

**PROPOSED SALE OF 11.52 ACRE  
FREEHOLD LAND  
(with approval Kebenaran Merancang)**

**Asking Price RM26.785 million**

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**LOCATED IN  
BANDAR MERU RAYA  
IPOH  
PERAK DARUL RIDZUAN**

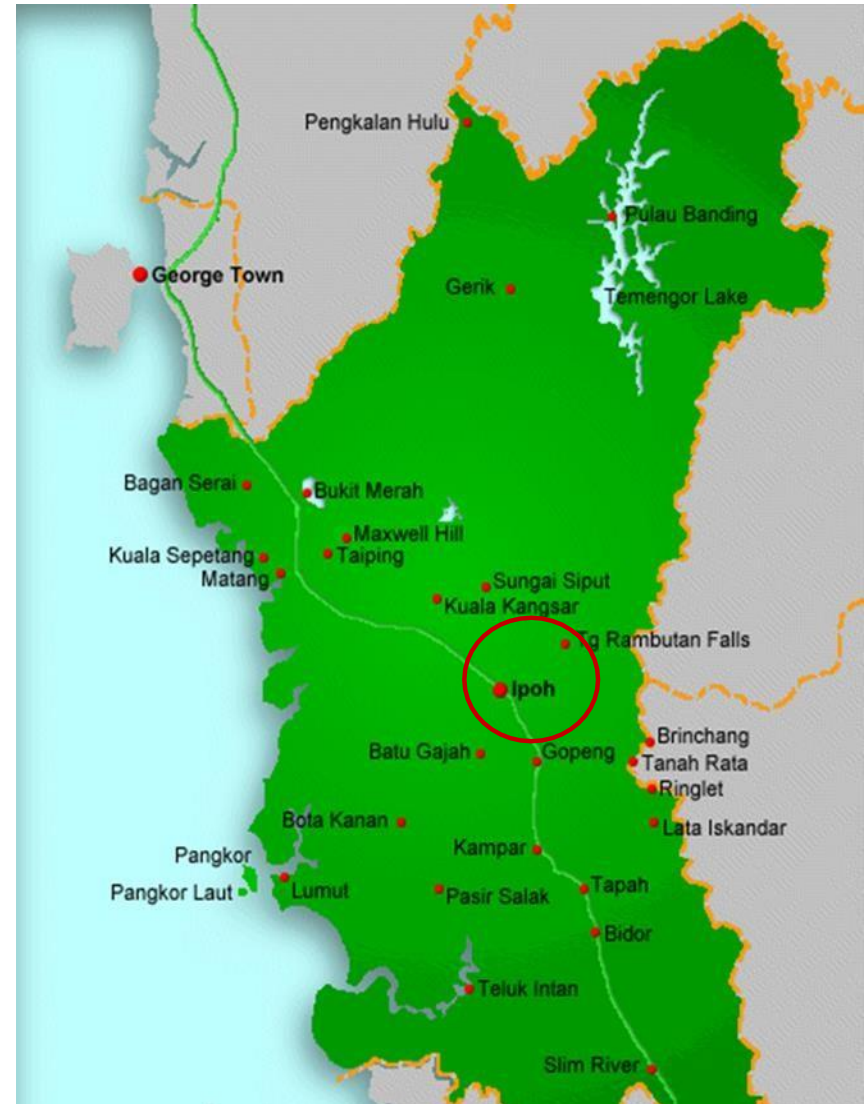
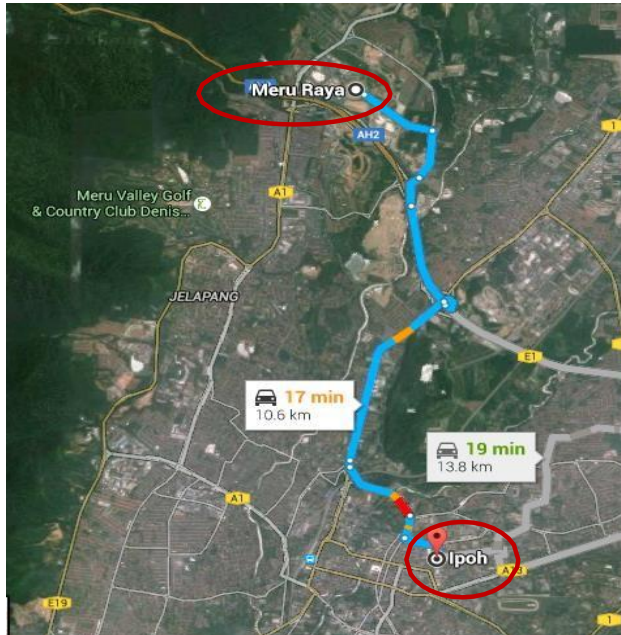
**ACGL** Sdn Bhd  
**CONSULTING**

**ACG Land**  
**Sdn Bhd**

# INTRODUCTION TO BANDAR MERU RAYA

Bandar Meru Raya (BMR) is a new township in Ipoh, Perak, Malaysia; located between Jelapang and Chemor. 15km from Ipoh City.

