



**JABATAN TANAH DAN SURVEI
BAHAGIAN SAMARAHAN**

Jalan Datuk Mohd Musa, 94300 Samarahan, Sarawak, Malaysia
Telefon: 082-671213 Faks: 082-671277
Laman Web: www.landsurvey.sarawak.gov.my E-mel: landsurvey@sarawaknet.gov.my



Ruj. Kami: 5/TP/8D/15/2016(DIV)

Tarikh: 19/04/2016

Ruj. Tuan:

Tarikh:

DATO' SRI JOHN KS LAU
ARKITEK KDI SDN BHD
Level 4, Block E38,
Taman Sri Sarawak,
Jalan Tunku Abdul Rahman,
93100 Kuching,
Sarawak.

Tuan,

**Cadangan Program Perumahan Penjawat Awam 1 Malaysia (PPA1M) di
Lot 629 Block 24 Muara Tuang L.D.**

Your letter ref: WKHA/2015-004/LAW-jv/SPA.01 dated 25 January 2016 concerning the above subject refers.

2. Please be advised that the above application has been considered during the meeting of the State Planning Authority. I am pleased to inform that the Authority has approved the plan/proposal as submitted by you subject to the following conditions:-

- (i) the subdivision and development of land must be in accordance with your plan duly endorsed as "The Approved Plan" plan No. 8D(SPA7-16)(1/8) to (8/8), a set of which is attached herewith;
- (ii) the approved development for Perumahan Penjawat Awam 1 Malaysia are as shown below:-
 - (a) Plot 1 :3-storey townhouses with strata title (Total= 246 units);
 - (b) Plot 2 – 95 :2-storey terrace houses (Total =94 units);
 - (c) Plot 96 :Community Surau;
 - (d) Plot 97 :Multipurposes Hall/Child Care Centre;
 - (e) Plot 98 :9-storey apartment cum commercial development with strata titles.
(Commercial:7 units per block x 5 blocks=35 units),
(Apartment :120 units per block x 5 blocks =600 units);
- (iii) the accuracy of the perimeter boundary of the land as shown in the plan as submitted by you;

- (iv) the engineering plans for the construction of the engineering works must be submitted for approval. No earthworks on the site could be carried out until the engineering plans have been approved;
- (v) the surrender to the State free of all costs the portion of the land as washed yellow in the approved plan;
- (vi) the detailed plan for the plot for future development are to be submitted for consideration and approval of the State Planning Authority (SPA);
- (vii) to ensure that there is satisfactory drainage and discharge outlet for the scheme;
- (viii) to confirm with SESCO as to the siting and requirement of an electrical sub-station site for the scheme;
- (ix) the land for open space should be earth filled/cut, levelled, turf and planted with appropriate trees;
- (x) the design of the building for the apartments cum commercial must make provision for space for air conditioners so that they will not be exposed in an unsightly manner;
- (xi) the perimeter drains around the apartments cum commercial buildings must be covered with reinforced concrete covers;
- (xii) the location of all water mains and water service meter at the rear of the apartment cum commercial buildings;
- (xiii) application to the proposed development into 6 main block is also agreed subject to the road reserve under Block 1 to be completed before individual title can be issued to each block;
- (xiv) the proposal to have strata titles concept for the townhouses and apartments cum commercial development are also agreed provided that the completed buildings comply with all the requirements of Strata Titles Ordinance;
- (xv) the public amenities such as open space/children playground/place of worship/nursery/kindergarten are to be constructed by Unit Perumahan Penjawat Awam 1Malaysia (PPA1M) and to surrendered to the State free of all costs;
- (xvi) Perumahan Penjawat Awam 1Malaysia (PPA1M) house must be sold at price not exceeding RM300,000 to be eligible group as approved by Unit Perumahan Penjawat Awam 1Malaysia (PPA1M);
- (xvii) you are not permitted to give name to the scheme. Approval for naming the scheme has to be obtained through the relevant local councils from the Ministry of Resource Planning and Environment; and

