



Providing knowledge that shapes solutions

One man's Vision in the 1980's has spawned a company that acknowledges the need to providing continual innovation, pushing boundaries and exploring ways to providing better lifestyle solutions and more holistic way of developing communities.



PORTFOLIO

2013



风情岛屿
Island Retreat

魅力之都
Urban Charm



D' Island Residence is an island paradise with 175-acres of land surrounded by 1,000 acres of scenic lake with a small piece of land connecting to the mainland. This island-theme development in Puchong will be transformed into a truly remarkable and exclusive mixed-residential neighbourhood, a unique of its kind – exclusive island living right in the heart of the city. *D' Island Residence*, luxury homes to a natural lifestyle with total peace of mind at an exclusive green home in hub.

A carefully-planned featured with wide range of outdoor facilities include a nature-themed jogging track, an outdoor gym and exercise area, contemporary children' playground as well as a club house features first-class leisure and recreational facilities for adults and children such as swimming pool, gymnasium, sauna, lounge and activity centre ensure residents benefit from active outdoor recreations. Lush greenery, blue water, fresh air and excellent recreational facilities make a perfect combination for promoting healthy and vitality life style. All these are planned along with a 3-tier security system to ensure residents can engage in various facilities or activities with total peace of mind. With aim of offering an active, family-oriented environment, its landscaping has been upraded to offer an ideal place to spend quality time with family and loved ones and to rediscover the pleasurabel experience.

The residents of *D' Island Residence* are enjoying the exclusive sunrise and sunset views right in the island. The latest launch of *Nautilus* (three-

PORTFOLIO 2013



D' Island Residence estimated to have tenure of five to seven years with total Gross Development Value ("GDV") of **RM3 billion.**



storey superlink homes) come with the clean lines and sleek surfaces promote a spacious interior in each home which is further accentuated with an expansive indoor atrium allowing natural light to illuminating indoor areas. Apart from its energy-saving benefits, the natural lighting promotes a cosy atmosphere within the home where the latest environmental friendly system like Rainwater Harvesting System is also incorporated into latest *D' Island Residence* projects. A private roof garden serves as a natural extension into the great outdoors, overlooking spectacular views of the development's beautifully landscaped surroundings. *Nautilus* and *Balvia* (three-storey semi-detached homes) are also equipped with a private in-house lift which further enhances a sense of luxury.

PORTFOLIO 2013



D' Island Residence is divided into five zones namely *North Coast-Mediterranean*, *East Coast-Bali*, *South Coast-Thailand*, *West Coast-Scandinavian*, and *Northwest Coast-Venice* with residential segment comprising bungalows, semi-detached homes, luxury superlinks and super condominium. In this unique island, we promote a resort-lifestyle complete with modern conveniences and going green concept that is more sustainable and eco-conscious toward environment. *D' Island Residence* estimated to have tenure of five to seven years with total Gross Development Value ("GDV") of RM3 billion. Phases launched in the previous years closed strongly with sale value of RM43.5 million.



Phases launched in the previous years closed strongly with sale value of **RM43.5 million.**



Its remarkable and exceptional landscaping, concepts and designs were reflected in the awards garnered in year 2013:-

- *D' Island Residence* - The "*Best Urban Scenic Development*" by the Malaysian Reserve during the Property Press Awards 2013 and "*Highly Commended : Development Marketing Malaysia*" during the Asia Pacific Property Awards ("APPA") 2013;
- *D' Island Balvia* - "*5 Stars Award Best Interior Design Show Home for Malaysia*" by APPA 2013; and
- *D' Island Apicalia* - "*Highly Commended : Development Multiple Units for Malaysia*" by APPA 2013.

This unique island resort-style development is well connected to several highways such as the Damansara-Puchong Expressway (LDP), the Shah Alam Expressway (KESAS) and Maju Expressway (MEX). Nearby amenities include Tesco Hypermarket, IOI Mall and Giant Hypermarket, which are less than 15 minutes' drive away.

PORTFOLIO 2013



BANDAR SAUJANA PUTRA (BSP)

offers an environment designed for families to be nurtured; community to be celebrated and lifelong memories to be made. It has been designed down to the minutest details as a unique and entirely self-contained township, based on the ideal of individual neighbourhoods connected by a landscape boulevard, and set in over 40 acres of open green space.

BSP is an up-and coming integrated township with approximately 7,400 homes completed and delivered to purchasers to date and currently 1,670 homes are being developed as various stage of construction progress. The extent of variety in the residential units will ensure that people from a wide range of income group and lifestyle will be equally accommodated. *BSP* boasts a seamless integration between the community by developing recreational parks, sporting facilities, surau and shops.

