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TANARIMBA

JANDA BAIK

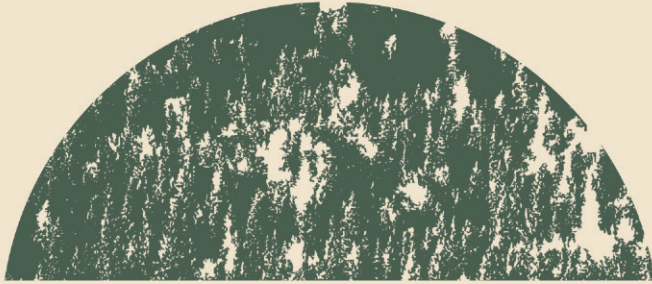


Rainforest Residential Estates

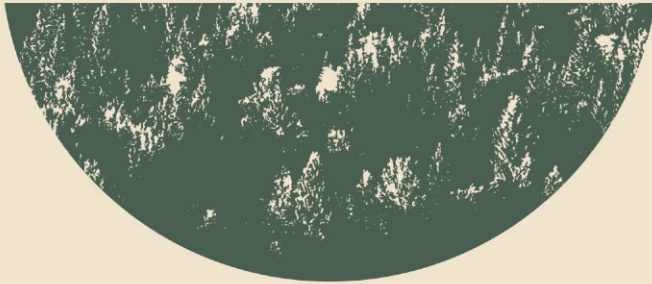


A photograph of a dense, misty forest. In the foreground, there are large, vibrant green ferns and tall, thin grasses. The background is filled with a thick canopy of trees, some of which are tall and slender, rising above the mist. The overall atmosphere is serene and mysterious.

EVERYDAY LIVING IN
EXTRAORDINARY SURROUNDINGS



ELEVATE YOUR LIFESTYLE



Paving the way for eco-sensitive, nature-inspired living, Tanarimba boasts a 7299-acre, lush, hilly rainforest, located a mere 45 minutes away from the city center. With picturesque rivers and streams woven around mountain peaks that rise from 1500 feet and beyond above sea level, the high altitudes of Tanarimba enjoy crisp, cool air as low as 20-degrees Celsius across the landscape.

Over 5000 acres of Tanarimba has been set aside as a permanent forest reserve, which is home to many native species of wildlife and exhibits a rich variety of flora and fauna. Tanarimba seeks to make your dream getaway an everyday possibility with estates each consisting of 1-2 acre lots that preserve and blend with its natural surroundings.

Total Development Area

1400 acres

Surrounded by

5899 acres of forest reserve

Located

45 mins from KL city centre

Elevation starts at

1500 ft above sea level

Each estate

minimum of 1 acre per lot

Development is primarily

Nature-focused



KEY FEATURES



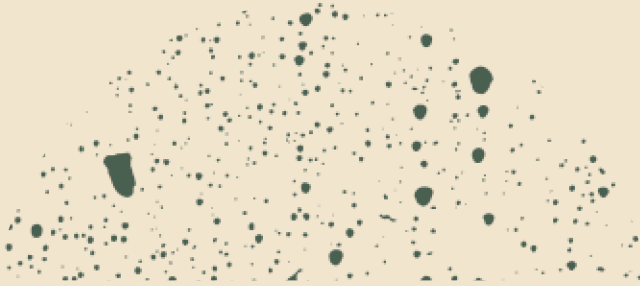
Tanarimba provides our residents with one to two-acre homestead lots to build the getaway home of their dreams. With a total development area of 1,400 acres, our community will benefit from the peace and serenity of untouched lands, in addition to 5,899 acres of preserved rainforest. Its elevation of 1,500 ft above sea level also contributes to this one-of-a-kind sanctuary, affording it a fresh and cooling breeze as low as 20° celsius.

