



BANDAR NEWPARK KLUANG
福联商业城

PUSAT PENTADBIRAN & KOMERSIAL
ADMINISTRATIVE & BUSINESS CENTRE (ABC)
柔州县属唯一最大型现代化政府行政教育及商业城

A VIBRANT NEW TOWN IS BORN
一个现代化崭新的市区诞生



LOCATION COMPONENTS PLANNING
BOOST PROPERTY VALUE
地点 规划 组合 提升产业的价值

WE ARE CREATING A NEW TOWN

The original Kluang Town Centre has a geographical location bordered by North-South Railway tracks and the Mengkibol River, but with scarcity of land for further development to accommodate the population growth, macro-environment changes and an expected influx of visitors coming in via the completion of the double-tracked train in year 2023. The current trend of development in Kluang is along Jalan Batu Pahat.

A new modern commercial centre is needed to keep up with the times and attract investors to create new employment, uplift living standards, and contain the outflow of talent of our younger generation.

Our company philosophy of **“COMMITMENT, PERSEVERANCE, ADVANCEMENT”** has led us to the successful proposal and approval of a new commercial township development, which has been conferred **“BANDAR”** status by the Government. Our new development, **BANDAR NEWPARK KLUANG**, is a unique administrative and business centre comprising 6 Government administrative offices including Pejabat Daerah Kluang, Pejabat Tanah Kluang, Majlis Perbandaran Kluang in 2 modern 9-storey building and Bangunan Persekutuan servicing Simpang Renggam, Paloh, Sri Lalang, Layang-Layang and Kahang; Institut Tadbiran Awam Negara (INTAN); the Northern Johor Headquarters of Lembaga Hasil Dalam Negeri (LHDN) servicing 7 districts namely Kluang, Batu Pahat, Segamat, Mersing, Kota Tinggi, Muar and Kulai; SJK(C) Chiau Min School and a university.

Government services in a one-stop centre will bring sustainable consumers into the commercial centre. Malaysia-renowned gold merchants and numerous well-known brands are on board. Our master plan includes Kluang's largest resort-style Business Hotel with a Conference Centre, Exhibition Hall and a unique 1.5-acres landscaped garden.

This project has the appreciation, encouragement and support of the State Government. This well-designed, modern and brand-new town will be regarded as the most attractive district in Johor. Our new vibrant town will surely be a worthwhile investment yielding a high return.

Together we make this great vision a reality.

创造一个现代化崭新的市区

居銮市区地理位置特殊由南北火车铁轨和明吉摩河流分隔，已无土地可供发展，所有规划、停车单位、交通及美化已受局限。随着人口的逐步增长及大环境的变迁，居銮的发展趋势已转移至峇株巴辖路，再加上2023年建竣后的双轨火车必然吸引大量外客前来消费。因此我们应做好充足的准备，居銮必需兴建一个现代化模式的市区，与时俱进，引进外资制造更多就业机会让年轻的创业者发挥，应对本地年轻人对传统的经营方式兴趣不浓而外流的问题，以迎合未来的经济增长。

秉持着公司的理念：**“承诺、坚持、提升”**，经过数年的精心策划，向政府建议并荣幸获得重视，同时直接批准**“BANDAR”**的地位。且将县属、土地局、市议会迁入商业城配合原有的联邦政府大厦、高级公务员培训中心和将迁入的侨民华小和国立大学形成政府行政教育商业中心。其中由政府委任福联荣誉承建的柔中总部内陆税收局和5座政府行政大厦一站式的服务将惠及全居銮县市民（新邦令金、拉央拉央、巴罗、实里拉龙、加亨）及横盖7个县属的柔中总部内陆税收局（居銮、峇株、昔加末、丰盛港、哥打丁宜、麻坡、古来）的民众前来办理手续，这也将是最直接和持续不断的日常顾客源泉，同时享受商业城里汇集的国际知名饮食品牌及娱乐的一站式消费体验，形成市景兴旺和前景亮丽的现代化商业城，有别于花园住宅区的商店，仅限于周围人潮的消费。

