

# EXPLORE BEAUTIFUL HOME



WE Sell | WE Lease | WE Care



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[www.klcc-residences.com](http://www.klcc-residences.com)

# ABOUT US

A one stop service provider for KLCC Residences sweating every single detail to striking the right balance between finding the best home for you while managing to get value for money.

## NEW DEVELOPMENT

Get up-to-date information of the best property deals in town! We provide hassle free solutions to get the best home for you!

## COMPLETED PROPERTY

Looking for investment advice? Our team cracked the science behind what makes a good investment! We sweat every detail in the acquisition process in order to give you the best!

## LEASING SERVICES

From Selling to Renting, KLCC Residences provide the one stop solution in properties related services in ensuring You, as our customer would have a peace of mind investing with us

## INVESTMENT CONSULTANT

Searching to buy, rent or sell property? We'll listen to your unique requirements and provide customised solution for you!

# OUR TEAM



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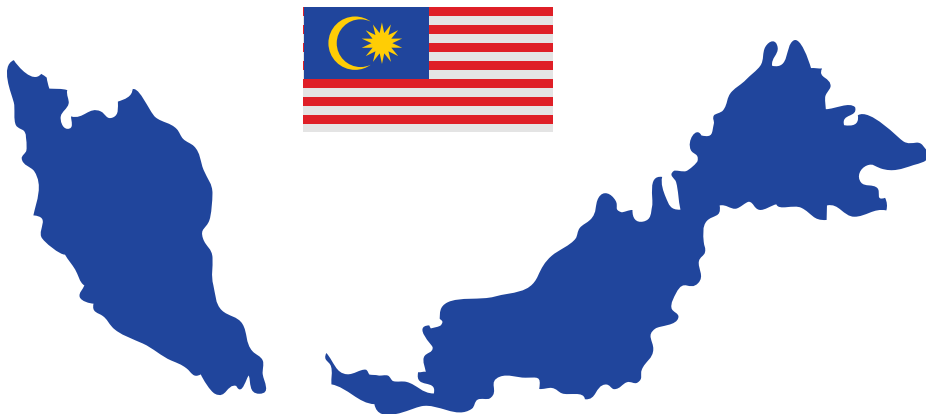
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The Malaysia My Second Home (MM2H) is a programme promoted by the Malaysia Tourism Authority and the Immigration Department of Malaysia, to allow foreigners to stay in Malaysia for a period of ten years. Foreigners who fulfill certain criteria may apply, and a successful applicant is allowed to bring a spouse, an unmarried child under the age of 21, and parents who are over 60 years old.



## BUSINESS INVESTMENT

You can own and actively run your own business, terms apply. Generally any MM2H visa holders can own their own business as Directors without the requirement of any Local Malaysians, terms apply.

## PROPERTY

Allowed to purchase unlimited number of residential properties at a minimum price of RM 1,000,000 depending on the location of the property.

## EDUCATION

MM2H participants are allowed to bring their children who are below 21 years old and not married as their dependents.

## DOMESTIC HELPER

Each applicant can apply for one maid subject to the prevailing guidelines of the Immigration Department.

## TAX

Tax Exemption is given to remittance of offshore pension fund into Malaysia & any other foreign funds transferred into Malaysia.

## MULTI - ENTRY

10 years multi-entry social visit pass, renewable thereafter.

## AGED BELOW 50 YEARS

- Open a fixed deposit account of RM RM 300,000.
  - After a period of one year, the participant can withdraw up to RM 150,000.
- Must maintain a minimum balance of RM 150,000 from second year on-wards and throughout stay in Malaysia under this Malaysia My Second Home programme.

## AGED ABOVE 50 YEARS

- Open a fixed deposit account of RM 150,000.
- After a period of one year, participant who fulfills the fixed deposit criteria can withdraw up to RM 50,000.
- Participant must maintain a minimum balance of RM 100,000 from the second year on-wards and throughout his/her stay in Malaysia under this MM2H programme.

# REAL PROPERTY GAINS TAX (RPGT)

DISPOSAL	CITIZENS/PR	NON-CITIZENS	COMPANY NAME
Less or Equal to 3 Years	30%	30%	30%
Less or Equal to 4 Years	20%	30%	20%
Less or Equal to 5 Years	15%	30%	15%
More than 5 years	5%	10%	10%

RPGT are referring to a form of Capital Gain Tax which derived from homeowners upon successful disposal of their property in Malaysia.

In another words, You have to pay taxes within 60 days of sale based on your profit (gains) if any from selling your property.

## **For a quick calculation, the formula is:**

Chargeable Gain = Disposal Price - Purchased Price - Miscellaneous Costs

Net Chargeable Gain = Chargeable Gain - Exemption Waiver (RM10,000 or 10% of Chargeable Gain, whichever is higher)

Tax payable = RPGT Rate (based on holding period) \* Net Chargeable Gain

## **For Example**

A house was purchased 12 years ago at RM500,000, and you would like to dispose off the property now. The market price of the house is now at RM700,000. To calculate the chargeable gain we minus the price RM700,000 by the original purchase price RM500,000 and any miscellaneous cost, let's say we incurred a miscellaneous cost of RM10,000 from lawyer fees. The calculation goes as follows:

**Chargeable Gain** = Disposal Price - Purchased Price - Miscellaneous Costs

= RM700,000 - RM500,000 - RM10,000

= RM190,000

Now, we move onto the net chargeable gain. As mentioned above we can deduct the exemption waiver.

