



## Rental Unit Info





# Location



## HIGH CONNECTIVITY

Suited to businesses requiring Cross-border Trades





# Huge Townships for Labour Supply



## 16 Major Townships



1 of the most Densely Populated region in Johor

## Major Industrial Hub



1 of the most Vibrant Industrial Hub in Johor





# Matured Hubs: Commercial & Industrial



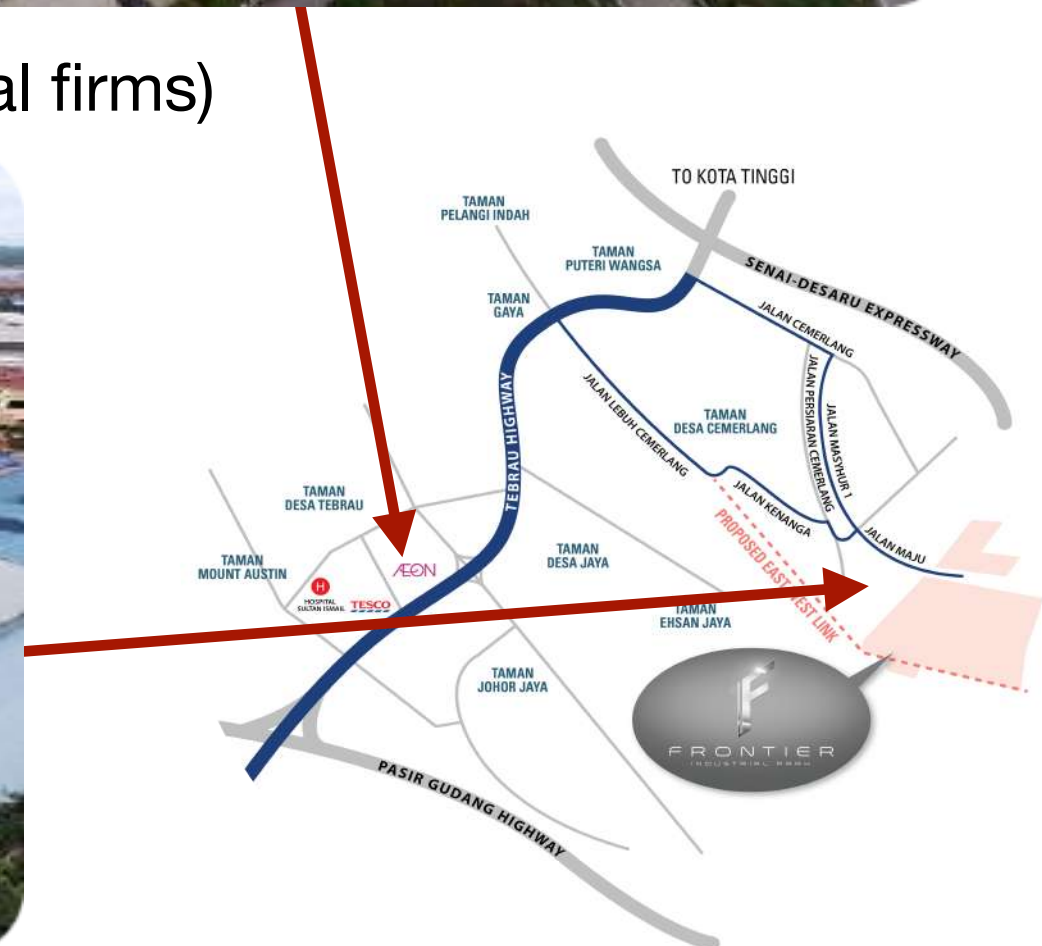
## I. COMMERCIAL HUB

- 5 minutes from Johor's biggest shopping malls



## II. INDUSTRIAL HUB

- More than 1,000 factories in proximity (Many are international firms)





# Matured Location



## Synergistic Environment

- Supported by Established Infrastructure
- Matured Townships & Commercial Hubs
- Ready Industry Value-chain



# Location



## Popular to Electrical & Electronics Industry

- Well-known to MNCs and Malaysia listed companies
- Dynamic & Entrenched Supply-chain Environment
- Machine tools, industrial equipments, spare parts, plastic moulding, rubber components, tools & die, automation solution, packaging, supplies, service providers, servicing, etc.

### E&E Companies



TAIWAN CHIEF

SPINDEX



Popular amongst MNCs



# Location



## POPULAR AMONGST FOOD INDUSTRY

- Well-known to host many food processing factories in Johor
- Exist many complementary businesses that will give rise to better synergy, such as: Machine tools, automation solution, packaging, supplies, consultancy service providers, etc.

### Established Food Companies



Popular amongst food industries



# SMART FIBRE-OPTIC BROADBAND



Smart Applications

YESTERDAY

The Smart Factory

Smart Factory

## SMART-READY

Industrial Broadband	Super-fast	Fastest in the area
	Stable	Dual-link redundancy on Fibre & Wireless Technology
	Scalable	Leased line, Metro Ethernet
	Customisable	Broadband-on-demand, IP VPN, Data Centre, etc



# Type A





# Type A



No.	Land Area	Built up	Rental
22	12,732 sq.ft	6,912 sq.ft	RM8,985.60



# Type A

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# Type A

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## SPECIFICATIONS

### Structure

- Reinforced concrete / Steel structure

### Roof

- Metal roof with heat insulation

### Floor Loading Capacity

- Production area : 15kN/m<sup>2</sup> (Approximately)
- Lobby & Office : 2.5kN/m<sup>2</sup>

### Walls

- Brickwall with plaster

### Windows

- Aluminium frames tinted-glass windows

### Doors

- Aluminium framed glass door to lobby
- Motorised roller-shutter
- Fire-rated door / Timber flush door

### Factory Height

- Production area : 9m

### Floor Finishes

- 4kg/m<sup>2</sup> floor hardener to Production area
- Full floor tiles for Office, Lobby, Toilet, Staircase area

### Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

### Fire Protection System

- Fire alarm system, fire extinguisher

### Sanitary Installation

- Quality sanitary wares and fittings

### Electrical Installation

- 150A power supply, 3 phase

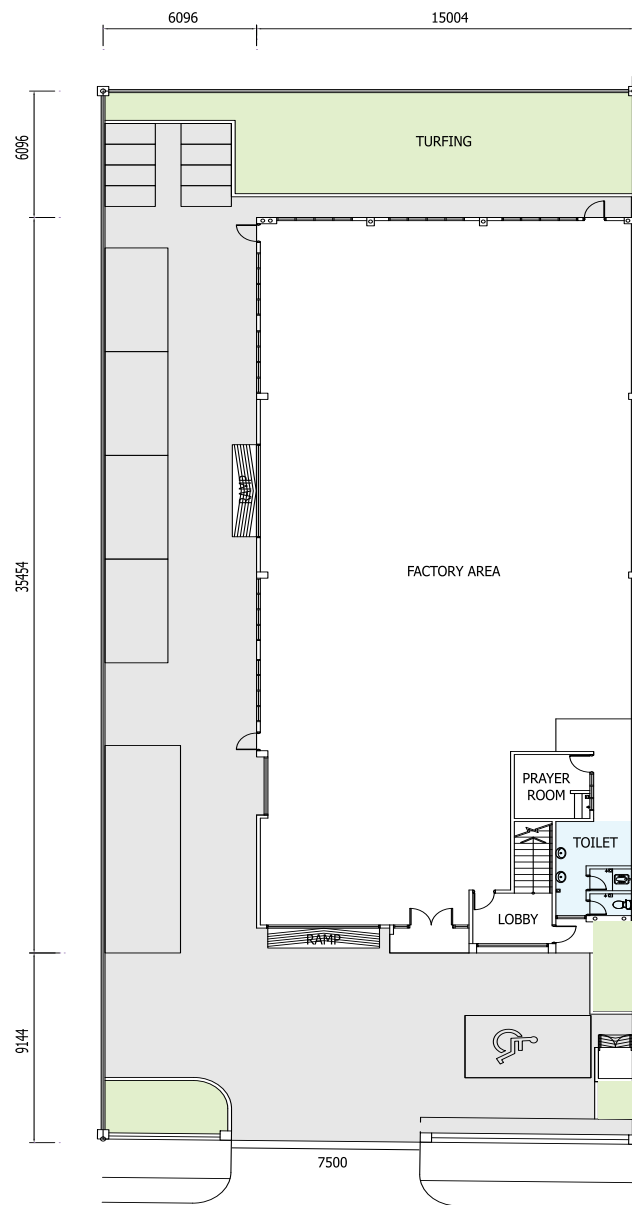
### Roller-shutter size

- Front : 4.5m (W) x 4.5m (H)
- Side : 4.5m (W) x 4.5m (H)

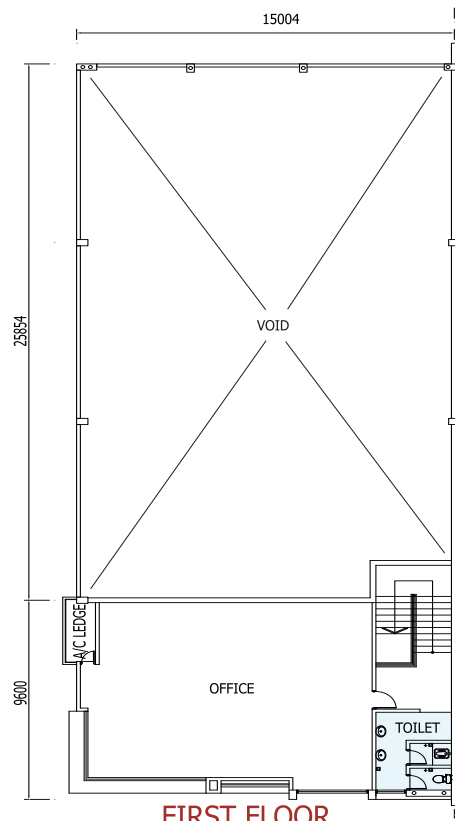




FLOOR PLAN

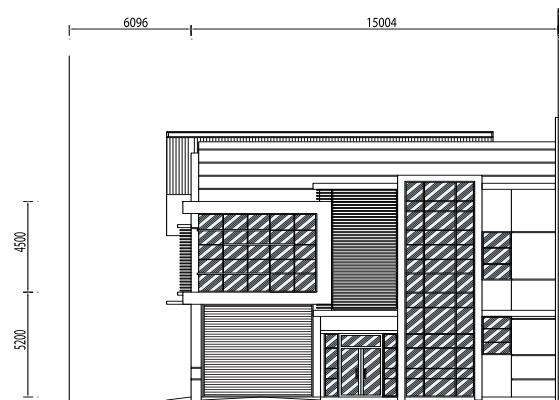


GROUND FLOOR

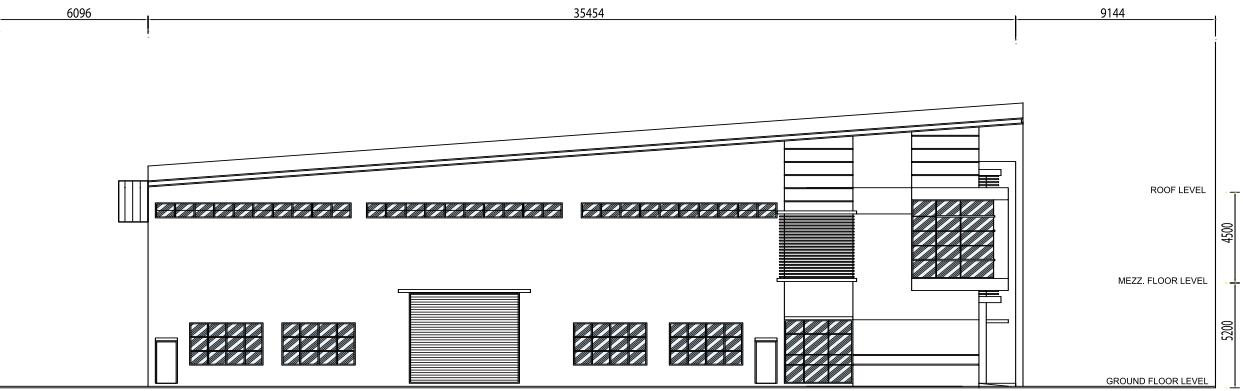


FIRST FLOOR

Lot Size : 11,502sq.ft.  
Built-up Area : 7,008sq.ft.



