

KLK Land

ISSUE
17

TIMES

CREATING UNIQUE LIFESTYLE SPACES



KLK Land
Suite 1A-1, Level 1, Menara KLK
No.1, Jalan PJU 7/6,
Mutiar Damansara,
47810 Petaling Jaya, Selangor
Tel: 03-7726 1868

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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WELCOME NOTE

Dear Readers,

We hope this message finds you well and in good health. As the year draws to a close, it's a time filled with festivities, celebrations, and reflection. It also presents an opportunity for renewal—a chance to set new goals and strive for an even better year ahead.

In the spirit of progress, we are excited to share that KLK Land is enhancing BSC's 50-acre central park with new facilities. Soon, residents can enjoy a kid's adventure playground, family and children's rides, jogging and cycling tracks, and barbecue pits. These additions will create more opportunities for outdoor fun, fostering a sense of community while immersing in lush greenery.

Additionally, we are pleased to announce that construction of the new SJKC Lee Loy Seng school is scheduled to begin construction by the end of 2025. This initiative underscores KLK Land's dedication to enhancing the township's educational standards and overall community development.

On the property front, we are thrilled by the overwhelming response to The Walden 2 luxury homes, following the success of Phase 1. Nestled in a picturesque landscape, this premium enclave is designed for discerning homeowners who appreciate exclusivity and nature's beauty.

Further strengthening our commitment to growth, KLK Land is partnering with AME in a joint venture to develop an industrial park along the north corridor, adjacent to the LATAR highway. This initiative aligns with our vision to drive economic development and create new opportunities for businesses and communities alike.

We hope you enjoy reading about the exciting developments happening in our community. Until the next issue, stay healthy, stay happy, and continue making the most of every moment.

Warm regards,

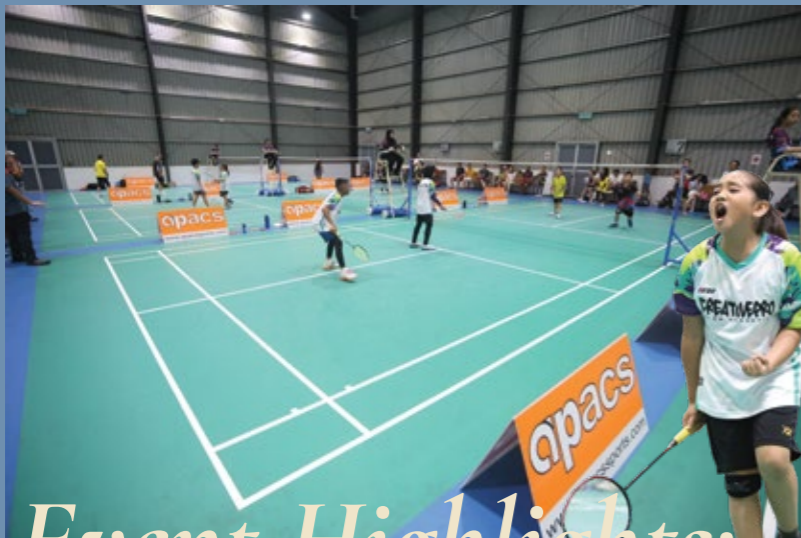
The Management of KLK Land

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SMASHING SUCCESS AT THE BSC BADMINTON CHAMPIONSHIP 2024!

The BSC Badminton Championship 2024 served up an exciting weekend of thrilling rallies and competitive spirit on 19 and 20 October 2024 (Saturday & Sunday). This year's championship featured five exciting categories, showcasing talent from all age groups and skill levels.



Event Highlights:

Men's Doubles Open – The fiercest competition, where champions claimed a grand prize of RM2,000, followed by RM1,200 for the 1st Runner-up and RM600 for the 2nd Runner-up.

Men's Doubles Combined Age Categories:
80 Years & Above – A true test of endurance and skill, with winners walking away with a RM1,500 grand prize.

110 Years & Above – Proving that age is just a number, participants vied for a RM1,500 reward for the champions.

Mixed Doubles Under 12 & Under 18 Years Old – A first in Malaysia and the highlight of this year's tournament! Young shuttlers competed fiercely, with the champions bagging RM800 and RM1,000 respectively in their categories.

The introduction of the Mixed Doubles Under 12 and Under 18 categories marked a historic moment, fostering the next generation of badminton talent. These customized categories brought a new dynamic to the game and were met with overwhelming enthusiasm. Congratulations to all winners and participants for making this event a smashing success!

BSC KID'S CLUB – A SOURCE OF INTERACTIVE LEARNING

The BSC Kid's Club delighted children with an exciting lineup of workshops in the latter half of 2024, offering unique opportunities to learn, create, and have fun.



Magician's Workshop (July)

Kids stepped into the enchanting world of magic, mastering tricks that left their friends and family amazed.



