Plaza MITC

MARKET PLACE

The New Gateway For International Tourism & Investment

PLENTIFIELD MARKETING

Innovations Builder

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DEVELOPER DETAILS

PLENTIFIELD MARKETING
Innovations Builder

- **Plentifield Marketing Sdn Bhd** known as PMSB was incorporated on 1 Jun 2005 under the name of Jade Empire Sdn Bhd.
- The company name was later changed to Plentifield Marketing Sdn Bhd on 16 May 2006.
- PMSB principal activities were project management and constructions.
- PMSB later embarked to **development of property in June 2008.**

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PORTFOLIO

PLENTIFIELDMARKETING
Innovations Builder

310 Acres of Mixed Development Land (2003)- Shah Alam

Taman Industri Alam Jaya & Taman Alam Jaya.

153 of light and medium industrial lots
180 units of 2 storey shops/offices
24 units of single storey shops
55 units of single storey terrace factories
367 units of double storey terrace house
383 units of apartments

Letat Jaya Commercial Centre Sandakan (2006) - Sabah

40 acres of industrial and commercial development with GDV of RM190 millions.
Completed and handed over 2012

INTRODUCTION OF PLAZA MITC

PLAZA MITC

- A Commercial Business Centre (MITC Area)
- **10th Storey 5-Stars Mix Development** in Bandar Hang Tuah Jaya Melaka Bandaraya Bersejarah on a piece of **7.12 acres** of 99 years leasehold land approved for development by Majlis Perbandaran Hang Tuah Jaya. (MPHTJ)

The atmosphere surround, an integrated concept-driven commercial development comprising **modern corporate styled shop-office, boulevard shops, a hypermarket, retail outlets, designer business suite units, apartments, hotels, factories and government complex.** Business Suite concept comes after a research revealed that an increasing number of young people are looking for living spaces that offered a greater flexibility.

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LOCATION MAP

LOCATION MAP

5 minutes to Ayer Keroh Exit

PLUS Drive with us

10 Minutes to Christ Church

15 Minutes to Jonker Street

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SURROUNDING MAP

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PROJECT OVERVIEW

Land Title	**: Commercial, Leasehold 99 Years**
Total Blocks and Units	**: 5 blocks of service suites (4 Stars)** **: 1 blocks of hotel suites (5 Stars)** **: 3 lifts each block**
Units Per Floor	**: Block A-D has 13 units per floor (4 Stars)** **: Block E has 10 units per floor (4 Stars)** **: Hotel blocks typical floor has 42 units**
Car Park	**: 6 Floors of multi level car parks (945 car park bays)**
Security Features	**: Central control management system** **: Key card assess to suites** **: CCTV in all corridors**
Total Retail Lot	**: 166 retail lots** **: 193,440 retail space (excluding common area)**

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CONCEPTUAL LAYOUT

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CONCEPT

Total Retail Lot : 166 retail lots
: 193,440 retail space
(excluding common area)

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HOTEL SUITE OVERVIEW

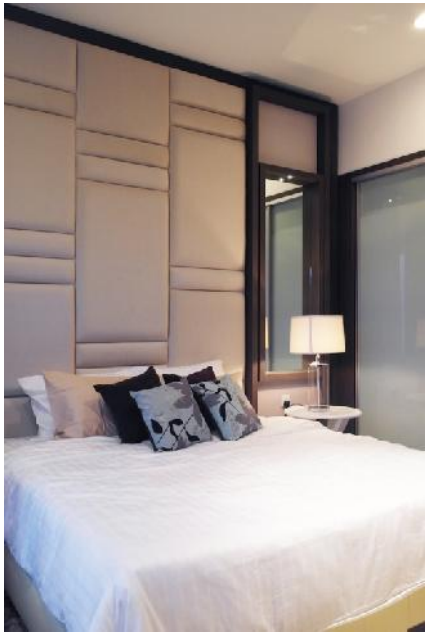
Name : Service Suite

Build up : 612sqft – 2,347sqft

Listing Price : RM364,480 onwards

Total Units : 416 Units (A-D)

Completion Date : Q4 2014



Facilities : Grand Lobby, Meeting Room, Conference Hall, Sky Garden, Roof Garden, Gynasium, Shopping Complex, Wifi, Ample Car Parks

