



**EMPIRE PARK**

@ISKANDAR PUTERI



# The Premier

## Choice For Today's

# SMEs

One of the key characteristics of entrepreneurs is to have a keen eye for business opportunities. With an increasing number of Singaporean SMEs seeking to establish business in Iskandar Malaysia, Empire Park is set to be a hotspot of industrial activity.



# EMPIRE PARK

@ ISKANDAR PUTERI

The Most Strategic Base For Today's SMEs



**FREEHOLD**  
GATED AND GUARDED  
INDUSTRIAL PARK





- Accessibility via Major Highways.
- Connected to all PLUS Entrance & Exit (Exit 312, 311 & 309).
- Sandwiched between Matured Residential & Commercial Catchment.
- Supporting Industries to SiLC, Bio-XCell, NIP, NIP 2 & NCIP.





## ACCESSIBILITY

Empire Park is the most strategic base for your business operations. Located in Taman Nusantara, with unrivalled accessibility via major highways, you'll be able to get around with the greatest of ease via multiple access points including highway Exit 312, 311 & 309.

Empire Park offers convenience through Iskandar Puteri's surrounding world-class amenities including Kota Iskandar, SiLC's Bio-XCell, Legoland, Puteri Harbour, Port of Tanjung Pelepas (PTP) and Senai Airport.

Walking Distance to:

- Upcoming Workers Dormitory
- GP Prima Bus Terminal
  - One Stop Tourism Bus Centre
  - Bus Interchange with Causeway Link direct to S'pore
  - Express Bus terminal to North Malaysia & S'pore
  - Upcoming Hotel/ Shopping Centre

Unleash Your Business Potential With The  
**RIGHT MOVE!**





2  
MINUTES

GP Prima Bus  
Terminal



3  
MINUTES

SiLC  
Iskandar Puteri



4  
MINUTES

JB Parkway



5  
MINUTES

Upcoming  
High Speed  
Rail



10  
MINUTES

2nd Link  
Expressway



10  
MINUTES

Port of  
Tanjung Pelepas



12  
MINUTES

Kota  
Iskandar



20  
MINUTES

Senai  
Airport



25  
MINUTES

JB  
City Centre



50  
MINUTES

Johor Port





# A Conducive Environment For **WORK & LIFE**

Empire Park is part of Iskandar Puteri's "invest, work, live and play" environment that offers world-class infrastructure, good quality education, tourist hotspots and healthcare facilities. There's also a host of residential neighbourhoods with skilled workers.

## Residential Neighbourhoods

- Setia Eco Garden
- Nusa Bayu
- Taman Nusantara
- Taman Nusa Perintis 1,2&3
- East Ledang
- Bukit Indah
- Horizon Hills
- Nusa Sentral
- Nusa Indah
- Eco Botanic

## Recreation Hotspots

- Horizon Hills Golf & Country Club
- Poresia Golf Club & Resort
- Iskandar Puteri Sports Complex

## Tourist Hotspots

- AEON Bukit Indah
- Legoland
- Hello Kitty Town
- Puteri Harbour International Ferry Terminal
- Little Red Cube
- Johor Premium Outlets



**Setia Eco Garden**

- ▶ 948-acre gated & guarded community within a tranquil rainforest environment.
- ▶ Winner of multiple awards including Best Master Plan Development & FIABCI Prix d'Excellence Award in the Best Purpose-Built/Specialised Project category.

**Nusa Bayu**

- ▶ 260-acre mixed development.
- ▶ 5,000 units comprising of 2 storey terrace homes, double-storey shop houses and apartments.

**Taman Nusantara**

- ▶ 650-acre mixed development.
- ▶ 4297 units of low and medium cost residences.

**Taman Nusa Perintis 1,2&3**

- ▶ Strategically located near Gelang Patah Bus Terminal.
- ▶ Populated with large population catchment, including skilled workers.

**Southern Industrial and Logistics Cluster (SiLC)**

- ▶ Covering 1,300 acres of land, Iskandar Puteri's flagship industrial development project focuses on developing the value chains of integrated "clean & green" industrial clusters of three major areas – Advanced Technologies, Nutrition & Health Industries and Logistics.

**Bio-XCell (SiLC)**

- ▶ World-Class Biotechnology Park.
- ▶ An environment conducive for the development and manufacturing of biologics, green chemicals and other solutions to heal, fuel and green the world.

**Iskandar Puteri Tech Park**

- ▶ 519-acre integrated eco-friendly tech park with an estimated gross development value (GDV) of RM3.7 billion.
- ▶ Expected to host a business community of over 34,000 people.

**Port of Tanjung Pelepas**

- ▶ The first Malaysian port to be IMS certified, PTP is the preferred logistics hub in Southeast Asia.

**Legoland**

- ▶ 1st Legoland theme park in Asia and 6th in the world.
- ▶ More than 40 interactive rides, shows and attractions.

**EduCity & Iskandar Puteri Sports Complex**

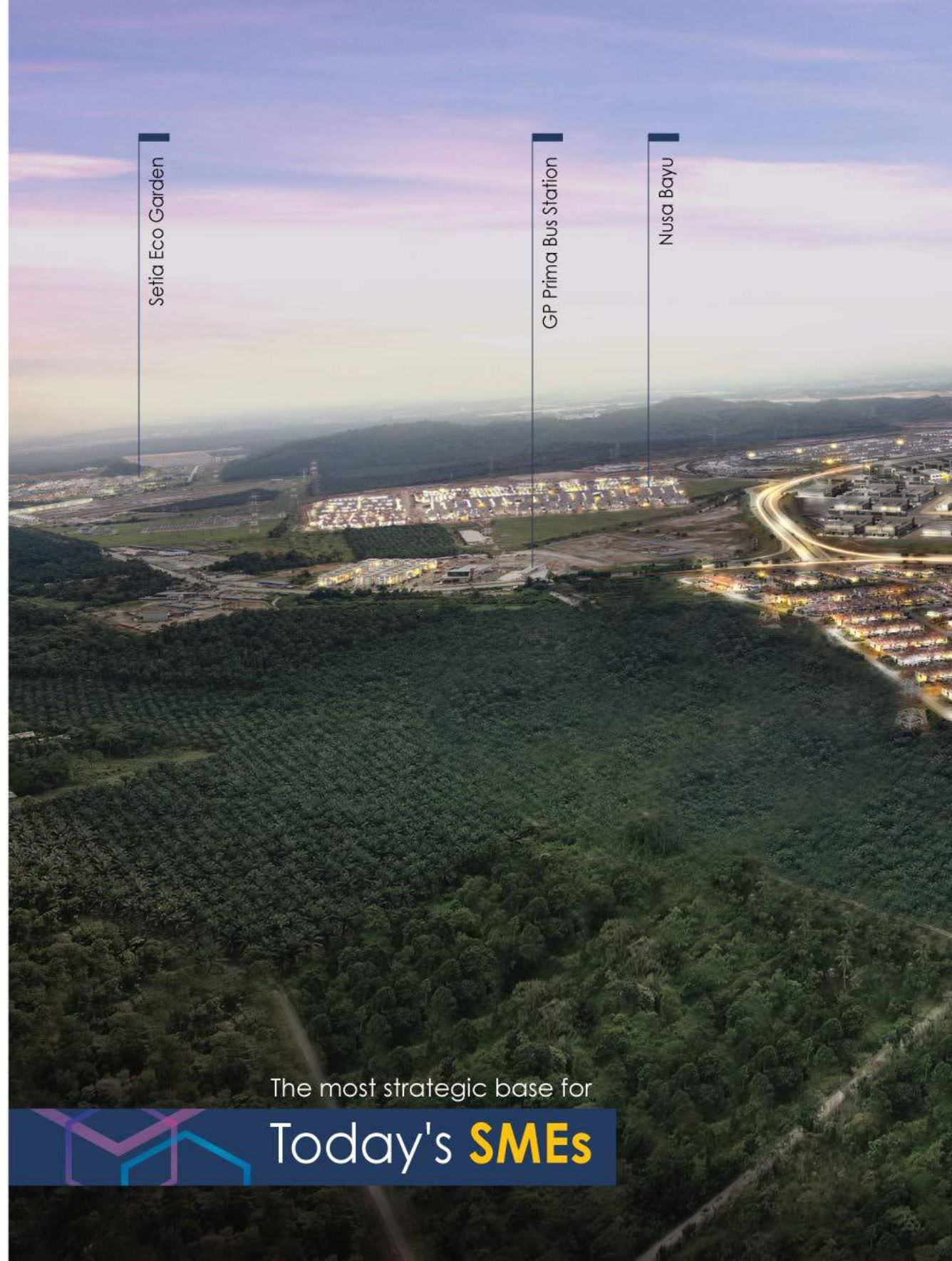
- ▶ 600-acre fully integrated education hub, comprises universities and institutes of higher education.
- ▶ The RM92.32 million sports complex, with a seating capacity of 14,000 houses sporting facilities of international standards.

**Puteri Harbour**

- ▶ Puteri Harbour is a prestigious waterfront address, along the Straits of Johor and is the first Marina in Malaysia to be recognized and awarded with 5 Gold Anchor Award by UK's The Yacht Harbour Association (TYHA).

**Horizon Hills**

- ▶ Renowned as the premier golf club in the region, this US\$10 million 18-hole international championship course is also a leisure and entertainment centre.



The most strategic base for

Today's **SMEs**



Iskandar Puteri Square

Southern Industrial and  
Logistics Cluster (SILC)

Bio-XCell

Taman Nusantara

Puteri Harbour

Legoland

Taman Nusa Perintis  
1,2&3

EduCity & Iskandar Puteri  
Sports Complex

Iskandar Puteri Tech Park

Tuas CIQ

Port of Tanjung Pelepas

# EMPIRE PARK

@ ISKANDAR PUTERI

GPS COORDINATES : N 1°27'59" E 103°34'35"



## The Ultimate Security For Your Business

Empire Park takes into consideration all aspects of ensuring your business succeeds. With this in mind, we offer comprehensive security details that keep your business in safe hands.

Empire Park offers :

- Gated & Guarded
- 24-Hour Security & Surveillance
- Perimeter Fencing



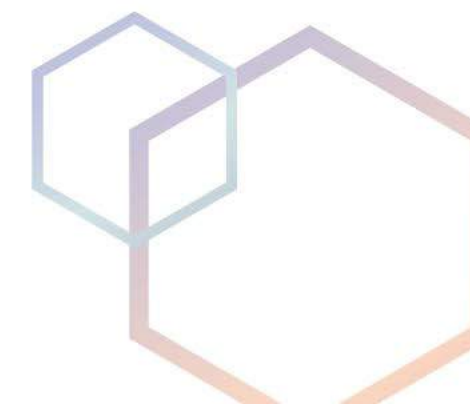
## EXCELLENT INFRASTRUCTURE



Depot Provision for Truck & Lorry Parking

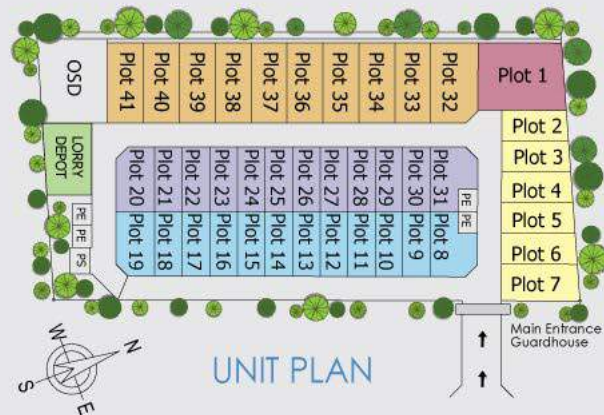
Empire Park is a prime business address with intelligently designed factories within a highly conducive environment. Able to cater to a diverse range of SMEs, Empire Park fuses a contemporary facade with innovative infrastructure, giving you the best possible base for your business operations.

- Depot provision for truck & lorry parking.
- Wide driveway and excellent telecommunication networks.
- Water, electricity, high speed broadband - ready for connection.
- Half acre provision for truck & lorry parking.
- Ample/ excess power supply for upgrading.





