

KLK Land

L TIMES

YOUR  
**WHOLESOME**  
 COMMUNITY



**SENNA HOMES** COMPLETION

**HIBISCUS 2**  
 RUMAH SELANGORKU

**FEATURE**  
 IXORA ID INTERVIEW VEEANNE CHONG

**SECURITY** BSC TO HAVE ITS OWN  
 AUXILIARY POLICE

**KLK LAND'S PROPERTY** TALK 2016

**50-ACRE**  
 CENTRAL PARK TAKING SHAPE

**WESLEY METHODIST** SCHOOL IN BSC

**RESIDENTS**  
 ASSOCIATION GATHERING AT BSC

"THE PAST IS BEHIND, LEARN FROM IT.  
THE FUTURE IS AHEAD, PREPARE FOR IT.  
THE PRESENT IS HERE, LIVE IT."

**Thomas s. Monson**



A warm welcome to our 2nd edition of our e-newsletter. We hope you have enjoyed our inaugural edition. Do connect with us and let us know what you would like to see included in our future issues. Please send your suggestions, ideas and feedbacks to [info@klkland.com.my](mailto:info@klkland.com.my). In the meantime, have a browse at our latest articles and updates in this issue.



## SENNA HOMES COMPLETION

Nestled within the masterplan of Bandar Seri Coalfields these 261 homes are completed and handed over in January 2016. Striving to provide quality homes to homeowners, Senna Homes has scored 76.4% in its CONQUAS assessment.

### KEY FEATURES

- 24-hour security patrolling services for 2 years
- Guarded with anti-scaling perimeter fencing
- Underground utilities





# OVERWHELMING RESPONSE FOR 1ST RUMAH SELANGORKU



KLK Land has unveiled its first Rumah Selangorku, Hibiscus 2 terrace home in Bandar Seri Coalfields, Sungai Buloh.

Hibiscus 2 consists of 224 units, two-storey 18 x 60 feet terrace homes with built-up area of 1,050 square feet. It is FREEHOLD with individual land titles located within the masterplan township of Bandar Seri Coalfields.

Price for this three bedrooms, two bathrooms unit inclusive of upgraded fittings and finishes is only from RM205,000.

KLK Land offers assistance to guide registrants to successfully apply online through the official website of Lembaga Perumahan & Hartanah Selangor ("LPHS"). Overwhelming interest have been received.

## Key Facts:

- Spacious 2-storey, 18' x 60' terrace home
- 3 bedroom with 2 bathrooms
- Target completion by March 2018
- Freehold

To purchase Rumah Selangorku, please log-on to:  
**[ehartanah.lphs.gov.my](http://ehartanah.lphs.gov.my)**

SALES  
LAUNCH *Hibiscus 2*  
29 April 2016





## IXORA - A TIMELESS TAPESTRY OF SPACE

Urban Design Studio is an established Interior Design firm, specialising in show units and private residences. We caught up with the Head of Design of Urban Design Studio, Veanne Chong for their work behind the Ixora show unit.



Veanne Chong, Head of Design, Urban Design Studio





**1. What inspired you when you designed the ID for IXORA show unit?**

IXORA ID concept is modern and contemporary, a play between great contrast and harmony with forms, colors and materials, ensuring every part of the house look visually interesting. Our designs blend elements of timeless architecture with the necessary amenities for modern living.

**2. Is there any particular favourite "space" you've designed which you are proud of?**

We love every single part of the house. If I need to pick a favourite space, it would be the 'little library' on the second floor of the family area. For a book worm like me, the 13ft height book shelves built on the double volume ceiling, will allow me to store plenty of books without me having to worry about insufficient space.

**3. What do you think are the key features/design elements for IXORA?**

IXORA master bedroom space is extraordinarily big. With the ample space, we decided to do a separate space for walk-in wardrobe and a nice feature for TV & display console.

**4. What is your personal rule of thumb when it comes to interior design?**

I lead my design team to ensure we deliver a satisfying work to client all the time.



