

SHINE THE LIGHT ON POSITIVITY



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WELCOME NOTE

Dear valued readers,

From all of us at KLK Land, we wish you a very happy new year!

It is time again for another issue of our newsletter. We trust that everyone has been keeping safe and in good health. The virus has undoubtedly changed the way we live and being positive remains the best way ahead.

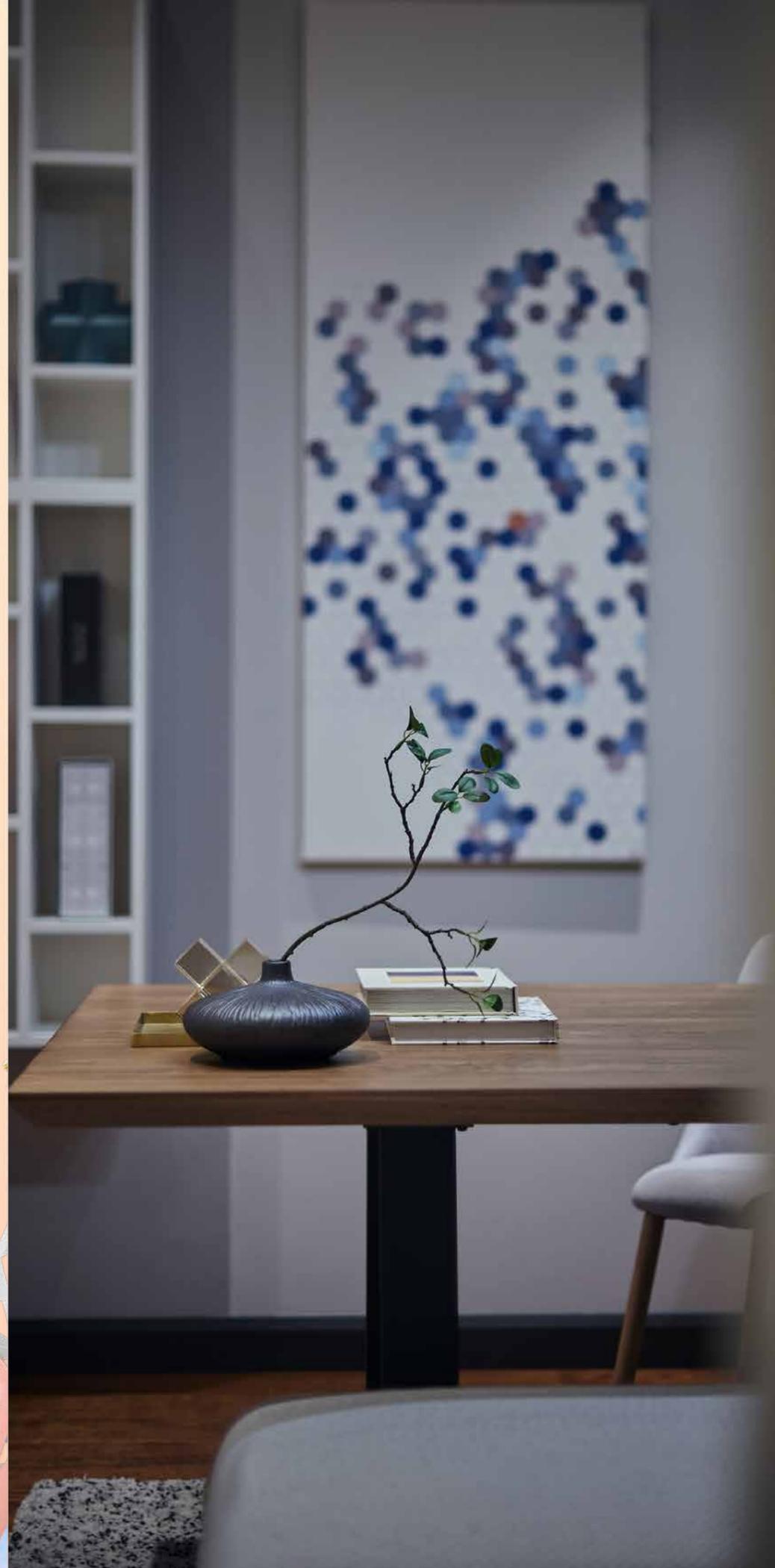
Notwithstanding the pandemic, we are glad to announce that the launch of Jardin Residences and The Walden was a huge success. Jardin Residences consists of double-storey link houses whilst The Walden gives a choice of single and double-storey, luxuriously designed resort-style bungalows in a low-density enclave. Due to the overwhelming response, the second phase of both residences have been opened for sale.

