

BAKO SENTRAL

**OPEN
FOR
SALE
NOW**



SPEKTRA HOUSING

Opposite
SMK Bako

Gateway to
Bako
National
Park

WHO CAN BUY?

🏠 *Spektra Lite (203 units)*

Selling Price :

Inter. **RM100,000** & Corner **RM120,000**

Building Area : **700 Sq ft**

Household Income : **Below RM4,000**

🏠 *Spektra Medium (81 units)*

Selling price :

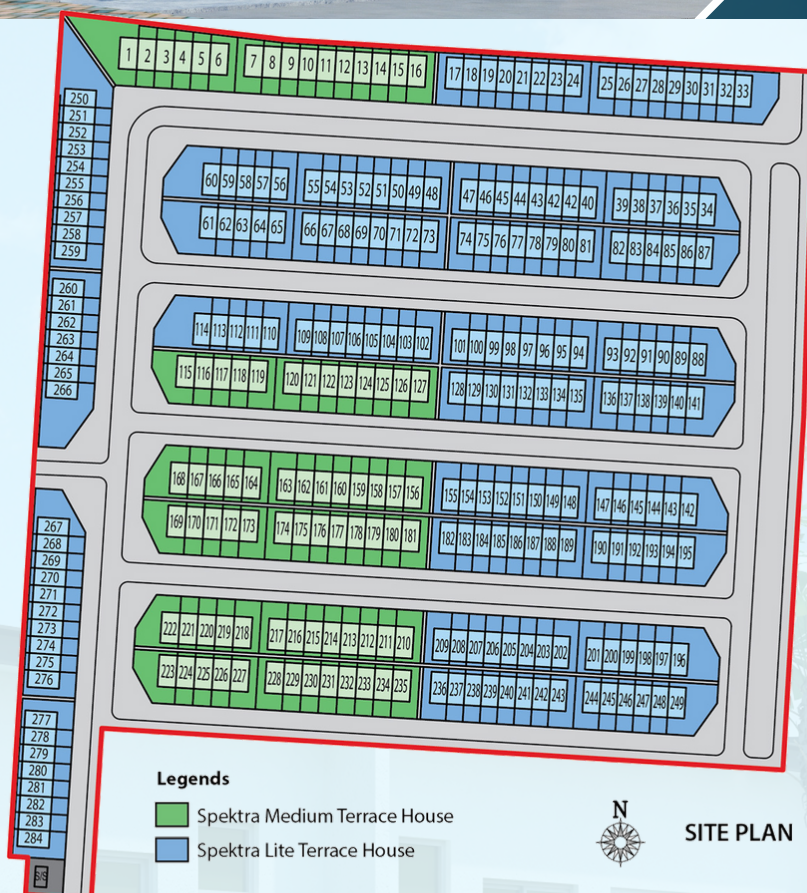
Inter. **RM135,000** & Corner **RM168,000**

Building Area : **755 Sq ft**

Household Income : **Below RM5,000**

Applicant Criteria & Conditions

- Single & aged 30 years old and above
- Married & aged between 18 to 65 years old
- Single Parent
- First House
- 10 years Moratorium period
- Sarawakian



福平實業有限公司

HOCK PENG REALTY SDN BHD (Company No. 20325-D)

(Property Development • CIDB Reg. Grade G7 Contractor) (A member of the Hock Peng Organisation)

Wisma Hock Peng, No. 123, Green Heights, Jalan Lapangan Terbang, 93250 Kuching, Sarawak, Malaysia.

Housing development License No. L0079/KP/HD/01/2023/0031 valid from 18/08/2023 to 31/07/2026. Advertisement and Sale Permit No. P0121/KP/HD/01/2023/0047 valid from 19/12/2023 to 31/07/2026. SPA Approval No. SPA/38-98/1D-KCN(TP65/98). Building Plan Approved by Dewan Bandaraya Kuching Utara Ref. No. DBKU/46/2023(37), DBKU/47/2023(33), DBKU/48/2023(33), DBKU/49/2023(34), DBKU/50/2023(33), DBKU/51/2023(33), DBKU/52/2023(31), DBKU/53/2023(33), DBKU/54/2023(33), DBKU/55/2023(33). Expected date of completion: 24 months from the date of Sale & Purchase Agreement. Land Tenure: 60 years. On Lots 295, 296 & 1171 (Parent Lot 297) Block 5 & Lot 328 Block 3 Muara Tebas Land District (Block 1)

All illustrations, scale models, plan, drawings are artist impressions only and shall not form part of any offer or contract. The developer reserves the right to modify a part or parts of the development prior to completion without prior notice. Whilst every case has been taken in providing this information, the developer shall not be held responsible for any inaccuracies.

