

Project Portfolio

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.



KLANG VALLEY

SKVE and Maju Expressway (MEX), it is within minutes' drive of Petaling Jaya, Sunway, USJ, Subang Jaya, Sri 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.



BSP is an up-and coming integrated township with approximately 8,300 homes completed and delivered to purchasers todate and currently 1,400 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 also easily accessible and conveniently connected via major expressways including the LDP, ELITE, KESAS,



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The remaining development in *BSP* township is expected to be completed in 5 to 7 years and has an estimated GDV of **RM4.5** billion.



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; KLIA 2, the new mega terminal dedicated for low-cost carriers; 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



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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. Communities' well-being is a great matter to us. From restaurants, coffee joints, parks, football field, gardens, to police station and Surau, *BSP* currently is well equipped with facilities and amenities to fulfill the communities' daily needs. The remaining development land in this township would form the heart of *BSP* where it would be developed into a mixed commercial and residential segment known as "One *BSP*" comprising shopping mall, service residences and commercial units. The upcoming One *BSP* is envisioned to make the life in *BSP* enjoyable, pleasant and ease of mind where residents will find everything they need conveniently close at hand. The remaining development in *BSP* township is expected to be completed in 5 to 7 years and has an estimated GDV of RM4.5 billion.



Occupancy

The occupancy rate for *BSP* has achieved more than 85% 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.

Citi-Link Express' expansion of logistics warehousing operation which draw around 530 employees has enhanced the vibrancy of the township. In the near future, Mahsa University's new campus which could accommodate for about 15,000 students in its faculties is expected to boost the liveliness of the township and transforming potential value on investment.

BSP 21 has a total
GDV of
RM1.4billion

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New Launch in 2014

During the year, *BSP* has welcomed its second high-rise development named as *BSP 21*. Soars 18 storeys and 27 storeys up, featuring ten blocks of service residential towers comprises 2,602 units of serviced residences and 28 units shops. This project is well catered for first homebuyers, young families, and investors. Having affordable pricing, quality homes, ample conveniences and superb connectivity, *BSP 21* is expected to be a bold indication to the future growth of the *BSP* Township. A lifestyle-focused development with over 70 amazing facilities, this project has a



total GDV of RM1.4billion. Phase 1 comprises Block A, B, D and E with a total of 892 residential units and 28 units shop registering a total GDV of RM456.6 million which are targeted for completion in early 2018.

Upcoming Launches

Besides opening of new blocks for *BSP 21*, 2015 would see the launch of *BSP Village*, a commercial project comprising a total of 164 units double and triple storey shops units with total GDV of approximately RM226 million.



Rumah Selangorku, an affordable housing development project comprising a total of 1,312 units of affordable houses would be launched in 2015 in line with the state government's initiative to build more affordable homes in Selangor. This housing project involved the building of 1,048 units of apartments with built-up area 900 sq. ft to be sold at RM180,000 each and 264 units of apartments with built-up area of 800 sq. ft. to be sold at RM150,000 each.

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PUCHONG, SELANGOR

D' Island Residence is an island paradise with 175 acres of land surrounded by a huge 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.



This unique island living development is well connected to several highways such as the Damansara-Puchong Expressway (LDP), the Shah Alam Expressway (KESAS), Elite Highway (ELITE) and Maju Expressway (MEX). It is also easy access to the Puchong town center, Kajang, Sri Kembangan and is approximately 30km south-west to Kuala Lumpur city center. Nearby amenities include Tesco Hypermarket, IOI Mall and Giant Hypermarket, which are within 5 to 15 minutes' drive away.

D' Island Residence featured with wide range of outdoor amenities to encourage family interaction and healthy activities from the tree-lined jogging path leading from the lake edge to the parks which fitted outlatest playground equipment and lakeside outdoor gym, contemporary children playground as well as a club house features exclusive leisure and recreational facilities for adults and children such as swimming pool, gymnasium, sauna, lounge and activity centre ensure residents benefit from active indoor and outdoor recreations. Lush greenery, blue water, fresh air and excellent recreational facilities make a

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风情岛屿
Island Retreat

魅力之都
Urban Charm



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 upgraded to offer an ideal

place to spend quality time with family and loved ones and to rediscover the pleasurable experience.

The residents of *D' Island Residence* are enjoying the exclusive sunrise and sunset views right in the island. *Nautilus* (three-storey superlink homes) comes 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 both equipped with private in-house lift which further enhances a sense of luxury.

