



• **Annual Report 2000**



Asia Pacific Land Berhad
company no. 4069-K (Incorporated in Malaysia)

AP Land is an established and progressive conglomerate with interest in property investment and development, hotel and

Corporate vision

To be a premier property conglomerate.

Corporate mission

We are committed to providing quality lifestyle and services to our customers and optimising investment returns for our shareholders.

We will strive to achieve our mission

- By having a cohesive and interactive management with a pioneering outlook in our pursuits.
- Through an empowered, solution-driven and results-orientated management process.
- By promoting and exemplifying a high standard of professionalism, business ethics and integrity.
- By providing a conducive work environment and rewarding careers to our employees.
- By maximising the resources and synergy within our group.
- Through contributing to the social and economic development of our nation.

cover rationale

A large parabolic arrow soaring steadily towards the pinnacles of success denotes the corporate direction of AP Land Group in forging ahead towards greater heights whilst transforming challenges into opportunities for growth in the new millennium.

Business Directory

- **KUALA LUMPUR OFFICE**

Asia Pacific Land Berhad
49th Floor, Empire Tower
City-Square Centre
Jalan Tun Razak
50400 Kuala Lumpur
Tel : 03 2163 1200
Fax : 03 2163 1157

- **PENANG OFFICE**

Asia Pacific Land Berhad
2nd Floor, Marina Terrace Sports Complex
Jalan Low Yat
11100 Batu Ferringhi
Penang
Tel : 04 899 1213 / 1123
Fax : 04 890 5260

- **SALES OFFICES**

Housing Developers of Bandar Tasik Puteri:
Rawang Lakes Sdn Bhd
Bakti Dinamik Sdn Bhd
APL Hotel Sdn Bhd
Hotel Fair Lane Holdings Sdn Bhd
Bandar Tasik Puteri Show Room
5th Floor, City-Square Centre
Jalan Tun Razak
50400 Kuala Lumpur
Tel : 03 2162 1566 / 1172
Fax : 03 2163 4589

Bandar Tasik Puteri Site Sales Office

Kundang
48000 Rawang
Selangor
Tel : 03 6034 4169
Fax : 03 6034 4390

Mount Pleasure Resort

Housing Developer:
Mount Pleasure Corporation Sdn Bhd
2nd Floor, Marina Terrace Sports Complex
Jalan Low Yat
11100 Batu Ferringhi, Penang
Tel : 04 899 1213 / 1123
Fax : 04 890 5260

Tasik Puteri Golf & Country Club

Tasik Puteri Golf & Country Club Berhad
Bandar Tasik Puteri
Kundang
48000 Rawang, Selangor
Tel : 03 6034 4722
Fax : 03 6034 4723

Marina One Apartments Sales Office

United Well Investment Ltd
G01 Marina One
1A Clement Place
Rushcutters Bay NSW 2011
Australia
Tel : 612 9380 8973
Fax : 612 9380 8974

- **CITY SQUARE MANAGEMENT OFFICE**

City Square Properties Sdn Bhd
5th Floor, City-Square Centre
Jalan Tun Razak
50400 Kuala Lumpur
Tel : 03 2162 1566
Fax : 03 2162 1494

- **EMPIRE TOWER MANAGEMENT OFFICE**

Empire Tower (Malaysia) Sdn Bhd
5th Floor, City-Square Centre
Jalan Tun Razak
50400 Kuala Lumpur
Tel : 03 2162 1566
Fax : 03 2162 1494

- **SYDNEY OPERATIONS OFFICE**

United Well Investment Ltd
Suite 1, Level 3
Grace Building
61 King Street
NSW 2000, Australia
Tel : 612 9290 2200
Fax : 612 9290 1885

- **HOTELS**

Crown Princess Kuala Lumpur
(wholly-owned by APL Hotel Sdn Bhd)
City-Square Centre, Jalan Tun Razak
50400 Kuala Lumpur
Tel : 03 2162 5522
Fax : 03 2162 4492

Hotel Fairlane Kuala Lumpur
(wholly-owned by Hotel Fair Lane Holdings Sdn Bhd)
Jalan Waiter Grenier
55100 Kuala Lumpur
Tel : 03 2148 6888
Fax : 03 2142 5359

