

KLK Land

ISSUE **03**
2017

TIMES



A COMMUNITY ON THE BUILD

WELCOME NOTE

Welcome to our latest edition of KLK Land TIMES. We hope you have a positive start of 2017. Our year is off to a great beginning with lots of exciting news and we look forward to share them with you.

Once again, we wish to take this opportunity to thank you for all the support. We value your feedback and we welcome any comments you may have to help us improve. Please send your feedback/comments/suggestions to info@klkland.com.my

We hope you will enjoy these updates and happenings on what we have in store for you. Enjoy the read!

From,
The Management KLK Land

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KLK Land

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Mutiar Damansara 47810
Petaling Jaya, Selangor

Bandar Seri Coalfields

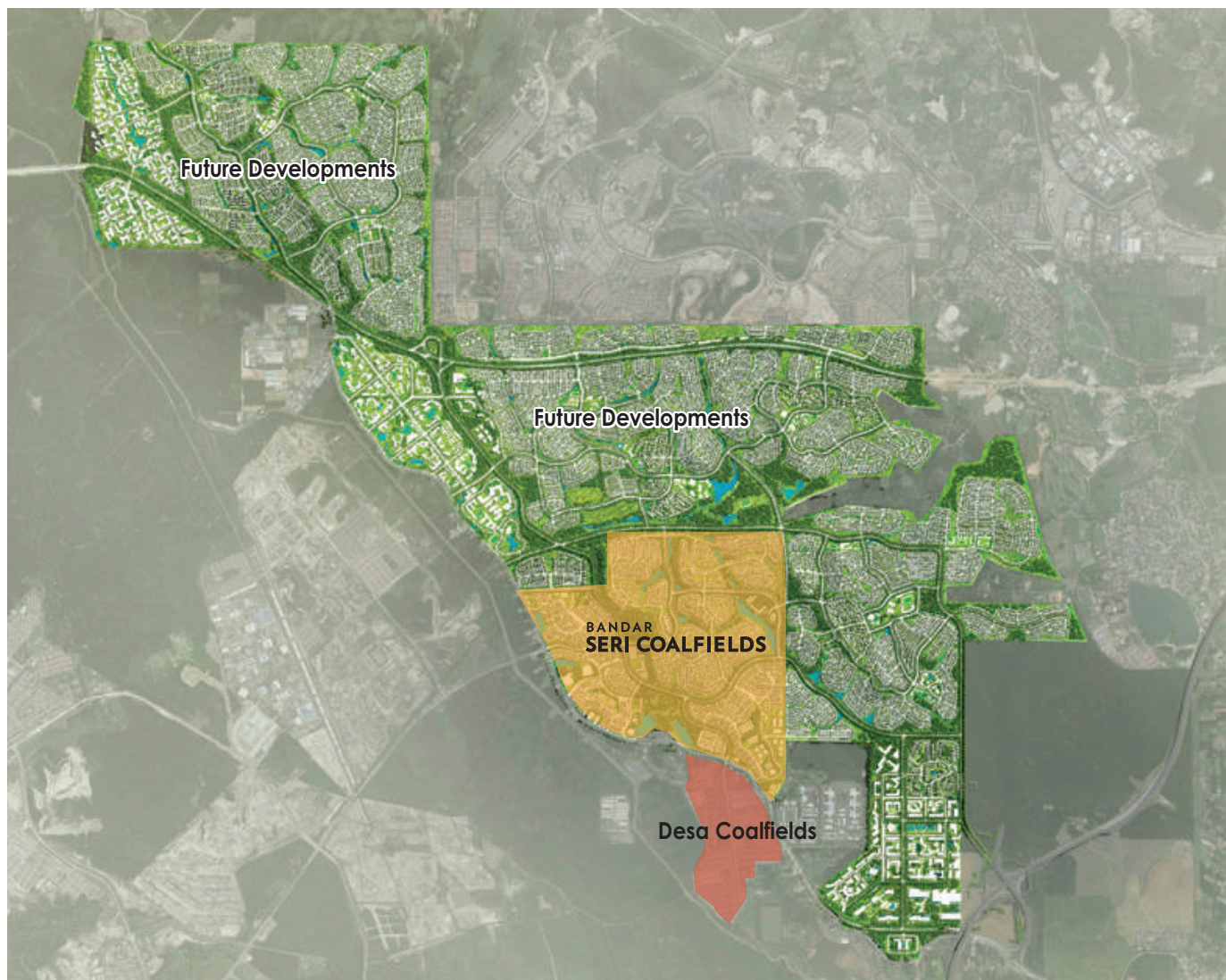
Ground Floor, BSC Waterfront
No. 58, Jalan BSC 2B/2
Bandar Seri Coalfields 47000
Sungai Buloh, Selangor

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BANDAR SERI COALFIELDS: A PROMISING FUTURE



A PLACE BUILT TO GROW AND NURTURE

Bandar Seri Coalfields was first introduced back in 2011 and KLK Land has since delivered more than 1,500 homes in the Township.

