



# The Future of BTP

Building a Community that is never seen before

## THE FUTURE OF BTP

SPOTLIGHT Pg.02

Lee shares his vision on BTP developments

## FREE SHUTTLE Pg.02

Moving around in BTP gets convenient

## IN CONVERSATION WITH

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Puan Jess Choy Pooi Yee,  
sharing her insights on Rawang town





Aerial View of Bandar Tasik Puteri (BTP)

## EDITORIAL NOTE

Bandar Tasik Puteri (BTP) is developed by Low Yat Group, the pioneer in the development sector in Malaysia since 1940. BTP is a self-sustained township with a total of 70,000 populations currently. This development is built for community to enjoy a leisure living experience within the community. BTP is uniquely constructing their land bank into a holistic development, with the area that totals up to 2,670 acres of land.

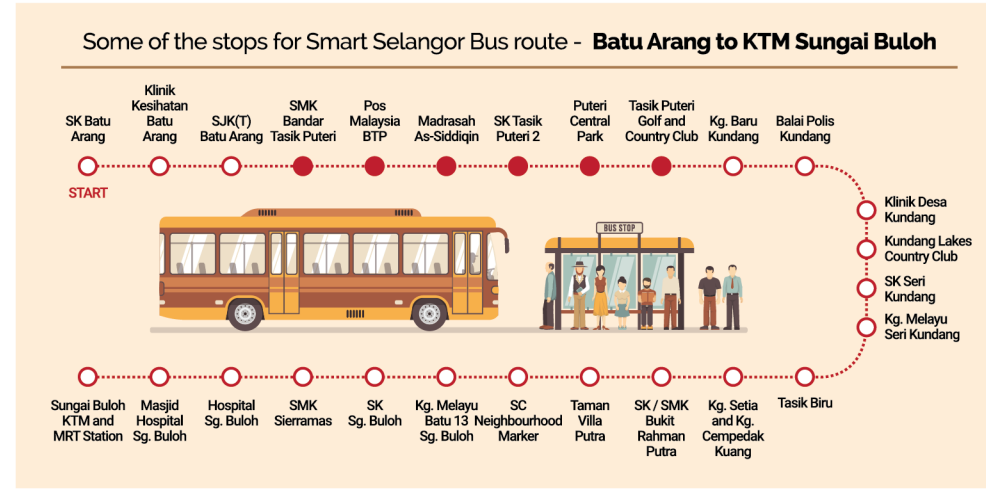
Moving on, with the completed BTP-LATAR Interchange it creates convenient connectivity to the city. With that it makes travelling easier and favourable. Furthermore, BTP influences the quality of the development offered in Rawang. Hence, with the current direction of innovation is important to attract more individuals to come and reside here at BTP.

BTP Township is Featuring 33 acres of lush greenery in its Central Park and 27-hole Tasik Puteri Golf & Country Club. With this BTP is a great place for you and your family to come home and turning it into **"Your Preferred Community Living"**.

In addition, there are more than 10,000 homes in BTP that has been completed to-date. The increasing population of BTP will further advance the urbanisation of ongoing and future developments.

## FREE SHUTTLE BUS SERVICE

There is a free shuttle bus service in BTP and this makes moving around in the surrounding even more convenient because by having a shuttle service it provides a great advantage to the community. By having a free shuttle bus at BTP, transportation is taken care and you won't have to worry about carpooling, renting cars, finding directions or making other messy plans. A shuttle service is easy, convenient and smooth. BTP free shuttle bus service has 4 to 5 stops with this travelling is made easy.



### SPOTLIGHT | Lee shares his vision on Bandar Tasik Puteri developments

**Q&A**

Mr. Lee Kok Wah,  
Bandar Tasik Puteri  
Group Property  
Development /  
Management Service  
Director

**What is the ideal development mix for BTP?**  
BTP is planned to be a mixed development comprising of about 70% residential, 10% commercial and 20% of open spaces, recreational areas, parks and institutional. Industrial development is absent to ensure that the Township is pollution free and a clean and green environment.

**What is your current residential take up in terms of percentage?**  
Our residential development has been very successful with almost 100% of take up rate.

**Does BTP have different concepts for every phase?**  
With each phase of development, our architects and planners in relation to the Master Plan adopts various concepts and theme for each phase to cater for the demand and preferences of purchasers.

**What are your plans for retail development in the area?**  
We take into consideration that retail development is essential to cater for the needs of the residents. In this respect with the maturity of the Township we have embarked on a retail shopping centre with various tenants mix and have also confirmed the setting up of fast food operators in our Urban Commercial Centre. We have also built shops to cater for residences within the neighbourhood for convenience of meeting their daily needs.

**What is the uniqueness of BTP development?**  
Besides being the largest Township North of the Klang Valley, BTP is centrally located amongst some established developments and easily accessible to the Business Central District of Kuala Lumpur. BTP also offers various multitude of design mix to cater for the needs of various sectors of the community.

