

APPLICATION REQUIREMENTS

- Malaysian citizens above 18 years of age;
- Monthly household income between RM3,001.00 and RM10,000.00;
- Applicants (husband and wife) do not own any residential property in Selangor;
- Unmarried applicants with dependents are eligible to apply;
- The purchase is for the applicants' own use, not for rental.

HOW TO APPLY

- Apply online by completing application form at lphs.selangor.gov.my.

DOCUMENTS REQUIRED

- Copy of the identity cards of applicant and spouse;
- Copies of identity cards or birth certificates of children / dependents;
- Copies of the marriage certificate / divorce certificate / spouse's death certificate;
- Letter from a Commissioner of Oaths confirming that applicant is unmarried or self-employed;
- Latest payslip if employed, or income verification from a Commissioner of Oaths if self-employed;
- Letter from a Commissioner of Oaths confirming that applicant and/or spouse is unemployed;
- EPF statement (if any);
- Copy of latest water bill or electricity bill.



For enquiries, please call **03-3343 2255**



Setia



9-TIME WINNER
FIABCI Malaysia
Property Awards

NO. 1

8-TIME WINNER
THE EDGE
MALAYSIA
Top Property Developers Awards
Eight-Time Winner
2010-2017, 2019-2021



7-TIME WINNER
FIABCI
Prix d' Excellence
Awards

7-TIME WINNER
AON
BEST EMPLOYERS
2013 Best of the Best - Malaysia
2011 Overall Best - Malaysia

Developer

Bandar Setia Alam Sdn Bhd (566140-D)

Project Manager

S P Setia Management Sdn Bhd (246695-X)

livelearnworkplay

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

Bandar Setia Alam Sdn Bhd, Setia Alam Welcome Centre, No 2, Jalan Setia Indah AD U13/AD, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor.
Developer License No: 9246-78/12-2017/01114(L). Validity Period: 30/12/2015-29/12/2017. Advertising & Sales Permit No: 9246-78/12-2017/01114(P). Validity Period: 30/12/2015-29/12/2017. Land Tenure: Freehold. Land Encumbrances: Nil. Restriction of Interest: Nil. Approving Authority: Majlis Bandaraya Shah Alam (MBSA). Building Plan No: MBSA/BGN/BB/600-1(PS)/SEK:U13/0120-2015. Expected Completion Date: January 2020. Total Unit: 723 units. Built-Up: 900 sq ft, Price: RM 180,000 – RM 200,000 (RM 20,000 is optional for 2nd Car Park with buyer consent). Type of property: Apartment Rumah Selangorku (Jenis C2).

Rumah Selangorku

Your First Dream Home

De Bayu



Mukim: Bukit Raja Daerah: Petaling



Setia



Freehold
723 Unit

Built-up Area
900 sq. ft.

3 Bedrooms
2 Bathrooms

DE BAYU - FOR A GREAT START IN LIFE

Everyone deserves a good home filled with love and dreams. Give your loved ones and yourself a gift of a good home in **De Bayu**, a Rumah Selangorku project in Setia Alam. This affordable housing development boasts three blocks comprising 723 units of 3-bedrooms, 2-bathrooms apartments measuring 900 sq. ft.

De Bayu is located in the vicinity of the well-established apartment series in Setia Alam. Nearby are the Setia Taipan commercial centre and the Urban Park.

SETIA ALAM - IN A GREAT TOWNSHIP

Setia Alam is an international award-winning township designed to provide a sustainable **livelearnworkplay** lifestyle to people from all walks of life. Everything you need for a fulfilling lifestyle can be found in this 4,000-acre self-contained, integrated township – great schools, career and business opportunities, excellent facilities and the best lifestyle offerings. In keeping with our motto, *"In Touch with Nature"*, we have created a beautifully landscaped environment with beautiful public parks, gardens, streetscapes and more.

FLOOR PLAN



TYPICAL BLOCK LAYOUT



SITE PLAN



SPECIFICATIONS

Structure	Reinforced Concrete	Floor Finishes	Living / Dining - Ceramic Tiles
Wall	Brickwork / Reinforced Concrete		Kitchen - Ceramic Tiles
Roofing Material	Corrugated Roofing Materials / Concrete Slab		Bath - Ceramic Tiles
Roof Framing	Metal Truss		Yard - Cement Tiles
Ceiling	Skim Coat / Cement Board Ceiling		Bedroom 1, 2 & 3 - Ceramic Tiles
Windows	Aluminium Frame Window / Metal Frame Window		Others - Cement Render
Doors	Main Entrance - Timber Door	Sanitary & Plumbing Fitting	2 WCs, 2 Wash Basins, 2 Showers, 1 Kitchen Sink Fitting
	Bath 1 & 2 (Type C2) - PVC Door	Electrical Installation Type A & B	13 Amp Plug Point 13
	Bath 1 (Type C2 OKU) - PVC Folding Door		Lighting Point 12
	Bath 2 (Type C2 OKU) - PVC Door		Air - Conditioning Point 2
	Others - Flush Door		Ceiling Fan Point 5
Ironmongery	Standard Ironmongery		TV Point 1
Wall Finishes	Kitchen - 1500mm High Ceramic Wall Tiles		Water Heater Point 2
	Bath - Ceramic Wall Tiles Up to Ceiling Height	Internal Telephone Trunking & Cabling	Telephone Point 1
	Others - Plaster & Paint	Painting	Emulsion Paint