Next in the pipeline will be Caledonia, a new township in Greater North Klang Valley. It is expected to be launched in mid-April 2022 with an initial phase of stylish link homes.

Apart from consistently building quality homes, KLK Land is also regularly enhancing the amenities of our townships. We are also committed to maintaining the landscaping and constantly improving facilities for our residents. A nice environment after all, complements your homes and we are always striving to enhance the living experiences of our residents.

We take the opportunity to wish everyone a Happy New Year and please remain safe and healthy.

From,
The Management of KLK Land



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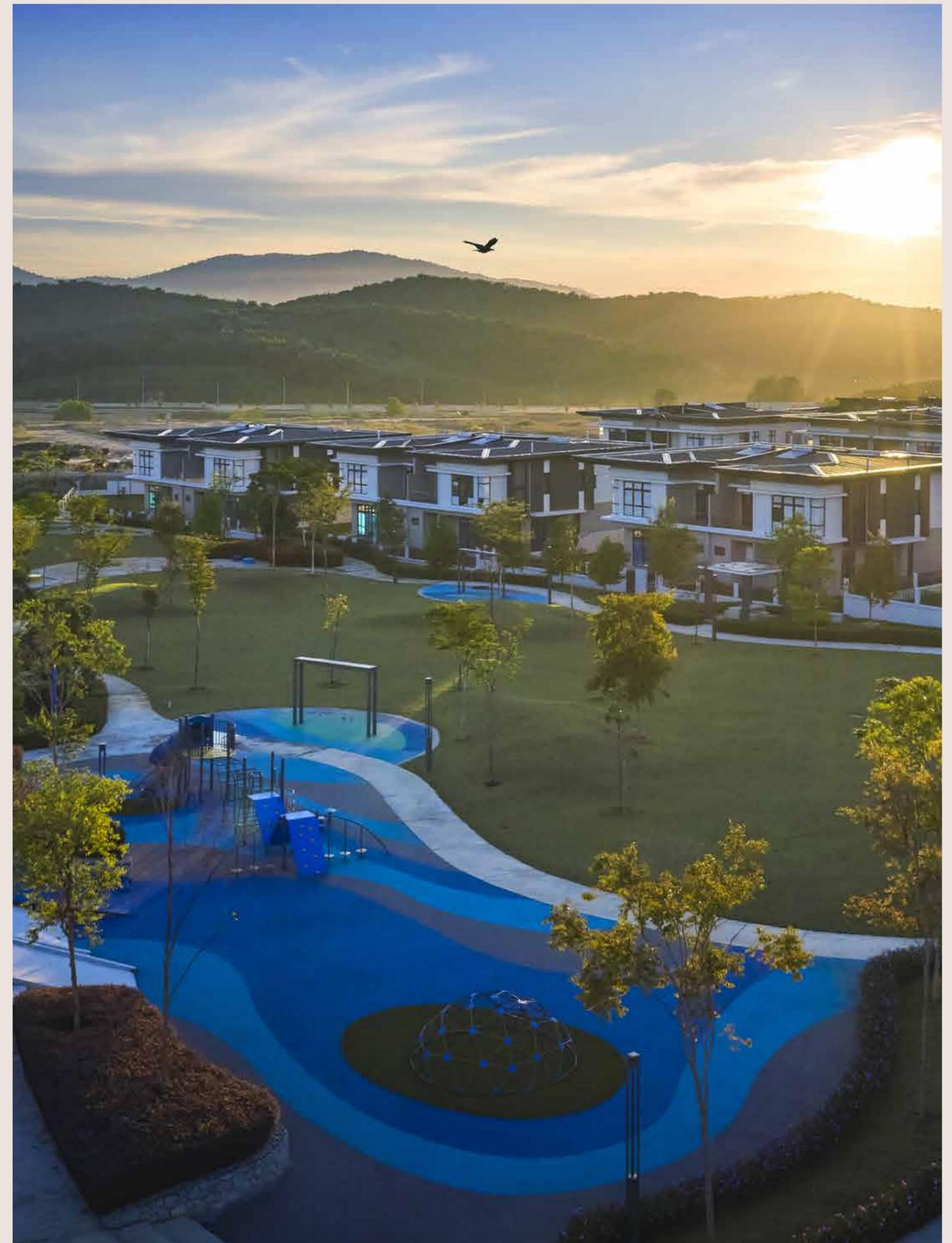
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THE HANDING OVER OF HAMPTON RESIDENCES

Owners of Hampton Residences had good reason to be happy as vacant possession and handing over of their eagerly awaited homes commenced. The exercise started on 28 August 2021 and is currently ongoing. To ensure a smooth experience for homeowners they were contacted beforehand to fix appointments via the "MHub Pegasuswork" App for Vacant Possession, Key Handover and Defect Management. This was done whilst strictly adhering to SOP guidelines to reduce physical contact.

