

EXSIM | i f e

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EXPRESSIONZ

PROFESSIONAL SUITES

TUN RAZAK

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EXSIM
Group of Companies

THINK & SAVE

SUSTAINABLE LIVING TIPS

HOW CAN I HELP?

WHY DOES IT MATTER?



Energy

- Turn off the lights, air-conditioning and television and reduce unnecessary electrical use.
- Try alternative Green renewable energy for some or all of your electricity.
- Use energy-efficient lighting appliances and hot water services.
- Use fans, openable windows for cross ventilation, insulation and sun-shading devices to cool your homes.

Our energy use is often wasteful and can impact the environment through green house emissions that contribute to climate change. Sourcing for increasingly depleting natural resources also leads to further damage to sensitive environments.



Transport

- Walk, cycle or use public transport where possible.
- If you use a car, try to car pool with friends or co-workers.
- Optimise car use activities to reduce your car trips.
- Consider the option to live, learn work and play within the community or locality of your home.
- Consider buying a fuel efficient car and service it regularly.
- Consider living in an area that has public transport options.

Improving the way we go about our daily lives can reduce fuel use, which decreases pollution like smog and green house gas emissions, while reducing household costs and saving time.



Waste

- Avoid excess packaging and use a reusable bag when shopping.
- Recycle packaging and bags.
- Donate unwanted items to charities.
- Use compost systems or worm farms for food scraps and garden wastes.
- Correctly dispose of household hazardous wastes and batteries.
- Do not litter or discharge wastes into the waterways and surroundings.

Avoiding waste where possible, encouraging reuse, recycling and proper waste disposal are all ways to reduce the community's impact on the environment. Proper disposal also helps keep our surroundings clean, healthy and beautiful.



Water

- Reduce wasteful water use, i.e. have shorter showers, self-closing taps.
- Fix faulty plumbing and install water-wise showers and taps.
- Consider changing to low-water-use appliances such as washing machines and toilets.
- Grow a water-wise garden.
- Consider installing a rainwater tank for watering the garden or external cleaning purposes.
- Don't throw rubbish into drains and waterways.
- Implement soil erosion and proper drainage to areas where earth has been disturbed to prevent siltation of waterways.
- Preserve and maintain natural water courses and catchment areas.

Waste-free and wise water use helps maintain adequate fresh water resources for the community and the environment.



Lifestyle

- Change to a healthier diet and lifestyle.
- Exercise regularly or play a sport.
- Get to know your neighbours and help keep your community safe.
- Visit your health practitioner for regular check-ups.
- Think about sustainability when purchasing or improving your home.
- When you can, buy locally and purchase locally made goods and produce.
- Further learning and developing new skills are great ways to challenge yourself and meet other people.

Good community health, more sustainable green rated buildings and homes, and a more supportive society can contribute to the community's health and sustainability.



Environment

- Join in litter cleanup activities
- Report any illegal dumping or open burning
- Report any illegal logging, mining or destruction of the natural environment
- Enjoy the natural environment and recreational areas through healthy activities such as walking, jogging, hiking, climbing, boating, swimming, snorkeling and diving
- Be responsible to preserve local flora and fauna

A healthy sustainable environment creates and allows its communities to recreate in it. It is an important heritage to be kept for future generations.

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A New Milestone

Moving Forward

Greetings, everyone.

And so we meet again in the second edition of ExsimLife, and I am so thrilled to share with you some good news as the second half of 2013 comes to a close.

Firstly, our most anticipated first residential development, The Treez - Jalil Residen @ Bukit Jalil is near completion! I am sure the homeowners of The Treez are eagerly anticipating the vacant possession of their property. The Treez aspires to be the first residence in Southern KL to achieve Malaysia's Green Building Index standards, and it's an aspiration made possible through the support of its potential homeowners – so believe it or not, we are now making history together!

It is our aim to provide value-added services to our purchasers. Good news to you! We have set up a special division named Exsim Corporate Leasing & Re-sale Division to assist you in your leasing and re-sale needs. You can find more details on page 7.

During the second quarter of this year, we have organised a private preview of Petalz Residences @ Old Klang Road on the 22nd & 23rd of June for our VIPs and loyalty purchasers. This was followed by public preview on the 24th June 2013 onwards. Encouragingly, to date over 90% of the project has been taken up.