Ferringhi Beach Hotel Penang
(wholly-owned by Mount Pleasure Corporation Sdn Bhd)
Jalan Low Yat
11100 Batu Ferringhi
Penang
Tel : 04 890 5999
Fax : 04 890 5100

Rushcutters Harbourside Hotel Sydney
(wholly-owned by United Well Investment Ltd)
100 Bayswater Road, Rushcutters Bay
Sydney, NSW 2011
Australia
Tel : 612 8353 8988
Fax : 612 8353 8999

- **PLANTATION OFFICE**

APL Plantations Sdn Bhd
APL Resources Sdn Bhd
Ivory Tower, Jalan Kampung
89007 Keningau, Sabah

P.O. Box 2227
89000 Keningau, Sabah
Tel : 087 336 786
Fax : 087 336 786

BOARD OF DIRECTORS

CHAIRMAN

Tan Sri Dato’ Low Yow Chuan
PSM, DJI(Sel), SMS

MANAGING DIRECTOR

Dato’ Jeffrey Ng Tiong Lip
DSPN
CA, MACPA, RA(M), B.Econs(Monash)

INDEPENDENT NON-EXECUTIVE DIRECTORS

Tan Sri Datuk Seri Chong Hon Nyan
PSM, DGSM, JMN, KMN, AMN
RCD(S’pore), MA(Cantab)

Tan Sri Dato’ Lee Kim Sai @ Lee Hoo
DSSA, PPN

Dato’ Hanafiah Bin Hussain
AMN, SDK, DSDK
BA(Com), FCA

EXECUTIVE DIRECTORS

Low Gee Tat @ Gene Low
B.Soc, Sci.(Hons), UK
(Law & Politics)

Low Gee Teong
MA Econs. & Mgmt. Sc., UK

AUDIT COMMITTEE

Tan Sri Datuk Seri Chong Hon Nyan
(Chairman & Independent Non-Executive Director)

Tan Sri Dato’ Lee Kim Sai @ Lee Hoo
(Independent Non-Executive Director)

Dato’ Hanafiah Bin Hussain
(Independent Non-Executive Director)

Dato’ Jeffrey Ng Tiong Lip
(Managing Director)

COMPANY SECRETARIES

Oh Leen May
ACIS, FCCA, RA(M)
(MAICSA No. 0731489)

Chan Kam Lye
ACIS
(MAICSA No. 7009907)

REGISTERED OFFICE

2nd Floor, Marina Terrace Sports Complex
Jalan Low Yat,
11100 Batu Ferringhi
Penang
Tel: 04 899 1213, 899 1123
Fax: 04 890 5260

REGISTRAR

Bena Sakti Sdn. Bhd.
5th Floor, City-Square Centre
Jalan Tun Razak, 50400 Kuala Lumpur
Tel: 03 2162 4702
Fax: 03 2162 1494

PRINCIPAL BANKERS

Malayan Banking Berhad
EON Bank Berhad

AUDITORS

Horwath Mok & Poon
Level 16, Tower C
Megan Phileo Avenue
12 Jalan Yap Kwan Seng
50450 Kuala Lumpur

STOCK EXCHANGE LISTING

The Kuala Lumpur Stock Exchange
Main Board

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chairman's statement



Artist impression of the Master Plan of Bandar Tasik Puteri, Rawang, the Urban Regional Centre for North Klang Valley

“On behalf of the Board of Directors, I am pleased to present the Annual Report & Audited Accounts of Asia Pacific Land Berhad for the financial year ended 31 December 2000.”

Results

Overall, the Group registered an increased profit with improvements seen in all the business divisions. The main contributor was the property development division followed by the retail and commercial property division, both of which contributed profits to the Group. The hotel division which performed significantly better than the previous year, however, was still in a loss position owing mainly to the adverse effect of the prolonged delay in completion of public roadworks outside the Group's properties.

The performance of the Group had improved as a result of the Group's continual efforts to increase market share and optimise yields in all its business divisions as well as the Government's encouraging policy to drive demand in the affordable housing sector and increase tourist arrivals for the hotel and retail sectors. Improvement in the Group results however, would have been more significant if it were not weighed down by high interest expense.