The development in *D' Island Residence* comprises bungalows, semi-detached homes, luxury superlinks residences, condominium and commercial hub. In this unique island, we promote an island-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 GDV of RM2.6 billion.

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Corallia (double storey semi-detached houses) was launched in year 2015. With land area of 40 ft. by 80 ft. and gross built-up of about 3,968 sq. ft., *Corallia* is to be built in Cul-De-Sac which creates greater sense of exclusivity and privacy. There is a total of 86 units (Phrase 1) with each designed to be north and south orientation to prevent homes from getting direct heat from the sun.

The first high-rise project in the island-feature development, *SKYVILLA* will blend seamlessly the two blocks of 17-storey buildings on site featuring 352 residential units with 13 units on each floor. With a distinct design including the wide range of facilities including pools, exercise and sports facilities, gyms and other leisure amenities, *SKYVILLA* has already won two accolades from the Asia Pacific Property Awards prior to its launch.



D' Island Residence's remarkable and exceptional concepts and designs were reflected in the awards garnered in year 2014 from the Asia Pacific Property Award:

- Highly Commended Interior Design Show Home, Malaysia : *Nautilus*
- 5 Stars Best Residential Development, Malaysia : *SKYVILLA*
- Best Residential Development, Asia Pacific : *SKYVILLA*

3 awards
garnered in year
2014 from the Asia
Pacific Property
Award



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GOLDEN HILLS

Cameron Highlands. The way life should be.



Moments of Blissful Comfort @ Cameron Highlands

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 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.



Cameron Golden Hills is offering a wholesome lifestyle with the **59-acres of land** sets 5,000 feet above sea level

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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 RM567 million is offering holiday apartments, double storey terrace and semi-detached homes, bungalow lots and commercial developments, would be strategized on high quality and exclusive designs.



SomerSquare featuring two blocks of shop apartments consists of 192 units with total GDV of approximately RM87 million were launched in October 2012 and are scheduled for completion by year 2015.

Barrington Homes comprises 34 units of double storey semi-detached houses and 12 units of triple storey semi-detached house were launched in year 2014 with total GDV of RM56 million.

Barrington Square, a three-block shop apartment forming an extension of *SomerSquare* was launched in the year 2013 with a GDV of RM196 million. *Barrington Square* comprising 381 apartment units and 36 shop units, the development is set to offer an ideal get away experience for homebuyers in the cool hills of Malaysia's popular holiday destination. It is scheduled to be completed by 2016.

Upcoming launches in *Cameron Golden Hills* include 30 units of double storey semi-detached houses *SomerHomes* and *Vines 2* which comprises 77 units of double storey linked houses, both projects have a total estimated GDV of approximately RM94.6 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. 55 units of 5-storey apartments known as *Suriana Shop Apartment* were launched in March 2013 with total GDV of RM19.6 million. It is scheduled to be completed by 2015.



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KUANTAN, PAHANG

Sinaran Mahkota is the latest social hotspot and the first-of-its-kind shopping, entertainment and dining destination in Kuantan. A lucrative commercial development that sits on 12.4 acres of prime land, this exciting social hub comprises shop office, serviced residences and retail shops.

Sinaran Mahkota consist of Shop lot were launched in the year 2014 with a GDV of **RM113 million.**



Sinaran Mahkota is strategically located within Bandar Indera Mahkota, Kuantan about 7 kilometres northeast from Kuantan Town. It is also the main road for road users from Kuantan to use the East Coast Expressway (LPT) via Kuantan Interchange. Bandar Indera Mahkota is also accessible to Sultan Haji Ahmad Shah Airport and Bukit Gambang Resort City through Kuantan Bypass Highway.

Sinaran Mahkota consist of 121 units of Shop lot were launched in the year 2014 with a GDV of RM113 million. It is scheduled to be completed by 2018.

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云顶翠苑 MIDHILLS AT GENTING

GENTING PERMAI, PAHANG

Midhills is strategically located at mid-way up of the Genting Highlands that lies a sweet spot where the natural energies of the land converge to promote health and wealth. *Midhills* is a unique resort-styled development graced with FengShui-friendly, naturally occurring elements, and well-planned facilities designed to complement these elements.