FRONT ELEVATION



SIDE ELEVATION





# Type B





# Type B



No.	Land Area	Built up	Rental
1 (Corner)	15,912 sq.ft	8,963 sq.ft	RM13,444.50



# Type B

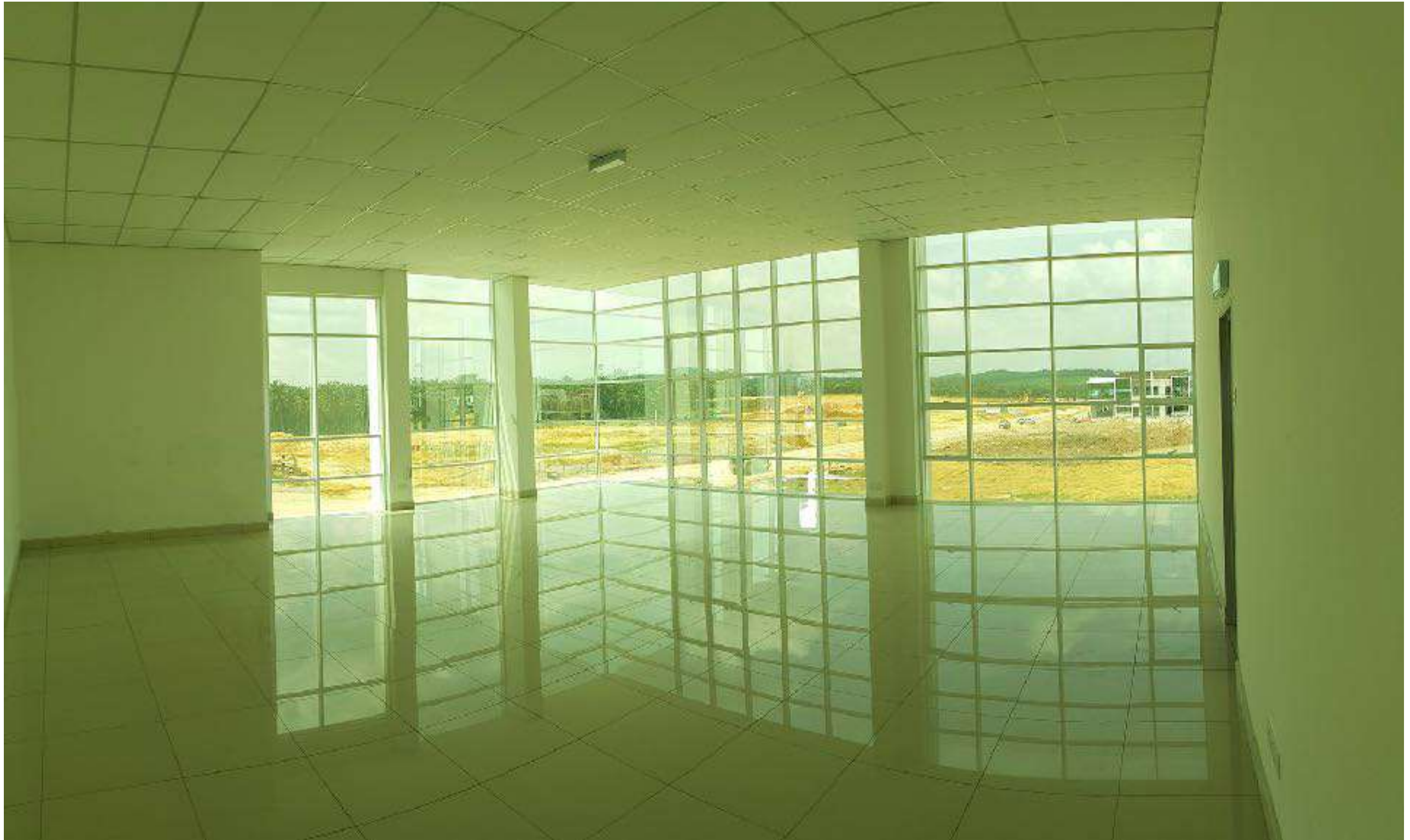
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# Type B

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**F**  
FRONTIER  
INDUSTRIAL PARK

## SPECIFICATIONS

### Structure

- Reinforced concrete / Steel structure

### Roof

- Metal roof with heat insulation

### Floor Loading Capacity

- Production area : 15kN/m<sup>2</sup> (Approximately)
- Lobby & Office : 2.5kN/m<sup>2</sup>

### Walls

- Brickwall with plaster

### Windows

- Aluminium frames tinted-glass windows

### Doors

- Tempered glass door to lobby
- Motorised roller-shutter
- Fire-rated door / Timber flush door

### Factory Height

- Production Area : 9m

### Floor Finishes

- 4kg/m<sup>2</sup> floor hardener to Production area
- Full floor tiles for Office, Lobby, Toilet, Staircase area

### Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

### Fire Protection

- Fire extinguisher

### Sanitary Installation

- Quality sanitary wares and fittings

### Electrical Installation

- 150A power supply, 3 phase

### Building Frontage Setback

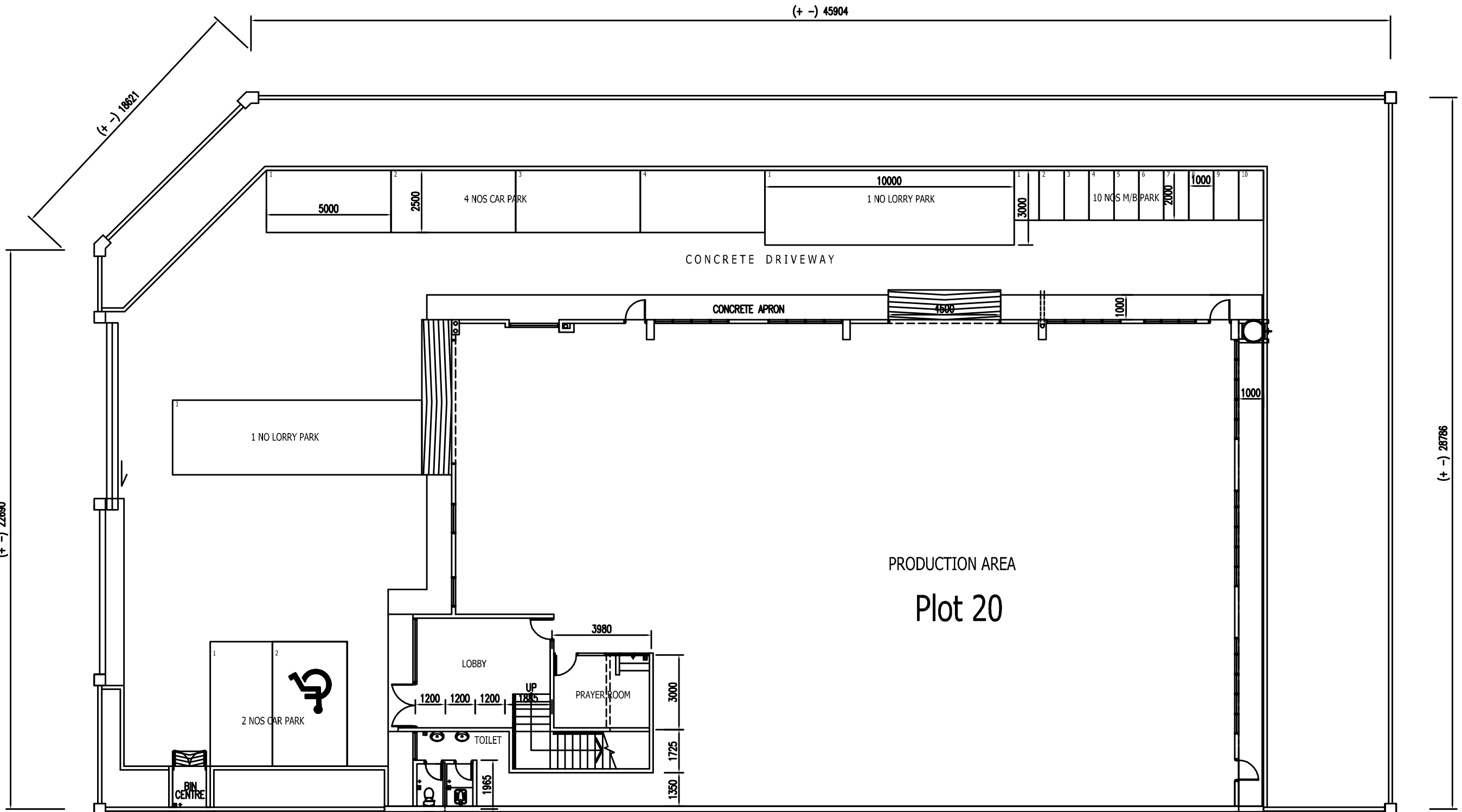
- 12m

### Roller-shutter size

- Front : 4.5m (W) x 4.5m (H)
- Side : 5m (W) x 4.5m (H)



**F**  
FRONTIER  
INDUSTRIAL PARK



FRONTIER  
INDUSTRIAL PARK



# Type D



# Type D



No.	Land Area	Built up	Rental
2 (Corner)	21,204 sq.ft	13,395 sq.ft	RM18,753.00
12	19,043 sq.ft	13,395 sq.ft	RM17,413.50
14	19,043 sq.ft	13,395 sq.ft	RM17,413.00



# Type D

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# Type D

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# SEMI-DETACHED FACTORY TYPE D

Built-up Area : 13,395sq.ft.

