Taichi Garden
33. Scented Garden
34. Reflexology Garden
35. Feature Walkway
36. Community Hall
37. Fun Play Room
38. Reading Lounge
39. Pantry
40. Male Toilet
41. Female Toilet
42. OKU Toilet



FACING NORTH – POOL VIEW (UNIT 1 – 6)



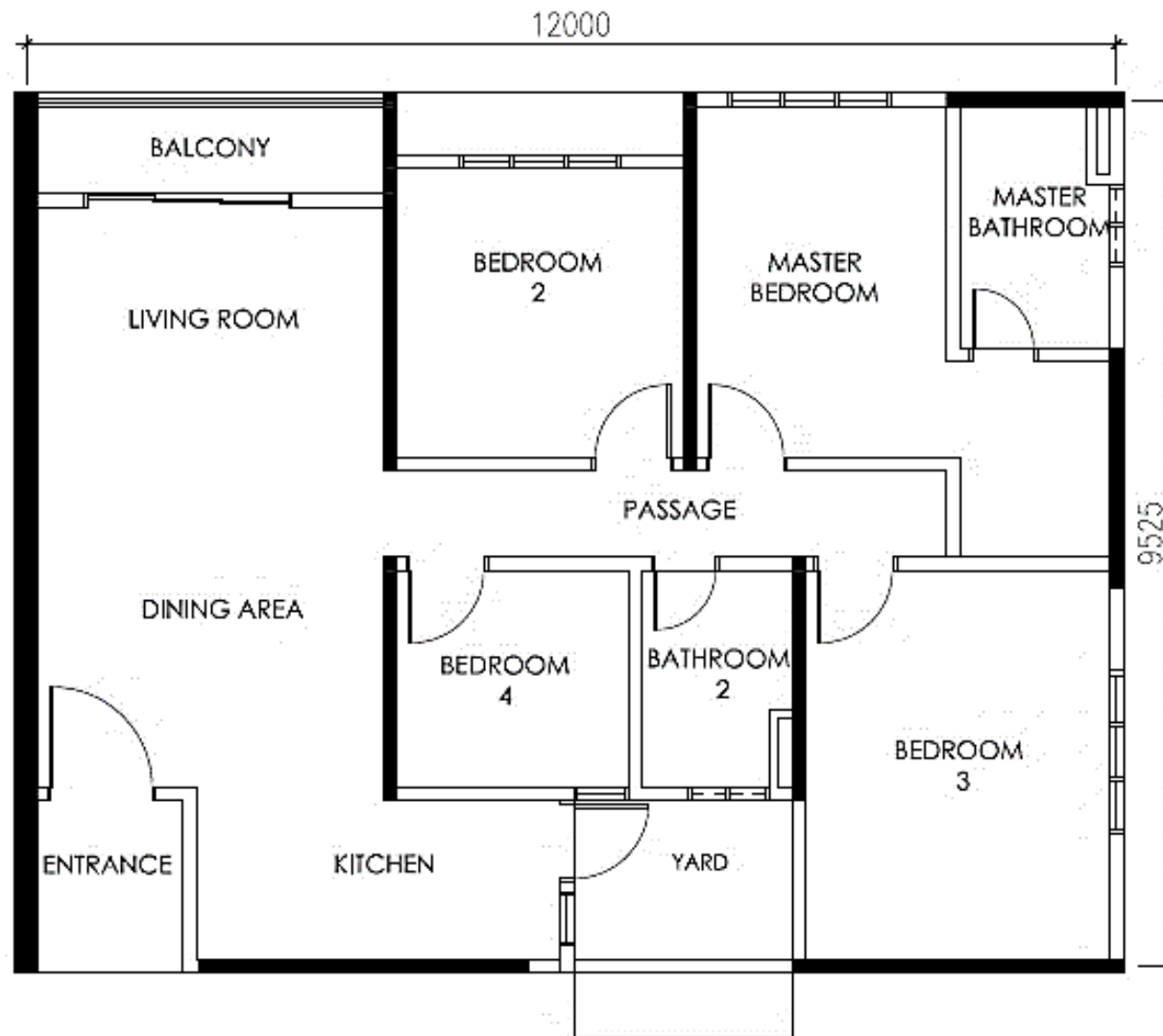
FACING SOUTH – CITY VIEW - JALAN USAHANIAGA (UNIT 7-12)