BMR is located in the northern part of the City of Ipoh whereby all the offices of State & Federal agencies and GLCs have moved and will be moving their offices.



# BANDAR MERU RAYA TOWNSHIP

Bandar Meru Raya (BMR) Township with an average of 2000 acres is developed by PCB Development Sdn Bhd (PCBD). PCBD is wholly owned by Perak Corporation Board (PCB).

Bandar Meru Raya (BMR) with its tagline “Metropolitan Living Within Natural Surrounding” comprises of the following facilities and agencies – ICT Development Hub, Centralized Government Offices, Perak Techno Trade Center, Interstate Bas Terminal, Hypermarket, Hotel & Convention Centre, etc.

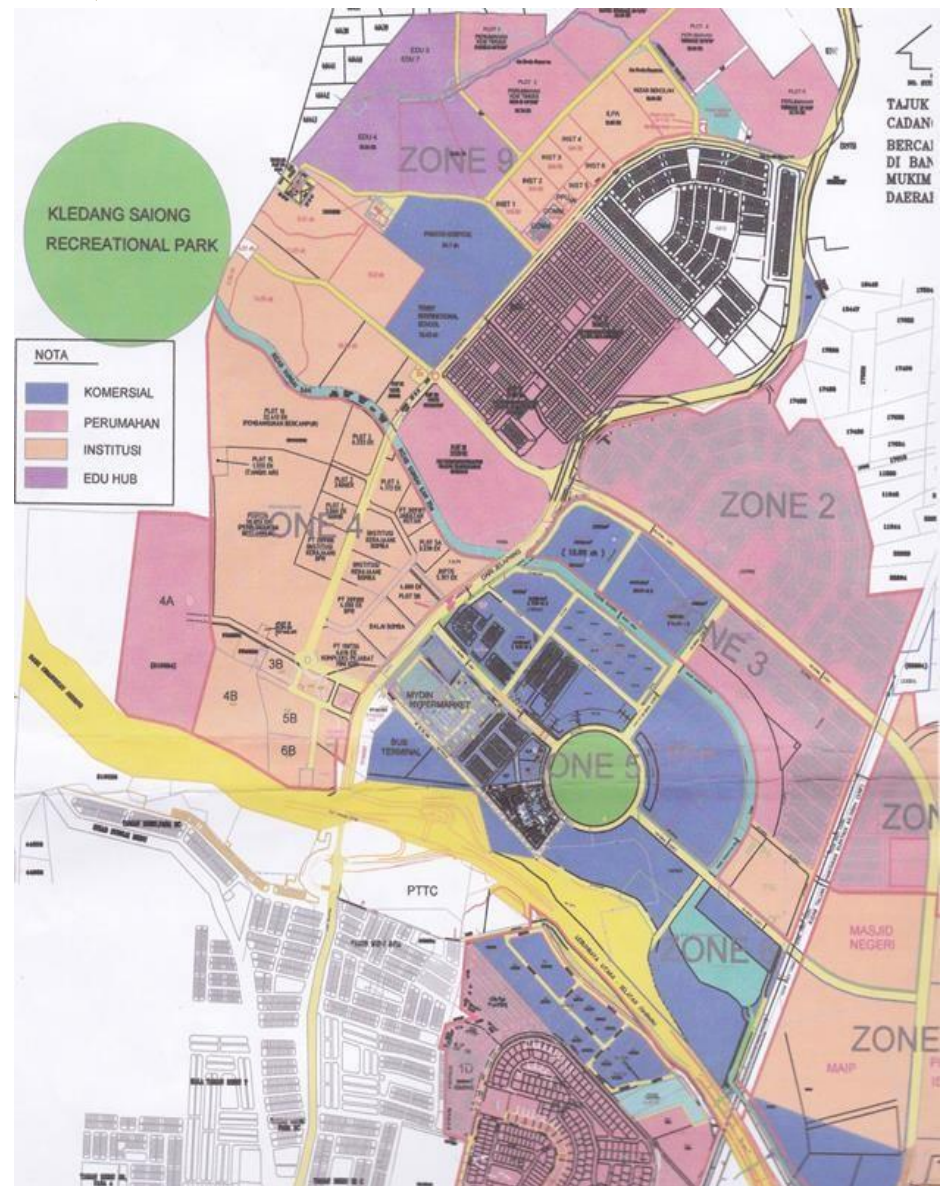
The Objective of BMR is to develop a self-contained, integrated modern and efficient township with facilities such as a centre of administration, commercial, corporate, healthcare centre, tourism activities, working, shopping, recreational and quality living supported by integrated ICT. It has the same concept of Petrajaya Sarawak and Nusajaya of Johor.





