

Looking Forward To Bright & Breezy Days



WELCOME NOTE

Dear valued readers,

As we move forward into the new year, I wanted to take a moment to extend a warm welcome to our township newsletter. As a community, we are fortunate to have such an engaged and active group of residents, and this newsletter is just one of the many ways we strive to keep everyone informed and connected. We acknowledge the challenges we have faced and the strength and resilience shown as a community. It is important that we continue to prioritise our health and wellbeing as we transition from the pandemic to an endemic state. Please remember to follow guidelines from local health officials and take care of yourselves and your loved ones.

We want this newsletter to serve as a helpful resource for you. Through this newsletter, we aim to share important news, events, and stories that are relevant to our township and its residents. Whether it's updates on local projects or highlights from recent community events, we hope to provide valuable insights into the goings-on of our township.

We are happy to report that despite interest rates increasing, our township properties have still been selling well. This is a testament to the desirability of our community and the strength of our local housing market. We have seen a steady demand for homes in our area, and we are committed to ensuring that our community remains an attractive place to live and work.

Our township is a special place, and it's because of all of you. We hope that this newsletter will help us continue to grow and thrive as a community, and we look forward to all the great things we can achieve together.

Best regards,

The Management of KLK Land

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Bandar Seri Coalfields Sales Gallery
BSC Gallery & Clubhouse
Lengkok BSC 2/4, Presint 2
Bandar Seri Coalfields
47000 Sungai Buloh, Selangor
Tel: 03-6184 3888 / 013-673 3030

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ANOTHER PROUD WIN FOR KLK LAND

Bandar Seri Coalfields garnered another prestigious award. This time, KLK Land scored the Rising Star Award from the Malaysia Developer Awards (MDA). The award was presented at a glamorous ceremony held on 18 October 2022 at Sunway Resort Hotel.

MDA is a joint initiative by the International Real Estate Federation – FIABCI Malaysian Chapter and the Star Media Group. MDA aims to give recognition and provide credible and holistic benchmarking of excellence by acknowledging a high degree of performance and quality governance standards of property developers.

Taking the stage to receive the award on behalf of KLK Land was Ms. Dianne Chan, Senior General Manager of Operations. This award is much more meaningful as it also bears testimony to KLK Land's commitment to delivering only the best in all our projects, by adding more value by building communities, placemaking and providing the best township environment for the people.

This award is also dedicated to the entire team who worked tirelessly and the management for their guidance and assistance in helping us score this win.

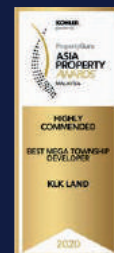


Special Awards Rising Star
Malaysia Developer Awards (MDA)
2022

KLK Land's previous achievements:



Best Residential Property Malaysia
Hemingway Residences
iProperty Developer Excellence
Awards (IDEA) 2021



Highly Commended for
Best Mega Township Developer
Property Guru Asia Property Awards
(Malaysia) 2020



Development Marketing Malaysia
Bandar Seri Coalfields
Asia Pacific Property Awards
Development 2019-2020



Best Residential Property Malaysia
Hemingway Residences Asia Pacific
Property Awards Development
2019-2020



The Five Elements Award Best
Comprehensive Township
(Above 500 acres)
Honours
The Star Property Award 2019



Best Township Developer
(500 acres)
KLK LAND SDN BHD
Property Insight Prestigious
Developer Awards 2019

Caledonia Debut Launch AYANA LINK HOMES FEATURED AT MAPEX

August / 2022



KLK Land's spacious and comfortable 2-storey link home – Ayana, was the focus of the MAPEX Roadshow held from 11 to 14 August 2022 at Central i-City. This was also the opportunity to showcase the low-density, people-centric Caledonia township. Ayana comes in two sizes – 20' x 65' and 22' x 70' with a built-up of 1,507 sq. ft. For those who are interested to know more, just visit www.klkland.com.my.



FOOD TRUCK FIESTA AT CALEDONIA TOWNSHIP

July / 2022



To help promote Caledonia township, KLK Land organized a gathering of food trucks. Besides giving guests a delicious treat, it also gave them the chance to experience the beauty of the township. An army of food trucks was dishing out food like spaghetti, burgers and nachos, Lulu Chicken, Penang cendol and rojak, honey sea-coconut shakes and ice cream.