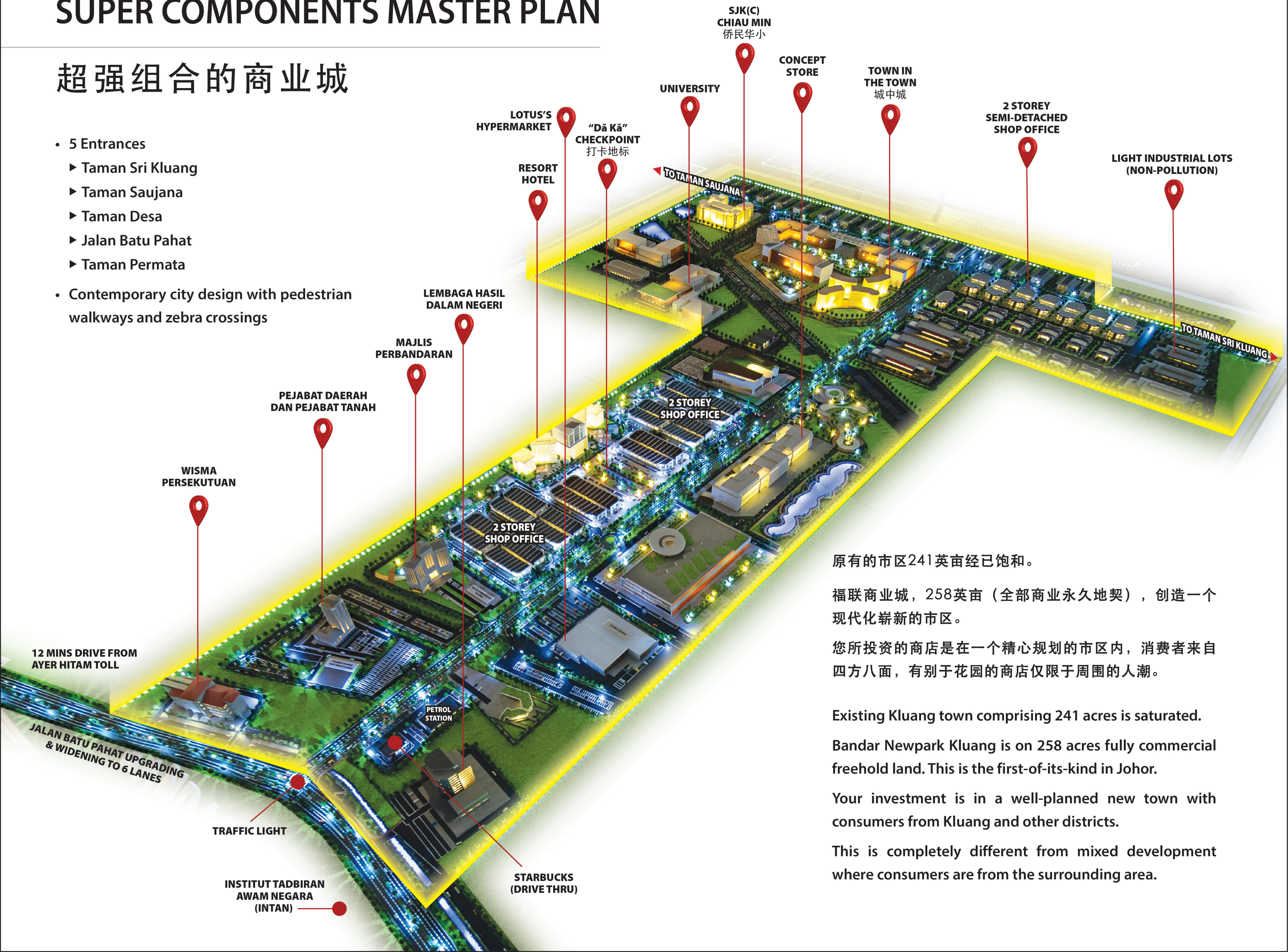
马来西亚著名品牌金商及多家国际饮食品牌已入驻。公司将建设主题商场和居銮最大型度假式酒店、会议、展览厅及不惜重金精心打造全柔首个两排商店中间1.5英亩的园艺将吸引大量游客前来消费及打卡拍照形成大都会的缩影，让更多人认识居銮。值得一提的是，州政府非常欣赏公司落实这个项目，并承诺给予协助确保这项建设成功，让居銮成为柔佛州最吸引人的县属，并且迈向新的里程碑。在发展商先进理念的管理和建设下，福联商业城新颖和都市化的概念，缔造更高回酬的租金及高增值潜能的投资。