Given its proximity to the city of Kuala Lumpur, Tanarimba offers the best of both worlds: the tranquillity of nature as well as the convenience of modern living. At current, Phase One and Two are furnished with complete infrastructure; roads, drains, water, electricity, street lighting, telecommunications, and data with underground electrical and telephone cables have all been installed. Buyers are also given six different house plans, free of charge. This ensures maximum compatibility with our precious landscape, as well as continuity of community planning management. Meanwhile, a centralized service for the safety and comfort of residents as well as guests with 24-hour security is included for added peace of mind.

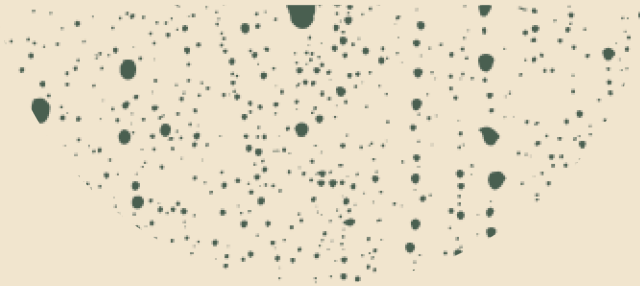


"AN ECO-SENSITIVE, NATURE-
INSPIRED LIVING"

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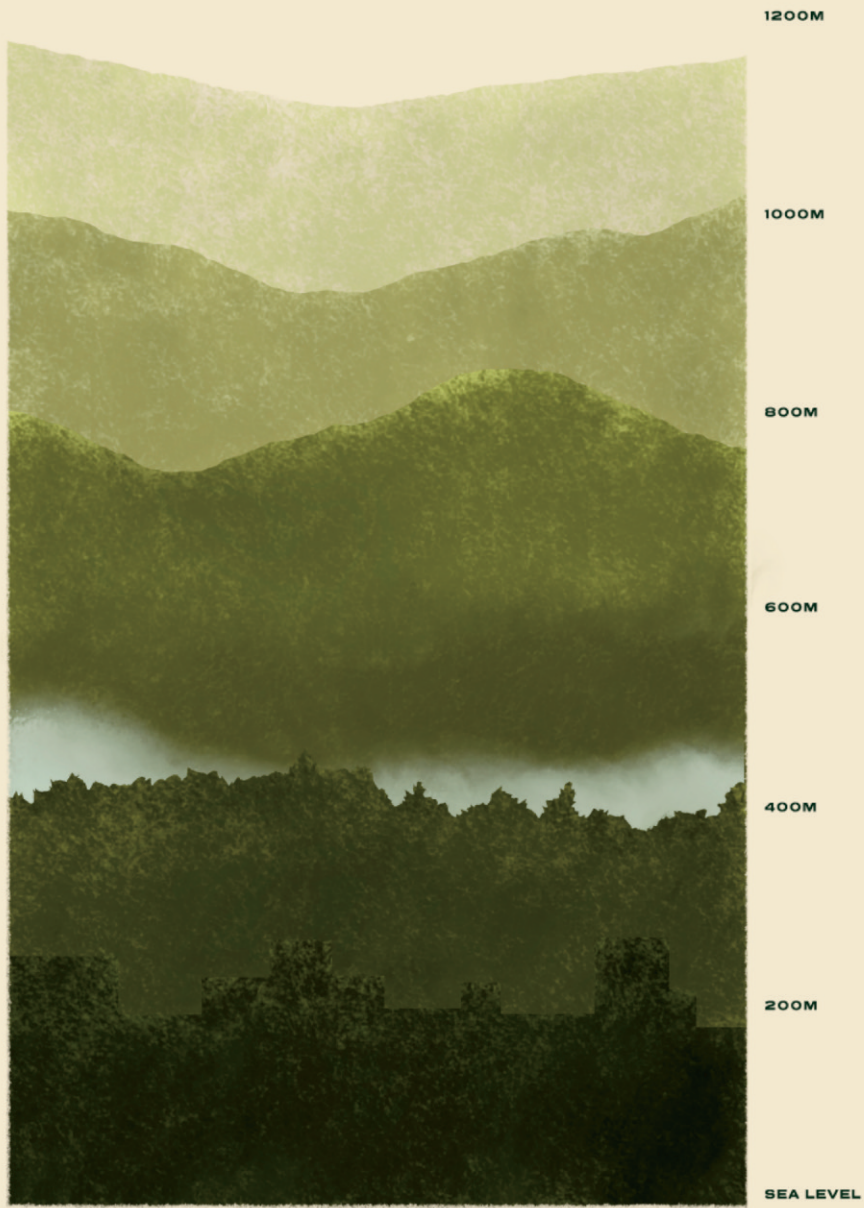