KLK Land has a total landbank of 6,500 acres in this area zoned as Sungai Buloh West, defined by property expert Ho Chin Soon. Ho noted that this corridor will be a property hotspot as it is expected to have one million residents by 2020.

“These are solid investments here and the land is freehold. Developments here have immediate catchment and 70% to 80% of the buyers are from the surrounding areas such as Rawang, Shah Alam and even to the extent of Kepong, Damansara and Petaling Jaya”.

The 6,500 acres landbank is envisaged to be an integrated modern city that comes with highway connectivity, vibrant commercial distinct with complete range of amenities.

Accessibility to the Township is a breeze at it is accessible via a myriad of major highways such as North-South Expressway (NSE), Damansara-Puchong Expressway (LDP), KL-Kuala Selangor Expressway (LATAR), Guthrie Corridor Expressway (GCE), proposed Damansara-Shah Alam Elevated Expressway (DASH) and West Coast Expressway (WCE).

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The 1,000-acre Bandar Seri Coalfields has a total GDV of RM5.9 billion and is steadily establishing a new lifestyle community of retail, business, education, shopping and residences. Some 400 acres have been developed and the whole development is expected to complete by 2025.

Some of the notable initiatives KLK Land has added recently include the Wesley Methodist Private School (operational in 2019) and also Bandar Seri Coalfields own Auxiliary Police (the first Township within the Sungai Buloh West and Shah Alam North vicinity to have its own Auxiliary Police). Other plans are also in place to further enhance the facilities and amenities, while infra road works are also one of the key projects KLK Land is working to improve.



REGULAR SECURITY PATROL BY BSC AUXILIARY POLICE

KLK Land steadfast to do more than just building HOMES, as the focus has always been creating value and living lifestyle one would admire. Great efforts are put to plans where planning works also has begun on its remaining landbank to turn the massive Township into a major focal point.



WESLEY METHODIST SCHOOL @ BSC – OPENING 2019



50-ACRE CENTRAL PARK



KIP MALL – OPENING 2018

Testimonials

OF BANDAR SERI COALFIELDS RESIDENTS

EMILY KONG & TEH CHONG CHONG
Profession: Banker



“We were looking for a reasonable and decent landed house away from the city centre. Bandar Seri Coalfields came across our lists and fit all our criteria; it was an easy choice for us, why? – Firstly, because the area is not congested, a very peaceful environment to stay and immediate connectivity to major highways which among the few reasons why we decided to move to BSC.

As compared with other competitors, we find that the products, size and price are fairly generous and reasonable considering that is a Freehold land too. Having said that, we still believe there is room for improvements especially on the landscape and infra works for Bandar Seri Coalfields where KLK Land can put more effort and initiatives. Nevertheless, we are very happy with our decision and surely will recommend to anyone who is considering getting a property in BSC.”

SHUN BIN PAWAN AHMAD
Profession: Executive Editor



“I choose Bandar Seri Coalfields because of its environment, quality and future potential of the area. The value of KLK Land proposition where the price is quite reasonable compare with the other competitors in this area. Bandar Seri Coalfields is a quiet and pleasant neighbourhood with good security features. I will definite recommend to someone who is looking for a house in BSC.”

DAVID YEOH OON TENG & KOAY SIEW HUAH
Profession: IT Specialist



“I am an existing buyer who stayed in Desa Coalfields for many years and had upgraded my current house to Bandar Seri Coalfields. I decided to choose KLK Land once again because of its reliable brand and reputation that I can trust. In addition, their project has also improved a lot especially the quality. The things that I am most satisfied about KLK Land is that they provide quality fittings and features like water pump and security system which are very thoughtful. I won't hesitate to share this with those who are considering of getting a unit in Bandar Seri Coalfields by saying “It's A Right Choice!””