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HOTEL SUITE OVERVIEW

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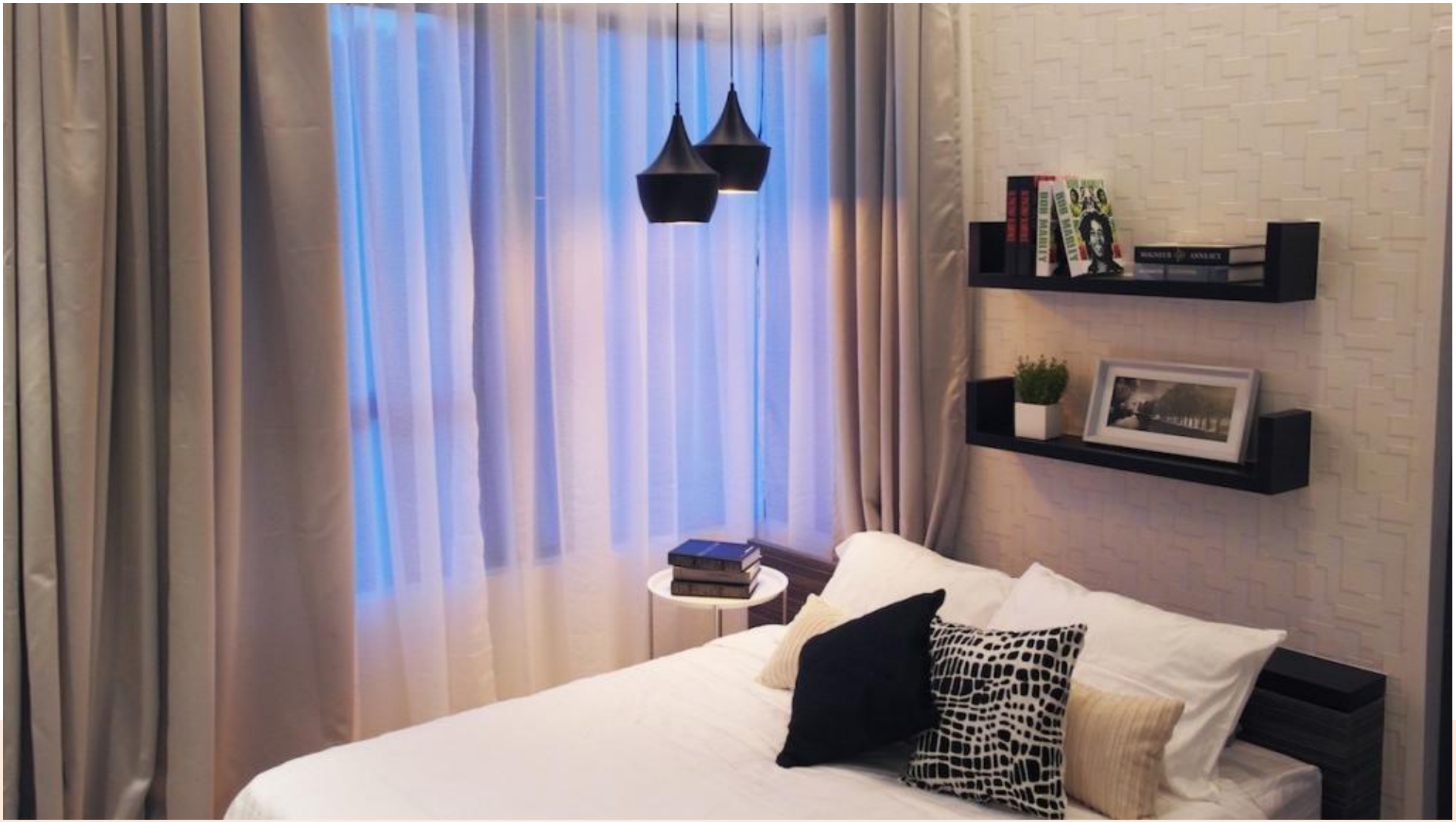
HOTEL SUITE OVERVIEW



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HOTEL SUITE OVERVIEW

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HOTEL SUITE OVERVIEW

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HOTEL SUITE OVERVIEW

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HOTEL MANAGEMENT

Best Western International

Best Western International is The World's Largest Hotel Chain® with more than 4,000 hotels in 80 countries independently owned and operated hotels. Based in Phoenix, Arizona, Best Western employs 1,190 people and offers more than 309,390 quality guest rooms located in 80* countries and territories throughout the world.

HISTORY OF HOSPITALITY EXCELLENCE

"Best Western has 19 international affiliate offices and proper ty-direct relationships with another six regions. Recently, Best Western welcomed the new countries and territories of Malaysia and Suriname. Best Western International provides reservation and brand identity services for all of its 4,000* hotels worldwide."

THE WORLD'S LARGEST HOTEL CHAIN®

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HOTEL MANAGEMENT

Find a Hotel ↗ BestWestern.com ↗

Area Development Office No: +603 2166 1336

Best Western

Welcome to Best Western Malaysia

The Worlds Largest Hotel Chain®

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Click here to view Website

NOVEMBER HAPPENINGS Click here

BEST WESTERN PREMIER Dua Sentral

Activities & Events NOV/DEC 2013 Click here

BEST WESTERN Prima Inland Sea Resort, PD

Job Opportunities
We are hiring
Find out more here

ons/hotels/hotels.asp?country=malaysia

Our Hotels

BEST WESTERN PREMIER MITC,

Pre-opening office number: +603 2166 1336

Email: enquiry@bestwestern.com.my

Star rating: ★★★★★

Opening Q4,2014

Back

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Excellent Investment
Business Centre Melaka
Address in a Strategic Location

BUSINESS CENTRE MELAKA

Property Managers

Best Western

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PRIVILEGE PACKAGE

* **RM6,000** Booking Fee
* **15%** Rebate
* **DISS**
* **10 Years Pool Return** Payout Monthly
* ROI From **8-13%**
* Fully Furnished
* Maintenance & Management Fee Absorbed by Developer
* Free SPA and Loan Agreement
* Free 3 Days 2 Nights Stay Per Year
* 4 star Service Suite Managed by Best Western International

Term & conditions apply

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HOTEL MANAGEMENT AGREEMENT

Ref: Letter of Undertaking for Guarantee Rental/ Leasing on Business Suite , MITC Business Center, Melaka

Thank you for your purchase of our prestigious Business Suite unit at our Business Center, Ayer Keroh Melaka.

We confirm that we have branded our property under the **Best Western International,** the largest hotel group in the world.

We further confirm that we have also engaged a professional interior designer to ensure our business suites and retail areas are of modern and upmarket design.

