



LAMPIRAN 9

Rujukan Kami: AWC /23.431/AU-27

Tarikh: 30th June 2025

Pengarah
Bahagian Pelesenan dan Pemajuan Perumahan
Jabatan Perumahan Negara
Kementerian Pembangunan Kerajaan Tempatan
Aras 31, No. 51 Persiaran Perdana, Presint 4
62100 PUTRAJAYA

Tuan,

PENGESAHAN MENGENAI KOS PEMBINAAN DAN KOS KONSULTAN.

Pemaju : KM LAND DEVELOPMENT SDN BHD

**Pemajuan : CADANGAN SKIM PERUMAHAN YANG MENGANDUNGI:-
I. 218 UNIT RUMAH TERES 1 TINGKAT (PT 23720 – PT 23937)
II. KOLAM TAHANAN AIR
III. KAWASAN LAPANG
IV. PENCAWANG ELEKTRIK (PT 23938)**

**DI ATAS LOT LAMA 13285 (GRN 160385), SELUAS 15.96 EKAR (6.458 HEKTAR),
BEHRANG RESIDEN, MUKIM HULU BERNAM TIMOR, DAERAH MUALLIM,
PERAK DARUL RIDZUAN BAGI KM LAND DEVELOPMENT SDN. BHD.**

Kami merujuk kepada perkara di atas. Adalah dimaklumkan bahawa Kami adalah Perunding
Arkitek bagi **BEHRANG RESIDEN**

2. Pihak Kami mengesahkan Kos Pembinaan dan Kos Konsultan bagi pemajuan
BEHRANG RESIDEN adalah seperti berikut:

2.1 Kos Pembinaan : **RM 43,322,000.00**

2.2 Kos Konsultan: **RM 1,090,000.00**

3. Sebarang pertanyaan berkenaan perkara di atas, sila hubungi penama seperti berikut:

Nama: **AR. LOOI WAN CHOONG**

No. Telefon: **012-391 2682**

Email: **architectwc09@gmail.com**

Sekian, terima kasih.

Yang benar,

Nama Pengarah : **AR. LOOI WAN CHOONG**
No Pendaftaran : **A/L 346**

Salinan kepada: **KM LAND DEVELOPMENT SDN BHD**
418, JALAN PASIR PUTEH, 31650 IPOH, PERAK

PRINCIPAL
Ar. Looi Wan Choong
B. Arch (Deakin) Australia.
APAM. LAM ACAM



PENGESAHAN MENGENAI KOS PEMBINAAN DAN KOS KONSULTAN.

CADANGAN SKIM PERUMAHAN YANG MENGANDUNGI:-

I. 218 UNIT RUMAH TERES 1 TINGKAT (PT 23720 – PT 23937)

II. KOLAM TAHANAN AIR

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DI ATAS LOT LAMA 13285 (GRN 160385), SELUAS 15.96 EKAR (6.458 HEKTAR), BEHRANG RESIDEN,
MUKIM HULU BERNAM TIMOR, DAERAH MUALLIM, PERAK DARUL RIDZUAN BAGI KM LAND
DEVELOPMENT SDN. BHD.

Peakuan Kos Pembinaan Kasar (GDC)

NO	Description	Built up area (ft ²)	Rate (RM)	Qty (unit)	Total (RM)
A	Kos Pembinaan				
1	Pilling Works Rumah Teres 1 Tingkat 20' x 75'		10,000.00	121	1,210,000.00
2	Building's construction Rumah Teres 1 Tingkat 20' x 75'	1060	150.00	218	34,662,000.00
3	Infrastructure works - R&D, sewerage, landscaping, street lighting & water reticulation work		25,000.00	218	5,450,000.00
4	Site clearing & earthwork				2,000,000.00
KOS PEMBINAAN (RM)					43,322,000.00
B	Consultancy fee				
1	Rumah Teres 1 Tingkat 20' x 75'		5,000.00	218	1,090,000.00
KOS CONSULTANT (RM)					1,090,000.00

Sekian, terima kasih.