希望大家支持，共同创造一个现代化崭新的市区，让居銮成为全柔最受瞩目的县属。

SUPER COMPONENTS MASTER PLAN

超强组合的商业城

- 5 Entrances
 - ▶ Taman Sri Kluang
 - ▶ Taman Saujana
 - ▶ Taman Desa
 - ▶ Jalan Batu Pahat
 - ▶ Taman Permata
- Contemporary city design with pedestrian walkways and zebra crossings



原有的市区241英亩经已饱和。

福联商业城，258英亩（全部商业永久地契），创造一个现代化崭新的市区。

您所投资的商店是在一个精心规划的市区内，消费者来自四方八面，有别于花园的商店仅限于周围的人潮。

Existing Kluang town comprising 241 acres is saturated.

Bandar Newpark Kluang is on 258 acres fully commercial freehold land. This is the first-of-its-kind in Johor.

Your investment is in a well-planned new town with consumers from Kluang and other districts.

This is completely different from mixed development where consumers are from the surrounding area.

ADMINISTRATIVE & BUSINESS CENTRE (ABC)

政府行政教育及商业城



Lembaga Hasil Dalam Negeri
(Northern Johor Headquarters)
柔中总部内陆税收局大厦（福联荣誉委任承建）

Pejabat Daerah Dan Pejabat Tanah Kluang
居銮县署和土地局

Majlis Perbandaran Kluang
居銮市议会



Bangunan Persekutuan (16 Departments)
联邦政府大厦（集合16个部门）



Institut Tadbiran Awam Negera (INTAN)
高级公务员培训中心

INNOVATIVE COMMERCIAL DEVELOPMENT

创新前卫的商业发展

*打卡地点：两排商店中间1.5英亩重金精心设计园艺 - ABC Food Park（公司负责管理），除了饮食外还能享受生活休闲情趣，同时也吸引游客前来消费及打卡留念，让更多人认识居銮。

“Dã Kã Checkpoint”: 1.5 acres meticulously-crafted landscaped garden which will be maintained by us, flanked by “ABC Food Park” comprising 2 rows of shop offices creates a soothing ambience for people to mingle and relax over good food, and also a great place to take photos to showcase Kluang.



Lotus's Hypermarket, open by mid of 2023
国际品牌霸级市场，2023年中营业



EDUCATION HUB

教育中心



知识就是力量，教育是开启美好未来的一把钥匙。福联商业城将迎来一所居銮人引颈以待的国立大学，筹备中居銮最大型的侨民华小也将落户于此，将提升居銮的教育水平。

Knowledge is power, education is the key to a brighter future. Bandar Newpark Kluang positions itself as one of the education hubs in the region with the largest Chinese primary school in Kluang, SJK (C) Chiau Min and a university campus within the development.



Proposed Public University
拟议中的国立大学



Proposed SJK (C) Chiau Min
拟议中的侨民华小

公司在进行发展规划时都以购买者及投资者的角度来考量，
确保产业的增值及优厚的租金。

接受订购

商店 / 商业地 / 轻工业地(无污染)出售

1. 双层商店 – 22' x 75' / 24' x 75' / 28' x 75'
 2. 双层半独立商店 – 60' x 80'
 3. * 面积28,000平方尺以上商业地
 4. * 1英亩或以上商业地
 5. * 1英亩或以上轻工业地
- * 发展商协助向政府申请批准建筑图测根据市议会的需求
- * 买主可选择自行建筑或交由发展商承建 (可省下大量投资资金)

OPEN FOR SALE

Shop Office / Commercial Land / Light Industrial Land (Non-pollution)

1. Double Storey Shop Offices – 22' x 75' / 24' x 75' / 28' x 75'
 2. Double Storey Semi-Detached Shop Offices – 60' x 80'
 3. * Freehold Commercial Land with area 28,000 sq. ft. & above
 4. * Freehold Commercial Land with area 1 acre & above
 5. * Freehold Light Industry Land with area 1 acre & above
- * Developer will assist to obtain approval of "Pelan Kebenaran Merancang Pembangunan" from authorities in compliance with regulations
- * Purchasers have the option either to self-construct or construction by developer (great saving of investment cost)

