

CONSTANTLY EVOLVING TO THRIVE



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WELCOME NOTE

Dear Valued Readers,

On behalf of KLK Land, we would like to wish everyone good health and remind all the importance of staying safe during the Covid 19 pandemic. The pandemic has definitely impacted us in one way or another and changed the way we go through our daily lives.

While this is true, life still needs to go on. For this reason, KLK Land remains positive and steadfast in our commitment to keep building our thriving and sustainable township – Bandar Seri Coalfields. As part of these efforts, we are glad to announce the launch of *The Walden* and *Jardin Residences* in the second quarter of 2021. The Walden is a collection of limited edition, bungalow-styled homes and Jardin Residences consists of sleek, modern link homes.

Despite these trying times, KLK Land continues to design and build quality homes, whilst constantly enhancing the township amenities. As a testament to this, even more shops have opened in the township such as Supersave Concept Store, KIP Mall, EDS Grocer, EGLO light fittings, a dentist and more. This is certainly something we can all look forward to in the development of our township.

Another positive news is that KLK Land will be going ahead with its plan to launch a new township called Caledonia by the end of 2021. By following the successful formula at Bandar Seri Coalfields, more and more people will be able to benefit from quality homes in a well-planned township.

On that note, we hope everyone will continue to remain positive, healthy and safe. Let's ride out this storm with your help, together as one community.

From,
The Management of KLK Land

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PLAYING OUR PART IN THE COMMUNITY

KLK Land has always played an active role in Corporate Social Responsibility within the local community. With the current pandemic, we understand that many households have been badly affected, both socially and economically. KLK Land has responded by identifying a number of segments within the community and

non-profit organisations to offer them aid. Those selected to receive aid were all within a 15 km radius of Bandar Seri Coalfields. They included single-parent families, families with limited or no income, orphanages, old folk's homes, elderly individuals or individuals with no income, the underprivileged and those who have medical conditions but cant afford treatment.



The beneficiaries were given various forms of aid depending on their needs. These included essential items and food, computers, medication, school supplies, construction/renovation materials and more. It was wonderful to see the happy faces of those who benefitted.



MAKING A RUN FOR A GOOD CAUSE

Lovely Disabled Home Virtual Charity
“Run For A Chance 2020”



The Lovely Disabled Home's (LDH) first charity virtual run was launched on 31 August in conjunction with the Merdeka Day celebrations at Taman Metropolitan, Kepong. Supporting the event were LDH's brand ambassadors, Owen Yap and Chan Wei Wei, together with Pink Shoes' founder, Grace Wang.

Funds raised during this event were put to good use in helping pay for the centre's 2021 operational costs. This included salaries for workshop members and tutors, meals, utilities, training courses, repairs and general maintenance.

The virtual charity run also helped increase social awareness on disabilities. The event presented a great opportunity for Persons with Disability (PWD) to participate with their community. By inculcating inclusiveness, we hope to encourage all PWDs to adopt an active lifestyle and to engage more with their communities.

LDH socks were also promoted during the event. The socks were made, exclusively packed and personally delivered by LDH's PWD, free for the first 1,000 participants of the run. This was an effort by the centre to create jobs for its members.



The “Run For A Chance 2020” event saw an online closing ceremony held on 16 September 2020. Esteemed guests included Mr. John Leong Chee Cheng - Petaling Jaya City Councillor, Ms. Novia Ng - organising Chairperson, Mr. Lum Kok Kiang - founder of Lovely Disabled Home, and Ms. Cecilia Chen – secretary.



THE WALDEN

Luxury Living Has Arrived

Bandar Seri Coalfields recently saw another addition of quality homes with the launch of The Walden - the first exclusive precinct in the township. Comprising 144 luxury bungalows, Phase 1 of The Walden was officially launched in April 2021.

Spread over more than 20 acres, this low-density precinct offers homes designed for refined living amidst a resort setting with lush landscapes. With a choice of single or double-storey bungalows, each home is elegantly spacious with a modern design cue. The generous sizes range from 2,896 to 3,870 square feet, and depending on the type, the homes come in either four or five bedrooms with en-suite bathrooms.



The spacious interior comes with an open-plan concept that flows from the living room to the dining area. While this is ideal for entertaining guests, it also allows for more flexibility in interior designing.

As a premium home, the high ceilings are accentuated by large full-height windows that enhance spaciousness and allow natural light to flood in, giving the interior a bright and warm outlook. However, heat from direct sunlight is reduced as The Walden homes are set in a north-south orientation.



For those who are interested in knowing more about The Walden can call our sales consultants on 03-6184 3888/013-673 3030 or visit www.thewalden.com.my



JARDIN

RESIDENCES



BEAUTIFUL IN NATURE



orientation, and large windows for ample natural lighting and ventilation. Jardin Residences is the perfect choice for urban families looking for a truly modern home in a well-planned township.



For more information on Jardin Residences, do speak to our sales consultants at **03-6184 3888/013-673 3030** or visit **www.jardinresidences.com.my**

Launched at the beginning of May 2021, Jardin Residences is a collection of stylish 22' x 75' link homes. The name Jardin, which is garden in French, is aptly named because the homes are nestled against the hillside, surrounded by nature and lush greenery.

With two types of designs to choose from, these modern homes come in built-up areas ranging from 1,961 till

2,613 square feet. Type A emphasises on an open-plan concept on the ground floor for more flexibility in interior-design planning. Type B on the other hand, offers a typical 4-bedroom layout that emphasises a clean, coherent design concept.