# THE PERFECT PLATFORM FOR SMEs



*Lower plot ratio compared to surrounding matured industrial developments.*

## LEGEND

- TYPE A SEMI DETACHED FACTORY
- TYPE A1 SEMI DETACHED FACTORY
- TYPE B SEMI DETACHED FACTORY
- TYPE C SEMI DETACHED FACTORY
- TYPE D DETACHED FACTORY



Type A & B  
9 Metres  
/  
Type C & D  
12 Metres

EFFICIENT WORKING ENVIRONMENT - SECTION VIEW ( TYPE A )

## Modern Architecture

- Quality materials & finishes
- Spacious floor area @ General Office floor for added flexibility
- Tinted glass @ front facade

## 5-in-1 Multi-Functional Design

- Factory, Workshop, Showroom, Warehouse & Office
- Column free design for Production Area
- Provision of 3/5 tons of Overhead Crane Load
- Power supply up to 300 Amp
- Eave height up to 40 ft



SEMI  
DETACHED  
FACTORY  
TYPE A

FREEHOLD

Land Area :  
Approx. 11,112 to 16,135 sq.ft

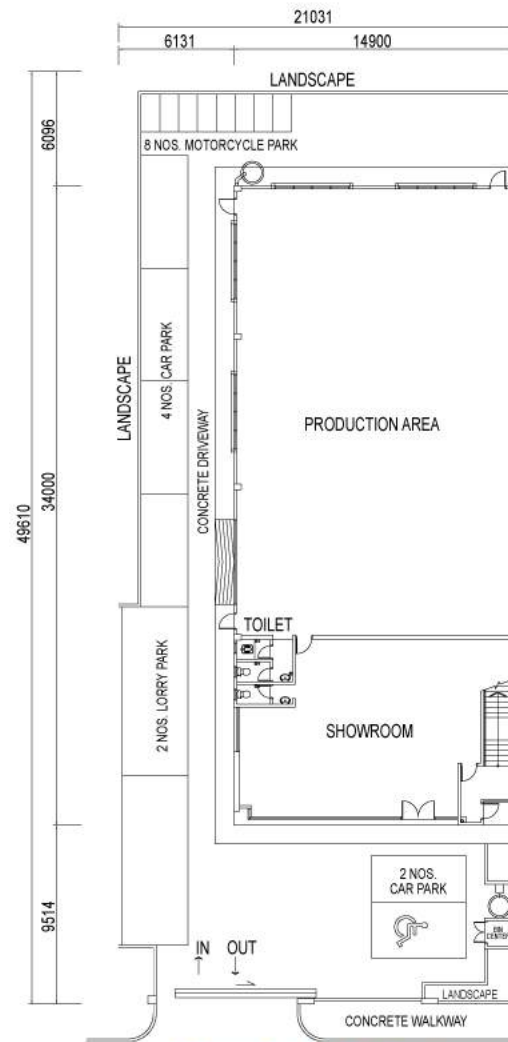
Built-up Area :  
Approx. 8,244 sq.ft

MODERN FACADE  
TO ENHANCE  
CORPORATE IMAGE

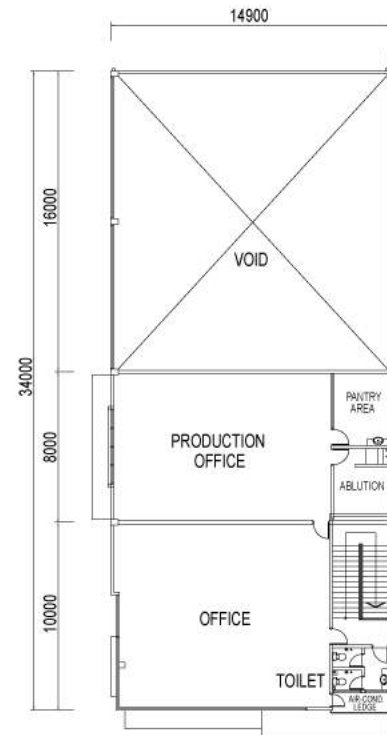


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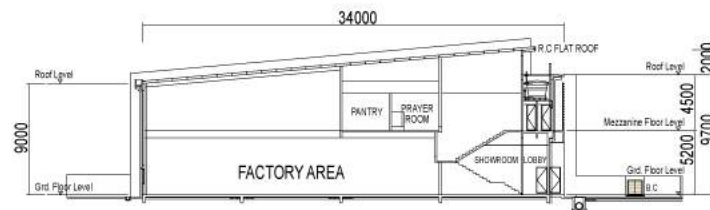




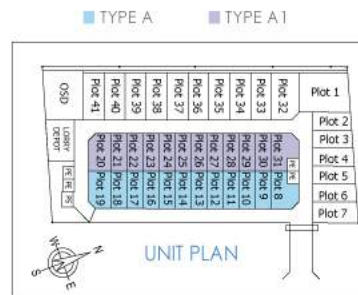
GROUND FLOOR PLAN



MEZZANINE PLAN



SECTION PLAN



UNIT PLAN

## SPECIFICATIONS - TYPE A & A1

• Factory Height	- 9 metres	
• Floor Design Loads	- Ground Production Area / Showroom Area : Approx 20KN/m <sup>2</sup> - 1st floor Office Area / Utility Rest Area : Approx 2.5KN/m <sup>2</sup>	
• Roof System	- Roof Structure : Structural steel / Steel trusses - Roof Sheets : Metal roof with Insulation	
• Walls	- Internal Wall : Brick wall with plaster and painted with emulsion paint - External Wall : Ceramic wall tiles to toilets and pantry : Brick wall plaster and painted with weatherbond paint	
• Floors	- Ground Floor : - Production Area : Floor hardener finishes - Showroom Area : Homogenous tiles - Staircase Finishes : Homogenous tiles - Toilet Finishes : Ceramic / Homogenous tiles	
• Doors	- 1st Floor & Utility Rest Area : - Office Area : Cement render	
• Windows	- External Doors : Provision for motorised roller shutter : Mild steel doors (Production area) : Tinted glass door (Entrance area) : Timber flush door (Office area)	
• Ceiling	- External Windows : Aluminium frame windows (Production area) : Anodised aluminium framed windows (Office area)	
• Infrastructure Works	- Office Area : False ceiling to 1st floor office area only	
• Sanitary and Water Supply Installation	- External Road : Concrete driveway - Fencing : Front signage common brick wall c/w plaster and painted with weatherbond paint : Perimeter - 1.8m height BSP mesh fabric fencing : 7.5m wide sliding gate (Provision for motorised) : Concealed pipe culvert drain : Vitrified clay pipe culvert : Bin center	
• Overhead Crane	- Gate : - Drainage System : - Sewerage System : - Ancillary Building : : W.C & hand basin	
• Power Supply	- Structural Provision Only : 3 tons crane for owner installation - Type A : 150 Amp	

### Mechanical & Electrical Specification

#### Electrical Installation

MSB	- 200A nos
TNB Incoming Power	- 150A nos
DB 30A	- 2 nos
DB 60A	- 1 no
DB 100A	- 1 no
Lighting Point	- 65 nos
Power Point (13A)	- 29 nos
Roller Shutter Power Point (15A)	- 1 no
Wall Fan Point	- 1 no
Air-Cond Power Point	-
Emergency Light	- 13 nos
Keluar' Sign	- 8 nos
CCTV Point	- 5 nos
20A Isolator Point (for signage)	- 1 no

#### Telephone

High-Speed Broadband System	- 1 set
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#### Fire Protection Systems

Portable Fire Extinguisher	- Yes
Hosereel System	-
Fire Alarm System	-

\*\* All of the above specifications are subject to change to comply with Government Authorities / Engineers' and/ or Architects' Requirements.



SEMI  
DETACHED  
FACTORY  
TYPE B

FREEHOLD

Land Area :  
Approx. 12,647 to 17,733 sq.ft

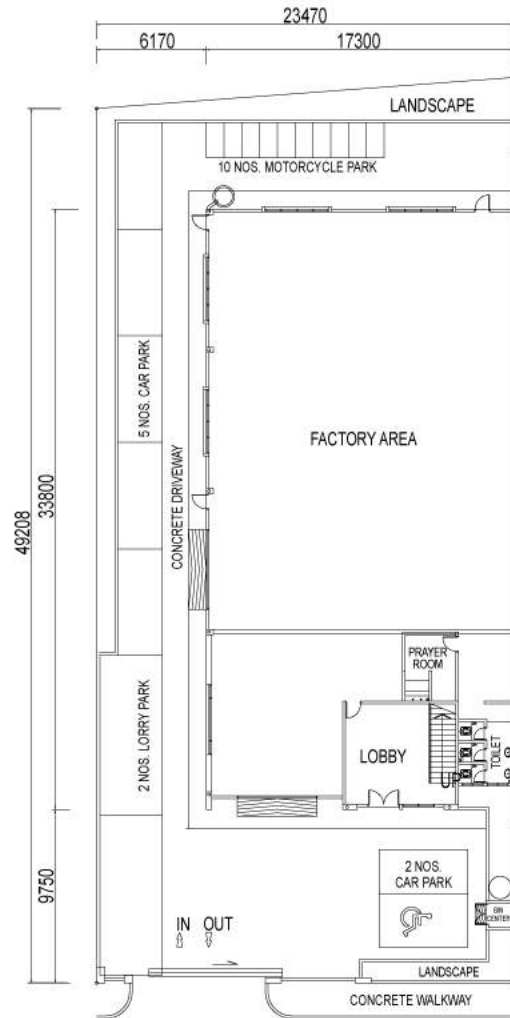
Built-up Area :  
Approx. 8,238 sq.ft

USER FRIENDLY  
FOR ALL TYPES OF  
INDUSTRIALISTS

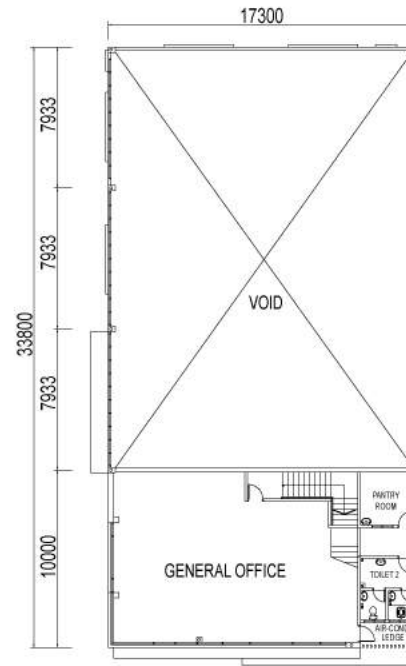


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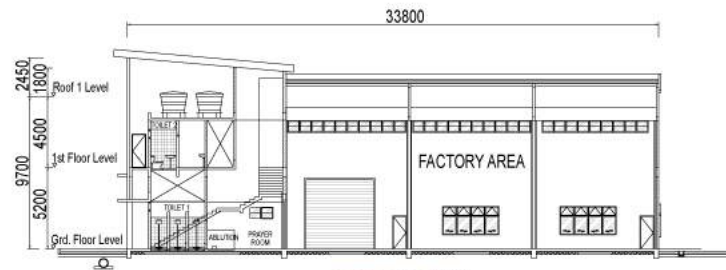




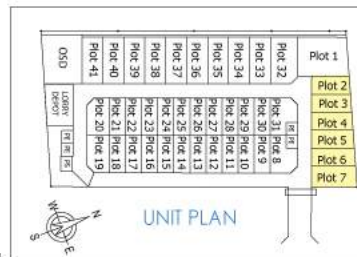
GROUND FLOOR



MEZZANINE FLOOR



SECTION PLAN



UNIT PLAN

## SPECIFICATIONS - TYPE B

• Factory Height	- 9 metres	
• Floor Design Loads	- Ground Production Area / Lobby Area	: Approx 20KN/m2
	- 1st Floor General Office Area	: Approx 2.5KN/m2
• Roof System	- Roof Structure	: Structural steel / Steel trusses
	- Roof Sheets	: Metal roof with Insulation
• Walls	- Internal Wall	: Brick wall with plaster and painted with emulsion paint
	- External Wall	: Ceramic wall tiles to toilets and pantry
		: Brick wall plaster and painted with weatherbond paint
• Floors	- Ground Floor	
	- Production Area	: Floor hardener finishes
	- Lobby Area	: Homogenous tiles
	- Staircase Finishes	: Homogenous tiles
	- Toilet Finishes	: Ceramic / Homogenous tiles
	- 1st Floor Office Area	: Cement render
• Doors	- External Doors	: Provision for motorised roller shutter
		: Mild steel doors (Production area)
		: Tinted glass door (Entrance area)
		: Timber flush door (Office area)
• Windows	- External Windows	: Aluminium frame windows (Production area)
		: Anodised aluminium framed windows (Office area)
• Ceiling	- Office Area	: False ceiling to 1st floor office area only
• Infrastructure Works	- External Road	: Concrete driveway
	- Fencing	: Front signage common brick wall c/w plaster and painted with weatherbond paint
	- Gate	: Perimeter - 1.8m height BSP mesh fabric fencing
	- Drainage System	: 7.5m wide sliding gate (Provision for motorised)
	- Sewerage System	: Concealed pipe culvert drain
	- Ancillary Building	: Vitrified clay pipe culvert
		: Bin center
• Sanitary and Water Supply Installation		: W.C & hand basin
• Overhead Crane	- Structural Provision Only	: 3 tons crane for owner installation
• Power Supply	- Type B	: 150 Amp

