

KLK Land

TIMES

# COMMUNITY LIVING FOR A SUSTAINABLE TOWNSHIP



KLK LAND **HUMBLE BEGINNINGS**  
BSC CELEBRATES **MALAYSIA DAY**  
**HAPPENINGS @ BSC**

THE VERY FIRST **KIP MALL**  
KLK LAND IN THE **LIME LIGHT**  
MINIMALIST HOME **WHEN LESS IS MORE**



# WELCOME

---

Welcome to the inaugural issue of our e-newsletter, a publication that allows us to keep in touch with you and to keep you informed on KLK Land's upcoming developments. We hope to build a closer relationship with you by bringing you helpful insights and latest product updates.

Do you have an idea or testimony to share? Send us your views so we can support and grow together as a community.

## STORY ABOUT



From its humble beginning as a plantation company 110 years ago Kuala Lumpur Kepong Berhad (KLK) underwent exponential growth. Through various strategic acquisitions and sound management, the Group's plantation land bank now stands close to a staggering 250,000 hectares spread across Malaysia and Indonesia since its shares were listed on the stock exchanges of Kuala Lumpur, Singapore and London in 1974.

Today the company is a leading plantation and manufacturing company with a market capitalisation of RM23.1 billion as of September 2015. The year 1990 saw the Group capitalising on the strategic location of its land bank by branching into property development.

Sierramas is one of KLK's flagship projects jointly developed with Tan & Tan Developments Berhad. Located off Jalan Sungai Buloh, Sierramas is one of the first gated community development in Malaysia. It was awarded the prestigious FIABCI Award of Distinction for Residential Development in 2002.

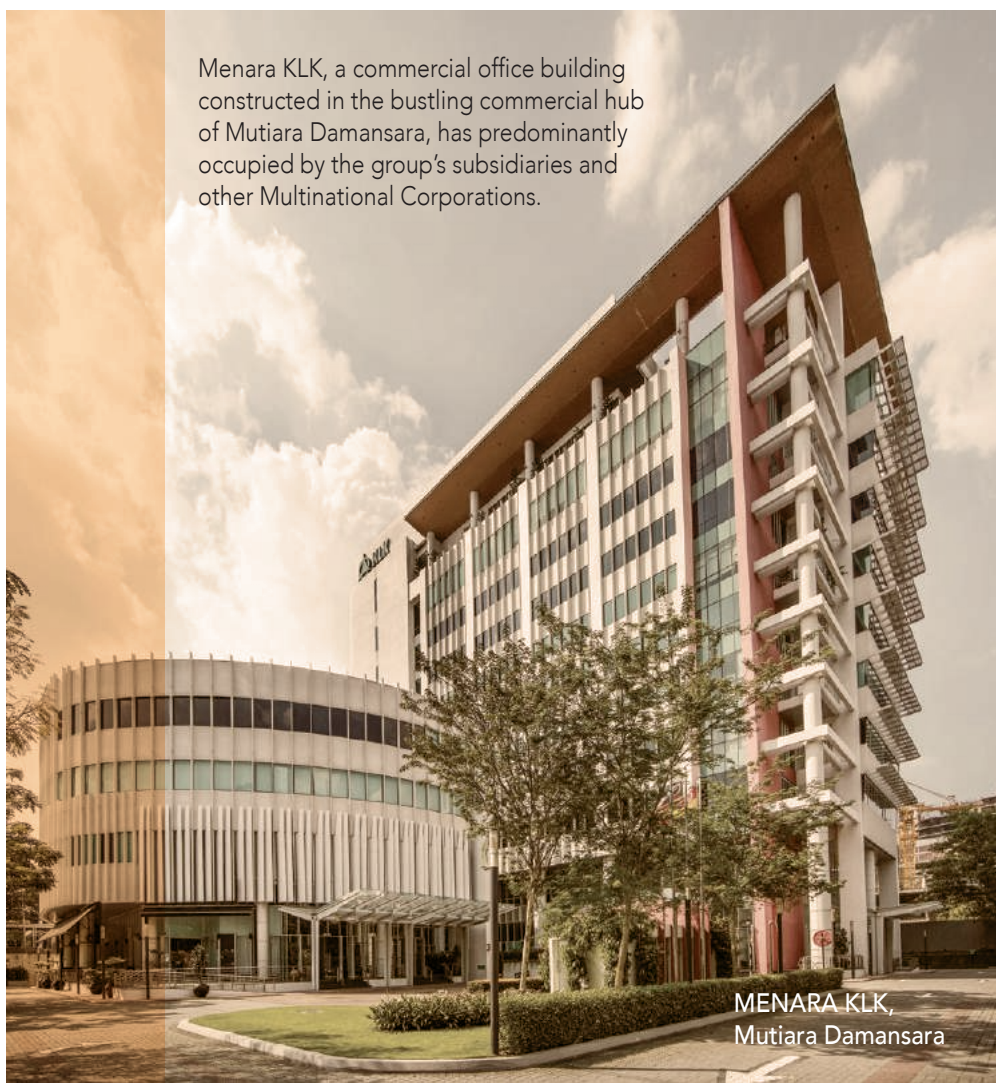
The Group's latest development phase, the 1,000-acre Bandar Seri Coalfields in the rapidly growth corridor of Sungai Buloh is steadily establishing a new lifestyle community of residences and commercial outlets. With its masterplan spanning over the next 10 years to become one of Klang Valley's well-planned and self-sustaining developments, KLK Land strives to become a leading player in the property scene as well as the nation's preferred property developer.

