

i-PARK

@SENAI AIRPORT CITY

The Most Sustainable and Well-managed Industrial Park

- Gated & Guarded with 24-Hour Security Control
- CCTV Surveillance
- Natural Gas
- High Speed Broadband
- Sports & Recreational
- Cycling Lane & Pedestrian Walkway
- Design & Built
- Worker's Dormitory
- Green Building
- Fast Speed Delivery
- Clubhouse Facilities



Overall Development Land Area

189 acres

FREEHOLD

Scenic Landscape Aerial View
artist's impression only

ENTRANCE VIEW



LOCATION MAP



Master Site Plan

- 1 Main Entrance/Guardhouse 1
- 2 Entrance/Guardhouse 2
- 3 Entrance/Guardhouse 3
- 4 Workers' Dormitory
- 5 i-Park Privilege Club
- 6 Commercial Development
- 7 Lakeside Recreational Park & Sport Facilities
- 8 Tennis Court
- 9 Futsal Court
- 10 Cycling Lane/ Pedestrian Walkway
- 11 Sales Gallery

 **SOLD UNIT**

Overall Development Land Area

approx. **189** acres

FREEHOLD

 **TYPE A**
1 1/2 Storey Semi-detached Factory

 **TYPE B**
1 1/2 Storey Detached Factory
(approx. 1 acre)

 **TYPE C**
1 1/2 Storey Detached Factory
(approx. 2 acres/ above)

 **PHASE 1**

 **PHASE 2**

 **PHASE 3**
(future development)

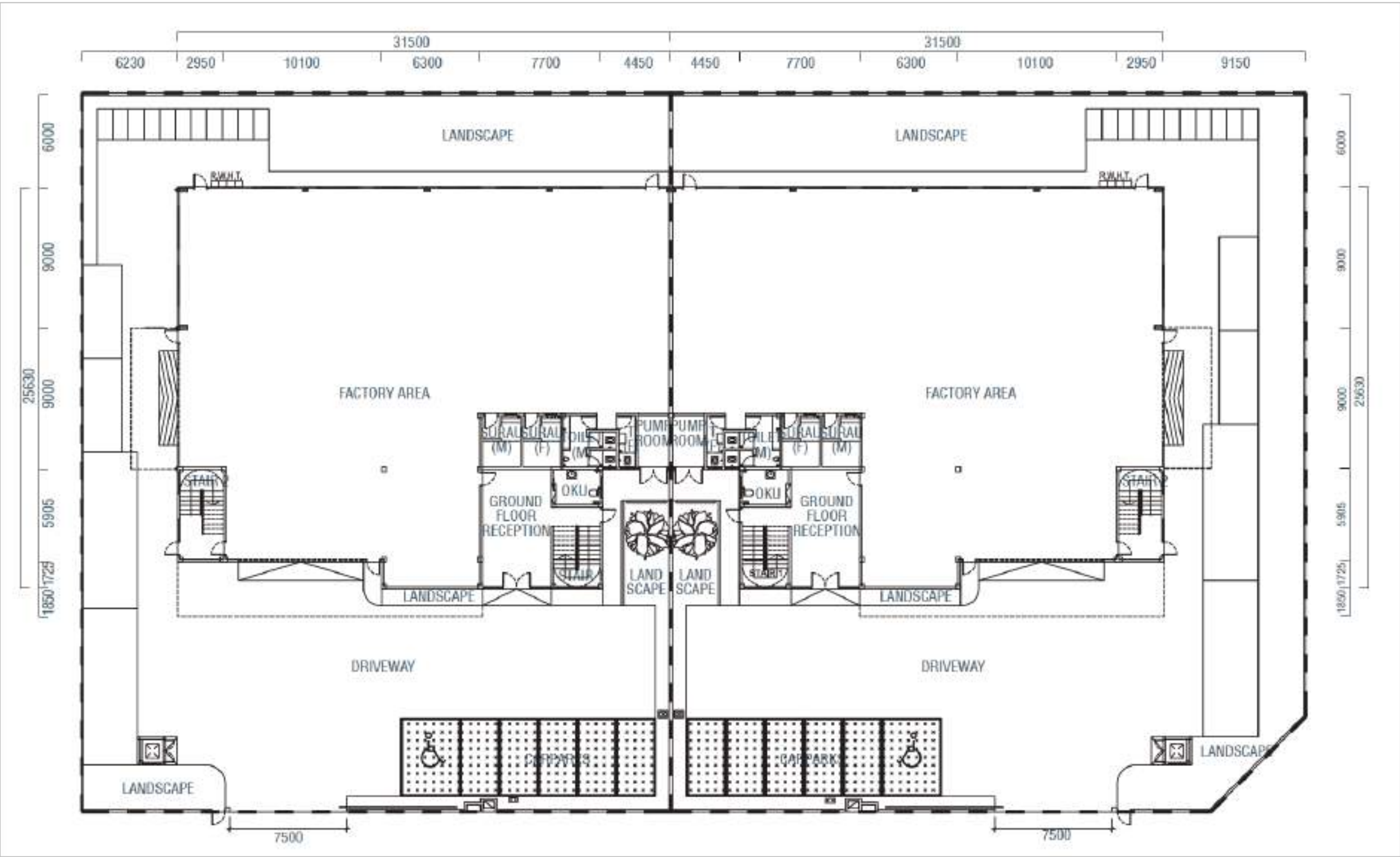


SEMI DETACHED 3D VIEW

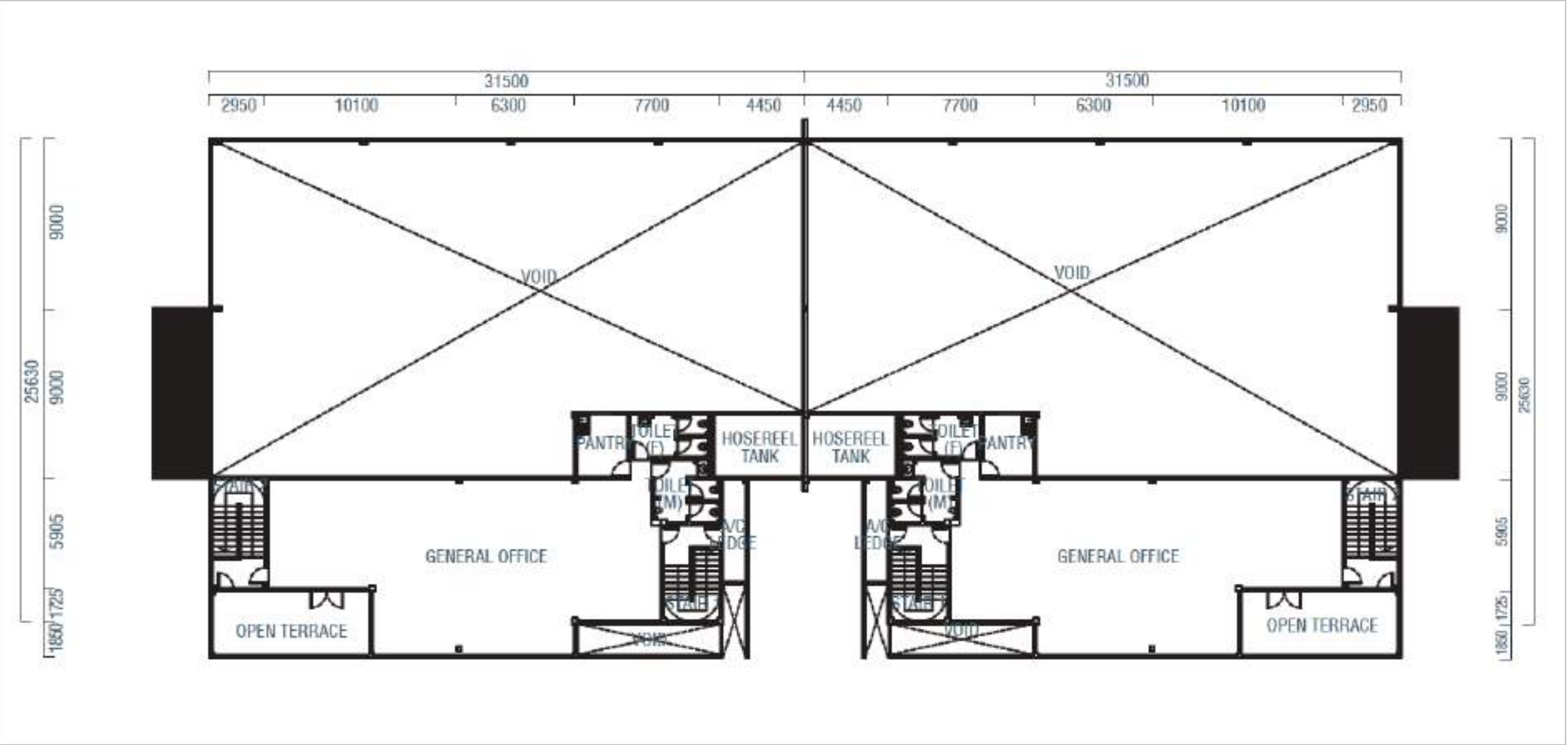
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SEMI DETACHED (GROUND FLOOR)



SEMI DETACHED (MEZZANINE FLOOR)



BUILDING SPECIFICATION (Semi Detached)