The Group registered a profit after tax of RM5.5 million, an increase of RM7.8 million over the previous year's loss of RM2.3 million. Group revenue, however, declined by 13.7% from the previous year's turnover of RM285 million as a result of lesser units for sale in Marina One Apartments in Rushcutters Bay, Sydney, Australia.

Review Of Performance

Property Development

The Property Development Division which performed above the industry average continued to be the lead contributor to the Group in terms of sales and profits. As a result of applying the appropriate strategies and targeting at the relevant market, the sales and profits from the development at Bandar Tasik Puteri increased significantly. The strong demand for affordable housing was also favourably supported by low mortgage interest rates and the Government package of incentives for house buyers.

The Group also launched a low and medium cost apartment project, the Desa Marina, in Teluk Bahang, Penang to comply with the Government requirement for low and medium

cost housing. The project is therefore not expected to contribute profit to the Group results although all the residential units were substantially sold out at year end.

The Marina One Apartments in Sydney, Australia recorded lower sales in view of lesser units available for sale.

Retail And Commercial Property

The Retail and Commercial Property Division continued to face challenges as massive oversupply continued to plague the retail and commercial office property sector in the Klang Valley, contributing to its depressed rental rates. The prolonged delay in completion of public roadworks outside the Group’s properties, the City-Square Shopping Complex and the Empire Tower also continued to impact unfavourably on their marketability. Despite all these, the Group managed to record improvements in occupancy and rental rates for City-Square Shopping Complex as a result of its new image after renovation and re-positioning. The Empire Tower, however, suffered a slight drop in revenue owing to lower rental rates.

Hotel

Although the Hotel Division made a loss during the year, the performance of the division showed significant improvement following the Group’s aggressive marketing efforts and yield management strategies and as a result of optimising on the Government promotions in tourism. Hotel sales revenue increased significantly from the previous year’s sales and as a result, losses were substantially reduced. Overall, the hotel division achieved a marginal profit before interest and tax as compared to a substantial loss in the previous year.

The Crown Princess Kuala Lumpur, in particular, despite an improvement in performance, continued to be adversely affected by the uncompleted public roadworks along its main road frontage.

Prospects

Prospects for the property development division will continue to be good in view of the fact that the Group will be continuing to market affordable houses priced below RM250,000 per unit which are in great demand.

Our Retail and Commercial Property Division, however, will still experience the impact of the oversupply of retail and commercial office space in the market. Nevertheless, City-Square Shopping Complex should be able to improve its performance in the coming year in view of its re-positioning and increased crowd flow. Empire Tower is also expected to improve its occupancy and rental rates arising from the expected completion of the proposed public roadworks in the first half of year 2001.

Our Hotel Division is also expected to improve its performance upon completion of the public roadworks although it will still face challenges due to stiff competition and the oversupply of hotel rooms in the market as well as the global economic slowdown which will adversely affect the tourism industry.

Corporate Direction

Under the present economic situation, the Group will focus on its existing businesses and new opportunities that are strategic to its businesses.

We will continue to develop our Property Development Division, particularly on the



Dato’ Seri Ong Ka Ting, the Minister of Housing & Local Government presented Certificates of Fitness for occupation to the home owners of Blocks 7 and 14, Bandar Tasik Puteri, Rawang

With him are Tan Sri Dato’ Low Yow Chuan and Tan Sri Dato’ Lee Kim Sai



The Charity Food & Fun Carnival held at the Tasik Puteri Golf & Country Club. Funds raised from jumble sale of food and wares were donated to a Tamil School in Kundang, Rawang and the centre for the handicapped at Taman Sinar Harapan, Kuala Kubu Baru, Selangor

Dato' Hanafiah Bin Hussain, Mr Low Kim Seng, Dato' Jeffrey Ng, Mr Low Gee Soon and Datin Mimi Hanafiah were present at the carnival

affordable housing sector as the demand is good and well supported by Government policy.

Equally important, we will strive for bigger market share through improved product quality and services in all our business divisions.

To further strengthen our financial position, we will streamline our businesses and reduce gearing. This will enable us to take on any new opportunities and challenges that may arise.