- (xviii) to pay the sum of RM20,365.00 being payment for Approval fees, Form Q and Submission fee. The bill is obtainable from this office. Please inform to this office of the receipt number when payment has been made;
3. The alienation part of State Land (Lot 637) as shown in "The Approved Plan" for construction of access road is also approved by Menteri Perancangan Sumber Dan Alam Sekitar subject to the payment of premium.
4. This approval is registered as SPA Approval No. P/8D/63-16. This approval number must be quoted by the developer if they advertise their approved development either on the site by way of billboard or through the mass media or through other forms of advertisement.
5. The developer should comply with other relevant laws/regulations, such as Building Ordinance, Housing Developers (Control and Licensing) Ordinance, Natural Resources and Environment Ordinance, Sewerage System and Services Ordinance etc, where applicable, when carrying out the development.
6. Please also be informed that this development is approved in accordance with the State Planning Authority's policies and guidelines for PPA1M housing. Therefore, if the implementation of the development is not carried out in accordance with such policies and guidelines, then the approval granted shall be treated as null and void.
7. The payment of the 50% of the estimated premium chargeable shall be:-
- (i) 20% equivalent to RM 11,280.00 to be collected before the approval of the survey plan;
 - (ii) 30% equivalent to RM 16,920.00 to be collected before the road certificate is issued; and
 - (iii) the balance of the actual premium will be collected upon the execution of the Memorandum of Surrender and Alienation of Land (MOSA). Any premium to be refunded will be done after the subdivisional titles have been registered and issued.
8. Please take note that the provisional approval is offered for your acceptance and shall be valid for a period of 3 months from the date of this letter. Failure to pay the fee within that period shall render the provisional approval given hereby lapse and be treated as null and void.

9. A formal approval will be conveyed to you when you comply with Para. 2 (xviii) above.

" BERSATU BERUSAHA BERBAKTI "
"AN HONOUR TO SERVE"


(ROZLAN BIN HAJI PUTIT)
Penguasa Tanah Dan Survei
Bahagian Samarahan



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Ruj. Kami: 7/TP/8D/15/2016(DIV)

Tarikh: 21/04/2016

Ruj. Tuan:

Tarikh:

DATO' SRI JOHN KS LAU
ARKITEK KDI SDN BHD
Level 4, Block E38,
Taman Sri Sarawak,
Jalan Tunku Abdul Rahman,
93100 Kuching,
Sarawak.

Tuan,

**Cadangan Program Perumahan Penjawat Awam 1 Malaysia (PPA1M) di Lot
629 Block 24 Muara Tuang L.D. – Formal Approval**

Your above quoted application refers and thank you for the payment of approval fees amounting **RM20,365.00** vide receipt no.9413 dated 21/04/2016.

- Please be advised that this approval is valid for a period of 24 months from the date (17/03/16 - 16/03/18) as shown in the "Approved Plan" Plan No. **8D(SPA7-16)(1/8) to (8/8)**, a copy of which is attached herewith. If, within that time, the works covered by the engineering plans have not commenced, then the approval granted shall lapse.
- All the approval conditions as stipulated under paragraph 2(i) - (xvii), 3 - 7 of my letter ref: 5/TP/8D/15/2016(DIV) dated 19/04/16, is still stand.
- To proceed with this application, please submit two (2) copies of fresh subdivision plan using the prescribed Form R together with pre-comp survey plan for preliminary checking.