### Mechanical & Electrical Specification

#### Electrical Installation

MSB	- 200A nos
TNB Incoming Power	- 150A nos
DB 30A	- 1 no
DB 60A	- 1 no
DB 100A	- 1 no
Lighting Point	- 59 nos
Power Point (13A)	- 21 nos
Roller Shutter Power Point (15A)	- 2 nos
Wall Fan Point	- 1 no
Air-Cond Power Point	- 2 nos
Emergency Light	- 12 nos
Keluar Sign	- 6 nos
CCTV Point	- 5 nos
20A Isolator Point (for signage)	- 1 no

#### Telephone

High-Speed Broadband System	- 1 set
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#### Fire Protection Systems

Portable Fire Extinguisher	- Yes
Hosereel System	- -
Fire Alarm System	- -

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SEMI  
DETACHED  
FACTORY  
TYPE C

FREEHOLD

Land Area :  
Approx. 18,090 to 23,252 sq.ft

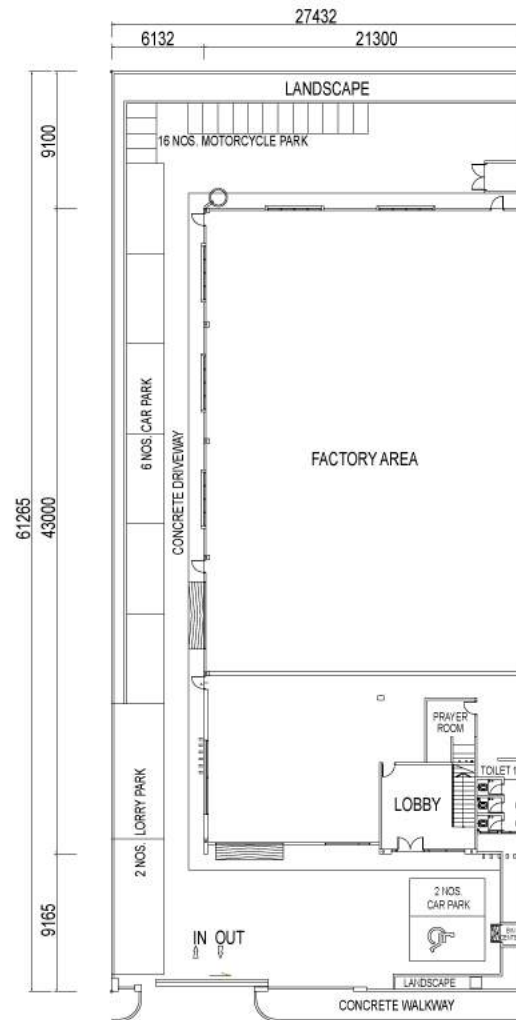
Built-up Area :  
Approx. 12,669 sq.ft

40 FEET HEIGHT  
MULTI-FUNCTIONAL SPACE  
TO MATCH YOUR BUSINESS

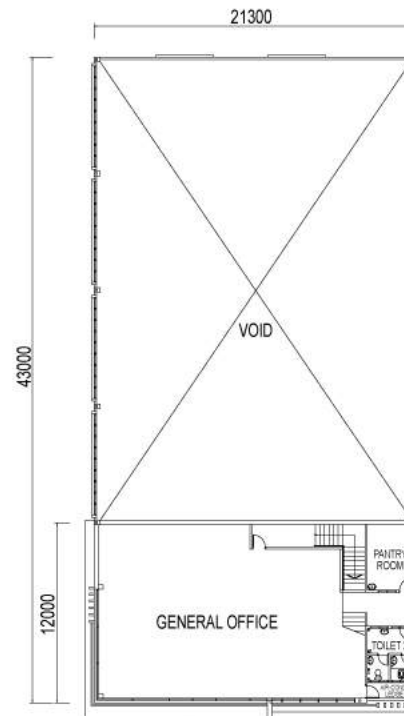


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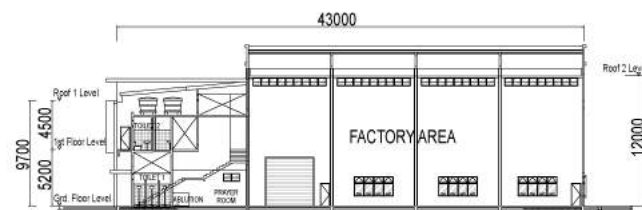




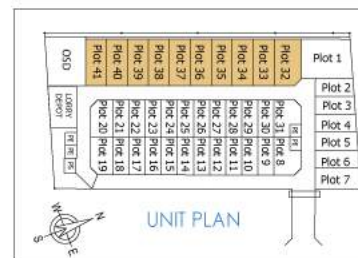
GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



SECTION PLAN



UNIT PLAN

## SPECIFICATIONS - TYPE C

• Factory Height	- 12 metres	
• Floor Design Loads	- Ground Production Area / Lobby Area	: Approx 20KN/m2
	- 1st Floor General Office Area	: Approx 2.5KN/m2
• Roof System	- Roof Structure	: Structural steel / Steel trusses
	- Roof Sheets	: Metal roof with Insulation
• Walls	- Internal Wall	: Brick wall with plaster and painted with emulsion paint
	- External Wall	: Ceramic wall tiles to toilets and pantry
		: Brick wall plaster and painted with weatherbond paint
• Floors	- Ground Floor	
	- Production Area	: Floor hardener finishes
	- Lobby Area	: Homogenous tiles
	- Staircase Finishes	: Homogenous tiles
	- Toilet Finishes	: Ceramic / Homogenous tiles
	- 1st Floor General Office Area	: Cement render
• Doors	- External Doors	: Provision for motorised roller shutter
		: Mild steel doors (Production area)
		: Tinted glass door (Entrance area)
	- Internal Doors	: Timber flush door (Office area)
• Windows	- External Windows	: Aluminium frame windows (Production area)
		: Anodised aluminium framed windows (Office area)
• Ceiling	- Office Area	: False ceiling to 1st floor office area only
• Infrastructure Works	- External Road	: Concrete driveway
	- Fencing	: Front signage common brick wall c/w plaster and painted with weatherbond paint
		: Perimeter - 1.8m height BSP mesh fabric fencing
		: 7.5m wide sliding gate (Provision for motorised)
		: Concealed pipe culvert drain
		: Vitrified clay pipe culvert
		: Bin center
• Sanitary and Water Supply Installation		: W.C & hand basin
• Overhead Crane	- Structural Provision Only	: 5 tons crane for owner installation
• Power Supply	- Type C	: 200 Amp

### Mechanical & Electrical Specification Electrical Installation

MSB	
TNB Incoming Power	- 300A nos
DB 30A	- 200A nos
DB 60A	- 1 no
DB 100A	- 1 no
Lighting Point	- 1 no
Power Point (13A)	- 65 nos
Roller Shutter Power Point (15A)	- 25 nos
Wall Fan Point	- 2 nos
Air-Cond Power Point	- 1 no
Emergency Light	- 2 nos
Keluar' Sign	- 12 nos
CCTV Point	- 6 nos
20A Isolator Point (for signage)	- 6 nos
	- 1 no

### Telephone High-Speed Broadband System

Fire Protection Systems	
Portable Fire Extinguisher	- Yes
Hosereel System	-
Fire Alarm System	-

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DETACHED  
FACTORY  
TYPE D

FREEHOLD

Land Area :  
Approx. 36,362 sq.ft

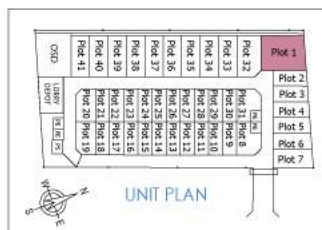
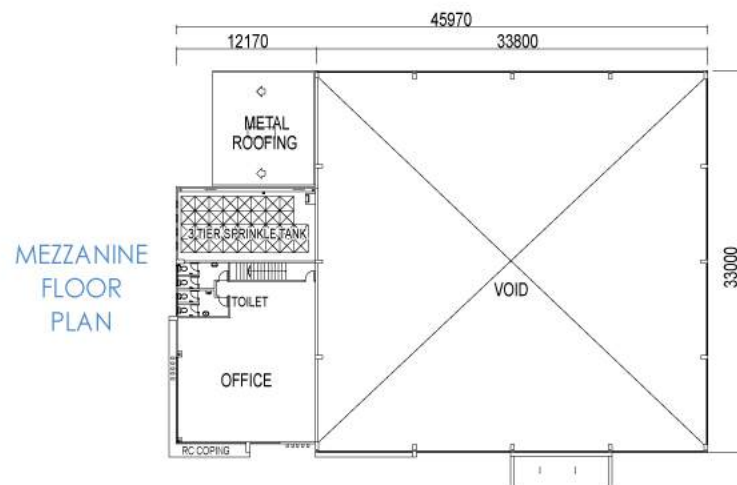
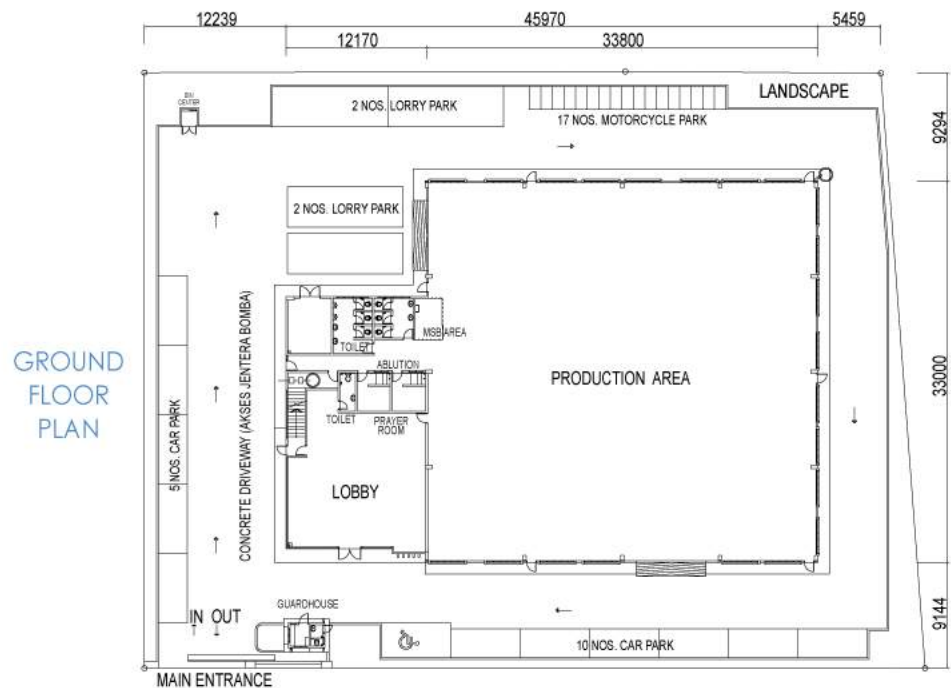
Built-up Area :  
Approx. 16,990 sq.ft

4-IN-1

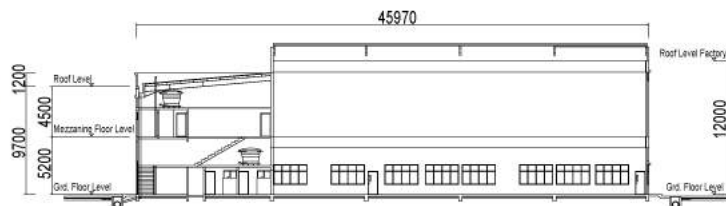
CONCEPT SHOWROOM,  
WAREHOUSE,  
OFFICE & PRODUCTION







SECTION PLAN



## SPECIFICATIONS - TYPE D

• Factory Height	- 12 metres	
• Floor Design Loads	- Ground Production Area / Lobby Area	: Approx 20KN/m2
	- 1st Floor General Office Area	: Approx 2.5KN/m2
• Roof System	- Roof Structure	: Structural steel / Steel trusses
	- Roof Sheets	: Metal roof with Insulation
• Walls	- Internal Wall	: Brick wall with plaster and painted with emulsion paint
	- External Wall	: Ceramic wall tiles to toilets and pantry
		: Brick wall plaster and painted with weatherbond paint
• Floors	- Ground Floor	
	- Production Area	: Floor hardener finishes
	- Lobby Area	: Homogenous tiles
	- Staircase Finishes	: Homogenous tiles
	- Toilet Finishes	: Ceramic / Homogenous tiles
	- 1st Floor Office	: Cement render
• Doors	- External Doors	: Provision for motorised roller shutter
		: Mild steel doors (Production area)
		: Tinted glass door (Entrance area)
	- Internal Doors	: Timber flush door (Office area)
• Windows	- External Windows	: Aluminium frame windows (Production area)
		: Anodised aluminium framed windows (Office area)
• Ceiling	- Office Area	: False ceiling to 1st floor office area only
• Infrastructure Works	- External Road	: Concrete driveway
	- Fencing	: Front signage common brick wall c/w plaster and painted with weatherbond paint
		: Perimeter - 1.8m height BSP mesh fabric fencing
		: 7.5m wide sliding gate (Provision for motorised)
		: Concealed pipe culvert drain
		: Vitrified clay pipe culvert
		: Bin center
• Sanitary and Water Supply Installation		: W.C & hand basin
• Overhead Crane	- Structural Provision Only	: 5 tons crane for owner installation
• Power Supply	- Type D	: 300 Amp

