

Simple pleasures



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OUR VISION

Aspire to be the best, grow rapidly, mould an excellent team and winning culture.

OUR MISSION

To build properties that people will buy, appreciate and want to buy again.

CORE VALUES

Honesty : Open and honest communication among employees and maintaining the highest integrity to the company.

Excellence : WOW! Beyond Expectations.

Bold : Move out of the comfort zone. Make it Happen!

Agility : Everyone is an entrepreneur. Be flexible.

Teamwork : We work as one.

We are well into the second half on 2016 and what a year it has been so far!

At the beginning of this second half, Titijaya was honoured by CSR Malaysia with an award for championing corporate social responsibility initiatives. One of Titijaya's core values is to give back to society and being recognised for this is indeed an honour.

On the business side, the prices for residential properties in general have continued to rise, albeit moderately and this has fuelled our determination to pursue efforts to provide quality residential properties for our loyal and discerning customers. In addition, we are always on the lookout for locations which are easily accessible and equipped with the necessary amenities in the surrounding area for the ease of our buyers. This is evident with our developments such as e-Tiara, Casa Tiara, First Subang, The Galleria, as well as our current development such as H₂O which are

very close to the public transportations and various or amenities.

With the Government's focus on first-time homebuyers, we believe that the rest of the year will continue to be favourable for us as property developers. This coupled with the attractive financing incentive & sales packages which we have offers to our prospective buyers, they are one step closer to owning their dream homes.

All our success is not ours alone. The people who support us - our buyers, suppliers, contractors, staff and shareholders – all play a big role in our operations to ensure our achievements in this industry. For that, I wish to humbly thank all of you for your contributions in making Titijaya Land Berhad a name which is familiar to many.

I would like to take this opportunity to wish our stakeholders the very best and much success for the rest of the year. May it be a smooth few months to achieve all targets and goals that we have set. Carpe Diem!

Yours sincerely

Tan Sri Dato' Lim Soon Peng
Group Managing Director



BRINGING TITIJAYA TO YOU



13/6/2016 - 19/6/2016:
Bukit Raja Aeon



25/7/2016 - 31/7/2016:
Ikano Power Centre Property Insight
Property Showcase



10/6/2016 - 12/6/2016:
KLCC Nanyang Property Fair



10/8/2016 - 14/8/2016:
Sunway Pyramid
Iproperty Home &
Property Fair



11/5/2016 - 15/5/2016: One Utama Mapex



23/5/2016 - 29/5/2016: Tesco Klang

At Titijaya, we understand that not all prospective house owners have the time to visit our showroom and gallery. With this in mind, the sales and marketing team constantly looks out for suitable venue to showcase our developments to the public. This allows

prospective buyers to have a closer look at our offerings and to get answers to any questions they may have.

The sales and marketing team takes pride in the various ways they bring Titijaya to the public sphere. From planning of the layout according to the



4/8/2016 - 7/8/2016:
The Curve Best Buy Property



17/5-22/7/2016:
Mesra Mall Kedah EPICA



21/6/2016 - 26/6/2016:
Ikano Power Centre



15/7/2016 - 24/7/2016:
Tesco Setia Alam

space allocated, to getting the printed materials ready and to ensure that all furniture and fittings are ready for the models and the other equipment that accompanies the team, there is a lot of work that goes on behind the scenes.

Some of the events which Titijaya Land Berhad recently participated in includes the KLCC Nanyang Property Fair in June, Insight Property Showcase at Ikano Power Centre in July and Iproperty Home and Property Fair at Sunway Pyramid in August.

Other events where Titijaya was represented include booths at Mapex at One Utama and Bukit Raja Aeon in May and June respectively.

The team also showcased Titijaya Land Berhad's range of developments twice at Mid Valley recently during the Iproperty Home & Property Investment Fair as well as Property Insight Investor Hot Picks Property Showcase. The company also participated in EPICA at the Mesra Mall in Kedah.

It is hoped that with Titijaya Land Berhad's participation in these various events, prospective home and business purchasers gain an insight and is further enlightened to the various characteristics, elements and highlights of our developments which have been specially designed with buyers in mind.



