

Shaping Socially Connected Communities for Everyday Living



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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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Welcome Message

Dear valued readers,

As we look back on the second half of 2025, KLK Land continues to advance our growth agenda with purpose and discipline, carrying this momentum with us into the year ahead. This period marks meaningful progress across our developments, underpinned by our commitment to master planning integrated townships that enhance liveability, create economic opportunity, and support communities for the long term.

One of our key milestones is the launch of KLK TechPark in Tanjong Malim, a 1,500-acre integrated industrial hub designed to complement the Automotive High-Tech Valley ecosystem in Perak. With strategic infrastructure, strong industrial connectivity and a long-term development vision, KLK TechPark reflects our broader ambition to create sustainable, future-ready destinations that contribute to regional growth and community development.

Closer to home, Bandar Seri Coalfields (BSC) continues to grow as a vibrant and evolving township. The upcoming Coalfields Retail Park, set to open in August 2026, marks an important milestone in establishing a new lifestyle and leisure destination for the North Klang Valley. Designed as a hybrid indoor-outdoor

mall with a diverse tenant mix and everyday conveniences, we hope that every visitor will truly experience "Joy happens here" with their loved ones.

As part of our vision in building a township where generations can thrive, we are also pleased to welcome key educational developments into BSC. Construction of Sekolah Menengah Akademik Kuen Cheng has begun, with its first 5-storey classroom building targeted for completion by end-2027, while SJK (C) Lee Loy Seng is scheduled for completion in 2028. In line with KLK Group's belief in the transformative power of education, these institutions will strengthen the township's long-term sustainability and support families at every stage of life.

Looking ahead, we are excited to unlock the potential of Caledonia and welcome visitors to discover all that the township has to offer, following the opening of our Caledonia sales gallery at Caledonia Avenue earlier this year. We invite potential homeowners and visitors to experience the area's growing amenities and the improving infrastructure along the Sungai Buloh-Ijok corridor.

”

On that note, we remain grateful for the continued trust, support and feedback, and we look forward to growing together as we deliver developments and community initiatives that create enduring value and meaningful connections.

”

From,
The Management of KLK Land

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COALFIELDS RETAIL PARK

A New Heartbeat For Coalfields

Big things are coming to Bandar Seri Coalfields (BSC) as Coalfields Retail Park gears up for its opening in August 2026! Set to become the township's newest lifestyle and leisure destination, the upcoming mall promises to bring vibrancy, colour and convenience to everyday life at BSC, truly bringing our brand promise to life: *"Where weekends are lively, weekdays are easy."*

Residents can look forward to an exciting mix of shopping, dining and entertainment, with confirmed key tenants including Village Grocer, HarborLand, Skechers, Serai Seafood Restaurant, Blue Ice Skating Rink, Decathlon, KKV, Pickle Park, Harvey Norman and Maybank, alongside popular favourites such as The Social,

Lisette's Café and Bakery, K Fry, Lavender Bakery and Super Saigon, with more to be announced. From family fun and fitness to great food and everyday essentials, Coalfields Retail Park is set to become the new heartbeat of the township.



With construction progressing well, the mall will soon add a fresh buzz to community life and create a place where neighbours can gather, relax and enjoy time together. For the latest updates and sneak peeks, be sure to follow [@CoalfieldsRetailPark](#) on Instagram and get ready to welcome a new chapter of vibrant living at Coalfields!

For more info, visit klkland.com.my/coalfieldsretailpark



MALL Highlights

 21 Acres Total Land Area	 Hybrid Concept Outdoor And Indoor Experience	 660,000 SF Total Mall Gross Floor Area
 7 Acres Lush Landscape	 135 Retail Lots	 860 Carparks



KLK Land Managing Director Lee Wen Ling (seventh from left) with representatives of early key tenants at the unveiling ceremony held on 11 November 2025.

Expanding Industrial Footprint with KLK Techpark In Tanjung Malim

On 12 September 2025, KLK Land marked a significant milestone with the launch of KLK TechPark, an integrated industrial park in Tanjung Malim, Perak at Wisma Taiko. Poised to strengthen our industrial portfolio, the development spans a total of 1,500 acres, comprising 1,300 acres for industrial growth and 200 acres for residential support.

Strategically located in close proximity to the Automotive High-Tech Valley (AHTV), KLK TechPark is designed to support high-value industrial activities within a well-connected and future-ready ecosystem. The development will be rolled out in phases from 2025 to 2035, with an estimated gross development value (GDV) of RM3.5 billion.