FACTORY HEIGHT	: 9m	CEILING	
FLOOR DESIGN LOADS		Office Area	: 2ft x 4ft Gypsum Pin Hole False Ceiling (Office Area) : Gypsum Board Plaster Ceiling (Lobby Area)
Production area (Ground Floor)	: 20kN/m², Non-Suspended Floor Slab	Production Area	: Exposed Steel Structure (No Ceiling)
Office Area (Mezzanine Floor)	: 2.5kN/m²	INFRASTRUCTURE WORKS	
ROOF DESIGN LOADS		External Road	: 150mm thick Reinforced Concrete Road c/w road marking
Production Area Roof	: Imposed dead load = 0.25kN/m² (Load of Rafter, Purlin, Metal Roofing Sheet, Insulation, Lighting Fitting and Gypsum Board Ceiling with Aluminium Tee Frame.) Live load= 0.25kN/m²	Parking Bays	: 150mm thick Reinforced Concrete Road c/w parking lot
ROOF SYSTEMS		Fencing	: Front Signage : 7.5m length Common Brick Wall with c/w plaster cement and painted with weatherbond paint : Perimeter : 150mm High Kerb with 1.8m High BSP Fencing
Roof Structure	: Structural Steel designed to BS 5950 Standard	Gate	: 7.5m Wide Sliding Gate Without Motor : Power Point for Motor Provided
Roof Sheets	: Zincalume Metal Roof c/w 50mm thick fiberglass insulation	Drainage System	: Concealed Pipe Culvert Drain
Rain Water Down Pipe	: Exposed 150mm Ø UPVC pipe (Production Area) Concealed 150mm Ø UPVC pipe (Office Area)	Sewerage System	: Vitrified clay pipe (VCP) connect to main sewerage line.
Gutter	: Stainless Steel Gutter	Bin Center	: 1 no.
WALLS		Hose Reel Tank & Plinth	: 1 no.
Internal Wall (Office & Hose Reel Tank Area)	: 115mm thick common brick wall with plaster and painted with emulsion paint. : Ceramic wall tiles to toilets (2.1m High),	STANDARD MECHANICAL & ELECTRICAL SPECIFICATION	
External Wall (Office Area)	: 115mm thick common brick wall with plaster and painted with weather bond paint.	MSB 400A (setting 200A)	: 1 no.
External Wall (Production Area)	: Brickwall and / or Precast Wall and painted with weather bond paint.	DB 150A	: 1 no.
FLOORS		DB 60A	: 2 nos.
Ground floor slab	: 150mm thick G25 concrete with a layer of polythene sheet and BRC A7	Lighting Point	: 61 nos.
Production Finishes	: 4kg/m² floor hardener finishes	I3A S/S/O	: 31 nos.
Office & Lobby Finishes	: Polished tiles	I5A Air-Cond Power Point	: 3 nos.
Lobby Staircase Finishes	: Polished tiles	Emergency Light	: 12 nos.
Toilet Floor Finishes	: Matt Surface Ceramic Tiles	Keluar' sign	: 8 nos.
DOORS		Telephone MDP	: 2 nos.
External Doors	: Motorized Roller Shutters and Mild Steel Doors (Production Area) : Tempered glass door (Entrance Area)	Data Point	: 2 nos.
Internal Doors	: Fire-rated Door (Based on local authority requirement) & Timber Flush Door (Office Area)	30A Isolator Point	: 3 nos.
WINDOWS		FIRE PROTECTION SYSTEMS	
External Windows	: NA Aluminium Casement Window (Production Area) : Reflective Glass Curtain Wall (Office Area) : Aluminium Framed Top Hung Windows (Office Area)	Fire Alarm System	: Yes
		Hosereel System	: Yes
		Portable Fire Extinguisher	: Yes
		PLUMBING & WATER RECTICULATION SYSTEMS	
		Water Tank for Toilet only	: Yes
		Incoming Domestic Piping & Discharged Piping	: Yes