As our valued purchaser/s, you are invited to participate in the SURE / GUARANTEE rent/lease back services by the team of professionals with the terms and conditions as follows: -

1. This letter of undertaking shall be read in conjunction with the Sales and Purchase Agreement signed between the parties, and in case of conflict of any clause or term/s this letter of undertaking shall prevail.

2. By accepting this Letter of Undertaking, the developer shall pay for your progressive bank loan interest (excluding the principle amount) during construction period until the delivery of vacant possession ~~shall have be~~ to the Purchaser (DIBS-Developer Interest Bearing Scheme).

3. The rent/lease back shall commence from the date of Vancant Possecion (VP) being issued. The rental shall be paid monthly. Any adjustment to the monthly rental shall be revised at the beginning of each year or other period as agreed by parties.

4. The commencement of ~~the~~ rental

   4.1 Cash Purchaser-The rental shall commence within 30 days from the date of the payment for the final progress claim of your units.

   4.2 Bank Loan Purchaser-The rental shall commence within 30 days from the date you email/fax the bank statement for the repayment of the Principle & Interest of the Purchaser bank loan to the developer.

5. The developer or it's nominee shall rent/lease for up to 10 (ten) years term. The rental term shall be based on the formula below.

	Item		Description
A	Total Sales Value of Hotel Units	RM225,120,000.00	estimated sales value of maximum 536 units
B	Purchase Price of Your unit	RM408,800.00	
C	Total Gross Revenue Estimated	RM2,894,400.00	estimated at RM300 x 536 unit x 30days x 60% occupancy rate
D	Estimated Hotel Operation Cost	45.00%	
E	Net Revenue Received	RM1,591,920.00	C x 55%
F	Per RM1 share value	0.007071428	E / A
G	Rental Eligible	RM 2890.79	F x B
H	75% Loan Repayment	RM1,722.00	based on 25yrs tenure, 4.6% int
	Positive Rental Received	RM 1168.79	G - H

The same formula is applicable for every rental calculation throughout the rental period. □

The audited records of all receipts/ account as computed by the property manager shall deemed to be correct and final. Any dispute shall be resolved amicably with the developer (As the main tenant)and decision made by the developer shall be binding.

6. The units leased back to the developer ~~will~~ shall be furnished by the developer at the developer own cost and upon expiry/termination of the rent/lease agreement, the developer shall reserve the rights to remove all furnitures of the units.

7. The hotel operating cost shall include but not limited to the quit rent, assessment, Indah Water, sinking funds, maintenance fees imposed by the Joint Management Body or Management Corporation, the management fees imposed by the appointed leasing management company and utilities bill shall be borne by ~~the~~ developer.

8. The purchaser shall request to acquire the unit at any time after the first two (2) years of leasing by giving a minimum six (6) months written notice before the renewable term to the developer. The return back of the unit shall be subjected to the full settlement of any Easy Payment Scheme balance amount due to the Developer and ~~from~~ thereafter onwards this leaseback agreement offered by the Developer shall lapse.

9. The purchaser shall sell the unit to any person, entity or body at any time subject to the first option of right to purchase shall be given to the developer and a full settlement of any Easy Payment balance amount due to the Developer.

10. The Purchaser shall be entitled to the complimentary of 3 days 2 nights accommodation per year at the available units of the Business Suites during the lease back agreement .

DRAFT

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OFFICIAL LAUNCH

Official Launch by Melaka Chief Minister

Plentfield Labur RM300 Juta Bina Hotel Lima Bintang

MELAKA LOKASI PELABURAN STRATEGIK

- Ketua Menteri, Datuk Seri Mohd Ali Rustam berkata, Melaka terus menjadi pilihan dan destinasi pelaburan strategik, termasuk di bidang perhotelan berikutan permintaan yang semakin meningkat terhadap bilik-bilik penginapan terutama pada hujung minggu dan musim perayaan

- Beliau memberitahu, kewujudan pelbagai produk pelancongan baru merupakan antara faktor utama kepada peningkatkan jumlah kedatangan pelancong, sekaligus turut merancakkan industri perhotelan dengan kemasukan lebih ramai pelabur di bidang berkenaan

Lihat Muka 2&3

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WHY PLAZA MITC

MITC
MELAKA INTERNATIONAL TRADE CENTRE

The Official Portal of
Melaka International Trade Centre
The National Trade Promotion Agency of Malaysia

Event Calendar

May 2013

	April		May, 2013			June	
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
18				1	2	3	4
19	5	6	7 08:00 HECTA Leadershi ...	8 08:00 HECTA Leadershi ...	9 08:00 HECTA Leadershi ... 08:00 Investment Trai ...	10 08:00 HECTA Leadershi ...	11 20:00 Paradigm Oppotu ...
20	12 08:00 Buddha Day 18:00 Melaka Regional ...	13	14 08:00 Kursus Pengguna ... 08:00 Seminar Perkong ... 08:00 Seminar Perkong ...	15 08:00 Kursus Pengguna ... 08:00 Kursus Pengurus ...	16 08:00 Dialog Priparti ... 08:00 Kursus Pengurus ... 08:00 Program Dialog ...	17	18
21	19 08:00 Wedding Recepti ...	20 08:00 7 Habits of Hig ... 08:00 Kursus Pengurus ... 08:00 Root Cause Prob ...	21 08:00 7 Habits of Hig ... 08:00 Kursus Pengurus ... 08:00 Kursus Pengurus ... 08:00 Root Cause Prob ...	22 08:00 Kursus Asas Per ... 08:00 Kursus Pengurus ... 08:00 Kursus Pengurus ...	23 08:00 Kursus Asas Per ...	24	25 08:00 Sesi Taklimat & ... 08:00 Wedding Recepti ...
22	26 08:00 Program Usahawa ...	27	28	29 08:00 Kursus Pengurus ... 08:00 Stress Time Man ...	30 08:00 Kursus Gaya Dan ... 08:00 Kursus Pengurus ... 08:00 Stress	31 08:00 Kursus Gaya Dan ...	

