

Property Development Division

REVENUE GENERATED BY THE PROPERTY DEVELOPMENT DIVISION ROSE TO RM414.1 MILLION COMPARED TO RM306.6 MILLION IN THE PREVIOUS FINANCIAL YEAR. THE INCREASE IN REVENUE WAS MAINLY ATTRIBUTED TO HIGHER REVENUE RECOGNITION FROM ADVANCED STAGE OF CONSTRUCTION OF ON-GOING PROJECTS AND GOOD TAKE UP RATES REGISTERED FOR NEWLY LAUNCHED PROJECTS.



BUKIT RIMAU @ SHAH ALAM

Bukit Rimau township development project comprises bungalows, semi-dees, super link homes, zero-lots, cluster homes and shop offices spanning over a 358-acre freehold land. In addition to the completed Columbia Asia Medical Centre and Carrefour Hypermarket development, this well-established township will be further enhanced with 149 units of new shop offices. Upon completion of Phases 6 and 6B1 shop offices development, the township is set to transform into a vibrant commercial centre in the area with ease of access via the Bukit Rimau interchange along the KESAS highway.

During the financial year under review, 16 units of semi-dees development known as Casa Villas, 11 units of luxurious bungalows development known as Azures and 48 units of shop offices under Phase 6 within the commercial development were completed. These units were all fully sold in 2010.

Phase 6B1, comprising 101 units shop offices which was launched and fully sold in 2010 is expected to be completed well ahead of schedule in December 2011.

The entire Bukit Rimau development project is expected to be fully developed within the next 2 years.



AMAYA SAUJANA @ SAUJANA SUBANG

Amaya Saujana is a service apartment development sited on a 6-acre freehold land. This project comprises three 13-storey blocks of 374 well-designed residential suites with clubhouse facilities is located right across the road from the prestigious Saujana Golf and Country Resort and adjacent to the Japanese International School.

Its unique design, based on bungalow layout living concept, with lush garden landscape at ground level and highly accessible location via all major highways in the Klang Valley has attracted the urban affluent group. All the units have been sold and delivery of vacant possession had commenced in November 2010.



THE GROVE – WATERSCAPE VILLAS @ SS23, PETALING JAYA

The Grove – Waterscape Villas is an exclusive gated and guarded residential enclave in SS23, Petaling Jaya. Located away from the hustle and bustle of major highways, it is nonetheless easily accessible from Kuala Lumpur, Subang, Shah Alam and the Klang Valley via major highway through a network of feeder roads.

This 4.8-acre freehold development comprises 35 units of premium lifestyle series of 3-storey bungalows and link bungalows complete with a private clubhouse with facilities. Its close proximity to various matured neighbourhoods and established amenities has made it a highly sought after property. The project has enjoyed 100% take up rate.

Construction work is scheduled for completion in November 2011.

V SQUARE @ PETALING JAYA CITY CENTRE

V Square or commonly known as VSQ is a commercial development strategically located along the busy Jalan Utara of Section 52, Petaling Jaya. This 2.6-acre development is surrounded by notable landmarks such as the Armada Hotel, PJ Hilton, Crystal Crown Hotel and Menara Axis. It is also within walking distance from the Asia Jaya LRT Station.

The development comprises 7 blocks of retail and office space with ample car parks facilities. The two 12-storey corporate office blocks under phase 1 were fully sold whereas the 17-storey corporate business suites has achieved 93% take up rate. Phase 2 comprises 2 blocks of 20-storey corporate twin towers and retail podiums. With its modern façade design and prime location, this development will emerge as the next distinctive landmark in Petaling Jaya upon completion.

To-date, the en-bloc sale of one of the Phase 2 corporate twin towers has been completed. Construction is on schedule and completion is expected to be in December 2011 for Phase 1 and June 2012 for phase 2.



MUTIARA INDAH @ PUCHONG

Mutiara Indah is a mix development comprising cluster homes, semi detached houses, terrace houses, shop offices and apartments on a 82-acre leasehold land in Puchong.

The terrain of Mutiara Indah is undulating and the development offers a panoramic view of its surroundings. The site is easily accessible via a network of highways namely, the Damansara-Puchong Highway, the KESAS Highway, the Maju Expressway and the South Klang Valley Expressway.

Phase 3A development which consists of 101 units of double storey link homes has enjoyed a success rate of 95% in sales. Construction has been completed and delivery of vacant possession to our purchasers had commenced from August 2011.



AMAYA MALURI @ KUALA LUMPUR

Amaya Maluri is a mixed commercial development comprising 25 retail shops and 398 serviced apartments housed in a 20-storey tower block with 3 levels of elevated car park. The development is located within the established business centre of Taman Maluri, Cheras and only 4-km away from Kuala Lumpur City Centre. The site of this 2.7-acre leasehold development land is adjacent to the existing Jaya Jusco Shopping Centre within walking distance to the proposed Maluri MRT station.

The project launch has received overwhelming response and achieved a sales take up rate of 82%. Construction work of the building had commenced since April 2011 and is on schedule to complete by end of 2012.



Construction and Project Management Division

FOR THE CURRENT FINANCIAL YEAR UNDER REVIEW, TOTAL REVENUE FROM THE CONSTRUCTION AND PROJECT MANAGEMENT DIVISION INCREASED FROM RM39.0 MILLION IN 2010 TO RM47.4 MILLION. THE INCREASE IN REVENUE WAS DUE TO THE COMMENCEMENT OF THE CONSTRUCTION WORKS OF JAYA SHOPPING CENTRE IN JANUARY 2011.

MAJOR CONSTRUCTION AND PROJECT MANAGEMENT PROJECTS UNDERTAKEN AND SECURED BY THE DIVISION DURING THE FINANCIAL YEAR ARE SET OUT BELOW.



JAYA SHOPPING CENTRE

The design and build contract for the redevelopment of the Jaya Shopping Centre at Section 14, Petaling Jaya was awarded to Domain Resources Sdn Bhd in 2009. The old shopping centre and office building was demolished and is being redeveloped into a 7-storey modern neighbourhood shopping mall with 4 levels of basement car parks.

Construction work commenced in January 2011 upon the completion of the demolition work by other contractors. The redevelopment project is expected to be completed in mid 2013.



PEARL @ KLCC

Located at the distinguished embassy enclave of Jalan Stonor, Kuala Lumpur, Pearl @ KLCC has been conceptualized as one of the most desired luxurious condominium development in the area. The development comprises 177 units of luxurious condominiums with 2 blocks of 41-storey building.

Domain Resources Sdn Bhd was appointed as the Project Development and Construction Manager. The certificate of practical completion for the project is expected to be received before end of the year.