1 ACRE 3D VIEW – DETACHED FACTORY

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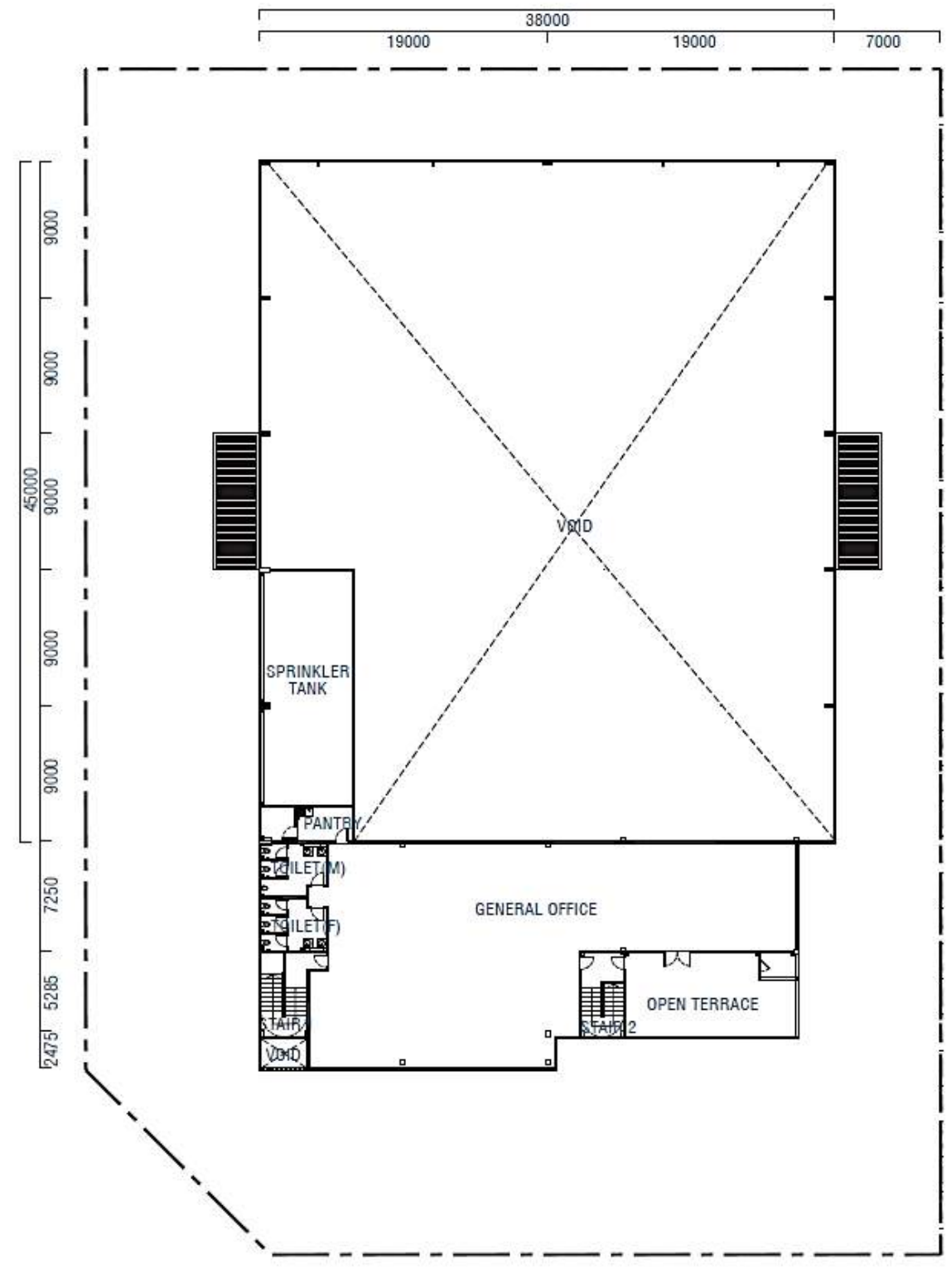
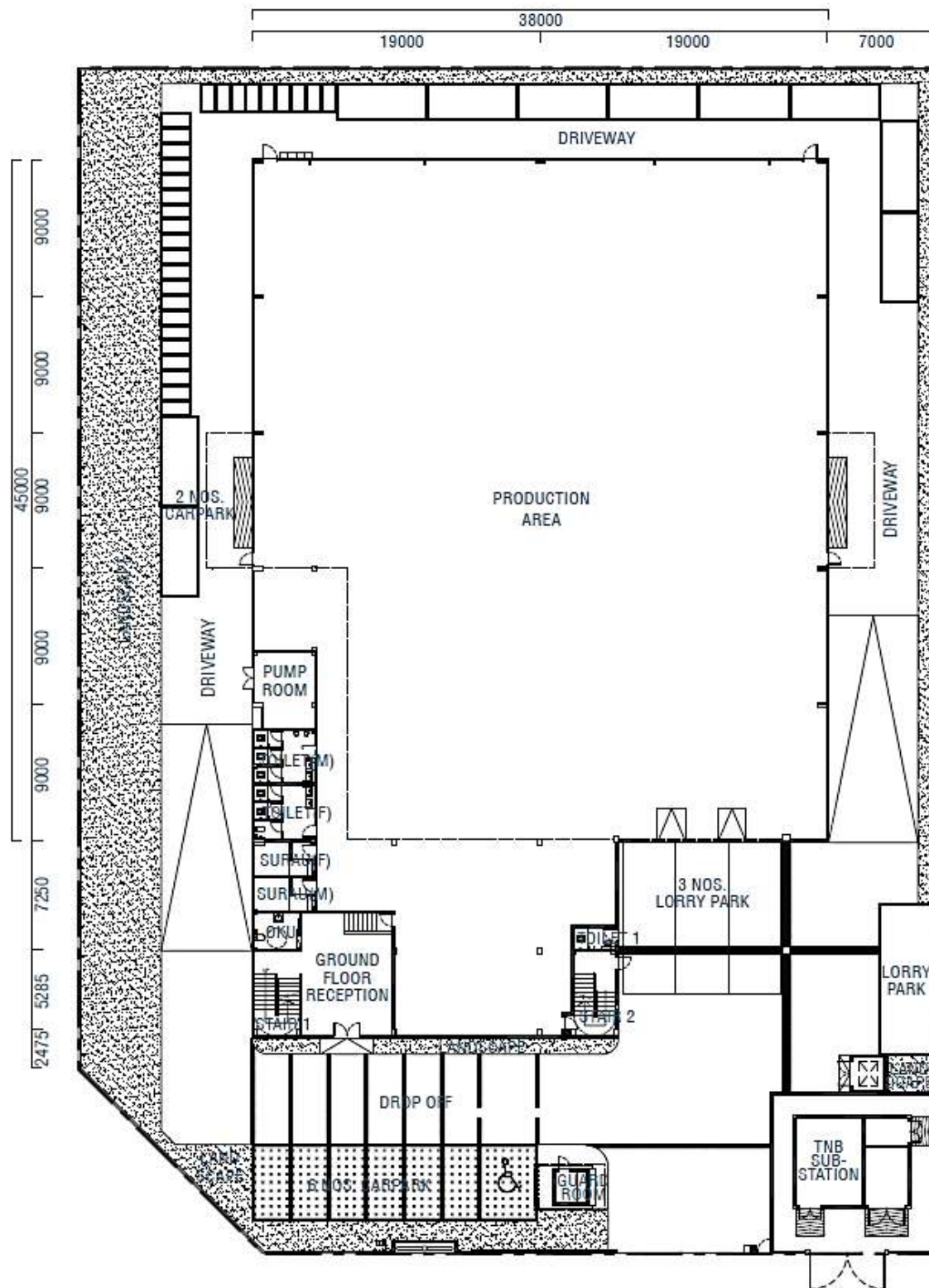