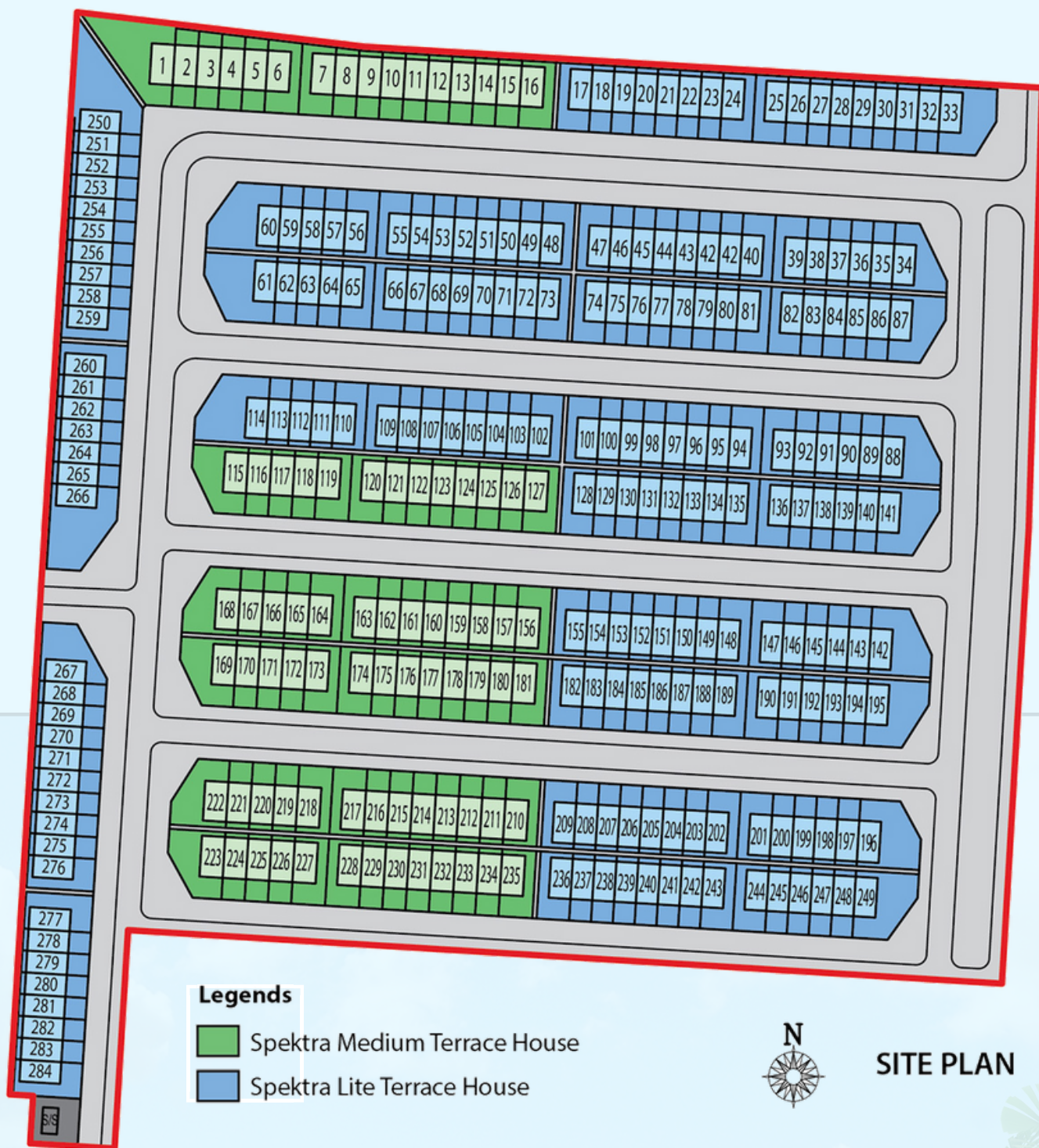


**For more information
please contact:**

082-573028

012-888 6831

012-822 6668



What should I do?