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OFFICIAL LAUNCH

Why it's The Best Investment
Business Centre Melaka
High Rental Yield and Occupancy Rate

Pelancongan Tourism MELAKA

TOURISM MALAYSIA

Century 21 COMMERCIAL

HOSPITALITY

MULTIMEDIA UNIVERSITY

Brains. Knowledge. Wisdom: 10 Years and Beyond

1) **Tourism, during weekend almost 90% occupied,** The best tourism 50% comes from Melaka, Singapore, Kuala Lumpur, Johor Bahru , Negeri Sembilan and Pahang loves to come to Melaka during weekend to spend their leisure time with their family or loves one especially to Melaka City, Zoo Melaka, Melaka Wonderland, Go Kart and etc.

2) Goverment Administrative - **Need 4 to 5 star hotel** with ballrooms for functions, meeting , wedding, exhibition, conference and training.

3) Commercial and factories (eg: Cheras), Owner, Engineers, Accountants, Surveyors, **Clients come for adhoc basis.**

4) University - **Parents, siblings come and visit need place for stay** (MMU, UTeM, Kolej Yayasan Melaka, Manipal Medical College.

5) Hospitality - famous for overseas like Singapore, Indonesian, Australia, New Zealand, to come here to get **affordable and quality medical treatment.**

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Hospitality Excellence
Coming Soon to Melaka

Property Managers

Best Western®

More than 4,000 Hotels in 80 countries

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WHY PLAZA MITC

Tweet 0

Malacca Unesco World Heritage City Anniversary Celebration

POSTED BY DEMO FRIDAY, JUNE 1, 2012

On 7 July 2008, Melaka was declared a World Heritage City by UNESCO. Its heritage buildings, cultural enclaves and places of worship are visited by history buffs and tourists from around the globe. Participate in the exciting anniversary celebrations to commemorate the historic occasion.

The anniversary celebration is held in front of the Independence Memorial next to the ruins of the 16th century Portuguese Santiago Gateway in Bandar Hilir on last 3 years, the night-long celebration was a colourful display of the city's unique culture and heritage.

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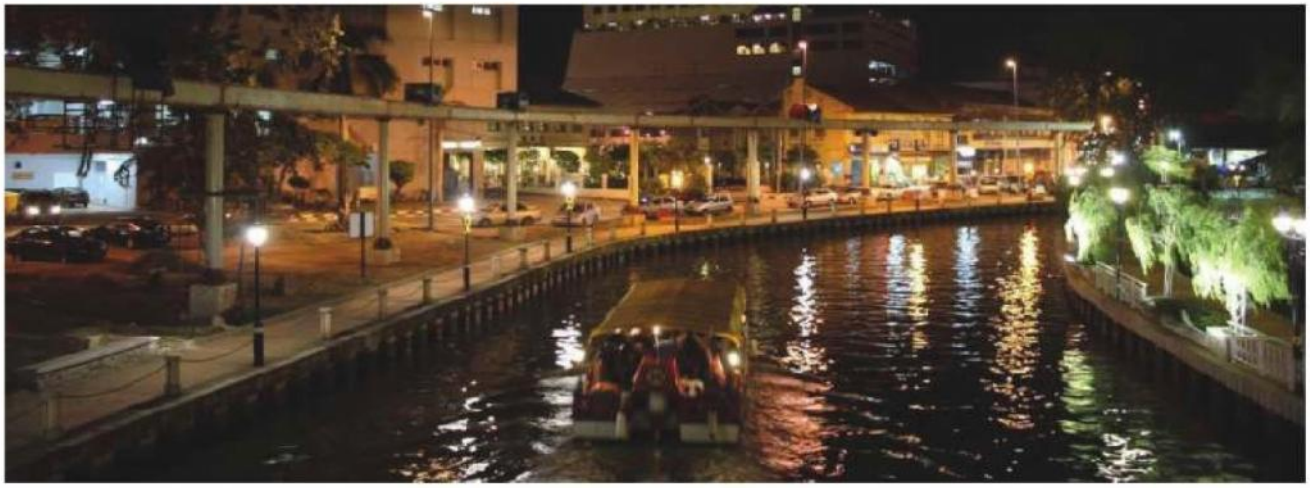
WHY PLAZA MITC

Pengisytiharan Melaka Maju 2010

Pengisytiharan Melaka negeri maju dibuat selepas Melaka telah memenuhi 32 indikator mengikut spesifikasi yang ditetapkan oleh pengerusi Pertubuhan Kerjasama Ekonomi Dan Pembangunan (OECD) yang berpangkalan di Paris. Pengisytiharan oleh Perdana Menteri itu sekali gus membuktikan kredibiliti Melaka sebagai sebuah negeri maju bertambah kukuh.



Dengan perisytiharan Melaka Maju 2010 dapat Memajukan Industri Pelancongan agar menjadi penyumbang utama kepada pertumbuhan ekonomi (GDP) dan penjanaan peluang pekerjaan Negeri Melaka dan menarik lebih ramai pelancong agar berkunjung ke Melaka menjelang 2010.