- GATED-GUARDED
- BUILT-IN SECURITY ROOM
- SUPPORT FOR TRAVELLING HOISTS
- HIGHLY VERSATILE



Artist's impressions only



## SPECIFICATIONS

### Structure

- Reinforced concrete / Steel structure

### Roof

- Metal roof with heat insulation

### Floor Loading Capacity

- Production area : 15kN/m<sup>2</sup> (Approximately)
- Lobby & Office : 2.5kN/m<sup>2</sup>

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### Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

### Fire Protection System

- Fire alarm system, hosereel system, and fire extinguisher

### Sanitary Installation

- Quality sanitary wares and fittings

### Electrical Installation

- 200A power supply, 3 phase

### Roller-shutter size

- Front : 5m (W) x 4.5m (H)
- Side : 5m (W) x 4.5m (H)

### Building Frontage Setback

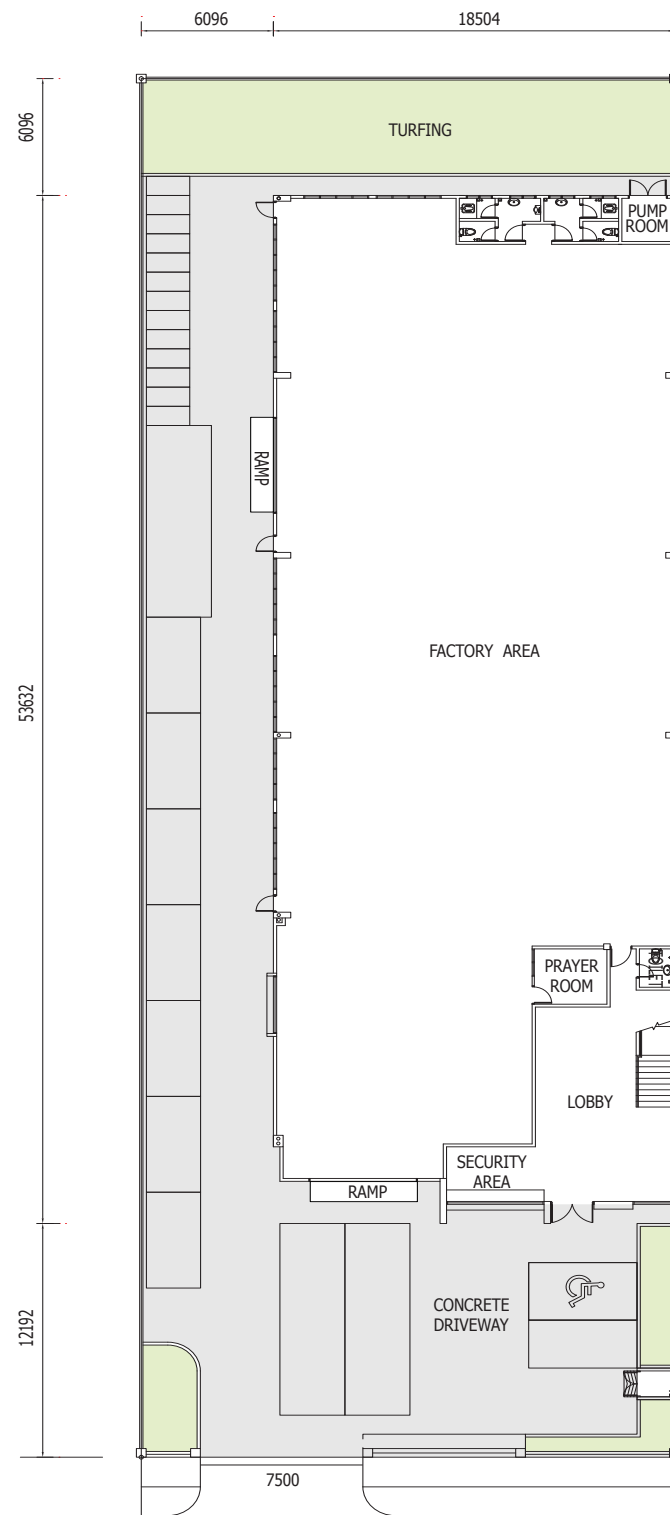
- 12m

### Provision of Support at Columns

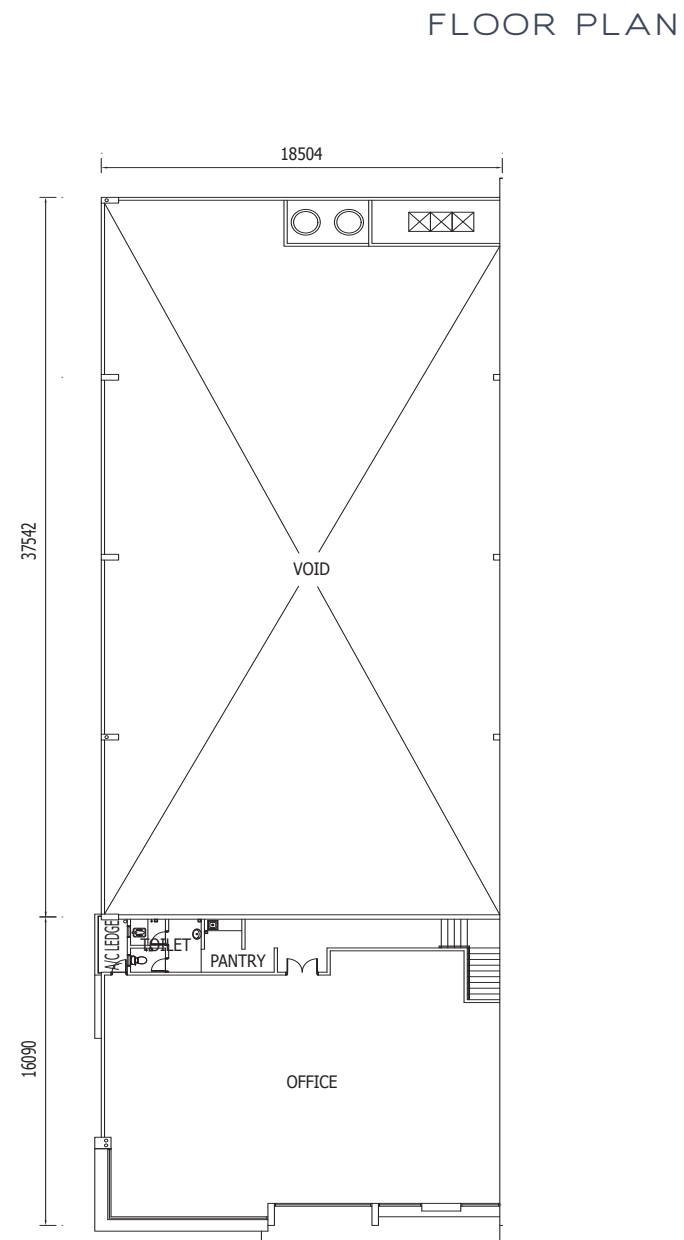
- For installation of maximum 3-tonne travelling hoists



FRONTIER  
INDUSTRIAL PARK

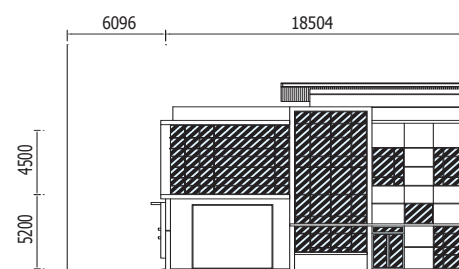


GROUND FLOOR

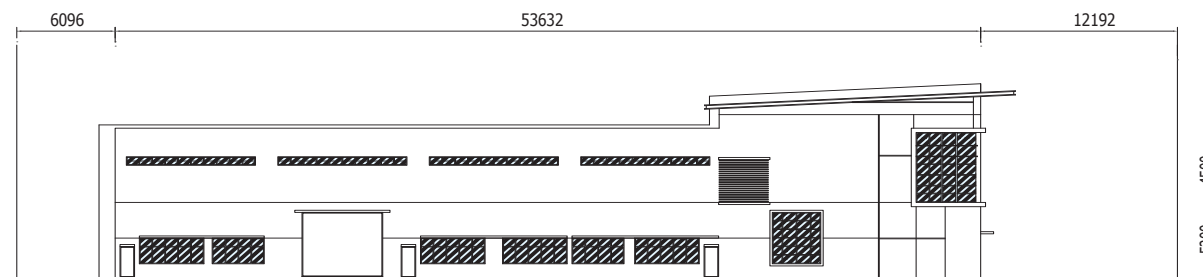


FIRST FLOOR

Lot Size : 19,043sq.ft.  
Built-up Area : 13,395sq.ft.



FRONT ELEVATION



SIDE ELEVATION







**22 August 2017**



# Location



## HIGH CONNECTIVITY

Suited to businesses requiring Cross-border Trades





# Matured Hubs: Commercial & Industrial



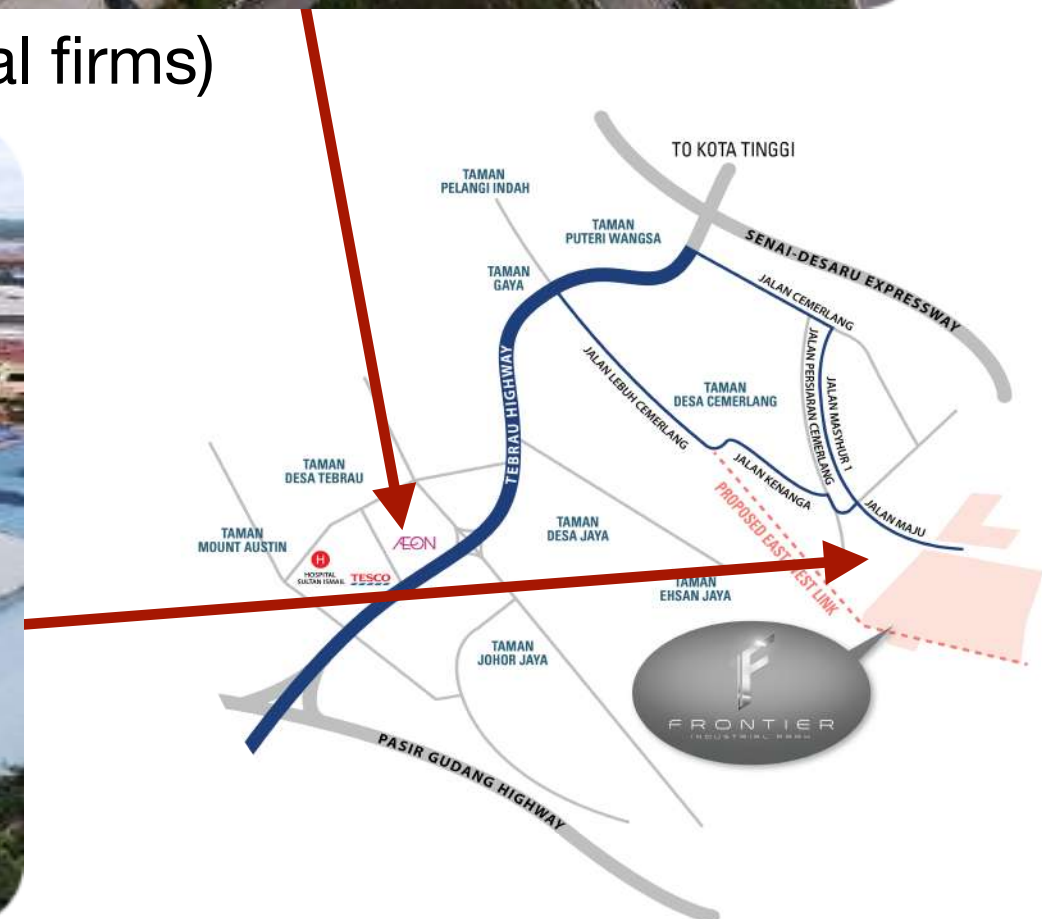
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- 5 minutes from Johor's biggest shopping malls