Kindly email the below attachments to our email : mkt@hockpeng.com

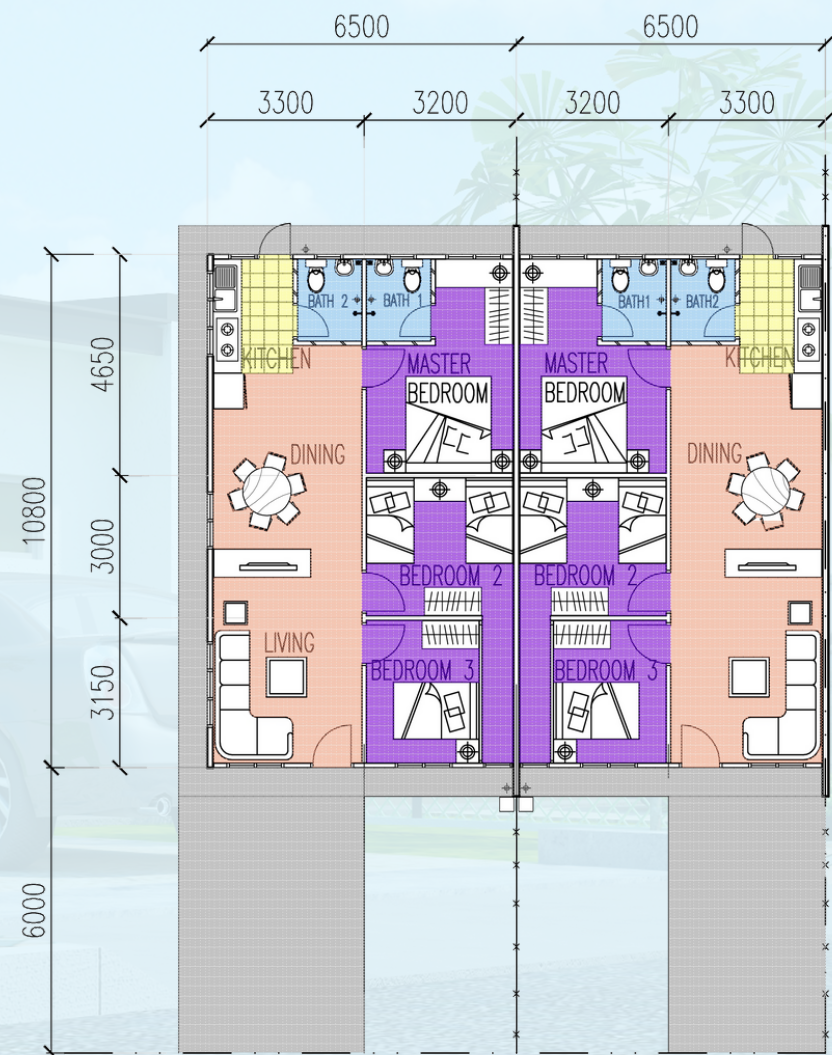
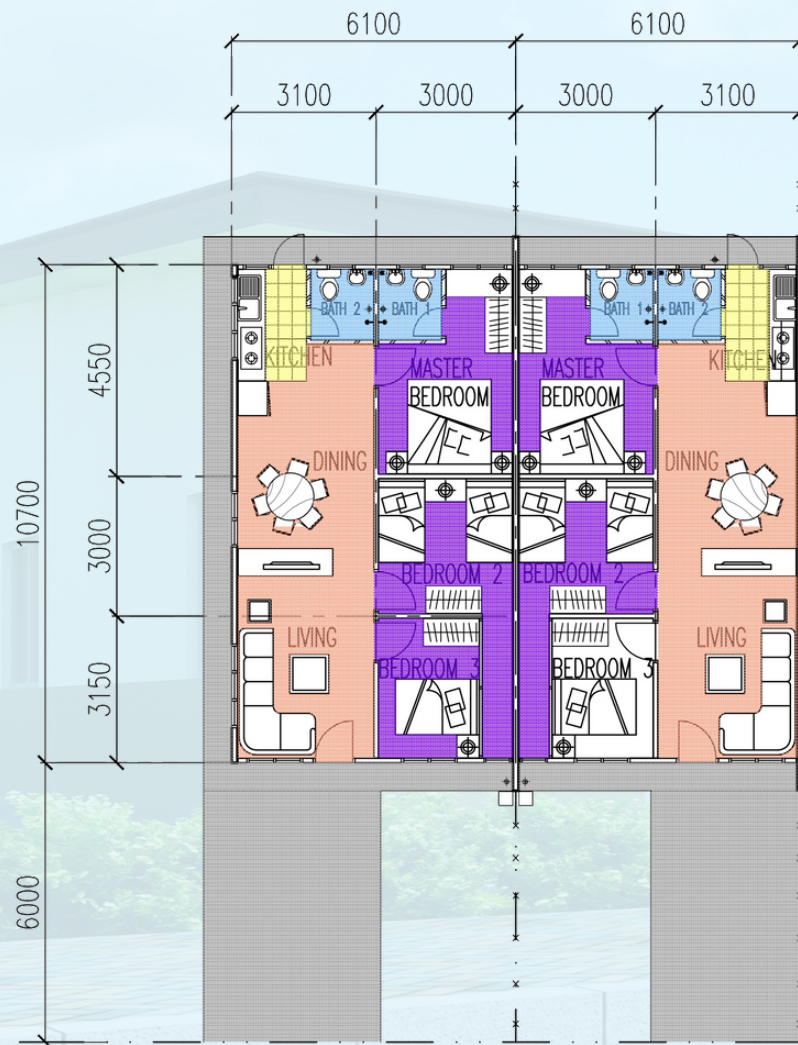
- ☐ 1. A copy of New IC No. for Applicant (and Spouse, if applicable)
- ☐ 2. A copy of Birth Certificate for Applicant (and Spouse, if applicable)
- ☐ 3. Pay Slip or Bank Saving Account Statement (latest 3 months)
- ☐ 4. Marriage Certificate / Divorce Certificate / Death Certificate (if applicable)
- ☐ 5. EPF Verification Letter / EPF Statement