Due to this overwhelming response, I would like to express my most sincere gratitude and thank everyone for your continuous support in purchasing our properties. You inspire us, and this response from the public assures us that we are doing the right thing for our community, through projects that are modern and innovative but also care as much for the environment as they do for the community they are designed for.

Moving forward, we have new developments in the pipeline, all slated for launching by the end of 2013 as well as by early 2014. All will be revealed soon enough. It's bound to be a busy and hopefully fruitful 4th quarter, and I am very looking forward to see what the future has in store for us.

Thank you, all.

LIM AIK HOE
Managing Director

We welcome feedback and enquiries to help us grow healthily. Please write to michelle.siew@exsim.my

NOUVELLE INDUSTRIAL PARK LOT 8 @ Kota Damansara



Conventional ideas of what constitutes a workplace have little relevance in this day and age. Work itself has become more dynamic and thus the architecture in which it operates has to evolve with a new working culture. With this in mind, Nouvelle Lot 8 aims to redefine the staid corporate image by proposing a work venue that sees further into the future of work culture, all expressed in a most contemporary vocabulary.

Concept

Billed as the “the hottest niche in Kota Damansara”, Nouvelle Lot 8 is designed to symbolise the idea for the future. Its aesthetic is modern and sophisticated, also sustainable and highly functional.

Comprising of a series of 3-storey semi-detached buildings, each unit is a corporate office, a factory outlet as well as a corporate showroom designed to cater to a variety of businesses.

Better still, each building is designed with economic and ecological responsibilities in mind while offering cutting-edge advantage to your business, enabling you to realise your vision of today and face the challenge of tomorrow.

Features

Nouvelle Lot 8 offers 6 different type of layout to choose from, each 3-storey semi-detached unit built with its own unique layout. Designed as a green industrial icon for the township of Kota Damansara, each unit features a modern design with full height glazing panels that boasts an arresting view of the world outside to those working indoors. A rain harvesting system helps reduce the need and dependence of treated water while ensuring great savings in your water bill.

Elsewhere, grasscrete surface for parking lots assist to minimise heat exposure while a lush landscaped roof garden helps to reduce heat gain through the roof as it provides a venue of respite to better appreciate the outdoors.

Location

Kota Damansara is a strategic location.

The township is accessible via an effective network of highways that include the Damansara Puchong highway, the New Klang Valley highway and Jalan Sungai Buloh.

The Kota Damansara township itself boasts a myriad of amenities and services ranging from a medical centre, various clinics and automotive workshops to F&B options as well as commercial complexes such as of The Curve, IKANO Power Centre, Sunway Giza and neighbouring One Utama. This offers greater convenience to your business and gives you access to ready potential clients within your area.





Petalz Residences

City life demands a lot out of its residents and in return, residents demand just as much out of the city. Though work informs the growth of a city, the modern city dweller seeks for escape from their daily grind by pursuing a healthy lifestyle to help keep their energy going.

@ Old Klang Road

Petalz Residences is emblematic of this dichotomy, of the balance between urban growth and personal pursuits.

Concept

Within the enclave of Old Klang Road, where the emergence of progress and connectivity finds encouraging growth, Petalz Residences find the ideal location from which it blooms into a flourishing residential development that represents a new lifestyle defined by vigour and energy. Residential units here range from a built-up area of 935 sq ft to a generous 1256 sq ft (with 10 unit types to choose from including one duplex option). More importantly, unlike other residential developments in Kuala Lumpur, Petalz Residences come equipped with a choice variety of sporting facilities to cater to a growing healthy lifestyle.

Features

Offering escape from the daily hustle and bustle of the city, Petalz Residences encourage energetic recreational activities by providing facilities that include a futsal court, boxing ring, lap pool, basketball court, badminton court, a gym as well as playground for the children. Residents now will not need to travel far for their adrenaline fix for everything is within walking distance from their homes.

Location

Located in the heart of Old Klang Road, this development has easy access to major highways including the Pantai Baru highway, Federal highway, also Jalan Puchong and Jalan Kuchai Lama. Major commercial spots such as OUG Plaza, Mid Valley City, Amcorp Mall are but a short drive away as are major hospitals and Taman Desa Water Park.