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WHY PLAZA MITC

RM30mil Melaka Botanical Garden

The People's Paper
Saturday December 4, 2010

MELAKA: The Melaka Botanical Garden is set to become one of the region's foremost tropical botany parks, following the Tourism Mi--nistry's move to pump RM30mil to upgrade and improve it. Besides offering visitors a chance to view a myriad of exotic flora and fauna, the 92.5ha garden will be the first in the country to offer a garden technician course aimed at creating a large pool of experts in the field of botany. Tourism Minister Datuk Seri Dr Ng Yen Yen lamented there was a lack of experienced botanists in the country, saying there are only about 10 people who were qualified to manage a garden of international standard.

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WHY PLAZA MITC

Upcoming Spa Hospital

Malaysia is well on its way to develop itself as a medical tourism hub. The country has excellent hospitals, English is widely spoken, and many staff have been trained to a high level in the UK or in the US. There is a highly active Association for Private Hospitals of Malaysia working to develop medical tourism

Melaka have already number one in Malaysia for Affordable Health and Medical services also making it famous choice for patient in neighboring countries. Last year about 60,000 foreign health tourist came to Melaka for the treatment. This figure was brought Melaka as a second famous health tourism destination in Malaysia after Penang. About 95% of them were from Indonesia. Most of them came by the air from Batu Berendam Airport and by sea at Syahbandar Jetty.

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WHY PLAZA MITC

Malacca expects RM400m cruise terminal, other projects to drive growth

MALACCA: The development of a RM400mil marina jetty terminal in Malacca for cruise liners is in the works, one of many projects lined up to drive the state's growth.

Malacca was eyeing RM8bil of investments this year RM3bil and RM5bil for manufacturing and services sectors, respctively, Malacca chief minister Datuk Seri Mohd Ali Rustam told StarBiz.

He said the manufacturing sector would create 6,000 jobs this year and the services sector, 2,000.

Last year, investments into the state totalled RM5.3bil. And in 2011, RM4.3bil was secured for the manufacturing sector.

Though on average local investments had outpaced that of foreign, the converse had been true for some years now, Ali Rustam said. The state has 26 industrial parks.

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WHY PLAZA MITC

Highspeed Rail Link
Penang - KL - Singapore

THE MALAYSIAN Insider

Date: 21 November 2010
Source: The Malaysian Insider Web

KUALA LUMPUR, Sept 21 — Putrajaya is planning a high-speed rail (HSR) system linking Penang, Kuala Lumpur and Singapore under the Najib administration's ambitious Economic Transformation Programme (ETP) unveiled today.

A feasibility study will be conducted on the HSR system by January 2011.

"We are looking at speeds of about 280km per hour," said Ahmad Suhaimi, the deputy lab leader for Greater KL at the ETP open house here today.

He added that there will be public consultation and the results will be shared with the public.

According to information provided by the lab, the door to door journey from KL to Singapore will take about 2.4 hours as opposed to 3 hours by air.

This would be equivalent to travelling from KL to the Malacca border in 30 minutes.

An intercity service to Seremban, Ipoh, Ayer Keroh, Muar and Batu Pahat has also been proposed.

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COMING UP ATTRACTIONS

"Melaka Sea World" investment of RM 340 million.

"Melaka Jurassic Park"
Investment RM200 million

"Melaka Arab City"
Investment RM200 million

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MESSAGE FROM TOURISM MALAYSIA

According to **Chief Minister Datuk Idris Haron (2013)**, Melaka achieved **13.7 million travelers in 2012** (Source: http://www.thesundaily.my/news/844383) foreign arrivals reached last year 3.5 million).

While refer to the **Malacca Tourism's Promotion Division general manager, Abdul Kadir Md Idris (2014),** Malacca attracted **14.3 million of visitors in 2013**. (source from: http://www.themalaymailonline.com/travel/article/melaka-keen-to-attract-more-tourists-from-india)

Melaka wants to become **one of Malaysia's top tourist destinations**. Since its nomination as a World Heritage site by the UNESCO back to 2008

Melaka is one of Malaysia's top tourist destinations. Since its nomination as a World Heritage site by the **UNESCO** back to 2008

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WHY HOTEL SUITE

The occupancy rate in hotels in Malacca is 100% most weekends, school and public holidays and during the festive seasons. The streets are also full of Singapore-registered cars.

Historically, Malacca and Singapore together with Penang were part of the British Straits Settlement established in the 18th century and therefore Malaccans and Singaporeans have had a rich friendship and link in history of more than 200 years.

As it is, Malacca remains one of the favourite visiting destinations of Singaporeans either for leisure, business, investment, visiting relatives and friends, or for observing and attending religious activities.

The occupancy rate in hotels in Malacca is 100% most weekends, school and public holidays and during the festive seasons. The streets are also full of Singapore-registered cars.

Jonker Street is better known as Jonker Walk. The concept of Jonker Walk as a state tourism product was first mooted on June 9, 2000 and later Jonker Street was promoted as a tourist pedestrian walk.

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WHY HOTEL SUITE

Total Room in 2011, include Hotel, Budget Hotel and Home Stay

= 10,658 Rooms

MELAKA TOURISM SECTOR NEEDS 5,000 ROOMS BY 2013

February 2, 2011 at 12:00 pm

Melaka needs over 5,000 rooms by the end of 2013 to meet the needs of the historical city's flourishing tourism sector. Chief Minister Datuk Seri Mohd Ali Rustam said the demand for accommodation is expected to increase when various new tourism products are completed within the next three years.