25/8/2016 - 31/8/2016: Klang Parade

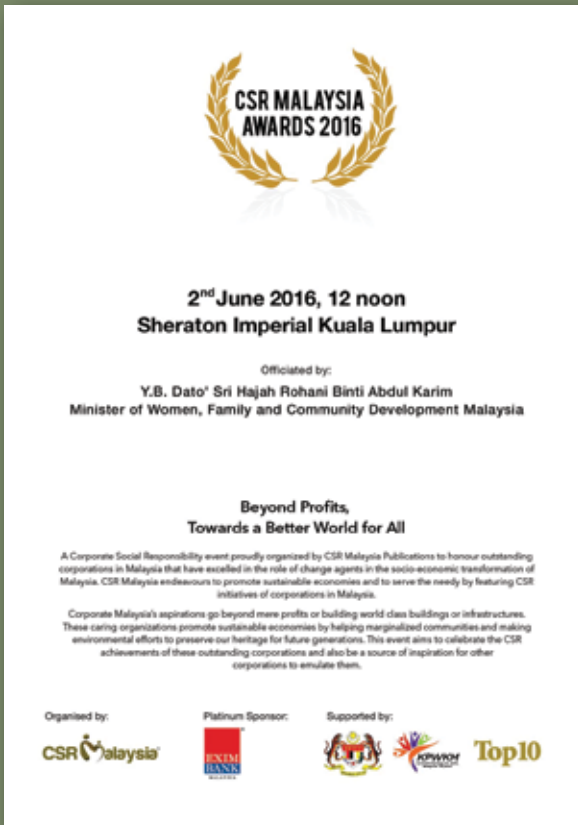


17/9/2016 - 19/6/2016: Mid Valley Home & Property Investment Fair Iproperty



15/7/2016 - 17/7/2016: Mid Valley Property Insight Investor Hot Picks Property Showcase

DOING GOOD BRINGS GOOD



In the quest to continuously do good for the people, Titijaya Land Bhd was recently honoured by CSR Malaysia with a Company of the Year Award for Community Wellbeing Excellence. This award was presented to the company for championing corporate social responsibility initiatives.

The event which was held at the Sheraton Imperial Kuala Lumpur on 2 June 2016 was officiated by the Minister of Women, Family and Community Development, YB Dato' Sri Hajah Rohani Binti Abdul Karim.

The CSR Malaysia Awards 2016 is held to honour Malaysia corporations who have played an outstanding role in transforming the socio-economic scene of the country. Some of these

companies assist marginalised communities while others make efforts to preserve the environment, both of which are targeted to benefit our future generations.

For every CSR effort that Titijaya has put forward, it has never been the intention of the company to achieve such a recognition. Our founder, Tan Sri Dato' Lim Soon Peng which came from humble beginnings have always instilled the importance of giving back to society as he believes that any little good deed done, will make the world a better place, and at the same time, might give someone in need a head start. This value is always emphasised and stressed to all management and staff to be held close to heart in their daily undertakings, at work or in their personal life.



FIRST FLOOR
LIVING AREA
WITH BALCONY
& PREMIUM VIEW



SPECTACULAR
HIGHER LEVEL
VIEW



COVERED
CAR PARK



LOW DENSITY



GATED &
GUARDED

Exclusive Gated and Guarded Park View Residences



3 Storey Link-villas
Indicative Selling Price: **RM1M** onwards
Built-up Area: **2,859 sq ft**

OPEN FOR REGISTRATION

Park Residency Homes promises residents a world of difference. An exclusive Gated & Guarded residential area surrounded by natural landscape which will offer you a chance to find you peace at all times. With a strong synergy with nature in the recreational park next door, Park Residency Homes has been designed to enable residents and visitors alike to enjoy the beauty of its surroundings.

Located in a mature locality but yet still affording you the calm you are looking for. Park Residency Homes is just a short drive away from the various commercial, recreational and educational amenities located in the southern fringe of Cheras.

Well thought and luxurious layouts but yet so practical. The villas will surely engage your senses; from the building itself to the quality finishing that is on offer.

WHY CHOOSE GATED COMMUNITIES?

While there are always some detractors about gated communities, modern life in Malaysia has now made gated communities more a need than a want.

Residential gated communities in general has been designed with security as the main purpose as this will limit the area to provide access only to residents and their guests. Criminal activity is often reduced, and this can be said as the main motivation for many who choose gated communities for their home.