The Myth & Questions & Answers

Myth: Who is Responsible for Water Leak Repairs?

Scenario:

Mr. X moved into a new condominium in 2008. In 2011, Mr. X found water leaking from the unit above his condominium. Mr. X complained to the management but received no response on the leaking issue. Is it true that Mr. X will have to bear Repair Costs?

Myth Busted

False. Instead Mr. X should inspect on the water leaking issue, to find out whether the leaking is caused by the defects of the building or by the condo unit above. If the water leaking is caused by the defects of the building structure then the management will be responsible for repairing it. Consequently if the water leaking is caused by the unit above, then the neighbour will be responsible for the repairs. It is advisable that Mr. X shall get the assistance of the Management to gain access to the unit above to carry out the inspection. Also, Mr. X may want to take photos of the leak, show the photos to the party who is responsible and speak to them.

BEWARE!

Myth: Shall the guest be responsible for the broken glass door?

Scenario:

Mr. X is an owner of a condominium. While he was away, his son's friend came over for a visit and accidentally broke a side glass door in the club house. However, Mr. X refused to be responsible for the damages since it was broken by his son's friend. Therefore he ignores the demand of compensation from the condominium's management body. Is it true?

Myth Busted:

In this case, liability would fall upon the unit owner for damages incurred because the son's friend appears to be an invitee (guest). The Joint Management Body or Management Corporation only has enforcement power over the unit owner, but not the invitee. Nonetheless, the unit owner may seek reimbursement from the said friend. In any event, there might be specific provisions in the Deed of Mutual Covenants to deal with such incidents.

BEWARE!

Myth: RPGT Exemption After Marriage

Scenario:

Mr. X married Ms. Y on 11.11.2011 and bought their first new home (a bungalow) after their wedding under joint names. Mr. X thought only a Malaysian with a status of 'single' will be entitled

to the once in a lifetime offer; Real Property Gain Tax (RPGT) exemption. Since Mr. X bought the house after his marriage, Mr. X thinks that he is not longer entitled for the RPGT exemption. Is it true?

Myth Busted

False. Every individual who is a citizen or a permanent resident of Malaysia is entitled to a once in a lifetime RPGT exemption on gains from the disposal of one residential property. For married couple who has jointly owned a residential property, each party is entitled to one exemption for the portion of the gain that he/she is entitled to.

BEWARE!

Myth: Securing Interest for Payment of Housing Loan

Scenario

J bought and lives in a semi-detached house with his family and his brother, K. Unfortunately, due to illness J is unable to finance the remaining 20 years of housing loan. Hence he requested K to continue paying the loan on the term that the house will belong to K once the loan has been fully settled. K has agreed on the term and paid the remaining loan sum. K opined that an oral agreement is sufficient to secure his interest on the house. Is it true?

Myth Busted

False. Although oral contract is recognized in Malaysia, it would be hard for K to prove the existence of the oral agreement unless J is honourable in keeping his words. Hence, it is advisable for K to prepare an agreement which clearly states the terms agreed upon and request J to sign it in the presence of witness. A contract in black and white is always the better proof.

Furthermore, if J passes away, it will be hard for K to claim as the house will be an estate to be distributed to J's beneficiaries unless K is named as such in J's will.

In fact for as long as J is the registered owner, he is still the rightful master of the land which is not to the best interest of K. A good solution would be to effect the transfer straight away and for K to refinance the house in his name as the owner and borrower.

BEWARE!

* The article is contributed by Mr. Chris Tan. Chris is the founder and now managing partner of Chur Associates, a boutique legal practice that thrives in delivering business friendly solutions for its clients and having a niche positioning of 'Everything Real Estate' serving the entire value chain from the up-stream to the downstream.

The Exsim Loyalty programme

Exsim is now offering a special loyalty programme to its purchasers. The benefits and privileges of this programme are as follows:

- all existing purchasers automatically become a loyalty member
 - members will enjoy extra privileges on new properties (extra privilege vary depending on project)
 - 'referral scheme' - loyalty member who brings in another purchaser to purchase will enjoy a special reward
- * Terms & conditions apply.