## II. INDUSTRIAL HUB

- More than 1,000 factories in proximity (Many are international firms)





# Matured Hubs: Industrial



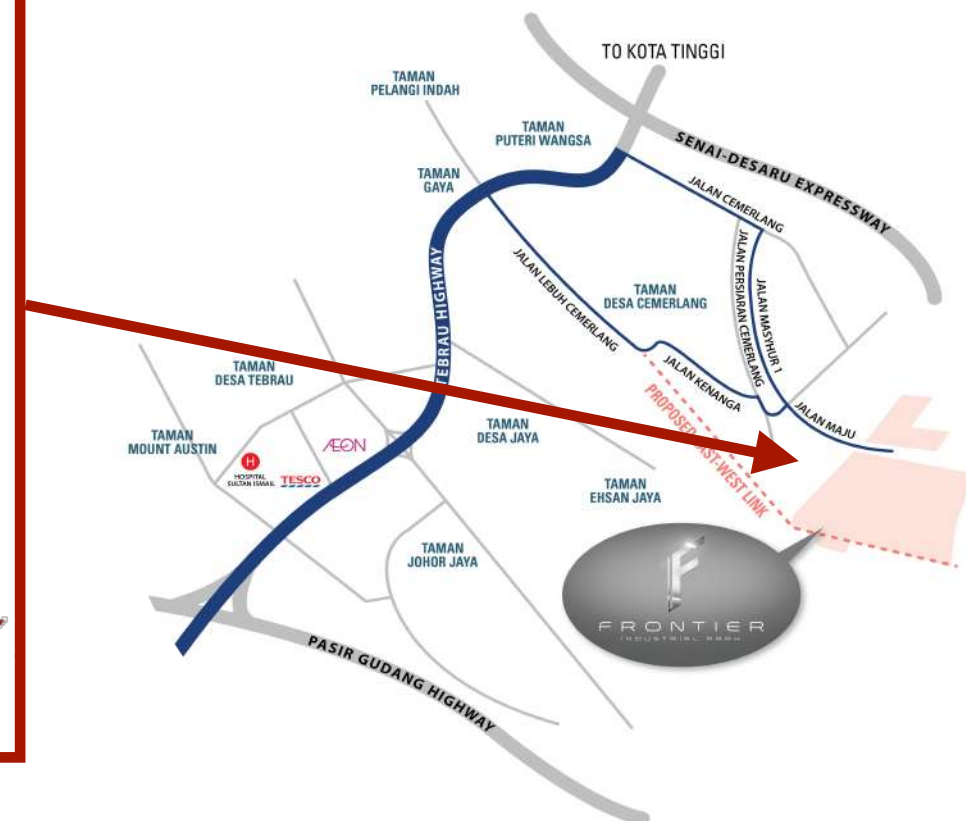
## II. INDUSTRIAL HUB

### - Entire Value-chain

- PCB, Electrical & electronics components, Machinery components, Precision tools & die, Metal fabrication, Plastic moulding & fabrication, Surface treatment, Powder coating, Rubber-based materials, Specialty chemicals, Test equipments, Machine tools, Automation solution, Packaging, etc.



Sample companies

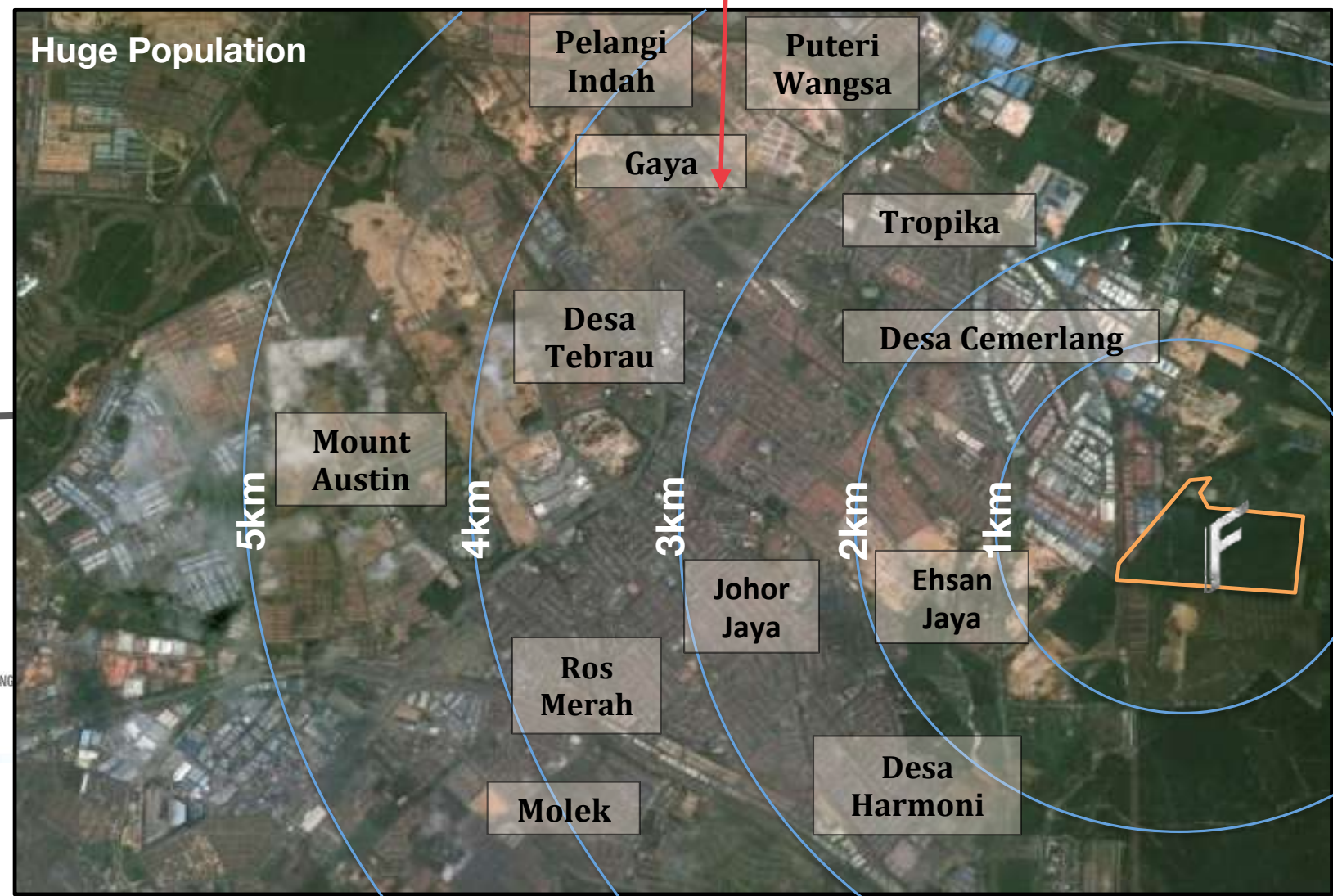




# Matured Hubs: Labour Catchment

## III. **RESIDENTIAL**

**Johor's most populated region** with more than 10 major townships clustered within 5 km radius.



# SMART FIBRE-OPTIC BROADBAND



Smart Applications

## SMART-READY

Industrial Broadband	Super-fast	Fastest in the area
	Stable	Dual-link redundancy on Fibre & Wireless Technology
	Scalable	Leased line, Metro Ethernet
	Customisable	Broadband-on-demand, IP VPN, Data Centre, etc



# Project Overview



## A 136-acre Holistic Master Plan

Supported by **Established Infrastructure & Matured Hubs**

Challenging the limits

# Type B2 No.7





# Type B2



## SPA Price

80% loan

Rebate 14%

6% Downpayment

**RM 201,300 Downpayment**

Items	No.7
Land Area	14,407 sqft
Built-up	8,963 sqft
SPA Price	3,355,000
Rebate (14%)	469,700
Net Price	2,885,300

\* Developer Absorbed Legal Fees

\* Free 1 year high speed broadband

# Type B2



	No.7	GST
Booking Fees	50,000	
Upon Signing SPA	151,300	
Loan StampDuty	18,420	
MOT & Disbursement	100,000	6,000
GST		173,118
Upfront Cash Flow	<b>319,720</b>	<b>179,118</b>

\*Estimated Calculation

	No.7
Maintenance Fees	RM 0.05 x 14,407 sqft (Land Area) = <b>RM 720.35</b>





## SPECIFICATIONS

### Structure

- Reinforced concrete / Steel structure

### Roof

- Metal roof with heat insulation

### Floor Loading Capacity

- Production area : 15kN/m<sup>2</sup> (Approximately)
- Lobby & Office : 2.5kN/m<sup>2</sup>

### Walls

- Brickwall with plaster

### Windows

- Aluminium frames tinted-glass windows

### Doors

- Tempered glass door to lobby
- Motorised roller-shutter
- Fire-rated door / Timber flush door

### Factory Height

- Production Area : 9m

### Floor Finishes

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### Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