Whilst the pandemic has disrupted our daily lives, Hampton Residences still garnered very good sales with all units being fully sold. These stylish homes are located in North Haven Coalfields, an enclave in the Bandar Seri Coalfields master township. Hampton Residences totals 191 units comprising of elegant and spacious homes ranging from double-storey superlinks, double-storey semi-detached, and both single-storey and double-storey bungalows. The freehold development offers beautiful houses with living spaces that can be described as spacious, luxurious, and with a modern charm.





JARDIN PARCEL 2 & THE WALDEN PARCEL 2 NEW LAUNCH

Spurred by the success of Jardin Residences' Parcel 1, Parcel 2 is now open for sale. Launched on 20 November 2021, Parcel 2 consists of 122 units of spacious double-storey link homes featuring four bedrooms with either three or four bathrooms, with ample porch that can accommodate two cars. These homes are comfortable and versatile, appealing to any mid-sized family. Coming in at 1,961 square feet onwards, Jardin Residences Parcel 2 is priced from RM778,800.

Similarly, Parcel 2 of The Walden was launched on 11 December 2021. Ideal for those seeking an upmarket residence, The Walden comprises 28 exclusive units of single and double-storey bungalows. The Walden bungalows are spacious and well-appointed with a built-up area of 2,903 square feet, five bedrooms and bathrooms, with a car porch that fits up to five cars.

These resort-styled homes offer an exclusive outlook designed for refined living. The Walden Parcel 2 is priced from RM1,982,800.

Those who made their purchases earlier enjoyed attractive discounts and benefits including a waiver on legal fees on the SPA and Loan Agreement under the Home Ownership Campaign (HOC) which ended on 31 December 2021.

Those who are interested can explore these two homes at our website at kikland.com.my via a 360° Virtual Reality walk through in the comfort of your home.



RUN FOR A CHANCE 2021 – A VIRTUAL EVENT FOR CHARITY



“Run For A Chance” virtual charity run was held again for the benefit of “Lovely Disabled Home (LDH)”, from 31 August till 16 September 2021 similar to our first event held in 2020.

Proceeds of the charity run went to the operational costs of running LDH for 2021 – 2022, and also to cover the expenses like salaries for workshop members and instructors, meals, utilities, training, repairs and maintenance, as well as for promoting socks produced by the Home.

The event was well-organized thanks to the organizing committee and volunteers who gained invaluable experience during the last charity run. While it was not an easy event to organize during the MCO 3.0 lockdown, there was a tremendous amount of assistance provided by both sponsors and the general public.

The planning and preparation started about six months earlier in March 2021. This included searching for sponsors, creating event awareness, run planning and creating the virtual event opening and closing.

All the hard work paid off, as the event managed to draw 1,083 participants! More importantly, a total of RM183,216.70 was collected for LDH, which was just shy of their RM200,000 mark. The funds raised were impressive considering the challenges of organizing this event during the pandemic.

This event would not have been successful without the unwavering support from our sponsors and committee members below:

Main sponsors:
Supreme Frozen Sdn. Bhd.
KLK Land
LPA Team
PSC Training & Research Services

Courier Sponsor:
BBB Express

Media Sponsor:
Genus Consultancy Sdn. Bhd.

Event Ambassador:
Rickman Chia



KLK LAND RECEIVES NAPIC AWARD

KLK Land was acknowledged by the National Property Information Centre (NAPIC) for the quality and accuracy of reports, and consistency of report delivery. The award was presented during an appreciation event held on 9 December 2021.



ACHIEVING THE MARK OF QUALITY FOR HAMPTON RESIDENCES



Good news for all Hampton Residences owners. These elegant homes achieved a high score of 85% in the QCLASSIC assessment.

The Quality Assessment System in Construction is a system or method to measure and evaluate the workmanship quality of building construction based on the Construction Industry Standard (CIS 7:2006).

