

KLK Land

ISSUE 05

TIMES

Learning, Living & Growing Together

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Bandar Seri Coalfields Property Gallery
Ground Floor, BSC Waterfront
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47000 Sungai Buloh, Selangor
Tel: 03-6039 9599 / 013-673 3030



Subsidiary of Kuala Lumpur Kepong Berhad

WELCOME NOTE

Dear valued readers,

We are delighted to extend our warmest greetings to welcome you back to our latest edition of KLK Land Times.

In the first half of 2018, KLK successfully unveiled Phase 2 of Hemingway Residences, the maiden phase of North Haven Coalfields, which sits within walking distance of the newly completed and well-renowned Wesley Methodist School.

Moving forward, KLK Land will remain committed to continuously enhance the facilities and amenities in Bandar Seri Coalfields, making it a more liveable township for a better future.

We wish to take this opportunity to thank you for all of your continued support.

From,
The Management Of KLK Land

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LUXURIOUS LIVING



Held on 2 June 2018, the launch of Hemingway Residences Phase 2 presented the public with luxurious homes offering greater spaciousness in North Haven Coalfields

Grand Spaces For Exclusivity

Hemingway Residences Phase 2

Following the launch of North Haven Coalfields' maiden phase of Hemingway Residences Phase 1 in October 2017, KLK Land unveiled Phase 2 of Hemingway Residences on 2 June 2018.

Comprising Semi-D Villas and Superlink Homes of 2 and 2½ storeys, units at Hemingway Residences Phase 2 have the same land sizes of 40' x 100' (Semi-D Villas) and 24' x 90' (Superlink Homes) as Phase 1, while offering larger built-up areas compared to Phase 1.

Hemingway Residences is a place where all of your family's needs and desires come together, combining spaces that are well-suited as a home for all ages, with a residents' park, cycling lanes and recreational equipment in every precinct, letting you savour life at your own pace, free of worry.



FREEHOLD

Hemingway RESIDENCES



HOME IS WHERE THE HEART IS

More space, more light, more privacy, the brand new phase of Hemingway Residences offer more of what your family needs and wants. This spacious new guarded enclave of 24' X 90' Superlinks and 40' X 100' Semi-D Villas is within walking distance of renowned Wesley Methodist School (Private), making it the perfect choice for active, big and multi-generational families.



Phase 2 Now Open for Sale

- Guarded Community • 50-acre Central Park • Amenities for All Ages
- Public & Private Schools • Clubhouse



NORTH HAVEN
COALFIELDS

Show Houses Now Open
03-6039 9599
013-673 3030
www.klkland.com.my

North Haven Coalfields Property Gallery

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

Developer: KL-Kepong Country Homes Sdn Bhd (261277-W) • Developer's License No.: 11412-A/08-2019/0464 • Validity Period: 24/08/2017 - 22/08/2019 • Advertising & Sales Permit No.: 11412-A/08-2019/0464(P) • Validity Period: 24/08/2017 - 22/08/2019 • Approving Authority: Kuala Selangor District Council • Building Plan Approval No.: MPP/CS/2014/0111 • Expected Date of Completion: October 2019 • Tenure of Land: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Total No. of Units: Superlink: 158 Units (12-Storey Superlink Type A: 63, 2-Storey Superlink Type B: 95, 2-Storey Superlink Type C: 34) & Semi-Detached: 14 Units (2-Storey Semi-D Type D: 52, 2-Storey Semi-D Type E: 28, 2-Storey Semi-D Type F: 14) • Property Type: Superlink & Semi-Detached • Authority Approved Selling Price: Superlink: RM732,000 (Min) - RM2,438,900 (Max) & Semi-Detached: RM1,159,000 (Min) - RM2,418,000 (Max) • Bump-up Discount: 7%



Subsidiary of Kuala Lumpur Kepong Berhad

EDUCATION

Following the launch of its hilltop homes at North Haven Coalfields in Bandar Seri Coalfields last year, KLK Land has achieved a new milestone with the completion of the new campus of Wesley Methodist School.

A special ceremony was held to mark the completion of construction on 20 June 2018. The ceremony was jointly officiated by Kuala Lumpur Kepong Berhad (KLK) CEO Tan Sri Lee Oi Hian and Methodist Church Council of Education Chairman Bishop Dr Ong Hwai Teik, along with KLK Executive Director Lee Jia Zhang, KLK Land Managing Director Dato' David Tan Thean Thye, and Wesley Methodist Schools Board of Management Chairman Dato' Chin Lean Keat.

The Wesley Methodist School Completion Ceremony

Following the customary introductions and formalities, a ribbon-cutting and plaque-signing ceremony was held to officially mark the completion of construction of Wesley Methodist School, Bandar Seri Coalfields. The group of representatives from KLK and Wesley Methodist Schools was then led to the main entrance of the school where a tree-planting ceremony was performed to commemorate the event. After the ceremony, the group also took time to embark on a brief walkabout around the school led by KLK Land Senior General Manager, Prakash Prasannan.