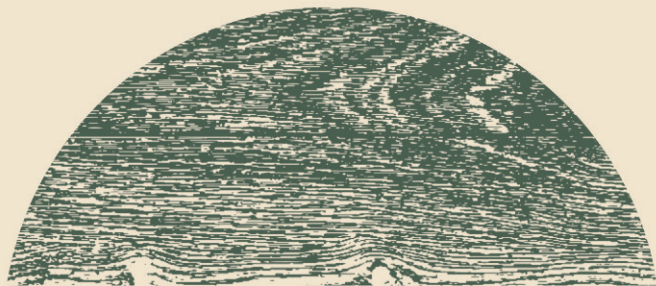
THE ESTATES



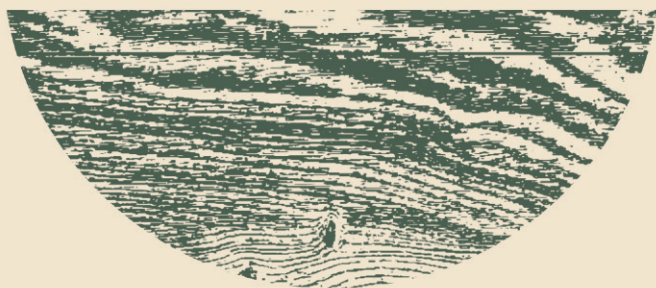
Set within 7,299 acres of lush tropical rainforest at an elevation between 1,500 and 4,500 ft above sea level, Tanarimba was conceived to respect and complement its natural setting. As a development that aims to co-exist in harmony with nature, one-fifth of Tanarimba has been set aside for low-density development, with the remaining land maintained as a forest reserve. This fidelity to a culture of preservation ensures that your home will always be surrounded by the majesty of nature, and the beauty that accompanies it.

In the same spirit as our eco-sensitive approach, our spacious homesteads encourage a more circular lifestyle. Think harvesting fresh vegetables from your very own micro-farm, or enjoying the fruits of labor from your private orchard. As a community committed to honoring our land, we are proud to be part of a movement that is constantly pushing the envelope towards sustainable living.





OUR SITE



Tanarimba is located 35 kilometres away from the city of Kuala Lumpur, and 27 kilometres from the Gombak Toll Gate. The Middle Ring Road II which is linked to the Karak Highway provides easy access from anywhere in the Klang Valley, making Tanarimba the ideal sanctuary for any city-dwelling nature enthusiast.

At the same time, its proximity to various local attractions, restaurants and farmer's markets allows for convenience just a short drive away. Communities living in both The Pine and The Ridge areas can enjoy popular hangout spots like Pineyard Café, Enderong Café and A Little Farm On The Hill within a short distance, while the adventurous can look to horse riding, ATV and jungle trekking within neighbouring vicinities.

An aerial photograph showing a paved road that curves through a dense, vibrant green forest. In the lower right foreground, two modern, multi-story houses with red brick facades and dark, gabled roofs are visible. The houses have large windows and are surrounded by lush vegetation. The background is a steep, densely forested hillside under a clear sky. The overall scene conveys a sense of harmony between human development and nature.