Human Resource

In recognising that investment in human resources enhances long-term performance and growth, the Group has made significant plans towards staff training and development, concentrating in areas of information technology, marketing, retail customer service, hospitality training and food and beverage management. In addition, we have also implemented productivity related incentives schemes, amongst which are the *Long Service Bonus* scheme, the *Staff Home Ownership* scheme, the *Performance Incentive Bonus* scheme and the *Executive Card Program*.

As occupational safety and health are important issues, we will continue to adopt policies and practices which comply with the provisions of the Occupational Safety & Health Act, 1994.

Community Service

Caring for the needy and less fortunate has always been part of the corporate culture of the Group. In support of various educational and charitable organisations, we have through financial aid and community services throughout the year, brought cheer to many, including members of Rakanmuda, St. John's Institution and Persatuan Bekas Tentera Malaysia.

During the year, the Group has also fulfilled its corporate responsibility by building 104 units of low-cost homes via its Desa Marina project in Teluk Bahang, Penang and 280 units of low-cost homes in Bandar Tasik Puteri, Rawang, Selangor.

Acknowledgement

On behalf of the Board, I wish to thank the Management and Staff for their efforts and dedication in taking the Group through this challenging year.

The Board wishes to express its sincere appreciation to our shareholders, customers, suppliers, bankers and various government authorities for their support throughout the year and we look forward to their continuing support for the years ahead.

*Tan Sri Dato' Low Yow Chuan
Chairman
10 May 2001*

managing director's report

Group Performance

In tandem with the improving economy and financial stability experienced in the country, and with strategic implementation of its plans the Group was able to achieve better performance even on a lower revenue of RM245.9 million compared to RM285 million in 1999. Profit after tax of RM5.5 million was recorded in the year under review compared to a loss of RM2.3 million in 1999. Profit before tax rose to RM10.6 million from a loss of RM2 million in the previous year. With the revenue of RM245.9 million, the Group had achieved a much stronger result of RM34.2 million profit before interest and tax as against RM17.5 million in 1999. Total interest expense in the financial year was RM23.7 million while RM19.5 million was incurred in 1999.

The year 2000 was a year of relentless efforts in pursuing aggressive sales and progressive project development in the residential units. In the hotels, continuous marketing efforts and cost cutting measures were taken. The Property Development Division achieved a profit before tax of RM22.1 million compared to RM15.8 million in 1999 and the Hotel Division reduced its losses before tax to RM16.2 million as compared to RM24.5 million in 1999. The Retail and Commercial Property Division managed to maintain profitability before tax at RM5.1 million compared to RM7.8 million in 1999 with marginal drop in average occupancy and rental rates.

Optimal allocation of our resources continued to be a great challenge amidst the active business operations. Managing our various business units to yield maximum cash returns to reduce gearing for a healthier balance sheet continued to be our emphasis. With our ongoing practice of financial prudence in our management, the Group will be able to weather through the challenging trading conditions that may arise in the future.

Property Development

The Government policy of low interest regime augurs well for the property development industry particularly in the low and medium cost housing sector. Budget 2001, among its other objectives was designed to promote recovery in the property market through lower cost of transactions and raising affordability and housing standard for government servants.

Our property development activities were mainly concentrated in medium and low cost

"I am pleased to report the results of operations of the AP Land Group for the year under review in respect of its four main divisions - Property Development, Retail & Commercial Property, Hotel and Plantation."

We Built, We Delivered!

Birch Homes ready for occupation by home owners who received their Certificates of Fitness on their homes on 9 December 2000. More than 500 families have moved into their new homes at Bandar Tasik Puteri, Rawang



housing and completion of the 18-hole golf course at Bandar Tasik Puteri, the planned Urban Regional Centre in the North Klang Valley. Marina One, the upmarket project in Rushcutters Bay, Sydney has since been completed in 1999 and in Penang, Desa Marina comprising low and medium cost housing was launched.

Revenue from property development totalled RM167.3 million for the year 2000, a drop of RM59.9 million as compared to RM227.2 million in 1999. This was mainly due to reduced contribution from Marina One project as a result of lesser units available for sale.

