



Updated  
November 18th, 2021

**Land Bank Listing as of 18 November 2021**

No	Land Bank	Location	Price / Purchase Consideration
<b>KUALA LUMPUR</b>			
1.	<ul style="list-style-type: none"> <li>Land area is 12.5 acres, the land is still under the master title of 25 acres of which the remaining 12.5 acres have been developed into 12 blocks of medium cost walk up apartment.</li> <li>99 years lease.</li> <li>Zoned for residential.</li> <li>Current density is 60 per acre.</li> <li>Location is 200 metres from Bukit Antarabangsa Giant, NKVE 2 km away, with road access.</li> <li>-SCA</li> </ul>	Bukit Antarabangsa	RM 65.43 million (RM 120 psf)
2.	<ul style="list-style-type: none"> <li>Land feet area is 11,516 sf.</li> <li>Free hold</li> <li>Address: No 12 Jln Lembah Tunku, Bukit Tunku, KL</li> <li>Title No. Geran 36238, Lot 9399, Mukim Batu, Daerah Kuala Lumpur</li> </ul>	Bukit Tunku	
3.	<ul style="list-style-type: none"> <li>Land feet area is 10,536 sf.</li> <li>Free hold</li> <li>Encumbered to MBB.</li> <li>Encumbrance : Charge</li> <li>Address: No 14 Jln Lembah Tunku, Bukit Tunku, KL</li> <li>Title No. Geran 29757, Lot9400, Mukim Batu, Dearah Kuala Lumpur</li> </ul>	Bukit Tunku	
4.	<ul style="list-style-type: none"> <li>Land feet area is 12,253 sf.</li> <li>Free hold</li> <li>Encumbered to MBB.</li> <li>Encumbrance : Charge</li> <li>Address: No 16 Jln Lembah Tunku, Bukit Tunku, KL</li> <li>Title No. Geran 29758, Lot 9401, Mukim Batu, Daerah Kuala Lumpur</li> </ul>	Bukit Tunku	

5.	<ul style="list-style-type: none"> <li>Land feet area is 12,115 sf.</li> <li>Free hold</li> <li>Encumbered to MBB.</li> <li>Encumbrance : Charge</li> <li>Address: No 7, Jln Lembah Tunku, Bukit Tunku, KL</li> <li>Title No. Geran 29750, Lot 9392, Mukim Batu, Daerah Kuala Lumpur</li> </ul>	Bukit Tunku	
6.	<ul style="list-style-type: none"> <li>6.8 acres</li> <li>Residential land</li> <li>544 units</li> <li>Leasehold expiring in August 2113 (remaining 93 years)</li> <li>Address: Lot 11979, Jalan Nipah, Ampang</li> <li>Located in strategic place</li> </ul>	Jalan Nipah, Jalan Ampang,	
<b>SELANGOR</b>			
7.	<ul style="list-style-type: none"> <li>Padang Jawa is a 9.25 acres freehold property.</li> <li>Plans and drawings done before submission.</li> <li>With 838 units from few blocks, prefab at max RM 450k per units. Can submit up to 1000 units.</li> <li>Selling at RM150 psf, part contra units, JV and even develop if there are investor. Owner will help in plan submission.</li> <li>Next to Padang Jawa Commuter.</li> </ul>	Padang Jawa	Approximately RM 60 million (RM150 psf)
8.	<ul style="list-style-type: none"> <li>Near pasar borong.</li> <li>9 acres.</li> <li>Leasehold 99 years.</li> <li>Commercial land.</li> <li>Facing road.</li> </ul>	Serdang	Approximately RM76 million (RM195 psf)
9.	<ul style="list-style-type: none"> <li>2 acres.</li> <li>A leasehold of 99 years until the year 2070</li> <li>Main-Road.</li> <li>Commercial land with CHOONG Fong restaurant and 3 cheap bungalow houses for sale.</li> </ul>	Kg Subang	RM15 million
9.	<ul style="list-style-type: none"> <li>100 acres.</li> <li>Freehold</li> <li>Nearby Hotel Seri Malaysia and AVANI Sepang Goldcoast Resort</li> <li>Agriculture land</li> <li>Land status: Abandoned palm land</li> <li>Address: Lot 429,40.5191 Hektar, Mukim Sepang, Daerah Sepang, Selangor Darul Ehsan</li> <li>Google Dropped Pin: <a href="https://goo.gl/maps/Pf9SCtgJzc32">https://goo.gl/maps/Pf9SCtgJzc32</a></li> </ul>	Bagan Lalang, Sepang	Approximately RM 74 million (RM17 psf)