Yang benar,

Nama Pengarah : **AR. LOOI WAN CHOONG**
No Pendaftaran : **A/L 346**

Salinan kepada: **KM LAND DEVELOPMENT SDN BHD**
418, JALAN PASIR PUTEH, 31650 IPOH, PERAK

PRINCIPAL

Ar. Looi Wan Choong

B. Arch (Deakin) Australia.
APAM. LAM ACAM



KM LAND DEVELOPMENT SDN BHD (680904-M)
418, Jalan Pasir Puteh, 31650 Ipoh, Perak Darul Ridzuan.
Tel : 05-241 8820, 242 8820 Fax : 05-241 8821

Rujukan Kami:KMLAND/BR/KPKTAPDL/001

Tarikh: 3hb July 2025

Pengarah
Bahagian Pelesenan dan Pemajuan Perumahan
Jabatan Perumahan Negara
Kementerian Pembangunan Kerajaan Tempatan
Aras 31, No. 51 Persiaran Perdana, Presint 4
62100 PUTRAJAYA

Tuan,

PENGESAHAN KOS BAGI PERMOHONAN PERMIT IKLAN DAN JUALAN.

Kod Pemaju : 11301

Pemajuan : CADANGAN SKIM PERUMAHAN YANG MENGANDUNGI:-
I. 218 UNIT RUMAH TERES 1 TINGKAT (PT 23720 – PT 23937)
II. KOLAM TAHANAN AIR
III. KAWASAN LAPANG
IV. PENCAWANG ELEKTRIK (PT 23938)
DI ATAS LOT LAMA 13285 (GRN 160385), SELUAS 15.96 EKAR
(6.458 HEKTAR), BEHRANG RESIDEN, MUKIM HULU BERNAM
TIMOR, DAERAH MUALLIM, PERAK DARUL RIDZUAN BAGI
KM LAND DEVELOPMENT SDN. BHD.

Kami merujuk kepada perkara di atas.

2. Pihak Kami mengesahkan Kos-Kos bagi pemajuan BEHRANG RESIDEN adalah seperti berikut:

- 2.1 Kos Pembinaan : RM 43,322,000.00
- 2.2 Kos Konsultan : RM 1,090,000.00
- 2.3 Kos Kewangan : RM 690,000.00
- 2.4 Kos Tetap (Overhead Cost) : RM 2,000,000.00
- 2.5 Kos Pemasaran: RM 200,000.00
- 2.6 Kos Tanah: RM 6,380,000.00
- 2.7 Nilai Pembangunan Kasar (GDV) : RM 79,537,620.00

3. Sebarang pertanyaan berkenaan perkara di atas, sila hubungi penama seperti berikut:

Nama: LEE LAI LAI
No. Telefon: 012-526 8820
Email: desapositif@yahoo.com

Sekian, terima kasih.

Yang benar,
KM LAND DEVELOPMENT SDN BHD

KM LAND DEVELOPMENT SDN. BHD.
(680904-M)

418, Jalan Pasir Puteh,
31650 Ipoh, Perak Darul Ridzuan.
Tel: 05-241 8820 Fax: 05-241 8821

.....
Nama : KEE HAI YONG
Jawatan : PENGARAH

PENGESAHAN MENGENAI KOS PEMBINAAN DAN KOS KONSULTAN.

CADANGAN SKIM PERUMAHAN YANG MENGANDUNGI:-

I. 218 UNIT RUMAH TERES 1 TINGKAT (PT 23720 – PT 23937)

II. KOLAM TAHANAN AIR

III. KAWASAN LAPANG

IV. PENCAWANG ELEKTRIK (PT 23938)

DI ATAS LOT LAMA 13285 (GRN 160385), SELUAS 15.96 EKAR (6.458 HEKTAR), BEHRANG RESIDEN, MUKIM HULU BERNAM TIMOR, DAERAH MUALLIM, PERAK DARUL RIDZUAN BAGI KM LAND DEVELOPMENT SDN. BHD.