# BANDAR MERU RAYA TOWNSHIP- Cont

COMPLETED PROJECTS IN BMR	
Zone 1	High end development project and commercial areas.
Zone 2	Medium Cost Housing
Zone 3	Perak Badminton Academy
Zone 4	KHEDN, Jabatan Audit, Jabatan Perhutanan, Bomba & SPRM
Zone 5	Mydin Hypermarket, Terminal Bus Meru & Casuarina Hotel
Zone 6	Driving school
Zone 7	Muslim Cemetery
Zone 8	Mix Housing Project
Zone 9	Tenby International School & mix high end housing development
COMING SOON	
Zone 4	Ibu Pejabat Polis Perak, Mahkamah, Jabatan Kesihatan Negeri, Arkib Negara, Land Office PTG & KPTG
Zone 5	Sanderson Group Animation Theme Park, Resort Hotel & Service Apartments
Zone 9	Private Medical Center (MMC)

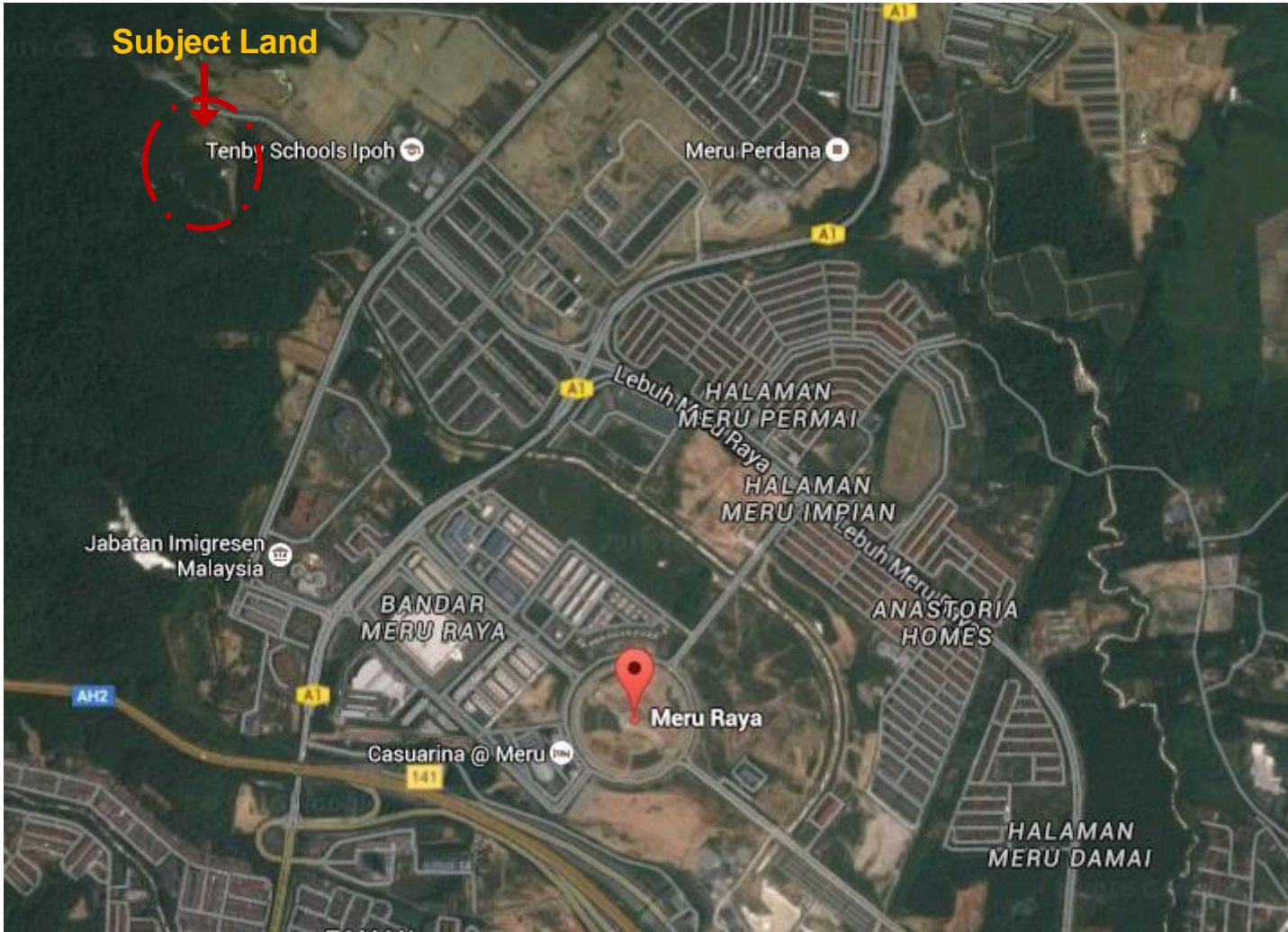


## THE PROPOSED SUBJECT LAND

- The subject land has a total area 46,600sq.m (11.515 acres) is comprising Mini Commercial Hub and Gated & Guarded residential area.
- The Subject land is a parcel of Freehold mixed-development land which under Final Title bearing GRN No. 151068 for Lot No. 516688 (formerly known as HSD No. 217317 for Lot No. PT 256119), Mukim of Hulu Kinta, District of Kinta, State of Perak Darul Ridzuan.
- The subject land had obtained *development order (DO)* from Majlis Bandaraya Ipoh for both residential and commercial

