EASIBILITY STUDIES FOR MESSRS KARUNMAS EHSAN

ND DETAILS

nd area	**49.906 acres**
t no	**6504**
cation	**Jalan Balakong, Mukim Kajang**
nure	**99 leasehold**
oposed Development	**Mixed Development**

ROPOSED SELLING PRICE

pes	No of units	Land Area	Built up	RM/sq ft	RM/sqft land	RM/ unit
Bungalow factories	9	9,000	4,500	90	35	720,000
2 1/2 storey shop offices	23	22' x 65'	3,450	120		414,000
1 storey shops	22	20' x 65	1,000			60,000
2 1/2 storey link houses	301	20' x 70'	1,650	80	35	181,000
Condominiums	360		989	150		148,350
Apartments	80		860	120		103,200
Low cost flats	160		550			25,000

ROSS DEVELOPMENT VALUE

pes	No of units	RM/ unit	Revenue
Bungalow factories	9	720,000	6,480,000
2 1/2 storey shop offices	23	414,000	9,522,000
1 storey shops	22	60,000	1,320,000
2 1/2 storey link houses	301	181,000	54,481,000
Condominiums	360	148,350	53,406,000
Apartments	80	103,200	8,256,000
Low cost flats	160	25,000	4,000,000
	955		137,465,000

TOTAL GROSS DEVELOPMENT VALUE 137,465,000

ROSS DEVELOPMENT COST

eliminaries	No of units	RM/unit	Estimated	
Premium, Development Charges and ISF				2,000,000
Survey and sub division	955	400		382,000
Soil Investigation				
1. 3 blocks of condominiums	8	8,000		64,000
2. 1 block of apartments	4	8,000		32,000
3. Factories area	4	8,000		32,000
Planning fees				50,000
Valuation				30,000
Contribution				100,000
Submission fees	955	200		191,000
TOTAL				2,881,000

TOTAL FOR PRELIMINARIES 2,881,000

frastructure

Site clearing	50	1,000		49,906
Earthworks	50	40,000		1,996,240
Roads and drainage	25	40		4,048,327
Piling				
1. 3 blocks of condominiums	360	4	989	1,708,992
2. 1 block of apartment	80	4	860	330,240
Sewer Reticulation				600,000
Water reticulation				1,000,000
Telephone infrastructure				250,000
Electrical contribution	4	125,000		500,000
Main Drain				2,000,000
TOTAL				12,483,705

TOTAL COST FOR INFRASTRUCTURE 12,483,705

uilding Works

ypes	No of units	Built up	RM/sq ft	Cost/ unit	Cost
Bungalow factories	9	4,500	45	202,500	1,822,500

2 1/2 storey shop offices	23	3,450	45	155,250	3,570,750	
1 storey shops	22	1,000	30	30,000	660,000	
2 1/2 storey link houses	301	1,650	47	77,550	23,342,550	
Condominiums	360	989	60	59,340	21,362,400	
Apartments	80	860	50	43,000	3,440,000	
Low cost flats	160	550	22	12,100	1,936,000	
TOTAL					56,134,200	
TOTAL COST FOR BUILDING WORKS						56,134,200

echanical and Electrical works

pes	No of units	Electrical	Plumbing	Cost/ unit	Cost	
Bungalow factories	9	23,000	9,000	32,000	288,000	
2 1/2 storey shop offices	23	10,500	5,000	15,500	356,500	
1 storey shops	22	3,000	1,500	4,500	99,000	
2 1/2 storey link houses	301	3,700	3,400	7,100	2,137,100	
Condominiums	360	3,400	3,000	6,400	2,304,000	
Apartments	80	3,400	3,000	6,400	512,000	
Low cost flats	160	1,500	1,000	2,500	400,000	
TOTAL					6,096,600	
TOTAL MECHANICAL AND ELECTRICAL						6,096,600