BSC  
**Central1**  
2 & 3-STOREY SHOP OFFICE

**FREEHOLD**

- 24' x 75'
- 2 & 3 Storey Shop Office
- From RM920,000\*
- Fronting Sungai Buloh Main Road
- Near Completion



**COMPLETED AND  
READY TO MOVE-IN**



*Banyan 2*  
SEMI DEES

**FREEHOLD**

- 40' X 80'
- Built-Up from 2,790 sq.ft.
- Indoor Courtyard
- Price from RM880,000\*
- Guarded Community Living
- Next to 50-acre Central Park

For Sales Enquiries, Kindly Contact:

**03 6039 9599** (BSC) or **03 7726 1868** (HQ)

[www.klkland.com.my](http://www.klkland.com.my)



# HOMES AMIDST THE SERENITY OF NATURE

Actual Photo



This 50-acre Central Park in the heart of Bandar Seri Coalfields is taking shape.





# AUXILIARY POLICE FOR BANDAR SERI COALFIELDS

KLK Land has obtained the approval from Polis DiRaja Malaysia to set up its own Auxiliary Police team.

Bandar Seri Coalfields will be the first township within the Sungai Buloh West and Shah Alam North vicinity to have its own auxiliary police.

The training process for the first batch of the auxiliary police and setting up of the office in Bandar Seri Coalfields will commence soon.

Security will be further enhanced in Bandar Seri Coalfields.

"We have handed over 1,200 homes and the occupancy rate has reached 60% to date. While waiting for the auxiliary police team to be set up, we have on our own initiative provided patrolling service to the township and provide 2 years security services to newly completed precincts with perimeter fencing" said Dato' David Tan, the Managing Director of KLK Land.







**WESLEY METHODIST SCHOOL,  
BANDAR SERI COALFIELDS  
(PRIVATE)**

# ACADEMIC EXCELLENCE... TRANSFORMING LIVES



Artist Impression of Wesley Methodist School, Bandar Seri Coalfields

Wesley Methodist School has partnered with KLK to build a private school in Bandar Seri Coalfields Township.

This was announced on 25 August 2016 at a signing ceremony between KLK and Wesley Methodist School at KLK headquarter at Menara KLK in Mutiara Damansara.

Phase 1 of the building construction will commence soon. The Wesley Methodist School sits on a 3-acre land within Bandar Seri Coalfields and can accommodate up to 1,000 students. It is expected to have its first intake in January 2019



## **ABOUT WESLEY METHODIST**

Wesley Methodist School is a rapidly expanding and sought after Malaysian private schools for its fine discipline and excellent academic record in Malaysia. Having started in Kuala Lumpur, there are now also Wesley Methodist School in Ipoh, Klang, Melaka, Seremban and soon in Penang.

With its Vision to become The School of Excellence, Wesley Methodist School takes pride in providing a well-balanced all-round education with strong emphasis on character development based on good moral values, culminating in academic excellence with a high standard of discipline.





# KLK LAND - WESLEY METHODIST SCHOOL SIGNING CEREMONY



Left to right: Rev. Dr. Ong Hwai Teik (Bishop, Methodist Church, Malaysia), Dato' Chin Lean Keat (Chairman, Management Board, Wesley Methodist Schools), Dato' David Tan Thean Thye, (Managing Director, KLK Land), and Tan Sri Lee Oi Hian (CEO, Kuala Lumpur Kepong Berhad).



KLK Land has entered into a Memorandum of Understanding ("MOU") with Wesley Methodist School ("WMS"), for the building and the running of a private school at its Bandar Seri Coalfields ("BSC") Township. Phase 1 of the development will see the setting up of a kindergarten and primary school. There is also a proposal for Phase 2 Secondary School with international syllabus.

The erection of the school is part of KLK Land's ethos to organically establish vibrant communities through the pillar of education. The MOU is a demonstration of its commitment to the community of BSC and part of its efforts in building the future generation of young leaders who can contribute to the advancement of Malaysia.

Tan Sri Lee Oi Hian, the CEO of KLK commented, "We have and always believe in the power of distinguish education to transform communities and contribute to the nation building process. WMS was selected because not only has it demonstrated a good track record in providing quality education (with WMS Kuala Lumpur achieving top results in the Sijil Pelajaran Malaysia Examination for 2014 and 2015 respectively) but more importantly, the school is geared towards character building which resonates well with our organisation."