Information	Detail
Ownership	ACG Land Sdn Bhd
Location	Bandar Meru Raya, Perak Darul Ridzuan
Land Title Area	11.515 Acres or 46,600 sq metres
Subdivided Land	Commercial : 0.527 hectares Residential : 4.133 hectares
Tenure	Freehold
Land Status	Approved for Mixed-Development
Land Terrain	Sloping ground

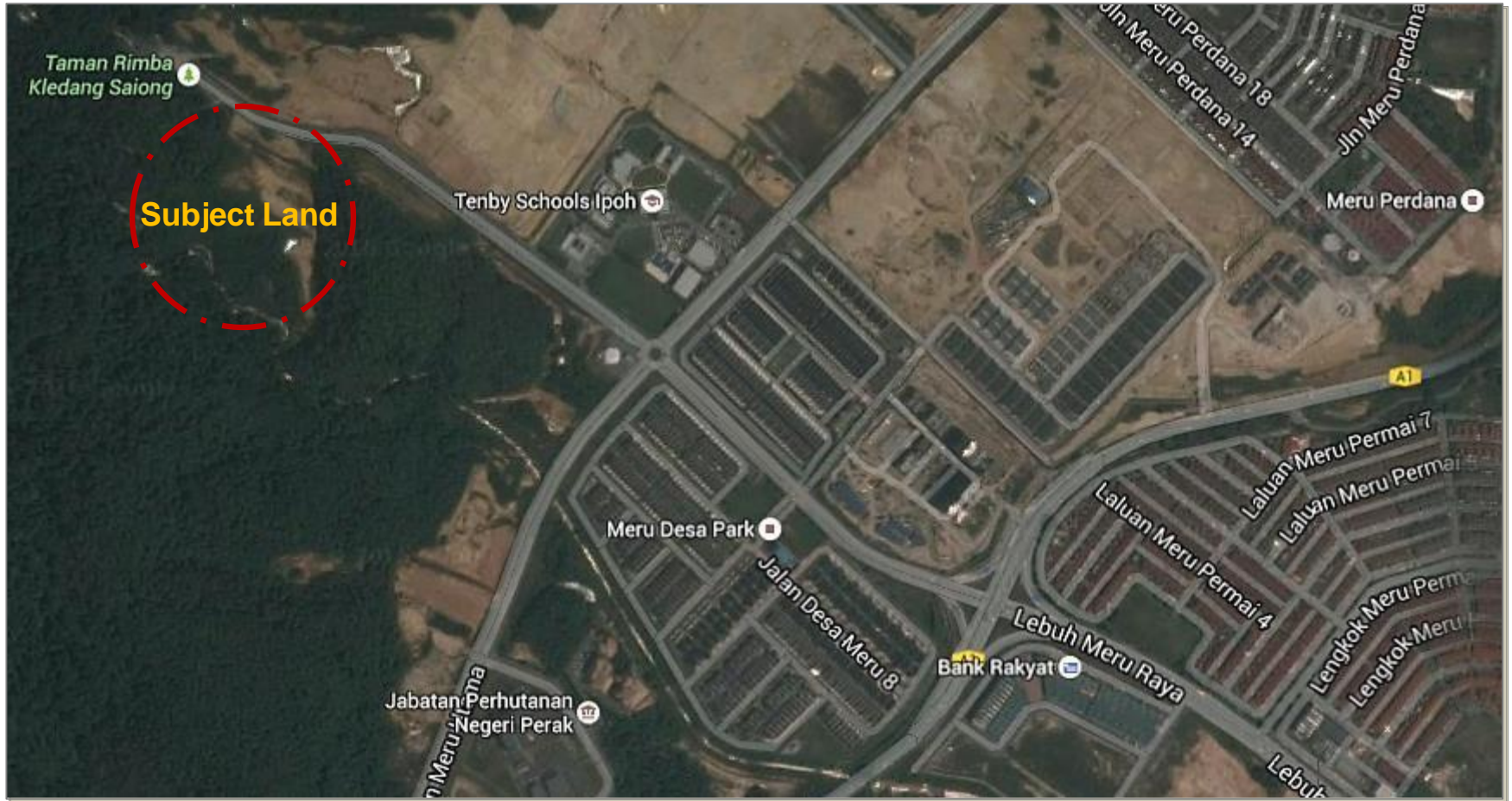
# THE PROPOSE SUBJECT LAND (cont)