**How much land does the LYG still have following the development of the current phases?**  
About 40% of Bandar Tasik Puteri is still undeveloped while more than half of it is residential and about 10%, commercial. The remainder has been taken up for recreational parks, open spaces and institutions.

**Full development of BTP is expected to be completed by?**  
Approximately another 15-20 years.

**What is the investment prospect at BTP in consumer point of view?**  
We envisaged that the demand for our products whether it is in the residential or commercial sectors will continue to be very strong as seen in the significant increase in sub sale prices as compared to previous pricing.

**Do you think the uptake for housing in Rawang will improve in the coming years? Can it be due to the high prices in what is termed as prime areas?**  
Rawang will be the next growth centre as development lands are limited and the previous choice areas of proximity to the City Centre have risen astronomically beyond the reach of most investors. The Southern Klang Valley has also seen prices risen to above the affordability level as lands are also developed at a rapid pace resulting in limited development lands, hence the Northern Klang Valley where BTP is located will now be the choice area where prices are still within the reach of majority of the population.

The completion and availability of various expressways such as Latar, Guthrie, North South, NKVE highways etc and ready mass transport have also contributed to easy access to the Kuala Lumpur Business district.

## ON GOING PROJECTS



### ACACIA PARK

- 2-storey Terrace House
- 117 units
- BUA from 1,892 sq. ft.
- Selling price from RM561,000



### PERDANA PARK

- 15-storey Apartment
- 203 units
- BUA 850 & 950 sq. ft.
- Selling price from RM285,000

## PREVIEW



### AVENUE 3 @ MEDAN PUTERI

- 3 & 5 storey Shop Offices
- 25 units
- BUA from 4,196 sq. ft. - 18,952 sq. ft.
- Price from RM1,400,000

## COMING SOON



### PARADISE FAIR

- 2-storey Retail
- Total lettable area - 131,739 sq. ft.
- F&B / groceries / fitness & wellness centres
- Leasing opportunity contact 03-4048 3636





## IN CONVERSATION WITH

### PUAN JESS CHOY POOI YEE

Ahli Majlis Perbandaran Selayang - Zon 18, BTP

Rawang which was known to be one of the earliest satellite towns of Kuala Lumpur is now under the purview of Puan Jess Choy Pooi Yee. We had a chance to gain some insight from Puan Jess regarding the development in Rawang and her plans moving forward for the people and township.

Looking at the vast growth of Rawang town currently, the advantages of staying there compared to the dense population of the central cities is becoming clearer. Rawang is also known for its affordable and peaceful lifestyle, this could be an alternative for those who are looking to work, live and raise a family in KL or Selangor.

"Now it has become a residential suburb of Kuala Lumpur, 80 percent of the MPS is residential" says Puan Jess.

Furthermore, in making BTP a better place to stay there are several plans that will be executed under her purview. One of them will be, implementing a system of two-way traffic to one-way street 7A / 3 (entry) and Jalan 7A / 2 (out) to ease the congestion that often occurs especially in peak times. This will be followed by, providing a special motorcycle or bicycle locked parking area to bring a peace of mind to the owners.

To further enhance the safety of people within the area, she also insists on multiplying the educational safety board to give alert and security when it comes to hazardous situation.

However, more improvements on certain issues could be implemented, which Puan Jess is personally overlooking. An example of such issue is the widespread placements of street hawkers.

"We need to provide a win-win situation from all parties involved, from the vendors themselves to the

customers that they serve. I'm aiming to establish a relocation for the vendors to an allocated area so that they can conduct their businesses in a more orderly manner," she clarifies.

Puan Jess aims to make BTP a successful township that meets the people's needs. In line with this, the city of Rawang welcomes developers like BTP looking to expand its residential, commercial and retail developments in Rawang.

"It promotes and enhances the local economy and stimulate progress in terms of investment and employment opportunities for the locals and others" Puan Jess claims.

She also points out that there is a need to increase the level of connectivity around the Rawang area as it will improve the town's livelihood as a whole. Some of the hotspots to increase public transportation connectivity includes areas of Batu Arang, Kota Puteri, Kuang, BTP and Bandar Rawang.

Apart from that, she also suggested that establishing sports centres like a mini stadium and indoor

stadiums could help supporting the youth's active lifestyle within the areas. Recreation spaces for public like jogging tracks, lakes and outdoor gyms will also encourage more community living in the locale.