WESLEY METHODIST PRIVATE SCHOOL CONSTRUCTION PROGRESS UPDATE

Since its announcement back in August last year, the Wesley Methodist Private School @ BSC has attracted attention not only by its own residents but also other nearby neighbourhoods.

The site is taking shape as construction works has commenced since February this year. The piling and ground works is completed while the development is expected to be ready and operational as scheduled by beginning of 2019.

There will be two wings when the school complex is completed, one of the wings will be operating as kindergarten in a two storey building while the three storey main building will house 30 classrooms for Primary School, with multipurpose hall, labs, library and courtyard garden.

Wesley Methodist Private School will offer all-round education under national syllabus.



For more info or enquiries for 2019 intake, please contact Jenny Qua or Daniel Gan at **03 - 7956 5310**
email info@sericoalfields.wms.edu.my



CULTIVATING AWARENESS FOR A SAFER NEIGHBOURHOOD

KLK Land and Polis Di Raja Malaysia jointly organised a Crime Awareness & Safe Neighbourhood Programme at its Bandar Seri Coalfields Township on 12 February this year to promote safe neighbourhood to its residents in conjunction of the Chinese New Year festive celebration.

Present at the event were KLK Land Managing Director; Dato' David Tan Thean Thye, Head of Department of Prevention and Community Safety Selangor; SAC Kumaran A/L Karupanan who is also the RA Chairman of Banyan 2 and Majlis Daerah Kuala Selangor Acting Secretary; Encik Mohamad Yusli Bin Askandar.

The campaign aims to cultivate awareness among residents to battle and alienate crime and strengthen ties between the community of Bandar Seri Coalfields and the police. The event receives overwhelming response with more than 200 residents attended.



OVERWHELMING RESPONSE FOR HIBISCUS 2



OVERWHELMING RESPONSE RECEIVED FOR RUMAH SELANGORKU AT BANDAR SERI COALFIELDS

Hibiscus 2 is part of KLK Land corporate CSR initiative that is in compliance with the state government affordable housing programme known as "Rumah Selangorku".

On 25 February, KLK Land held an open offer day sales event for its Hibiscus 2. The open offer day sales event amassed 400 keen buyers and the units offered for that day were fully taken up in merely an hour.

The 224-unit 2-storey terrace 18' x 60' is expected to be ready by third quarter of this year.

Those who have missed out the opportunity earlier can look forward for the next launch – Hibiscus 3, which will see 274 units of Rumah Selangorku to be offered for sale.



Qualification Criteria for Rumah Selangorku

- Malaysian citizen age 18 years and above
- Household income not more than RM10,000 per month
- Do not own residential property in Selangor or Kuala Lumpur

To register, kindly log-on to www.klkland.com.my/register

or please contact Pn. Azrin Aziz at **03 - 7726 1868**

HAPPY TIMES PROUD OWNERS



The proud owners of IXORA Residences took vacant possession of their unit in early March this year where all the 226 homes were successfully completed ahead of schedule.

IXORA Residences achieved a Construction Quality Assessment System (CONQUAS) score of 76 which is certified by the internationally recognized Singapore based construction quality certification body.





IXORA 2 FINAL PHASE OF LINK HOMES @ BSC

KLK Land unveiled its final phase of link homes, IXORA 2 at Bandar Seri Coalfields during its official launch on 8 April. The latest addition to the 1,000-acre township offer only 109 units of 2-storey link homes 22' x 75' with built-up of 2,266 sf. in a guarded community.

IXORA 2 Residences also comes with built-in storage water heater system, water pump system and pre-installed auto-gate system.

For more info on IXORA 2 Residences, visit our Property Gallery in Bandar Seri Coalfields or speak to our sales personnel at 013 - 673 3030





IXORA²

residences

BANDAR SERI COALFIELDS

FREEHOLD • FINAL PHASE
2-STOREY LINK HOMES 22' x 75'

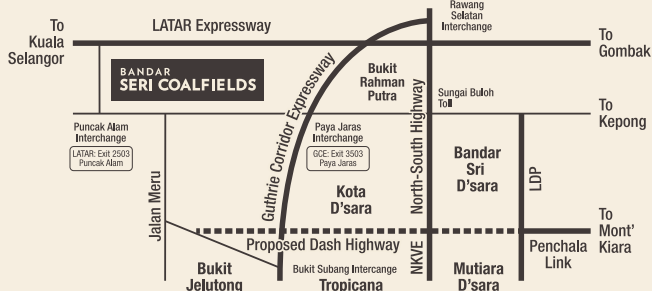


ENDEARING MOMENTS WITH HOMES AMIDST SERENITY

Surrounded by lush greenery, IXORA 2 is a collection of inspired homes perfectly located in a serene yet modern environment. Planned for comfort and luxury, this final phase of link homes offers a wholesome family lifestyle within the gentle embrace of nature's beauty. All from **RM680,000***.