Malacca is one of Malaysia's major tourist destinations

He said Melaka was currently facing a shortage of accommodation, especially on weekends and public holidays.

"To overcome this, I suggest for people with vacant homes or rooms to turn them into a homestay," he told reporters after launching the Beruang Hill Resort in Bukit Beruang, here Saturday.

Melaka currently has 10,658 rooms, of which 5,702 are rooms from 99 hotels, 3,798 rooms at 21 resorts, 174 rooms from five homestays, 496 rooms from 48 chalets and 488 rooms from 12 guest houses.

Mohd Ali said Melaka targeted over 10 million tourists this year.

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WHY HOTEL SUITE

HOTELS & ROOMS SUPPLY 2011/2012

STATES	Hotels		% Changes	Rooms		% Changes
	2011	2012	2011/2012	2011	2012	2011/2012
Kuala Lumpur	260	263	1.2	38,520	38,642	0.3
Pahang	292	287	-1.7	23,269	23,129	-0.6
Sabah	326	324	-0.6	18,078	19,423	7.4
Selangor	255	248	-2.7	19,367	19,117	-1.3
Johor	234	245	4.7	15,723	16,509	5.0
Sarawak	257	263	2.3	13,862	14,261	2.9
Penang	145	148	2.1	13,728	13,770	0.3
Kedah	189	177	-6.3	12,270	11,570	-5.7
Perak	216	223	3.2	10,195	10,405	2.1
Melaka	163	163	0.0	9,993	10,053	0.6
N. Sembilan	80	84	5.0	6,935	6,892	-0.6
Terengganu	137	142	3.6	4,133	4,393	6.3
Kelantan	106	106	0.0	4,153	4,056	-2.3
Labuan	27	28	3.7	1,408	1,358	-3.6
Putrajaya	4	4	0.0	930	1,038	11.6
Perlis	16	19	18.8	776	829	6.8
Malaysia	**2,707**	**2,724**	**0.6**	**193,340**	**195,445**	**1.1**

SOURCE - TOURISM MALAYSIA WITH COORPERATION OF MOTOUR & MBHA (MALAYSIA BUDGET HOTEL ASSOCIATION)

Melaka needs 5000 extra hotel rooms by 2013 but according to fact from Tourism Malaysia, there was only an additional 10053 - 9993 = 60 rooms for Year 2012, hence, please image the shortages of hotel rooms in Melaka and how potential if you have invest an unit today!

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WHY POTENTIAL

No. of Traveller in 2012	13,700,000
Average Traveller per month	1,141,666
Average Traveller per day	38,055
No. Room (Malacca) in 2012*	10,053
Guest per room (in Daily Basis)	**3.78**

* Room Figure include Hotel, Budget Hotel & Home Stay

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HOTEL RATES COMPARISON (Ayer Keroh)

Comparative Hotel Rates

Disclaimer: This information serves as an invitation to get response from the public to preview and register only. Not to be treated as an offer for sale. The information contained herewith is correct at the time of publication and is subject to change and cannot form part of an offer or contract. All measurements are cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this publication. The developer cannot be held responsible for any inaccuracy. All of the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

Hotel	Room Type	Room Rates		
		Non-peak	Peak	Monthly Rental
Hotel Seri Malaysia (2 Star)	Standard	RM 180	RM 230	nil
	Family Room	RM 200	RM 250	nil
Philea Resort & Spa (5 star Hotel)	Pavilion King	RM 780	RM 1080	nil
	Philea Suite	RM 1180	RM 1480	nil
	Royal Villa	RM 3280	RM 3980	nil
MITC Seri Ancasa (Budget Hotel)	Standard	RM 130++	RM200++	nil
	Superior	RM 150++	RM250++	nil
	Suite	RM245++	RM300++	nil
Kings Hotel (Budget Hotel)	Superior Room (hotel)	RM 168	RM 188	nil
	Deluxe Room (hotel)	RM 188	RM 208	nil
	Executive Suite (hotel)	RM 298	RM 368	nil
	Superior Apartment (1 Rooms)	RM 148	RM198	RM 2,550
	Deluxe Apartment (2 Rooms)	RM 248	RM 338	RM 4,200
	Premier Apartment (3 Rooms)	RM318	RM408	RM 6,300
Puteri Resort Ayer Keroh (2 star)	Deluxe Room - Hill View	RM 170	RM 195	nil
	Deluxe Room - Pool View	RM 170	RM 195	nil
	Junior Suite - 2 king side bed	RM 285	RM 320	nil
Air Keroh D'Village Resort (budget hotel)	Standard Room	RM 120	RM 140	nil
	Superior Room	RM 130	RM 150	nil
	Family Room	RM 150	RM 180	nil
	Standard Chalet	RM 140	RM 170	nil
	Family Chalet	RM 220	RM 270	nil

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HOTEL RATES COMPARISON (Melaka Town)

Hotel Details

Casa del Rio Melaka Hotel

88 Jalan Kota Laksamana, 75200 Jonker Street Malacca / Melaka

from **MYR 486**

See **23** more photo(s)

Details

Deluxe River Room Only

MYR ~~1,408~~
MYR 658

Rewards earned : MYR 30
Room size : 50.0 sq.m
View : River

Hotel Details

Hotel Equatorial Melaka

Bandar Hilir, 75000 Melaka Raya Malacca / Melaka

from **MYR 300**

See **20** more photo(s)

Details

Suites

MYR ~~1,676~~
MYR 690
Breakfast Included

Rewards earned : MYR 32
Room size : 67.0 sq.m
View : Ocean

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HOTEL RATES COMPARISON (Alor Gajah)

A'Famosa Resort

★★★★★

Jalan Kemus, Simpang Empat, Alor Gajah Malacca City Center
Malacca / Melaka 78000

from **MYR 374**

See **52** more photo(s)

Reviews **5.9** from 231 reviews

Map

Customers like

Room Types

Condo Family Studio
MYR ~~909~~ 374
Insider Deal
Rate includes 62% discount

Book it!