"THE DEVELOPMENT AIMS TO
CO-EXIST IN BALANCE AND IN
HARMONY WITH NATURE."



THE CONSERVATION



At Tanarimba, we are committed to ensuring a harmonious environment for the mind, body, and soul. As such, the preservation of our lands is of utmost importance to us, for the benefit of not only communities of today but also for future generations to come.

Nestled in the hills bordering Janda Baik's Lentang Forest Reserve, Tanarimba and its surrounding areas is home to a dizzying diversity of regional flora as well as a myriad of native wildlife. As property developers, we understand and recognize our responsibility towards the longevity of our lands. As such, we have committed ourselves to sustainable planning alongside conscious practices.

To take a step further in our journey in conservation, the Tanarimba Rainforest Foundation and Arboretum are currently in development.



FREQUENTLY ASKED QUESTIONS



GENERAL

What categories of land usage are available for sale?

Agricultural, Residential and Commercial

Are the prices different for each category of land usage?

Yes, please refer to the price list.

What are the sizes of each lot?

Our lots come in different sizes, each lot is more than 1 acre in size.

Is Sitrac Corporation Sdn Bhd's Tanarimba land freehold or a leasehold?

Leasehold with up to 99 years. Most of the available lots have 73 to 93 years remaining on their leases.

Do buyers receive their own deed/title?

Yes, buyers will receive their own Individual Qualified Title.

Can Tanarimba Agricultural lots be jointly purchased?

No, under the National Land Code, land or properties under agricultural status can only be purchased by one (1) purchaser with no joint names if the land size is less than 1.96 acres.

Can Tanarimba Agricultural lots be purchased by a corporate entity?

Yes.

Can foreigners purchase Tanarimba Agricultural lots?

Yes but it must be purchased through a private limited company with a minimum of 51% shareholding held by a Malaysian. This is not the case for commercial and residential lots.

Is there a restriction on building size?

For Agricultural lots, yes. Building of the dwelling house must be up to a footprint of 20% of the land size, with a maximum of three levels in height.



DEED OF COVENANTS

Are all owners required to enter into a Deed of Covenants with Sitrac Corporation Sdn Bhd?

Yes, all owners are required to sign and enter into a Deed of Covenants upon purchase of Tanarimba land. This applies to any sub-sales as well.

What happens in a subsequent sale and/or transfer by land owners of Tanarimba to new owners?

The vendor has a duty to ensure that a new deed of covenants is entered into between the new owners and Sitrac Corporation Sdn Bhd.

What happens if the Vendor fails to ensure a new deed of covenants is entered into between the new owners and Sitrac Corporation Sdn Bhd?

The vendor shall be liable to Sitrac Corporation Sdn Bhd for any losses and/or damages caused by the new owner unless and until a new deed of covenants is entered into between Sitrac Corporation and the new owners.

Can a purchaser apply for land conversion from an agricultural land to other land usages?

No. This would be in breach of the terms and conditions of the Sale and Purchase Agreement and/or the restrictive covenants found in the Deed of Covenants.

What happens if a purchaser applies for land conversion from an agricultural land to other land usage?

The purchaser is obliged to apply for re-conversion of the land back to an agricultural land.

Are amalgamations, subdivisions, or partitioning of the Property allowed?

No.

Can a landowner conduct Airbnb or commercial activities on the properties in Tanarimba Janda Baik?

No. The property shall only be used for residential and/or dwelling house purposes only.

SERVICES UNDER THE DEED OF COVENANTS

Is there a management company that services land/property owners in Tanarimba?

Yes, all management of the project falls under Sitrac Services Sdn Bhd.

What services are provided?

Security Services – a centralized service ensuring safety and comfort for residents and guests with 24-hour security and controlled entry and exit points to the site.

Development & Maintenance of Infrastructure – Street lighting, grass cutting along road shoulders, cleaning of drains, and rubbish collection.

Is there a management fee attached to the service?

Yes, which will be billed quarterly.

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