Achieving a high score reflects KLK Land's high standards in building homes. This achievement will not be possible without the hard work invested by our colleagues, contractors, consultants and all who have had a role in constructing these beautiful, quality home.

Lastly, we would like to thank the Construction Research Institute of Malaysia (CREAM) for acknowledging our efforts in delivering quality homes.





ELEVATING LIFESTYLES AT CALEDONIA

Caledonia is the latest township development by KLK Land. The idea is to create a township with sufficient living spaces for the community, providing more affordable housing products.

Caledonia is located in the North of Greater Klang Valley, a promising and fast-expanding growth corridor that has been picking up momentum, especially in recent years. Accessibility to this township is via established highways namely LATAR Expressway, Guthrie Corridor Expressway (GCE), North Klang Valley Expressway (NKVE), and Damansara-Shah Alam Elevated Expressway (DASH). This area boasts ready amenities nearby such as convenience stores, schools, restaurants, hardware shops, petrol stations, just to name a few.

This freehold integrated township spans 202 acres and prioritizes a self-sustaining community amidst a tropical theme design concept. Some features include concealed or underground cabling for fire safety and better aesthetics, a guarded community for enhanced security for residents and the township is ready with internet infrastructure for the ease of internet services.



CALEDONIA

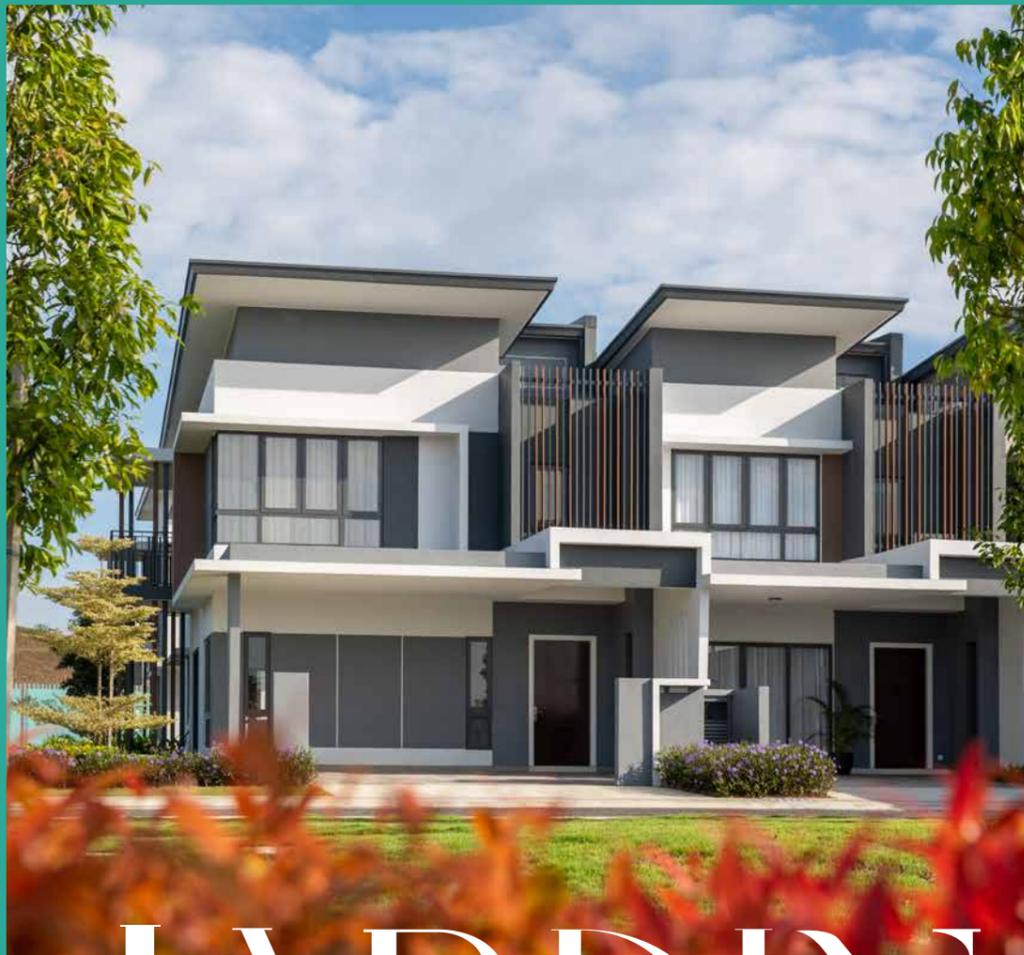
To kick off the township, we will be launching our Phase 1A1 double-storey Link Homes by mid-April 2022. The design is to create a home that is contemporary and efficient, with flexible layouts. The modern exterior is accentuated with clean lines while the interior boasts an open concept, with the living spaces spread out practically for better functionality and ease of interior decorating and furniture placements. High ceilings combined with a design that allows for more natural light and ventilation to come together to give a spacious and airy outlook. There are two choices for lot sizes – 20' x 60' and 22' x 70', catering to a wider range of home buyers focused at upgraders, first-time house buyers, young families or those seeking a landed property.