It is well positioned in the greatest and oldest countryside range in Malaysia. It bordered by rainforest with rejuvenating cool fresh air and natural

landscape. This is the place for those who are discover the tranquillity of a resort lifestyle and the excitement of a premier entertainment hub; enjoy a contemplative game of golf or a rousing game of chance at the casino.

Midhills is strategically located at mid-way up of the Genting Highlands

It is just a stone throw from Gohtong Jaya Township, a satellite town of Genting Highlands. Gohtong Jaya is the town visitors use to stop by to eat and shop enroute to the peak. Nestled on a plateau 5km before the resort on the highlands, Gohtong Jaya has several tourist attractions in the immediate surroundings include the Mini Cameron Highlands Garden,

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Lim Goh Tong Memorial Hall and Genting Strawberry Leisure Farm. Other developments in the vicinity are Awana Golf & Country Resort, Genting Permai Resort, Genting View Resort and Genting Skyway cable car station. Gohtong Jaya has in recent years expanded its economic activities in education with several educational establishments including the reputable Genting Inti International College (GIIC), Highlands International Boarding School and Institute Aminuddin Baki (Ministry of Education).

It is easily accessible from Kuala Lumpur by using KL-Karak Highway and North-South Expressway via Batang Kali. It is merely 40 minutes drive from Kuala Lumpur city center or about 1.5 hours drive from Kuala Lumpur International Airport.

Estimated total
GDV:
RM409.9
million

Midhills is a mixed development comprising 610 units of furnished service apartments under 3 blocks with various sizes and a hotel block with 186 rooms with estimated total GDV of approximately RM409.9 million. Phase I of the project has been launched in December 2014 comprising 192 units of furnished service apartments with total GDV of RM100.3 million.



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BATU PAHAT, JOHOR

Bandar Putera Indah is a **1,288-acre** fully integrated township which comprises more than 11,000 units of mixed development of residential and commercial units

LBS southern project - *Bandar Putera Indah* is a 1,288-acre 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 7 km from Batu Pahat town center and 17 km 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 where as Kluang is located about 52 km to the northeast. Johor Bahru is located about 70 km 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.

Affirming its commitment to support both the federal and Johor State Government's appeal for more affordable hometownship, LBS incorporated in this township an affordable homes project known as *Magma Garden* comprising 1,416 units of single storey terrace houses with gross built-up area of 1,022 sq. ft. situated on a 20 ft. by 65 ft. land area. *Magma Garden* offers a three bedrooms, two bathrooms layout which provides an ideal living space at an affordable price of RM150,000.

As of today, 884 units of properties have been handed over to purchasers. Total of 207 units of double storey terrace houses known as *Ivory Garden* and 28 units of single storey semi-detached houses *Min Garden* were launched in year 2014 with total GDV of RM92 million. Both projects are priced below RM500,000 per unit with intention to make affordable for the middle-income Malaysian to own a dream house in this growing city.

The township would see new launches of another 185 units of *Ivory Garden* (Phase 2), 64 units of doublestorey semi-detached houses (*Royal Garden*) and 58 units of single storey low-cost shops in year 2015 with estimated combined GDV of RM129.4 million for these two projects.

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

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PUCHONG, SELANGOR

2015 would see the unveiling of a new project next to our premier development *D' Island Residence* in Puchong.

Desiran Bayu is lake-side view residential homes on a Malay Reserve land of about 100 acres in area comprising a huge lake of about 43 acres. *Desiran Bayu* will have 502 units of double storey cluster linked semi-detached houses and double storey semi-detached houses on various land sizes ranging from 30 ft. by 60 ft. to 50 ft. by 89 ft.

The homes design was inspired by the concept of **"A Living Tradition"**.

Desiran Bayu

The homes design was inspired by the concept of "A Living Tradition". Asian families especially Malay ethnics stand strong on family values and communal are part of their daily life. The charm of this tradition values are incorporated and fused in today's urban living with all the expectations of modern city life. The concept is expressed through the traditional touches to the homes as well as bonding activities surrounding the development's main feature – the lake.

Desiran Bayu is located at Puchong South, a mere 12km from IOI Mall, Tesco and Giant Hypermarket in the well established township of Puchong. It is approximately 35 km away from Kuala Lumpur city center.

It is well connected to few highway links such as MEX Highway to Putrajaya, Cyberjaya and KLIA, KL-Seremban Highway & Lebuhraya Bukit Jalil to Kuala Lumpur, Lebuhraya Damansara Puchong (LDP) to Petaling Jaya, Damansara and Sunway.