Total cost for building and infra	74,714,505		
THER EXPENSES			
Professional fees			
5% of construction cost		3,735,725	
Marketing fees			
2 % of total sales revenue		2,749,300	
Project management fees			
RM 30,000 a month for 5 years		1,800,000	
Contingencies			
5 % of construction cost		3,735,725	
Bridging finance			
25 % for 2 1/2 years @ 10% cost of capital		4,669,657	
TOTAL		16,690,407	
TOTAL COST FOR OTHER EXPENSES			16,690,407

EASIBILITY

OTAL GROSS DEVELOPMENT VALUE		137,465,000
OTAL GROSS DEVELOPMENT COST	94,285,912	
AND COST	4,000,000	98,285,912
ROFIT BEFORE TAX		39,179,088

FEASIBILITY STUDIES FOR MESSRS KARUNMAS EHSAN

LAND DETAILS

Land area	49.906 acres
Lot no	6504
Location	Jalan Balakong, Mukim Kajang
Tenure	99 leasehold
Proposed Development	Mixed Development

PROPOSED SELLING PRICE

Types	No of units	Land Area	Built up	RM/sq ft	RM/sqft land	RM/ unit
1. Bungalow factories	converted to link houses amounting to 62 units					
2. 2 1/2 storey shop offices	23	22' x 65'	3,450	90		310,500
3. 1 storey shops	22	20' x 65	1,000			60,000
4. 2 1/2 storey link houses	301	20' x 70'	1,650	80	35	181,000
5. Condominiums	360		989	120		118,680
	Out of 3 blocks, 1 block is to converted to 26 units of link houses					
6. Apartments	Converted to low cost flats ofd 170 units					
7. Low cost flats	Converted to link house consisting of 38 units					

THE NEW PROPOSED DEVELOPMENT

Types	No of units	Land Area	Built up	RM/sq ft	RM/sqft land	RM/ unit
1. 2 1/2 storey link houses	62	22' x 70'	1,512	86	36	180,432
2. 2 1/2 storey shop offices	23	22' x 65'	3,450	90		310,500
3. 1 storey shops	22	20' x 65	1,000			60,000
4. 2 1/2 storey link houses	301	20' x 70'	1,512	70	35	154,840
5. Condominiums	240		989	120		118,680
6. 2 1/2 storey link houses	26	20' x 70'	1,512	90	35	185,080
7. Low cost flats	170		650			42,000
8. 2 1/2 storey link houses	38	20' x 70'	1,512	90	35	185,080

GROSS DEVELOPMENT VALUE

Types	No of units	RM/ unit	Revenue	
1. 2 1/2 storey link houses	62	180,432	11,186,784	
2. 2 1/2 storey shop offices	23	310,500	7,141,500	
3. 1 storey shops	22	60,000	1,320,000	
4. 2 1/2 storey link houses	301	154,840	46,606,840	
5. Condominiums	240	118,680	28,483,200	
6. 2 1/2 storey link houses	26	185,080	4,812,080	
7. Low cost flats	170	42,000	7,140,000	
8. 2 1/2 storey link houses	38	185,080	7,033,040	
			113,723,444	
	844			
TOTAL GROSS DEVELOPMENT VALUE				113,723,444

GROSS DEVELOPMENT COST

Preliminaries	No of units	RM/unit			
a. Premium, Development Charges and ISF			Estimated	2,000,000	
b. Survey and sub division	844	400		337,600	
c. Soil Investigation					
1. 2 blocks of condominiums	4	8,000		32,000	
2. 1 block of apartments	deleted				
3. Factories area	deleted				
d. Planning fees				50,000	
e. Valuation				30,000	
f. Contribution				100,000	
g. Submission fees	844	200		168,800	
	TOTAL			2,718,400	
TOTAL FOR PRELIMINARIES					2,718,400