1 ACRE 3D VIEW – DETACHED FACTORY

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1 Acre (GROUND FLOOR & 1ST FLOOR)



2 ACRES 3D VIEW – DETACHED FACTORY



2 ACRES 3D VIEW – DETACHED FACTORY

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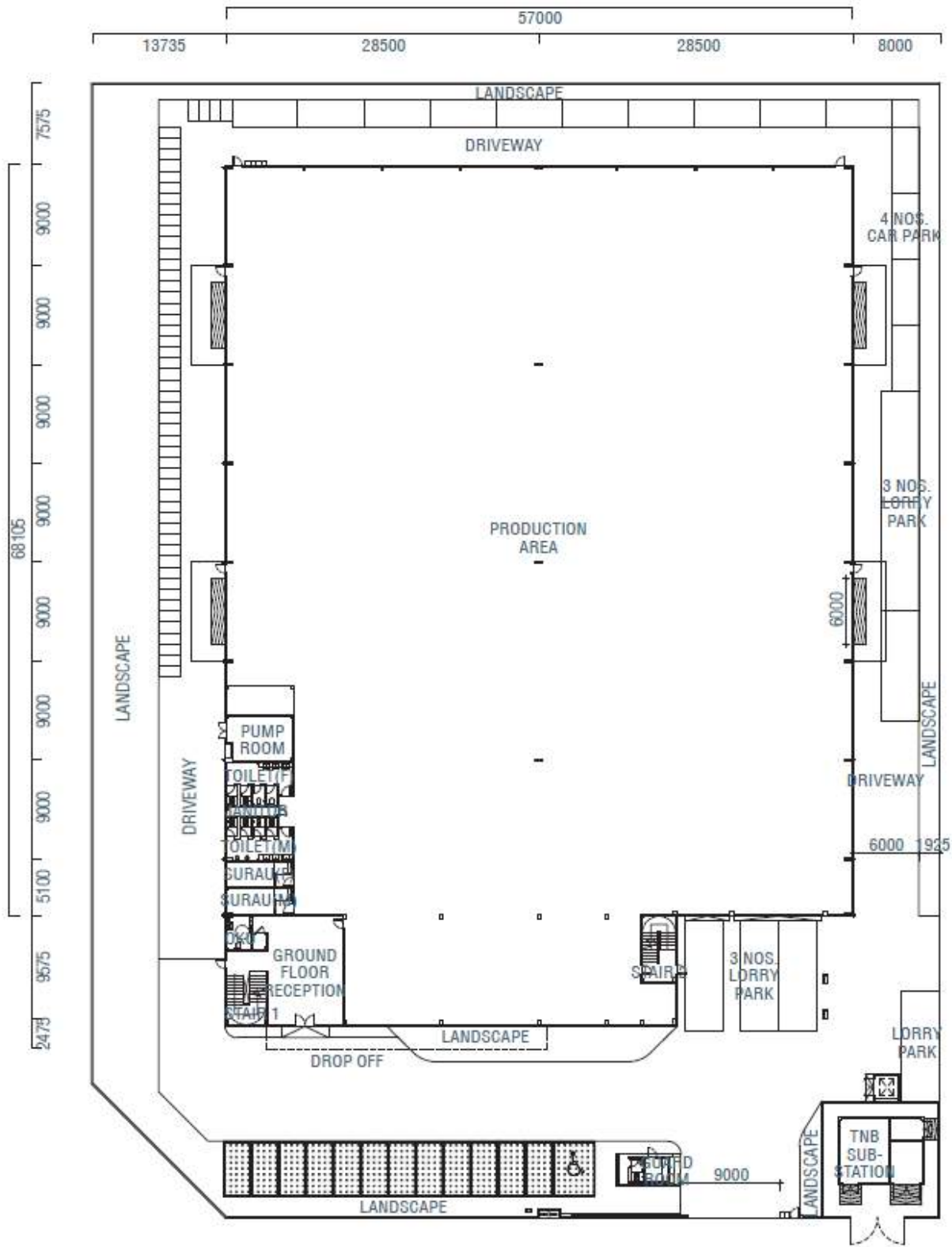