FUNFAIR TIME AT CALEDONIA SALES GALLERY

August / 2022

The Caledonia Township was transformed into a happening mini funfair to welcome guests as they checked out the Ayana 2-storey link homes. Guests were treated to a host of activities and highlights like Inside Scoop ice cream, popcorn, cotton candy, an inflatable castle, kid's bumper cars, Pororo appearance and walkabout, balloon clown walkabout and interesting workshops.





A SMASHING BADMINTON TOURNAMENT

July / 2022



The BSC Club Badminton Championship 2022 was held on 30 and 31 July 2022 at the BSC Clubhouse in Bandar Seri Coalfields. Organised by KLK Land, this tournament was a success with players vying for the top spot in five categories. They were:

- Men's doubles
- Doubles with a combined age of 80 and above
- Doubles with a combined age of 110 and above
- Junior's singles (boys, under 12)
- Junior's singles (girls, under 12)

Participants comprised residents of Bandar Seri Coalfields, Wesley Methodist School students and the public. The tournament was a great exposure for badminton talents since this sport has such popularity.

A TASTE OF RAINFOREST FOR URBANITES



The BSC Central Park is where the community goes to enjoy the soothing green surroundings. One of the features of the park is the presence of a collection of majestic Malaysian rainforest trees which were first planted in 2015. This was for the benefit of the residents and community for education and awareness as most are urbanites and may not have seen a rainforest tree up close. For this reason, all trees have been tagged with named so people can identify and learn more about them.

For the phase one initiative, a total of 1,400 rainforest trees were planted over an area of 30 acres in the Central Park. Many of the species, 60 in all, are about seven years old which consist of Kayu Arang, Keruing, Kapur, Star Apple, Rambai, Tualang, Jelutong species and many more.

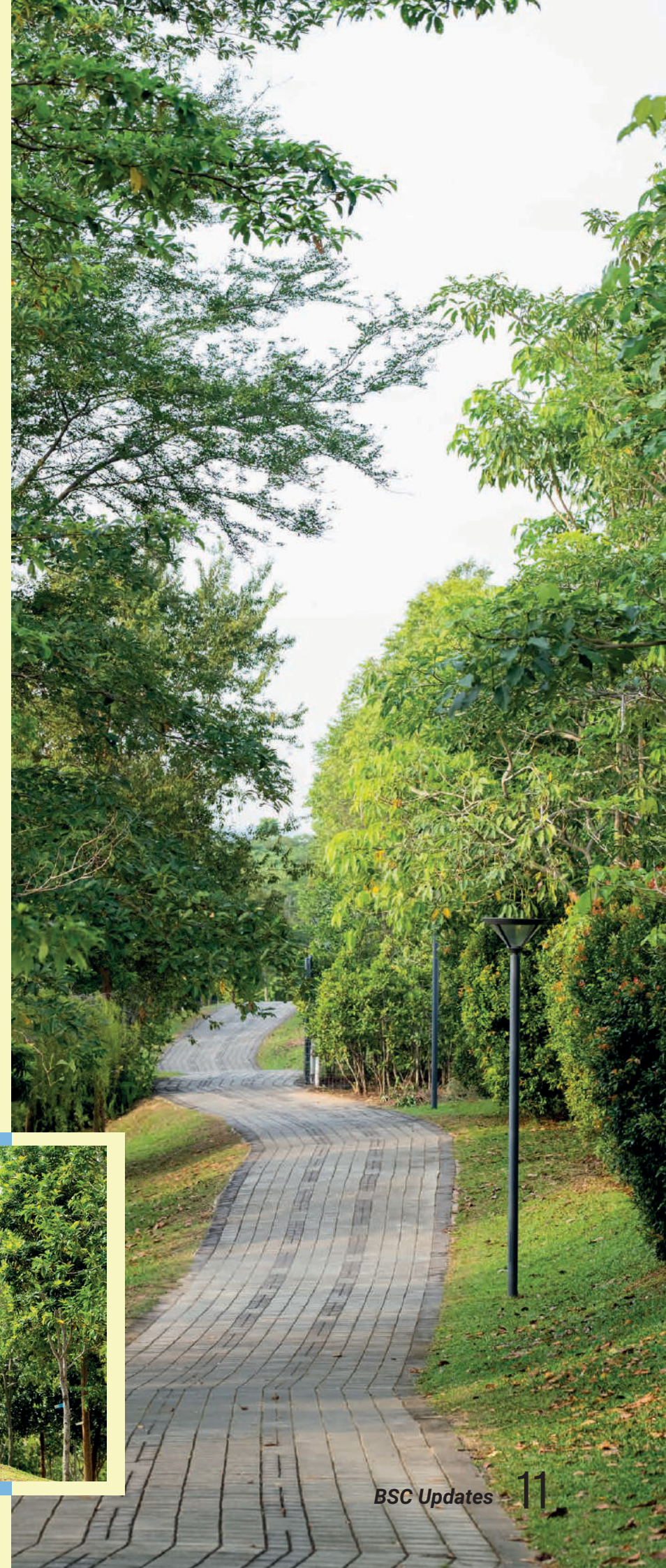
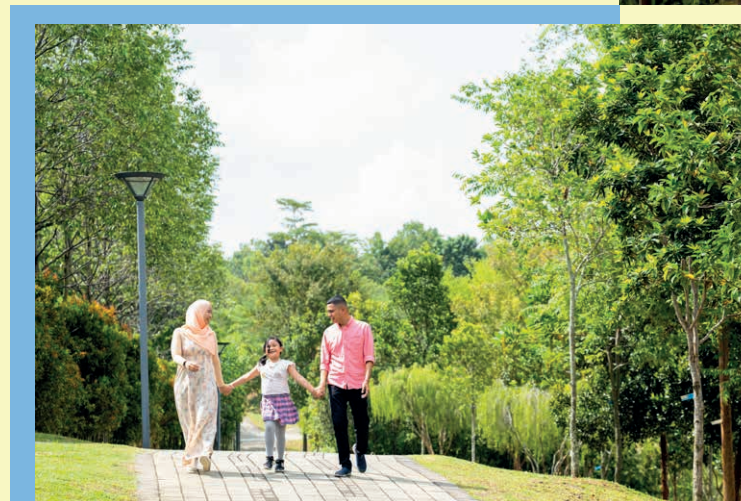
Among these trees are also timber-valued trees. Some of the tree species bear seeds and fruits, a natural food source that attracts wildlife like birds and tree shrews. Spotting and identifying them is the perfect outdoor activity for the entire BSC family.