Built-up Area : 1,206 sq.ft. /
112 sq.m

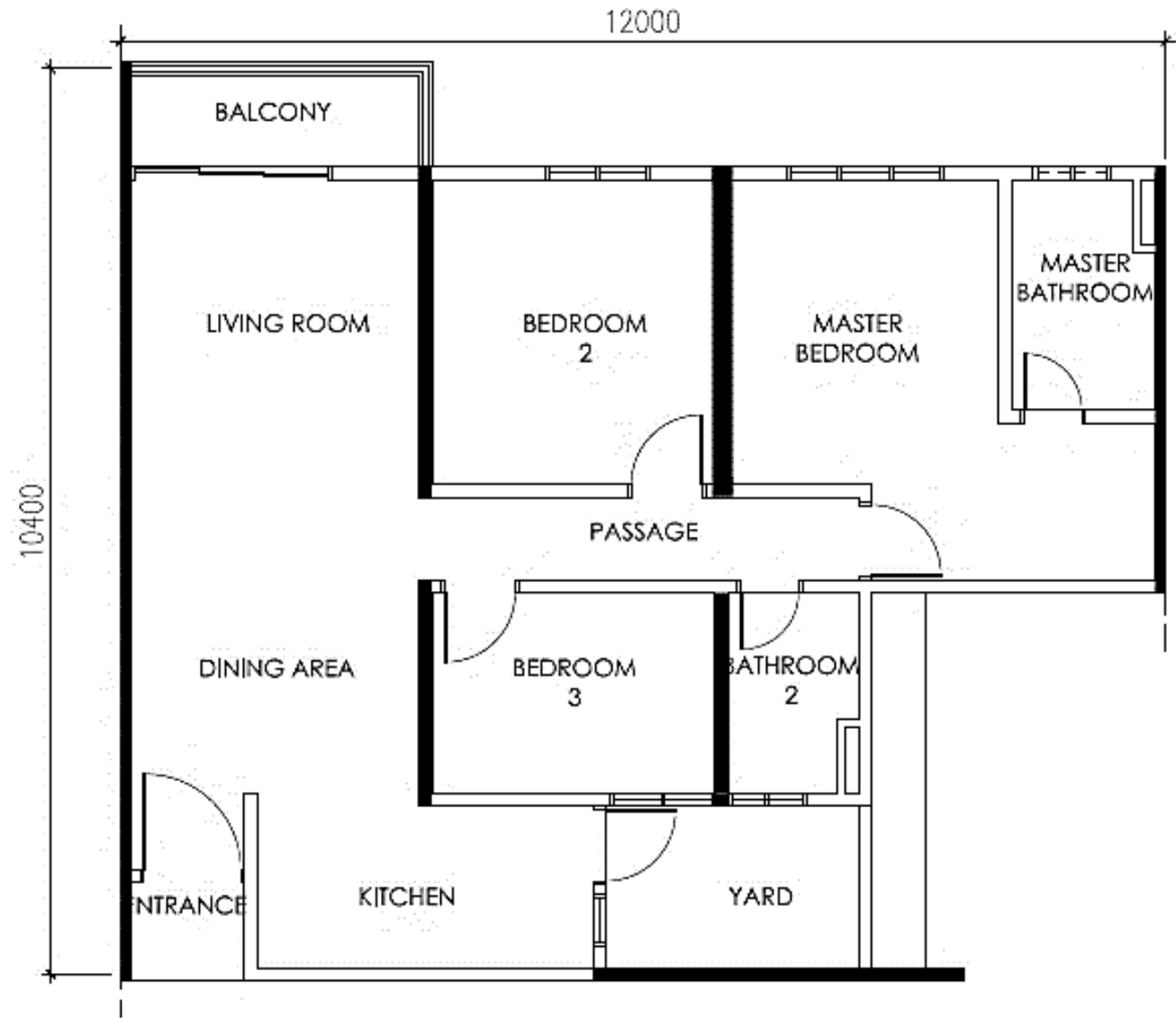
No of Bedroom : 4

No of Bathroom : 2

No. of Unit : Tower A : 52
Tower B : 52



Built-up Area : 1,068sq.ft. / 99 sq.m
No of Bedroom : 3
No of Bathroom : 2
No. of Unit : Tower A : 104
Tower B : 104