Map of Subject Land :: Bandar Meru Raya



## THE PROPOSE SUBJECT LAND (cont)



Map of Subject Land & Neighborhood

## THE PROPOSE SUBJECT LAND (cont)



Aerial View of Subject land



## THE PROPOSE SUBJECT LAND (cont)



Aerial View of Subject land



## THE PROPOSE SUBJECT LAND (cont)



Access road to the Subject Land



Subject Land



Access road to the Subject Land

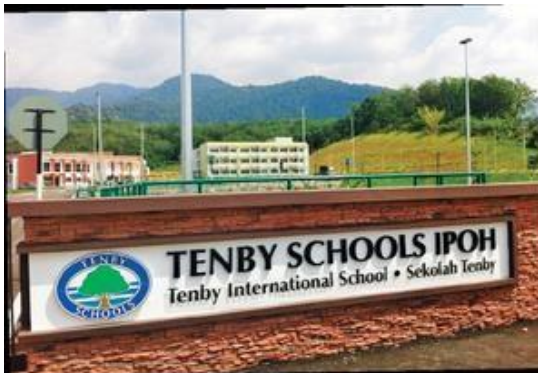
## NEIGHBOURHOOD OF SUBJECT PROPERTY

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- The neighborhood area is developed with variety of residential, commercial and industrial structures ranging in height from one to two stories.
  
- The area is well located within the administration area of Majlis Bandraya Ipoh and is within walking distance or few minutes drive by car or bus of the:-
  - establish housing estate  
Taman Meru 2B, Taman Chepor Jaya, Halaman Meru Idaman, Halaman Meru Impian Perdana and Meru Desa Park
  - learning institution  
Tenby International Scholl and Sekolah Kebangsaan Chepor
  - Commercial  
Mydin Hyprmarket
  - Government Offices  
Kompleks Kementerian Dalam Negeri, Jabatan Perhutanan Negeri Perak, Kompleks Suruhanjaya Pencegahan Rasuah Malaysia Negeri Perak and Jabatan Audit Negara Negeri Perak
  - Casuarina Hotel @ Meru
  - Animation Park (under construction)
  - Aman Jaya Transport Hub.
  
- The Eko Rimba Kledang Saiong located beside the subject land and only walking distance from and to the subject land.



# NEIGHBOURHOOD OF SUBJECT PROPERTY-Cont



**SURROUNDING AREA OF THE SUBJECT LAND**



# NEIGHBOURHOOD OF SUBJECT PROPERTY-Cont

## MOVIE ANIMATION THEMEPARK (MAPS)

Asia's Animation Theme Park or known as 'Movie Animation Park Studios' (MAPS), is the first and largest animation theme park in Asia.

The mega international project will cover some 20-hectare site at Meru Raya and feature various animation concept zones including Square Animation, Fantasy Forest, Live Action, Blast Off, DreamWorks and Lakeside Zone.

The Movie Animation Park Studios theme park will feature over 40 Rides including Malaysia's first DreamWorks Animation dedicated zone with popular animated characters like Mr Peabody and Sherman, The Croods, Megamind, and Casper the Friendly Ghost. Joining animation characters from DreamWorks is also the local favourite animation character, BoBoiBoy created by MONSTA.

Tourists will get to experience a world-class theme park adventure not only the variety of rides but also themed F&B and retail outlets.



# WHAT'S ON NEWS

Tuesday, 22 September 2015

## Township with a lot to offer



Bandar Meru Raya is now a bustling commercial hub with retail stores and budget hotels.



IPOH residents used to see Meru, an area next to Jelapang in Ipoh, as a sleepy place largely filled with trees.

Today it is poised to become a second city centre in Ipoh, now named Bandar Meru Raya, with major developments such as the Amarjaya Bus Terminal, Mydin Hypermarket, Tenby International School, new government agency buildings and fast food outlets.

But this is just the tip of the iceberg.

By 2018, people will soon see immense changes to the cityscape as works are now in the pipeline to create an iconic hub of tourist attractions.

This includes the RM400mil Movie Animation Park Studio, a massive recreational park within the roundabout fronting Casuarina@Meru Hotel, and the Aquaventure Theme Park.

At the helm of this tourism development phase, Perak Development Corporation (PKNP) chief executive officer Datuk Aminuddin Md Desa is striving to create Bandar Meru Raya as the iconic destination of the silver state.



The master plan for Bandar Meru Raya's tourism development.

"This is what we are trying to create for Bandar Meru Raya, for it to be the iconic destination of Perak," he told MetroPerak.

Aminuddin is excited to introduce the recreation park as a place for families to enjoy and relax in, as there will be water fountains, children's playground, water spray parks, wall climbing, and a skateboard park, inspired by the tropical landscape of KLCC Park in Kuala Lumpur.