No	Land Bank	Location	Price / Purchase Consideration
10.	<ul style="list-style-type: none"> <li>• 20.812 acres.</li> <li>• Freehold</li> <li>• Agriculture land</li> <li>• Nearby Ulu Langat Residensi Anggerik Condominium</li> <li>• Address: Lot 1905, Selangor Ulu Langat Jalan Sungai Tekali</li> <li>• Zoning HOUSING Mixed Developer</li> <li>• Good Value investment</li> <li>• Facing Main-Road Frontage Sungai Tekali</li> <li>• Non Bumi Lot Open Freehold Tittle</li> <li>• Suitable For High-rise and Landed</li> </ul>	Ulu Langat	Approximately RM 61.6 million (RM68 psf)
11.	<ul style="list-style-type: none"> <li>• 10 acres.</li> <li>• Freehold</li> <li>• Converted Bangunan + Commercial Land</li> <li>• Next to (SJKC Pin Hwa 2) Taman Aman Perdana</li> <li>• Good Location facing persiaran Aman Perdana</li> <li>• Transportation: LRT Klang 17Min/11KM</li> <li>• Google Dropped Pin : <a href="https://goo.gl/maps/tGMdRM5nTAM2">https://goo.gl/maps/tGMdRM5nTAM2</a></li> </ul>	Klang	Approximately RM 29 million (RM68 psf)
12.	<ul style="list-style-type: none"> <li>• 28.8 acres.</li> <li>• Freehold</li> <li>• Agriculture land</li> <li>• Near seksyen 34 Shah Alam</li> <li>• Zoning industrial Land (with palm oil mill 30 tons per hours &amp; the factory is still in operation)</li> <li>• Oil Mill 3.5289 Acres Already Converted Industrial Land</li> <li>• Located: Taman Perindustrian Bukit Kemuning</li> <li>• <b>URGENT SALE</b> as very cheap land, first come, first serve basis</li> <li>• Non-bumi Lot open Tittle</li> <li>• Google Dropped Pin : <a href="https://maps.app.goo.gl/dxLh5mLW2w5hs6Sk9">https://maps.app.goo.gl/dxLh5mLW2w5hs6Sk9</a></li> </ul>	Kampung Jawa, Shah Alam	Approximately RM 62.7 million (RM50 psf)
13.	<ul style="list-style-type: none"> <li>• Can buy 1 or more Lots : <ul style="list-style-type: none"> <li>a) 22.84 acres</li> <li>b) 4.57 acres</li> <li>c) 10 acres</li> <li>d) 10.28 acres</li> <li>e) 15 acres</li> <li>f) 13 acres</li> <li>g) 22.19 acres</li> </ul> </li> <li>• Located at Pulau Indah, Klang, Selangor</li> <li>• Strategic Location near to Port Klang Industrial &amp; Commercial areas Near to SELANGOR HALAL HUB</li> <li>• All Land Facing Highways Main-Road Frontage</li> <li>• Converted Industrial Land</li> <li>• All above Lots cleared and levelled &amp; flat land</li> <li>• Selat Lumut</li> </ul>	Pulau Indah, Klang	Approximately RM 276 million (RM65 psf)