Profit margin for the year 2000 improved substantially from new product launches and full recognition of income on units for which vacant possession has been handed over at Bandar Tasik Puteri. Profit before tax for Property Development Division rose to RM22.1 million which is an increase of RM6.3 million over the previous year.

At Bandar Tasik Puteri, a total revenue of RM127 million resulting from progressive billings in the year 2000 was achieved. As at year end 2000, 250 bungalow lots and 1,583 units of medium cost houses were completed and handed over to purchasers. During the year, 1,230 units of medium, low medium and low cost houses were launched and 862 units were sold with a total sales value of RM60 million. To date, more than 500 families have already moved into their new homes. Various township facilities including schools and club facilities are provided. An interactive park spanning 29 acres is being planned for residents and visitors catering for all ages in a multitude of recreational activities.



Nearing completion Sandalwood, low cost apartments at Block 19, Bandar Tasik Puteri, Rawang

In line with market demand and Government policy, Bandar Tasik Puteri will continue to develop affordable houses. As the development matures, the forthcoming launches in year 2001 will include more than 1,100 units of bigger link houses, semi-detached houses and bungalows of affordable range to cater for middle income earners and those wishing to upgrade their current housing needs.

With encouraging demand for houses, this township is likely to be fast tracked from its original plan of 12-15 years to 8-10 years. The Group will continue to seek additional land in strategic locations to add to its land bank.

Tasik Puteri Golf & Country Club which comprises an 18-hole golf course and country club was completed in September, 2000 and is enjoying good patronage in golfing activities and food and beverage sales.

In Penang, the Desa Marina project consisting of 104 low cost apartments priced at RM25,000 per unit and 64 medium cost apartments were substantially sold at year end. There are 10 units of shoplots provided to cater for the needs of the residents. This project is in line with the Government's call to cater for low cost housing needs of the local population and is expected to incur a marginal loss. However, this will not adversely impact the Group's overall performance.

In Sydney, 26 units of Marina One apartments were sold during the year at a total value of RM32.2 million (AUD14.5 million) leaving a stock balance of 19 units. This contribution in cashflow for 2000 had been significant in reducing our Australian loan exposure in Sydney.

Retail And Commercial Property

City-Square Shopping Complex and Empire Tower maintained their profitable positions in spite of the overhang in this market sector in Kuala Lumpur and are expected to improve

after the completion of public roadworks along its frontage. Revenue for the year 2000 totalled RM20.2 million as compared to RM20.9 million in 1999. Profit before tax reduced by RM2.7 million, from RM7.8 million in 1999 to RM5.1 million in the year 2000 due to a reduction in rental rates in Empire Tower.

With the completion of the first phase of renovations and strategic re-positioning as a Neighbourhood Shopping Destination catering for family needs and speciality goods, City-Square Shopping Complex increased its occupancy from 69% to 78% and average rental rates improved 3% in the year 2000. The second phase of its upgrading is targeted to commence in the second quarter of the year 2001. It will create a new main entrance to enhance its frontage and facade.

Empire Tower experienced a minor slide in occupancy from 68% to 65% and 13% drop in rental rates in the year 2000 compared to the previous financial year. However, this situation has improved in early 2001 due to major and reputable tenants having been secured. Empire Tower being a Grade A purpose built office building with synergistic alliance with the Crown Princess Kuala Lumpur and City-Square Shopping Complex will strive to improve its occupancy through niche marketing targeted at large and established corporations.

To further enhance its competitive position, the Group has further acquired a piece of land measuring 0.8 acre which is adjacent to its existing land bank along Jalan Aman and contiguous to City-Square Centre. The proposed development on this land in future will complement the activities in City-Square Centre and provide synergistic strength to both properties which will eventually be directly linked.

Hotel

In the tourism sector, results of Government measures to improve domestic tourism and business activities were reflected in improved hotel performance. Tourists arrivals rose to 10.2 million in the year 2000 as compared to 7.9 million in 1999.