### Mechanical & Electrical Specification

#### Electrical Installation

MSB	
TNB Incoming Power	- 400A nos
DB 30A	- 300A nos
DB 60A	- 1 no
DB 100A	- 2 nos
Lighting Point	- 1 no
Power Point (13A)	- 96 nos
Roller Shutter Power Point (15A)	- 32 nos
Wall Fan Point	- 2 nos
Air-Cond Power Point	- 2 nos
Emergency Light	- 1 no
Keluar Sign	- 10 nos
CCTV Point	- 11 nos
20A Isolator Point (for signage)	- 10 nos
	- 1 no

#### Telephone

#### High-Speed Broadband System

	- 1 set
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#### Fire Protection Systems

Portable Fire Extinguisher	- Yes
Hosereel System	- Yes
Fire Alarm System	- Yes

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# VISIONARY

Developers With Trust & Integrity



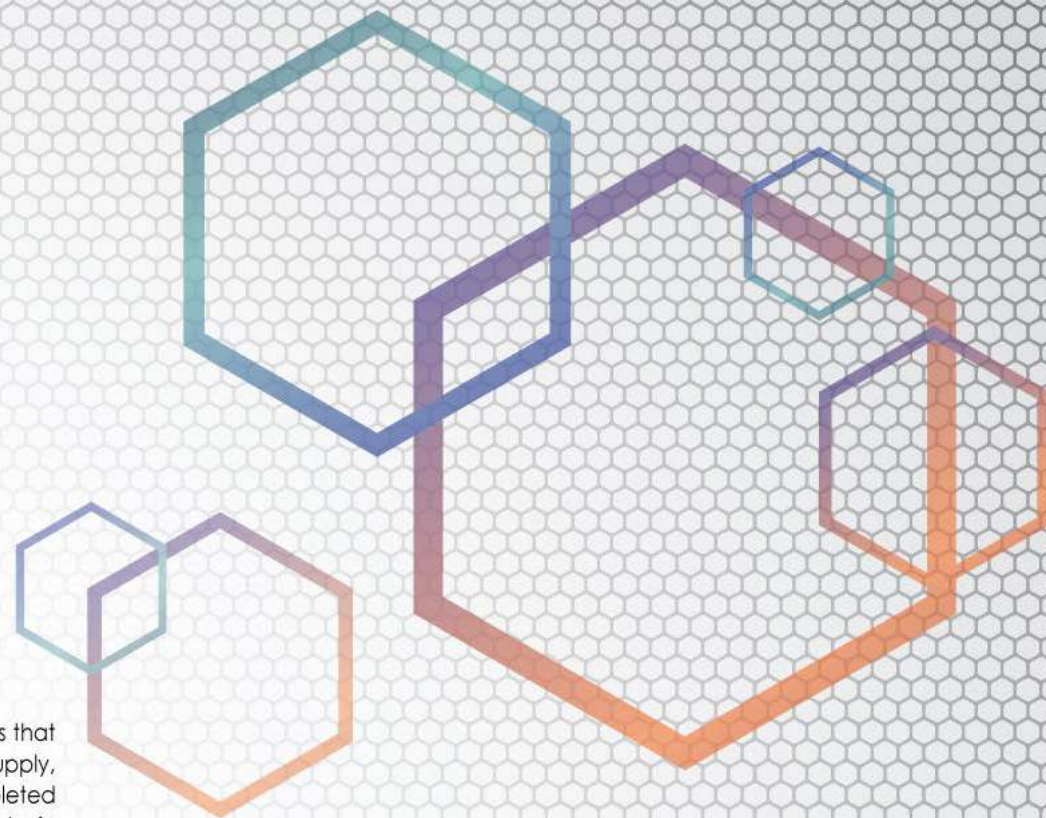
*LiangSiang*

LiangSiang group of companies offer diversified integrated business enterprises that include property development, oil palm plantation, building material supply, wholesale and retail. LiangSiang's impressive track record includes completed commercial and industrial developments, as well as mixed developments in Segamat and industrial buildings in Iskandar Puteri.

Both developers adhere to core values of providing superior value through products that will sustain long-term growth, while always maintaining the highest level of integrity in all dealings.



Ace Empire is a forward-thinking real estate developer with distinguished projects that include Commercial, Industrial Business Parks and Mixed Developments. As a fast-rising property developer, Ace Empire has successfully undertaken developments that include Sky Garden, Empire Waterfront, Empire Square and Tanjung Square. Ace Empire creates unique and sustainable development projects that align directly to the aspirations and the needs of the current market.







### **MIXED DEVELOPMENT**

#### **Batu Pahat**

- Service apartments in Batu Pahat
- Comprehensive facilities
- Boutique Hotel



### **PROPERTY DEVELOPMENT DIVISION**

#### **Industrial - Design & Build**

- Harve Engineering Pte Ltd @ Iskandar Puteri
- Metro Kempas Sdn Bhd



### **COMMERCIAL DEVELOPMENT**

#### **Tanjung Square, Batu Pahat**

- 12 units of modern 3 storey shop lots
- Strategic location, fronting main road
- Contemporary facade design for attractive corporate image
- Surrounded by large population



### **COMMERCIAL DEVELOPMENT**

#### **Empire Square, Kulaijaya**

- Modern facade
- Easy accessibility
- Dedicated design
- Wide walkway
- Ready-catchment



### **RESIDENTIAL DEVELOPMENT**

#### **Labis Indah, Segamat**

- Proven track record of mixed developments in Segamat
- All the projects have been well-received at the early stage of the construction



### **OIL PALM PLANTATION**

- Estate Rimbun 1,2&3 - Gua Musang
- Chansun Estate, Segamat



### **BUILDING MATERIAL WHOLESALE & RETAIL DIVISION**

- Builder Station - one-stop centre for quality building material from tiles, sanitary ware to home fittings to wholesale & retail market



**LIANGSIANG CAPITAL SDN BHD** (1062133D)

Wisma SP Setia, Level 4, Suite 04-23, Indah Walk 3, Jalan Indah 15, Taman Bukit Indah, 81200 Johor Bahru, Johor.

**Tel:** 07-235 0333 **Fax:** 07-236 0333

Website : [www.empirepark.my](http://www.empirepark.my)

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All measurements are approximate and the illustrations are artist's impressions only. While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies.

Jointly Developed By :



*Liang Siang*

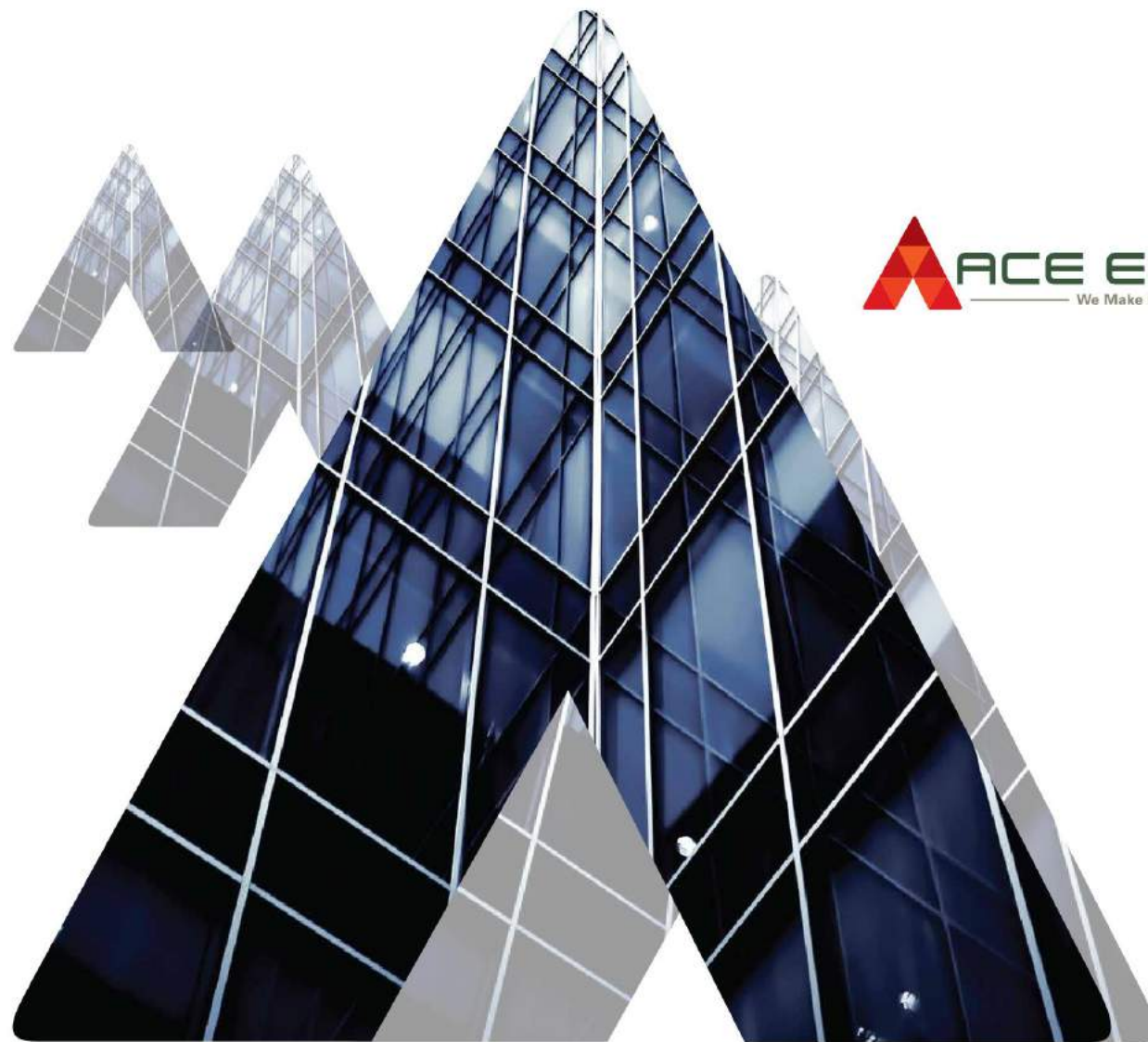


東豐置地

**ACE EMPIRE**

— We Make Every Space Extraordinary —





**Ace Empire Development Sdn. Bhd.**

**Add:** Suite 0423, Level 4, Indah Walk 3, Jalan Indah 15, 81200 Johor Bahru, Johor.

**Tel:** 07-235 0333 **Fax:** 07-236 0333 **Website:** [www.aceempire.com.sg](http://www.aceempire.com.sg)



# Introduction

自我介绍



**Dato' John Chan Yee Hua 拿督陈奕华**

**D.I.M.P Bc (Acc & Fin)**

**Managing Director 董事经理**

Ace Empire Group of Companies

Liangsiang Development Sdn Bhd

**Association 社团**

**Advisor** of Kulai Chinese Chamber of Commerce and Industry.

**Director** of Skudai Chinese Chamber of Commerce.

**Branch Committee Member** of Redha Malaysia (Johor's Branch)

**Committee Member** of The Boss Club of Malaysia





# Company Profile

## 公司简介

### VISIONARY

Developers With Trust & Integrity



LiangSiang

LiangSiang group of companies offer diversified integrated business enterprises that include property development, oil palm plantation, building material supply, wholesale and retail. LiangSiang's impressive track record includes completed commercial and industrial developments, as well as mixed developments in Segamat and industrial buildings in Iskandar Puteri.

Both developers adhere to core values of providing superior value through products that will sustain long-term growth, while always maintaining the highest level of integrity in all dealings.



Ace Empire is a forward-thinking real estate developer with distinguished projects that include Commercial, Industrial Business Parks and Mixed Developments. As a fast-rising property developer, Ace Empire has successfully undertaken developments that include Sky Garden, Empire Waterfront, Empire Square and Tanjung Square. Ace Empire creates unique and sustainable development projects that align directly to the aspirations and the needs of the current market.



