



QUARTERLY CIRCULAR

[Issue No. 2 April - June 2004]

JULIA CHIN
Sr. Sales Executive
HP: 013-395 3398

FREEHOLD



water chalets : low tide view



construction in progress : March 2004

Developer

Kuala Lumpur Metropolitan (KL) Sdn Bhd (53:093-A)
(a member of Kuala Lumpur Metro Group)
Suite 8.1, 8th Floor, Yayasan Selangor Building,
No. 99, Jln Bukit Bintang, 55100 Kuala Lumpur.

Operator



Legend Group of Hotels & Resorts
Putra Place, 100 Jalan Putra,
50350 Kuala Lumpur.



Completion of a new show unit (type X -
605 sf) in our Port Dickson sale office at
No. 23, Taman Mikamas, 71000 P.D.

[open daily from 9am to 6pm
including weekend]



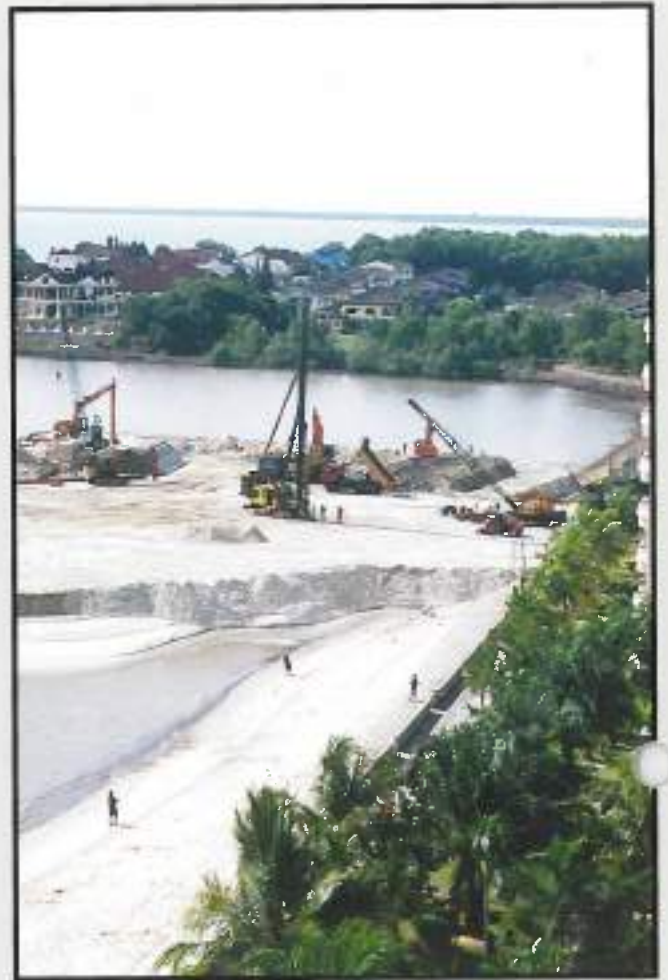
Our show unit (type X) . . . is furnished to exacting standards featuring stylish quality fittings : from finely Bali's natural tumble stone in the bathroom to tropical hardwood timber strip flooring in the bedroom. Most furnitures come with granite vanity top.

Enjoy the quality fittings with the touch of luxury that is rightfully yours | The finest details help make the ideal water chalets for living exactly as you want to.



January 2004

As it was then . . .



We are pleased to announce that earth reclamation work is now near completion and it is going to be completed weeks ahead of schedule.



... and it is now

March 2004

Piling work in progress !



Piling work for the project (in the sea) poses more challenges comparatively then that of the conventional piling work for construction projects on the land. Piling work is scheduled to be completed by August 2004 whilst reinforce concrete works for the chalet units will commence as earlier as May 2004 (on those units where piling work has been completed).



With our Singapore representative -
Park Lane Property Services. →



Participation of the " Malaysia Mega Property Showcase " in Singapore's Suntec International Exhibition & Convention Centre on 19th - 21st March 2004 . . . has received tremendous response from the Singapore crowd !