Superb Connectivity

This flagship project is strategically located within close proximity of the developing education hub, medical centres, police station and petrol station. Located about 30 kilometres South East of Kuala Lumpur City Centre, *BSP* is strategically close to the major suburbs of Klang Valley, yet secluded enough to provide a haven of serenity. The township is

PORTFOLIO 2013



The self-contained **BSP township** is expected to be completed in 7 to 10 years and has an estimated GDV of **RM6.8 billion.**



also easily accessible and conveniently connected via major expressways including the LDP, ELITE, Shah Alam, KESAS, SKVE and Maju Expressway (MEX), it is within minutes' drive of Petaling Jaya, Sunway, USJ, Subang Jaya, Seri Kembangan, Shah Alam, Cyberjaya and Putrajaya. This strategically located and self-contained township further aims to nurture lifelong memories, by providing a conducive living environment for families of today and that of the future.

The phenomenal connection through highways to **Putrajaya**, the Malaysia Government administrative centre and also where the Putrajaya International Convention Centre resides;

Cyberjaya, the country's first intelligent city with world class IT infrastructure and the Multimedia Development Corporation or MDeC headquarter; **KLIA**, one of Southeast Asia's major aviation hubs; **Sepang International Circuit**, the Malaysian Grand PRIX and other nearby townships such as Taipan USJ, Putra Heights, Sunway, Puchong etc has further enhanced the integrity for the development of BSP.

Another convenient and fast alternative mode of transportation will be available at Putra Heights, the nearby township will be connected by 2 proposed LRT extensions and Putra Heights station will serve as an interchange station between the Kelana Jaya extension and the Ampang extension. The Company is planning for the proposed shuttle-bus initiative in connecting the communities in BSP with the nearest LRT or bus station.

Comprehensive Development

BSP has contributed significantly towards the creation of self-contained township under the government blueprint paradigm which supports well the extensive demand of property in Klang Valley. As planned, *BSP* is moving towards a mixed development township that will comprise residential, commercial, education and leisure hub. With the abundance of great interlinking systems and proximity to numerous cities, *BSP* is expected to propel to become another pulsating town in the vicinity.

BSP is equipped with amenities and utilities well required to live an urban life. The Giant hypermarket is just mere kilometers away from the town. Communities' well-being is a great matter to us. From restaurants, coffee joints, parks, football field, gardens, to police station, *surau* and school, the up and coming facilities and amenities are envisioned to make the life in *BSP* enjoyable, pleasant and ease of mind. The self-contained *BSP* township is expected to be completed in 7 to 10 years and has an estimated GDV of RM6.1 billion.

PORTFOLIO 2013

Occupancy

The occupancy rate for *BSP* has achieved more than 80% witnessing the tremendous growth of the township since its first launch in 2003 and we are upbeat about that the number of occupancy could be further augmented owing to its strategic location and the pulsating of neighbourhood.

Potential Value

With the full support of the Malaysia Government, the Multimedia Super Corridor (MSC) was designed to leap-frog the country into the information and knowledge age. It will become one of the cornerstones to drive Malaysia towards a high-income economy within the next 6 years and is expected to contribute 10.2% to the nation's gross domestic product by 2015. These catalysts will, in turn, is expected to provide up to 83,000 job opportunities and thus, project a strong confidence on the growth prospect in *BSP* which is strategically located in the vicinity of MSC zone.

Mahsa University's new campus and Citi-Link Express' expansion of logistics warehousing operation both are located in the vicinity of *BSP* is expected to enhance the vibrancy of the township and transforming potential value on investment as Mahsa University Campus (MUC) can accommodate about 15,000 students in its faculties and Citi-Link Express' new hub would draw around 530 employees.



This project has a total GDV of **RM330 million** and is targeted for completion in early 2016.



New Launch

During the year, *BSP* has welcomed its first high-rise development named as *BSP Skypark*. Soars 24 storeys up, featuring two service residential towers and a shopping pavilion which comprises 689 units of serviced residences and 32 shop units, this project is well catered for first homebuyers, young families, and investors. Having affordable pricing, quality homes, ample conveniences and superb connectivity, *BSP Skypark* is expected to be a bold indication to the future growth of the *BSP* Township. This project has a total GDV of RM330 million and is targeted for completion in early 2016.

PORTFOLIO 2013

GOLDEN HILLS



Cameron Highlands.
The way life should be.

Cameron Golden Hills

This is the place for those who are looking for the ideal country getaway. The township with its tagline, “*The Way Life Should Be*” is offering a wholesome lifestyle with the 59-acres of land sets 5,000 feet above sea level in a tranquil set amidst nature’s own gift of green comfort between Brinchang and Tanah Rata of Cameron Highlands, Pahang. *Cameron Golden Hills* is approximately 4 km north of Tanah Rata town and 2 km south of Brinchang town.