Perakuan Kos Pembinaan Kasar (GDC)

NO	Description	Built up area (ft ²)	Rate (RM)	Qty (unit)	Total (RM)
A	Kos Pembinaan				
1	Pilling Works Rumah Teres 1 Tingkat 20' x 75'		10,000.00	121	1,210,000.00
2	Building's construction Rumah Teres 1 Tingkat 20' x 75'	1060	150.00	218	34,662,000.00
3	Infrastructure works - R&D, sewerage, landscaping, street lighting & water reticulation work		25,000.00	218	5,450,000.00
4	Site clearing & earthwork				2,000,000.00
			KOS PEMBINAAN (RM)		43,322,000.00
B	Kos Konsultan				
1	Rumah Teres 1 Tingkat 20' x 75'		5,000.00	218	1,090,000.00
			KOS CONSULTANT (RM)		1,090,000.00
C	Kos Kewangan				690,000.00
D	Kos Tetap (Sales & Administration)				2,000,000.00
E	Kos Pemasaran (Marketing Fees)				200,000.00
F	Kos Tanah				6,380,000.00
G	Nilai Pembangunan Kasar (GDV)				79,537,620.00

218 UNIT RUMAH TERES 1 TINGKAT 20' x 75'

Item	HSD No	No PT	Jenis Rumah	Saiz Tanah		Saiz Tanah Tambahan KP	Kos Tanah Tambahan (RM60.00 Kp)	Kos Anjung Kereta Tambahan (RM100.00)	Premium Pepenjuru	Hadap Padang	Rumah Contoh	Harga Seragam	Harga Jualan (RM)	Lot Kuota Bumiputera	Harga Jualan Baru
				MP	KP										
1	3642	23720	C	268	2885	1,385.00	83,100.00		30,000.00	10,000.00		348,880.00	471,980.00		471,980.00
2	3643	23721	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
3	3644	23722	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
4	3645	23723	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
5	3646	23724	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
6	3647	23725	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
7	3648	23726	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
8	3649	23727	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
9	3650	23728	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
10	3651	23729	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
11	3652	23730	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
12	3653	23731	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
13	3654	23732	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
14	3655	23733	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
15	3656	23734	E	139	1500				15,000.00	10,000.00		348,880.00	373,880.00		373,880.00
16	3657	23735	E	139	1500				15,000.00	10,000.00		348,880.00	373,880.00		373,880.00
17	3658	23736	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
18	3659	23737	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
19	3660	23738	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
20	3661	23739	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
21	3662	23740	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
22	3663	23741	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
23	3664	23742	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
24	3665	23743	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
25	3666	23744	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
26	3667	23745	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
27	3668	23746	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
28	3669	23747	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
29	3670	23748	C	410	4410	2,910.00	174,600.00		30,000.00	10,000.00		348,880.00	563,480.00		563,480.00
30	3671	23749	C	268	2885	1,385.00	83,100.00		30,000.00			348,880.00	461,980.00	(17,444.00)	444,536.00
31	3672	23750	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
32	3673	23751	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
33	3674	23752	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
34	3675	23753	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
35	3676	23754	J	139	1500							348,880.00	348,880.00		348,880.00
36	3677	23755	I	139	1500							348,880.00	348,880.00		348,880.00
37	3678	23756	I	139	1500							348,880.00	348,880.00		348,880.00
38	3679	23757	I	139	1500							348,880.00	348,880.00		348,880.00
39	3680	23758	I	139	1500							348,880.00	348,880.00		348,880.00
40	3681	23759	I	139	1500							348,880.00	348,880.00		348,880.00
41	3682	23760	I	139	1500							348,880.00	348,880.00		348,880.00
42	3683	23761	I	139	1500							348,880.00	348,880.00		348,880.00
43	3684	23762	I	139	1500							348,880.00	348,880.00		348,880.00
44	3685	23763	E	139	1500				15,000.00			348,880.00	363,880.00		363,880.00
45	3686	23764	E	139	1500				15,000.00			348,880.00	363,880.00	(17,444.00)	346,436.00
46	3687	23765	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
47	3688	23766	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
48	3689	23767	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
49	3690	23768	I	139	1500							348,880.00	348,880.00		348,880.00
50	3691	23769	I	139	1500							348,880.00	348,880.00		348,880.00
51	3692	23770	I	139	1500							348,880.00	348,880.00		348,880.00
52	3693	23771	I	139	1500							348,880.00	348,880.00		348,880.00
53	3694	23772	I	139	1500							348,880.00	348,880.00		348,880.00
54	3695	23773	I	139	1500							348,880.00	348,880.00		348,880.00
55	3696	23774	I	139	1500							348,880.00	348,880.00		348,880.00
56	3697	23775	I	139	1500							348,880.00	348,880.00		348,880.00
57	3698	23776	I	139	1500							348,880.00	348,880.00		348,880.00
58	3699	23777	I	139	1500							348,880.00	348,880.00		348,880.00
59	3700	23778	I	139	1500							348,880.00	348,880.00		348,880.00
60	3701	23779	C	405	4360	2,860.00	171,600.00		30,000.00			348,880.00	550,480.00		550,480.00