Gated communities are also extremely suitable for families with small children. Being in a gated community

will allow children to play more freely in the compound of their homes or in playgrounds, as outside access to the area is limited. This limitation also means less traffic, and hence safer for families to move around with the area. Besides this, gated communities very often offer residents privacy and quiet which is important requirement of the modern hectic life.

As we move into an era where people are more likely to be wary of the dangers of non-gated living, the value for gated developments are often enhanced. Gated communities often offer amenities within the compound, and this

makes such living even more attractive to those who are looking for ease and security. Residents of gated communities in general are often close-knitted not only because they share common facilities within a small area, but because everyone know each other given that these areas are often smaller than non-gated housing estates. The beauty of this is where friendships are formed and everyone looks out for one another.

The above are some reasons why Titijaya Land Berhad's developments have always put emphasis on being gated and guarded. We want

to build homes which will suit the requirements and lifestyles of our owners, and give them peace of mind at all times.



For Now and Forever
nurture · grow · blossom



primrosé

FREEHOLD

2 Storey Linked Semi-D
Selling Price: **RM843,000** onwards
Built-up Area: From **2,274 sq ft**

OPEN FOR SALE

As gorgeous as its colourful namesake, Primrosé Seri Residensi offers you the beauty of a linked semi-detached enveloped in an elegance of greenery. Tree-lined streets greet you as you enter the fully guarded and gated community, injecting your soul with calmness. Luxuriously designed residences embrace residents the moment they walk in the door. This is what bliss is.

The two-storey linked semi-detached houses which have been designed to accentuate the space of the layout, is complemented by high-ceilings for natural light and ventilation. Featuring contemporary architecture, Primrosé Seri Residensi is simple yet elegant, exuding a minimalist feel.

RENTING OUT?



Here are some things to consider

At some point, you may have more than one property and decide to convert one of them into a rental unit. While it may be lucrative, it may not be all nice and rosy. There are some risks and costs which should be evaluated before you taking the plunge.

There are good tenants, and there are difficult tenants

Finding a tenant who may be suitable to your requirements could take some time. Don't just grab any tenant that comes along. Make sure that your tenant is the one that will take care of your house and pay their rent on time, not to mention their utilities bills so you don't get saddled with them after they leave.

The prospective tenant might look normal, but one should always be discerning when making the decision. If possible avoid merely using

property websites and agents which don't come with a recommendation. Getting a referral tenant from friends and family is the best. If that is not possible, be judgmental when meeting with the tenant. Request for a referee or a testimonial from a previous landlord. And no one will blame you if you actually do a google search on the tenant to see if anything comes up.

Consider home insurance and what goes on in the lease

If you have not paid off the loan for the property, you are most likely to have insurance which was required by the bank. If there's no insurance tied to the rental property, you should consider getting one, and if possible one that will also cover loss of rental. Shop around for a suitable insurance company which will give you coverage for whatever risks that you may want to cover.

When you prepare the lease, and you are not using an agent, you can find many general templates online and by asking around.

Most importantly, adjust the agreement according to your terms as it is your right to decide on how you want the lease to be and remember to add in the deposits that you require. Apart from rental, look at things such as parking ethics, work done to the property or alterations, pets, maintenance and expected condition upon moving out. Don't forget to get the agreement stamped for it to be legally binding!

Renovation and Furnishing

Before renting out your property, you may want to look at some minor renovations that will make it more appealing for potential renters. Some basic fittings such as built-in kitchen cabinets and wardrobe might be useful. Decide also if you want to let it out furnish or

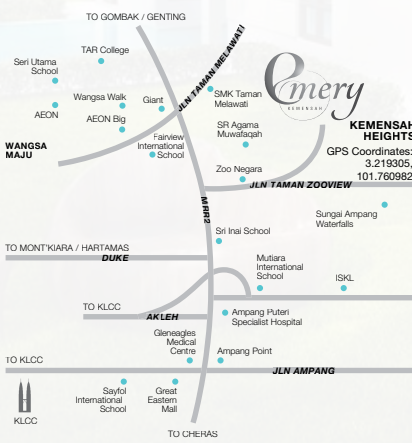
unfurnished and add those to your costs.

