

YTL Landmarks

JAN-JUN 2014





COVER

More than just a bridge, the completion of the first phase of Sentul Skywalk connecting d6 to d7 in Sentul East signals the integration of Sentul's transport network from railway, highway to foot traffic.

YTL LANDMARKS JAN - JUN 2014

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CHANGE & TURNING POINTS

We closed what had been a year of contrasts for the property market in Malaysia – which endured a pre-election period of investor caution and rebounded in the second half when confidence returned.

[Top]
GROVE, LAKE FIELDS
At its final stage of completion.

Having survived a challenging year that was, and with 2014 being again time for regulatory adjustments within the industry, will the momentum of 2013's better (second) half transition into the new year? That's the million dollar question.

On the legislative front, new directions in the form of cooling measures to curb highly speculative activities had investors bidding farewell to the DIBS (Developer Interest Bearing Scheme) while a tougher regime in RPGT (Real Property Gains Tax) awaits them at the dawn of a new year. This drives us to the broader point that checks and balances, however painful, are yet ever needful to reap the benefits of prevention whilst averting the complexities of cure.

The phenomenal increase in the demand for stratified properties over the years has been calling for progressive legislations to accommodate current development needs in the interest of all stakeholders. The much-anticipated implementation of the Strata Management Act 2013 and further amendments to the Strata Titles Act 1985 could well be the answers to this changing context and reality of land administration, property ownership and management.

The quest for a long term sustainable market is absolutely key to a healthy development of the industry. The property market will work through another transition to brave the challenges of change. As to whether the glass is half full or empty, the economist says to let market forces decide. The opportunist drank it while the rest were debating it.

Karen Tan
Manager, Customer Relations

SENTUL EAST & WEST



^ The wardrobe system is so flexible that the main challenge at the end of the day is deciding exactly what you really and actually need.

Besglas

OUT OF THE BOX

Understanding that form should match function, Besglas is single-minded in creating storage product lines characterized by flexibility and functionality. Wardrobe systems are designed according to your unique preferences that are adaptable enough to complement a diverse range of interior themes.

As your personal requirements change, so do your wardrobe system and configuration – that's the Besglas promise. Moving away from conventional wardrobe systems, it offers flexible storage concepts and optimal solutions in walk-in wardrobes which could easily pass off as glamorous works of art for the interior space. No carcass or boxy frames, just technical innovation which allows high load bearing capabilities, premium materials including its patented aluminium joinery concepts and an extensive range of interchangeable components in an equally wide range of colours and finishings.

With its Alumix™ and Ximula™ systems, keeping fashion essentials and necessities organized is so easy. Both systems consist of a number of different details – shelves, hanger bars, chest of drawers, cabinets and pullout mirrors. These components can be arranged even in awkward corners and recesses, thus helping to utilize a room's space functionally. Not only are the systems easy to install, it is just as effortless to disassemble and reconfigure.

The Ximula™ Flexible System has earned the Singapore Green Label in recognition of its exacting workmanship and quality standards with respect to the environment.

One of its latest collections is the chic Ximula Nero series of wardrobe and organizing system. The components of this modular system come in all black, exuding a sleek and timeless aesthetic that will stay relevant to any modern home. The Ximula Nero series is an instant hit with homeowners, thanks largely to its supreme quality, customizability and flexibility.

With the recent string of successes in the home and furnishing events in Kuala Lumpur, Besglas has developed a strong presence with this out-of-the-box feature and functionality. The brand has a showroom in Kota Damansara, Petaling Jaya and set up a second showroom at d6 at Sentul East in early 2013. www.besglas.com.my

Besglas Kuala Lumpur Sdn Bhd
G-11, d6 at Sentul East
801, Jalan Sentul
51000 Kuala Lumpur



A JOURNEY OF DISCOVERY

At Three Little Birds Coffee Café, coffee is more than just coffee, as with all things handcrafted. Coffee aficionados will be entranced by a kaleidoscope of taste and sensation, art and design within a convivial ambience.



Experience a reflection of tradition, starting from the stimulating aroma of this ancient beverage. The attention to detail and finishing is not limited to its coffee. Collaboration with local craftsmen gives the café its arty look and feel – tables and chairs, storage shelves and solutions – traditional carpentry skills rarely found these days. Glass walls blur the lines between the inviting indoors and greener outdoors. An automated door eases transition for customers wanting to enjoy their coffee, and best of both worlds.

At the café, coffee is enjoyed for its complexity of flavours with a host of complements. Home-made cakes and sandwiches. The company of like-minded folks, huddled in anticipation of their daily fix. The buzz, the conversations. Quiet moments with smart gadgets. The cool indoors with unobstructed views of the d7 courtyard, or an option of the breezy courtyard in its natural state.

The business plan is simple. Much like birds of a feather that flock together, the founders obviously share a common ground for good coffee and its quality more than anything else. And the rest just fell into place naturally. As such, coffee fans who come all the way to Sentul expecting high-quality grounds would have their wish granted.



Not all three (little birds) are here all the time, but one can almost catch Joey Mah at the café on most days and pick his brains on all things coffee. Discovering artisanal coffee with Mah may in fact be the start of a bitter journey for many as he strongly advocates coffee without sugar. Note: When roasted skillfully to perfection, coffee beans release their natural sugars and aroma. This is the secret to that perfect brew.

For a deeper understanding of all the fuss (about coffee and the beans) and to sharpen your palate, there are opportunities for coffee tasting, a.k.a. cuppings to aficionados. This is TLB Coffee's mission to share and educate, knowing that a little education can go a long way in converting novices into coffee enthusiasts. Well-informed customers also mean that they will enjoy quality coffee all the more.

Behind the scene, Artisan Roastery is the result of years spent perfecting every aspect of coffee and building a sustainable business operation. Starting with the beans, the founders worked with coffee farmers to build sustainable direct trade relationships, to partnering with local artisans and businesses, to establishing their own coffee storage facility, and perfecting the roast using green roastery approaches and to serving really good coffee.

The sustainability model of TLB Coffee continues with its energy-efficient Loring Smart Roaster from California, USA (housed in a roasting space next to the café). Loring builds Smart Roasters, the greenest roasters on the planet, for roastmasters who want to produce the best tasting coffee from every bean.

Where you get to enjoy the fruits of our labour. The benefit is you get the best out of the beans we give them. They taste and adjust the coffee throughout the day to ensure that it represents the roaster and the estate owners well.

The system comes with a host of environmental benefits. Firstly, it is inherently smoke-less. All Loring Roasters are designed as smokeless roasters and use up to 80 per cent less of the fuel required by conventional roasters of comparable size with an afterburner. This qualifies it as clean and green with the lowest carbon emission of any roaster that the manufacturer is aware of globally, including those without an afterburner.

Like many state-of-the-art devices today, the roaster is Internet-enabled. This gives the roastmaster several advantages including roasting data upload, software updates and remote control from iPads and other smart devices.

A cup of good coffee starts with the beans. When you next indulge in your favourite brew, do take a moment to visualise the meticulous processes in the artisanal coffee chain. The selection of the beans, to roasting, to delivery and on to brewing. The journey from the farm to the roaster, to the café and to your cup. The people who have been instrumental along the way to bring you truly good coffee. Enjoy.

www.artisanroast.com.my

Three Little Birds Coffee & Artisan Roastery
G-18 & G-19
d7, Sentul East
800, Jalan Sentul
51000 Kuala Lumpur



Block D (left) and Block C (right)

THE CAPERS SENTUL EAST

Construction Progress Highlights April 2014

Structural works for all four blocks have been completed. Installation of mechanical, electrical and plumbing systems continues to progress. Internal and external architectural works are well advanced. For the podium floor, structural works have also been completed. Architectural and landscaping works are well underway.



THE FENNEL SENTUL EAST

Construction Progress Highlights April 2014

Construction works have begun on Sentul East's newest urban project, The Fennel. Foundation works for the tower footprints for Block A, B and D have been completed and structural works have commenced.



Sentul Sales Office

We are pleased to announce that we have moved to our newly refurbished sales office at Jalan Strachan in Sentul West. Welcome back.

PROJECT MANAGEMENT LAKE FIELDS & MIDFIELDS



Midfields 2, Sungai Besi. Articulated parks and rooftop gardens cover almost 40% of the entire development. It's your retreat from the city, in the city.

A WEEKEND SELLOUT

All 650 units in the first two blocks of Midfields 2 recorded a sellout response during its long-awaited launch in April 2014.

“It proves that a competitively priced product in the right location is always attractive to genuine home buyers,” said Dato’ Yeoh Seok Kian, Executive Director of YTL Land & Development Berhad.

Building on the success of Midfields Condominium (Phase 1) which was completed in 2012, Midfields had grown into a premier community in Sungai Besi comprising a new generation of young and highly mobile executives seeking lifestyle homes in a prime city location. Its collection of urban condominium units masterfully blending modern chic with simplicity in design is Sungai Besi’s most anticipated residential property today. Buoyed by strong demand, condominium units here had achieved 100% appreciation within a short span of two years. Prices in the secondary market currently average at RM500.00 per sq ft, compared to an average launch price of RM250.00 per sq ft.

Registration is open for the final block (Block E) at www.midfields.com.my



Key Data

Location Adjacent to Midfields Condominium (Phase 1)

Components 3 tower blocks, 792 units

MIDFIELDS – CONNECTIONS & CONNECTIVITY

Recent developments in infrastructure will give new meaning to the term “the centre of attraction” for the Midfields development in Sungai Besi – a 23-acre sanctuary characterized by cutting-edge design condominiums within a resort atmosphere, and a new commercial precinct in Midfields Square.

Located just off the convergence of two major highways – the Besraya Highway and Metramac East-West Link, Midfields benefits from this strategic location which also enjoys direct connections to:

- North-South Expressway
- Federal Highway
- KL-Putrajaya Highway

For residents, the Salak Selatan Komuter Station and Salak Selatan LRT Station (Ampang LRT Line) are within easy reach to enjoy the convenience of commuting by rail. Both the KTM and LRT lines converge at the Terminal Bersepadu Selatan at Bandar Tasik Selatan, an integral transportation hub for Klang Valley’s rail transit which houses a state-of-the-art bus terminal alongside the KTM, LRT and ERL interchange stations.

Klang Valley LRT Lines Extension

The ongoing Ampang LRT extension line starts from Sri Petaling Station and passes through Kinrara, Puchong, and ends at Putra Heights. The extension is 17.7km long with 12 new stations. Upon completion, the Ampang LRT Line and the Kelana Jaya LRT Line will connect at the Putra Heights station, forming a complete rail system in the Klang Valley.

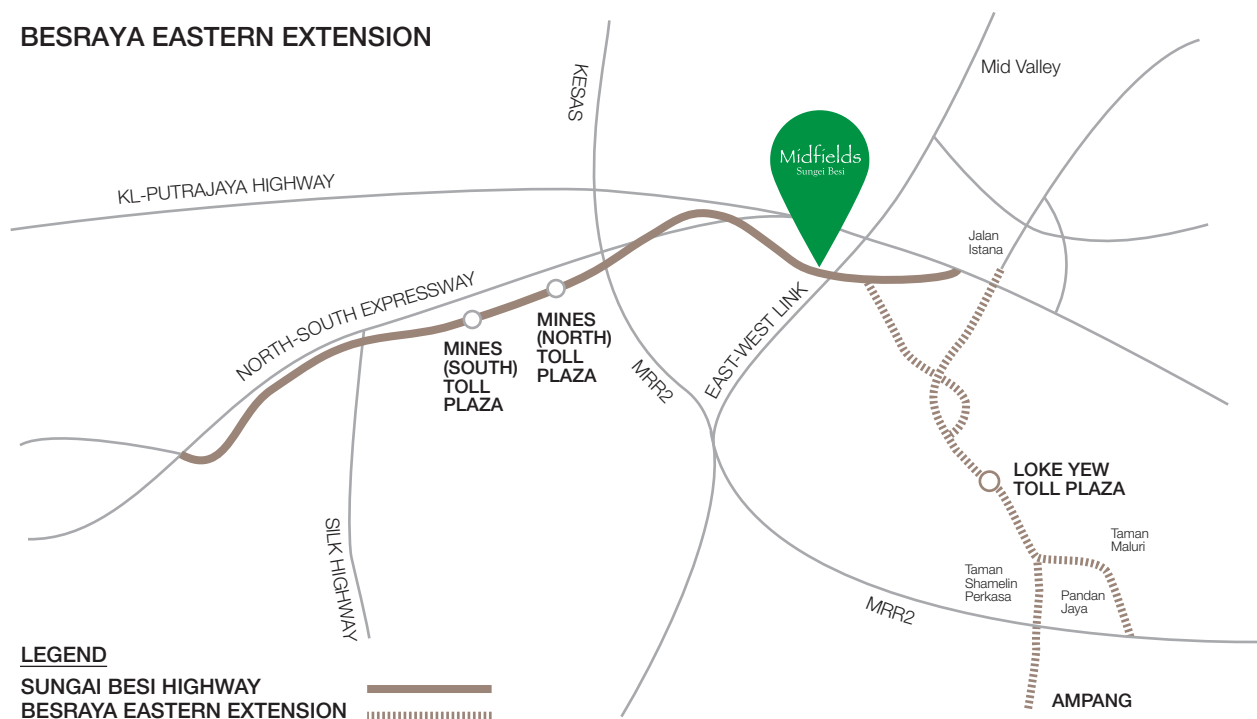
The extension will be part of a RM8 billion ringgit plan to expand Kuala Lumpur’s public transport network, and is expected to be completed in the first quarter of 2016, in stages.

Besraya Eastern Extension (BEE)

Midfields also benefits from the newly completed Besraya Eastern Extension (BEE). BEE allows traffic to traverse from the eastern part of Kuala Lumpur (Ampang, Pandan Indah and Pandan Jaya) to the southern part of Kuala Lumpur (Sungai Besi, Serdang and Seri Kembangan), without the need to travel through the city centre.

The extension enhances connectivity at Salak South, Jalan Istana, Jalan Loke Yew, Jalan Cheras Lama heading towards Pandan Indah and MRR2. This 12.5-km highway serves to provide an alternative route for motorists travelling from the eastern suburbs of Kuala Lumpur and heading south along Besraya Highway, bypassing the busy Middle Ring Road 2 (MRR2). It is also an alternative route into Kuala Lumpur city centre, bypassing Jalan Tun Razak. The new extension consists of elevated parts and sections that join existing roads have been widened accordingly.

BESRAYA EASTERN EXTENSION



**Construction Progress Highlights
April 2014**

Construction of the 98 units of semi-detached homes has been completed, with much of the remaining works focused on finishing touches for architectural works and landscaping of the development.



Grove, Type A Semi-D homes: 3-storey Semi-D with private pool, lift and basement parking.



Architectural and external works are in progress.



**Construction Progress
Highlights
April 2014**

Construction works are progressing on schedule, having achieved an overall 70% completion to date.

PENANG SHOREFRONT

At Shorefront, a modern urban lifestyle settles into the quaint old traditions of George Town, a World Heritage site on UNESCO's list. The seas' panoramic vista and urban refinements of its architectural design strike a delicate balance in this low-rise development to celebrate the good life by the sea.



The architecture takes inspiration from the city's old world charm from pre-war to contemporary, and the endless expanse of the horizons. Large timber windows offer a unique composition against clean white lines of the façade, and the layering of natural light. Elegant oversized windows of the interior lend a view of the landscaped courtyards to reinforce the flow and relationship of the living spaces with the outdoors.

The low-rise development of 99 condominium units rests on one of the last-remaining sea-fronting locations in George Town, and next to its historic E&O Hotel. This architectural gem is well-connected to city conveniences and to the Penang International Airport via the Bayan Lepas Expressway and Tun Dr Lim Chong Eu Expressway.

Registration of Interest
www.shorefront.com.my

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COMMUNICATIONS & CONNECTIVITY

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YTL Communications and Intel Malaysia Collaborate to Help Improve Education in Malaysia

YTL Communications Sdn Bhd and Intel Malaysia have formalized an agreement towards introducing Intel-based integrated 4G laptop and tablet solutions supporting Chrome and Android for the education sector in Malaysia. A Memorandum of Understanding (MoU) was signed by both organisations to accelerate progress in the 1BestariNet Programme. This programme, which seeks to deliver a cloud-based virtual learning platform and high-speed Internet connectivity to 10,000 schools nationwide, is supported by YTL Communications and Intel Malaysia.

“At YTL Communications, we believe that access to knowledge via quality Internet connectivity should be readily available to all Malaysians, particularly Malaysia’s next generation. Since 2011, we have been working to equip more than 10,000 primary and secondary government schools nationwide with high-speed 4G Internet connectivity on our Yes 4G network and a proven cloud-based virtual learning platform, the Frog Virtual Learning Environment (Frog VLE) via the 1BestariNet programme,” said Tan Sri Dato’ (Dr) Francis Yeoh, Managing Director, YTL Group of Companies, at the event.

“We’re impressed by Intel’s technology innovation in enabling next generation mobile devices and the substantial efforts they are putting into the Chrome and Android ecosystem. Having brought the first 4G Chromebook to Malaysia with Google, we now will further proliferate more 4G devices including tablets and others. Towards that end, we are looking forward to partnering with Intel to bring innovative 4G Intel Architecture based devices to Malaysia to enable next generation learning and other applications,” Tan Sri Dato’ (Dr) Francis Yeoh added.

In its efforts to empower today’s students to keep pace in an increasingly competitive global economy, the Malaysian Ministry of Education (MoE) introduced the Malaysian Education Blueprint 2013-2025. As part of the Education Blueprint the MoE introduced the 1BestariNet, which will equip all primary and secondary government schools across Malaysia with high-speed 4G Internet connectivity (Yes 4G network) and a proven cloud-based virtual learning platform, the Frog VLE. 1BestariNet is the first programme on this scale worldwide, and the signing of YTL Communications and Intel Malaysia MoU aims at furthering the long term success of the Education Transformation goals a reality.

“Intel believes in the power of education to change lives,” said Gregory Bryant, Vice President, Sales and Marketing Group and General Manager, Intel APAC and Japan. “The right technology solutions are essential in order to realize that power,” he continued. “Intel has been in Malaysia for over forty years, and is proud to work with YTL Communications in helping realize the country’s goal of education transformation.”

“We recognize YTL’s strong vision in using its nationwide 4G network to enable an Internet based economy in Malaysia. What it is doing in education through the 1BestariNet is a great example of that. With Intel’s focus in education and its firm commitment in technology innovation in powering up the next generation of mobile devices, our partnership with YTL Communications will help bring the benefits of Mobile Internet to more Malaysians,” Bryant said.

This hardware programme is not the only initiative that Intel provides in support of taking the teaching and learning process to the next level. Intel has also been running programmes to support teacher and student development alike through programmes including the Intel International Science and Engineering Fair (ISEF), The Intel Higher Education Program and Intel® Teach Program.

“The web gives students new opportunities to access the world’s information and work collaboratively. More than 30 million students, teachers and parents around the world use Google Apps for Education, and 5,000 schools have already deployed Chromebooks. 1BestariNet in Malaysia is an example of a large-scale education initiative that makes the most of the web, and we look forward to working with more education leaders and driving discussions about how technology can make a positive, lasting impact on our children’s futures,” said Caesar Sengupta, Vice President of Product Management, Google.

YTL Communications Emerges as Winner of Best Enterprise Cloud Offering at 2014 Telecoms.com Industry Awards

YTL Communications added one more international award to its growing list of accolades with its recent win of the “Best Enterprise Cloud Offering” at the 2014 Telecoms.com Industry Awards held during the week of Mobile World Congress in Barcelona, for the implementation of cloud-based Frog virtual learning platform solution via its Yes 4G Internet in all national schools across Malaysia.

Malaysia’s leading broadband service provider won against strong competition from three other finalists namely Ericsson, Indosat and Telstra Global in the award category, which acknowledges innovation in commercial, enterprise cloud service offering, functionality, flexibility, targeting, collaboration as well as uptake and usage.

This win in February 2014 came in just a few months after YTL Communications was awarded the “Best Broadband Cloud” at the 2013 Broadband InfoVision Awards, also in recognition of the company’s effort in revolutionising the way learning and teaching takes place in the Malaysian schools through technology and the Internet.

For Chief Executive Officer of YTL Communications Wing K. Lee, this latest award further validates that cloud computing is clearly the future for the education landscape as well as for business enterprises.

“We are thrilled to be recognised for our industry leadership with this prestigious award. Our vision and hard work in building a nationwide mobile Internet infrastructure and to elegantly leverage our Yes ID architecture to layer on top of the Frog virtual learning platform complete with content and collaboration services have once again caught the world’s attention as we enable a digital economy,” Wing said.

The inaugural Telecoms.com Industry Awards is a new platform that celebrates the wide-ranging achievements of the key players within the global communications industry. The awards honour industry excellence in everything from the most ground-breaking advances in network technology and services delivered over those networks, from line innovations in customer service, enterprise cloud offerings and the use of green technology.



Chief Executive Officer of YTL Communications, Wing K. Lee (centre) with the Best Broadband Cloud Award at the Broadband InfoVision Awards 2013 in Amsterdam, Netherlands. With him are David Rowen, Editor, Wired Magazine (left) and Jobe Witteman, CEO, Amsterdam Internet Exchange (right).



YTL Communications Chief Executive Officer, Wing K. Lee (second from the left) and YTL Communications Chief Operating Officer, Ali Tabassi (third from the left) accepting the “Best Enterprise Cloud Offering” award at the 2014 Telecoms.com Industry Awards during the week of Mobile World Congress in Barcelona. Flanking them are Telecoms.com Editorial Director, Mike Hibberd (far left) and Telecoms.com Publisher, Tim Banham (far right).

LEISURE KLPAC

2014 Programme June - August 2014

all for arts - arts for all

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+604 8991 722/8992 722

TicketPro Online Ticketing
www.ticketpro.com.my

It has been a successful performance of our world premiere of Sinbad The Musical at kpac & penangpac in the month of April and May for over three weeks in the running. The show was an instant hit with an array of original music, dancing and colourful costumes against a backdrop of visual splendour!

Our next anticipated production not to be missed will be Tennessee Williams' famous play; 'A Street Car Named Desire' but with a twist - as it will be performed and expressed as a dance drama for the first time in Asia. Two remarkable prima ballerinas from Japan, Misako Kato and Maiya Goshima will take the lead role as Blanche and Stella respectively. The Actors Studio with the unstinting support of JTI are bringing this superb and electrifying dance version of 'Streetcar' to The Kuala Lumpur Performing Arts Centre just for you! Don't miss out on this wonderful performance and incredible line-up of our other performances below.

See you there!

Date	Programme	Show Type	Language	Venue	Ticket
June 6 - 7 @ 8.30pm June 8 @ 3pm	The Typist - by TAS Seni Teater Rakyat	Theatre	Hokkien with Eng subtitles	Pentas 2, klpac	RM38
June 7 @ 8.30pm	Live @ TAS - by TAS Seni Teater Rakyat	Acoustic Gig	BM & Eng	Indicine, klpac	By donation of RM10
June 9, 10, 16, 17 @ 8.30pm	World's Best Movies - by TAS Seni Teater Rakyat	Movie Screening	Eng	Indicine, klpac	Free
June 13 & 14 @ 8.30pm	Reminiscence. The World of the Strange Tales - by Soubi Sha	Dance	N/A	Pentas 2, klpac	RM50
June 15 @ 8.30pm June 20 - 22 @ 8.30pm June 22 @ 3pm	The Legends - by Dama Orchestra	Concert Musical	Chinese in Eng & Chinese narration	Pentas 1, klpac	RM68 - RM288
June 19 - 21 @ 8.30pm June 22 @ 3pm	Bun in the Oven - A Musical Journey by TAS Seni Teater Rakyat	Cabaret Musical	Eng	Pentas 2, klpac	RM55
June 20 - 21 @ 8.30pm June 21 - 22 @ 3pm	Entrophy - by Big Nose Productions	Play	Eng	Indicine, klpac	RM33
July 4 - 5 @ 8.30pm July 6 @ 3pm	Romancing The Classics - by klpac Orchestra Summer Concert	Concert	N/A	Pentas 1, klpac	RM43
July 7 @ 8.30pm	The Platform - by klpac	Play	Eng	Indicine, klpac	Free
July 12 @ 8.30pm July 13 @ 8pm	Gems Fusion Concert - by Sugam Karnatica	Fusion Concert	N/A	Pentas 1, klpac	RM83 - RM203
July 31 - Aug 2 @ 8.30pm Aug 1 - 3 @ 3pm	The Glamour Fest of Ojugu: Hidup ini Senget - by Orang Orang Drum, TAS Seni Teater Rakyat & Muka Space	Drum Theatre	Mandarin	Pentas 2, klpac	RM33 - RM48
Aug 4 @ 8.30pm	The Platform - by klpac	Play	Eng	Indicine, klpac	Free
Aug 7 - 9 @ 8.30pm Aug 10 @ 3pm	A Street Car Named Desire - by JTI, klpac & TAS	Dance	N/A	Pentas 1, klpac	TBC
Aug 15 - 16 @ 8.30pm Aug 16 - 17 @ 3pm	Music from Movies & Musicals 5 - by The Philharmonic Society of Selangor	Concert	Eng	Pentas 1, klpac	RM38 - RM53
Aug 28 - 31 @ 8.30pm Aug 30 - 31 @ 3pm	Who is your Osama? & Other Short Playlets - by Stray Factory & klpac	Play	Eng	Indicine, klpac	RM28 - RM38
Aug 29 - 31 @ 8.30pm	Child Aid Malaysia	Concert	Eng	Pentas 1, klpac	TBC
Aug 30 @ 8.30pm Aug 31 @ 3pm	Merdeka Concert - by klpac String Ensemble	Concert	N/A	Pentas 2, klpac	TBC

All details are correct at press time but are subject to change. Please contact the klpac box office at +603 4047 9000 or visit our website for more information at www.klpac.org



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