

PHASE A1-01 (TINTA) - Houses For Sale

FAQs:

1) Safety Assurance

To the best of our knowledge and based on our consultant's view, the original structure of the house is safe and any previous defects (if any) detected on the original structure are non-structural and have been rectified.

You can refer to the certificate issued by our consultant on the safety of the house.

2) Renovations and/or extensions

If you plan to undertake renovations and/or extensions to the house, it is in your interest to consult or engage qualified architects and/or engineers to adopt proper and appropriate construction methods. You must take precautions if the renovation works involve piling and deep excavation to avoid excessive ground movements and damage of neighbouring units.

You also must ensure that your appointed professional engineer must design new foundations to support the new building load. Transferring additional load onto existing foundation is strongly discouraged.

3) Monitoring of Ground Settlement

We will continue to conduct monitoring of ground settlement on a periodic basis until the soil settled and we can provide the progress on the soil movement to you, if required.

4) "Defect Liability Period"(DLP)To sell "As is where is basis"

No DLP and to sell "as is where is basis". The homes are basically ready and is in move-in condition. We recommend a site visit once the MCO period is lifted.

5) Swamp Land Issues

Alam Impian is not a swamp land development and Tinta is on a low laying area treated with soil backfilling (pertambakan tanah or 'add soil') to a required level as per design by engineer. This is a standard process in property development.

6) Floor Plan

The 62 units being offered for sale have 5 different layout plans to choose from. Offering 4 + 1 or 5 + 1 rooms with attached bath.

Since these are sold based on 'As-is-where-is-basis' we will provide the original layout plan on request basis. However, please note the actual unit may vary due to some renovations done earlier. We recommend a site visit for the unit of your choice once the MCO period is lifted.

7) Completed project 12 years ago, why developer still hold the units.

We have been monitoring the situation for the past 12 years and our Consultant has already given their opinion that the ground has more or less stabilized. We undertook the permanent rectification/refurbishment in 2019 and is now ready to put it back in the market.

8) If the settlement still happen will the developer be responsible?

After 12 years of monitoring and to the best of our knowledge and based on our consultant's reports, the soil movement has stabilized. We are selling the property on as 'as is where is' basis.

9) How confident is the developer the soil settlement issues have been resolved?

As per our consultant's professional recommendations as a result of 12 years of monitoring and after the settlement has stabilized, we proceeded with permanent rectification. Nevertheless, we continue to monitor the situation.

10) What is the percentage probability for the issue not happening again?

The decision to put the units for sale is based on our consultant's report and assurance that the soil movement has stabilised after 12 years of monitoring of the ground. We believe the units are ready for re-launch and offered to the public.

11) Why no DLP? At least give us a few months for security.

We have done the necessary rectification and the homes are in a ready-to-move-in condition. Hence, the decision to sell it based on "as is where is" basis. Rest assured that prior to handing over of VP we will ensure the property is in good condition.

12) If let say during viewing of the house, there's a defect like cracks or any rusty material, can the developer rectify the problem before first before we move in?

We will do a one time rectification before handover date. The list of defects, if any will be handled by our Customer Relations Department/Project Implementation team.

13) How much is the maintenance fees?

This is not a Gated and Guarded development governed under the law by a management corporation. This is a Guarded Community run by a residents association (RA). Currently the RA is charging RM150 for security purposes.

14) Why Setia buy back from Purchaser?

There were 142 houses under this Phase and when the soil settlement occurred more than 12 years ago, the homeowners requested 3 options namely (1) buy back (2) swap with another unit in Alam Impian and (3) continue to reside. As a responsible and caring developer, SP Setia agreed to offer the 3 options for the homeowners to choose from and 62 owners took the offer of buyback.

Upon due assessment and evaluation coupled with constant monitoring, we are ready to put these units back into the market for sale.