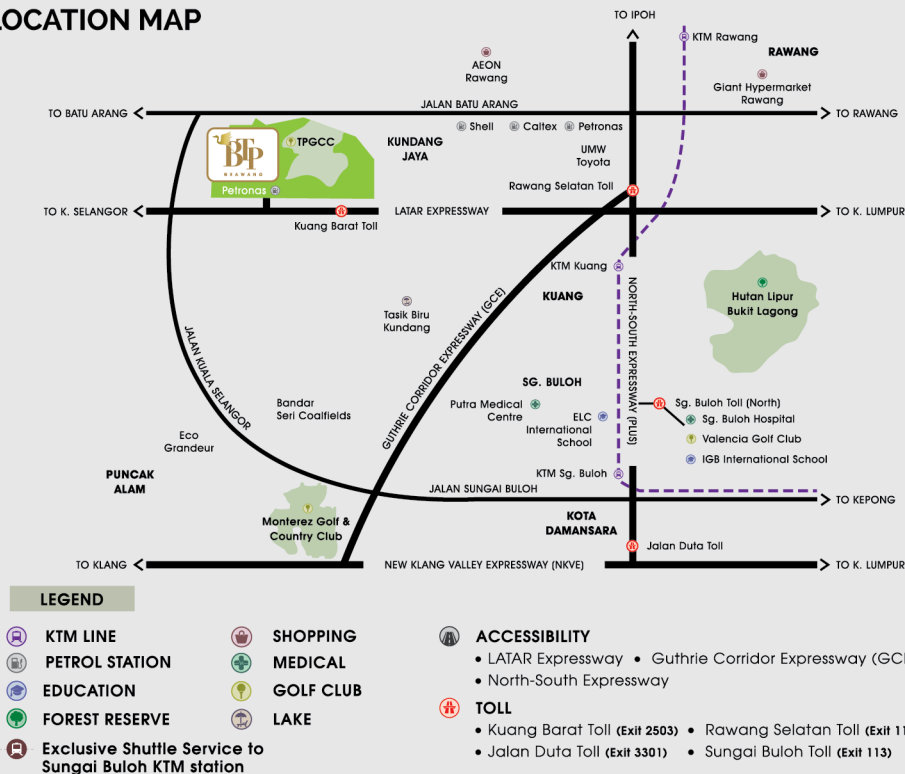
With these amenities in place, BTP will surely grow into community that is physically and mentally progressive.

On the whole, she also encourages more public-private partnerships when adding or enhancing public amenities like bus stops, public toilets, community parks and anything else that is useful for public.

"We emphasis strategic cooperation and are focused on driving KPD Corporate Social Responsibility program that involves private sector involvement" Puan Jess concludes.

For her, townships are creatively developed with precise innovation and care because that space or area will be an essential part of the resident's lives. Due to this, BTP will continue to provide for the creation of a community-based that will ensure its sustainable growth.

### LOCATION MAP



Developed by:  
Rawang Lakes Sdn Bhd  
(122638-K)  
A member of Low Yat Group

Rawang Sales Gallery:  
Lot 1571, Jalan Spine, Bandar Tasik Puteri,  
48020 Rawang, Selangor, Malaysia.  
Tel : 603-6093 5188 / 012-646 5188  
 **BTP Sales Gallery Rawang**

KL Sales Gallery:  
Lot No.G-CDT-A, Trellis between Block C & D,  
Rivercity, Jalan Sultan Azlan Shah, 51200 Kuala Lumpur.  
Tel : 012-715 2881 / 012-350 2881  
 **BTP Sales Gallery Jalan Ipoh**

03-6093 5188

www.btp.com.my

**ACACIA PARK.** Rawang Lakes Sdn Bhd (144638-K) • Developer License : 13749-6/09-2019/0683(L) • Validity Period: 14/09/2017 - 13/09/2019 • Advertisement and Sales Permit No: 13749-6/09-2019/0683(P) • Validity Period: 14/09/2017 - 13/09/2019 • Approving Authority: Majlis Perbandaran Selayang • Building Plan References: Bil (11) dlm.MPS.3/2-1371/1784 (OSC3.0) PB(A)/F4A • Land Tenure: Leasehold 99 years (Expiring on February 2116) • Land Encumbrance: NIL • Type of property: Double Storey Terrace House • Total No. of Unit:117 units (Phase 4A) • Build up area: 1,892sq. ft. - 2,585 sq. ft. • Selling price from RM 561,170.00\* - RM1,134,730.00\* • Expected completion date: October 2020 • Bumiputra 7% discount.

**PERDANA PARK.** Rawang Lakes Sdn Bhd (144638-K) • Developer License : 13749-5/04-2020/01668(L) • Validity Period: 21/04/2019 - 20/04/2020 • Advertisement and Sales Permit No: 13749-5/04-2020/01668(P) • Validity Period: 21/04/2019 - 20/04/2020 • Land Tenure: Leasehold 99 years (Expiring on 25 August 2109) • Land Encumbrance: NIL • Building Plan references: Bil (14) dlm.MPS.3/2-1371/345 (OSC) PB/PIN/FASA2 • Approving Authority: Majlis Perbandaran Selayang • Expected Completion Date: February 2021 • Total No. of Units: Block P3B (103 units) & Block P4 (100 units) • Type: Apartment • Built-Up Area: 850 sq. ft - 1,000 sq. ft • Selling price: From RM 285,000.00\* - RM376,000.00\* • 7% Bumiputra Discount • Disclaimer: The information contained in the advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications and substitution as may be required by the Authorities or recommended by the Architect or Engineer. \*Terms & conditions apply.