### Fire Protection

- Fire extinguisher

### Sanitary Installation

- Quality sanitary wares and fittings

### Electrical Installation

- 150A power supply, 3 phase

### Building Frontage Setback

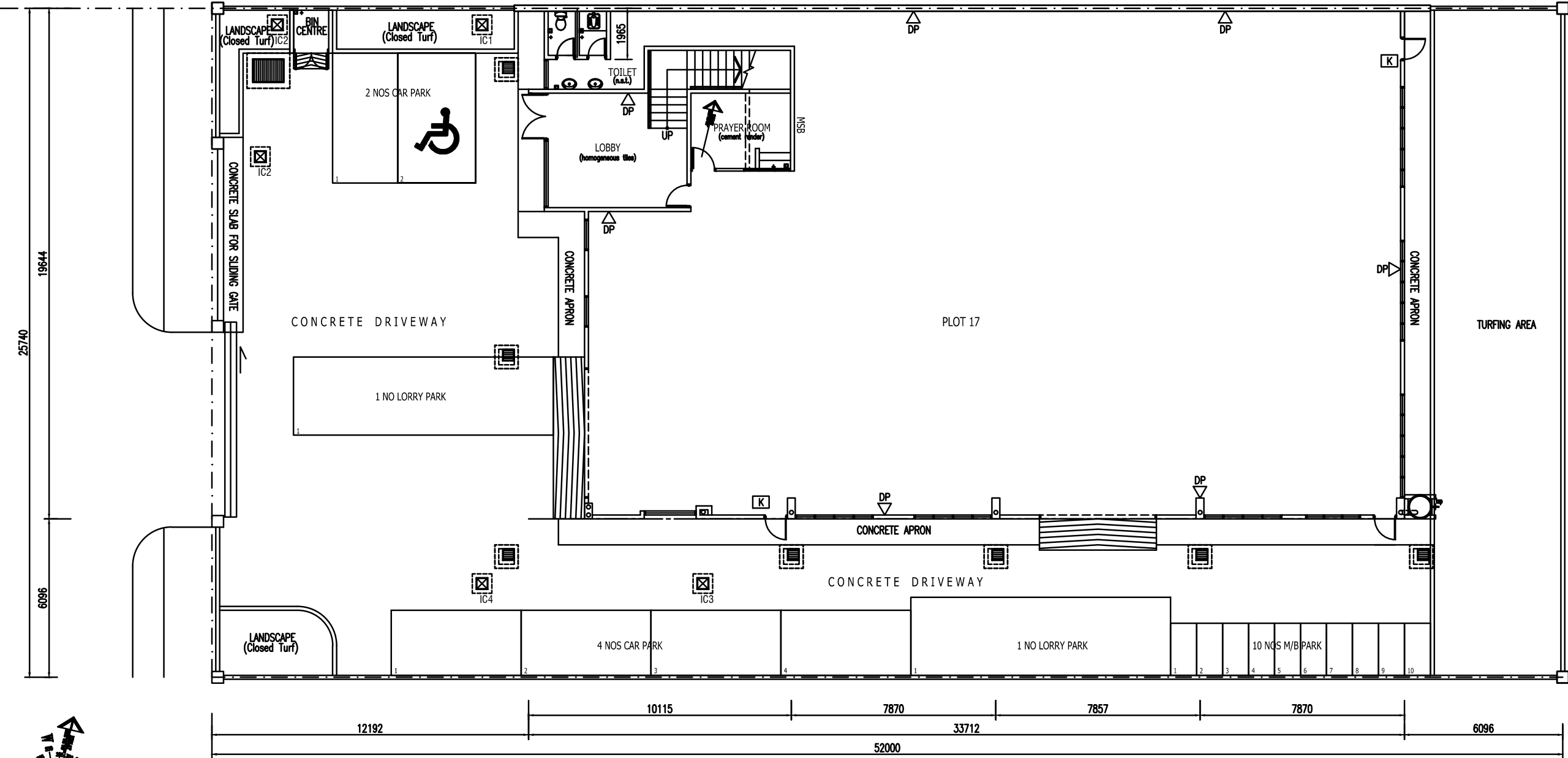
- 12m

### Roller-shutter size

- Front : 4.5m (W) x 4.5m (H)
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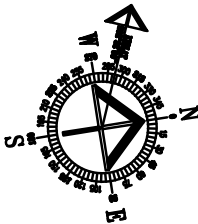
# Type B2



1

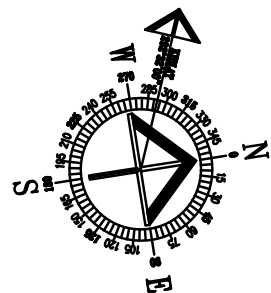
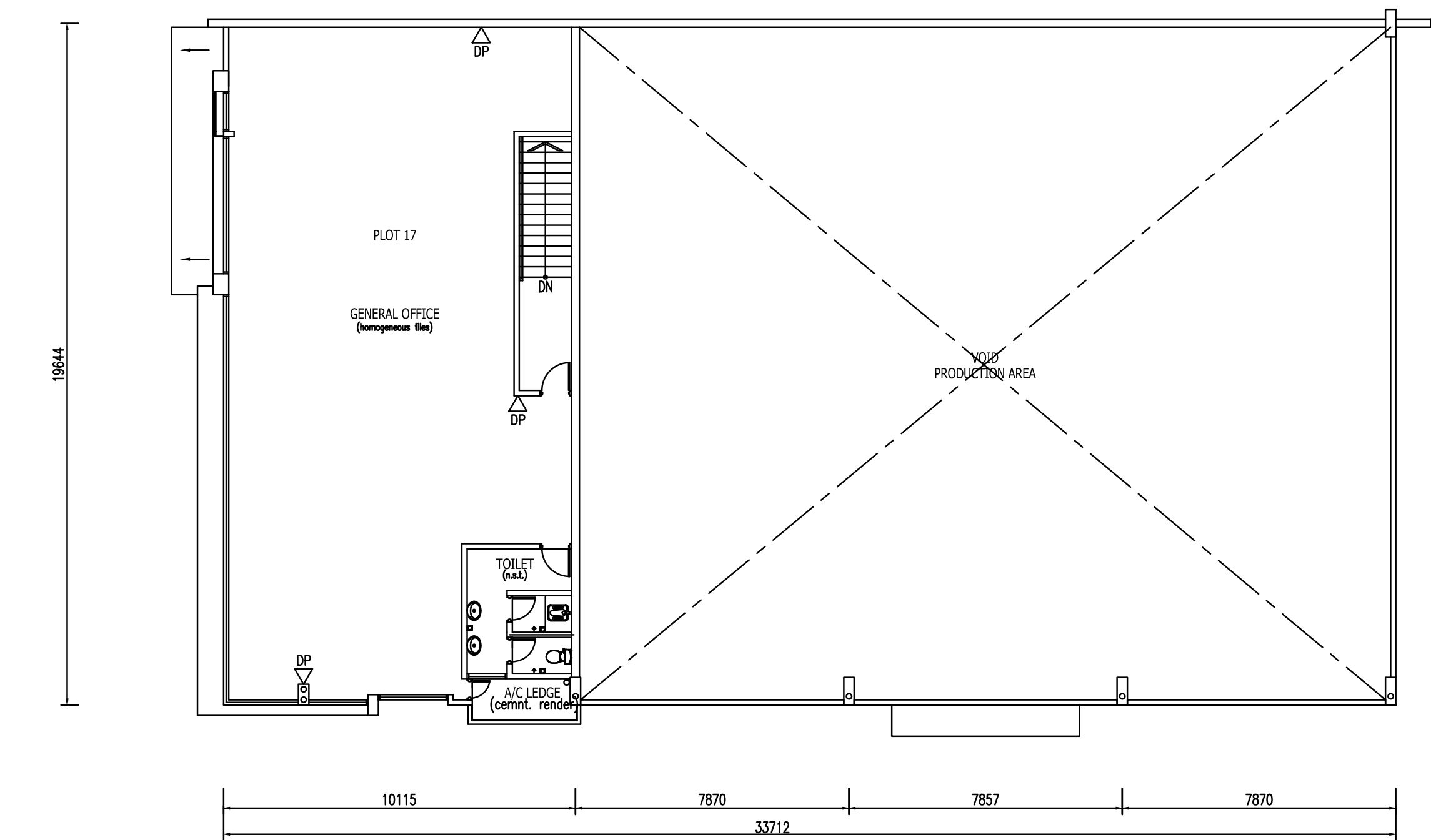
GROUND FLOOR PLAN

Scale: 1:100





# Type B2



1 MEZZANINE FLOOR PLAN  
Scale: 1:150

**23 August 2017**





# Location



## HIGH CONNECTIVITY

Suited to businesses requiring Cross-border Trades



# Matured Hubs: Commercial & Industrial



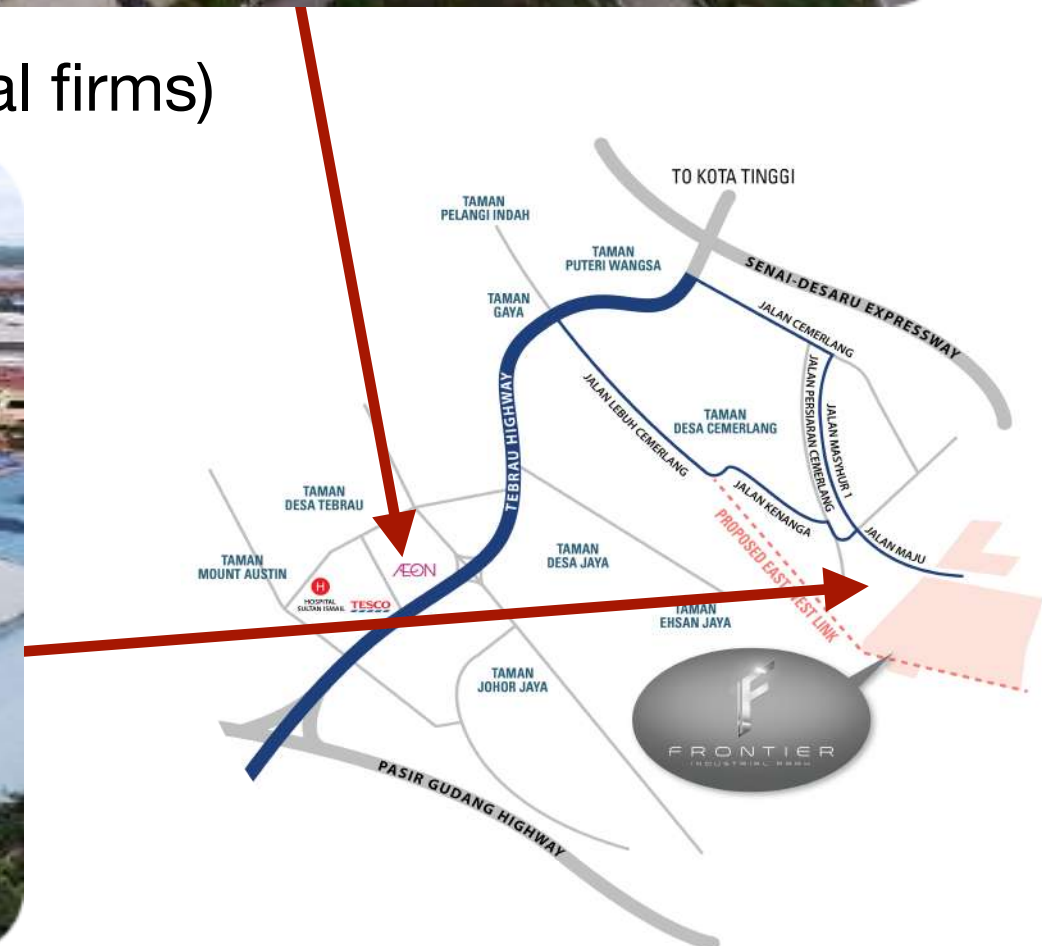
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- 5 minutes from Johor's biggest shopping malls



## II. INDUSTRIAL HUB

- More than 1,000 factories in proximity (Many are international firms)