Double Storey Shop Office 双层商店

ABC Food Park

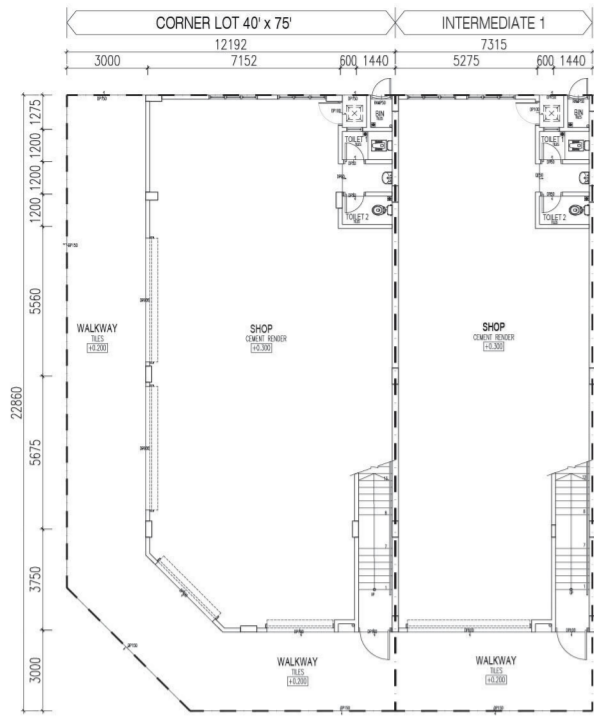


Type A
Type B

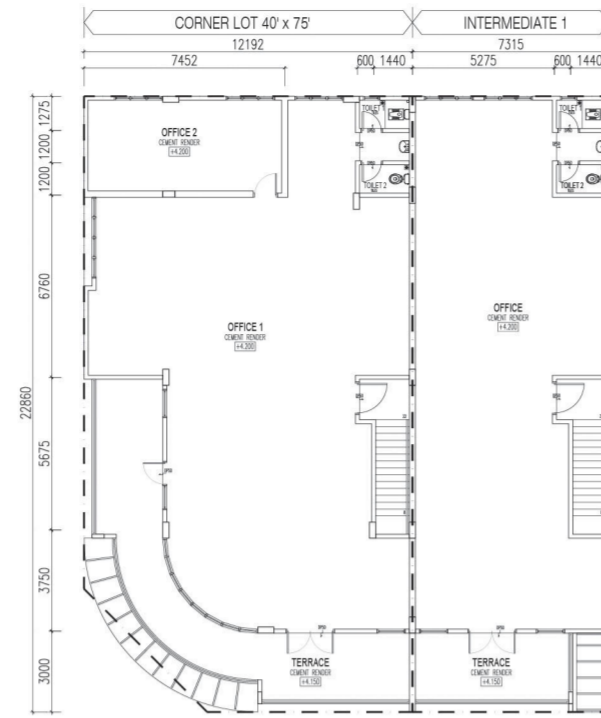


Free Legal Fees & Stamp Duty For Transfer
免律师费与割名印花税

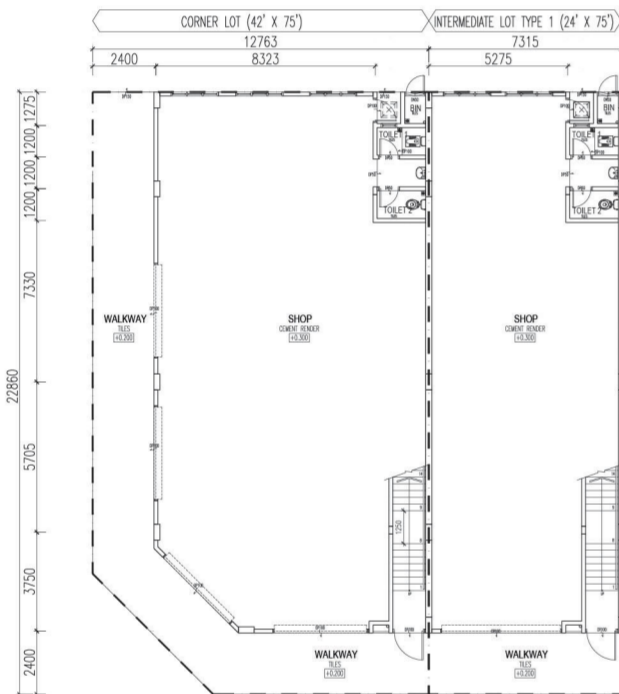
FREEHOLD
永久地契



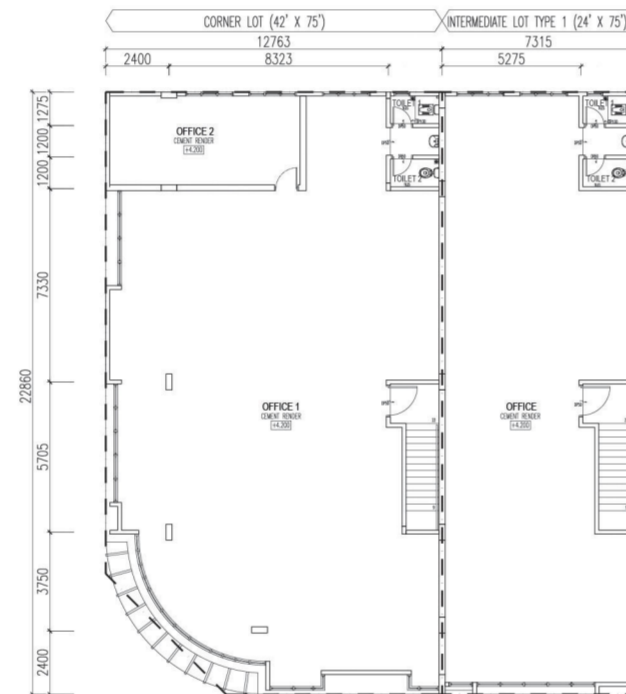
Ground Floor 底层



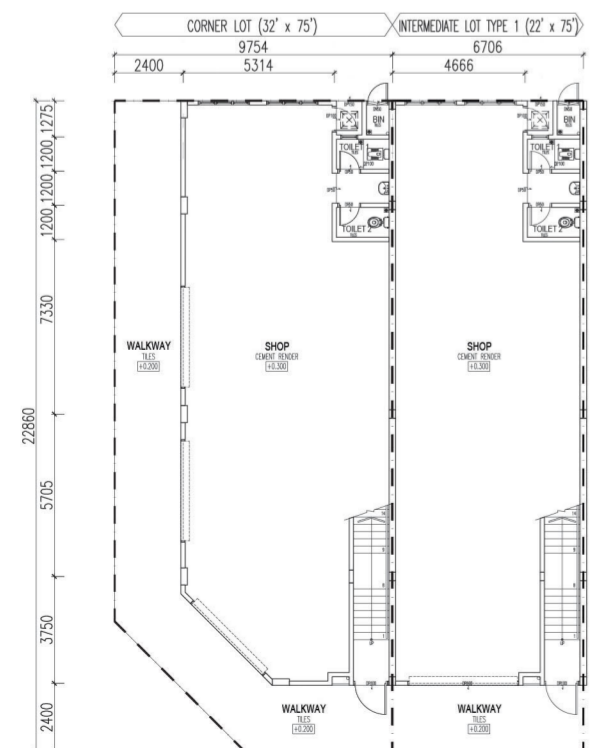
First Floor 一楼



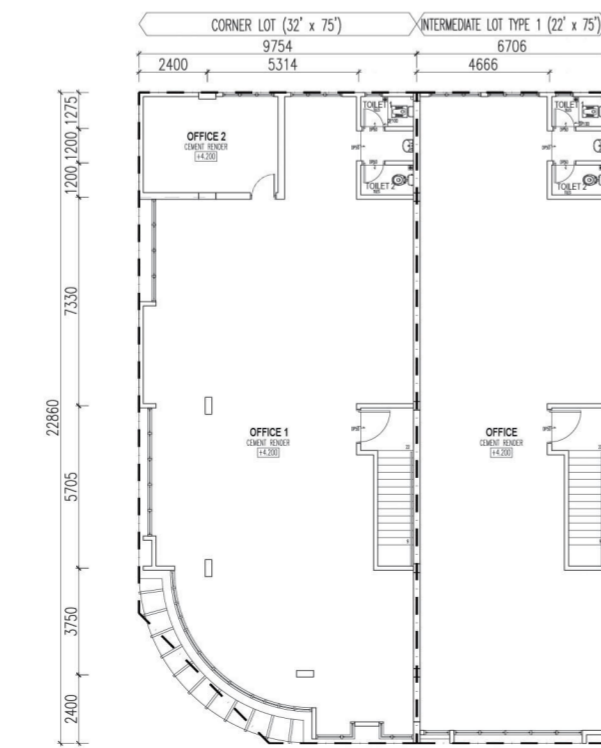
Ground Floor 底层



First Floor 一楼



Ground Floor 底层



First Floor 一楼

| | |
|-----------------------|---|
| STRUCTURE | Reinforced Concrete |
| WALL | Brick Wall |
| ROOF COVERING | Metal Roofing |
| ROOF FRAMING | Steel Roof Structure / Purlin |
| CEILING | Grid Suspended Ceiling / Skim Coat & Paint where applicable |
| WINDOWS | Aluminum Frame Glass Window / Metal Frame Louvers Glass Window |
| DOORS | Flush Timber Door / Fire Door / Roller Shutter Door / Mild Steel Grill Door / Mild Steel Louvers Door |
| IRONMONGERY | Quality Lockset |