For enquiries on loyalty programme & corporate leasing & re-sale division, please contact our sales personnel @ +6012 918 6661

Exsim Corporate Leasing & Re-Sale Division

To facilitate even smoother services to our purchasers, the company is proud to introduce a new division: Exsim Corporate Leasing & Re-Sale Division.

This division's key roles are:

- to minimise hassle with regards to a purchaser's pursuit to hunt for prospects
- to act on behalf of the purchaser in dealing with matters involving real estate agencies and prospects
- to uphold the value and reputation of each project
- to work closely with Management Corporation
- to provide a value-added benefit for purchasers



A Purchaser's Perspective

Why should you invest in a property from Exsim? We talk to one of our purchasers Ms. Callie Tai, CEO of Justlife Group Sdn Bhd to share with us her thoughts and experience on working with Exsim.

1. How do you get to know about our development?

We got to know about the development through a bank manager who is familiar with the nature of our business.

2. What is your first impression of our development?

Our first impression of Exsim was the director of the company, Mr Lim Aik Hoe, who came personally to show us the development. I remembered him as passionate and seemed to totally immerse himself in the company's projects. In our first meeting, he shared about his vision of green buildings and good quality eco building materials. He shared, "This is my small contribution to our future generations." That was what caught our attention as we have always hoped that we will find a truly responsible developer who not only care about profit but also seriously consider planet Earth in their developments. Although we knew then that it is still a long way to our ideal, we are nevertheless very pleased that someone is already working towards that direction.

I believe that Exsim will be an excellent role model for the industry as consumers now are more aware of how their dollar purchases of big and small items affect the environment. More and more consumers are now becoming aware of environmental issues and most have chosen to vote for what they believe in with their dollars.

3. Any hesitation when making a purchase with us since Exsim is not a big developer?

We like the fact that Exsim is not so big! As in our business, we love to work with small organic farmers who are passionate about what they do. We value relationship with the real people behind the products that we purchased and we enjoy sharing their inspiring life stories with people around us. I see that it is usually the not-so-big businesses that manage to maintain the



Award won for Nouvelle Industrial Park Lot 10 @ Kota Damansara development



belief and integrity of their products.

4. *Our industrial sales team services – are they up to your expectation?*
Yes.

5. *During the handover of vacant possession, did the building turn out as expected or below expectation?*

Honestly, although the quality is reasonable, we have higher expectation of Exsim. However, we believe the quality of

future developments would surely improve in time given that Exsim is new to the industry.

6. *Are the defects promptly and effectively attended to?*

The defects were satisfactorily rectified.

7. *Did you also purchase any of our residential projects? If yes, which project? If no, any specific reason?*

No. No real need.

8. *What are the factors that influence you when you purchase a property?*

As we have so many to choose from in the market, I would say the main deciding factor would be the developer's consideration for the planet and people in the development, in

terms of location, design, building materials, workers etc. Naturally someone who cares about the environment would care for the people (including the purchasers) too.

9. *Lastly, any suggestion for us to improve further.*

It is our hope that Exsim will be a truly "green developer" that will be an inspiration to Malaysians, i.e. not just "green washing" the developments for marketing purpose. We already have too many developers that care only for quick profits. We really don't need another such developer for Malaysia. We need a developer who truly cares about the planet and its people while also taking care of the profit of the company.

Event details Petalz



Private Preview @ Petalz Showroom

22nd & 23rd June 2013 private preview of
Petalz Residences @ Old Klang Road
- VIPs/loyalty members.

24th June 2013 exclusive preview for public



Charity Visit 7 September 2013

During the visit, the Exsim management and staff brought lanterns, candles, mooncakes, groceries and recycled clothes to bring cheers to the orphanage.