Storytelling and Role Play (September)

Young imaginations soared as children dove into creative storytelling and brought characters to life through engaging role play activities.



Robotic Plane Science Workshop (November)

The future took flight as participants explored robotics, designing and testing their very own robotic planes in a fun and educational setting.

These workshops were not only educational but also fostered creativity and interaction among the kids. Here's to more unforgettable learning adventures in the future!





CELEBRATING THE FESTIVAL OF LIGHTS



On 9 November 2024, KLK Land hosted a vibrant Deepavali Celebration, honouring India's rich cultural heritage and the spirit of togetherness that defines this special festival.

The event featured a delightful mix of activities for families and friends to enjoy. Guests were treated to mesmerizing Indian dance performances and indulged in traditional Indian snacks alongside refreshing soft-serve ice-cream.

Children and adults alike embraced their creative side with DIY workshops, including Diya painting, sand colouring stickers, peacock crafts, and felt elephant creations.

Though simple, the celebration radiated joy and brought the community closer, showcasing the beauty of unity in diversity.



Community

A COMMUNITY FISHING CHALLENGE

The serene BSC Central Park in Bandar Seri Coalfields came alive on 22 September 2024 as KLK Land and Joran KL hosted the highly anticipated Cabaran Joran Bandar Seri Coalfields 2024. From 8:30 am to 12:30 pm, 470 enthusiastic participants gathered to enjoy a day of fishing, relaxation, and camaraderie.

The competition, open to seasoned anglers and first-timers alike, provided an opportunity to unwind while fostering friendships among the Bandar Seri Coalfields community. It also offered participants a chance to explore the township and learn more about KLK Land's property developments.



With an impressive variety of fish, including White Koi, Lampan, Kap, Catfish, Mirror Carp, Haruan, Tilapia, and Peacock Bass, the event challenged anglers to showcase their skills.

A total of RM7,990 in cash prizes was up for grabs, including a grand prize of RM3,000 for the Champion, while 60 participants walked away with RM70 consolation prizes.

Adding to the excitement, DX Fishing Tackle, the event's sponsor, contributed to a lively lucky draw with fishing equipment prizes, making the day even more memorable.

Cabaran Joran Bandar Seri Coalfields 2024 a resounding success. This event not only celebrated the joy of fishing but also emphasized the importance of strengthening community ties.

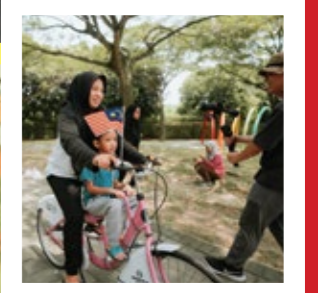
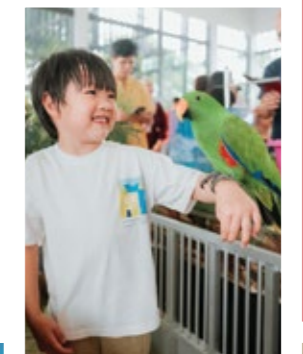
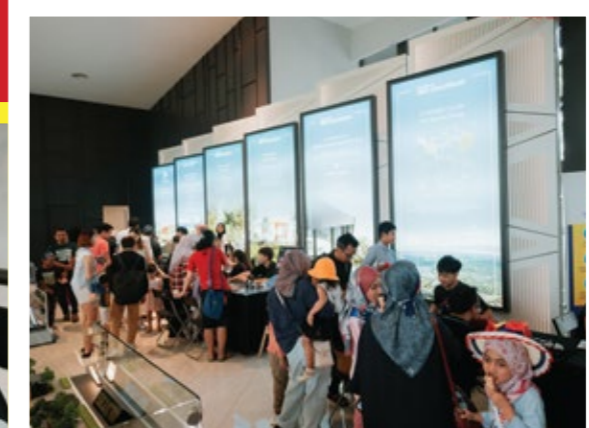
Community

JIWA MERDEKA 2024, CELEBRATING UNITY IN DIVERSITY

Jiwa Merdeka 2024 was a beautiful reminder of what it means to be Malaysian. Held to celebrate our shared pride and unity, the event brought together people from all walks of life for a day of joy and connection.

Families enjoyed a variety of activities, including an Animal Egg Treasure Hunt, a Petting Zoo – a favourite among children and adults, and fun Pony Rides. Food trucks served delicious treats, while DIY workshops and carnival games kept everyone entertained. To top it off, there was free-flow soft serve ice-cream and snacks for all.

Beyond the fun, the celebration was a heartfelt tribute to the unity that defines Malaysia. It was a day to honour our diversity and strengthen the bonds that make us one nation.