# Matured Hubs: Industrial



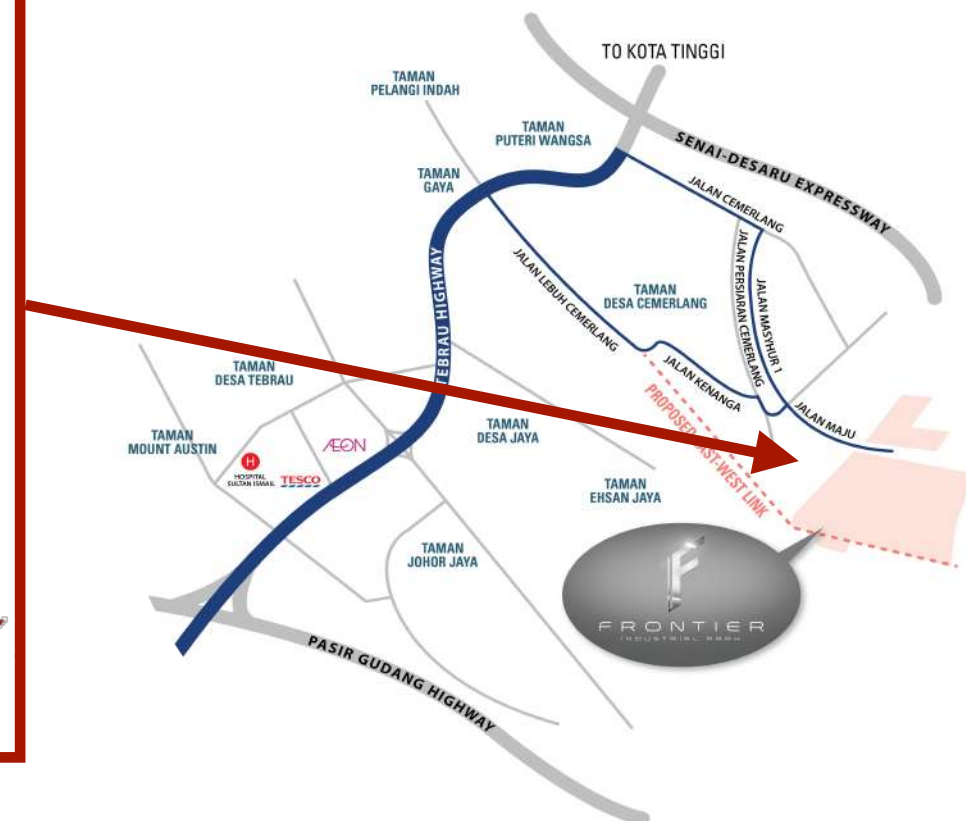
## II. INDUSTRIAL HUB

### - Entire Value-chain

- PCB, Electrical & electronics components, Machinery components, Precision tools & die, Metal fabrication, Plastic moulding & fabrication, Surface treatment, Powder coating, Rubber-based materials, Specialty chemicals, Test equipments, Machine tools, Automation solution, Packaging, etc.



Sample companies

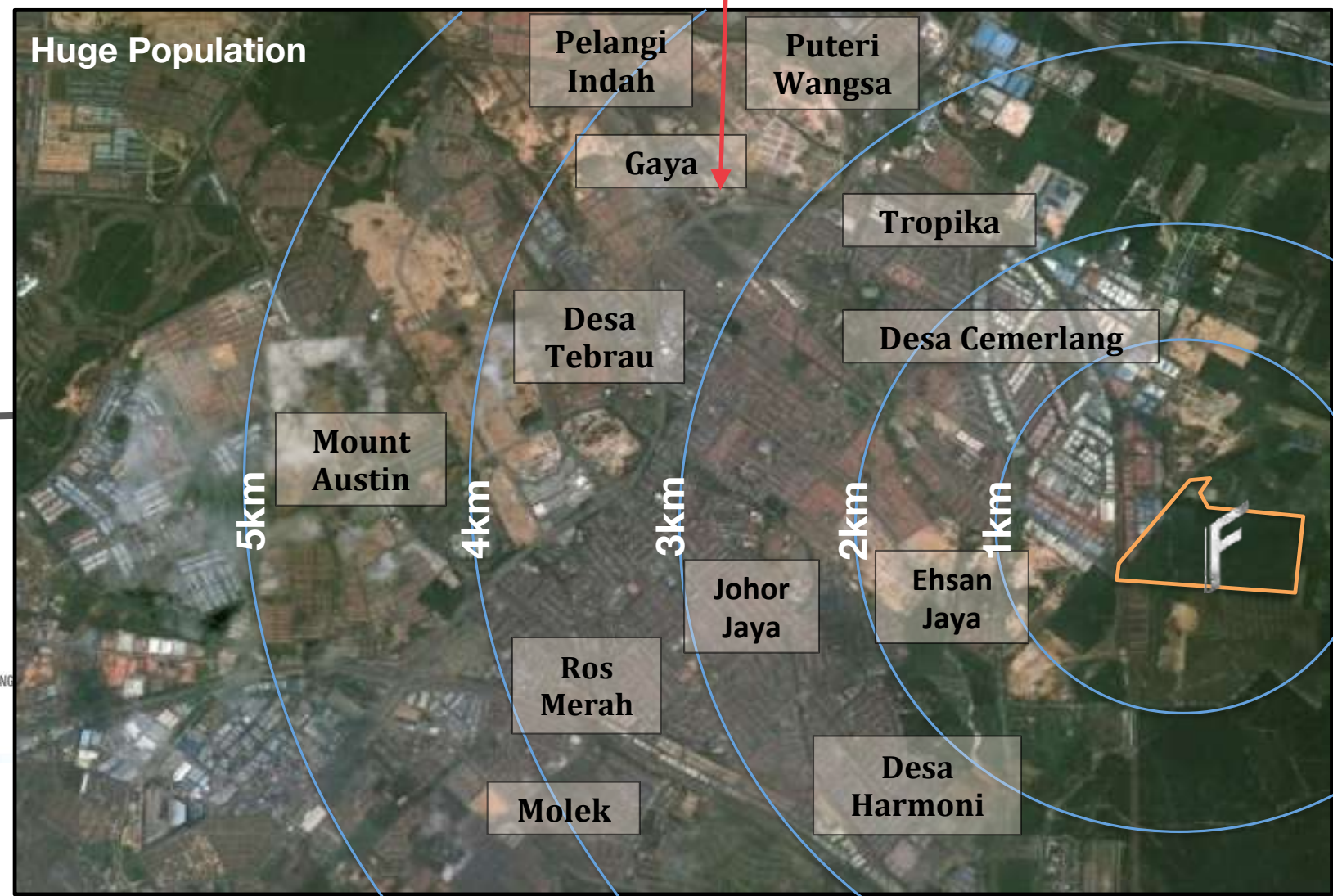




# Matured Hubs: Labour Catchment

## III. **RESIDENTIAL**

**Johor's most populated region** with more than 10 major townships clustered within 5 km radius.





# SMART FIBRE-OPTIC BROADBAND



Smart Applications

YESTERDAY

The Smart Factory

Smart Applications

## SMART-READY

Industrial Broadband	Super-fast	Fastest in the area
	Stable	Dual-link redundancy on Fibre & Wireless Technology
	Scalable	Leased line, Metro Ethernet
	Customisable	Broadband-on-demand, IP VPN, Data Centre, etc



# Project Overview



## A 136-acre Holistic Master Plan

Supported by **Established Infrastructure & Matured Hubs**

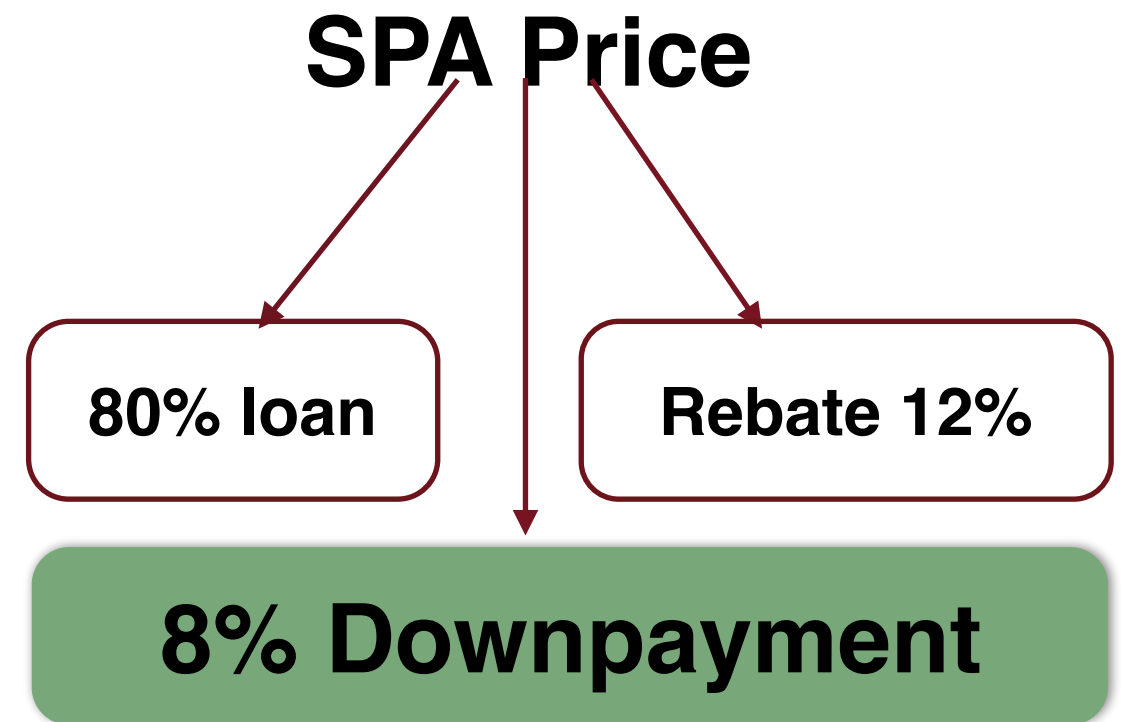
Challenging the limits



# Type C



# Type C



	No. 7
Land Area	10,430 sqft
Built-up	6,349 sqft
SPA Price	2,616,000
Rebate (12%)	313,920
Net Price	<b>2,302,080</b>

- \* Developer Absorbed Legal Fees, Stamp duty & MOT
- \* Free 1 year high speed broadband
- \* Sign SPA before 30th November 2017



# Type C



	No.7	GST (By Progress)
Booking Fees	50,000	
Upon Signing SPA	263,920	
GST		138,125
Upfront Cash Flow	<b>313,920</b>	<b>138,125</b>

**\*Estimated Calculation**

	No.7
Maintenance Fees	RM 0.05 x 10,430 sqft (Land Area) = <b>RM 521.50 x 6% GST</b>



## SEMI-DETACHED FACTORY TYPE C

Build-up Area : 6,349sq.ft.