Infrastructure					
a. Site clearing	50	1,000		49,906	
b. Earthworks	50	40,000		1,996,240	

oads and drainage	25	40		4,048,327	
ing					
1. 2 blocks of condominiums	240	4	989	1,139,328	
2. 1 block of apartment	deleted				
ewer Reticulation				600,000	
ater reticulation				1,000,000	
elephone infrastructure				250,000	
ectrical contribution	4	125,000		500,000	
ain Drain				2,000,000	
TOTAL				11,583,801	
TOTAL COST FOR INFRASTRUCTURE					11,583,801

ding Works

es	No of units	Built up	RM/sq ft	Cost/ unit	Cost	
1/2 storey link houses	62	1,512	35	52,920	3,281,040	
1/2 storey shop offices	23	3,450	45	155,250	3,570,750	
storey shops	22	1,000	30	30,000	660,000	
1/2 storey link houses	301	1,512	35	52,920	15,928,920	
ondominiums	240	989	60	59,340	14,241,600	
1/2 storey link houses	26	1,512	35	52,920	1,375,920	
ow cost flats	170	650	22	14,300	2,431,000	
1/2 storey link houses	38	1,512	35	52,920	2,010,960	
TOTAL					43,500,190	
TOTAL COST FOR BUILDING WORKS						43,500,190

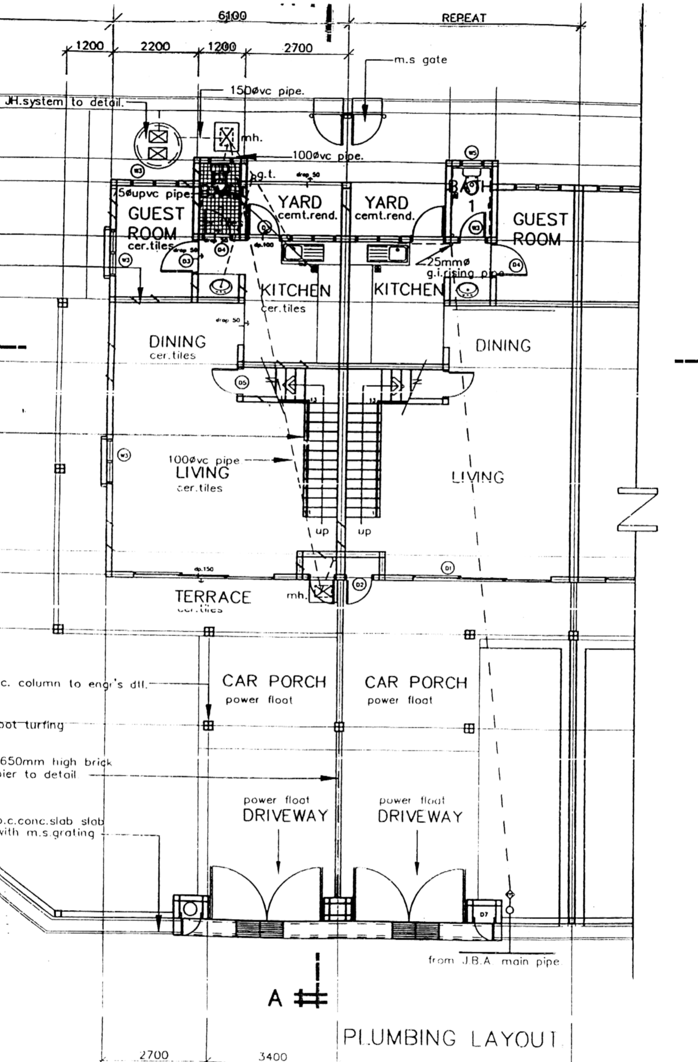
chanical and Electrical works

es	No of units	Electrical	Plumbing	Cost/ unit	Cost	
1/2 storey link houses	62	3,700	3,400	7,100	440,200	
1/2 storey shop offices	23	10,500	5,000	15,500	356,500	
storey shops	22	3,000	1,500	4,500	99,000	
1/2 storey link houses	301	3,700	3,400	7,100	2,137,100	
Condominiums	240	3,400	3,000	6,400	1,536,000	
1/2 storey link houses	26	3,700	3,400	7,100	184,600	
ow cost flats	170	1,500	1,000	2,500	425,000	
1/2 storey link houses	38	3,700	3,400	7,100	269,800	
TOTAL					5,448,200	
TOTAL COST FOR MECHANICAL AND ELECTRICAL						5,448,200
Total cost for building and infra			60,532,191			