Exciting initiatives are being taken to further enhance the township with the opening of the 50-acre town park, setting up of the clubhouse, private and public schools, hypermarket and direct links to highways.

CONNECT WITH US FB AND VISIT OUR NEW SITE

[facebook.com/KLKProperty](https://facebook.com/KLKProperty) 

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



Menara KLK, a commercial office building constructed in the bustling commercial hub of Mutiara Damansara, has predominantly occupied by the group's subsidiaries and other Multinational Corporations.

MENARA KLK,  
Mutiara Damansara

# IXORA

residences

BANDAR SERI COALFIELDS

FREEHOLD



THRIVE AT THE HEART OF  
ALL THAT MATTERS TO YOU

22' X 75'  
Double Storey  
Terrace Homes

## FINAL RELEASE

Built-Up Area from 2,281 sq.ft. | 4 Bedrooms  
Low Density | Guarded Community Living  
50-acre Central Park and Recreational Facilities

The vast 1,000-acre Bandar Seri Coalfields is the up and coming masterplanned development of Sungai Buloh. Residential and commercial expanses within this masterplan development are surrounded by amenities accessible via major roads and highways, which include LATAR, GCE and the upcoming DASH.

IXORA Residences is designed to augment the comfort of living with its contemporary facade and functional interior. Its spacious interior provides the practicality of a home that your family needs. IXORA Residences is poised to thrive within a selfsustaining community.



CALL **013 673 3030** NOW  
TO FIND OUT ABOUT OUR ATTRACTIVE PACKAGE!

# HAPPENINGS IN BANDAR SERI COALFIELDS



Bandar Seri Coalfields is now taking shape with more amenities in the community.

Enjoy the myriad of amenities made available from eateries, beauty salons, children's nursery centre and convenience stores.



## GOOD NEWS!

UNIFI is in Bandar Seri Coalfields. KLK Land has teamed up with Telekom Malaysia to be the first township in the vicinity to bring you UNIFI. You may start your application at the nearest TM point @ Bandar Saujana Utama.



## UPDATES

### Now at your doorstep!

#### LOCAL EATERY

**Restaurant Al Yusof / 016-3570760**

No. 2, BSC Waterfront,  
Jalan BSC 2B/2,  
Bandar Seri Coalfields

**Restaurant Nasi Kandar Siraj**

No. 32a, BSC Waterfront,  
Jalan BSC 2B/2, Bandar Seri Coalfields

#### CLINIC

**Klinik Dharan / 013-3300552**

No. 46, BSC Waterfront,  
Jalan BSC 2B/2, Bandar Seri Coalfields

#### NURSERY/DAY CARE

**Al-Baghdadi Centre / 017-3463652**

No. 2, First Floor, BSC Waterfront,  
Jalan BSC 2B/2, Bandar Seri Coalfields

#### BEAUTY

**Facial & Treatment Centre / 012-9209783**

No. 38, First Floor, BSC Waterfront,  
Jalan BSC 2B/2, Bandar Seri Coalfields

#### CAR WASH

**DMA Nisha Enterprise / 014-9302056**

No. 75, BSC Waterfront, Jalan BSC 2B/1,  
Bandar Seri Coalfields

#### CONVENIENCE STORE

**99 Speedmart**

No. 22a & 26, BSC Waterfront,  
Jalan BSC 2B/2, Bandar Seri Coalfields

**Pasar Mini One Stop / 017-2052492**

No. 2a, BSC Waterfront, Jalan BSC 2B/2,  
Bandar Seri Coalfields

#### HAIR SALON

**Kedai Gunting D.R. Jenny**

No. 16, BSC Waterfront, Jalan BSC 2B/2,  
Bandar Seri Coalfields

#### HARDWARE / INTERIOR

**Castle Wallpaper & Interior / 018-3822874**

No. 16, First Floor, BSC Waterfront,  
Jalan BSC 2B/2, Bandar Seri Coalfields

**HP Aluminium / 010-7734003**

No. 72, BSC Waterfront,  
Jalan BSC 2B/2, Bandar Seri Coalfields

**Star Door Sdn Bhd / 016-2282668**

No. 80, BSC Waterfront, Jalan BSC 2B/2,  
Bandar Seri Coalfields

PLUS MANY MORE TO COME.