• GATED-GUARDED • IDEAL FOR PRODUCTION-BASED BUSINESS • MEZZANINE OFFICE



### SPECIFICATIONS



#### Structure

- Reinforced concrete / Steel structure

#### Roof

- Metal roof with heat insulation

#### Floor Loading Capacity

- Production area : 15kN/m<sup>2</sup> (Approximately)
- Lobby & Office : 2.5kN/m<sup>2</sup>

#### Walls

- Brickwall with plaster

#### Windows

- Aluminium frames tinted-glass windows

#### Doors

- Tempered glass door to lobby
- Motorised roller-shutter
- Fire-rated door / Timber flush door

#### Factory Height

- Production area : 9m

#### Floor Finishes

- 4kg/m<sup>2</sup> floor hardener to Production area
- Full floor tiles for Office, Lobby, Toilet, Staircase area

#### Ceilings

- Exposed steel frame for Production area
- Pin-hole false ceiling to Office area

#### Fire Protection

- Fire extinguisher

#### Sanitary Installation

- Quality sanitary wares and fittings

#### Electrical Installation

- 200A power supply, 3 phase

#### Roller-shutter size

- Front : 4.5m (W) x 4.5m (H)
- Side : 4.5m (W) x 4.5m (H)

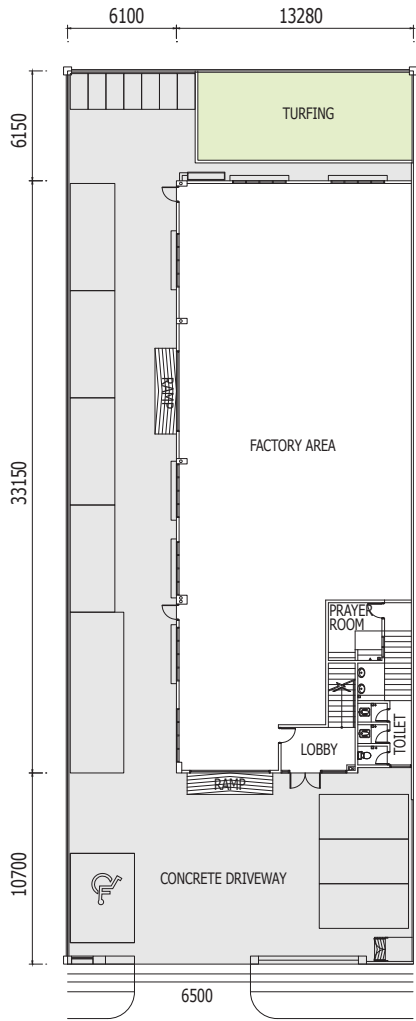
All plans, information and specification contained herein are subject to change and/or amendments are directed by the relevant authorities / architects and cannot from any part of an offer and contract.  
All measures are approximate and the illustrations are artist's impressions only. While every reasonable care has been taken in preparing this loose sheet, the developer cannot be held responsible for any inaccuracies.



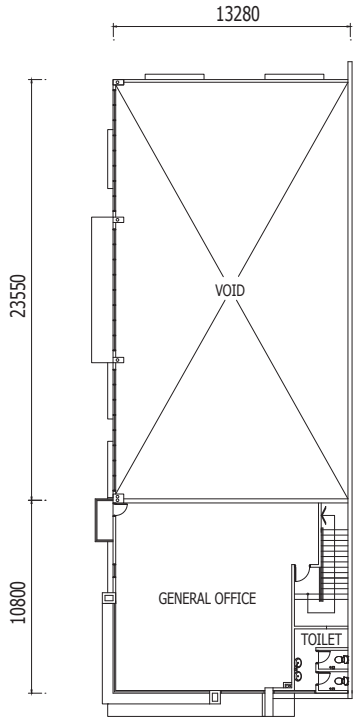
FRONTIER  
INDUSTRIAL PARK



FLOOR PLAN

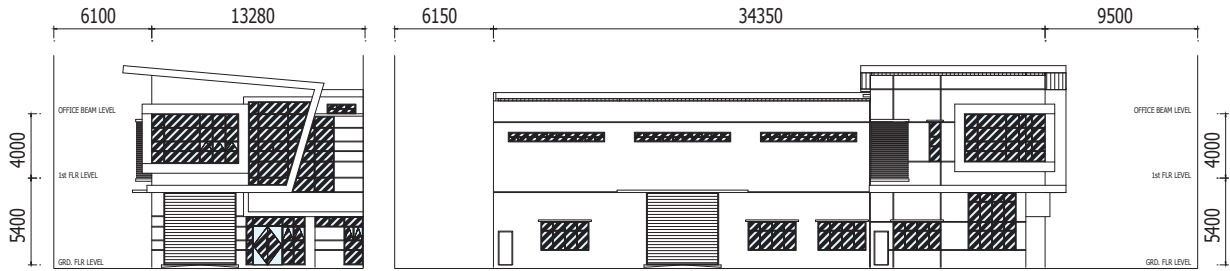


GROUND FLOOR



FIRST FLOOR

Lot Size : 10,430sq.ft.  
Built-up Area : 6,349sq.ft.



FRONT ELEVATION

SIDE ELEVATION



FRONTIER  
INDUSTRIAL PARK



7th September 2017





# Huge Townships for Labour Supply



## 16 Major Townships



1 of the most Densely Populated region in Johor

## Major Industrial Hub



1 of the most Vibrant Industrial Hub in Johor



**Frontier**



# Matured Hubs: Commercial & Industrial



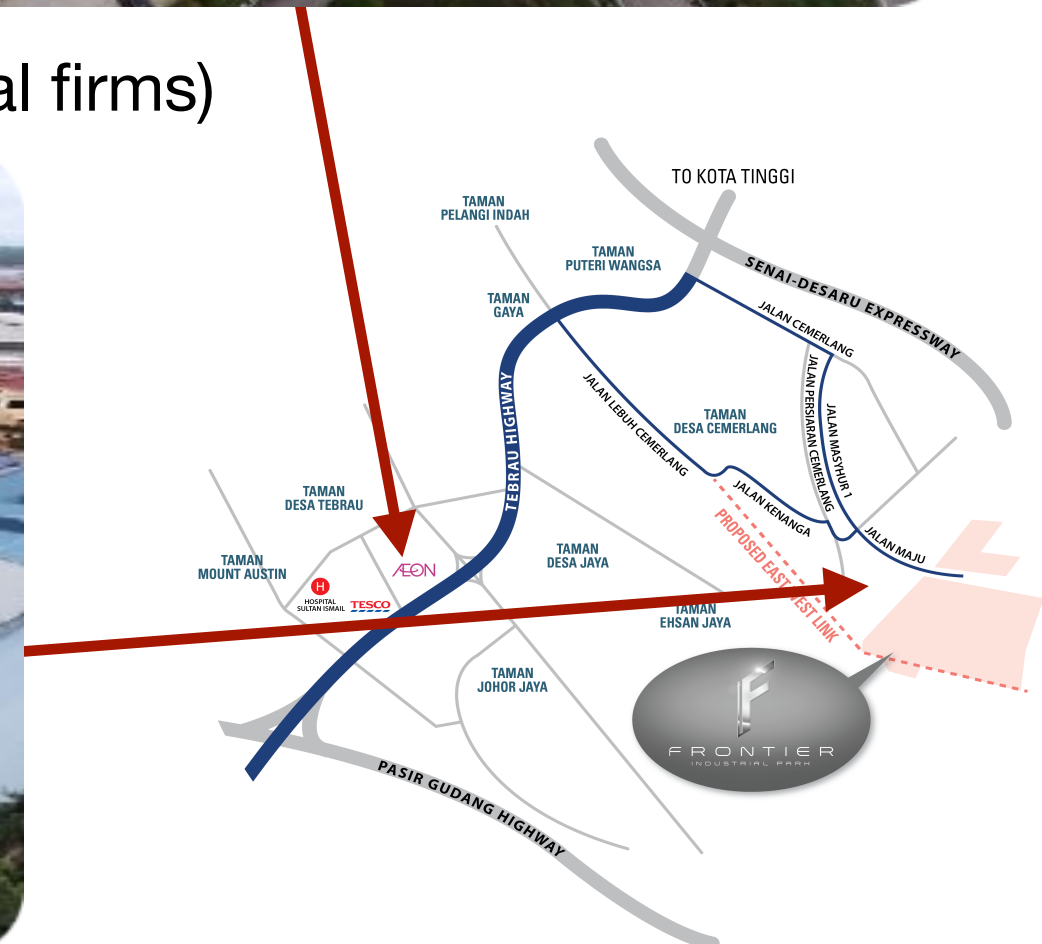
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# Matured Location



## Synergistic Environment

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- Matured Townships & Commercial Hubs
- Ready Industry Value-chain



# Location



## Popular to Electrical & Electronics Industry

- Well-known to MNCs and Malaysia listed companies
- Dynamic & Entrenched Supply-chain Environment
- Machine tools, industrial equipments, spare parts, plastic moulding, rubber components, tools & die, automation solution, packaging, supplies, service providers, servicing, etc.

### E&E Companies



Popular amongst MNCs



# Location



## POPULAR AMONGST FOOD INDUSTRY

- Well-known to host many food processing factories in Johor
- Exist many complementary businesses that will give rise to better synergy, such as: Machine tools, automation solution, packaging, supplies, consultancy service providers, etc.

### Established Food Companies



Popular amongst food industries

# Smart Fibre-optic Broadband

**Smart Applications**



**SMART-READY**

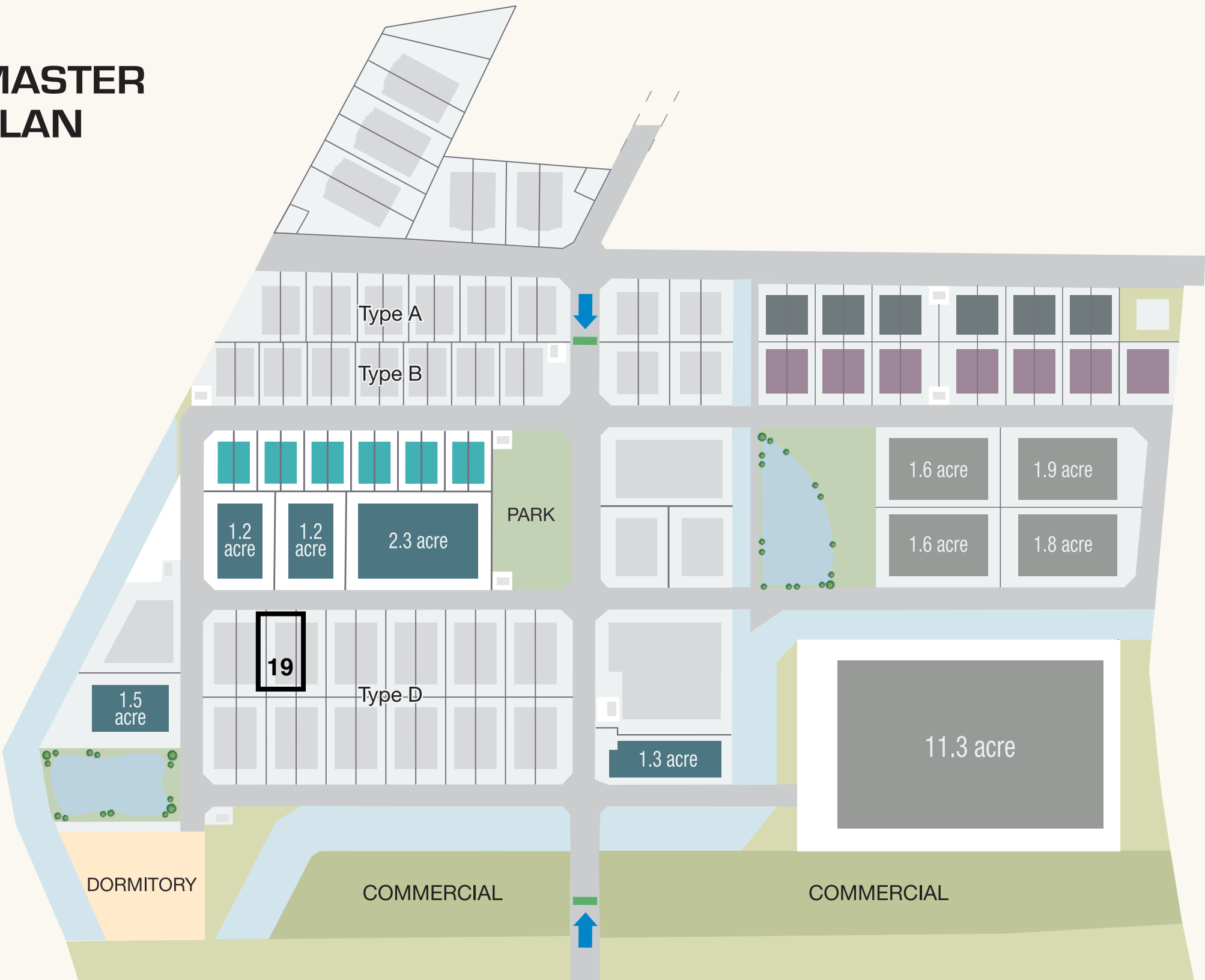
<b>Industrial Broadband</b>	<b>Super-fast</b>	<b>Fastest</b> in the area
	<b>Stable</b>	<b>Dual-link redundancy</b> on Fibre & Wireless Technology
	<b>Scalable</b>	<b>Leased line, Metro Ethernet</b>
	<b>Customisable</b>	<b>Broadband-on-demand</b> , IP VPN, Data Centre, etc