"In the middle of the park will be an amphitheatre, where we'll pull in shows of different cultures almost every other weekend.

"It's going to be a place that could attract thousands of people.

"We'll even have the park fully lit by floodlights so that people can move around easily at night," he said, adding that PKNP will be the one overseeing the park's maintenance in terms of cleanliness and security.

Aminuddin said he is very particular about these two aspects, as he wants to ensure that the park is always clean and safe for the public.



Abdul Manan says that he is willing to travel to Meru from Chemor because of the convenience it offers.

"The UTC in Ipoh is far away from here, and it's quite troublesome to travel so far just to pay your road tax and renew your passport or MyKad.

"You can get it done here at Kompleks KDN as well, but from my experience, the process seems much faster if you get it done in UTC.

"I also hope to see a new MayBank branch here as many of my friends and I are their customers.

"So far, I think there's only RHB Bank and Bank Rakyat here," she said.

Abdul Manan Wahab, 64, a retiree who lives in Chemor, is happy with the Mydin Hypermarket which opened a few years ago.

"Parking here is easy, plus I think there is more variety of things sold at very reasonable prices compared to what you can find in Chemor.

"My wife and I are willing to travel a bit further to come here twice a week just to buy groceries," he said, adding that he was also impressed with how quickly Meru has advanced compared to how it was 10 years ago.

As for businessman Jeremy Yong, the 30-year-old is excited about the Movie Animation Park Studio set to open next year.

"I still cannot believe that there is going to be a theme park here in Perak. I cannot wait to go there with my wife.

"She loves animated characters a lot.

"Hopefully it will be as fun as Universal Studios Singapore or even Disneyland.



NEWS | MALAYSIA

## Asia's first animation theme park in Perak to be completed in 2015

Bernama | 31 March 2014 09:29 MYT



Action, Blast Off, DreamWorks and Lakeside Zone.

IPOH: Asia's Animation Theme Park or known as 'Movie Animation Park Studios' (MAPS), costing RM450 million will shape up in Meru Raya here and expected to draw more tourists to the state.

Perak Menteri Besar Datuk Seri Dr Zambrzy Abdul Kadir said the joint venture project between Silver Corp Berhad and Sanderson Group, which is to be completed by December next year, will have a compilation of a variety animation concept zones, including Square Animation, Fantasy Forest, Live

"The project will create some 3,000 employment opportunities, including 700 main jobs for the locals. The mega international project will introduce the animated character that is on TV such as The Croods, Megamind, Mr. Peabody and Sherman and Casper the Friendly Ghost. MAPS is the largest international project," he told reporters after the groundbreaking ceremony at Aman Jaya Convention Center Jaya in Ipoh, Sunday.

Zambrzy said the project, being strategically located on 10 of the 20.8 hectares of land in Ipoh, and equipped with electric train services (ETS) on the North-South bound expressway is set to draw 1.4 million visitors to the state.

"We are targeting 80 percent of domestic visitors, with the rest from foreign tourists," he said.

Animation Theme Park Sdn Bhd (ATP) chairman Datuk Aminuddin Md Desa said both companies were prepared to complete the project with full commitment.

## TOURISM MALAYSIA LAUNCHES ASIA'S FIRST ANIMATION THEME PARK TO THE WORLD

MOVIE ANIMATION PARK STUDIOS (MAPS) IS LAUNCHED FOR GRAND OPENING IN 2015



London, 2 November 2013 – Movie Animation Park Studios (MAPS), Asia's next-most exciting and unique project in the tourism sector is well underway in Malaysia. Set to open within the first half of 2015, MAPS was recently launched to the world by the Minister of Tourism and Culture Malaysia, YB Dato' Seri Mohamed Nairi Abul Aziz at the leading global travel industry event, World Travel Market (WTM) in London.

Pointed as the 'First Animation Theme Park in Asia', the international theme park spans over 13 acres of land is built at the cost of Ringgit Malaysia 450million (approximately USD105million). Strategically located in the state of Perak, the northern region of Malaysia, MAPS is easily accessible with flight connectivity, apart from the country's North-South highway and electric train services. MAPS will feature over 40 attractions including rides and shows within six themed zones.

"We are proud to showcase international animation characters from DreamWorks and The Smurfs alongside local favourite animation character BoBoiBoy and Stunt Legends, billed as South-East Asia's First Car & Bike 'Live' Stunt Show in MAPS to captivate families and guests of all ages to make their visit to Malaysia truly memorable. Thanks to the concerted efforts of Tourism Malaysia and key players in the industry, we hope to position MAPS as a 'tourist magnet' in driving more visitors to Malaysia while working towards strengthening Malaysia's appeal as a 'must visit' destination in the world," said Ramliyah Ramli, the Founder of MAPS and Chairman of ESG Group.