| WALL FINISHES | <ul style="list-style-type: none"> External Wall - Plaster & Paint Internal Wall - Plaster & Paint Toilet / Basin Area - 1500mm High Tiles / Plaster & Paint where applicable Bin - Full-height Tiles |
| FLOOR FINISHES | <ul style="list-style-type: none"> Shop - Power Float Render Toilet / Basin Area - Tiles Walkway - Tiles Staircase - Cement Render with Anti-slip Nosing Tiles Bin - Tiles Office - Power Float Render A/C ledge - Cement Render |

| | | | |
|--|---|-----------------------------|---|
| SANITARY & PLUMBING FITTING | <u>Corner / Intermediate / End Lot</u> | | |
| Water Closet | 2 nos | | |
| Squatting Toilet | 2 nos | | |
| Wash Basin With Tap | 2 nos | | |
| Bib Tap | 5 nos | | |
| Paper Roll Holder | 4 nos | | |
| ELECTRICAL INSTALLATION | <u>Corner (40'/42'x75')</u> | <u>Corner (32'/34'x75')</u> | <u>Intermediate / End Lot (22'/24'x75')</u> |
| Lighting Point | 52 nos | 45 nos | 31 nos |
| Power Point (13A) | 22 nos | 22 nos | 22 nos |
| Power Point (15A) | 5 nos | 5 nos | 4 nos |