- Next to 50-Acre Central Park
- Part of a 1,000-Acre Master Planned Township
- Guarded Community • Own Auxiliary Police
- Wesley Methodist Private School

OPEN FOR SALE



03-7726 1868
013-673 3030
www.klklnd.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

Bandar Seri Coalfields Property Gallery
Ground Floor, BSC Waterfront
No. 58, Jalan BSC 2B/2, Presint 2,
Bandar Seri Coalfields, 47000 Sg. Buloh, Selangor.
T 03 6039 9599 / 013 673 3030

A DEVELOPMENT BY **KLK LAND**

Developer: KL-Kepong Country Homes Sdn Bhd (261277-W) • Developer's License No.: 11412-4/04-2019/0251(L) • Validity Period: 06/04/2017 - 05/04/2019 • Advertising & Sales Permit No.: 11412-4/04-2019/0251(P) • Validity Period: 06/04/2017 - 05/04/2019 • Approving Authority: Kuala Selangor District Council (MDKS) • Building Plan Approval No.: MDKS/280/4/4/2016-5 • Expected Date of Completion: May 2019 • Tenure of Land: Freehold • Land Encumbrances: NIL • Restriction-of-Interest: NIL • Total No. of Units: 109 • Property Type: 2-Storey Terrace House • Authority Approved Selling Price: RM705,000 (Min) - RM1,280,000 (Max) • Bumiputera Discount: 7% • All information contained herein including the specifications, plans, measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only.

NORTH HAVEN

COALFIELDS

NORTH HAVEN 'HILLSIDE JOURNEYS'

24' X 90' SUPERLINK HOMES

40' X 100' SEMI-DETACHED

The balance undeveloped landbank of Bandar Seri Coalfields, located at the Northern precinct of the Township are currently undergoing major transformation and rebranding, it is located on an elevated ground with breathtaking view to be known as "North Haven, Coalfields".

The maiden project will only comprise 158-unit Superlink and 94-unit Semi-D, build and design with modern features. These exclusive homes will be surrounded by lush greeneries.

The vision came into place to transform the Township to become a thriving and prominent address in years to come. New developments are also in plans and the first phase of North Haven is open for registration.

For registration of interest, log-on & register at www.klkland.com.my/register



BANDAR SERI COALFIELDS

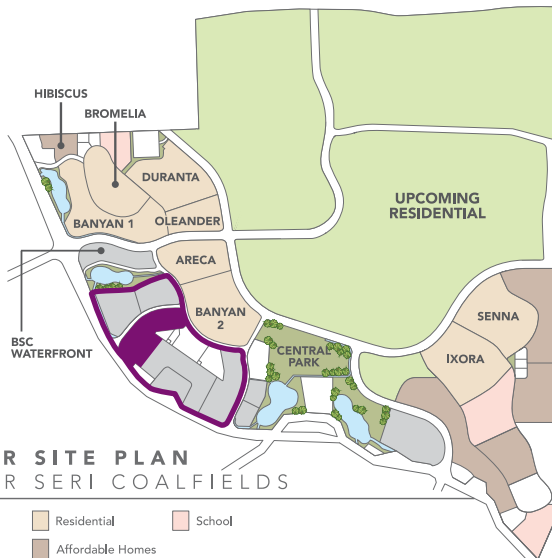
BSC Central 1

2 & 3-STOREY SHOP OFFICE



FREEHOLD

- Built-Up Area From 3,579 SF.
- From RM1.1 Million
- Completing Soon



- High Visibility Fronting Main Road
- Main Commercial Hub of Bandar Seri Coalfields
- Surrounded by 250,000 Ready Catchment

CALL US NOW AT:
013 673 3030

KLK Land Property Gallery
Suite G1, Level G, Menara KLK, No. 1, Jalan PJU 7/6,
Mutiar Damansara 47810 Petaling Jaya, Selangor.
T +603 7726 1868

* Terms & conditions apply

The images used are for illustration purposes only. All renderings represented herein shall neither be binding upon the developer, nor be construed, implicitly or otherwise, to form part of the contract of sales unless expressly incorporated as part of the building specifications in the formal sale and purchase agreement.