Superior (Hotel Room)
MYR ~~909~~
MYR 374
Insider Deal
Rate includes 62% discount

Rewards earned : MYR 17
View : Mountain

Book now!

Plaza MITC
MARKET PLACE

CHESTER®

PROJECT COMPARISON

Hatten Square

Hatten Square, Bandar Hilir, B... — **RM 480,000**

Serviced Residence : Studio | 1
Built up: 408 Square Feet
Furnishing: Fully Furnished
Posted Date : 29/7/2013 11:34:00 AM

Agent: Adelin Lim 6017-3.....

Map Directions
Send Enquiry
Shortlist Details

Hatten Square, Bandar Hilir, B... — **RM 450,000**

Serviced Residence : Studio | 1
Built up: 408 Square Feet
Furnishing: Fully Furnished
Posted Date : 29/7/2013 11:34:00 AM

Agent: Adelin Lim 6017-3.....

Map Directions
Send Enquiry
Shortlist Details

The Wave

The WAVE, Kota Laksamana — **RM 476,600**

Condominium : 2 | 1
Built up: 645 Square Feet
Furnishing: Partly Furnished
Posted Date : 5/8/2013 3:53:00 PM

Send an enquiry for multiple properties here.

Map Directions
Send Enquiry
Shortlist Details

The Wave Residence, Kota Laksa... — **RM 385,000**

Serviced Residence : 2+1
Built up: 625 Square Feet
Posted Date : 31/7/2013 11:35:00 AM

Agent: Carine Ng 6016-23.....

Map Directions
Send Enquiry
Shortlist Details

The Shore

The Shore @ Malacca River, Mel... — **RM 350,000 (RM 800 psf)**

Serviced Residence : 1 | 1
Built up: 435 Square Feet
Furnishing: Fully Furnished
Posted Date : 1/8/2013 10:12:00 AM

Agent: Eason Tan 012-288.....

Map Directions
Send Enquiry
Shortlist Details

The Shore @ Malacca River, Mel... — **RM 781,000 (RM 635 psf)**

Serviced Residence : 3 | 2
Built up: 1,232 Square Feet
Furnishing: Partly Furnished
Posted Date : 1/8/2013 10:12:00 AM

Agent: Eason Tan 012-288.....

Map Directions
Send Enquiry
Shortlist Details

PLAZA MITC

Built Up	**: 748 sf**
Furnishing	**: Fully Furnished**
Price	**: RM 448,800**
After Discount	**: RM 381,480 (RM510 psf)**

Plaza MITC
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POOL RETURN CALCULATION

	Item		Description
A	Total Sales Value of Hotel Units	RM225,120,000.00	estimated sales value of maximum 536 units
B	Purchase Price of Your unit	RM376,096.00	based on net purchase price received by developer
C	Total Gross Revenue Estimated	RM2,894,400.00	estimated at RM300 x 536 unit x 30days x 60% occupancy rate
D	Estimated Hotel Operation Cost	45.00%	
E	Net Revenue Received	RM1,591,920.00	**C x 55%**
F	Per RM1 share value	0.007071428	**E / A**
G	Rental Eligible	RM 2,659.54	**F x B**
H	75% Loan Repayment	RM 1,583.90	based on 25yrs tenure, 4.6% int
	Positive Rental Received	RM 1,075.63	**G - H**

*SAMPLE CALCULATION
THE ACTUAL CALCULATION WILL BE DIFFER FROM THIS ILLUSTRATION

Plaza MITC
MARKET PLACE

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Unit & Layout

Unit Price : RM 448,800
Size : 748sf (Studio, Intermediate, Level 3&4)

3RD & 4TH FLOOR (INTERMEDIATE ROOM)

*SAMPLE CALCULATION
THE ACTUAL CALCULATION WILL BE DIFFER FROM THIS ILLUSTRATION

Plaza MITC
MARKET PLACE

CHESTER®

POOL RETURN CALCULATION

Total Sales Value of Hotel Unit	RM225,120,000.00..
Estimated Monthly Rental Revenue	RM300 x 536 Unit x 30 Days..
Occupancy Rate	(RM2,894,400) **60**%..
Est. Operation Cost	45%..
Pool Return Revenue	(RM1,591,920) 55%..
Per RM1 Share Value	**0.007071428**..
Your Unit Nett Purchase Price	RM381,480..
Rental Eligible	**RM2,697.60**..
80% Loan Repayment (4.6% Interests Rate)	RM2,016.09..