**Net Chargeable Gain** = Chargeable Gain - Exemption Waiver (RM10,000 or 10% of Chargeable Gain, whichever is higher)

= RM190,000 - (RM190,000 X 10%)

= RM171,000

**Tax Payable** = Net Chargeable Gain X RPGT Rate (based on holding period)

= RM171,000 X 5%

= RM8,550

You'll pay the RPTG over the net chargeable gain. If you owned the property for 12 years, so you'll need to pay RPGT of 5%.

## **RPGT Exemptions**

Good news! There are some exemptions allowed for RPGT. Among the exemptions are:

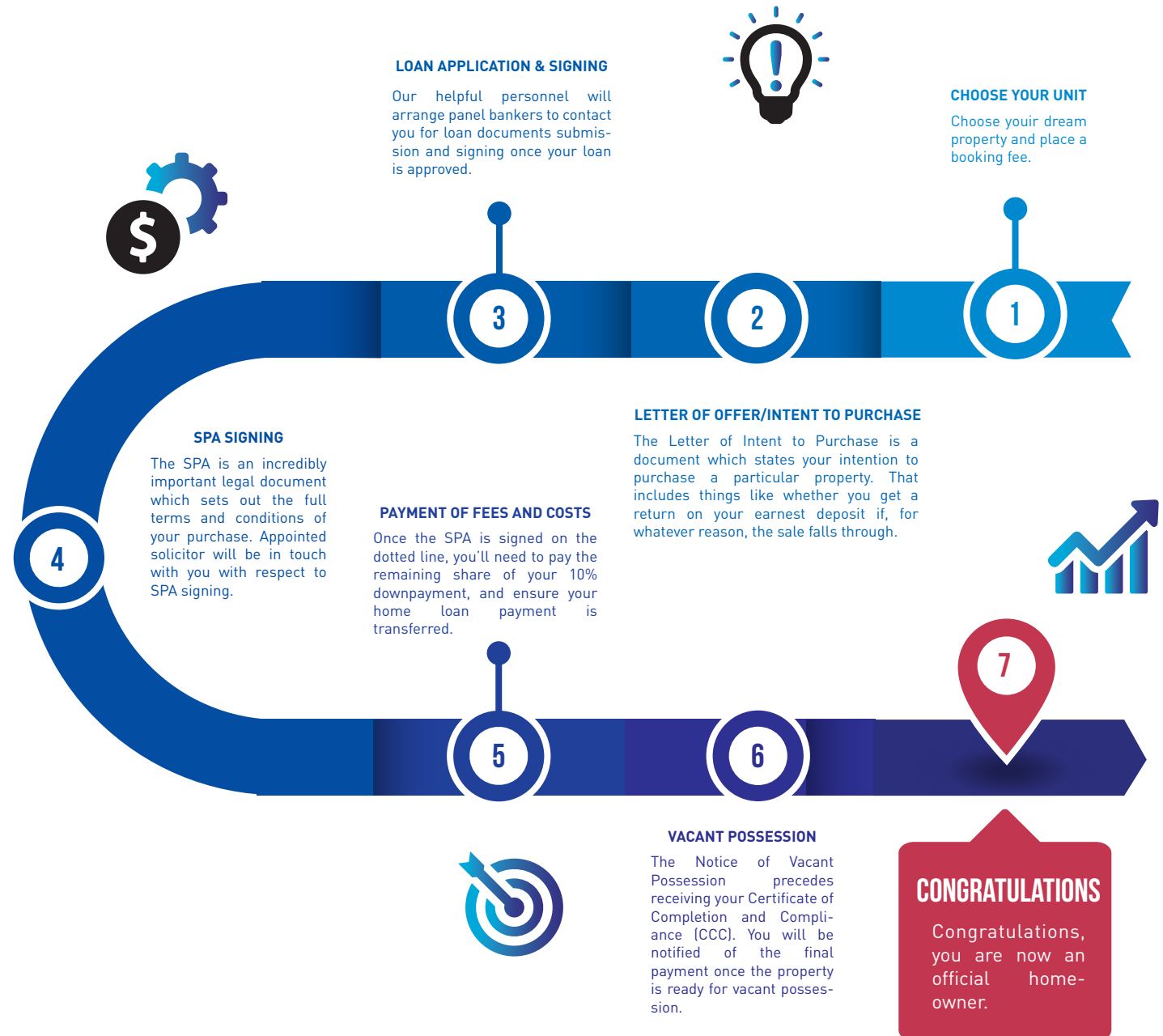
Exemption on gains from the disposal of one private residential property once-in-a-lifetime to an individual (please utilise this once in lifetime opportunity wisely).

Exemption on gains arising from the disposal of real property between family members (e.g. husband and wife; parents and children; grandparents and grandchildren).

**10%** of profits OR **RM10,000** per transaction (whichever is higher) is not taxable. Low cost, low-medium cost and affordable housing priced below RM200,000 will be exempted from RPGT.

# PROPERTIES BUYING PROCESS

# MALAYSIA





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