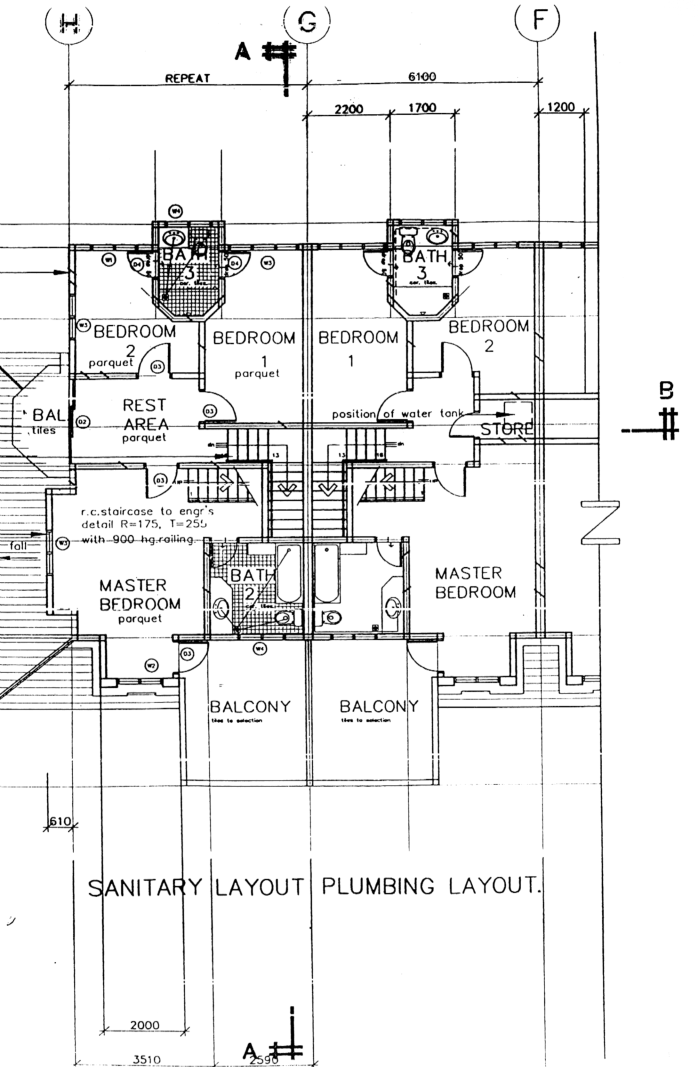
HER EXPENSES		
Professional fees		
5% of construction cost	3,026,610	
Marketing fees		
2 % of total sales revenue	2,274,469	
Project management fees		
RM 30,000 a month for 3 years	1,080,000	
Contingencies		
5 % of construction cost	3,026,610	
Bridging finance		
25 % for 2 1/2 years @ 10% cost of capital	3,783,262	
TOTAL	13,190,950	
TOTAL COST FOR OTHER EXPENSES		13,190,950