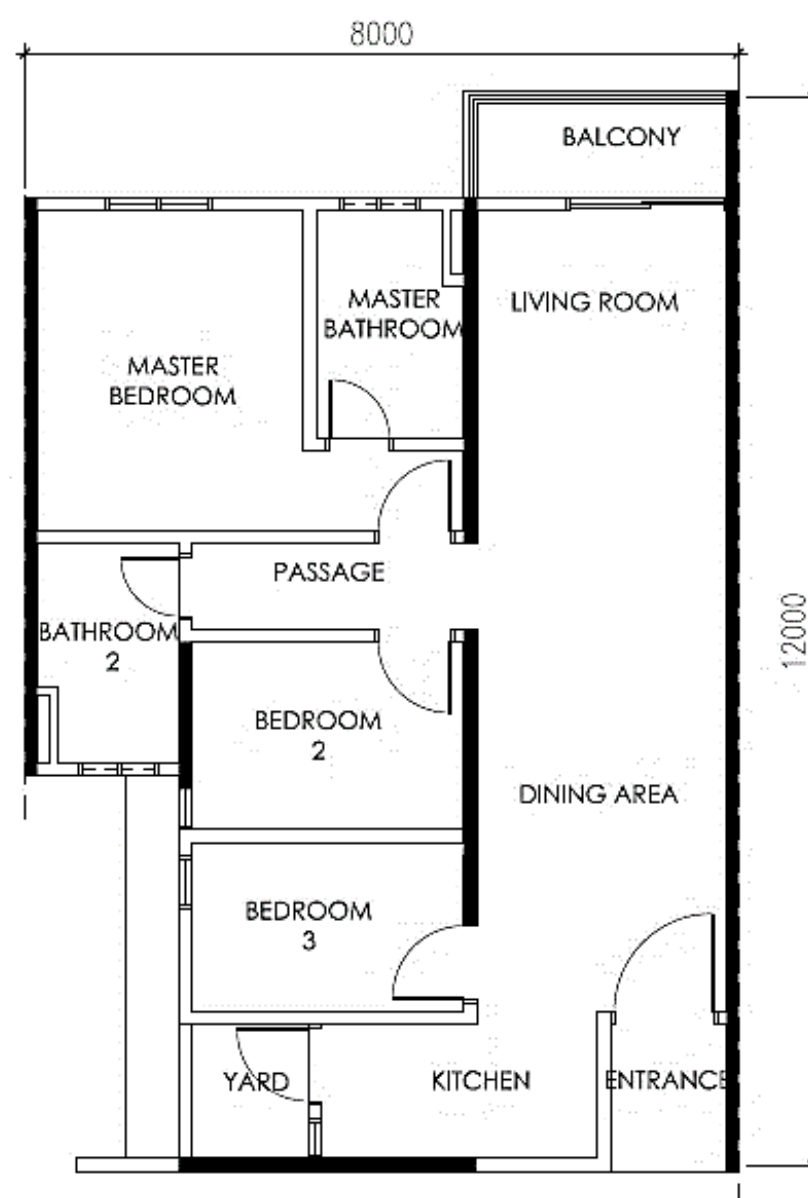


Built-up Area : 883 sq.ft. /
82 sq.m

No of Bedroom : 3

No of Bathroom : 2

No. of Unit : Tower A : 104
Tower B : 104



Built-up Area	:	701 sq.ft. / 65 sq.m
No of Bedroom	:	2
No of Bathroom	:	2
No. of Unit	:	Tower A : 51 Tower B : 51