| Fan Point | 14 nos | 11 nos | 7 nos |
| Fiber Wall Socket | 2 nos | 2 nos | 2 nos |
| INTERNAL TELECOMMUNICATION TRUNKING & CABLING | Provided (with 2 nos. of telephone point) | | |

| | |
|---------------------|---|
| 结构 | 钢筋混凝土骨架 |
| 砖 | 砖墙 |
| 屋顶 | 金属屋顶 |
| 屋顶结构 | 钢骨架屋顶 / 木条 |
| 天花板 | 网格悬吊天花板/涂层及油漆 |
| 窗 | 铝框玻璃窗/金属框百叶玻璃窗 |
| 门 | 木门/防火门/卷帘/钢质铁花门/钢质百叶门 |
| 门锁 | 品质优良的门锁 |
| 墙面饰面 | <ul style="list-style-type: none"> 外墙 - 抹灰及油漆 内墙 - 抹灰及油漆 厕所/洗手盆区域 - 铺砌磁砖至1500毫米高/抹灰及油漆 垃圾槽 - 铺砌磁砖 |
| 地面修饰 | <ul style="list-style-type: none"> 店 - 磨滑 厕所/洗手盆区域 - 铺砌磁砖 人行道 - 铺砌磁砖 楼梯 - 水泥及铺砌防滑磁砖 垃圾槽 - 铺砌磁砖 办公室 - 磨滑 冷气机置放处 - 水泥 |
| 卫生设备 | <p>角头单位/中间单位/尾端单位</p> <ul style="list-style-type: none"> 抽水马桶 - 2个 蹲式马桶 - 2个 洗手盆 - 2个 水龙头 - 5个 卫生纸置放架 - 4个 |
| 电源设备 | <p>角头单位 (40'/42'x75') 角头单位 (32'/34'x75') 中间单位/尾端单位 (22'/24'x75')</p> <ul style="list-style-type: none"> 电灯位 - 52个 45个 31个 13安培电插座 - 22个 22个 22个 15安培电插座 - 5个 5个 4个 风扇插头 - 14个 11个 7个 网络插座 - 2个 2个 2个 |
| 内部隐藏式电话 电缆装置 | 提供 (附有2个电话插座) |