ASIBILITY

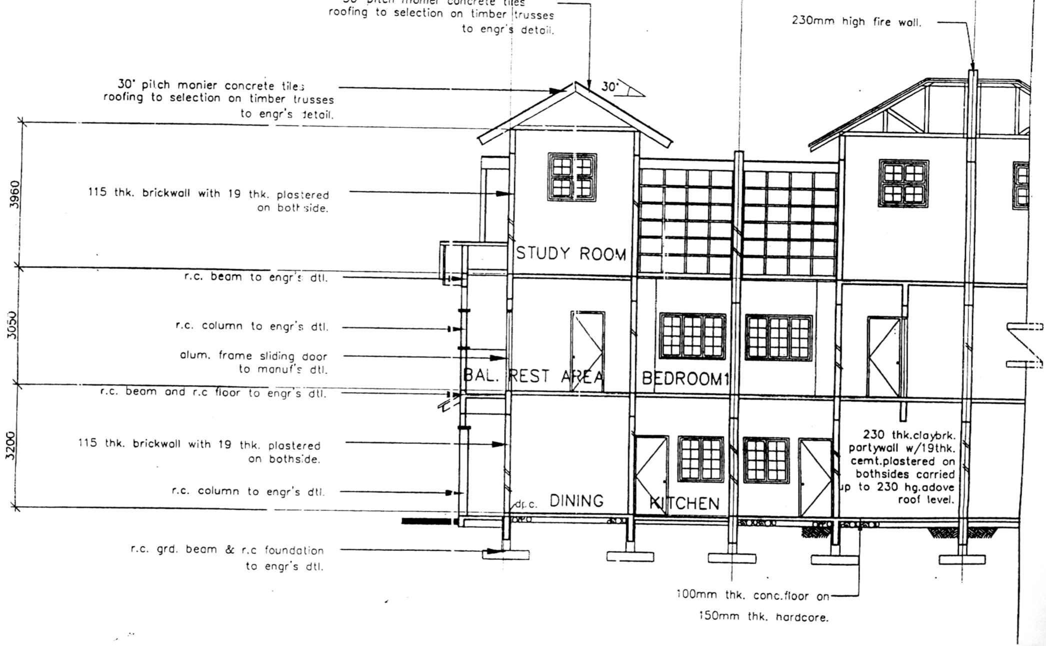
TAL GROSS DEVELOPMENT VALUE		113,723,444
TAL GROSS DEVELOPMENT COST	76,441,541	
ND COST	4,000,000	80,441,541
OFIT BEFORE TAX		33,281,903



PLUMBING LAYOUT

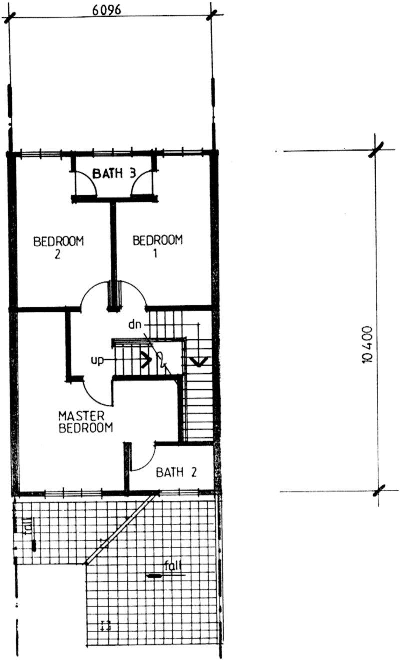


SANITARY LAYOUT PLUMBING LAYOUT.


30° pitch monier concrete tiles
roofing to selection on timber trusses
to engr's detail.
230mm high fire wall.
30° pitch monier concrete tiles
roofing to selection on timber trusses
to engr's detail.
30°
3960
3050
3200
115 thk. brickwall with 19 thk. plastered
on both side.
r.c. beam to engr's dtl.
r.c. column to engr's dtl.
alum. frame sliding door
to manuf's dtl.
r.c. beam and r.c floor to engr's dtl.
115 thk. brickwall with 19 thk. plastered
on bothside.
r.c. column to engr's dtl.
r.c. grd. beam & r.c foundation
to engr's dtl.
STUDY ROOM
BAL.
REST AREA
BEDROOM1
DINING
KITCHEN
d.p.c.
230 thk.claybrk.
partywall w/19thk.
cemt.plastered on
bothsides carried
up to 230 hg.adove
roof level.
100mm thk. conc.floor on
150mm thk. hardcore.