218 UNIT RUMAH TERES 1 TINGKAT 20' x 75'

Item	HSD No	No PT	Jenis Rumah	Saiz Tanah		Saiz Tanah Tambahan KP	Kos Tanah Tambahan (RM60.00 Kp)	Kos Anjung Kereta Tambahan (RM100.00)	Premium Pepenjuru	Hadap Padang	Rumah Contoh	Harga Seragam	Harga Jualan (RM)	Lot Kuota Bumiputera	Harga Jualan Baru
				MP	KP										
61	3702	23780	C	268	2885	1,385.00	83,100.00		30,000.00			348,880.00	461,980.00	(17,444.00)	444,536.00
62	3703	23781	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
63	3704	23782	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
64	3705	23783	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
65	3706	23784	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
66	3707	23785	I	139	1500							348,880.00	348,880.00		348,880.00
67	3708	23786	I	139	1500							348,880.00	348,880.00		348,880.00
68	3709	23787	I	139	1500							348,880.00	348,880.00		348,880.00
69	3710	23788	I	139	1500							348,880.00	348,880.00		348,880.00
70	3711	23789	I	139	1500							348,880.00	348,880.00		348,880.00
71	3712	23790	I	139	1500							348,880.00	348,880.00		348,880.00
72	3713	23791	I	139	1500							348,880.00	348,880.00		348,880.00
73	3714	23792	I	139	1500							348,880.00	348,880.00		348,880.00
74	3715	23793	I	139	1500							348,880.00	348,880.00		348,880.00
75	3716	23794	E	139	1500				15,000.00			348,880.00	363,880.00		363,880.00
76	3717	23795	E	139	1500				15,000.00			348,880.00	363,880.00	(17,444.00)	346,436.00
77	3718	23796	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
78	3719	23797	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
79	3720	23798	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
80	3721	23799	I	139	1500							348,880.00	348,880.00		348,880.00
81	3722	23800	I	139	1500							348,880.00	348,880.00		348,880.00
82	3723	23801	I	139	1500							348,880.00	348,880.00		348,880.00
83	3724	23802	E	209	2250	750.00	45,000.00		15,000.00			348,880.00	408,880.00		408,880.00
84	3725	23803	E	209	2250	750.00	45,000.00		15,000.00			348,880.00	408,880.00		408,880.00
85	3726	23804	I	139	1500							348,880.00	348,880.00		348,880.00
86	3727	23805	I	139	1500							348,880.00	348,880.00		348,880.00
87	3728	23806	I	139	1500							348,880.00	348,880.00		348,880.00
88	3729	23807	I	139	1500							348,880.00	348,880.00		348,880.00