Double Storey Semi-Detached Shop Office
双层半独立商店



Showroom
展览厅



Boulevard
步行街

TOWN IN THE TOWN | 城中城



STRATEGIC LOCATION GOOD ACCESSIBILITY CENTRALLY LOCATED IN JOHOR

位于柔佛中部 绝佳的地点 完善的交通网络



卓越地点

- 位于柔佛中部，12分钟至亚依淡南北大道收费站
- 公司投入马币400万加宽6条车道(Jalan Batu Pahat)侨民华小至永安园
- 商业城进口处装置交通灯
- 5个进出口连接中环道路系统。
- 2023年建竣后的双轨火车必然吸引大量外客涌入，将引进更多的外来投资和消费。

Excellent Location

- Centrally located in Johor, only 12 minutes' drive from Ayer Hitam Toll, North-South Highway.
- Developer fully funding cost of RM4,000,000 for the road widening to 6 lanes.
- Traffic light to be installed at the main entrance of Bandar Newpark Kluang.
- 5 entrances connected to inner link road.
- Electrified double-track railway to be completed 2023 will bring in more investors and potential consumers.

CERTIFICATES OF HONOUR

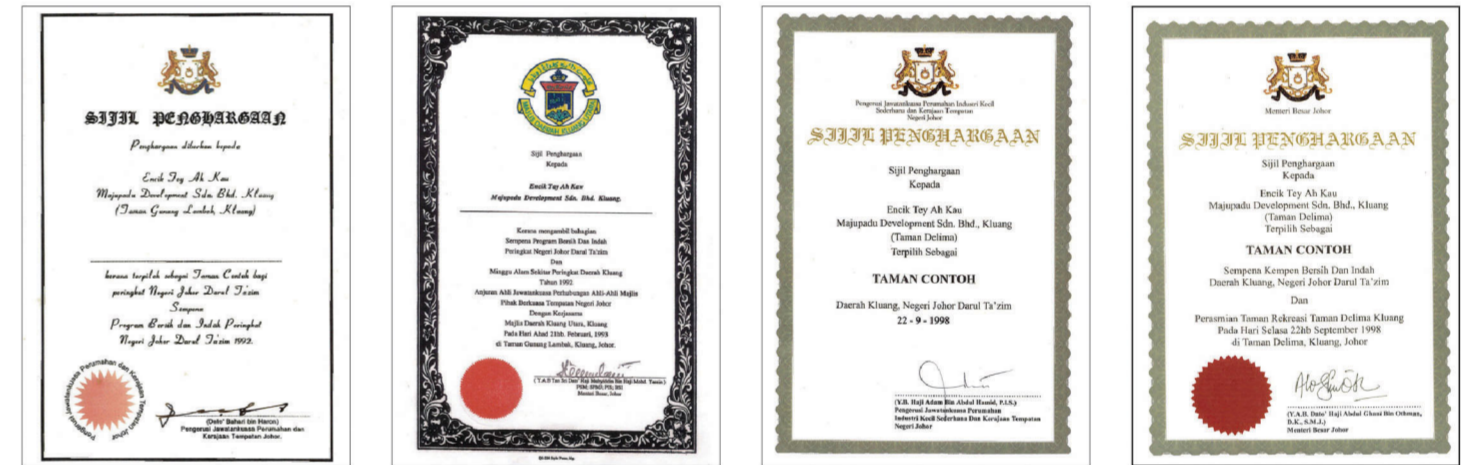
荣誉奖励

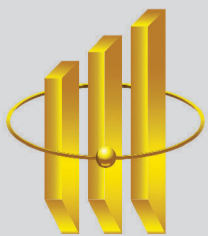
首个发展商荣誉奖励

1. 模范花园
2. 税收局赞扬书
3. 州经济发展局赞扬书
4. 州工程局道路优良品质奖状

We are the first developer awarded with Certificates of Honour

1. Awarded as Taman Contoh (Taman Gunung Lambak, Taman Delima)
2. Certificate of Appreciation from LHDN
3. Certificate of Appreciation from Johor State (BPENJ)
4. Award of quality work from Jabatan Kerja Raya (JKR)





福联发展有限公司
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DEVELOPMENT SDN BHD
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MAJUPADU



FACEBOOK

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