Property maintenance

Every property will face normal wear and tear. After a while, the plumbing will need fixing, or the walls may require a painting. Factor these costs in when you are deciding on the rental and also think about how you may need to keep your property vacant for some time while work is being done. At the end of the day, you are looking at profit so you must always include these in your costs.

When all the above has been considered and you find someone you would like to rent to, pass a set of keys to your tenant (and keep a set for yourself) and ensure that you have paid all the necessary fees such as quit rent, assessment and maintenance (if applicable). Congratulations! You are now a landlord!

Amazing Clubhouse Luxuries Amid Luxuriant Tranquility



FREEHOLD

2 & 3 Storey Green Semi-D Villas

Selling Price: **RM2.4M** onwards
Built up area: **3,946 - 5,383 sq ft**
Land area: **40' x 87' - 58' x 153'**

OPEN FOR SALE

Nestled within the lush greenery of Kemensah lays Emery Kemensah. A gorgeous development of exclusive semi-d villas for you to escape the hustle bustle of the city life, right at the fringe of the city. Revel in the tranquillity of a forest, which is a stone's throw away from all the important amenities required for the modern life. Take refuge in a luxury home which has been crafted for even the most discerning, by artisans who draw their inspiration from the surroundings of the hills.

Your dream of such a sanctuary is now a reality. Come home to Emery Kemensah.

Residence with Clubhouse Facility.

H.O.P.E PROGRAM
 (Own Your Property Easily)
 Exclusively for Titijaya Property Buyers

BELLAVILLE

@ ARA DAMANSARA

FREEHOLD

Luxury Apartments in An Aquatic Environment

FULLY FURNISHED

NOW OPEN FOR SALE!



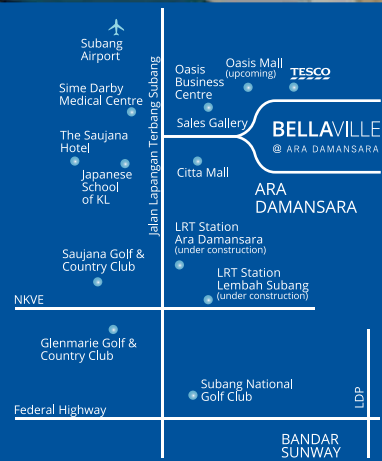
BEDROOM 1



FLOATING YOGA DECK



CLUBHOUSE



To register, please visit www.titijaya.com.my

For more information, please call **012.293 1033 / 019.587 6888 / 017.382 1117**

GPS COORDINATES: 3.114759, 101.576682

EPOCH PROPERTY SDN BHD (955473-D) (A MEMBER OF TITIJAYA GROUP)

N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G, 47500 Subang Jaya, Selangor, Malaysia
 Tel: +(603) 8022 9999 Fax: +(603) 8022 9888

SALES GALLERY

A-G-6, Block A, Oasis Square, Jalan PJU 1A/7A, Oasis Damansara, 47301 Petaling Jaya, Selangor, Malaysia
 Tel: +(603) 7734 5022

Developer Licence No: 13556-106-2016/0591(L) Advertising & Sales Permit No: 13556-106-2016/0591(P) Validity Period: 20/06/2014 - 19/06/2016. Approving Authority: Majlis Bandaraya Petaling Jaya. Approve Building Plan No.: MBPJ/120100/T/PT/10/36/2014. Tenure of Land: Freehold. Expected Completion Date: Dec 2017. Land Encumbrances: HSBC Bank Malaysia Berhad. No. of Units: 990 units. Selling Price: Block A, B and C: RM520,800.00 (min) - RM1,253,035.50 (max). Block D: RM335,730.00 (min) - RM934,719.75 (max). Discount Bumiputera: 7%.

The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are appropriate. All plans are intended to serve as a guide only and are subject to approval by the relevant approving authorities and may be modified or amended as directed by the approving authorities and/or project consultants. All built ups indicated are approximate measurements only and are subject to final survey confirmation by the land surveyor/appropriate authorities. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. The numbering and postal address for the said/parcel when issued by the appropriate authority may not be the identical description as stated in this leaflet. Any dispute arising therein shall not be the subject matter of any claims for damages, compensation and/or whatsoever.

AWARD-WINNING DEVELOPER 2010-2016



TITIJAYA LAND BERHAD (1009114-M)

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