



Thriving township in the making

> LBS Alam Perdana launches 'purpose-built' neighbourhood in Ijok, Kuala Selangor

THE town of Ijok in Kuala Selangor, once known for its unhurried and undemanding pace of life, will now be more vibrant with the launch of LBS Bina Group Berhad's (LBS) LBS Alam Perdana. The main aim of the developer: to build affordable homes in a secure and community-centric environment to meet the demands of today's homebuyers and residential property investors.

HARMONIOUS LIVING

According to the plan, the new township will comprise landed residential and commercial developments, including "affordable" residential units under the Rumah Selangorku (RSK) and Perumahan Penjawat Awam iMalaysia (PPAiM) banners.

Two development projects have already been well received by homebuyers – Simfoni Perdana,

comprising 980 units of double-storey townhouses priced from RM368,000; and Irama Perdana, encompassing 673 units of double-storey terraced houses costing RM479,900 and above. Both offer over 1,000 sq ft of built-up area. In the pipeline are additional terraced houses, as well as semi-detached residences, apartments and commercial buildings.

According to LBS group managing director Tan Sri Lim Hock San, the DNA of the new township is founded on "three solid pillars, which are affordability, connectivity and community, similar to our vibrantly thriving Bandar Saujana Putra project that was master-planned for families."

GOOD DNA

The newly launched LBS Alam Perdana township spans across 469.86 acres. It presents a gated and guarded area, positioned to offer a

network of carefully-planned neighbourhood clusters, complete with nearby facilities and amenities that promote community living. Other highlights include "green" pathways linking each housing unit and back lanes that incorporate nature into everyday living. These serve as motivation for residents to maintain active and a healthier lifestyle, as well as better social interaction within the community. Children's play parks, a futsal court, and a community centre which houses an indoor badminton court, a kindergarten and a public library are some of the township's many other favourable life-enriching attributes.

Those already familiar with Ijok will know how easy it is to access the area. A strategic location, the town has many entry and exit points via the KL-Kuala Selangor Expressway (Latar), Guthrie Corridor Expressway (GCE), New

Klang Valley Expressway (NKVE), North-South Highway (PLUS), as well as the future Damansara-Shah Alam Expressway (DASH).



Outdoor excitement in full swing

IT wasn't too long ago that Ipoh's Lost World of Tambun (LWOT) hosted 64 young campers aged between seven and 12. The youngsters had the opportunity to experience "Camping Under The Stars", a three-day and two-night outdoor camping event within the park's exciting "genetic make-up".

The children had a chance to engage in a series of activities, enjoying a holistic educational experience. One of the many activities they got to partake in was making masks of their favourite animal from scratch.

This provided a chance for the children to tap into their inner creativity.

Other activities included the 6th Mile Tunnel Exploration, which put the young participants' ability to work as a team to test and sharpened their senses.

The younger campers were put through less difficult experiences like the Jungle Adventure Challenge obstacle course which



tested their physical health and Kranium Krushers: Animal Jigsaw, designed to develop their logical thinking skills, concentration, attention visual and spatial thinking, and test their knowledge.

"This is a great way to spend the school holidays ... to break free from technology and connect with nature, explore the great outdoors while learning about sustainability in a hands-on, fun way," said LWOT general manager Nurul Nuzairi.

"Through this programme, our young campers had the opportunity to forge friendships and create long lasting memories with their new friends.

"We hope to educate children from an early age to take on new responsibilities, learn about the environment, develop better interpersonal skills and become more independent," Nurul added.

Log on to LWOT's official website for more information on its programmes, offers and activities.



* Note: The Strata Series property articles will resume the following week.

MBSB and TM ink Islamic financing deal to aid vendors

AN agreement was signed between Malaysia Building Society Berhad (MBSB) and Telekom Malaysia Berhad (TM) offering Islamic financing facilities under the banner "TM Vendor Financing Scheme". A sum of RM500 million has been accorded towards this programme.

Specially established to assist TM vendors increase the efficiency and economy of their businesses, the scheme is also created to provide opportunities for business expansion, so as to become resilient, competitive and sustainable small and medium-sized business contractors.

"This financing scheme is not only offered to vendors participating in the transformation programme, but also to manufacturers and other types of contractors registered with TM," said TM Group CEO Datuk Sri Mohammed Shazalli Ramly. The scheme is said to be helpful in acquiring immediate working capital for better focus on business operations besides helping to accelerate the business owner's transformation programme.

Other perks and benefits include:

- ▶ competitive rates based on the Base Lending Rate (BLR);

- ▶ application for financial facilities at the Letter of Intent (LOI) stage of the procurement process instead of at the Letter of Award (LOA) stage; and
- ▶ loans of up to 80% of the total contract value among other advantages.

The MoU was signed between representatives from MBSB and TM, comprising TM's Mohammed Shazalli and the company's executive director and deputy group CEO Datuk Bazlan Osman; along with MBSB's president and CEO Datuk Seri Ahmad Zaini Othman and its senior vice-president of corporate business Datuk Nor Azam M Taib.

Both Mohammed Shazalli and Ahmad Zaini shared how the scheme falls in line with the country's national and bumiputra economic agendas, which will help boost the SME market and raise bumiputra community equity. "With all the initiatives in place, we hope that bumiputra vendors will succeed in becoming Bumiputra Corporate Champions under TM's Bumiputra Vendor Development Programme," added Mohammed Shazalli.

For more information, visit www.mbsb.com.my



MBSB's Nor Azam (left) exchanges documents and shakes on the deal with TM's chief procurement officer Mohamad Mohamad Zain, with representatives from both firms in full support.