Hotels in Kuala Lumpur city showed improvement in occupancies but in Penang, improvement was only significant in the city hotels rather than beach hotels. Our Hotel Division achieved a total revenue of RM56.6 million, an increase of RM20 million over 1999. This was mainly due to better performance from the Malaysian hotels and additional contribution from the Sydney hotel which is into its first full year of operations since opening in 1999. Higher occupancies, higher average room rates and improved operational efficiencies contributed to a reduction in loss before tax of RM24.5 million to RM16.2 million in the year 2000. High interest expense again weighed down the performance of this division but it improved from a loss position of RM9.1 million before interest and tax in 1999 to a marginal profit of RM2.2 million in 2000.

The four hotels owned and operated by the Group have a total inventory of 1,372 rooms of 4 to 5-star categories. The Crown Princess Kuala Lumpur and Hotel Fairlane Kuala Lumpur are within prime locations in the city while Ferringhi Beach Hotel Penang is situated within the tourist belt of Batu Ferringhi, Penang. The Rushcutters Harbourside Hotel Sydney is situated in the exclusive suburb of Rushcutters Bay, Sydney, Australia. These hotels are marketed synergistically within the Group through cross selling.

It remained a very challenging year for the Crown Princess Kuala Lumpur. The prolonged public roadworks along Jalan Tun Razak in front of the hotel still poses a major obstacle to



City Food Hall located at Lower Ground 1, City-Square Shopping Complex



Rushcutters Harbourside Hotel Sydney's reception

marketing efforts even though aggressive and innovative strategies have boosted its occupancy from 19% to 28% based on 530 rooms in the year 2000. It will continue its plan in strategic marketing and stringent cost control measures.

The Hotel Fairlane Kuala Lumpur on the other hand enjoyed commendable performance in higher occupancy by increasing from 72% to 83% and average room rate increased by 11% when compared to 1999. Besides its location, benefits arising from Government promotional efforts, better business sentiments and aggressive sales strategies employed produced the desired results.

In line with the 6.9% increase in tourist arrivals in Penang, Ferringhi Beach Hotel Penang recorded a slight increase in occupancy from 46% to 52% and marginal increase in average room rate in spite of an additional supply of 875 rooms in the Penang market in the year 2000. We expect further expansion in the supply of rooms in the near future and competition will continue to be very keen. The hotel will continue to extend its clientele base to maintain its market share.

The Rushcutters Harbourside Hotel Sydney enjoyed higher occupancies and average room rate resulting from better market recognition and the Sydney Olympics 2000. It achieved an occupancy of 58% in the year 2000, its first full year of operation compared to 31% in 1999. The market in Sydney is highly competitive and the hotel will continue to pursue its marketing plans vigorously.

In the current hotel cycle, returns from hotel assets have been poor and a restructuring of assets to reduce interest burden and improve yields becomes necessary. Additionally, the operations in the Hotel Division have been diligently monitored and strategic plans have been made to put the hotels in a better position to resume generating profits for the Group.

Plantation

Planting of oil palm in the Group's estates in Sabah is in progress. Keningau Estate has substantially completed its planting. Out of the total plantation land of 9,700 acres, 6,780 acres have been planted. The palm trees in Keningau Estate have started to bear fruits in early 2001 but production is not expected to be significant in its early stage. Current market prices are not favourable but its impact on the oil palm operations' performance is not expected to be material since production will not be significant.

Appreciation

On behalf of the management, I wish to extend my heartfelt appreciation to all the staff of the Group for their dedication and contribution towards the Group's performance for the year. I would also like to thank all the valued shareholders, customers, business associates, bankers and government authorities for their reliable support throughout the year.

Dato' Jeffrey Ng Tong Lip
Managing Director
10 May 2001



Bandar Tasik Puteri

An Urban Regional Centre (URC), in the Mukim of Rawang, Selangor

Bandar Tasik Puteri (BTP), a 2,670 acres fully integrated Urban Regional Centre (URC) for North Klang Valley, is located just 34 km out of Kuala Lumpur and about 20 minutes drive away.

Planned with complete modern lifestyle facilities to cater to a 21st century community, Bandar Tasik Puteri is being developed into 3 distinct corridors, the Value Corridor, the Quality Corridor and the Business Corridor together with an 18-hole golf course and country club.