# Available Units



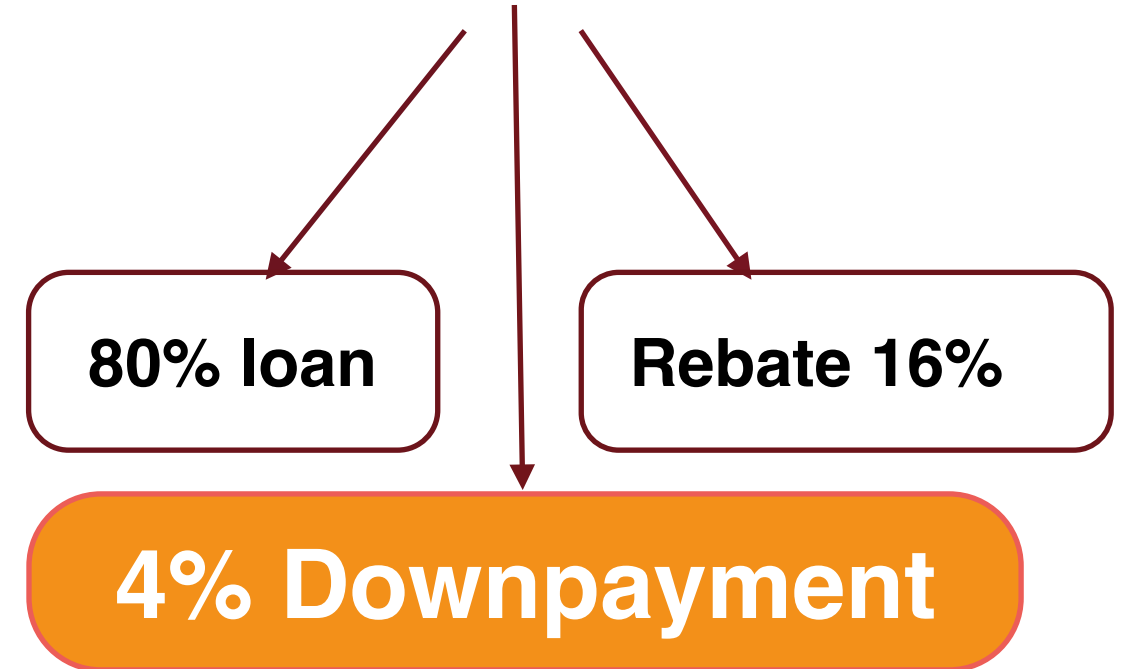
## MASTER PLAN



# Type D



## SPA Price



No.19	
Land Area	19,043 sqft
Built-up	13,395 sqft
SPA Price	4,680,000
Rebate (16%)	748,800
Net Price	3,931,200

**Estimated Monthly Loan  
Instalment:  
RM 30,000**

\*Based on  
-Margin 70%  
-20 years tenure  
Interest rate 4.6%

- \* Developer Absorbed SPA & Loan Legal Fees
- \* Free 1 year fibre broadband subscription



# Type D



	No.19	GST
Booking Fees	50,000	
Upon Signing SPA	137,200	241,488
Stamp Duty On Loan (80%)	19,000	
MOT & Perfection	155,000	9,300
Upfront Cash Flow	361,200	250,788

\*Estimated Calculation

No.19	
Maintenance Fees	RM 0.05 x 19,043 sqft (Land Area) = RM 952.15 x 6% GST

# SEMI-DETACHED FACTORY TYPE D

Built-up Area : 13,395sq.ft.

- GATED-GUARDED
- BUILT-IN SECURITY ROOM
- SUPPORT FOR TRAVELLING HOISTS
- HIGHLY VERSATILE



**F**  
FRONTIER  
INDUSTRIAL PARK

## SPECIFICATIONS

### Structure

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### Roof

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### Floor Loading Capacity

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### Fire Protection System

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### Sanitary Installation

- Quality sanitary wares and fittings

### Electrical Installation

- 200A power supply, 3 phase

### Roller-shutter size

- Front : 5m (W) x 4.5m (H)
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### Building Frontage Setback

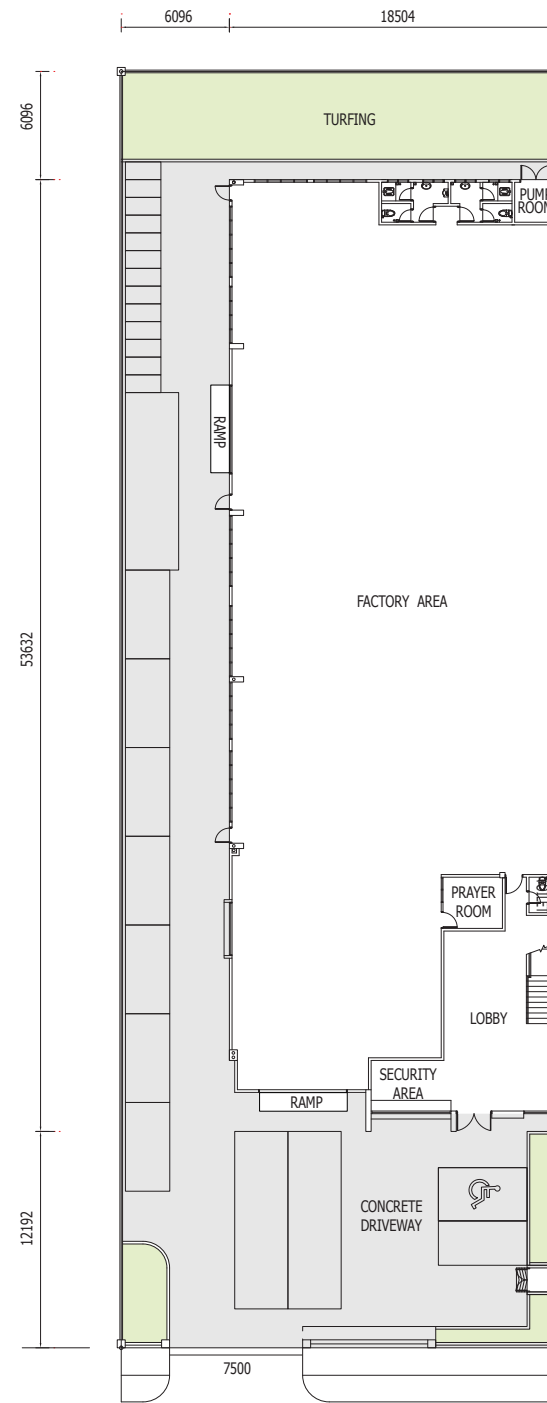
- 12m

### Provision of Support at Columns

- For installation of maximum 3-tonne travelling hoists

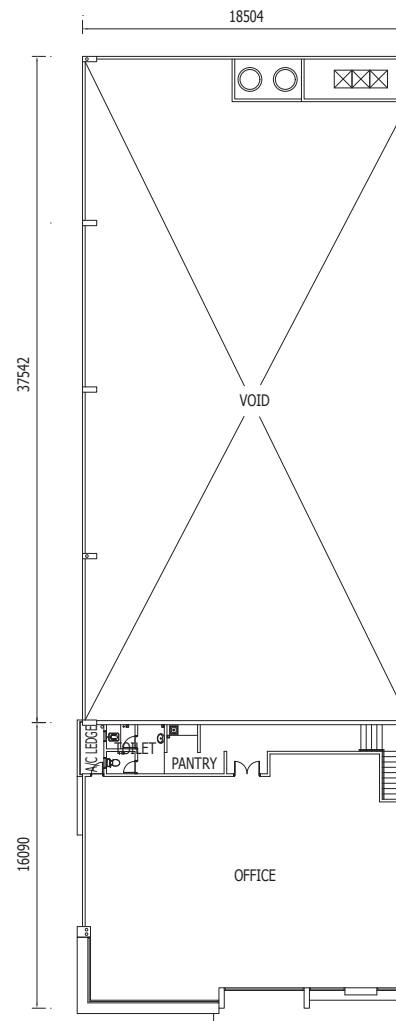






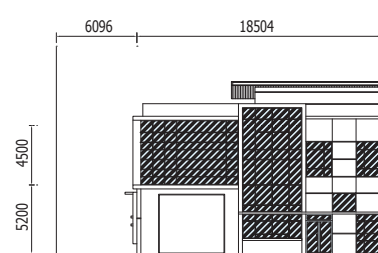
GROUND FLOOR

# FLOOR PLAN

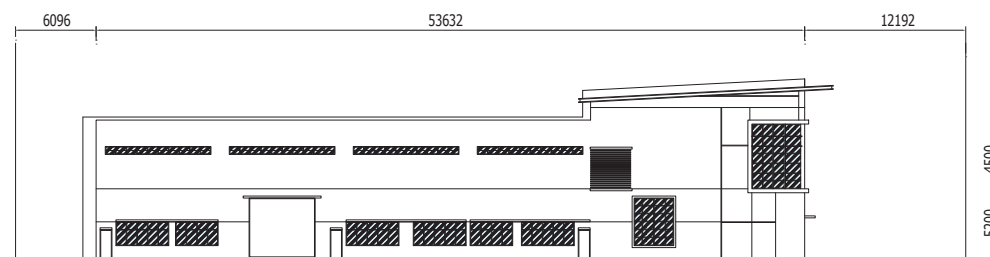


FIRST FLOOR

Lot Size : 19,043sq.ft.  
Built-up Area : 13,395sq.ft.



FRONT ELEVATION



SIDE ELEVATION