He continued, "There is no better place and time for our international debut but at the World Travel Market London, as this prestigious event undoubtedly captures the right target audience for us. With the opening of MAPS, we hope to complement the diversity of tourism offerings and play an active role in boosting Malaysia's tourism industry to meet Ministry's target of 20.5 million tourists in year 2015, which will contribute 103 billion Ringgit to the economy. We hope to see everyone in Malaysia and MAPS next year!"

Among the key attractions in MAPS are Stunt Legends, the first South-East Asia's car & bike 'live' stunt show in a 2,000-seat custom-built arena; DreamWorks Adventure Zone featuring Mr. Peabody & Sherman, Megamind, The Croods and Casper the Friendly Ghost; South-East Asia's first The Smurfs 'live' animation attraction; The Home of BoBoiBoy featuring Malaysian favourite BoBoiBoy animation attraction; Malaysia's tallest drop tower 'Megamind Megadrop'; including a variety of themed performances, food and beverage and retail outlets.

# WHAT'S ON NEWS-Cont



## QIUP Meru Raya Campus a step closer to reality

The construction of Quest International University Perak's permanent campus is targeted to take off in the first quarter of 2016. This was confirmed by the developer of QI City, Green Venture Capital (GVC). QIUP is one the main components of QI City development.

GVC yesterday linked a Memorandum of Agreement (MOA) with the main contractor, China Energy Hua Ren Industrial Investment Co., Ltd (CEHR) - QIUP also linked an Agreement with GVC for its future campus and was represented by its Chief Operating Officer, Mr. Nicholas Goh.

An elated Mr. Goh said that he looks forward to the completion of the new campus as it will be equipped with the state of the art facilities in line with the vision of the University to be a research-led University and ensuring that the programmes are industry-relevant using motivational teaching methods which are highly effective.

This Agreement was signed as part of the MOA signing ceremony between Green Venture Capital (GVC), a subsidiary of Wawasan QI Properties Group with CEHR to help facilitate the China-based entity to lead the construction of the RM1.1 billion integrated edu-city project in Bandar Meru Raya district.

The construction for the QI City Development Project on a 10.5-hectare site is expected to start in the first quarter of next year and expected to be completed in three years. It comprises a teaching hospital with public and private wings, Quest International University Perak (QIUP) campus, three condominium blocks, a medical rehabilitation centre and hotel suites.

GVC executive chairman Dato' Sri Dr Vijay Eswaran said that the international collaboration would help them achieve the vision to create the first education and medical hub in the country. "CEHR's entry into QI City project is significant as it is a testament to the strength and potential of this uniquely modeled development," he said in his speech at the signing ceremony here today.

GVC was represented by Mr. Kuna Senathirajah and its chief executive officer S. Chandrasegan while CEHR was represented by its chairman Mr. Wang Wei.

ARKIB : 08/10/2011

## RM1j bangun Taman Rimba Kledang Saiong

IPOH 7 Okt. - Kerajaan negeri meluluskan peruntukan permulaan sebanyak RM1 juta bagi pelaksanaan projek Taman Rimba Kledang Saiong di Bandar Meru Raya di sini, yang bakal dibangunkan sebagai kawasan eko-pelancongan baru di negeri ini.

Pengerusi Jawatankuasa Pelancongan negeri, Datuk Hamidah Osman berkata, projek membabitkan kawasan seluas 2,188 hektar itu dimajukan dalam 13 petak kawasan hutan.

Beliau berkata, taman berkenaan terletak 4.3 kilometer dari Persimpangan Plaza Tol Jelapang, Lebuhraya Utara-Selatan dan 14.2 kilometer dari bandar raya Ipoh.

Katanya, fasa pertama projek tersebut membabitkan pembinaan pintu gerbang bernilai RM450,000, pejabat dan tempat letak kereta yang dijangka dibuka kepada pelancong mulai Februari tahun depan.

"Ini merupakan kawasan eko-pelancongan hutan rimba yang menarik kerana terdapat Sungai Sah dan Sungai Chepor yang mampu menjadi tarikan pelancong sempena Tahun Melawat Perak (TMP) tahun depan.

"Pembangunan kawasan hutan simpan terbesar yang mempunyai pelbagai tumbuhan itu juga masih mengekalkan keindahan alam semula jadi," katanya selepas mengadakan lawatan kerja ke taman itu bersama pegawai Jabatan Hutan Perak dan Perbadanan Kemajuan Negeri Perak semalam.

Hamidah berkata, selain menjadi tempat perkelahan, kawasan itu akan menjadi tempat perkhemahan, penginapan, pelbagai sukan lasak serta pusat penyelidikan dan pembangunan (R&D).

Tambah beliau, keseluruhan projek tersebut dijangka membabitkan kos berjumlah RM9 juta yang mengambil tempoh lima tahun untuk disiapkan.