89	3730	23808	I	139	1500							348,880.00	348,880.00		348,880.00
90	3731	23809	I	139	1500							348,880.00	348,880.00		348,880.00
91	3732	23810	I	139	1500							348,880.00	348,880.00		348,880.00
92	3733	23811	I	139	1500							348,880.00	348,880.00		348,880.00
93	3734	23812	I	139	1500							348,880.00	348,880.00		348,880.00
94	3735	23813	C	328	3530	2,030.00	121,800.00		30,000.00			348,880.00	500,680.00		500,680.00
95	3736	23814	C	268	2885	1,385.00	83,100.00		30,000.00			348,880.00	461,980.00		461,980.00
96	3737	23815	I	139	1500							348,880.00	348,880.00		348,880.00
97	3738	23816	I	139	1500							348,880.00	348,880.00		348,880.00
98	3739	23817	I	139	1500							348,880.00	348,880.00		348,880.00
99	3740	23818	I	139	1500							348,880.00	348,880.00		348,880.00
100	3741	23819	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
101	3742	23820	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
102	3743	23821	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
103	3744	23822	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
104	3745	23823	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
105	3746	23824	I	139	1500							348,880.00	348,880.00		348,880.00
106	3747	23825	I	139	1500							348,880.00	348,880.00		348,880.00
107	3748	23826	I	139	1500							348,880.00	348,880.00		348,880.00
108	3749	23827	I	139	1500							348,880.00	348,880.00		348,880.00
109	3750	23828	E	139	1500				15,000.00			348,880.00	363,880.00		363,880.00
110	3751	23829	E	139	1500				15,000.00			348,880.00	363,880.00		363,880.00
111	3752	23830	I	139	1500							348,880.00	348,880.00		348,880.00
112	3753	23831	I	139	1500							348,880.00	348,880.00		348,880.00
113	3754	23832	I	139	1500							348,880.00	348,880.00		348,880.00
114	3755	23833	I	139	1500							348,880.00	348,880.00		348,880.00
115	3756	23834	I	139	1500							348,880.00	348,880.00		348,880.00
116	3757	23835	I	139	1500							348,880.00	348,880.00		348,880.00
117	3758	23836	E	209	2250	750.00	45,000.00		15,000.00			348,880.00	408,880.00		408,880.00
118	3759	23837	E	209	2250	750.00	45,000.00		15,000.00			348,880.00	408,880.00		408,880.00
119	3760	23838	I	139	1500							348,880.00	348,880.00		348,880.00
120	3761	23839	I	139	1500							348,880.00	348,880.00		348,880.00