Puteri Homes at Phase 1A, Bandar Tasik Puteri, Rawang



Aerial view of Maple & Birch Homes at the value corridor of Bandar Tasik Puteri, Rawang

Value Corridor

Comprising apartments, double storey & single storey terrace houses, the Value Corridor offers value for money & affordable housing. As at end of April 2001, more than 3,700 units have been sold with a value of approximately RM380 million.

Quality Corridor

The Quality Corridor is based on the "Enclave" concept with an exclusive residential community served by entry and exit guard points for security control. A total of 250 plots of bungalow land in Phase 1A ranging from 4,000 sq ft to 10,000 sq ft was sold out during the initial launch in 1996.



Ready facility for the residents of Birch Homes

Since then a total of 8,000 houses has been planned for the Quality Corridor; the first batch that was launched comprises approximately 400 units of houses ranging from super double storey terrace homes and semi-detached homes to single and double storey bungalows with prices ranging from RM165,000.00 to RM500,000.00 per unit. Phase I & II have already been sold and Phase III is currently being marketed.

Business Corridor

With about 280 acres designated solely for the development of commercial businesses, the Business Corridor will provide one-stop facilities for retailing, wholesaling, food, leisure, entertainment and a host of business services.

Upon its completion and with the development of surrounding proposed highways and roads, Bandar Tasik Puteri will have access to a market catchment of no less than one million consumers.



Artist impression of MNM Shops



Aerial view of Tasik Puteri Golf & Country Club's signature hole (Hole-14)



Tasik Puteri Golf & Country Club

Resort Homes, Lakes & Parks

Tasik Puteri Golf & Country Club located in Bandar Tasik Puteri, Rawang comprises a friendly 18-hole golf course which offers an interesting course layout with a few signature holes and a resort styled clubhouse.

The clubhouse features a 24-bay Driving Range, a Golfers Terrace, Changing room, Bar, Multipurpose room, Pro-shop and a Swimming/wading pool. A Restaurant serving local delicacies, chinese cuisine and light snacks ideal for corporate and family enjoyment, is also available.

development properties

Mount Pleasure Resort, Penang

Resort Development

Mount Pleasure Resort is a premier residential precinct, borne out of careful planning and architectural creativity. It ranks superior in site and location within the Batu Ferringhi Tourist Belt as an exclusive private and self-contained township, offering hill and panoramic sea views.

The exclusive private residential homes also enjoy the benefits of recreation, sporting and business facilities. Mount Pleasure Corporation Sdn Bhd has more than a decade of track record in providing quality lifestyle homes with emphasis on good architectural designs, landscaping and environmental conservation.



Aerial view of Mount Pleasure Resort, Penang

Desa Marina, Penang

Low and Medium Cost Apartments

Desa Marina is located within the upcoming township of Teluk Bahang and consists of 2 Blocks of low-density 5-storey walk-up apartments, a community hall and shoplots. Each unit is functionally designed with 3 bedrooms and 2 bathrooms.



Artist impression of Desa Marina, Penang

Marina One, Sydney, Australia

Luxurious Apartments

Marina One is an exclusive collection of 78 luxurious apartments located within 7 minutes drive of the heart of Sydney's Central Business District, close to Sydney's top restaurants as well as its sports and recreational centres.

Homeowners at Marina One can enjoy conveniences and luxurious surroundings set alongside the Rushcutters Bay Park and the Cruising Yacht Club of Australia.

The architect and designer behind Marina One have created sophisticated, contemporary interiors that are both practical and elegant. Each apartment unit has a full-open concept kitchen, laundry and storage facilities. Top level residences have their own roof-top gardens and jacuzzis. Besides the exclusive use of the swimming pool and the beautiful landscaped gardens, Marina One residents are assured of a high level of security and privacy.