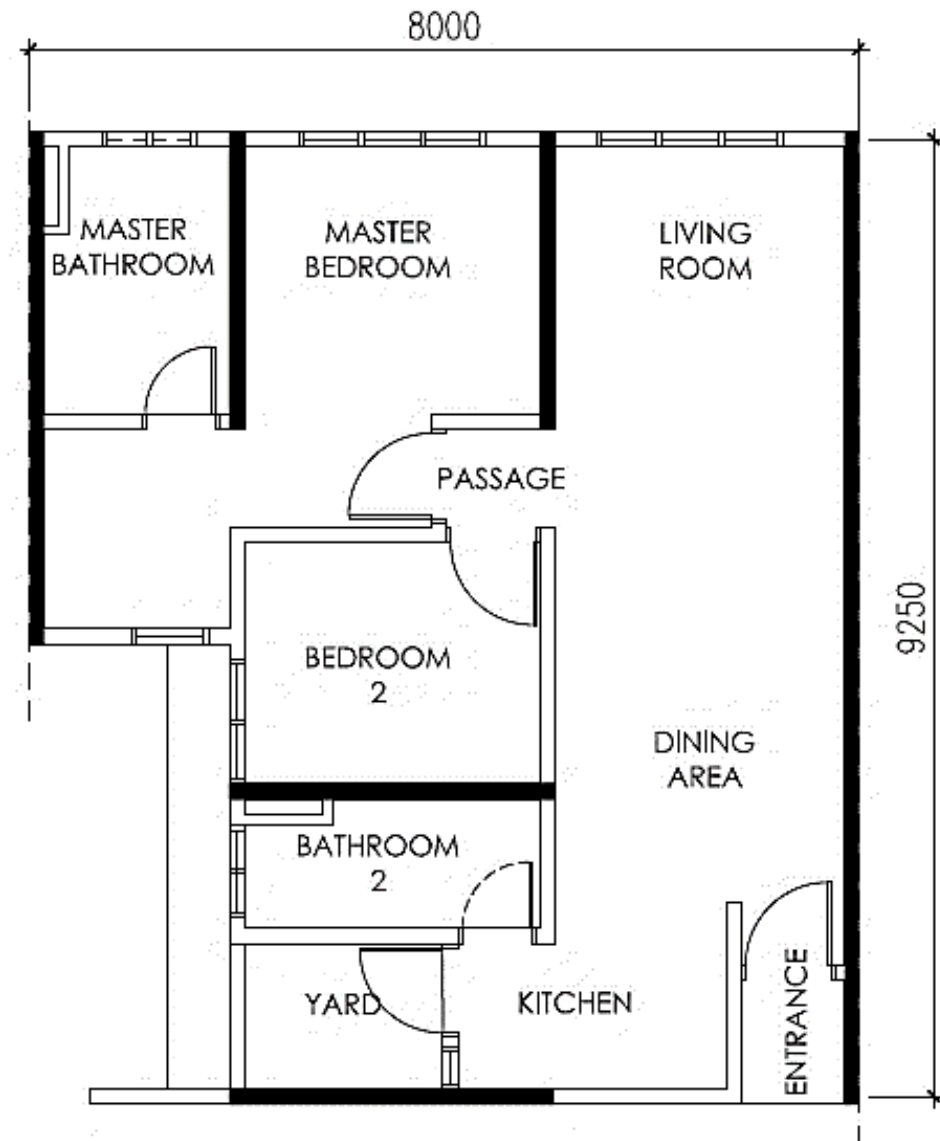


PHOTO GALLERIES













BANKS	PBB	MAYBANK	AFFIN	RHB	CIMB	HLB	AMB
Max. Age	70	70	70	70	70	70	70
Max. Loan Tenure	35 Years	35 Years	35 Years	35 Years	35 Years	35 Years	35 Years
Base Rate	2.52	2.00%	2.95%	2.75%	3.00%	2.88%	2.85%
Effective Rate	+0.63%	+1.35%	+0.4 to 0.55%	+0.55%	+0.35%	+0.32%	+0.40%
Min. Lock-in Period	3 years from date of 1 st loan disbursement	4 years from date of 1 st loan disbursement	3 years from date of 1 st loan disbursement	3 years from date of 1 st loan disbursement	3 years from date of 1 st loan disbursement	3 years from date of 1 st loan disbursement	3 years from date of 1 st loan disbursement
Margin of Finance	90%	90%	90%	88%	84%	75%	90%
Penalty Fee	2% of approved loan amount	2% of approved loan amount	2% of approved loan amount	3% of approved loan amount	2% of approved loan amount	3% of approved loan amount	2% of approved loan amount



BANK	CONTACT PERSON	H/P	BRANCH
PUBLIC BANK	Ms Heng Lee Yann Mr Eou Cheng Chuan Mr Ong Chin Keong Ms Rachel Teoh	012-4768910 017-4084239 016-4054828 012-4901170	Bukit Mertajam
HONG LEONG	Ms Abby Lim Bee Lian Ms Shelly Ng Zing Yi Mr Andrew Chin	012-4503133 012-4779116 012-4513208	Butterworth
MAYBANK	Ms Goey Xin Jie Ms Chloe Ang Siew Tyi Mr Anson Ching Mr Andrew Ong	016-5534188 011-36328982 016-4458625 017-5999758	Bukit Mertajam
AFFIN	Mr Tan Teoh Thong	017-4818211	Butterworth
RHB	Ms Miki Yap Mei Keah Ms Vicky Tan Ms Jacey Lim	012-4622399 012-4046899 017-4986050	Jelutong

BANK	CONTACT PERSON	H/P	BRANCH
CIMB	Ms Christine Lau Ms Jess Ng Mr Jayden Koh Mr Scott Soon	016-4458841 017-4922493 019-3089927 011-12295878	Penang
AMB	Mr Wyman Cheah	012-5788511	Butterworth