The naturally large canopies formed by the rainforest trees provide shade that encourages better use of green spaces for community bonding and recreational activities like picnics, gatherings, jogging, walking, cycling and more.

Seeds from some trees are collected and germinated by KLK Land's team of in-house landscapers for future planting in our township or our future developments. In the near future, the BSC Central Park will be further enhanced with more amenities like BBQ pit, playground, kids' mini cycling track, low tree canopy, flying fox, arch, animal sculptures, meditative frog sculptures and more.

This entire initiative is managed by KLK Land's in-house landscaping team headed by Mr. Foo Soh Yong, Senior Manager (Landscape & Maintenance). According to him, the dry leaves from the trees are collected and used as mulch placed at the base of trees. This has multiple benefits, including providing nutrients, retaining moisture and reducing the need for chemicals to control weeds, which supports a greener environment.

The BSC Central Park is the place for learning about and being aware of the beautiful gift from Mother Nature.



SPREADING JOY WITH A MID-AUTUMN GATHERING

September / 2022

In celebration of the Mid-Autumn festival, a night event was organized at the Bandar Seri Coalfields Sales Gallery on 10 September 2022. By hosting this event, KLK Land allowed visitors to mingle and have a fun time. This was especially so for those who were not able to go back to their hometowns to celebrate with their families. It was one way for us to spread some cheer and warmth.

Visitors from different races joined in the celebrations, making it even more "muhibbah". They enjoyed the event with activities like releasing water lanterns, lantern painting, tea art, dragon-beard candy making, lantern walkabout, honey sugar art sculpture and Mid-Autumn themed resin art workshop. Visitors were also treated to snow skin mooncake giveaways.