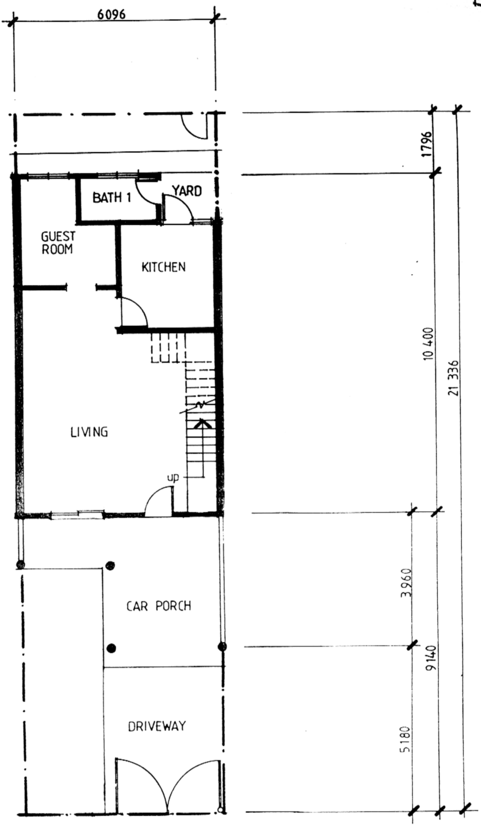
KERATAN B–B

B1

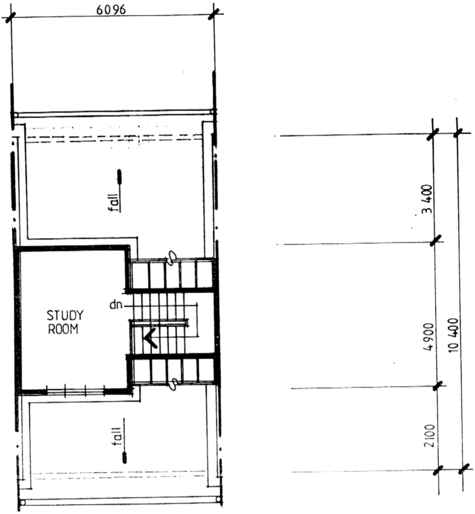


PELAN TINGKAT SATU
(INTERMEDIATE LOT)

B1

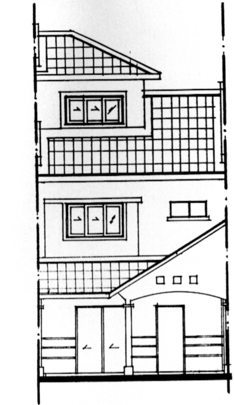


PELAN TINGKAT BAWAH
(INTERMEDIATE LOT)

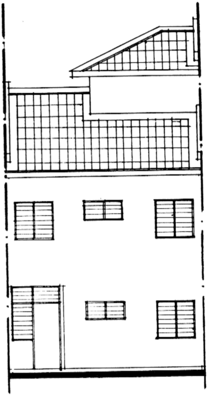


PELAN ATTIC
(INTERMEDIATE LOT)

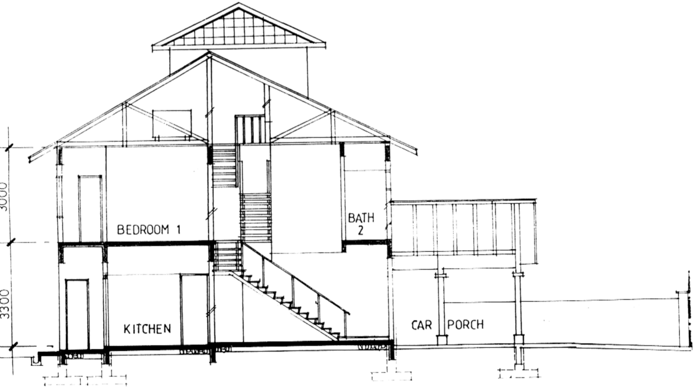
B1



PANDANGAN HADAPAN
(INTERMEDIATE LOT)



PANDANGAN BELAKANG
(INTERMEDIATE LOT)



KERATAN
(INTERMEDIATE LOT)