“KLK TechPark is envisioned as a platform to support Perak’s economic and industrial aspirations. With the State Government’s facilitation, it is set to create opportunities for businesses and communities while building a sustainable and competitive ecosystem for the long term.” – Tan Sri Lee Oi Hian, KLK Group Executive Chairman.

“For Perak, KLK TechPark supports AHTV’s aspiration to transform Tanjung Malim into a global hub for automotive and advanced technology, anchored by new energy vehicles and supported by a comprehensive ecosystem of manufacturing, R&D, supply chains and talent.” – YAB Dato’ Seri Saarani, Menteri Besar of Perak.



(From left) KLK Group Executive Chairman Tan Sri Lee Oi Hian, Perak Menteri Besar Dato’ Seri Saarani Mohamad, Minister of Science, Technology and Innovation Chang Lih Kang, and Perak’s Tourism, Investment and Corridor Development Committee chairman YB Tuan Lah Sze Yee.



Scan the QR code to learn more about KLK TechPark at www.klktechpark.com.my



KLK TechPark is expected to contribute meaningfully to Perak’s GDP, create employment opportunities for local communities and attract high-tech industries to Tanjung Malim. The development offers build-to-suit solutions, industrial plots, and ready-built factories, supported by essential infrastructure and strong connectivity to Kuala Lumpur, Port Klang, and Ipoh.

For more info, visit klktechpark.com.my



Empowering Industrial Success

KLK TechPark builds future-ready ecosystems with prime land and value-driven solutions. Our Tanjung Malim development offers opportunities for domestic and international players, driven by four core pillars that fuel industrial growth in Malaysia and beyond.



STRATEGIC CONNECTIVITY

Exceptional infrastructure and seamless connectivity.



INTEGRATED DEVELOPMENT

A unified hub combining diverse industrial functions and opportunities.



SUSTAINABLE GROWTH PLATFORM

Designed to support sustainable industrial growth.

POISED FOR THE NEXT GENERATION OF MOBILITY AND INNOVATION



Build-to-Suit

Customised facilities tailored to your specific operational requirements, maximising efficiency at optimal scale



Industrial Plot

Prime, infrastructure-ready parcels with highway access, perfect for businesses to design and construct their own facilities



Ready-Built Factories

Immediate occupancy in state-of-the-art factory units, supporting manufacturing to logistics

Mah Sing and KLK Land To Develop Industrial Land In Kulai, Johor



JOINT VENTURE SIGNING CEREMONY

BETWEEN

MAH SING GROUP BERHAD & KLK LAND SDN. BHD.
FOR THE DEVELOPMENT OF INDUSTRIAL LAND IN KULAI, JOHOR

19 DECEMBER 2025



The JV agreement was signed by (second from left) Mah Sing Group CEO Datuk Voon Tin Yow and (second from right) KLK Land Managing Director Ms. Lee Wen Ling, witnessed by (far left) Mah Sing Founder and Group Managing Director Tan Sri Leong Hoy Kum and (far right) KLK Group Executive Chairman Tan Sri Lee Oi Hian.

KLK Land entered into a strategic joint venture (JV) with Mah Sing Group Berhad to acquire and develop 419.15 acres of prime freehold industrial land in Kulai, Johor, located within the Johor-Singapore Special Economic Zone (JS-SEZ).

The site will be developed into MS Industrial Park @ Kulai, a future-ready industrial park with an estimated gross development value (GDV) of RM2.26 billion. The project will be undertaken via a JV structure, with Mah Sing and KLK Land holding 60% and 40% equity respectively, and the land acquired for approximately RM274 million.

Envisioned as part of a larger master-planned industrial township, the development will help unlock and catalyse KLK Land's broader 2,500-acre land bank in Kulai, supporting Johor's evolving industrial landscape and contributing to sustainable economic growth.



Scan the QR code to learn more

THE WALDEN

Chapter 2

1 & 2 - STOREY BUNGALOW | 60' X 100'

FREEHOLD

Crafted For Mindful Living

From family time to quiet moments, each layout offers space, privacy, and a seamless connection to the outdoors — all thoughtfully designed for refined, everyday living.