YOUR WELLNESS IS OUR PRIORITY

September / 2022

Exclusive Health-Screening Initiative



On 3 September 2022, KLK Land organized the inaugural health-screening event exclusively for Bandar Seri Coalfields' homeowners. This health screening was in collaboration with the good people from KPJ Klang Specialist and its health partners namely Klinik Mercy. Besides ensuring early detection of any health-related issues, this event was also aimed at raising awareness, promoting and encouraging healthy living in the community. The event was held at the BSC Sales Gallery.

A total of 72 residents took blood tests to check for cholesterol and blood-sugar levels, body fat analysis and blood pressure readings. A nutritionist was on hand to provide consultations. Participants also visited booths by Fruit Garage and Footlink Orthopedic Shoes.

A step in the right direction, KLK Land intends to organize more health-screening initiatives with better packages for more residents to take part and adopt a healthier lifestyle.



BLOOD DONATION FOR A GOOD CAUSE

October / 2022

The importance of donating blood cannot be over-emphasized as it can potentially save lives. With this in mind, KLK Land jointly organized a blood donation drive with Pusat Darah Negara. Held on 15 October 2022 at the BSC Sales Gallery, this was the first such event for KLK Land and was opened to the public.

Those who signed up had to first go through a screening to ensure they qualify as donors.

Of the total of 64 people who signed up, 44 passed the screening and proceeded to do the good deed. They were treated to light refreshments thereafter. The blood collected by Pusat Darah Negara will be given, for a nominal fee, to those in need and free for those who are underprivileged. KLK Land is determined to spread the awareness of donating blood so that more people will come forth in future events.



THE RIGHT HOME TO YOUR FAMILY

AYANA
FREEHOLD

2 STOREY LINKED HOMES • 20' X 65' • 22' X 70'



Caledonia
Sales Office

017- 637 3770
www.caledonia.my/ayana

SHOW UNIT READY FOR VIEWING

REGISTER NOW

Caledonia
Avenue 2-Storey Shop Offices



Freehold | Strategic location in high-traffic area | 22' x 75'

Get the advantage of Caledonia's latest lifestyle-centric shop offices. Caledonia Avenue will be served by a combined estimated population catchment of 62,000 in and around the township.

Artist's Impression Only

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www.caledonia.my | 017-637 3770

Caledonia Sales Office

NEW LAUNCH

JARDIN

R E S I D E N C E S

Phase 2



Artist's Impression Only

A Home for Heart & Mind

DOUBLE STOREY LINK HOUSE (22'x75') | 4 BEDROOMS & 3/4 BATHROOMS

Show Village OPEN FOR VIEWING

Come home to a green sanctuary that sets your mind at ease. Take the time to enjoy the verdant outdoors within the 50-acre Central Park. Content, knowing that the KIP Mall, Wesley Methodist Private School, and an affluent clubhouse are located nearby.



CENTRAL PARK
50 Acres

A short stroll or a few rounds of cycling every day keeps you healthy all year long.



Club House

Fully-equipped to boost your stamina following every intense workout session or every relaxing swim.



Wesley Methodist
Private School

Prestigious educational facilities promise vast academic prospects for your children.



KIP Mall

Your grocery hunt is packed with excitement for your shopping wants anytime.



Subsidiary of Kuala Lumpur KEPENG Berhad

03-6184 3888
013-673 3030

www.klkland.com.my

**BANDAR
SERI COALFIELDS**

Developer: KLK/Kepong Country Homes Sdn. Bhd. (261277-W) • Address: Suite 1A/1, Level 1, Menara KLS, No. 1 Jalan PJO 2/6, 47630 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261606 • Developer's License No.: T1412/06-2025/0480(A) • Validity Period: 26/06/2021 - 25/06/2028 • Advertising & Sales Permit No.: T1412/12/01-2026/0088(N)-[L] • Validity Period: 19/01/2023 - 18/01/2026 • Approving Authority: Kuala Selangor Municipal Council • Building Plan Approval No.: MP03 2021/280/6/4/2022-03 • Expected date of completion: January 2026 • Tenure of Land: Freehold • Land Encumbrances: N/A • Restriction-of-Interest: N/A • Total No. of units: 237 Units • Property Type: 2-Storey Link House • Authority Approved Selling Price: 2-Storey Link House RM995,780.00 (Min.) - RM1,831,750.00 (Max.) • Bumiquote Discount: 7%

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

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