	<ul style="list-style-type: none"> <li>• Good Value investment</li> <li>• Suitable for Light and Medium Industries.</li> <li>• Google Dropped Pin: <a href="https://maps.app.goo.gl/4xkkUSL5XJrBY6r66">https://maps.app.goo.gl/4xkkUSL5XJrBY6r66</a></li> </ul>		
14.	<ul style="list-style-type: none"> <li>• 300 acres</li> <li>• A Freehold land</li> <li>• Title agriculture, zoning residential use.</li> </ul>	Pulau Carey Kelang	Approximately RM 248 million (RM19 psf)
15.	<p>Land that is suitable to be developed as a new township.</p> <ul style="list-style-type: none"> <li>• Land Acreage: 493.71 Acres (21,506,007 sf) = 199.8 hectares</li> <li>• Lot No: 12193 (PN 9952)</li> <li>• Mukim: Mukim Tanjung Dua Belas</li> <li>• Annual Tax: RM6114</li> <li>• Tenure: Leasehold (Non-Bumi)</li> <li>• Status: Agriculture</li> <li>• Total 1 titles</li> <li>• Selling % shares of the company which only holding this piece of land, free from encumbered.</li> <li>• Selling whole plot of land, no separate.</li> <li>• No JV</li> <li>• Roadside without plantation.</li> </ul> <p>Public Amenities Nearby:</p> <ul style="list-style-type: none"> <li>• 3km to New KLIA2, 8km to KLIA and 10km to F1 Sepang Circuit</li> <li>• 3 mins to ELITE and KLIA Highway</li> <li>• 20 mins to Putrajaya &amp; 25 mins to Cyberjaya</li> <li>• 35 mins to Puchong &amp; Subang</li> <li>• 45 mins to KLCC</li> <li>• 5 mins to Masjid Sultan Abdul Samad KLIA</li> <li>• 5 mins to Genting Sanyen KLIA</li> <li>• Easy access to major Highway</li> <li>• Residential, Commercial, Industrial area</li> <li>• Petron, Shell, Caltex, Petronas</li> </ul> <p>The potentials of the land:</p> <ul style="list-style-type: none"> <li>• The land is located only 3km from the New KLIA2 Terminal</li> <li>• The land is surrounded by the AMCORP project, Genting Sanyen, LION Mega Steel, Sepang Agro-Teck Park, Bandar Seri Ehsan etc.</li> <li>• The piece of flat land is parallel to access road, which is Tar Road, rectangle in size, a very potential land, can go for industrial or commercial land for future development especially the KLIA2 NEW TERMINAL (RM3.9 Billion Investment) start operating by May 2014.</li> <li>• Located in the West of KLIA. No interference from the Airport Runway.</li> <li>• Good potential investments as the land is located in the state of Selangor. Land value has been increased from year to year up to date.</li> </ul>	Kuala Langat	Approximately RM172 million

No	Land Bank	Location	Price / Purchase Consideration
<b>PENANG</b>			
16.	70 acres freehold land in Penang which is a big beach fronting land next to Bayview Beach Hotel at Batu Ferringhi Penang.	Batu Ferringhi	Price of RM380 million (RM125 psf)
17.	<ul style="list-style-type: none"> <li>• Lot 514, 521, 522 and 538, Mukim 2, Teluk Bahang, SWD, Penang</li> <li>• Land Area: 17.143 Acres</li> <li>• Sea front beach suitable for chalets or low-rise hotels.</li> </ul>	Batu Ferringhi	Approximately RM67 million (RM90 psf)
18.	<ul style="list-style-type: none"> <li>• Lot 7684 Mukim 13, NED Penang</li> <li>• Land Area: 39.363 acres</li> </ul>	Paya Terubung	Approximately RM77 million (RM45 psf)
19.	<ul style="list-style-type: none"> <li>• Lot 27,28 &amp; 79, Mukim 16, Seberang Perai Selatan</li> <li>• Land Area: 15.535 Acres</li> </ul> <p>Proposed development data:</p> <ul style="list-style-type: none"> <li>- 10 blocks of 4 storey chalet (400 units)</li> <li>- Single storey bungalow type chalet (20 units)</li> <li>- Single storey semi-D type chalet (20 units)</li> </ul>	Pulau Gedung, Seberang Perai	Approximately RM40 million (RM50 psf)
20.	<ul style="list-style-type: none"> <li>• Lot 804, 997, 1100, 1101, 1054 and 1055, Mukim 21, Daerah Tengah Pulau Pinang.</li> <li>• Land Area: 64.327 Acres</li> </ul> <p>Brief details of the property:</p> <ul style="list-style-type: none"> <li>- Conceptual idea</li> <li>- Bungalow</li> <li>- Low rise condo</li> <li>- Commercial</li> <li>- SOHO</li> </ul>	Sungai Dua, Butterworth	Open for proposal within surrounding market value
21.	<ul style="list-style-type: none"> <li>• 838 acre</li> <li>• Agriculture land (Palm Land)</li> <li>• Freehold</li> <li>• Address : Bandar Putra Bertam, K.Batas, Penang</li> <li>• Nearby main road (Kepala Batas – Tasek Gelugor) <ul style="list-style-type: none"> <li>a) Nearby Pusat Latihan Industri, K. Batas, Sek.Men. Sains Kepala Batas dan Kolej Jururawat</li> <li>b) Strategik location : <ul style="list-style-type: none"> <li>- 5.0 km from Pekan Kepala Batas, SPU</li> <li>- 5.0 km from Hospital Kepala Batas, SPU</li> <li>- 3.7 km from Tol Bertam (PLUS)</li> <li>- 3.4 km from Mydin Hypermaket</li> </ul> </li> </ul> </li> </ul>	Bertam, Mukim 6, Kepala Batas, P.Pinang	