*SAMPLE CALCULATION
THE ACTUAL CALCULATION WILL BE DIFFER FROM THIS ILLUSTRATION

Plaza MITC
MARKET PLACE

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TOTAL ROI IN 25 Years

Monthly Instalment Unit RM448,800 (Studio) (25years@80% loan, 4.6% Ints.)	Monthly Pool Return (60% Occupancy Rates) Annual ROI 8.48%	Monthly Pool Return (80% Occupancy Rates) Annual ROI 11.31%	Monthly Pool Return (90% Occupancy Rates) Annual ROI 12.72%
Cost of Investment	RM 22,440 (5%) – Base on 80% of Loan Approval		
Monthly Instalment RM2,016	*RM 2,698	-	-
Monthly Positive Cash Flow	RM682	-	-
Monthly Nett Earning Interest	3.04%	-	-
Min Prop. Price after 25 Years	RM897,600 (+100%)		
TOTAL ROI	(RM897,600 ÷ RM22,440) + 3%++ Monthly Earning Interest		
	40:1 or 4,000% + (3%++ Monthly Nett Earning Interest Income)		

* Base on RM300 Hotel Renting (4 Star) Rate. 60% is the minimum of Hotel Occupancy Rate in Malacca
* Our Hotel Size from 612sf to 2,347sf. Our Projection only base on average rate @ RM300.
* Hotel Renting rate may increase year to year. Monthly Return Interest will increase as well

*SAMPLE CALCULATION
THE ACTUAL CALCULATION WILL BE DIFFER FROM THIS ILLUSTRATION

Plaza MITC
MARKET PLACE

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Unit & Layout

Unit Price : RM 948,800
Size : 1,568sf (Duplex, 3 Rooms, Corner, Level 7-9)

7TH - 9TH FLOOR (LARGE CORNER ROOM)

7TH - 9TH MEZZANINE FLOOR (LARGE CORNER ROOM)

*SAMPLE CALCULATION
THE ACTUAL CALCULATION WILL BE DIFFER FROM THIS ILLUSTRATION

Plaza MITC
MARKET PLACE

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POOL RETURN CALCULATION

Total Sales Value of Hotel Unit	RM225,120,000.00..
Estimated Monthly Rental Revenue	RM300 x 536 Unit x 30 Days..
Occupancy Rate	(RM2,894,400) **60**%..
Est. Operation Cost	45%..
Pool Return Revenue	(RM1,591,920) 55%..
Per RM1 Share Value	**0.007071428**..
Your Unit Nett Purchase Price	RM806,480..
Rental Eligible	**RM5,702.97**..
80% Loan Repayment (4.6% Interests Rate)	RM4,528.58..

*SAMPLE CALCULATION
THE ACTUAL CALCULATION WILL BE DIFFER FROM THIS ILLUSTRATION

Plaza MITC
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TOTAL ROI IN 25 Years

Monthly Instalment Unit RM948,800 (Duplex, 3R) (25years@80% loan, 4.6% Ints.)	Monthly Pool Return (60% Occupancy Rates) Annual ROI 8.48%	Monthly Pool Return (80% Occupancy Rates) Annual ROI 11.31%	Monthly Pool Return (90% Occupancy Rates) Annual ROI 12.72%
Cost of Investment	RM 47,440 (5%) – Base on 80% of Loan Approval		
Monthly Instalment RM4,262	*RM 5,702	-	-
Monthly Positive Cash Flow	RM1,440	-	-
Monthly Nett Earning Interest	3.04%	-	-
Min Prop. Price after 25 Years	RM1,897,600 (+100%)		
TOTAL ROI	(RM1,897,600 ÷ RM47,440) + 3 %++ Monthly Earning Interest		
	40:1 or 4,000% ++ + (3++ Monthly Nett Earning Interest Income)		

* Base on RM300 Hotel Renting (4 Star) Rate. 60% is the minimum of Hotel Occupancy Rate in Malacca
* Our Hotel Size from 612sf to 2,347sf. Our Projection only base on average rate @ RM300.
* Hotel Renting rate may increase year to year. Monthly Return Interest will increase as well

*SAMPLE CALCULATION
THE ACTUAL CALCULATION WILL BE DIFFER FROM THIS ILLUSTRATION

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Why MITC ?

* **Cheapest Hotel Room Investment in Melaka**
* **Shortage of 5k Hotel Rooms (viable long term investment)**
* **Best Western brand (partner with the world's largest hotel chain)**
* **Hassle Free Investment (no Tenant management)**
* **Pool Sharing Return (potential to earn double digits return)**
* **Strong Tourist Arrivals (year on year increments)**
* **High Capital Gain (Massive Tourism and Infrastructure spending)**
* **Construction 95% complete (Fast ROI, no locking in lending capacity)**

Plaza MITC
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END FINANCIERS

RECOMMEDED BANKS

OCBC Bank

Max 85%, BLR-1.9 to 2.1, 30 years Tenure
Contact Jason : 019 988 0210

BSN

Max 85%, BLR-1.9 to 2.1, 30 years Tenure
Contact Zul : 019 777 0023

Plaza MITC
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PANEL LAWYER

S.L Leong, Kartina & Partners (Advocates & Solicitors)

No. 815, Jln 16/11, Off Jln Damansara, Block E, Phileo Damansara 1, Section 16, 46350
Petaling Jaya, Selangor

Tel : 603- 7956 6399 Fax: 603- 7954 6399

Person in Charge : Jas / Miza

Plaza MITC
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EXCLUSIVE AGENCY

CHESTER PROPERTIES SDN BHD

Address : No. 8-2, Jalan PJU5/22, The Strand, Pusat Perdagangan Kota Damansara, 47810 Petaling Jaya, Selangor

Contact

CK BEH Tel +6012 435 1469 Email : ckbeh.df@gmail.com

John Kuan Tel +6012 318 2562 Email : yc2001@chester.com

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THE END

THANK YOU