Photo gallery with site progress

The Treez - Jalil Residen @ Bukit Jalil

- 1. Main entrance view
- 2. Building facade view
- 3. Main entrance view



Twin Arkz @ Bukit Jalil

- 1. Overall view from entrance
- 2. Overall view



Nouvelle Kemuning Industrial Park Phase 1 @ Kota Kemuning

- 1. Overall building structure completed
- 2. Overall view



Nouvelle Industrial Park Lot 8 @ Kota Damansara

1. Building structure up to level 1 2. Overall view from entrance 3. Overall view

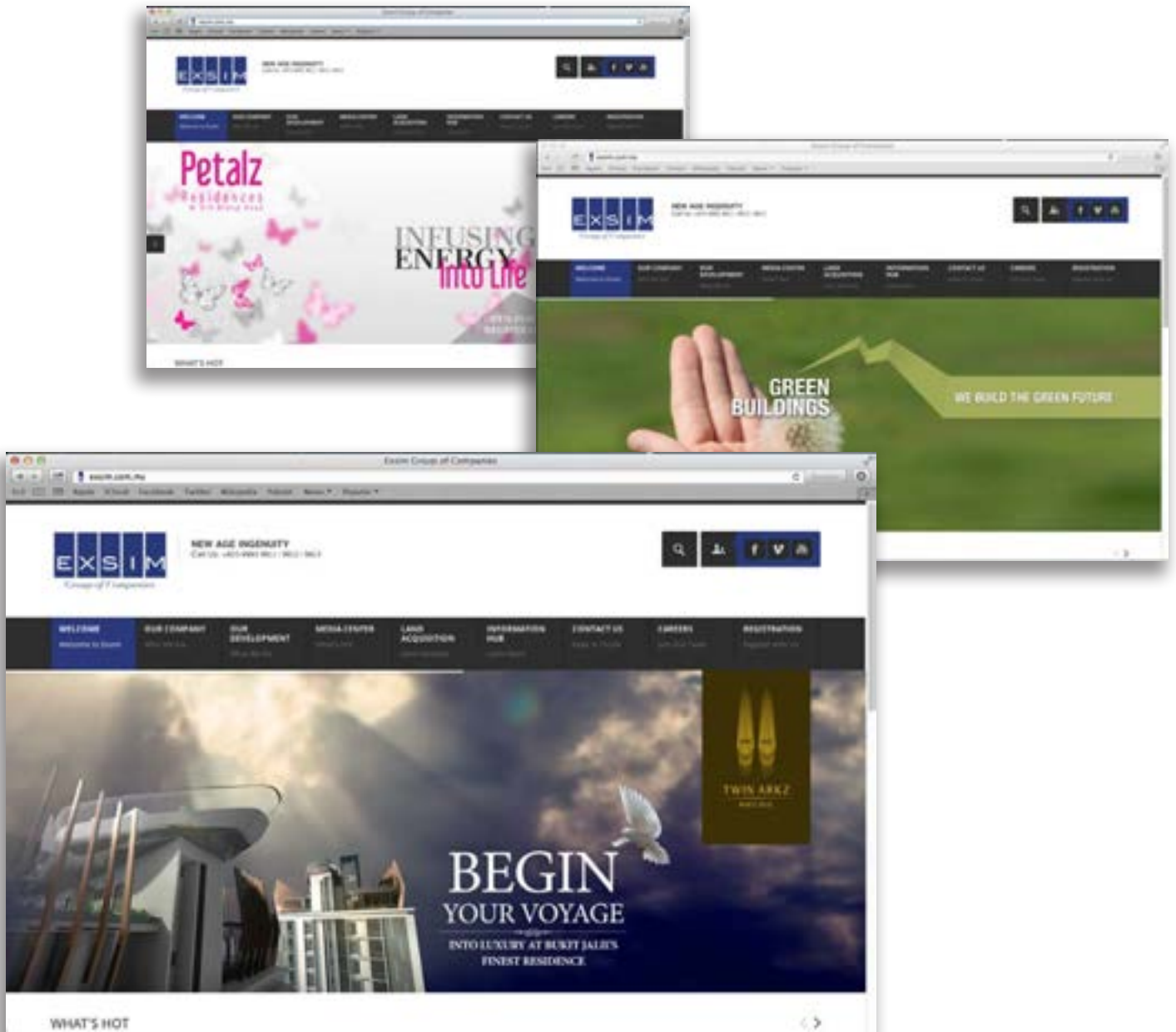


The Leafz @ Sungai Besi

1. Entrance view of Tower A & B 2. Overall Tower C view 3. Entrance view of Tower C



Welcome to our newly revamped website www.exsim.com.my



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