218 UNIT RUMAH TERES 1 TINGKAT 20' x 75'

Item	HSD No	No PT	Jenis Rumah	Saiz Tanah		Saiz Tanah Tambahan KP	Kos Tanah Tambahan (RM60.00 Kp)	Kos Anjung Kereta Tambahan (RM100.00)	Premium Pepenjuru	Hadap Padang	Rumah Contoh	Harga Seragam	Harga Jualan (RM)	Lot Kuota Bumiputera	Harga Jualan Baru
				MP	KP										
121	3762	23840	I	139	1500							348,880.00	348,880.00		348,880.00
122	3763	23841	I	139	1500							348,880.00	348,880.00		348,880.00
123	3764	23842	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
124	3765	23843	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
125	3766	23844	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
126	3767	23845	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
127	3768	23846	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
128	3769	23847	C	201	2163	663.00	39,780.00		30,000.00			348,880.00	418,660.00	(17,444.00)	401,216.00
129	3770	23848	C	394	4241	2,741.00	164,460.00		30,000.00	10,000.00		348,880.00	553,340.00		553,340.00
130	3771	23849	I	142	1528	28.00	1,680.00			10,000.00	180,000.00	348,880.00	540,560.00		540,560.00
131	3772	23850	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
132	3773	23851	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
133	3774	23852	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
134	3775	23853	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
135	3776	23854	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
136	3777	23855	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
137	3778	23856	I	139	1500					10,000.00		348,880.00	358,880.00		358,880.00
138	3779	23857	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
139	3780	23858	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
140	3781	23859	I	139	1500					10,000.00		348,880.00	358,880.00	(17,444.00)	341,436.00
141	3782	23860	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
142	3783	23861	E	139	1500			15,000.00				348,880.00	363,880.00	(17,444.00)	346,436.00
143	3784	23862	E	139	1500			15,000.00				348,880.00	363,880.00	(17,444.00)	346,436.00
144	3785	23863	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
145	3786	23864	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
146	3787	23865	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
147	3788	23866	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
148	3789	23867	I	139	1500							348,880.00	348,880.00		348,880.00
149	3790	23868	I	139	1500							348,880.00	348,880.00		348,880.00
150	3791	23869	I	139	1500							348,880.00	348,880.00		348,880.00
151	3792	23870	I	139	1500							348,880.00	348,880.00		348,880.00
152	3793	23871	I	139	1500							348,880.00	348,880.00		348,880.00
153	3794	23872	I	139	1500							348,880.00	348,880.00		348,880.00
154	3795	23873	I	139	1500							348,880.00	348,880.00		348,880.00
155	3796	23874	I	139	1500							348,880.00	348,880.00		348,880.00
156	3797	23875	I	139	1500							348,880.00	348,880.00		348,880.00
157	3798	23876	I	139	1500							348,880.00	348,880.00		348,880.00
158	3799	23877	E	139	1500			15,000.00				348,880.00	363,880.00		363,880.00
159	3800	23878	E	139	1500			15,000.00				348,880.00	363,880.00		363,880.00
160	3801	23879	I	139	1500							348,880.00	348,880.00		348,880.00
161	3802	23880	I	139	1500							348,880.00	348,880.00		348,880.00
162	3803	23881	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
163	3804	23882	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
164	3805	23883	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
165	3806	23884	I	139	1500							348,880.00	348,880.00	(17,444.00)	331,436.00
166	3807	23885	I	139	1500							348,880.00	348,880.00		348,880.00
167	3808	23886	I	139	1500							348,880.00	348,880.00		348,880.00
168	3809	23887	I	139	1500							348,880.00	348,880.00		348,880.00
169	3810	23888	I	139	1500							348,880.00	348,880.00		348,880.00
170	3811	23889	I	139	1500							348,880.00	348,880.00		348,880.00
171	3812	23890	I	139	1500							348,880.00	348,880.00		348,880.00
172	3813	23891	I	139	1500							348,880.00	348,880.00		348,880.00
173	3814	23892	C	453	4876	3,376.00	202,560.00		30,000.00			348,880.00	581,440.00		581,440.00
174	3815	23893	C	479	5156	3,656.00	219,360.00		30,000.00			348,880.00	598,240.00		598,240.00
175	3816	23894	I	143	1539	39.00		3,900.00				348,880.00	352,780.00		352,780.00
176	3817	23895	I	144	1550	50.00		5,000.00				348,880.00	353,880.00		353,880.00
177	3818	23896	I	145	1561	61.00		6,100.00				348,880.00	354,980.00		354,980.00
178	3819	23897	I	146	1572	72.00		7,200.00				348,880.00	356,080.00		356,080.00
179	3820	23898	I	147	1582	82.00		8,200.00				348,880.00	357,080.00	(17,444.00)	339,636.00
180	3821	23899	I	148	1593	93.00		9,300.00				348,880.00	358,180.00	(17,444.00)	340,736.00