	- 3.2 km from SunShine Shopping Complex c) Residential area & free from flood		
--	--	--	--

No	Land Bank	Location	Price / Purchase Consideration
22.	<p>Gambier Sanctuary- 3 lots are charged to Malaysian Building Society Berhad (“MBSB”);            Lot 289 – 7ac            Lot 2921 – 3.280 ha            Lot 2920 – 0.5366 ha            Total acres about 16 for RM220 million. Owner already utilized about RM66 million and leaving the balance of RM154 million. Buyer can utilize the balance construction fund with MBSB. Sale consideration is RM250 million (or best offer).</p> <ul style="list-style-type: none"> <li>• Buyer can take over the company and change the directorships. No liability except with MBSB.</li> <li>• Can utilize the balance construction fund with MBSB.</li> <li>• Can later utilize the bridging loan facility amounting to RM135 million which has been approved.</li> <li>• They can also seek for additional loan from MBSB for further buffer on the construction cost.</li> <li>• 3 lots are charged to MBSB (Lot 289 – 7ac, Lot 2921 – 3.280 ha and Lot 2920 – 0.5366 ha) when MBSB approved this facility, it was based on without DO. Thus, the value perhaps increased by 20% after the DO.</li> <li>• Buyer do not need to apply any additional approval from the authority since all has been done.</li> <li>• Valuation of this property before DO is estimated in the region of RM210 million to RM220 million.</li> <li>• Psf is about rm320.00 – RM330.00 before DO.</li> <li>• The intended purchaser can take over the company and the entire facility from the Bank and the liability is only the MBSB loan.</li> </ul> <p>Lot No.2920 &amp; Lot No. 2921;</p> <ul style="list-style-type: none"> <li>• Land market value: RM121.8 million</li> <li>• Projected GDV: RM582.81 million</li> <li>• Estimated profit: RM131.04 million</li> </ul>	Penang	RM250 million