Additional features:

- EV Charger Point
- Autogate System
- Solar PV Panels
- Solar Water Heater
- Rain Water Harvesting Tank
- Security Alarm System
- Booster Pump

SHOW VILLAGE OPEN FOR VIEWING
 BSC Sales Gallery & Clubhouse

BANDAR SERI COALFIELDS

03 6184 3888
013 673 3030

klkland.com.my

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.: 11412/05-2028/0764(R) • Validity Period: 26/05/2023 – 25/05/2028 • Advertising & Sales Permit No.: 11412-14/12-2026/1149(N)-(L) • Validity Period: 17/12/2024 – 16/12/2026 • Approving Authority: Majlis Perbandaran Kuala Selangor • Building Plan Reference No.: Bil. (51) DLM. MPKS 200.11/280/4/4/2023-01 (A) • Expected Date of Completion: February 2027 • Tenure Land: Freehold • Land Encumbrances: Nil • Restriction of Interest: Nil • Type of Property: 1-Storey and 2-Storey Bungalow • Total Units: 69 • 1-storey Bungalow Selling Price: RM2,573,000.00 (Min.) and RM5,235,000.00 (Max.) • 2-Storey Bungalow Selling Price RM2,980,000.00 (Min.) and RM4,278,000.00 (Max.) • 7% Bumiputra Discount • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

Disclaimer: The sketches, illustrations, renderings, images, and visuals presented in this brochure, including interior design concepts and furnishings, are artist's impressions intended for illustrative purposes only. They should not be construed as representations of the final details of the actual development or any unit being purchased. The design and construction are subject to obtaining the authority's approvals, which may require alterations to the depicted designs. The developer reserves the right to amend or withdraw any elements without incurring liability. In the event of any discrepancies between the sale and purchase agreement and the information contained in this brochure, the terms of the sale and purchase agreement shall take precedence.

Building Community, One Serve At A Time

The 2025 BSC Club Badminton Championship was packed with excitement over two action-filled weekends, with the Junior sessions lighting up the courts on 27 and 28 September 2025, followed by the Senior sessions on 11 and 12 October 2025. From fast rallies to nail-biting match points, every game kept players and spectators on the edge of their seats.

Young shuttlers gave it their all, while the Senior matches brought thrilling exchanges and plenty of friendly rivalry. For the Junior categories, prizes were awarded with RM500 for Champion, RM250 for Runner-up and RM100 each for two 2nd Runner-up teams. Meanwhile, each Senior category received RM1,250 for Champion, RM500 for Runner-up and RM250 each for two 2nd Runner-up teams, adding extra motivation to every smash and serve.

Congratulations to all the winners and participants for making the championship such a memorable one. This marked the fifth year KLK Land organised the tournament through the BSC Clubhouse, and it was heartening to see how the event continues to grow each year, bringing neighbours together through sport and celebrating a shared love for healthy, active living.



A Helping Hand For Our Community



Back in November last year, after days of heavy rain that caused flash floods across the Klang Valley and nearby areas including Puncak Alam, KLK Land through its KLK Care initiative reached out to support families who were affected and had to seek temporary shelter. Working with DUN Jeram, the team delivered food and essential supplies to help ease the situation for those affected in the Puncak Alam area.

In total, 175 families at relief centres in PPS Dewan Bukit Kuching Tengah, PPS SK Dato Maharajalela and PPS SRA Bukit Kuching received daily essentials such as toothpaste, toothbrushes, shower gel, bread, canned food, biscuits, rice and eggs.

This flood relief effort was KLK Land's way of showing care and support for the community during a difficult time.

The effort was made possible by the kindness and teamwork of KLK Land employees who came together to purchase, pack and deliver care packs as floodwaters slowly receded.



Spreading Hope, One Drop At A Time



The BSC Blood Donation Drive 2025, held at the BSC Sales Gallery on 11 October 2025, received encouraging support from residents, visitors and members of the wider community.

A total of 109 individuals registered, with 78 eligible donors successfully donating blood. While some participants were unable to proceed due to medical reasons such as high blood pressure or insufficient rest, their willingness to come forward reflected the strong spirit of care and togetherness behind the initiative.

Every donation made a meaningful difference, carrying a powerful reminder that one bag of blood can help save up to three lives. KLK Land extends its heartfelt thanks to everyone who participated and helped make this blood drive a truly life-giving success.

BLOOD DONATION TIPS

- ✔ Drink plenty of water before and after donating
- ✔ Eat iron-rich meals and do not skip meals
- ✔ Get enough rest the night before
- ✘ Avoid heavy exercise after donating
- ✘ Avoid alcohol before donation





Deepavali of Light and Togetherness

The Deepavali celebration at Bandar Seri Coalfields held on 25 October 2025 brought families, friends and neighbours together for a joyful evening filled with festive cheer and community spirit.

Visitors were treated to a lively programme of traditional Indian dance performances, hands-on creative workshops, festive treats and fun activities for children and families. The celebration was alive with colour and music, creating meaningful moments of connection that reflected the warmth and diversity of the Coalfields community.

More than just a festive gathering, the event captured the true spirit of Deepavali by celebrating culture, tradition and togetherness in a welcoming space where communities came together and shared memories cherished.



Sowing Seeds of Sustainability



On 25 October 2025, KLK Land joined **Program Bumi Hijau 2.0** organised by Majlis Perbandaran Kuala Selangor (MPKS) at BSC Central Park, Bandar Seri Coalfields. Together with MPKS, local authorities, developers and the community, a total of 1,060 trees were hand planted, comprising 60 endangered forest species and 1,000 ornamental shrubs. This initiative is in support of Selangor's target of planting 11 million trees by 2026 and MPKS's low-carbon city agenda.

A mix of endangered forest species and ornamental shrubs now enriches the biodiversity and landscape of our 50-acre BSC Central Park, creating a greener and more vibrant space for the community. The tree-planting activity symbolised a shared commitment towards creating a cleaner, healthier and more sustainable Selangor.

Spot These Plant Species at BSC Central Park!

Look out for these species during your morning walk or evening stroll

Endangered Forest Species

- Damar Hitam Siput Besar / *Shorea kuantanensis*
- Balau Sengkawang Ayer / *Shorea sumatrana*
- Meranti Langgong / *Rubroshorea lepidota*
- Keruing Belimbing / *Dipterocarpus grandiflorus*
- Kempas / *Koompassia malaccensis*
- Kelat Nasi-nasi / *Syzygium zeylanicum*

Ornamental Shrubs

- Bunga Siantan / *Ixora coccinea*
- Janda Kaya / *Allamanda*



Snap a photo and tag us @coalfieldsbyklkland on Instagram!



A Spooktacular Weekend

The Boo & Play Halloween Weekend Bazaar, held on 1 and 2 November 2025, turned into a lively weekend hotspot, welcoming around 2,400 visitors for two days of festive fun and family activities at the BSC Sales Gallery & Clubhouse.

With 30 bazaar booths, Halloween-themed DIY workshops, live busking and a mini petting zoo, there was something for everyone to enjoy. Children delighted in the giant inflatable balloon and bouncy castle, while the Kids' Halloween Costume Competition stole the spotlight with colourful and creative outfits. Lucky draws with exciting prizes added to the cheerful atmosphere throughout the weekend.

More than just a celebration, the event brought to life the Coalfields spirit of lively weekends filled with laughter, shared moments and community connection.



Be sure to follow @KLKLand and join us at our next event!

KAMELIA

2-STOREY LINK HOUSE
— 20' X 65' —



KAMELIA @ CALEDONIA

Modern Living Thoughtfully Designed For The Future

The Kamelia show unit opened its doors on 23 August 2025, welcoming visitors to experience homes designed around everyday living and modern lifestyles. Set within the Caledonia township, Kamelia offers freehold double-storey linked homes with generous spaces for families to grow.

Built-up sizes range from 1,696 sq. ft. to 2,254 sq. ft., featuring four bedrooms, multiple bathrooms, and parking for two cars. Each home is thoughtfully crafted with comfort, quality and functionality in mind, creating a living environment that adapts to every stage of life.

A life of convenience



Direct access to four lane Jalan Kuala Selangor-Kepong
7.2km to LATAR Puncak Alam Interchange



10 schools & education institutions within 10km



Over 20 grocery & hardware stores within 20km



10 medical centres within 20km



Myriad of restaurants & eateries nearby



3-Phase Wiring



UNIFI Ready



Perimeter Fencing



Guarded Community

The neighbourhood is complemented by green surroundings, landscaped spaces and a calm residential setting that balances urban convenience with a sense of tranquillity. Ideal for first-time homeowners and families looking to upgrade, Kamelia presents a home designed to grow with you. **Contact us at 017-637 3770 to schedule a private viewing.**

Scan the QR code to learn more about Kamelia



Discover Caledonia at Our Sales Gallery



Desire for Happiness

The Caledonia Sales Gallery is now open, offering visitors a welcoming space to learn more about the Caledonia township and its upcoming residential offerings.

Designed as a starting point for discovering the township, the Sales Gallery showcases Caledonia's masterplan, neighbourhood vision and future developments within a growing corridor in the North Klang Valley.

Visit us and discover how modern living, everyday conveniences and green surroundings come together in one thoughtfully planned community.



CALEDONIA SALES GALLERY

No.21-G, Jalan Caledonia 1C/1, Caledonia,
45600 Bestari Jaya, Selangor
Operating Hours: 9AM to 5PM (Mon-Fri),
10AM to 5PM (Sat-Sun)
Enquiries: 017-637 3770

Scan the QR code to learn more about Caledonia