# MALAYSIA DAY ANNUAL CELEBRATION IN BSC



## BANDAR SERI COALFIELDS – KLK Land's 2<sup>nd</sup> Malaysia Day Celebration Draws 2,000 Crowd

16 September 2015, Selangor: The Malaysia Day celebration organised by KLK Land in their township in Sungai Buloh West has seen 2,000 crowd attending this celebration. "This is an annual event organised to get all residents and local communities together as well as to promote Bandar Seri Coalfields" said Dato' David Tan, the Managing Director of KLK Land. The celebration features Malaysian cultural dances and fun activities for all ages. "We also treat this as a platform to update our prospective buyers and buyers of the progress within the township and the initiatives being planned for the township" added Tan.

The celebration is also attended by Dr. Idris Ahmad, the Ijok ADUN, Yang Dipertua Majlis Daerah Kuala Selangor (MDKS), Puan Hajjah Noraini Roslan and District Officer of Kuala Selangor Tuan Shamsul Shahril Badliza bin Mohd Noor. In her speech, Puan Noraini lauded KLK Land's effort in introducing a guarded environment for its residents although the homes are non-strata scheme. To date 1,000 homes have been handed over and occupancy rate has reached 60%.



## SUNGAI BULOH WEST, THE EXCITING NEXT CORRIDOR OF GROWTH – BY HO CHIN SOON

8 August 2015, Selangor: As residential landed property prices escalated in established townships in the heart of Klang Valley, the market has seen home buyers moving to the northern growth corridor. Greater KL North comprising Shah Alam North, Puncak Alam and Sg Buloh are seeing rapid growth with a myriad of established developer making their way there. Termed by Ho Chin Soon as the "Sungei Buloh West" this area is the next corridor of growth. "It is estimated that the Greater KL North population will reach 10 million by year 2020" says Ho and the Sungai Buloh West Corridor will see rapid growth to absorb this increase in population.





F&B



Retail Shop



Groceries



Fresh Market



Household  
Products

# KIPMALL

## COMING SOON IN 2018

FOR ENQUIRY

**603 6277 8888**

[kipmall.leasing@kip.com.my](mailto:kipmall.leasing@kip.com.my)



DESA COALFIELDS

**YOUR LOCAL SHOPPING EXPERIENCE**

**KipMall** is an air-conditioned shopping mall that caters 24 HOURS F&B outlets & drive-thru fast food chain, a comfortable place to hang out for everyone especially family and students to enjoy the varieties of food, house needs and daily use products. The Mall consists of retail outlets for fashion, supermarket, entertainment, services and fresh market as Kip Mall's significant attraction for the convenience of the surrounding community.



LIFESTYLE • AFFORDABLE • CONVENIENT • VARIETIES



### A Hint of Serenity & More

The upcoming Northern Precinct of Bandar Seri Coalfields is offering a series of Super Link, Semi-Detached homes along with exclusive Bungalows set amidst tree lined walkways and lush gardens. These homes seamlessly merge premium lifestyle and natural tranquility. Created with exceptional architectural details, these homes are set on elevated land with breath taking views of the township and beyond. Come and be charmed by its idyllic serene lifestyle.

**SUPERLINK** 24' x 90'

**SEMI-DETACHED** 40' x 100'

**BUNGALOWS** 60' x 110'

**OPEN FOR REGISTRATION NOW!**

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

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



# RUMAH SELANGORKU @BSC



ENQUIRE NOW AT  
[sales@klkland.com.my](mailto:sales@klkland.com.my)  
[klkland.com.my/register](http://klkland.com.my/register)

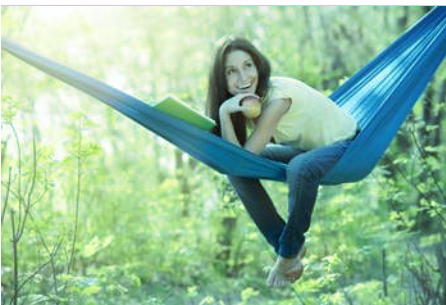
## HIBISCUS 2

Hibiscus 2 is the first Rumah Selangorku landed affordable homes in Bandar Seri Coalfields.

- Only 224 units
- 18 x 60 Feet
- Spacious 1,050 Sq. Ft.
- 3 bedrooms, En-Suite Masterbathroom
- From only RM205,000 (Full upgrades)
- Freehold
- Easy access via LATAR, NKVE, GCE, North-South Highway



# 15 EASY WAYS TO PRACTICE SUSTAINABLE LIVING



Want to start practicing sustainable living?  
It is easier than you think.  
Here are **15 easy suggestions to get you started.**

## 1. Become a Member of a Community Garden:

It isn't just about growing your own food, being a member of a community garden helps to promote sustainable living in your area. Gardens create green spaces and the garden waste can be mulched and returned to support healthy soil. Green spaces aren't just important for your state of mind; in urban areas they can play an important role in offsetting carbon emissions.