#### MIXED DEVELOPMENT Batu Pahat

- Service apartments in Batu Pahat
- Comprehensive facilities
- Boutique Hotel



#### COMMERCIAL DEVELOPMENT Tanjung Square, Batu Pahat

- 12 units of modern 3 storey shop lots
- Strategic location, fronting main road
- Contemporary facade design for attractive corporate image
- Surrounded by large population



#### COMMERCIAL DEVELOPMENT Empire Square, Kulaijaya

- Modern facade
- Easy accessibility
- Dedicated design
- Wide walkway
- Ready-catchment



#### PROPERTY DEVELOPMENT DIVISION Industrial - Design & Build

- Harve Engineering Pte Ltd @ Iskandar Puteri
- Metro Kempas Sdn Bhd



#### RESIDENTIAL DEVELOPMENT Labis Indah, Segamat

- Proven track record of mixed developments in Segamat
- All the projects have been well-received at the early stage of the construction



#### OIL PALM PLANTATION

- Estate Rimbum 1,2&3 - Gua Musang
- Chansun Estate, Segamat



#### BUILDING MATERIAL WHOLESALE & RETAIL DIVISION

- Builder Station - one-stop centre for quality building material from tiles, sanitary ware to home fittings to wholesale & retail market



(Ace Empire Development Sdn Bhd)



(LiangSiang Development Sdn Bhd)



(Ace Empire Development Sdn Bhd)



# EMPIRE PARK

@ ISKANDAR PUTERI

The Most Strategic Base For Today's SMEs

**SHAPING  
NEW  
INDUSTRIAL  
BENCHMARK**

Current Project  
Empire Park

**FREEHOLD  
GATED AND GUARDED  
INDUSTRIAL PARK**



Liang Seng



東豐置地

**ACE EMPIRE**

We Make Every Space Extraordinary

Artist's Impression Only



# EMPIRE PARK

@ISKANDAR PUTERI





# ACCESSIBILITY



**EMPIRE PARK**

@ NUSAJAYA

GPS COORDINATES : N 1°27'59" E 103°34'35"

Artist's Impression Only

## RESIDENTIAL

### Setia Eco Garden

- ▶ 948-acre gated & guarded community within a tranquil rainforest environment.
- ▶ Winner of multiple awards including Best Master Plan Development & FIABCI Prix d'Excellence Award in the Best Purpose-Built/Specialised Project category.

### Nusa Bayu

- ▶ 260-acre mixed development.
- ▶ 5,000 units comprising of 2 storey terrace homes, double-storey shop houses and apartments.

### Taman Nusantara

- ▶ 650-acre mixed development.
- ▶ 4297 units of low and medium cost residences.

### Taman Nusa Perintis 1,2&3

- ▶ Strategically located near Gelang Patah Bus Terminal.
- ▶ Populated with large population catchment, including skilled workers.

## COMMERCIAL

### Legoland

- ▶ 1st Legoland theme park in Asia and 6th in the world.
- ▶ More than 40 interactive rides, shows and attractions.

### EduCity & Nusajaya Sports Complex

- ▶ 600-acre fully integrated education hub, comprises universities and institutes of higher education.
- ▶ The RM92.32 million sports complex, with a seating capacity of 14,000 houses sporting facilities of international standards.

### Puteri Harbour

- ▶ Puteri Harbour is a prestigious waterfront address, along the Straits of Johor and is the first Marina in Malaysia to be recognized and awarded with 5 Gold Anchor Award by UK's The Yacht Harbour Association (TYHA).

### Horizon Hills

- ▶ Renowned as the premier golf club in the region, the US\$10 million 18-hole International championship course is also a leisure and entertainment centre.

## INDUSTRIAL

### Southern Industrial and Logistics Cluster (SILC)

- ▶ Covering 1,300 acres of land, Nusajaya's flagship industrial development project focuses on developing the value chains of integrated "clean & green" industrial clusters of three major areas - Advanced Technologies, Nutrition & Health Industries and Logistics.

### Bio-XCell (SILC)

- ▶ World-Class Biotechnology Park.
- ▶ An environment conducive for the development and manufacturing of biologics, green chemicals and other solutions to heal, fuel and green the world.

### Nusajaya Tech Park

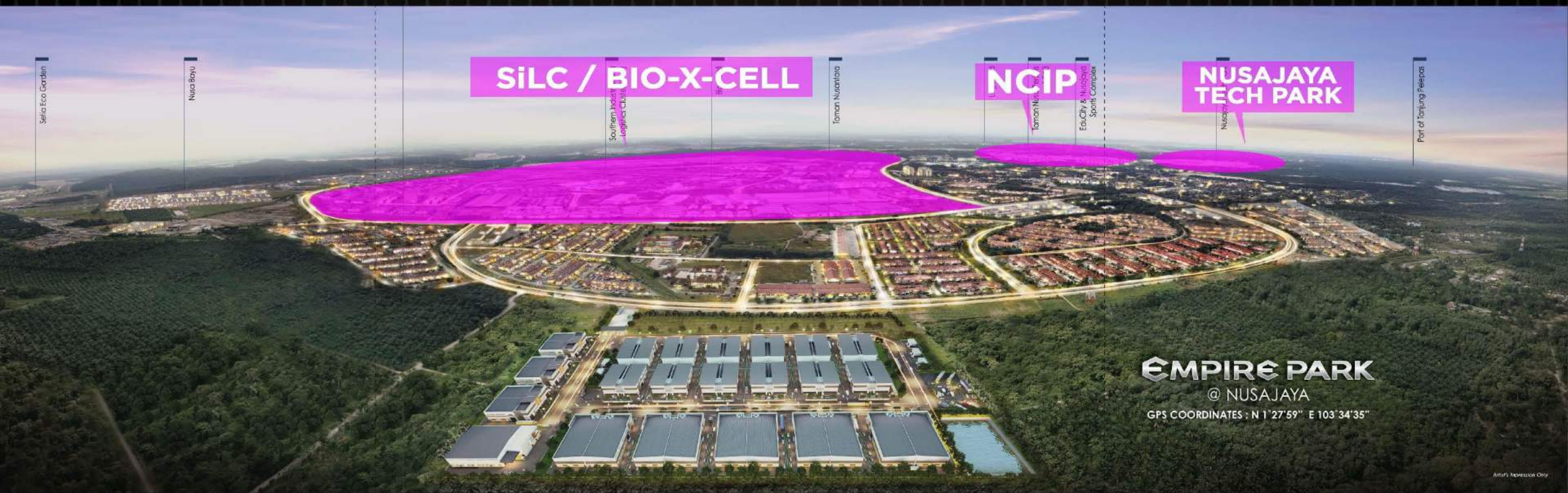
- ▶ 519-acre integrated eco-friendly tech park with an estimated gross development value (GDV) of RM3.7 billion.
- ▶ Expected to host a business community of over 34,000 people.

### Port of Tanjung Pelepas

- ▶ The first Malaysian port to be IMS certified, PTP is the preferred logistics hub in Southeast Asia.



# INDUSTRIAL



**EMPIRE PARK**

@ NUSAJAYA

GPS COORDINATES : N 1°27'59" E 103°34'35"

Artist's Impression Only

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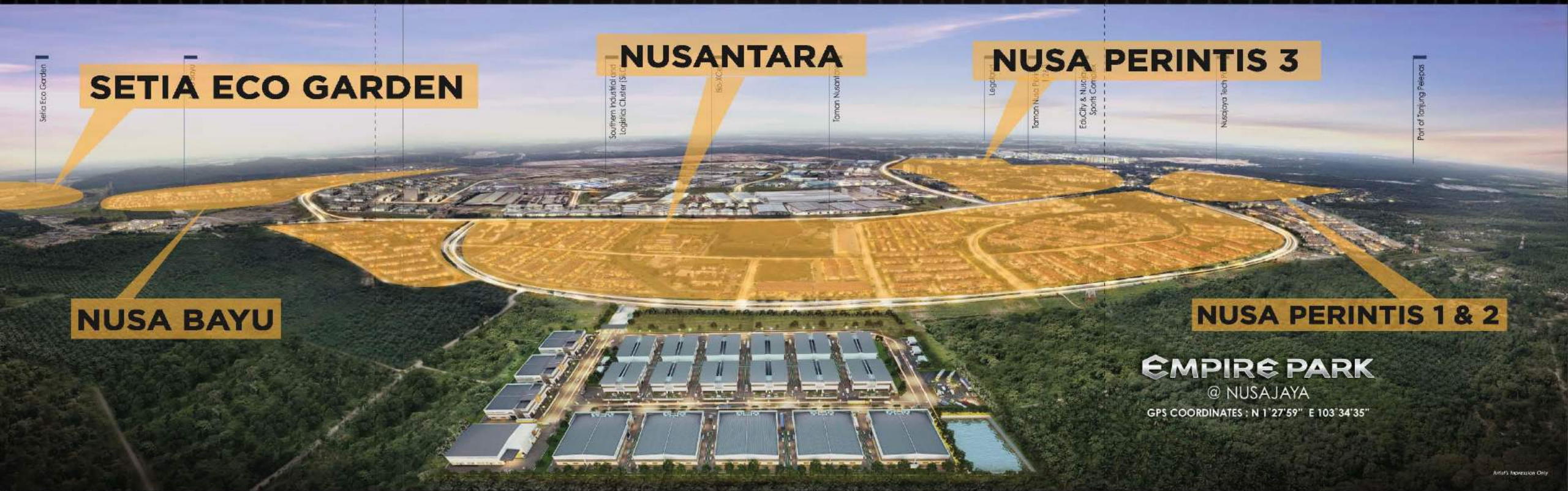
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# RESIDENTIAL



**SETIA ECO GARDEN**

**NUSANTARA**

**NUSA PERINTIS 3**

**NUSA BAYU**

**NUSA PERINTIS 1 & 2**

**EMPIRE PARK**

@ NUSAJAYA

GPS COORDINATES : N 1°27'59" E 103°34'35"

## RESIDENTIAL

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# Specifications

## 5 in 1 Multi – Functional Design

- Factory, Workshop, Showroom, Warehouse & Office
- Column free design for Production Area
- Provision of 3/5 tons of Overhead Crane Load
- Power Supply up to 300 Amp
- Eave height up to 40ft



## The Ultimate Security For Your Business

Empire Park Offers:

- Gated & Guarded
- 24 – Hour Security & Surveillance
- Perimeter Fencing



Depot Provision for Truck & Lorry Parking

2  
MINUTES

- Upcoming GP Prima Bus Terminal

5  
MINUTES

- Upcoming High Speed Rail
- Puteri Harbour

8  
MINUTES

- Legoland

10  
MINUTES

- 2nd Link Expressway
- Port of Tanjung Pelepas
- AEON Bukit Indah

20  
MINUTES

- Senai Airport



Site View

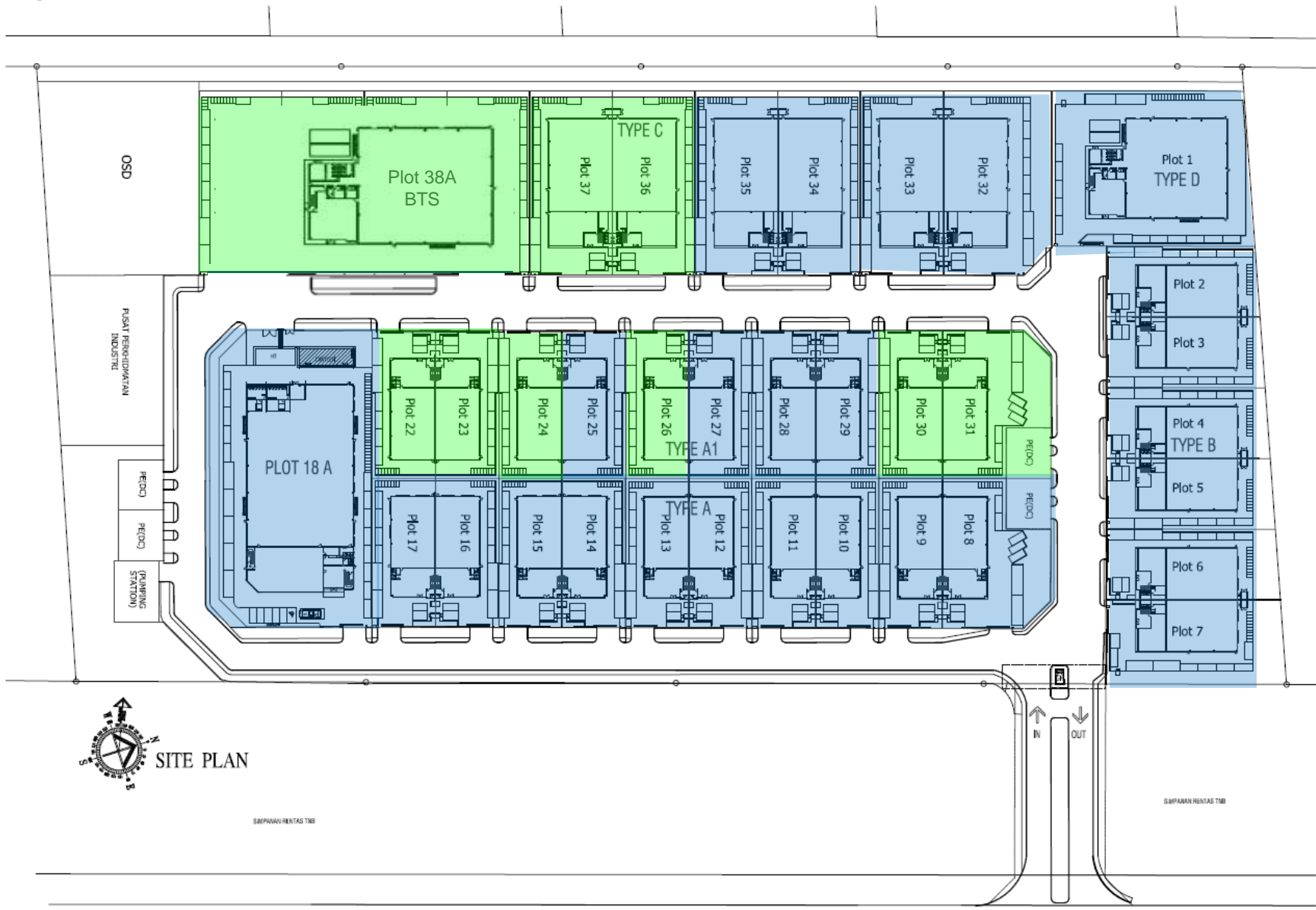




# Available Units



- Available
- Sold



SIMPANAN BENTAS TIB

SIMPANAN BENTAS TIB



# Type A1



Land Area : 11,112 sf

Built-Up Area : 8,244 sf

## SPECIFICATIONS - TYPE A & A1

• Factory Height	- 9 metres	
• Floor Design Loads	- Ground Production Area / Showroom Area : Approx 20KN/m2	
	- 1st floor Office Area / Utility Rest Area : Approx 2.5KN/m2	
• Roof System	- Roof Structure : Structural steel / Steel trusses	
	- Roof Sheets : Metal roof with insulation	
• Walls	- Internal Wall : Brick wall with plaster and painted with emulsion paint	
	- External Wall : Ceramic wall tiles to toilets and pantry	
		- Brick wall plaster and painted with weatherbond paint
• Floors	- Ground Floor : Floor hardener finishes	
	- Production Area : Homogenous tiles	
	- Showroom Area : Homogenous tiles	
	- Staircase Finishes : Ceramic / Homogenous tiles	
	- Toilet Finishes : Cement render	
	- 1st Floor & Utility Rest Area : Office Area	
• Doors	- External Doors : Provision for motorised roller shutter	
		- Mild steel doors (Production area)
		- Tinted glass door (Entrance area)
		- Timber flush door (Office area)
• Windows	- Internal Doors	
	- External Windows : Aluminium frame windows (Production area)	
		- Anodised aluminium framed windows (Office area)
• Ceiling	- Office Area : False ceiling to 1st floor office area only	
• Infrastructure Works	- External Road : Concrete driveway	
	- Fencing : Front signage common brick wall c/w plaster and painted with weatherbond paint	
		- Perimeter - 1.8m height BSP mesh fabric fencing
		- 7.5m wide sliding gate (Provision for motorised)
		- Concealed pipe culvert drain
		- Vitrified clay pipe culvert
		- Bin center
• Sanitary and Water Supply Installation		- W/C & hand basin
• Overhead Crane	- Structural Provision Only	- 3 tons crane for owner installation
• Power Supply	- Type A	- 150 Amp

### Mechanical & Electrical Specification

Electrical Installation	
MSB	- 200A nos
TNB Incoming Power	- 150A nos
DB 30A	- 2 nos
DB 60A	- 1 no
DB 100A	- 1 no
Lighting Point	- 65 nos
Power Point (13A)	- 29 nos
Roller Shutter Power Point (15A)	- 1 no
Wall Fan Point	- 1 no
Air-Cond Power Point	- -
Emergency Light	- 13 nos
Keluar' Sign	- 8 nos
CCTV Point	- 5 nos
20A Isolator Point (for signage)	- 1 no
Telephone	
High-Speed Broadband System	- 1 set
Fire Protection Systems	
Portable Fire Extinguisher	- Yes
Hosereel System	- -
Fire Alarm System	- -

Type A1



\*\* All of the above specifications are subject to change to comply with Government Authorities / Engineers' and/ or Architects' Requirements.



# Type C



Land Area : **18,090** sf  
Built-Up Area : **12,669** sf

## SPECIFICATIONS - TYPE A & A1

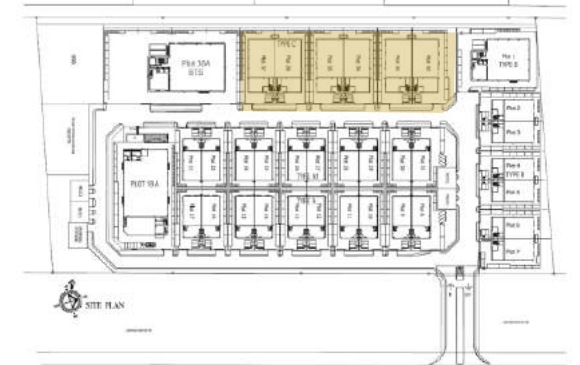
• Factory Height	- 9 metres	
• Floor Design Loads	- Ground Production Area / Showroom Area : Approx 20KN/m2 - 1st floor Office Area / Utility Rest Area : Approx 2.5KN/m2	
• Roof System	- Roof Structure : Structural steel / Steel trusses - Roof Sheets : Metal roof with insulation	
• Walls	- Internal Wall : Brick wall with plaster and painted with emulsion paint - External Wall : Ceramic wall tiles to toilets and pantry : Brick wall plaster and painted with weatherbond paint	
• Floors	- Ground Floor : Floor hardener finishes - Production Area : Homogenous tiles - Showroom Area : Homogenous tiles - Staircase Finishes : Ceramic / Homogenous tiles - Toilet Finishes : Cement render	
• Doors	- External Doors : Provision for motorised roller shutter : Mild steel doors (Production area) : Tinted glass door (Entrance area) : Timber flush door (Office area)	
• Windows	- External Windows : Aluminium frame windows (Production area) : Anodised aluminium framed windows (Office area)	
• Ceiling	- Office Area : False ceiling to 1st floor office area only	
• Infrastructure Works	- External Road : Concrete driveway - Fencing : Front signage common brick wall c/w plaster and painted with weatherbond paint : Perimeter - 1.8m height BSP mesh fabric fencing : 7.5m wide sliding gate (Provision for motorised) : Concealed pipe culvert drain : Vitrified clay pipe culvert : Bin center	
• Sanitary and Water Supply Installation	- W/C & hand basin	
• Overhead Crane	- Structural Provision Only : 3 tons crane for owner installation	
• Power Supply	- Type A : 150 Amp	

### Mechanical & Electrical Specification

Electrical Installation	
MSB	- 300A nos
TNB Incoming Power	- 200A nos
DB 30A	- 1 no
DB 60A	- 1 no
DB 100A	- 1 no
Lighting Point	- 65 nos
Power Point (13A)	- 25 nos
Roller Shutter Power Point (15A)	- 2 nos
Wall Fan Point	- 1 no
Air-Cond Power Point	- 2 nos
Emergency Light	- 12 nos
Keluar Sign	- 6 nos
CCTV Point	- 6 nos
20A Isolator Point (for signage)	- 1 no
Telephone	- 1 set
High-Speed Broadband System	-
Fire Protection Systems	-
Portable Fire Extinguisher	- Yes
Hosereel System	-
Fire Alarm System	-



## Type C



\*\* All of the above specifications are subject to change to comply with Government Authorities / Engineers' and/ or Architects' Requirements.



## BTS – Plot 38A



*(Subject to changes due to authorities requirement)*

Overall View 01

Land Area : **72,360** sf

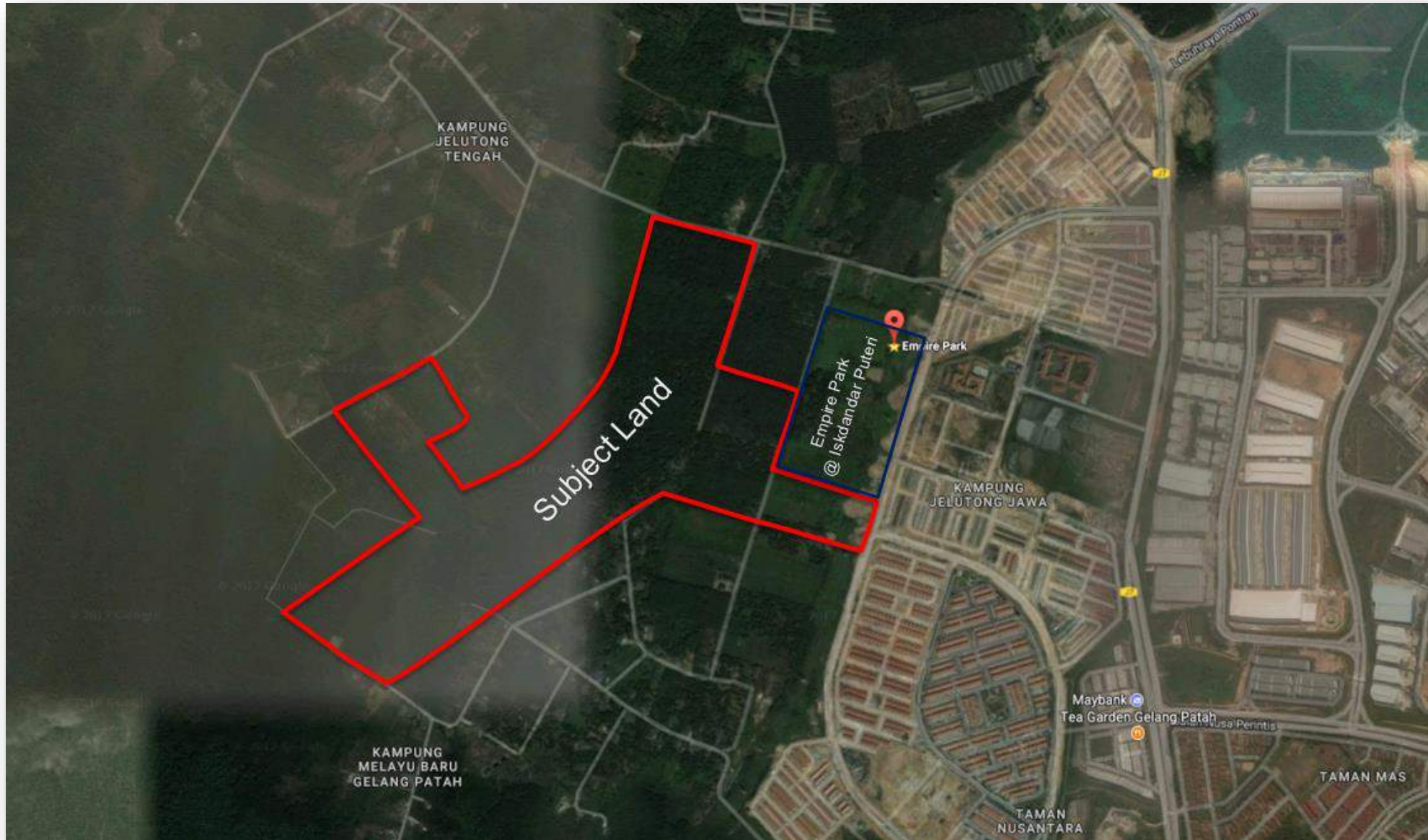
Built-Up Area : **51,000** sf

BTS Plot 38A





# Future Development





## Empire Park (Type A1) - Price & Package

Plot No	Type	Lot	Land Area	Build up	SPA Price	Discount 20%	*Deposit Reimbursement	Legal Fees (SPA + Loan)	Free MOT	Move In Bonus (Loan 80%)	Move In Bonus (Loan 85%)	Nett Selling Price	Nett Price PSF(RM)
22	A1	Intermediate	11,112	8,244	3,199,600	639,920	20,000	42,796	89,988	100,000	260,000	2,306,896	280
23	A1	Intermediate	11,112	8,244	3,199,600	639,920	20,000	42,796	89,988	100,000	260,000	2,306,896	280
24	A1	Intermediate	11,112	8,244	3,199,600	639,920	20,000	42,796	89,988	100,000	260,000	2,306,896	280
26	A1	Intermediate	11,112	8,244	3,199,600	639,920	20,000	42,796	89,988	100,000	260,000	2,306,896	280
30	A1	Intermediate	11,112	8,244	3,199,600	639,920	20,000	42,796	89,988	100,000	260,000	2,306,896	280
31	A1	Corner	15,919	8,244	4,048,000	809,600	20,000	53,102	115,440	120,000	280,000	2,929,858	355

### 1. Sales Package

- Up to 20% Rebate
- Free Spa Legal Fees & Disbursement Fees
- Free Loan Agreement Legal Fees & Stamp Duty
- Free MOT (Type A1 only)
- Move In Bonus Up to RM 100,000 (Upon CCC)

Available Units



Nett Price : from **280** psf



# Empire Park (Type A1) - Price & Package



## Rent To Sales (2 year Senario)

Plot No	Type	Lot	Land Area	Build up	SPA price	Discount 20%	Deposit Reimbursement	Legal Fees (SPA + Loan)	Free MOT	Cash Bonus(80%)	Cash Bonus (85%)	Nett Selling Price	Nett Price PSF(RM)
22	A1	Intermediate	11,112	8,244	3,199,600	639,920	N/A	42,796	N/A	237,428	398,000	2,279,456	276
23	A1	Intermediate	11,112	8,244	3,199,600	639,920	N/A	42,796	N/A	237,428	398,000	2,279,456	276
24	A1	Intermediate	11,112	8,244	3,199,600	639,920	N/A	42,796	N/A	237,428	398,000	2,279,456	276

## 2. Rent to Own Package (Type A1 Only)

- Monthly Rental PSF RM 1.20
- Up to 20% Rebate
- Free Spa Legal Fees & Disbursement Fees
- Free Loan Agreement Legal Fees & Stamp Duty
- MOT pay by purchaser
- Monthly Rental 100% Fully Convert To Part of Payment.