Apart from the modern outlook with a design that offers spaciousness and comfort, these homes also come with features like north-south



RECOGNITION FOR OUR EFFORTS

The PropertyGuru Asia Property Awards 2020



KLK Land's efforts in building a unique community has paid dividends by winning not one, but four awards! This reinforces the fact that Bandar Seri Coalfields is on track with its winning formula.

Held on 15 September 2020, the PropertyGuru Asia Property Awards was the first award gala to be conducted virtually. The four awards garnered by KLK Land were as follows:

Developer Awards:

Highly Commended for Best Mega Township Developer

Special Recognition Awards:

- ★ Winner – Special Recognition for ESG (Environmental, Social, Governance)
- ★ Winner – Special Recognition for CSR (Corporate Social Responsibility)
- ★ Winner – Special Recognition in Sustainable Construction



Those who wish to find out more about Bandar Seri Coalfields can visit www.klkland.com.my or call 03-6184 3888/013-673 3030.

HEMINGWAY RESIDENCES RECOGNISED

iProperty Development Excellence Award (iDEA) 2021

Hemingway Residences, the first premium home project in Bandar Seri Coalfields has been awarded the Best Completed Landed Development by the iProperty Development Excellence Award (iDEA) 2021. A proud recognition indeed, for our Hemingway house owners.

Held virtually on 25 May 2021, the event announced the winners of 26 categories, judged by an independent panel comprising property-industry experts. PwC was the balloting partner that oversaw the voting and balloting process, and verification of the results.



Hemingway Residences consists of 2 and 2 1/2-storey superlinks and semi-detached homes. The two phases of freehold homes were fully completed and handed over to excited home owners in October 2018 and June 2020 respectively.

CALEDONIA

FREEHOLD

LINK-HOMES

20' x 65' / 22' x 70'

Here in Caledonia, we have sufficient living spaces well-planned for all walks of life. We make sure your passion for living continues to proliferate and your life constantly shines.

Not only the functionality of your residence is thoughtfully designed, but the entire community is well proportionated to rekindle togetherness in a very different way, harmonised by nature, not separated by the concrete walls.

PASSION
for LIFE



Register Now!

03-6184 3888

013-673 3030

www.klkland.com.my

KIPMall Desa Coalfields, serves the Sungai Buloh community as a one-stop shopping destination

KIPMall Desa Coalfields, the 8th shopping mall by KIP Group, has opened its doors to the public since November 2020. Strategically located, the mall is conveniently central to surrounding residential and commercial areas like Alam Perdana, Eco Business Park V, Alam Jaya Commercial Centre, Bandar Tasik Puteri and Bandar Seri Desa Coalfields. The mall is also easily accessible via many major routes and highways, namely North Klang Valley Expressway (NKVE), Damansara-Puchong Highway (LDP) and Guthrie Corridor.

With the tagline of 'Your Local Shopping Experience', KIPMall Desa Coalfields is a one-stop shopping centre with a unique retailer mix that includes a supermarket, fashion & accessories, F&B, health & beauty, home decor, books & gifts, hobbies & craft, IT & telecommunications, optical & eye care, entertainment & leisure and more. To date, the mall has approximately an 88% occupancy rate, with notable brands such as Econsave, KFC, Mr. D.I.Y, Tealive, The Chicken Rice Shop, Secret Recipe, King's Confectionery, Health Lane Family Pharmacy,

Watson's, Guardian, Pets 21, MNB Fashion, Metro Optical Group (MOG) Eyewear, COOP Gadget, CUCKOO, XES Shoe, Pasaraya Mu, Eye Q, SWC, Cheap2Shop, Celcom, Realme, Jelita Jewelry, Proton cars and many more. The mall will continue to expand its list of tenants to include names like BBQ Chicken, Myeongdong Topoki, Hyper Shoe and Memang Meow, which is targeted to open this September.

KIPMall Privilege Card was successfully launched in 2020 as part of the mall initiatives to promote consumer loyalty by providing special discounts, Buy-One, Free-One promotions, Personal Shopper Assistance Service and yearly Birthday Treats. For more information, log on to KIPMall Desa Coalfields FB & IG.



Sited on a 7.4-acre freehold parcel, KIPMall Desa Coalfields has a gross floor area (GFA) of 204,826.33 sq. ft. and net lettable area (NLA) of 148,272 sq. ft..

About KIP Group

KIP Group was founded in 1993 with the single-minded goal of being a national leader in developing, building and operating integrated developments. We pride ourselves for having done so by delivering many successful developments across Malaysia and consistently setting the industry benchmark by delivering high quality affordable products.



Backed by decades of experience, our capabilities now encompass the development of residential and commercial properties of unrivalled quality, and project and property management of shopping malls, KIP-Mall and of our namesake hotel, KIP Hotel. Our offerings in both residential and commercial communities have proven time and again to bring value to our stakeholders and promote communities across Malaysia. We also pride ourselves on our success stories, fusing affordability with high-quality products.

With sustainability at the forefront of our journey, we look forward to further scaling-up our operations with several projects in the pipeline to foster thriving communities across the nation.

For leasing inquiries, please contact Ms. Sherene Wong at 016-636 8468, (sherenewong@kip.com.my) or Ms. Zulaikha at 012-220 1029 (zulaikha@kip.com.my).