"BERSATU BERUSAHA BERBAKTI"
"AN HONOUR TO SERVE"

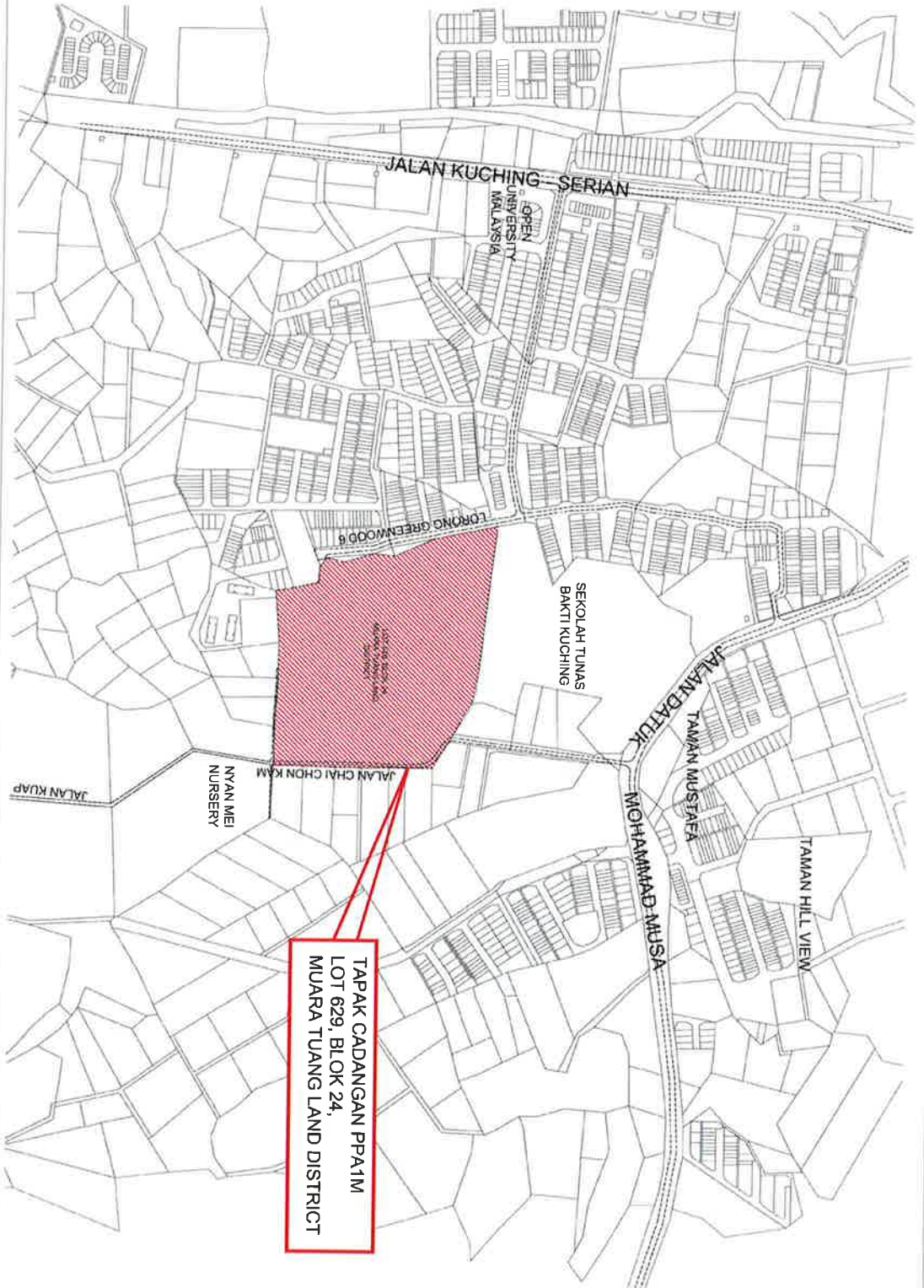
(SALINA BINTI MOHAMAD SAFIEE)
b.p.Penguasa Tanah dan Survei
Bahagian Samarahan