## 2. Practice Minimalism:

Minimalism doesn't mean living without anything, it means that you are making sure that everything you own and use is put to its maximum purpose. This means waste materials as well. With a minimalist lifestyle, you will recycle more, and be more mindful of the items you support being produced so that sustainability is emphasized.

## 3. Change The Lights in Your House:

By changing the lighting in your home from traditional light bulbs to CFL, using skylights and more natural light you will reduce your demand on energy resources significantly. Using longer lasting, energy efficient light sources also reduces the amount of waste going into landfills significantly.

## 4. Become More Efficient with Your Errands:

You don't have to buy a hybrid to reduce your reliance on fossil fuels. By choosing to become more efficient with your errands you can create a system of sustainable living that is based in reducing the amount of natural resources you consume.

## 5. Start Using Natural Cleaners:

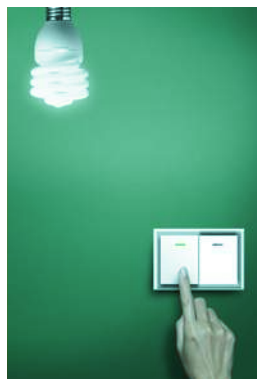
Take an hour or so to research some home-made options for natural cleaners. Vinegar and water can clean most surfaces, and the saponin from quinoa is a natural laundry detergent. By using natural cleaners you are reducing the amount of plastic packaging being made, and the amount of chemicals that are being introduced to the water system.

## 6. Walk, Bike or Car Pool to Work:

The less personal use of your car you do, the more you and the environment will benefit. Sustainable living not only promotes sustainability by reducing pollution and the consumption of natural resource; walking or biking to work will also improve your health and reduce the strain on public health resources. Even car-pooling assists sustainability as it can provide an increased social outlet that can improve the quality of life. Science has found that there is a direct connection between your quality of life and the sustainability of life that you will choose to lead.

## 7. Spend More Time Reading and Playing Games:

How can this be a part of sustainable living? By reducing your reliance on entertainment forms that require energy and natural resources you can help to reduce the demand and drain on them.



#### 8. Try to Get on a More Natural Sleep Schedule:

Getting on a natural sleep schedule means becoming more attuned to the natural light in the day. Not only is this better for your health, it will begin to lessen the amount of power that you use while you are up.

#### 9. Reduce, Reuse and Recycle:

Reduce your need to buy new products. If there is less waste, then there is less to recycle or reuse. Learning to reuse items, or repurpose them for different use than what they are intended for is essential in waste hierarchy. Recycle old glass bottles or aluminium cans. Keep a recycle bin at your home and try making more trips to recycling station than to the landfill.

#### 10. Unplug Device When Not in Use:

Most of the electronic devices keep on drawing electricity even when they're off. To reduce energy usage, simply pull the plug when not in use. It will help you to save energy and reduce your monthly electricity bill.

#### 11. Buy Right-sized House:

Practitioners of sustainable living conduct their lives in ways that are consistent with sustainability. Among many ways that promotes sustainability, one of them is buying a smaller house is going to consume less energy as compared to a big house. You're going to spend less on lighting, furniture and overall furnishing. You can even purchase items from thrift stores and donate them again when they're no longer needed. Make use of green home building ideas and techniques while building a new home.

#### 12. Use Daylight as Much as Possible:

Sunlight is free and doesn't cost anything. Using sunlight during the day helps to reduce dependence on fossil fuels to produce electricity and your bulbs and tube lights are going to last longer.

#### 13. Stop Unwanted Mail:

Save natural resources by opting out from billions of unwanted mailings and simplify your life. Sites like [www.catalogchoice.org](http://www.catalogchoice.org) offers free service to opt out of catalogs, coupons, credit card offers, phone books, circulars and more. It helps you to reduce clutter, protect privacy and save environment.

#### 14. Practice Keeping a "Zero Energy Balance" Budget:

A zero energy balance budget means that what you take in, you also return back. This is really the core of all sustainable living. If you practice keeping a budget that has a zero energy balance, you will be surprised how your habits of consuming will change and reduce your imprint on the world.

#### 15. Change Your Washing Habits:

This last one is important to attain sustainable living. We wash everything too much. Not only has science discovered that our over emphasis on being clean has reduced our natural immune resistance to diseases (which require exposure to bacteria to develop), but each person wastes tremendous amounts of water when they bathe, wash dishes or do laundry. Practice taking short and times showers, washing dishes in a sink of water and then rinsing them and cutting down on the amount of laundry that you do.



[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)