View of Marina One from the Rushcutters Bay Park

retail & commercial properties

Empire Tower, Kuala Lumpur

Grade-A Office Building

The Empire Tower Kuala Lumpur is a Grade-A office building which forms part of the award-winning City-Square Centre, the first integrated 3-in-1 development in Malaysia. Empire Tower offers excellent corporate facilities and conveniences which include, amongst others:

- Flexible floor layout
- Fibre-optic cabling
- 14 high speed lifts
- 24-Hour security
- Individually controlled air-conditioning
- Ample parking space
- Helipad facilities
- Access to business and secretarial services
- Proximity to food and entertainment outlets, LRT Station and bus stop



Empire Tower standing tall as a landmark along Jalan Tun Razak, Kuala Lumpur



City-Square Shopping Complex, Kuala Lumpur

Your Friendly Neighbourhood Shopping Centre

City-Square Shopping Complex, an 11-level shopping podium with 3 levels of basement carparking within the integrated City-Square Centre at Jalan Tun Razak, is a premier shopping centre that is home to some of the most renowned names in furnishing and audio-visual collections. Since its re-positioning as a Neighbourhood Shopping Destination for families, it has been drawing more clientele from the middle to up-market residential neighbourhood of Ampang, Jalan Tun Razak, Jalan Jelatek and Jalan Gurney in addition to the office catchment along Jalan Ampang. The complex currently accommodates more than 150 retail specialty shops that cater to all age groups and interests in addition to a supermarket and a food court at its lower ground floor.

CITY ~ SQUARE



Facade of City-Square Shopping Complex

Crown Princess Kuala Lumpur

A 5-star hotel incorporating 530 luxurious and spacious guest rooms, the hotel is strategically located at the junction of Jalan Tun Razak and Jalan Ampang, within the prestigious Embassy Row and exclusive residential area of Kuala Lumpur, a short walk to the Kuala Lumpur City Centre (KLCC) and the Central Business District and 6-minute walk to the Ampang Park Light Rail Transit (LRT) Station.

Crown Princess Kuala Lumpur offers everything a guest could possibly desire from a premier 5-star international standard hotel. With accommodations situated from the 14th Floor upwards, one can get a sensational view of the Kuala Lumpur city skyline. City-Square Shopping Complex, too is right at its doorstep, offering 150 exclusive specialty shops, great restaurants and bars. Crown Princess Kuala Lumpur is only 50 minutes drive away from the KL International Airport (KLIA).



Hotel Fairlane Kuala Lumpur

Centrally located within the Golden Triangle of Kuala Lumpur, amidst the city’s top retail centres, offices and hotels, this 4-star boutique hotel with 247 guest rooms and suites is tastefully furnished and equipped with modern amenities. Most of its rooms come with balconies which offer a magnificent view of the city skyline.

It has a restaurant, a lobby lounge, 7 function rooms, a business centre, a swimming pool and a gym. Its Makan Makan restaurant, in particular, is most popular with shoppers and guests. The KL International Airport (KLIA) at Sepang is only 55 minutes drive away.



Ferringhi Beach Hotel Penang

Ferringhi Beach Hotel, distinctively recognised by its cascading stepped roof against a tropical hill setting, sits on a 3 acres site at Mount Pleasure Resort, Batu Ferringhi, with full commanding views of the North Channel Sea. This 4-star resort hotel has 350 guest rooms and suites with private balconies. The ground and first floors are home to the hotel’s restaurants and dining facility.

The Hotel has a ballroom and 5 other well designed function rooms ideal for business discussions, seminars, presentations and meetings. It is 25 minutes by car to Georgetown and 45 minutes to Bayan Lepas International Airport.



Rushcutters Harbourside Hotel Sydney

Listed in Conde Nast Traveler’s Fourth Annual Hot List 2000 Global Guide of the year’s 36 top New Hotels

Rushcutters Harbourside Hotel Sydney is a sleek, contemporary low-rise boutique hotel located in Sydney’s prestigious Eastern suburbs, next to the Rushcutters Bay Park and the famous Cruising Yacht Club of Australia. It is only 7 minutes drive to the city centre and 20 minutes to the airport.

The Hotel is also close to the upmarket shopping precincts of Double Bay, Woollahra and Castlereagh Street, and the famed art galleries and street life of Paddington and Kings Cross. With 245 guest rooms offering king and twin share accommodation including 14 suites, the guest rooms and public areas are luxurious yet understated. The hotel also provides superb cuisine and wine at its fashionable bistro and its rooftop terrace can be let out for conferences and cocktail parties as well.