HOW TO MAKE YOUR HOME LOOK LIKE YOU HIRED AN INTERIOR DESIGNER

Not everyone can afford to hire an interior designer to come into their home, guiding all their design decisions. Some of us actually want to be the one who makes our own design decisions, using our own individual style and preferences. How can we get the inspiration to take our interiors from boring to beautiful – let's look at some tips to help you begin organizing and designing your rooms into a space that, until now, you thought only an interior designer could create. Whether you want your interiors to look like a luxury hotel or just jazz up your interiors, these tips will help.



Magazines And Design Websites Are Full Of Design Inspiration

There is a reason for all the avid 'Pinner' on Pinterest – if you have not already begun to create inspiration boards for your homes décor, then begin now. This is the first step to creating the home you desire. Go onto Pinterest to search for home styles that appeal to you or simply grab some design magazines and cut out pictures that speak to you. After hunting and gathering for creative images that inspire you, step back and look at all that you have collected – this should tell the story of your design style.



Color Schemes: Use Three Colors or Shades

Color is personal and creates moods within us that inspire. Try a mix of three colors or shades. One main color for walls, another color for larger accents such as couches and chairs, and then a third color that pops in smaller accessories such as flowers, pillows and knick knacks. Remember color is influenced by how much light you bring into your home. Consider using floor to ceiling windows to enhance your interiors to bring out color too!

Add Texture To Your Home

Equally as important to color, is texture – for instance an all-white room may have linen draperies, a plush velvet chair, shiny silk cushions, rattan chairs and woven baskets, and a nubby cotton sofa with a faux fur blanket tossed on the side. All of these elements add texture and please the eye, creating a warm, rich environment. Design can be describe the personality of the owner, so by using textures, patterns and varying colors can bring a dull room into sophisticated with ease.

Add Big Statement Furniture Pieces

This is a common mistake most homeowners make – too many small, spindly pieces in one room. A room with leggy chairs and lots of small knick knacks only serve to clutter the room and confuse the eye. Have a large sofa, some skirted club chairs (so you can't see the legs) and then one or two slender arm chairs with attractive carved legs (depending on space). Most designers will recommend that even the smallest of rooms have one large statement piece, such as a large armoire or cabinet. A mixture of big and little is key to a successful design. This rule goes with accessories, too.

Use Trays, Decorative Bowls And Baskets

Designers love to use trays, decorative bowls and sometimes baskets, to arrange collections or loose items that need a home. For a hint of glamour, try adding a glitzy gold tray to your coffee table, ottoman or side table. On top of the tray, place a pretty candle, a couple of books and a small bowl of colored stones. Little vistas such as this seem frivolous, but they are imperative to a layered, decorated aesthetic. Baskets are fabulous decorative tools that can hide a lot of clutter. Try to create these little niches throughout your home.

Add Flowers To Every Room

It seems like a simple tip, but adding floral arrangements, live plants and natural items such as vases of shells or rocks, can really add that final touch to your interior design. There are numerous easy-care plants that you can purchase for your home that will last years if properly fed and watered. Most designers will tell you to avoid fake floral arrangements. If flowers or plants are not what you desire, then try other natural elements such as twigs or feathers placed in a large urn.

~ Article by Shelley Little~



NORTH HAVEN

COALFIELDS

A BREATHTAKING NEW DISCOVERY BECKONS

**THE MOST ENRICHING HILLTOP HOMES IN
COALFIELDS WILL SOON BE REVEALED.**

Step up to the brand new chapter of North Haven -
the premium residential collection of the Bandar Seri Coalfields
township - and discover a world of elevated views,
natural enrichment and inspirational living spaces.

Semi-D Villas | Superlink Homes

REGISTER NOW

www.klkland.com.my

Contact Us 03-7726 1868



Property Head Office: Suite 1A-1, Level 1, Menara KLK, No. 1, Jalan PJU 7/6 Mutiara Damansara, 47810 Petaling Jaya, Selangor. Tel: 03-7726 1868 Fax: 03-7726 2868/5868 www.klkland.com.my
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