No	Land Bank	Location	Price / Purchase Consideration
23.	<ul style="list-style-type: none"> <li>• Lot 1069, 1070, 1071, 1074, 1076 and 1147 Section 13, Mukim 12, Bandar Georgetown</li> <li>• Land Area: 18,958 sf</li> </ul> <p>Brief details of the property:</p> <ul style="list-style-type: none"> <li>- Lot 1069, 3221 sf double storey terrace house</li> <li>- Lot 1070, 3207 sf double storey terrace house</li> <li>- Lot 1071, 3161 sf double storey terrace house</li> <li>- Lot 1074, 425 sf double store</li> <li>- Lot 1076, 441 sf double store</li> <li>- Lot 1147, 8503 sf open space beach front</li> </ul>	Jalan Sultan Ahmad Shah, Bandar Georgetown	Open for proposal within surrounding market value
<b>MALACCA</b>			
24.	<p>Brief details of the property:</p> <ul style="list-style-type: none"> <li>• Leasehold of 99 years</li> <li>• Over 100 acres.</li> <li>• Bangunan land and a commercial land</li> <li>• Seaside land</li> <li>• Adjacent to the Chinese (Impression City group housing project, an exceedingly High-end shopping malls/condo with a Total of 130 acre)</li> <li>• Bordering the Luxury Villa Malacca town semi-D for sale RM1.8 Million/RM337 per SQF.</li> </ul>	Melaka Laksamana seaside	Approximately RM 326 million (RM75/pe)
25.	<ul style="list-style-type: none"> <li>• Land feet area is a 54,961</li> <li>• Lease 99 years exp 20/7/2096</li> <li>• State Authority's consent is required for transfer or charge</li> <li>• PM 923 Lot 5381 PT. 1587 KAWASAN PERINDUSTRIAN MERLIMAU, 77300 MERLIMAU MELAKA</li> </ul>	Jasin, Melaka	
26.	<ul style="list-style-type: none"> <li>• Land feet area is a 54,928</li> <li>• Lease 99 years exp 20/7/2096</li> <li>• State Authority's consent is required for transfer or charge</li> <li>• PM 924 Lot 5382 PT. 1588 KAWASAN PERINDUSTRIAN MERLIMAU, 77300 MERLIMAU MELAKA</li> </ul>	Jasin, Melaka	

27.	<ul style="list-style-type: none"> <li>• Land feet area is a 53,238</li> <li>• Lease 99 years exp 20/7/2096</li> <li>• State Authority's consent is required for transfer or charge</li> <li>• PM 925 Lot 5383 PT. 1589 KAWASAN PERINDUSTRIAN MERLIMAU, 77300 MERLIMAU MELAKA</li> </ul>	Jasin, Melaka	
.28.	<ul style="list-style-type: none"> <li>• Land feet area is a 43,852</li> <li>• Lease 99 years exp 20/7/2096</li> <li>• State Authority's consent is required for transfer or charge</li> <li>• PM 926 Lot 5384 PT. 1590 KAWASAN PERINDUSTRIAN MERLIMAU, 77300 MERLIMAU MELAKA</li> </ul>	Jasin, Melaka	
<b>PULAU LANGKAWI</b>			
29.	<p>A16 acres of prime land situated along the main road of Kuah Town-Airport-Chenang Beach and next to the General Hospital of Langkawi which can be developed into a big commercial &amp; residential development.</p> <p>It is opposite 99 East golf courses where the Istana Bukit Malut belong to His Royal Majesty the Sultan of Kedah is. Both our TrisM Kontrak Sdn Bhd &amp; MZ Design Consultancy are the main contractor &amp; ID consultant for this high profile project which speaks high for our track record &amp; reputation especially in Langkawi/Kedah state.</p> <p>The same owner also has another 52 acres next to the golf course area which we can follow up to propose to purchase should we get any party interested with the first 16 acres above.</p>	Kuah	TBA