2 ACRES 3D VIEW – DETACHED FACTORY

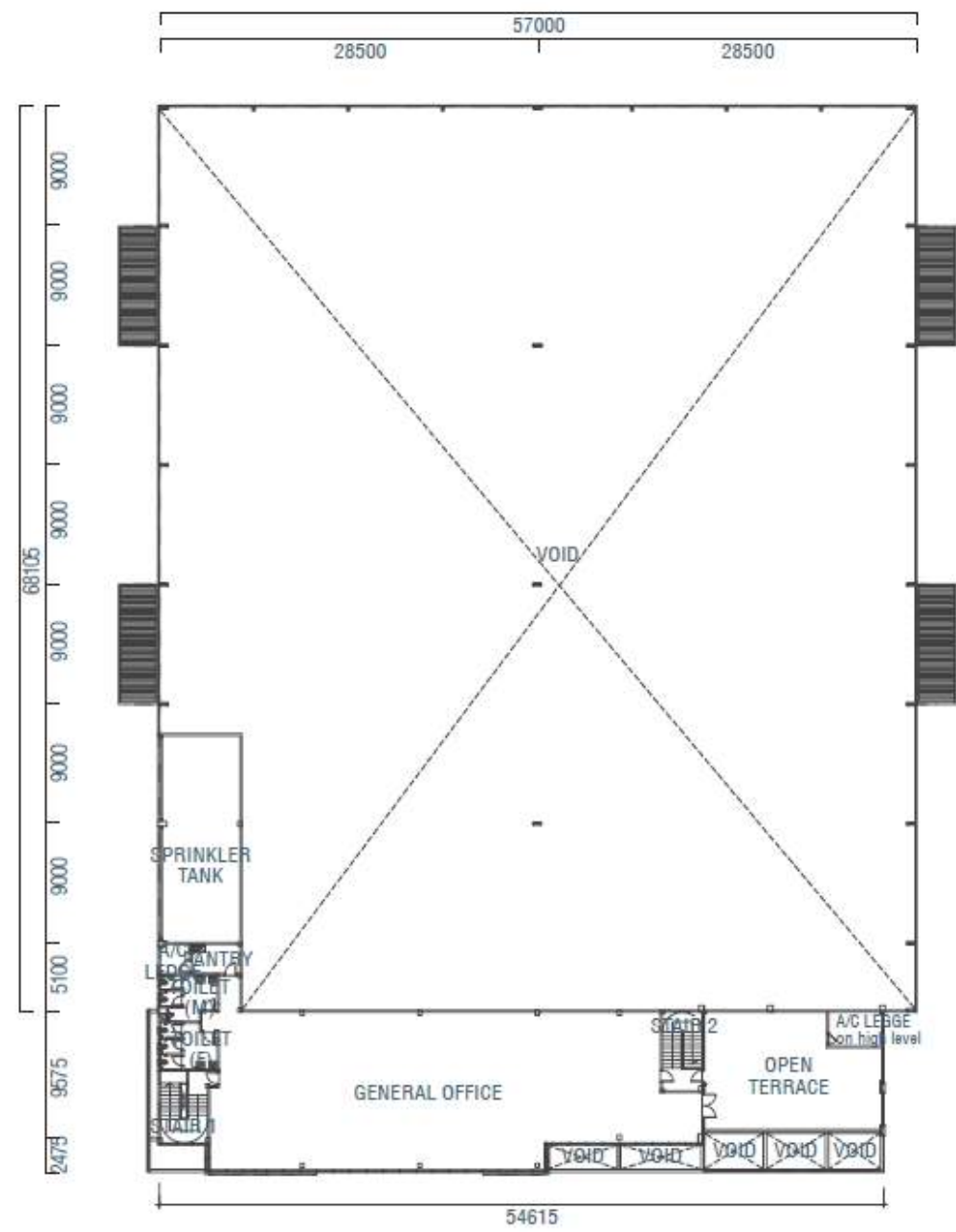
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2 Acres (GROUND FLOOR & 1ST FLOOR)



GROUND FLOOR



FIRST FLOOR

BUILDING SPECIFICATION (1 & 2 ACRES)