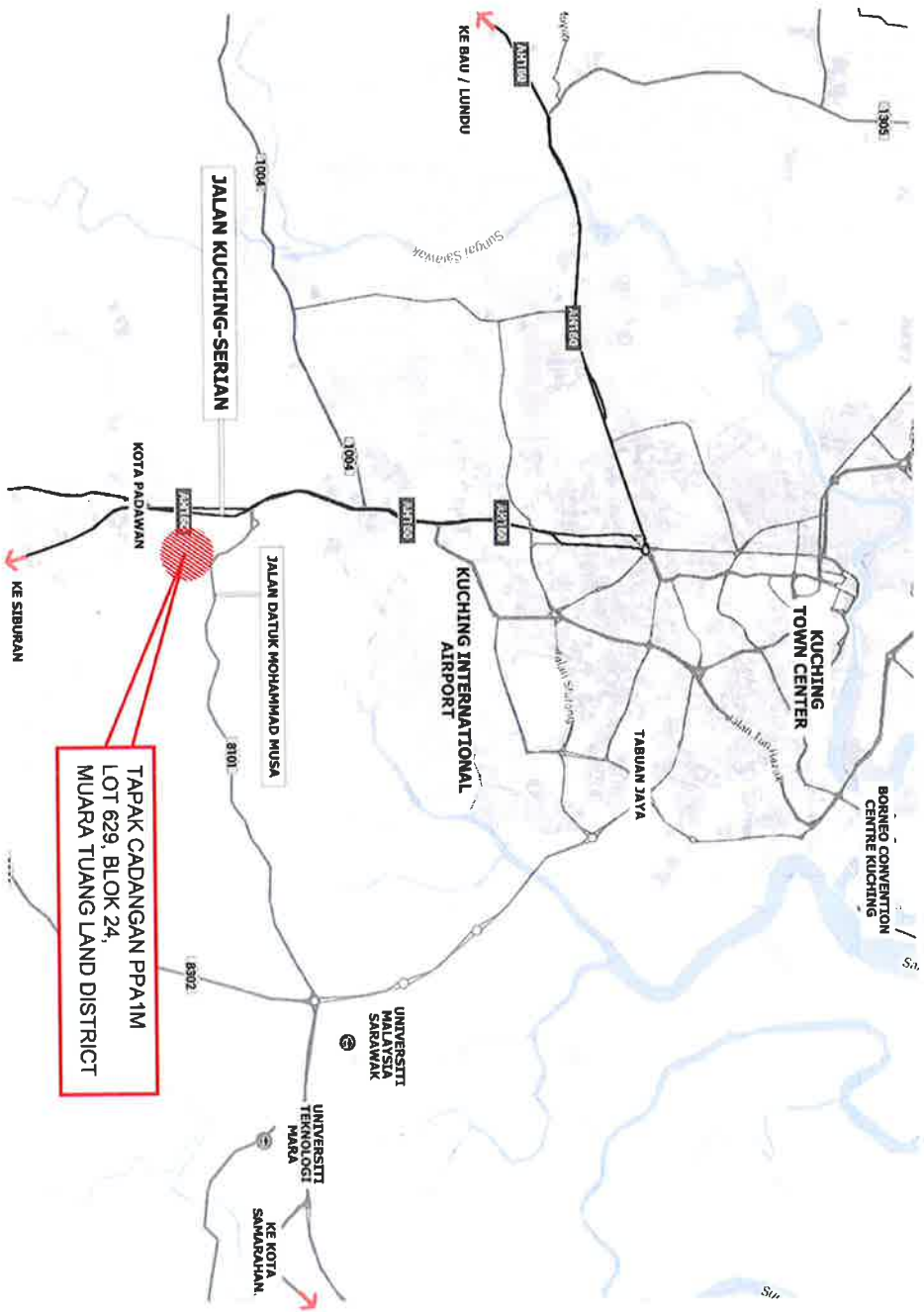
PELAN LOKASI
TIDAK BERSKALA



TAPAK CADANGAN



TAPAK CADANGAN PPA1M
LOT 629, BLOK 24,
MUARA TUANG LAND DISTRICT



PELAN KUNCI
TIDAK BERSKALA



TAPAK CADANGAN