No	Land Bank	Location	Price / Purchase Consideration
30.	<p>Datai new Township, a 15 acres of land. Datai area is famous for being the highest end tourism and holiday destination in Langkawi where our own Khazanah Holding Berhad (National Investment arm of the country) has been investing more than RM2 billion in this area which include building a new hotel for Shang Ri La brand, redesigned the international championship golf course now known as The Els Club Teluk Datai besides owning The Datai Resort which villas are always fully booked despite the best unit is priced at RM30K/night.</p>	Datai	Approximately RM7 million (RM11 psf)
31.	<p>2.5 acres of land at Bukit Lembu which we plan to develop a medium high end housing scheme or home stay resort just like The New Dawn at Langkawi (about 200 metres form the land)</p> <p>Open for JV proposal with TKSB</p>	Bukit Lembu	RM 566,280.00 for the land price (RM6.50 psf)
32.	<p>Dinar Hotel Development - complete proposal to buy the land and complete design proposal at RM8 million.</p> <ul style="list-style-type: none"> <li>• 500 meter from Pantai Chenang</li> <li>• Land Size 44,797 sq ft (1.0283976 acre)</li> <li>• Comes with approved DO.</li> <li>• Approved conversion for development</li> <li>• Planning build-up 96,073 sq ft</li> <li>• Muslim boutique friendly concept hotel</li> <li>• Simple and cozy, exclusive effect, create relax environment, warm colour</li> </ul>	Pantai Chenang	Asking RM7 million for the land and proposal
33.	<p>We have been offered by LADA, a list of strategic pocket land banks to be leased for 90 years from which we can develop and sell to investors accordingly.</p>	Pulau Langkawi	TBA
34.	<p>Three Plots of land for sale:</p> <ul style="list-style-type: none"> <li>• Lot 1888: 7.62 acres @ 1.8 million</li> <li>• Lot 1889: 8.11 acres @ 1.9 million</li> <li>• Lot 1895: 5.34 acres @ 1.2 million</li> <li>• Total acres : 21.07 acres</li> <li>• Leasehold, Malay reserved</li> <li>• Agricultural, zoned for Residential or Commercial use.</li> </ul>	Mukim of Kedawang	RM 4.9 million (RM5.50 psf)

35.	Beach Fronting Land Next to Awana Porto Malai Resort Land in Bandar Padang Mat Sirat <ul style="list-style-type: none"> <li>• 478,025.262 square feet</li> <li>• Freehold</li> <li>• Lot 60074, Section 3</li> <li>• RM 85 per square feet.</li> <li>• Building, zoned for Hotel or Condominiums Only</li> <li>• Development rate: RM 1000 per acre or part of it according to PSU(K):987/1395 and Kedah Land Rules 1966-860</li> </ul> -SCA	Bandar Padang Mat Sirat	RM 40,632,147.30 (RM 85 psf)
-----	---	-------------------------	---------------------------------

No	Land Bank	Location	Price / Purchase Consideration
<b>NEGERI SEMBILAN</b>			
36.	<ul style="list-style-type: none"> <li>• Agricultural land type</li> <li>• Land area: 860 acre</li> <li>• Lot no: 29780</li> <li>• Malaysian Vision Valley – well connected to all infrastructure</li> <li>• The high speed rail will pass by close to the land</li> <li>• It also 15 minutes to Port Dickson and 20 minutes to KLIA</li> <li>• Near to:               <ul style="list-style-type: none"> <li>- Integrated transport district</li> <li>- Sports &amp; recreation city</li> <li>- Knowledge city</li> <li>- Bipolis &amp; wellness city</li> <li>- Waterfront city</li> <li>- River &amp; eco resort city</li> <li>- International resort &amp; leisure</li> </ul> </li> </ul>	Mambau, Seremban	Approximately RM 300 million
No	Land Bank	Location	Price / Purchase Consideration
<b>TERENGGANU</b>			
37.	<ul style="list-style-type: none"> <li>• Land feet area is a 3,206,677</li> <li>• Free hold</li> <li>• Land Office's consent is required for transfer or charge</li> <li>• Lease 91 years exp 5/9/2096</li> <li>• Title No. HS(D)3716 - Lot No 15344, Mukim Banggul, Kg. Geliga, Kemaman, Terengganu</li> </ul>	Kemaman, Terengganu	

# THANK YOU

Marketed by:-

IFP Ventures & Property Management Services; <https://ifp-advisors.com/group-synergy/ifp-ventures-property-management-services/>

In partnership with Nilai Consultant Sdn. Bhd. [VE (1) 0134];  
<https://nilaiharta.com.my/>

Please contact our TEAM members:-

Yasni Yusof : <http://wa.me/601158671745>

IDr Monie Mohariff : <http://wa.me/60133920388>

Sr Saiful Bahari : <http://wa.me/60123698910>



<https://www.facebook.com/ifpproperties/>

**(A member company of IFP Advisors Group)**



☎ (603) 6186 2822 📠 (603) 6185 2822 ✉ [fpi@ifp-advisors.com](mailto:fpi@ifp-advisors.com) or [ifpadvisorsgroup@gmail.com](mailto:ifpadvisorsgroup@gmail.com)