SOLICITORS	ADDRESS	CONTACT PERSON	EMAIL	TEL	FAX
Messrs Lio & Partner	No.9, 1st Floor, Lorong 22/SS1, Bandar Tasek Mutiara, 14120 Simpang Ampat, Pulau Pinang	Ms Tan Huei Ju	lawyersa@lio-partners.com	04-5683989	04-3107980
Messrs Wong & Loh	No.17, 1st Floor, Jalan Bukit Tambun, Taman Kasawari, 14100 Simpang Ampat, Penang	Ms Jane Ch'ng Guat Chin	wl_sa@wongloh.com	04-5885989	04-5882989
Messrs Lim & Sharifah	No.46, 1st Floor, Jalan Todak 4, Pusat Bandar, Bandar Seberang Jaya, 13700 Perai, Pulau Pinang	Ms Lim Chong Imm	limshar@limshar.com.my	04-3977973/ 75	04-3977976
Messrs Gooi & Associates	No.45, Room A, Jalan Keruing, Kawasan Perniagaan Simpang Ampat, 14100 Simpang Ampat, Seberang Perai Selatan, Pulau Pinang	Mr Gooi Hsiao Leung	gooi.legal@yahoo.com	04-5871428	04-5889593

Payable To	:	Tinggian Development Sdn Bhd
Account No	:	701-111038-1
Bank	:	OCBC Bank (Malaysia) Sdn Bhd
Branch	:	KL Main Branch
Address	:	Menara OCBC, No.18, Jalan Tun Perak, 50050 Kuala Lumpur
Swift Code	:	OCBCMYKL



ASAL NO: 0787

AKTA PEMAJUAN PERUMAHAN (KAWALAN PELESENAN) 1966
PERATURAN-PERATURAN PEMAJUAN PERUMAHAN (KAWALAN DAN PELESENAN) 1989
Peraturan 3(6) dan Peraturan 5(4)

LESEN PEMAJUAN PERUMAHAN & PERMIT IKLAN DAN JUALAN

Nama Pemaju Perumahan: TINGGLIAN DEVELOPMENT SDN. BHD.
Alamat Berdaftar: U-21 JALAN MEDAN SELAYANG 1, MEDAN SELAYANG,
68100 BATU CAVES, SELANGOR

Dengan ini diberikan Lesen Pemajuan Perumahan di bawah Seksyen 5, Akta Pemajuan Perumahan (Kawalan Dan Pelesenan) 1966 dan Permit Iklan dan Jualan di bawah Peraturan 5, Peraturan-Peraturan Pemajuan Perumahan (Kawalan Dan Pelesenan) 1989 untuk menjalankan perniagaan perumahan di atas tanah seperti yang dinyatakan di bawah.

Nama Pemajuan Perumahan: ASTON ACACIA

No. Lot: 10263, SEKSYEN 4				
*Bandar/ Pekan/ Mukim: BANDAR BUKIT MERTAJAM		Daerah: SEBERANG PERAI TENGAH		Negeri: PULAU PINANG
Jenis Bangunan	Bil. Tingkat	Kategori Harga	Bil. Unit	Baki Unit
1. PANGSAPURI SERVIS	33	HT	311	311
Lampiran	1	2	3	4

Jenis Iklan	Tarikh Kelulusan
Brusar	29/08/2019
Akhbar	29/08/2019
Paper Tando	29/08/2019
Internet	29/08/2019
Cakera Padat Video	Tiada

Jenis Iklan	Tarikh Kelulusan
Televisyen	Tiada
Radio	Tiada
Pawagam	Tiada
Lain-lain (sila nyatakan)	
1. BUNTING	29/08/2019
2. FACEBOOK	29/08/2019
3. HOARDING	29/08/2019
4. INSTAGRAM	29/08/2019
5. LEAFLET	29/08/2019
6. WECHAT	29/08/2019
7. WHATAPPS	29/08/2019

Syarat-syarat lain seperti di Lampiran 1

Batu-batu Lesen Pemajuan Perumahan & Permit Iklan Dan Jualan	
No. Lesen : 4723-2/08-2021/0787(L)	
No. Permit: 4723-2/08-2021/0787(P)	
Sah untuk 2 tahun	
dan 29/08/2019 hingga 28/08/2021	


N. JAYASELAN
 Timbalan Pengawal Perumahan

Tarikh : 15/11/2019

Sekiranya tiada sebarang Perjanjian dan Jual Beli dimatikan Stem dalam tempoh 2 tahun dari tarikh lesen dikeluarkan, Lesen pemajuan Perumahan & Permit Iklan dan Jualan akan terbatal dengan sendiri.

Thank You