FACTORY HEIGHT		: 9m
FLOOR DESIGN LOADS		
Production area (Ground Floor)	:	20kN/m², Non-Suspended Floor Slab
Office Area (Mezzanine Floor)	:	2.5kN/m²
ROOF DESIGN LOADS		
Production Area Roof	:	Imposed dead load = 0.25kN/m² (Load of Rafter, Purlin, Metal Roofing Sheet, Insulation, Lighting Fitting, Sprinkler pipe and Gypsum Board Ceiling with Aluminium Tee Frame.) Live load= 0.25kN/m²
ROOF SYSTEMS		
Roof Structure	:	Structural Steel designed to BS 5950 Standard
Roof Sheets	:	Zincalume Metal Roof c/w 50mm thick fiberglass insulation
Rain Water Down Pipe	:	Exposed 150mm Ø UPVC pipe (Production Area) Concealed 150mm Ø UPVC pipe (Office Area)
Gutter	:	Stainless Steel Gutter
WALLS		
Internal Wall (Office and Sprinkler Tank Area)	:	115mm thick common brick wall with plaster and painted with emulsion paint. Ceramic wall tiles to toilets (2.1m High)
External Wall(Office Area)	:	115mm thick common brick wall with plaster and painted with weather bond paint.
External Wall (Production Area)	:	Brick wall and/or Precast wall and painted with weather bond paint
FLOORS		
Ground floor	:	150mm thick G25 concrete with a layer of polythene sheet and BRC A7
Production Finishes	:	4kg/m² floor hardener finishes
Office & Lobby Finishes	:	Polished tiles
Lobby Staircase Finishes	:	Polished tiles
Toilet Floor Finishes	:	Matt Surface Ceramic Tiles
DOORS		
External Doors	:	Motorized Roller Shutters and Mild Steel Doors (Production Area) Tempered glass door (Entrance Area)
Internal Doors	:	Fire-rated Door (Based on local authority requirement) & Timber Flush Door (Office Area)
WINDOWS		
External Windows	:	NA Aluminium Casement Window (Production Area) Reflective Glass Curtain Wall (Office Area) Aluminium Framed Top Hung Windows (Office Area)

CEILING		:	2ft x 4ft Gypsum Pin Hole False Ceiling (Office Area) Gypsum Board Plaster Ceiling (Lobby Area)		
Office Area	:				
Production Area	:	Exposed Steel Structure (No Ceiling)			
INFRASTRUCTURE WORKS					
External Road	:	150mm thick Reinforced Concrete Road c/w road marking			
Parking Bays	:	150mm thick Reinforced Concrete Road c/w parking lot			
Fencing	:	Front Signage : 11m length Common Brick Wall with c/w plaster cement and painted with weatherbond paint Perimeter : 150mm High Kerb with 1.8m High BSP Fencing			
Gate	:	9m Wide Sliding Gate Without Motor Power Point for Motor Provided			
Drainage System	:	Concealed Pipe Culvert Drain			
Sewerage System	:	Vitrified clay pipe (VCP) connect to main sewerage line			
Bin Center	:	1 no.			
Guardhouse	:	1 no.			
Sprinkler Tank & Plinth	:	1 no.			
TNB Sub-station	:	Subject to appropriate authority requirement			
Dock Leveller	:	Subject to design			
STANDARD MECHANICAL & ELECTRICAL SPECIFICATION					
MSB 1000A (setting 600A)	:	1 no.	15A Air-Cond Power Point	:	3 nos.
DB 150A	:	2 nos.	Emergency Light	:	34 nos.
DB 60A	:	2 nos.	Keluar' sign	:	11 nos.
DB 30A	:	1 no.	Telephone MDP	:	3 nos.
Lighting Point	:	138 nos.	Data Point	:	2 nos.
13A S/S/O	:	43 nos.	30A Isolator Point	:	9 nos.
FIRE PROTECTION SYSTEMS					
Fire Alarm System	:	Yes			
Hosereel System	:	Yes			
Automatic Sprinkler System (Ordinary Hazard)	:	Yes			
Portable Fire Extinguisher	:	Yes			
Hydrant System	:	Yes			
PLUMBING & WATER RECTICULATION SYSTEMS					
Water Tank for Toilet only	:	Yes			
Incoming Domestic Piping & Discharged Piping	:	Yes			