In creating the concept for *Cameron Golden Hills*, we set out to preserve the lush and peaceful ambience of this culture rich highland, recapturing the prestige and cachet for this strategic located highland. Residents will be mesmerized by its charms surrounding each home and greeted to limitless fresh cool air and clear blue sky spotted with lovely white clouds.

With its unique natural green scenery and cooling climate, Cameron Highlands has evolved from a traditional farming economy into a famous tourist destination in Malaysia. To tap on this changing economic trend, this mixed development project has included in its upcoming plan property types that are for hospitality industry, this includes arcade market and shop apartments. *Cameron Golden Hills* which has a total GDV of approximately RM776 million is offering holiday apartments,

PORTFOLIO 2013

double storey terrace and semi-detached homes, villas, bungalow lots, commercial developments and hotels, would be strategized on high quality and exclusive designs.

The *Vines* comprising 153 units of double storey terrace homes have been completed and handed over the vacant possession to the purchasers during the year 2013.

SomerSquare consists of six-blocks of shop apartments with total GDV of approximately RM253 million is a newest development located in *Cameron Golden Hills*. The first 2 blocks namely *SomerSquare I* and *SomerSquare II* consist of 192 units of shop apartments were launched in October 2012 and are scheduled for completion by year 2015.



During the year, the Group took the opportunity to unveil Barrington Square, a three-block shop apartment forming an extension of *SomerSquare*. With a GDV of RM184 million comprising 381 apartment units and 36 shop units, the development is set to offer an ideal getaway experience for homebuyers in the cool hills of Malaysia's popular holiday destination. It is scheduled to be completed by 2016.

Launched of *Barrington Homes*, 50 units three-storey semi-detached homes are in the pipeline in year 2014 with total GDV of RM89 million.

Taman Royal Lily

Taman Royal Lily is strategically located at Tanah Rata town centre of Cameron Highlands. The cool and fresh air in the highlands offers an attractive retreat for city dwellers who want temporary respite from the noise and pollution of the city. 44 units of 5-storey apartments known as *Suriana Shop Apartment* was launched in March 2013 with total GDV of RM21.5 million.



We set out to preserve the **lush** and **peaceful** ambience of this culture **rich highland**, recapturing the **prestige** and **cachet** for this strategic located highland.



PORTFOLIO 2013

BANDAR PUTERA INDAH 望子城



LBS southern project - *Bandar Putera Indah* is a 1,288 acres fully integrated township, which comprises more than 11,000 units of mixed development of residential and commercial units with amenities such as proposed shopping complex and office tower offering various choices of entertainment such as hypermarket, restaurants and food courts, there are also proposed schools to provide education for the children. The township also includes proposed sports and recreational center providing a place of relaxation for the residents.

It is strategically located just 7km from Batu Pahat town center and 25km from Yong Peng toll, with easy access to the North-South Highway. Batu Pahat is 239 km from Kuala Lumpur. The next nearest town is Muar which is 50 km northwest of Batu Pahat whereas Kluang is located about 52 km to the northeast. Johor Baru is located about 70km to the southeast of the town. Growth in small and

medium industries such as textiles, garments and electronics helped to boost development, and Batu Pahat was upgraded to town status (Majlis Perbandaran) in 2001, alongside Muar, Kluang and Skudai.

As of today, 828 units of properties have been handed over to purchasers. Launch of 76 units of single-storey semi-detached houses named as *Min Garden* with GDV of RM19.6 million received very encouraging response in Bandar Putera Indah with sales achieved at 100%.

778 units of single storey terrace house known as *Magma Garden* and *Emerald Garden* were launched in year 2013 with total GDV of RM138 million. Both projects are made affordable for the middle-income Malaysian to own a dream house in this growing city. The township would see the launch of another double storey terrace house project known as *Ivory Garden* with GDV of RM83 million in early year 2014.

With the recent announcement made on the proposed Kuala Lumpur-Singapore high speed super rail project which will be having an interchange station at Batu Pahat, the locality of Bandar Putera Indah will be more attractive.

PORTFOLIO 2013



The *Lake Residence* is strategically located in the thriving and robust Puchong, USJ and Subang Jaya Corridor. The township is well connected to the main interchange of Damansara-Puchong Highway and also easily accessible from ELITE Highway linked by the Approved Cloveleft Interchange-Putrajaya in near future.

Situated next to the *D' Island Residence*, *The Lake Residence* is also enjoying the cooling breeze and stunning view of the lake. Its close proximity to the various amenities in Puchong town makes the location strategic as one highly sought after in the vicinity.

This project comprises a total of 299 units of townhouse with total GDV of RM101.8 million received overwhelming responses which has been fully sold out within short period. It is targeted to be delivered in year 2014.