The establishment of Wesley Methodist School, Bandar Seri Coalfields is an expression of KLK Land's commitment towards building vibrant communities through education. "Having a reputable education provider like Wesley Methodist Schools in Bandar Seri Coalfields marks an exciting time for our township and provides a catalyst for the surrounding communities to grow. The school's entry is very timely and serves to demonstrate our commitment to continuously transforming communities and contributing to the nation building process," said Tan Sri Lee Oi Hian in his remarks during the ceremony.

The ceremony is the culmination of a long process that began in September 2016, when KLK Land inked a Memorandum of Understanding (MoU) with the Council of Methodist Schools, to develop a private school in Bandar Seri Coalfields. Under the MoU, the school's first phase comprises one block to be operated as a kindergarten and one block that serves as a primary school.

Together, these two blocks of educational centres are equipped with 30 classrooms, complete with a library, labs and a courtyard garden, and are expected to house a total of 1,000 students. Construction of the school was targeted for completion within two years and the handover of the school was targeted to take place in the second half of 2018. Thereafter, the school's operations were scheduled to commence in January 2019.



EDUCATION



Lumpur, there are now a total of 6 Wesley Methodist School campuses nationwide, with a presence in Ipoh, Klang, Melaka, Seremban and Penang.

The vision of Wesley Methodist School is to create 'Schools of Excellence' where students are nurtured and holistically developed to their fullest potential and character, as demonstrated by their Academic performance, Character formation and Extracurricular achievements.

The new intake for the 2019 academic year at Wesley Methodist School, Bandar Seri Coalfields is currently open for enrolments. At present, a series of forum sessions are being held with parents of prospective new students, and this will lead to the entrance assessments that new students will need to undertake in order to join the school during the upcoming intake.

While the medium of instruction at Wesley Methodist School is the English language, vernacular languages like Bahasa Malaysia and Chinese are also taught as subjects of study with equal emphasis. There is also a large pre-school building within the school complex. This pre-school is meant to create a safe environment where children from the BSC community can be looked after while their parents are at work. The pre-school will cater for toddlers aged three years and above.



"Over the past two years, we have been working closely with KLK Land to deliver quality education and realise the dream of producing A.C.E. students who demonstrate strong Academic performance, holistic Character values and well-rounded Extracurricular achievements, in a pleasant township environment. All of us at the Wesley Methodist Schools group are dedicated to providing education with a Mission, Excellence and Compassion. In line with this, we are well-prepared and excited to welcome the first batch of students enrolling in the upcoming January 2019 intake," said Bishop Dr Ong Hwai Teik in his congratulatory address.

Wesley Methodist School is well-recognised in the private and international school environment as a rapidly expanding and widely sought-after Malaysian private school operator, owing to its excellent discipline and academic records. Having started with its first campus in Sentul, Kuala





The educational talks by Wesley Methodist School enjoyed an encouraging response from parents in the BSC community

Sowing The Seeds For Quality Education

As noted in the previous edition of KLK Land Times, Wesley Methodist School, Bandar Seri Coalfields will open its doors in January 2019.

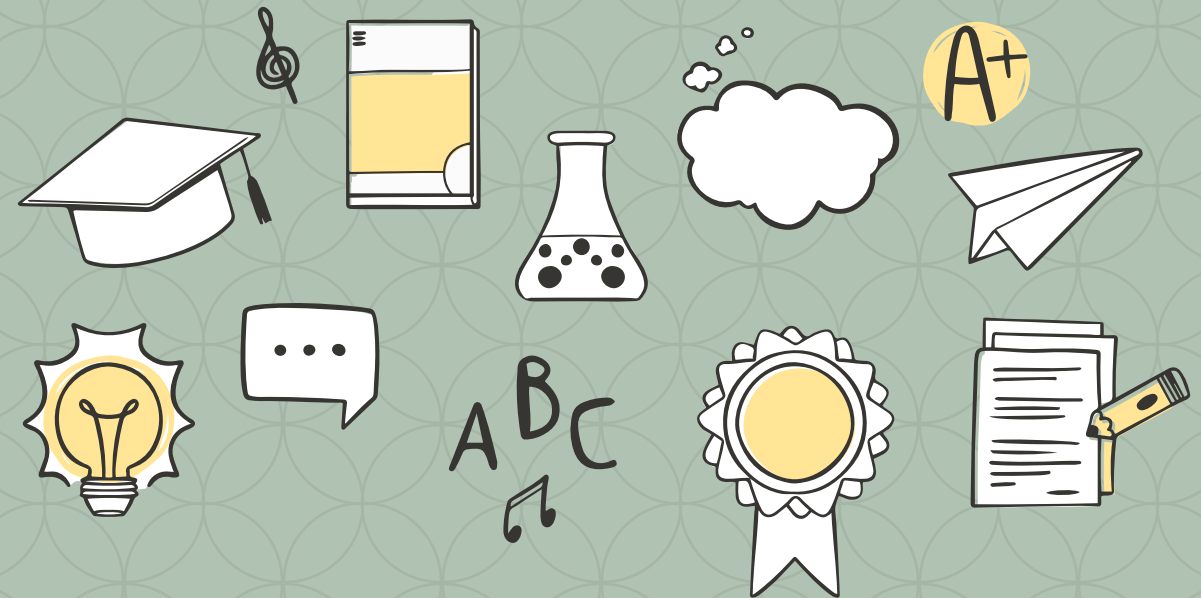
With the completion of construction the school comprises two wings, with one of the wings being operated as the kindergarten, while the other wing will house 30 classrooms for the primary school, along with a multipurpose hall, labs, library and courtyard garden.