AME ELITE AND KLK JOIN FORCES TO DEVELOP INDUSTRIAL PARK IN SELANGOR



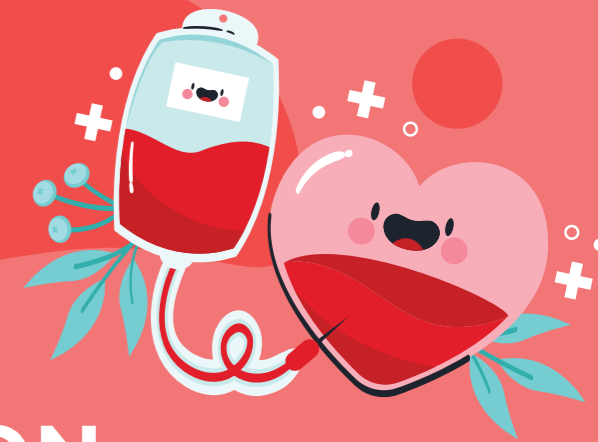
In a significant development for Selangor's industrial sector, AME Industrial Park Sdn. Bhd., a wholly owned subsidiary of AME Elite Consortium Bhd., and KLK Land Sdn. Bhd., a wholly owned subsidiary of Kuala Lumpur Kepong Bhd. (KLK), have announced a joint venture (JV) to develop a new industrial park in Ijok, Selangor. The announcement was made on 30 October 2024, signaling a strategic collaboration aimed at enhancing industrial infrastructure and economic growth in Selangor.

This partnership brings together AME Elite's expertise in industrial park development and KLK's extensive landbank and resources. The industrial park is expected to cater to a wide range of industries, providing modern facilities and strategic connectivity.

The venture is poised to boost Selangor's attractiveness as a hub for industrial investments, creating opportunities for businesses and driving economic development in the region. This exciting collaboration will definitely have a significant positive impact on Selangor's industrial landscape.



For enquiries, please email: contact@centralgatewaydev.com.my



BLOOD DONATION – THE GIFT OF LIFE

On 12 October 2024, KLK Land, in collaboration with Pusat Darah Negara, held a blood donation drive at the BSC Sales Gallery to support individuals in need of life-saving blood transfusions due to chronic illnesses, surgeries, and other medical issues.

The event attracted 54 donors, with 37 meeting the eligibility criteria as donors. While some were deferred due to flu, high blood pressure, and minor illnesses, their willingness to participate reflected the community's strong spirit of giving.

This initiative underscored the importance of blood donation in saving lives and brought the Bandar Seri Coalfields community together for a vital cause – small acts of kindness can make a big difference. A heartfelt thank you goes out to all those who attended the event.





A LANDMARK RESIDENTIAL ADDITION, THE WALDEN CHAPTER 2

KLK Land proudly unveiled The Walden Phase 2, an exceptional addition to the flourishing Bandar Seri Coalfields township. Spanning over 1,001 acres, this thoughtfully designed community seamlessly blends nature, tranquility, and urban conveniences, offering the perfect environment for a modern lifestyle.

The Walden 2 consists of 69 exclusive bungalows, offered in single and double-storey layouts. Each home is meticulously crafted to elevate the living experience:

- Spacious layouts of 4+1 to 5+1 bedrooms.
- Generous land sizes from 60 x 100 ft to 60 x 110 ft.
- Ample built-up from 2,938 to 4,088 sq. ft.

These homes come equipped with cutting-edge sustainable and smart features, ensuring convenience and eco-conscious living, including:

- EV charger point.
- Solar PV panels.
- Booster pumps for water supply from the tank.
- Solar water heaters for all bathrooms (except the maid's room).
- Rain water harvesting tank.
- Security alarm and auto-gate systems.

Designed with a modern tropical resort-inspired aesthetic, the homes embody new urbanism principles, featuring spaces that encouraged relaxation, mental clarity, and physical well-being.



KAMELIA, THE LATEST DREAM HOME IN CALEDONIA



Kamelia is the stunning new development featuring 238 units of two-storey terrace homes in the dynamic Caledonia township.

Designed with young families and growing households in mind, Kamelia offers spacious homes with:

- 4 bedrooms and 3 – 4 bathrooms.
- Built-up sizes ranging from 1,696 to 2,254 sq. ft.
- Parking for two cars, ensuring convenience and practicality.

These homes are thoughtfully designed to deliver both style and functionality, making them perfect for first-time buyers or those looking to upgrade to a larger, more versatile space.



Kamelia's key features include:

- Freehold title, offering long-term peace of mind.
- Unifi-ready for seamless high-speed internet connectivity.
- A guarded community with perimeter fencing for enhanced security.
- Excellent connectivity via Jalan Kuala Selangor (FR 54), LATAR Highway, and West Coast Expressway (WCE) for convenient commuting.

Whether you're purchasing your first home or seeking more space for your family, Kamelia combines comfort, security, and accessibility, making it the perfect place to call home. Discover your dream home at Kamelia today!