218 UNIT RUMAH TERES 1 TINGKAT 20' x 75'

Item	HSD No	No PT	Jenis Rumah	Saiz Tanah		Saiz Tanah Tambahan KP	Kos Tanah Tambahan (RM60.00 Kp)	Kos Anjung Kereta Tambahan (RM100.00)	Premium Pepenjuru	Hadap Padang	Rumah Contoh	Harga Seragam	Harga Jualan (RM)	Lot Kuota Bumiputera	Harga Jualan Baru
				MP	KP										
181	3822	23900	I	149	1604	104.00		10,400.00				348,880.00	359,280.00	(17,444.00)	341,836.00
182	3823	23901	I	150	1615	115.00		11,500.00				348,880.00	360,380.00	(17,444.00)	342,936.00
183	3824	23902	I	151	1625	125.00		12,500.00				348,880.00	361,380.00	(17,444.00)	343,936.00
184	3825	23903	I	152	1636	136.00		13,600.00				348,880.00	362,480.00		362,480.00
185	3826	23904	I	153	1647	147.00		14,700.00				348,880.00	363,580.00		363,580.00
186	3827	23905	I	153	1647	147.00		14,700.00				348,880.00	363,580.00		363,580.00
187	3828	23906	I	154	1658	158.00		15,800.00				348,880.00	364,680.00		364,680.00
188	3829	23907	E	155	1669	169.00		16,900.00	15,000.00			348,880.00	380,780.00		380,780.00
189	3830	23908	E	157	1690	190.00		19,000.00	15,000.00			348,880.00	382,880.00		382,880.00
190	3831	23909	I	158	1701	201.00		20,100.00				348,880.00	368,980.00		368,980.00
191	3832	23910	I	159	1712	212.00		21,200.00				348,880.00	370,080.00		370,080.00
192	3833	23911	I	158	1701	201.00		20,100.00				348,880.00	368,980.00		368,980.00
193	3834	23912	I	157	1690	190.00		19,000.00				348,880.00	367,880.00		367,880.00
194	3835	23913	I	157	1690	190.00		19,000.00				348,880.00	367,880.00		367,880.00
195	3836	23914	I	156	1679	179.00		17,900.00				348,880.00	366,780.00		366,780.00
196	3837	23915	I	155	1669	169.00		16,900.00				348,880.00	365,780.00		365,780.00
197	3838	23916	I	155	1669	169.00		16,900.00				348,880.00	365,780.00		365,780.00
198	3839	23917	I	154	1658	158.00		15,800.00				348,880.00	364,680.00		364,680.00
199	3840	23918	I	153	1647	147.00		14,700.00				348,880.00	363,580.00		363,580.00
200	3841	23919	I	153	1647	147.00		14,700.00				348,880.00	363,580.00		363,580.00
201	3842	23920	I	152	1636	136.00		13,600.00				348,880.00	362,480.00	(17,444.00)	345,036.00
202	3843	23921	I	151	1625	125.00		12,500.00				348,880.00	361,380.00	(17,444.00)	343,936.00
203	3844	23922	I	151	1625	125.00		12,500.00				348,880.00	361,380.00	(17,444.00)	343,936.00
204	3845	23923	E	150	1615	115.00		11,500.00	15,000.00			348,880.00	375,380.00	(17,444.00)	357,936.00
205	3846	23924	E	149	1604	104.00		10,400.00	15,000.00			348,880.00	374,280.00		374,280.00
206	3847	23925	I	148	1593	93.00		9,300.00				348,880.00	358,180.00		358,180.00
207	3848	23926	I	147	1582	82.00		8,200.00				348,880.00	357,080.00		357,080.00
208	3849	23927	I	147	1582	82.00		8,200.00				348,880.00	357,080.00		357,080.00
209	3850	23928	I	146	1572	72.00		7,200.00				348,880.00	356,080.00		356,080.00
210	3851	23929	I	145	1561	61.00		6,100.00				348,880.00	354,980.00		354,980.00
211	3852	23930	I	144	1550	50.00		5,000.00				348,880.00	353,880.00		353,880.00
212	3853	23931	I	144	1550	50.00		5,000.00				348,880.00	353,880.00		353,880.00
213	3854	23932	I	143	1539	39.00		3,900.00				348,880.00	352,780.00		352,780.00
214	3855	23933	I	142	1529	29.00		2,900.00				348,880.00	351,780.00	(17,444.00)	334,336.00
215	3856	23934	I	142	1529	29.00		2,900.00				348,880.00	351,780.00	(17,444.00)	334,336.00
216	3857	23935	I	141	1518	18.00		1,800.00				348,880.00	350,680.00	(17,444.00)	333,236.00
217	3858	23936	I	140	1507	7.00		700.00				348,880.00	349,580.00	(17,444.00)	332,136.00
218	3859	23937	C	351	3779	2,279.00	136,740.00		30,000.00			348,880.00	515,620.00	(17,444.00)	498,176.00
Total Sales volume For 218 unit Rumah Teres 1 Tingkat 20' x 75'												79,537,620.00		78,386,316.00	