THE SUCCESS OF JARDIN RESIDENCES PARCEL 1

Released for sale in May 2021, Jardin Parcel 1 in Bandar Seri Coalfields was very successful – by September, all 110 units had been sold. Despite the challenging times due to the lockdowns, a 100% take-up rate was achieved.

Jardin Residences takes its name from the French word for garden and rightly so as the elegant enclave surroundings are filled with beautiful, lush greenery. The homes are designed to balance space a sense of tranquility. The low-density exclusive homes are spread over 1,001 idyllic acres, away from the city, yet close enough to the conveniences of many amenities.

Sited atop a natural terrain, Jardin Residences consists of open-space homes with a north-south orientation. With a beautiful outlook, these homes offer a comfortable and ideal layout that maximizes living spaces – ready for proud owners to start a new chapter of wonderful family memories.



JARDIN RESIDENCES

A PERFECT REASON TO GET ACTIVE



A Sports Clinic was organized by the BSC Club which took place from 29 November until 19 December 2021. The clinic was opened to everyone in the community aged 17 and above who were fully vaccinated. It was conducted in a small group of up to 24 persons.

This was a much-welcomed event as it allowed everyone to get active with badminton, cycling, swimming and dancing. To join the clinic, participants needed to have some knowledge of their chosen sport and had to pay a nominal fee. This clinic is aimed at encouraging the community to adopt sports for a healthier lifestyle. By giving basic and introductory skills, it is hoped that the participants will carry on developing their skills further. Activities covered in the Sports Clinic were:

- **Basic skills for swimming, badminton and cycling**
- **Introduction to the basics of badminton for singles or doubles format**
- **Badminton footwork**
- **Guide to swimming safely**
- **To encourage more youngsters to take up swimming and not fear it**
- **Understanding cycling and health**
- **Knowing one's cycling level virtually**

Overall, the clinic was met with a good response with both participants and instructors enjoying themselves throughout the Sports Clinic.

NEW ACCESS ROAD TO BANDAR SERI COALFIELDS OPENS



In mid-December 2021, a second access road into Bandar Seri Coalfields was opened. Persiaran Limau Kasturi is located in front of Hibiscus 3 and helps users avoid congestion on FR 54.

GOOD NEWS FOR MAYBANK ATM USERS

Banking Partner:



Smart Recycler Machines (SRMs)

Available at BSC Central 1

📍 No 5 Jalan BSC 2C/5

Maybank at Bandar Seri Coalfields has installed the Smart Recycler Machine (SRM) to better assist customers with their banking needs. The SRM started operations on 9 December 2021. SRM functions as both an Automated Teller Machine (ATM) and Cash Deposit Machine (CDM).



MONTHLY BUY ONE, GET ONE FREE DEAL AT KIPMALL

If you're a Privilege Card member at KIPMall Desa Coalfields, here's some good news for you. The mall is running a monthly 'Buy One, Get One Free'* food promotion, exclusively for Privilege Card members.

This is how it works – every month, on a selected day, one participating F&B outlet will offer this deal. Just head to the outlet, order the food item and you'll get one more absolutely free!

For those who are not a Privilege Card member, just sign up to take advantage of this deal on your subsequent visit to the mall. This is just one of the benefits of being a KIPMall Privilege Card member.

For more details, visit our Facebook page or Instagram. For membership sign-up, do feel free to WhatsApp or call 010-209 7419.

*Terms & conditions apply.

Treat of The Month

BUY 1
GET 1
FREE



NEW ADDITION TO BSC CENTRAL 1



BSC Central 1 now has a few new additions to its stable of businesses. These include Klinik Mediviron, Klinik Pergigian Dr. Halid, and more. This makes the popular retail hub even more ready to serve the community needs.