* Only the full set of the above documents received can be processed to book the unit

* Kindly take note the applicant must fulfill all the term & conditions

SINGLE STOREY TERRACE SPEKTRA LITE

SINGLE STOREY TERRACE SPEKTRA MEDIUM



BUILDING SPECIFICATIONS

STRUCTURE

Reinforced Concrete Framework

ROOFING

Metal Roofing Sheet

CEILING

Gypsum Board / Fibrous Plaster Ceiling to Living, Dining, Kitchen, Bathrooms & Bedrooms.

UAC Superflex Ceiling Boards to Roof Eaves

DOORS

Main Entrance & Bedrooms : Moulded Doors or equivalent with Lockset

Bathroom / W.C : PVC Door Panel or equivalent with Lockset

WINDOWS

Aluminium Framed Windows With Tinted Glass Panel

FLOOR FINISHES

Ceramic Floor Tiles For Kitchen & Bathroom/ W.C

Cement Screed For Living, Dining, Bedrooms, Carporch & Apron

WALL FINISHES

Internal Wall : Emulsion Paint

External Wall : Weather Coat

Kitchen / W.C. : 5 Feet Height Ceramic Tile

PLUMBING & SANITARY FITTINGS

Concealed Plumbing Works. Single bowl Aluminum Sink & Sanitary Wares

FENCING & GATE

Fence : 5 Feet Height PVC Coated Chain Link Fencing to all boundary

Front Gate : 5 Feet Height Cement Sand Brick Cement Plaster Gate Post with Mild Steel Gate

Rear Gate : 5 Feet Height Mild Steel Gate Post with Mild Steel Gate

ELECTRICAL INSTALLATION

Single Phase Concealed Electrical Installation

5A Lighting Point : 11 nos. 13A Power Point : 7 nos.

TV Point : 1 no. Ceiling Fan Point : 2 nos.

NB. Specifications are subject to change without prior notification to Purchaser if so required by the relevant authorities or project architect.

SCHEDULE OF PAYMENT OF PURCHASE PRICE

Progress Payment

[1] Immediately upon the signing of this Agreement	10%
[2] Within twenty-one (21) days after receipt by the Purchaser(s) of the Vendor's written notice of the completion of:-	
(a) Foundation works	15%
(b) Reinforced concrete framework with walls in position	20%
(c) Roofing	5%
(d) Internal plastering, electrical conduits (without wiring) and plumbing (without fittings)	10%
(e) External plastering	10%
(f) Ceiling, doors and windows including glazing, soil drainage and septic tank	10%
(g) Driveway, apron, perimeter drain, fencing and gate	10%
(h) Painting and physical completion of the said building	5%
(I) Issuance of Occupation Permit	2.5%
(j) Issuance of Land Title	2.5%
TOTAL :	100%