Renovation work at our P.D. sales office has been completed and in operation since Jan 2004. Since then, it has received high praise for its impressive and innovative office design using light box as part of its marketing presentation. It has further been regarded by the local press in P.D. " . . . as first of its kind being introduced in Port Dickson and in the history of sale presentation in P.D. development office " source from Sin Chew Daily 28th January 2004. (see the last page of the circular)



(波德申27日讯)水上度假村概念引入淡边中，丹絨根摩将崛起成为旅游业的明日之星！

10年前寂寂无闻，在许多人的眼中没有发展前景的丹絨根摩，在阔别环境大幅度改观及外来投资者引进全新的度假概念下，这片弹丸之地即将从昔日的小渔村，蜕变为枝头上的凤凰，地位不可同日而语。

来自吉隆坡的一家财团已经将大笔资金移入淡边中，在丹絨根摩展开填海计划及打造一座五星级水准的水上度假村，以创新的手法和建筑设计为旅游业注入一股蓬勃的朝气。

养伤6年，走出谷底

这也是波德申酒店和公寓业自1997年经历金融风暴后，经过6年“喘息和养伤”后，由私人

水上度假村連創數紀錄

丹絨根摩崛起成旅遊業之星

界推行的第一项旅游发展计划，这类房产推出市场后获得热烈反应，显示了波德申的酒店公寓业走出了谷底，大步回扬。

这项由吉隆坡都市有限公司(KL METROPOLITAN S/B)发展的礼品水上度假村，在本地创下了几项纪录：

(一)自金融风暴后展开的第一项发展计划，而且涉及填海工程。

(二)首座公开让大众购买的水上度假村，位于4英里的

AVILLION度假村只供出租，没有出售。

(三)全马首座拥有永久地契地位的度假村。

值得一提的是，这家公司耗资超过10万元在波德申设立的销售办事处，率先采用灯箱(LIGHT BOX)的手法向参观者介绍水上度假村的特点，在本地可谓首开先河。

带动周边产业价格

礼品水上度假村的崛起，也带动了丹絨根摩周围地区的产业价格，土地、房屋和公寓开始引起投资者的关注；位居山脚的独立式洋楼，在经济低迷时，售价一度跌破20万元，乏人问津，目前价格已经大幅度回扬，叫价40万元未必有人愿意放手。

此外，丹絨根摩的独立式洋楼地段目前叫价每方尺16元左右，2年前的叫价则是13元，涨幅达20%；这显示了丹絨根摩的旅游和产业前景倍受看好。

吉隆坡都市发展有限公司董事总经理刘德发披露，该公司对该

波德申的旅游业界深具信心，并看中丹絨根摩的发展潜能，于是决定引进水上度假村的概念，在波德申打造全新的旅游天地，招徕更多外国游客。

他说，水上度假屋推出以来，在短短几个月内获得热烈的响应。出乎意料之外，这显示购买者对该公司深具信心及推崇大自然和宁静的度假环境，体验与众不同和高品质的生活情趣；第一期的162间水上度假屋已经售罄，目前发售的第二期水上度假屋共有118间，目前已售出约60%，市场需求非常殷切。

度假村2006年完成

他说，礼品水上度假屋的特色包括在地板安置坚固的透明玻璃板，可观赏海底世界，开放式沐浴，可仰望蔚蓝色的天空，宽阔的浴室和大浴缸，全套高贵典雅的家具。

他披露，水上度假村涉及填海工程，占发展范围的一小部分，工程期在进行中，海沙从马六甲运来，预期费时4个月完成。该公司将加快速度提早完工，填海工程达30%时即可进行打桩工程，以兴建停车场、俱乐部和游泳池；礼品水上度假村将在2006年4月完成，并交由礼品酒店与度假村集团营运，购买者首3年可获得18.5%租金回报。

昔日毫不起眼的丹絨根摩，如今成为黄金地段，潜能无限。



(Summary of English translations from Sin Chew Daily above)

The implementation of the Project, the Legend Water Chalet in Tanjung Gemok has set forth new records in P.D. and bringing some significant impact . . .

- (i) The first mega resort type project to be revised since the financial crisis 1997 ; and
- (ii) The first water chalet units being offered for sale in P.D. ; and
- (iii) The first Freehold water chalet units for sale in Malaysia.

- * land costs & property prices have increased by 20% in the vicinity since then
- * great potential in promoting & encouraging tourism activities
- * will be seen as a starting point and a sign of recovery in the tourism sector in P.D. after 6 years of economy stagnation

source : Sin Chew Daily 29/1/2004