Rev Dr. Ong Hwai Teik, who is the Bishop of Methodist Church in Malaysia said, "We are very pleased to partner KLK Land for this project. I believe in the quotation that 'children are the living messages we send to a time we will not see.' It is also the stated ethos of the Methodist Church that with education as a cornerstone every child, regardless of race, religion or creed can succeed if placed in the right school environment.



"One needs to do his/her own research on the developer's background and look for the game changer in the location, such as the surrounding infrastructure"

**Adrian Un - Skybridge International**

## TIPS FROM PROPERTY GURUS (PROPERTY TALK 7 MAY 2016)

The Property Talk organized by KLK Land saw a full house at its Property Gallery in Mutiara Damansara on 7 May 2016.

"With the current market sentiments and uncertainties, we think that it would be good for us to invite two of the property market renowned speakers to share their views and tips" said Dato' David Tan, Managing Director of KLK Land.

The two speakers invited are Adrian Un of SkyBridge International and Faizul Ridzuan of FAR Capital. Both concurred that there are a lot of opportunities in the current property market situation. "One needs to do his/her own research on the Developer's background and look for the game changer in the location, such as the surrounding infrastructure, said Adrian Un.

Owning over 40 properties to date, Faizul shared his current strategy of buying from a reputable developer in a high growth area, investing long term and not to flip, and looking at surrounding connectivity and accessibility. "Landed property below RM700,000 in current market is a good buy and security is key" he added.



"Landed property below RM700,000 in current market is a good buy and security is key"

**Faizul Ridzuan - FAR Capital**





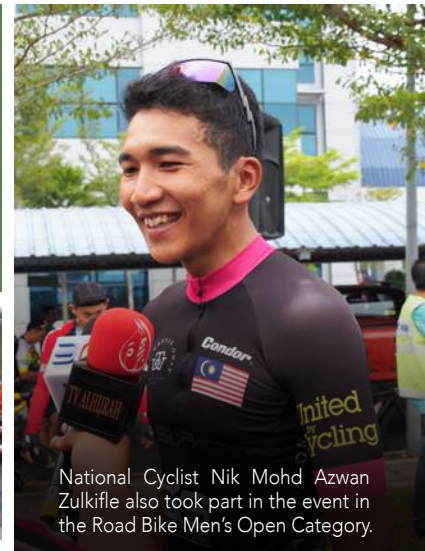
# HAPPENINGS

## LATAR 99KM HEALTHY RIDE



KUALA LUMPUR (Sept 25): The large turnout of 1,900 cyclists pedaling along the length of both sides of the KL-Kuala Selangor expressway and a stretch of 30km rural trunk road got them a personal experience of knowing the district on a different perspective.

The successful staging of Lатар 99km Healthy Ride is a catalyst that will popularize Kuala Selangor as a sports and eco-tourism destination. KLK Land was the value sponsor for the event.



National Cyclist Nik Mohd Azwan Zulkifle also took part in the event in the Road Bike Men's Open Category.





## KIP MALL GROUND BREAKING



New convenience will be coming to BSC community soon with KIP Mall, an air-conditioned shopping mall that will house retail outlets for fashion, supermarket, entertainment services & fresh market opening in 2018.

The ground breaking of KIP Mall took place on 22 August 2016.

## RA GATHERING & MEETING



The "RA Gathering & Meeting" session was held on the 27 March 2016 at BSC Waterfront to engage with the community of Bandar Seri Coalfields.





[www.klkland.com.my](http://www.klkland.com.my)

**KLK Land Property Gallery**

Suite G1, Level G, Menara KLK  
No. 1, Jalan PJU 7/6  
Mutiara Damansara 47810  
Petaling Jaya, Selangor  
T: 03 7726 1868

E: [info@klkland.com.my](mailto:info@klkland.com.my)

**Bandar Seri Coalfields Gallery**

Ground Floor, BSC Waterfront  
No. 58, Jalan BSC 2B/2, Presint 2  
Bandar Seri Coalfields 47000  
Sungai Buloh, Selangor  
T: 03 6039 9599

E: [sales@klkland.com.my](mailto:sales@klkland.com.my)