PRICE LIST

PLOT NO	TYPE	LOT	LAND AREA (ft ²)	EXTRA Land (ft ²)	BUILD UP (ft ²)	SELLING PRICE (RM)	PRICE PSF (RM)
D2	Semi Detached	Intermediate	18,657.84	-	12,073	3,621,900	300
D3	Semi Detached	Intermediate	18,657.84	-	12,073	3,621,900	300
D4	Semi Detached	Intermediate	18,657.84	-	12,073	3,621,900	300
D5	Semi Detached	Intermediate	18,657.84	-	12,073	3,621,900	300
D6	Semi Detached	Corner	19,920.10	1.245.59	12,073	3,621,900	300
3	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,360,600	300
4	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,360,600	300
5	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,360,600	300
6	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,360,600	300
9	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,048,580	290
10	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,048,580	290
11	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,048,580	290
12	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,048,580	290
13	1 acre (Type A1)	Intermediate	43,023.86	-	31,202	9,048,580	290
16	2 acres (Type B1)	Intermediate	79,093.87	-	58,704	15,850,080	270
17	2 acres (Type B1)	Intermediate	79,093.87	-	58,704	15,850,080	270
18	2 acres (Type B1)	Intermediate	79,093.87	-	58,704	15,850,080	270
19	2 acres (Type B1)	Corner	79,093.87	-	58,704	15,850,080	280
21	2 acres (Type B2)	Intermediate	79,093.87	-	58,704	15,850,080	270
22	2 acres (Type B2)	Intermediate	79,093.87	-	58,704	15,850,080	270
23	2 acres (Type B2)	Intermediate	79,093.87	-	58,704	15,850,080	270
26	1 acre (Type A2)	Intermediate	42,502	-	30,745	8,608,600	280
27	1 acre (Type A2)	Intermediate	42,502	-	30,745	8,608,600	280
28	1 acre (Type A2)	Intermediate	42,502	-	30,745	8,608,600	280
29	1 acre (Type A2)	Intermediate	42,502	-	30,745	8,608,600	280
30	1 acre (Type A2)	Intermediate	42,502	-	30,745	8,608,600	280
31	1 acre (Type A2)	Corner	42,502	-	30,745	8,608,600	290

BANKER PANEL

Bankers Contact

updated 09.12.2016

No	Bank @ Branch	P/In Charge	Contact	Email	Co Address
1	Public Bank (Johor Bahru Branch) (End-financier)	Ms Tan Siew Seah CK Lee	012-7041531 012-6220968	jbubm@publicbank.com.my jbubm@publicbank.com.my 43454@publicbank.com.my	Level 1 & 12, Public Bank Tower, 19 Jalan Wong Ah Fook, 80000 Johor Bahru, Johor, M'sia. Tel: 07-2186838 Fax: 07-2221988
2	RHB Bank Commercial Banking Business Centre (Ad-hoc)	Mohammad Taufik Bin Noordin	016-7959206	mohammad.taufik@rhbgroup.com	No. 22 & 24 (2 nd Floor) Jalan Bestari 2/2 Taman Nusa Bestari 81300 Johor Bahru Johor Tel : 07-234 4160 / 235 5160 Fax : 07-235 5190
3	Maybank (End-financier)	Siti Noor Faudah Binti Abd Samad Mr Vijayandren Vadiveloo (Head Business Banking, Johor Bahru BC Community Financial Services)	012-7172126 012-369 1730/ 016-712 1339	faudah@maybank.com.my vijayandren@maybank.com.my	Level 8, Office Tower, Johor Bahru City Square, 108 Jalan Wong Ah Fook, 80000 Johor Bahru, Johor. Tel: 07-2193 520/ 3821 Fax: 07-2260 300/ 223 4276 Level 8, Office Tower, Johor Bahru City Square, 108 Jalan Wong Ah Fook, 80000 Johor Bahru, Johor. Fax: 07-223 4276

BANKER PANEL

4	Hong Leong Bank (Ad-hoc)	Alice Kwang	012-788 1828	KwangSM@hlbb.hongleong.com.my	12, Jalan Wong Ah Fook, 80000 Johor Bahru, Johor, Malaysia Tel: 07-2241700 Fax: 07-2269131
		Robert Tang Dung Yung	012-717 8809	RobertTangDY@hlbb.hongleong.com.my	1st Floor No.29 & 31, Jalan Molek 2/4, Taman Molek, 81100 Johor Bahru, Johor. Tel: 07-353 9569 (ext: 309) Fax: 07-353 6787
5	CIMB Bank (Ad-hoc)	Vincent Ng Keng Chai	012-762 4000	kengchai.ng@cimb.com	2A (1st Floor) Jalan Dedap 20, Taman Johor Jaya, 81100 Johor Bahru, Johor. Tel: 07-354 0308 (ext: 351) Fax: 07-355 1225
		Er Hui Shi, Hui Lin	016-776 3813	huishi.er@cimb.com	2A (1st Floor) Jalan Dedap 20, Taman Johor Jaya, 81100 Johor Bahru, Johor. Tel: 07-354 0308 Fax: 07-355 1225
6	UOB Bank (End-fnancier)	Liew Kar Voon, Ben	012-713 0300	ben.liewkv@uob.com.my	31-1 & 31-2, Jalan Raya, Kulai Besar, 81000 Kulai, Johor. Tel: 07-6632721 Fax: 07-663 0223
		Olivia Loh Lee Siang	019-773 7678	olivia.lohls@uob.com.my	31-1 & 31-2, Jalan Raya, Kulai Besar, 81000 Kulai, Johor. Tel: 07-6632721 Fax: 07-663 0223