Available Units

Available  
Sold





## Empire Park (Type c) - Price & Package

New price for Empire Park for the Type C

Plot No	Type	Lot	Land Area	Build Up	SPA Price	Discount 18%	Deposit	Legal Fees	Free MOT	Move in bonus	Move in bonus	Nett Selling Price	Nett Price PSF(RM)
36	C	Intermediate	18,090	12,669	4,769,500	858,510	0	59,739	0	0	0	3,851,251	304
37	C	Intermediate	18,090	12,669	4,769,500	858,510	0	59,739	0	0	0	3,851,251	304

### 1. Sales Package

- Up to 18% Rebate
- Free Spa Legal Fees & Disbursement Fees
- Free Loan Agreement Legal Fees & Stamp Duty

Available Units







# EMPIRE SQUARE KULAI

3层商业办公楼 / 3 Storey Shop Office

Standard lot size 标准单位

22' x 70'

Built-up area 建筑面积

From 4,620 sq.ft.

Artist's Impression Only 画家构想图

Current Project  
Empire Square



Liang Siang



東靈置地  
ACE EMPIRE  
We Make Every Space Extraordinary



## Empire Square Site Photos





# Layout & Arial View



- (1) To Kulai Toll, To Kelapa Sawit
- (2) To Kulai
- (3) To Sengkang & Kluang



# Available Units





## Empire Square - Price & Package

### Empire Square Available Unit - Non Bumi

No	Unit No	Lot	Land Area (sq.ft.)	Built Up Area (sq.ft.)	Proposed Selling Price (RM)	Early Bird Package	GST	Sales Package			Rental Incentive	Nett Selling Price (RM)	Nett Price PSF (RM)	Remarks
						Early Bird Disc 15%	GST	MOT (signed SPA within 1 mth OTP date)	SPA & Loan	Stamp Duty on Loan				
1	7	Corner	2,283	6,849	2,219,500	332,925	133,170	60,585	31,707	9,432	48,000	1,603,681	234	
2	8	Corner	3,133	6,266	2,305,800	345,870	138,348	63,174	32,800	9,799	48,000	1,667,809	266	
3	9	Intermediate	2,161	4,618	1,542,500	231,375	92,550	40,275	22,750	6,555	48,000	1,100,995	238	
4	25	Intermediate	1,540	4,618	1,468,000	220,200	88,080	38,040	21,360	6,239	48,000	1,046,081	227	
5	27	Corner	2,706	8,118	2,642,000	396,300	158,520	73,260	34,200	11,228	48,000	1,920,492	237	

## Sales Package

- Up to 15% Rebate
- Free Spa Legal Fees & Disbursement Fees
- Free Loan Agreement Legal Fees & Stamp Duty
- Free MOT with Signed SPA within 1 month from OTP Date
- GST Absorb by Developer
- SMART Rental Incentive RM 48,000  
(RM 2,000 X 24 months with rental Receipt)

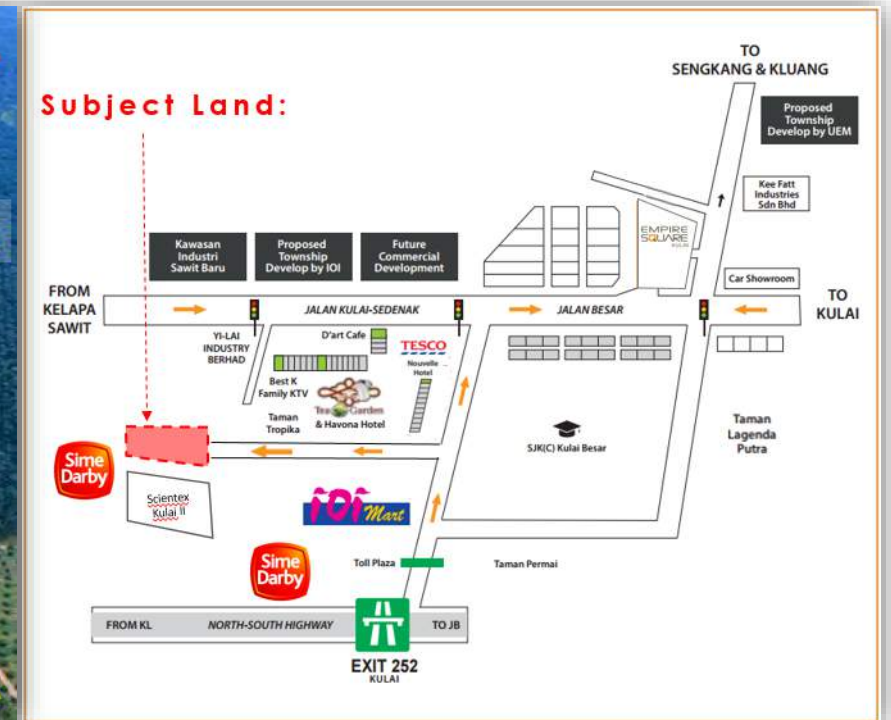
Available Units



Nett Price : from **227** psf



# Empire Park @ Kulai



✦ Build-To-Suit Factory ✦

- 2 Acres – 10 Acres
- Low Plot Ratio BTS Allowed
- Affordable Pricing



Date: 17/08/2017  
Our Ref: J/C/Justin - EP - V11(i)



## Empire Park Available Units & Pricing

### 1. Sales Package

#### Empire Park - Type A1

Plot No	Type	Lot	Land Area	Build up	SPA Price	Discount 20%	*Deposit Reimbursement	Legal Fees (SPA + Loan)	Free MOT	Move In Bonus (Loan 80%)	Move In Bonus (Loan 85%)	Nett Selling Price	Nett Price PSF(RM)
22	A1	Intermediate	11,112	8,244	3,199,600	639,920	20,000	42,796	89,988	100,000	260,000	2,306,896	280
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31	A1	Corner	15,919	8,244	4,048,000	809,600	20,000	53,102	115,440	120,000	280,000	2,929,858	355

#### Empire Park - Type C

Plot No	Type	Lot	Land Area	Build Up	SPA Price	Discount 18%	Deposit	Legal Fees	Free MOT	Move in bonus	Move in bonus	Nett Selling Price	Nett Price PSF(RM)
36	C	Intermediate	18,090	12,669	4,769,500	858,510	0	59,739	0	0	0	3,851,251	304
37	C	Intermediate	18,090	12,669	4,769,500	858,510	0	59,739	0	0	0	3,851,251	304

1. Booking Deposit RM 50,000 (Type C), RM 20,000 (Type A1)
1. Free Legal Fees for SPA & Disbursement
2. Free Legal Fees & Stamp Duty for Loan Agreement
3. Move in bonus upon bank fully drawdown(Type A1)
4. MOT is free(Type A1)

### 2. Rent to Own Package

Plot No	Type	Lot	Land Area	Build up	SPA price	Discount 20%	Deposit Reimbursement	Legal Fees (SPA + Loan)	Free MOT	Cash Bonus(80%)	Cash Bonus (85%)	Nett Selling Price	Nett Price PSF(RM)
22	A1	Intermediate	11,112	8,244	3,199,600	639,920	N/A	42,796	N/A	237,428	398,000	2,279,456	276
23	A1	Intermediate	11,112	8,244	3,199,600	639,920	N/A	42,796	N/A	237,428	398,000	2,279,456	276
24	A1	Intermediate	11,112	8,244	3,199,600	639,920	N/A	42,796	N/A	237,428	398,000	2,279,456	276

1. Rental Deposit RM20,000
2. Monthly Rental PSF RM1.20
3. Free Legal Fees for SPA & Disbursement
4. Free Legal Fees on Loan Agreement & Stamp Duty on Loan
5. Cash Bonus upon bank fully drawdown\*
6. MOT have to pay by purchaser\*

\* Price & package are subject to change/review

\* Terms and Conditions apply



Empire Park @ Iskandar Puteri



Developer:	LiangSiang Capital Sdn Bhd (1062133-D)
Project Name:	Empire Park @ Nusajaya
Location:	Located within Nusajaya, adjacent next to Taman Nusantara Only 650m from SiLC Easily Accessibly via 2nd-Link Expressway Pontian Link Highway; EXIT 312, 311 & 309
Land Size/ Tenure:	20 acres/ Freehold
Approved Land Use:	Light & Medium Industry
Development Concept:	<p>An emerging SME hub in the making &amp; supporting industries to the nearby World-class matured industrialist in SiLC, Bio-X-Cell Ascendas Nusajaya Tech Park &amp; Nusa Cemerlang Ind Park.</p> <p>40 units of Semi Detached + 1 Detached Factory.</p> <p>Superb Location with Excellent Accessibility</p> <p>Upside potential to the upcoming 125 acres of commercial &amp; industrial development.</p> <p>3 mins to SiLC, Bio X Cell, Nusajaya TechPark 5 mins to LegoLand &amp; Kota Iskandar 8 mins to Puteri Harbour 10 mins to 2nd-Link CIQ &amp; PTP Port 20 mins to JB Downtown &amp; Senai Airport * Within walking distance to the upcoming workers dormitory ** Within walking distance to One Stop Tourism Bus Centre ( GP PRIMA Gelang Patah)</p>
Additional Features:	<p>1. Gated &amp; Guarded Industrial Community</p> <p>2. Low Plot ratio factory within Nusajaya Industrial area</p> <p>2. Half acre reserved for Lorries/ Truck Parking</p> <p>3. Upmarket Specifications- Design for ShowRoom / Warehouse 4 IN 1 Concept</p> <p>4. Wide Entrance - 100 ft.</p> <p>5. Surrounded by Matured Industrial Park, i.e. Nusa Cemerlang, SiLC &amp; Bio X Cell.</p> <p>6. Located in Huge Populated Catchment - Talent's &amp; Skilled workers easily reached.</p> <p>7. Commercial Catchment- within 10 mins Drive (AEON Bkt Indah, JPO &amp; etc)</p> <p>8. Competitive Pricing compare to the surroundings Industrial Park</p> <p>9. High Speed BroadBand - Ready for Connection</p>
Expected Completion:	2017



Building Specifications:

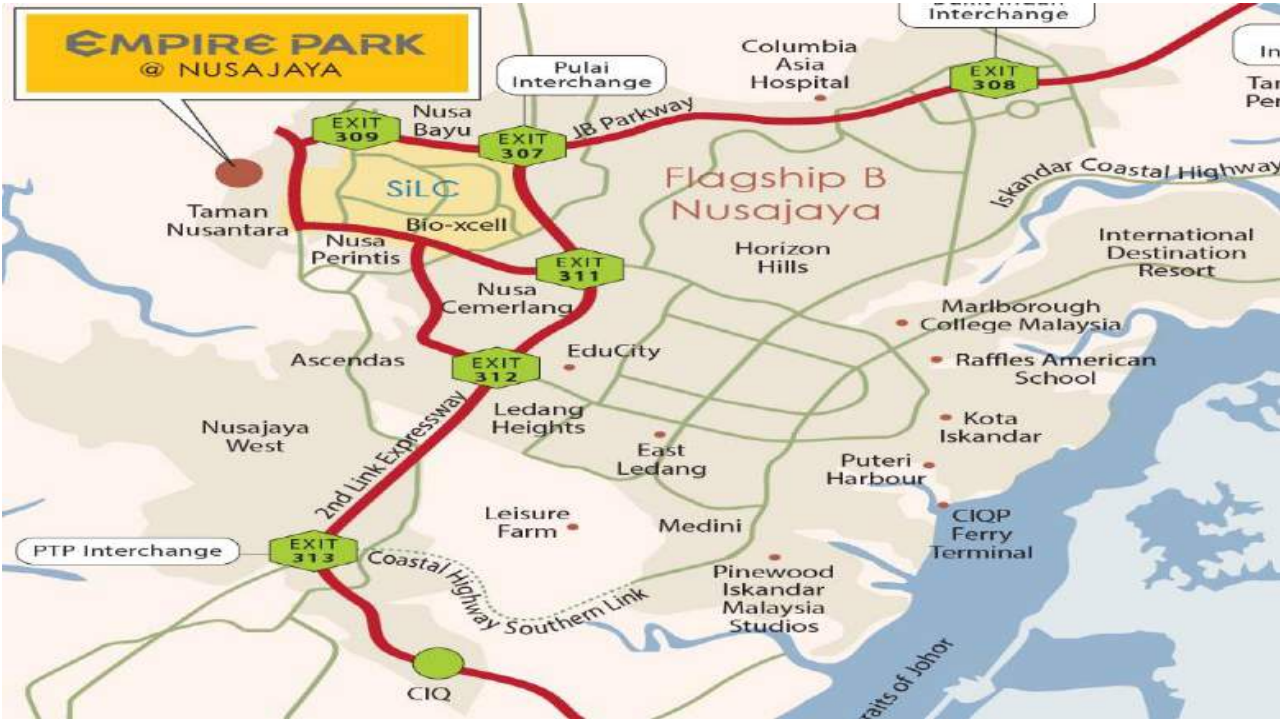
Type	Built Up Area (sq.ft)	Units	Ground Floor Loading	1st Floor Loading	Eave Height	Power Supply	Provision For Crane
A	8,244	24	20kN/m2	2.5KN/m2	9 meter	150 Amp	3
B	8,238	6	20kN/m2	2.5KN/m2	9 meter	150 Amp	3
C	12,669	10	20kN/m2	2.5KN/m2	12 meter	200 Amp	5
D	16,990	1	20kN/m2	2.5KN/m2	12 meter	300 Amp	5

- \* Excess/ Ample Power Supply for future upgrading
- \* Structural Provision for 3 / 5 tons of Overhead Crane
- \* User friendly - Colume Free Design for Production area

Carpark:

Type	Carpark	Lorry Parking	Motorsycle
A	6	2	8
B	7	2	10
C	9	2	12
D	12	4	17

Location Map:



Payment Schedule:

1. Booking Fee of:
  - a) RM 50,000 for Semi Detached Factory
  - b) RM 100,000 to Detached Factory
  - c) Filled up OTP (Offer To Purchase) with Photocopy's Purchaser NRIC/ Passport/ Company forms (M&A) & etc.
2. Upon receiving the Deposit & OTP, Developer will send notifications to accept the Purchase.
3. Apply for Loan
4. Proceed to the Signing of SPA & Loan Agreement with Differential Sum Paid
5. Deposit/ Cheque Payable to LiangSiang Capital Sdn Bhd.

Sales Package:

\* Subject to change

1. Free Legal Fee on SPA & Disbursement
2. Free Legal Fee on Loan Agreement
3. Free 1st yr Security fee



**Profile of Developer and Associate Company**

<b>Completed Project</b>	<div>1. Labis Indah @ Segamat (Residential + Commercial)</div> <div>2. Design &amp; Built factory in Nusa Industrial Park, Nusajaya</div> <div>3. Kings Park by Kingsland (Associates Company)</div> <div>4. Tg Square (Commercial - Batu Pahat)</div>
<b>Ongoing Projects:</b>	<div>1. Sky Garden (22 storeys in Batu Pahat)</div> <div>2. Sutera 18 (exclusive 18 units of Semi-D)</div> <div>3. Empire Park @ Nusajaya (20 acres industrial development)</div>
<b>Future Projects:</b>	<div>1. Empire Square (Commercial Project - Kulai)</div> <div>2. Empire Kulai (40 acres of Industrial Development)</div> <div>3. Empire City @ Pandan (4 acres of Integrated Development)</div>
<b>Lands Bank:</b>	<div>1. Owned approx 2,000 acres of Plantation lands in Segamat &amp; Kelantan (Gua Musang)</div> <div>2. Owned approx 125 acres Freehold Commercial &amp; Industrial Lands in Nusajaya</div>



## **OFFER TO PURCHASE**

Date :

NAME :

PASSPORT / NRIC / CO NO :

ADDRESS :

CONTACT NO. :

E-MAIL :

TO :

### **LIANGSIANG CAPITAL SDN BHD**

Wisma SP Setia, Suite 04-23

Indah Walk 3

Jalan Indah 15

Taman Bukit Indah

81200 Johor Bahru

Dear Sirs,

### **OFFER TO PURCHASE**

PROPERTY :

Land Area - approximately sq.ft.

Built-Up Area - approximately sq.ft.

NAME OF PROJECT : EMPIRE PARK

DEVELOPER : LAINGSIANG CAPITAL SDN BHD

PURCHASE PRICE : RM (Exclusive of GST)

#### **(1) OFFER**

I/ We hereby offer to purchase from you the property described above ("Property") free from encumbrances, with vacant possession, at the purchase price stated above ("Purchase Price"), subject to all the conditions affecting the title whether express or implied contained in the individual title to the Property upon its issuance and subject further to the terms and conditions set forth in the Sale and Purchase Agreement, Deed of Mutual Covenants (if applicable) and any other related documents (collectively the "Agreement") to be entered into between you and me/us.

#### **(2) ACKNOWLEDGEMENT**

I/We hereby confirm that I/we have inspected and accepted your proposed layout plan, proposed building plans and specifications. I/We further acknowledge that you are now submitting the proposed layout plans and proposed building plans for the Authority's



approval. I/We acknowledge that the Property forms part of the Project and by reason thereof the condition state nature and character of the Property may be altered from time to time prior to and/or during the continuance of the Project. I/We confirm that no such alteration of the condition state nature and character of the Property shall be the subject of any claim for damages or compensation by me/us.

**(3) EARNEST MONEY**

We enclose herewith my/our cheque \_\_\_\_\_ for the sum of **RM 50,000.00 (Ringgit Malaysia Fifty Thousand only)** issue in favour of **LIANGSIANG CAPITAL SDN BHD** being the earnest money to be paid towards the account of the purchase price ("Earnest Money").

I/We understand that the Earnest Money does not constitute a booking fee but as part payment towards the account of the Purchase Price upon your acceptance of my/our offer in the manner prescribed in Clause (5) herein. In the event I/we cancel the purchase or fail to execute the Agreement within the stipulated period as defined in Clause 6(a) herein after your acceptance of my/our offer, the Earnest Money shall be forfeited to you absolutely and thereafter neither party shall have any claim against the other.

**(4) BUMIPUTRA ALLOCATION**

In the event that the Property is for any reason whatsoever and at any time reserved for a sale to a Bumiputra and that I/we am/are a non-Bumiputra purchaser, my/our purchase shall be subject to you applying for the release of the reservation on my/our behalf where all the fees, levy, costs and expenses for the procurement of the approval to release the Property to a non-Bumiputra lot shall be borne by me/us **EXCEPT** the Contribution Fee to the State Authority ("Contribution Fee") amounting to 7.5% of the Purchase Price which shall be borne by you. If the Contribution Fee exceeds 7.5% of the Purchase Price, such excess shall be borne by us. In the event that the release is not obtained or a Bumiputra in the meantime purchases the Property, my/our offer/purchase shall automatically lapse. Subject to availability of other similar units within the Project, I/we may opt to either (a) choose and purchase from you an alternative unit on the terms and at the purchase price to be mutually agreed upon, or (b) I/we may elect not to enter any purchase at all in which case the Earnest Money shall be refunded free of interest to me/us and thereafter neither party shall have any claim against the other.

**(5) MANNER OF ACCEPTANCE**

- (a) You may accept my/our offer by written notice to me/us within **thirty (30) days** from your receipt of the Earnest Money ("the Acceptance Period") whereby the Acceptance Period may be extended by you at your sole discretion ("the Extended Acceptance Period") and duly notified to me/us in writing.
- (b) Any written notice by you referred herein shall be sufficiently served on me/us if sent by email or prepaid registered post to any of my/our correspondence or email addresses stated below. Any such notice sent by prepaid registered post shall be deemed to have been duly served on me/us on the 3<sup>rd</sup> day following the date on which the notice was posted.
- (c) Payment of the Earnest Money by me/us may be made by way of bank draft, cashier's order or cheque, in which event the time of depositing the same with you is deemed to be the time of payment, **PROVIDED THAT** the bank draft, cashier's order or cheque is good for payment when presented to the bank concerned.
- (d) Should you not accept my offer by the expiry of the Acceptance Period or Extended Acceptance Period, the Earnest Money will be refunded to me/us free of interest and thereafter neither party shall have any claim against the other.



**(6) EXECUTION OF AGREEMENT & FINANCING**

- (a) I/we shall execute the Agreement and all the documents in connection therewith in respect of the Property within **thirty (30) days** from the date of your notification to me/us ("the Execution Period"). The Earnest Money shall be treated as part of the Purchase Price and I/we shall pay the balance 5% or differential sum of the Purchase Price to you ("the Balance Deposit") upon signing of the Agreement. If I/we fail to execute the Agreement and pay the Balance Deposit to you within the Execution Period, I/we shall be deemed to have cancelled my/our purchase upon expiry of the Execution Period and the Earnest Money shall be forfeited to you absolutely and thereafter neither party shall have any claim against each other.
- (b) I/We hereby agree and confirm that I/we have accepted your appointment of the panel solicitors, **Messrs Kee Norainn & Partners, Advocates & Solicitors** ("the Solicitors") who shall act for you to prepare the Agreement wherein the legal fees ("the Fee") payable for the Agreement would be paid by you. I/We am/are fully aware, that I/we am/are at liberty to engage separate and independent legal representation in the above matter. However, in the event that I/we choose not to do so, the Solicitors may witness or attest my/our execution of the Agreement or other relevant documents.
- (c) However, I/we shall pay for the disbursements arising from or incidental to the Agreement and the solicitors' fees and disbursements relating to the subsequent transfer/perfection of the individual title to the Property when issued including stamp duty, registration fees, search fees, filing fees and all other incidental costs and charges.
- (d) I/We hereby agree and undertake that I/we shall endeavor to obtain the loan/financing from your appointed financiers/banks to part finance the purchase of the Property who shall appoint and instruct the Solicitors to prepare the loan documentation on behalf of the said financier/bank where the legal fees shall be borne by you and the disbursements in respect of the loan documentation shall be borne by me/us solely. I/We further agree and confirm that the procurement of financing or loan to part finance the purchase of the Property shall not be regarded as a condition precedent to the sale herein. Failure to secure or obtain any financing or loan shall not annul or give rights to me/us to terminate the sale herein or demand for any refund of the Earnest Money upon your acceptance our/my offer to purchase herein.
- (e) Notwithstanding Clause 6(d) herein, you shall refund the Earnest Money to me/us free of interest in the event that I/we am/are able to provide an official letter from at least two (2) of your appointed financiers / banks evidencing the rejection / disqualification of my/our loan application solely due to my/our ineligibility and not any other reason within thirty (30) days from the date of your written notice to me/us accepting my/our offer herein or failing which the Earnest Money will be forfeited to you and thereafter neither party shall have any claim against the other.
- (f) If applicable, I/we shall contribute to the Developer or any management company or any other relevant party or authority, an amount as may be determined or reviewed from time to time by the Developer or the management company or the relevant party or authority at its sole discretion, for the provisions of the gated development services, commencing from the date of vacant possession of the Property is delivered or deemed to have been delivered to you or in accordance with the provisions of the Agreement.



**(7) CANCELLATION OF OFFER**

In the event I/we shall withdraw or cancel this offer before your acceptance, the Earnest Money shall be forfeited by you absolutely. I/We confirm and acknowledge that this offer shall not confer any right or interest proprietary or otherwise on me/us and I/we shall have no right whatsoever to claim from you for any reimbursement or compensation in the event of this offer not being accepted by you.

**(8) TRANSFER, ASSIGNMENT AND SUBSTITUTION OF OFFER TO PURCHASE**

I/We agree and confirm that the offer to purchase of this property herein shall not be transferred/assigned/substituted to/by any third party(ies) without the prior written consent from you.

Yours faithfully,

Witnessed by,

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Name/Company Name :  
Authorised Signatory for Company:  
Passport/NRIC/Co No.:

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Name :  
NRIC No.: