

KLK Land
TIMES

ISSUE 08

Evolving From Strength To Strength



WELCOME NOTE

Dear readers,

With 2019 drawn to a close, all of us at KLK Land are looking forward and eagerly anticipating what's to come in 2020.

Even so, this gives us a great opportunity to look back over what we have achieved in 2019, take stock and consider how we can improve upon it further in the time that's to come.

The past year has seen Bandar Seri Coalfields undergo constant evolution and transformation, with the township continuously becoming an increasingly liveable and self-sustaining growth centre in the Greater North KL region.

We have consistently been putting in sustained efforts to ensure that the township is a thriving place for the benefit of the community. Among them are the return of the weekly BSC Pasar Malam on Thursdays, and the recent addition of food truck gatherings, which took place every first Saturday of the month, from August to December 2019.

Aside from new instalments of popular activities like the annual KLK Land Community Cyclethon and the Malaysian Kennel Association's Rally-O and Obedience Trials, we have also given BSC residents more to look forward to with initiatives like the BSC Club Badminton Championship and the Badminton and Swimming Club Coaching Clinics, taking place at the Clubhouse, which has itself become a lively spot where the community gathers.

As we plan for greater accomplishments in 2020, let us continue to work towards constant evolution and improvement, for the shared benefit of all.

From,
The Management Of KLK Land

CONTENTS

LUXURIOUS LIVING

2 | Hampton Residences – Homes Of Unequalled Elegance

COMMUNITY

4 | Happy Homeowners Take Possession Of Hibiscus 3

5 | A Field Day For Man's Best Friend

6 | Pedalling For A Fitter Tomorrow

BSC UPDATES

8 | Supporting The Sporting Spirit

9 | Treats On The Streets

9 | More Convenience For The Community

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Hampton Residences Homes Of Unequaled Elegance



KLK Land marked the latest proud milestone in Bandar Seri Coalfields' development with the grand launch of the first phase of luxurious homes at Hampton Residences, which took place at the BSC Gallery on 7 September 2019.

Tucked away on 33 acres of elevated freehold land within the premium North Haven Coalfields enclave of Bandar Seri Coalfields, the first phase of Hampton Residences comprises 191 units of stylish and capacious homes, including 2-storey Superlink Homes (26' x 90'), 2-storey Semi-D Homes (45' x 110') and 1 and 2-storey Bungalows (60' x 110').

Featuring generous lot sizes and sprawling interior spaces, homes at Hampton Residences have built-up areas ranging in size from 2,215 up to 3,299 sq. ft. and up to 4+1 bedrooms and 5 bathrooms. This makes it ideal for multigenerational families that desire togetherness, while having ample space for the privacy of every member of the family.

With a striking modern aesthetic inspired by the tropical climate, the lavish living spaces in each home have been carefully designed for optimal natural lighting and ventilation. Comprehensive perimeter fencing, a single entry / exit point and a 24-hour security presence by the KLK Land Auxiliary Police ensure residents also enjoy greater peace of mind for the family.

Owning a home at Hampton Residences puts all of Bandar Seri Coalfields' varied amenities at residents' disposal, including the private Wesley Methodist School, Bandar Seri Coalfields, the 50-acre BSC Central Park and the multi-facility BSC Residents' Clubhouse, as well as well-developed commercial zones with established conveniences. Additionally, there is a private 2-acre neighbourhood park exclusively for the Hampton Residences community.

Along with all the complements for a relaxed lifestyle, Hampton Residences offers the same effortless accessibility enjoyed by all Bandar Seri Coalfields residents, via the Kuala Lumpur-Kuala Selangor Expressway (LATAR), Guthrie Corridor Expressway (GCE), North-South Expressway (NSE) and Jalan Kuala Selangor, as well as the upcoming Damansara-Shah Alam Elevated Expressway (DASH) and West Coast Expressway (WCE).

For more information on Hampton Residences, kindly contact **03 6184 3888** or visit the new **BSC Sales Gallery** today!



HAMPTON RESIDENCES

BANDAR SERI COALFIELDS

DELIVERING A SHADE OF THE FOREST

FREEHOLD

It's green with a touch of sophistication and comfort, perfect for the family.
Known as a sanctuary of holistic lifestyles seasoned with lakes and parks, North Haven once again introduces a new collection of spacious abodes here in Bandar Seri Coalfields.

VISIT OUR SHOW VILLAGE TODAY



SEMI-D 45' X 110'

Artist's Impression



SUPERLINK 26' X 90'



2-STOREY BUNGALOW 60' X 110'



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Developer: KL-Kepong Country Homes Sdn Bhd (261277-W) • Address: Suite 1A-1, Level 1, Menara KLK, No 1 Jalan PJU 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 • Developer's License No: 11412-7/07-2021/0569(L) • Validity Period: 05/07/2019 - 04/07/2021 • Advertising & Sales Permit No: 11412-7/07-2021/0569(P) • Validity Period: 05/07/2019 - 04/07/2021 • Approving Authority: Kuala Selangor District Council • Building Plan Approval No: MDA5/280/4/4/2019-1 • Expected Date of Completion: June 2021 • Tenure of Land: Freehold • Land Encumbrances: NIL • Restriction-of-Interest: NIL • Total No. of Units: 2-Storey Superlink: 108 Units (Type A); 102 & Type A3; 6; 2-Storey Semi-Detached: 56 Units (Type B); 36 & Type B1; 20; 1-Storey Bungalow (Type C); 19 Units & 2-Storey Bungalow (Type C); 8 Units • Property Type: Superlink, Semi-Detached & Bungalow • Authority Approved Selling Price: Superlink: RM1,161,600 (Min) - RM1,921,200 (Max), Semi-Detached: RM1,732,800 (Min) - RM2,661,600 (Max) & Bungalow: RM2,018,400 (Min) - RM3,676,000 (Max) • Bumputera Discount: 7%

Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer and contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustration and pictures are artist's impression only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities. All plans/information contained herein is not final and shall be based on the approved Building Plans by the appropriate authorities.

Happy Homeowners Take Possession Of Hibiscus 3

KLK Land welcomed the latest addition of families to the Bandar Seri Coalfields community, with the handing over of the latest phase of landed affordable Rumah Selangorku homes at Hibiscus 3.

Comprising 274 units of 2-storey terrace homes (18' x 60') with a built-up area of 1,050 sq. ft., Hibiscus 3 was handed over to purchasers on 14 September 2019.

Officiating the Handover Ceremony were Selangor Chief Minister YAB Dato' Seri Amirudin Shari and Kuala Selangor District Council Yang di-Pertua Puan Rahilah Rahmat, who were accompanied by Kuala Lumpur Kepong Berhad (KLK) Chief Executive Officer Tan Sri Dato' Seri Lee Oi Hian and KLK Land Executive Director Dato' David Tan.

During the ceremony, YAB Dato' Seri Amirudin and Puan Rahilah presented 10 proud purchasers with mock keys, signifying that they have taken custody over their new homes.



Following this, YAB Dato' Seri Amirudin also participated in a brief walkabout at Hibiscus 3 with Tan Sri Dato' Seri Lee, visiting a completed unit as well as some of the residents' facilities.



A Field Day For Man's Best Friend

The community of Bandar Seri Coalfields was once again treated to a fun day out for themselves and their pets with the 22nd Malaysian Kennel Association (MKA) Rally-O and 100th Obedience Trials, held on 7 December 2019.

Taking place at the BSC Central Park from 5:30 pm to 10:30 pm, the event comprised competitions that let owners and their dogs show the discipline and skills that they had trained hard to achieve.

The Rally-O was judged by Ms. Susan Teh, while the intermediate and open categories of the Obedience Trials were judged by Mr. Khoo Boon Hing, with Mr. Wong Wai Kwan judging the rookie, prenovice and novice categories.

This was followed by a Wagathon, in which dogs and their owners participated in a run around the park and a treasure hunt quiz, in which answers were hidden around the park.

It was a day of fun for all involved, proving once more that Bandar Seri Coalfields is the perfect place for pet lovers.





Pedalling For A Fitter Tomorrow

As part of its ongoing efforts to promote a healthy lifestyle while strengthening bonds within families and the community, KLK Land successfully organised the second annual KLK Land Community Cyclethon on 10 November 2019. Taking place from 6 am to 11 am, the event attracted more than 800 cycling enthusiasts from Bandar Seri Coalfields and the surrounding localities.

This year's instalment consisted of a 20 km Family Fun Ride around Bandar Seri Coalfields and a 20 km Adventure Ride on nature trails in the Tuan Mee oil palm estate neighbouring the township.

The flagging-off ceremony was conducted by Selangor State Legislative Assembly Member for Jeram YB Tuan Mohd Shaid Rosli and Kuala Lumpur Kepong Berhad (KLK) Executive

Director Lee Jia Zhang, and witnessed by KLK Land Executive Director Dato' David Tan, Kuala Selangor District Council Secretary Tuan Azman Dahlan and Kuala Selangor District Council Member Puan Mariana Abdullah.

Doing its part to promote grassroots support and pride in the Malaysian palm oil industry, KLK also took the opportunity to educate the public on the benefits of palm oil, with soap making workshops and cooking demonstrations by celebrity chef Jaafar Onn, who prepared some mouth-watering dishes made with locally sourced palm cooking oil.

Attendees also participated in a selfie competition and lucky draws, winning attractive prizes including hampers, mountain bikes and even a motorcycle.





Supporting The Sporting Spirit



To give members of the community a chance to showcase their sporting skill, KLK Land organised the BSC Club Badminton Championship 2019 on 28 and 29 September 2019. The competition went a long way towards encouraging a healthy lifestyle among the community, attracting 150 competitors who took part across three categories, with nine winners ultimately emerging.

precautions, as well as how to improve mentality, focus the mind, increase reaction speed and more. The sessions also take place at the BSC Residents' Clubhouse, from 3 pm to 4:30 pm on 14, 21 and 28 December 2019 and 4 January 2020.



Building on this momentum, KLK Land has also organised a series of coaching clinics, to foster the talents of young people who are passionate about improving their abilities in both badminton and swimming.

Taking place from 11 am to 1 pm on 22 and 29 December 2019 and 5 and 12 January 2020 at the BSC Residents' Clubhouse, the Badminton Club Coaching Clinics are led by Coach Jason Wong, who teaches the correct motion, breathing and footwork, as well as physical conditioning, injury prevention and more.

Meanwhile, the Swimming Club Coaching Clinics are led by Coach Eric Wong and Coach Eryn Keong, who teach safety



Treats On The Streets

Following a brief hiatus, the popular BSC Pasar Malam organised in collaboration between KLK Land and Majlis Daerah Kuala Selangor is now back in action, taking place every Thursday from 5 pm to 10 pm along the main road at the BSC Central 1 shops. Visitors will find around 90 stalls offering fresh produce, ready-to-eat meals and a variety of other merchandise.

Another new attraction for the community was the gathering of food trucks, which took place from 7 pm to 9 pm every first Saturday of the month, from August to December 2019. Aside from a range of delectable treats, there were also live musical performances for residents as they enjoyed their food.



The BSC Pasar Malam takes place every Thursday at BSC Central 1

More Convenience For The Community

Set to enhance the lifestyle of BSC residents with a variety of conveniences and attractions within close proximity, KIP Mall Desa Coalfields is nearing completion with construction progressing smoothly.

Slated to open its doors in March 2020, the upcoming mall will feature a range of outlets including Watsons, Guardian, Econsave, Mr. D.I.Y., KFC, Secret Recipe and more.





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Bandar Seri Coalfields Sales Gallery
BSC Gallery & Clubhouse
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Bandar Seri Coalfields
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Subsidiary of Kuala Lumpur Kepong Berhad