Apart from this, KLK Land and Wesley Methodist School organised four sessions of Educational Talks at the Bandar Seri Coalfields Sales Gallery for student enrolment prior to the beginning of operations in January 2019. The Educational Talks were held on 17 March, 24 March, 7 April and 14 April and received a good response from parents and the public.



For enquiries on admission at Wesley Methodist School, Bandar Seri Coalfields, please email info@bsc.wms.edu.my or contact Daniel Gan or Jenny Qua at 03-7956 5310 / 010-408 8980.



Top Tips To Prepare For Examinations

Everybody needs a little help when it comes time for examinations. But fret not, with the right attitude, a little perseverance and some helpful tips, no exam can stop you! And we've got just the thing: the secrets to make sure you prep for every exam like a pro!

For starters, exam preparation is not something that should start weeks or days before the exam. In fact, it should begin with the very first lesson that you're taught. Listen attentively, take detailed notes and highlight or underline important points. This will be priceless when trying to recall what you've learned later on.

Do all **HOMEWORK** assigned, as the act of writing helps form ideas more clearly in one's memory. Correcting mistakes also helps reinforce one's memory, so do corrections often to avoid making the same mistakes again in the future.

Create a thorough **REVISION PLAN** and figure out the criteria you need to work around like the amount of time available and the number of subjects you need to cover. Once done, you will be able to put it all together in the form of a personalised timetable.

REVISIT YOUR NOTES while paying special attention to the points that you highlighted or underlined earlier. When referring to these highlighted points, try to remember your thoughts when you first wrote it down. In time, recalling these highlighted points should help you bring the surrounding information to mind as well.

Make answering **PAST YEAR PAPERS** a regular part of your study plan. While you can simply attempt to answer the questions in them orally, the act of writing down your answers will – once again – help ensure that the points covered remain in your long-term memory.

As exam time approaches, make sure you **OPTIMISE THE TIME** you have for revision. To make it easier to start off your revision, it's a good idea to start with topics or subjects that you think are simple or interesting, before moving on to the more advanced or complex topics.

TO AVOID DISTRACTIONS, consider letting your parents hold your mobile phone so you don't feel the need to check it for messages from friends. Studying alone is better than studying with friends, as it means that you will focus more on the revision, rather than being tempted to chat.

Make sure you go to bed early on the night before each exam. **A GOOD NIGHT'S SLEEP** helps solidify the memory of what you have studied, and promotes easy recollection during the exam. The next morning, ensure you have a **GOOD BREAKFAST**, as a rumbling tummy can interrupt you and make it more difficult to think during the exam.

Before entering the examination hall, say a **QUICK PRAYER** and assure yourself that you have the confidence to score excellent marks. When taking the exam, remain calm and composed and take your time to read and understand each question, to make sure your answers address the requirements of each question.

Wesley Methodist School, Bandar Seri Coalfields is opening in **January 2019** and parents can register at its temporary office at No. 5, Block A, Jalan BSC 2 C/5, BSC Central 1, located on the first floor above the KLK Polis Bantuan office. Call or WhatsApp 011-1082 5665 or 010-408 8980 for enquiries or more information on entrance assessments and registration.



Businesses Take Vacant Possession At BSC Central 1

KLK Land is proud to announce that the handover of the newly completed BSC Central 1 units was successfully carried out in Q2 2018, allowing the new owners to begin setting up their businesses.

BSC Central 1 breathes a fresh breath of life into the commercial segment of Bandar Seri Coalfields, which is part of the Greater KL Expansion Plan. Comprising a total of 88 units of 2 and 3-storey shop offices, BSC Central 1 strategically fronts the bustling main road of Jalan Kuala Selangor to draw attention to businesses and create highly desirable exposure.

**PRICE FROM —
RM978,000***

**2 & 3 STOREY
24'x75'**

**RM20K*
to own
a unit**

BSC Central 1
BANDAR SERI COALFIELDS

CA
COALFIELDS AVENUE

THE PULSE OF
BANDAR SERI
COALFIELDS

**03 6039 9599
013 673 3030**

*Terms & Conditions apply



Works Continue On The North Haven Coalfields Sales Gallery & Clubhouse

Scheduled for completion by Q1 2019, the multi-facility Clubhouse is intended to cater for the sporting and recreational needs of residents of Bandar Seri Coalfields such as a café, swimming pool, gym, football field, basketball court, tennis court and badminton courts.



The progress of construction works for the North Haven Coalfields Sales Gallery and Clubhouse is proceeding smoothly according to schedule. Since construction began in February 2018, the North Haven Coalfields Sales Gallery and Clubhouse – which sits on a piece of land totalling over 2.4 acres in size – has begun to take shape.