Menurutnya, lebih 60 peratus kawasan hutan itu adalah hutan simpan kekal dan sesuai untuk diwartakan sebagai taman rekreasi.

Kawasan hutan itu juga katanya, dikategorikan sebagai hutan sekunder kerana pernah dibalok dari tahun 1930 hingga 1970.

"Kita yakin taman tersebut merupakan pelaburan terbaik kerajaan kerana kawasan ini mampu menjadi salah satu destinasi pelancongan terbesar di negara ini," jelasnya.

Beliau berkata, Perak mempunyai sekurang-kurangnya 15 hutan lipur dan beberapa kawasan perkelahan menarik seperti Ulu Kenas (Kuala Kangsar), Lata Kinjang (Tapah) dan Manjung.

Kongsi Komen di :

# APPENDICES



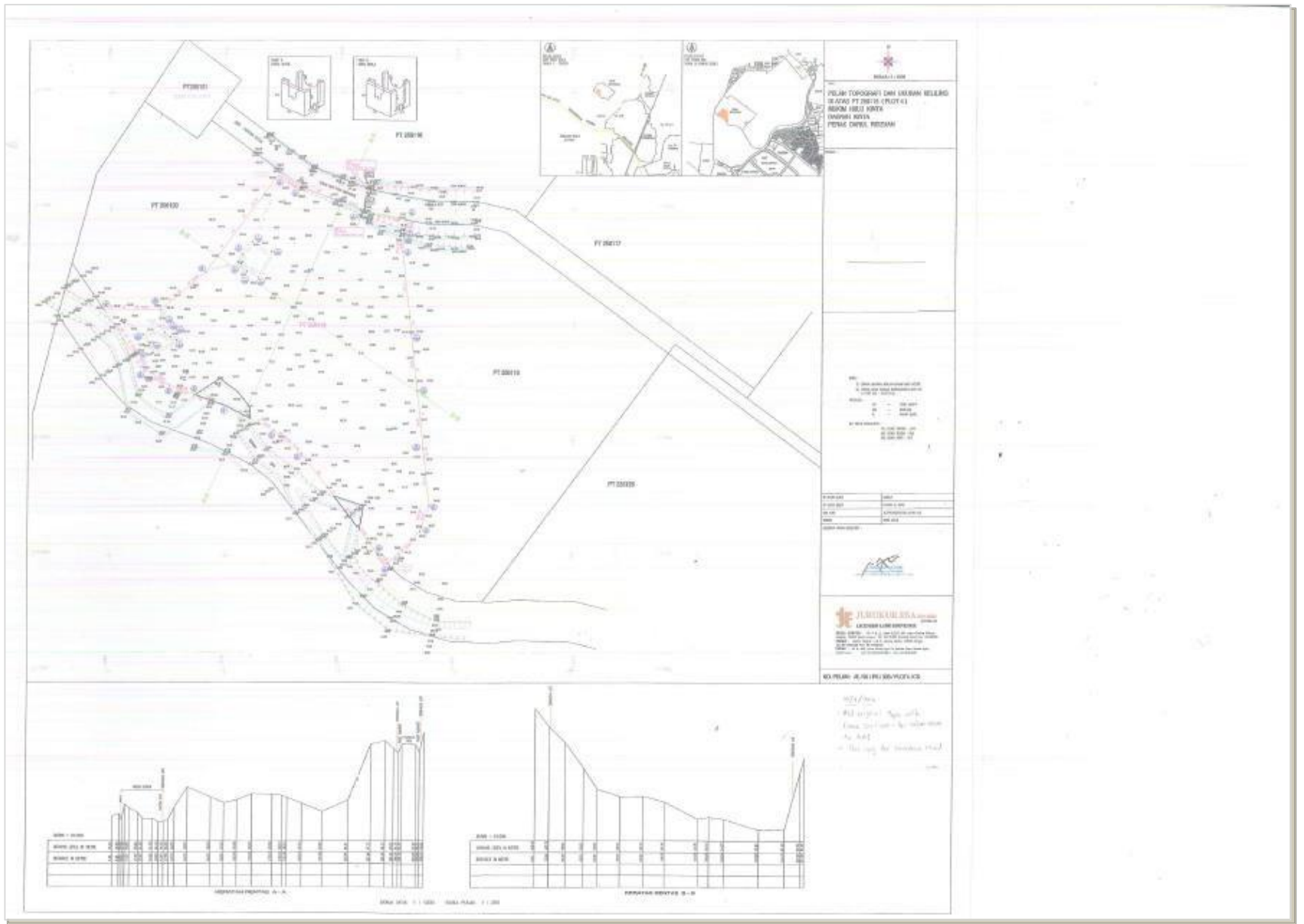




Layout Plan



Layout Plan :: Approval by MBI



Topography Plan



## **PLEASE CONTACT IFP PROPERTIES :**



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