Nota: I - Intermediate lot C - Corner lot E - End lot

 Harga Minima

 Harga Maksima



KM LAND DEVELOPMENT SDN BHD (680904-M)
 418, Jalan Pasir Puteh, 31650 Ipoh, Perak Darul Ridzuan.
 Tel : 05-241 8820, 242 8820 Fax : 05-241 8821

Rujukan Kami:KMLAND/BR/KPKTAPDL/003
 Tarikh: 3hb July 2025

Pengarah
 Bahagian Pelesenan dan Pemajuan Perumahan
 Jabatan Perumahan Negara
 Kementerian Pembangunan Kerajaan Tempatan
 Aras 31, No. 51 Persiaran Perdana, Presint 4
62100 PUTRAJAYA

Tuan,

SURAT PENGESAHAN MENGENAI KOS KEWANGAN PEMAJU.

Pemajuan : CADANGAN SKIM PERUMAHAN YANG MENGANDUNGI:-
I. 218 UNIT RUMAH TERES 1 TINGKAT (PT 23720 – PT 23937)
II. KOLAM TAHANAN AIR
III. KAWASAN LAPANG
IV. PENCAWANG ELEKTRIK (PT 23938)
DI ATAS LOT LAMA 13285 (GRN 160385), SELUAS 15.96 EKAR
(6.458 HEKTAR), BEHRANG RESIDEN, MUKIM HULU BERNAM
TIMOR, DAERAH MUALLIM, PERAK DARUL RIDZUAN BAGI
KM LAND DEVELOPMENT SDN. BHD.

Kod Pemaju : 11301

Kami merujuk kepada perkara di atas.

2. Untuk makluman Tuan, pihak Kami mengesahkan bahawa Kami mempunyai pinjaman kewangan/*bridging loan* bagi melaksanakan pemajuan **BEHRANG RESIDEN**. Segala kos pemajuan ini adalah melalui **Maybank Berhad dan KM Land Development Sdn Bhd.**

Sebarang pertanyaan berhubung permohonan ini sila hubungi pegawai kami:

Nama : LEE LAI LAI
No. Telefon Bimbit/ E-mel : 012-526 8820 / desapositif@yahoo.com

Sekian, terima kasih.

Yang benar,
 KM LAND DEVELOPMENT SDN BHD

.....
 Nama : KEE HAI YONG
 Jawatan : PENGARAH

KM LAND DEVELOPMENT SDN. BHD.
 (680904-M)
 418, Jalan Pasir Puteh,
 31650 Ipoh, Perak Darul Ridzuan.
 Tel: 05-241 8820 Fax: 05-241 8821