



Bayu Heights 2 boasts excellent connectivity and affordable price tags



by  
Ang Hui Hsien

## Jiankun eyes niche residential projects

WITH a history spanning more than three decades and several name changes along the way, Jiankun International Bhd has often found the going tough as it switched its focus to different industries.

Established in 1983 in manufacturing and supplying industrial adhesives, chemicals and gas, it ventured into property development in 2007.

However, Jiankun seems to have found its niche in the development of small to mid-sized residential projects in the Klang Valley.

Executive chairman Datuk Donald Lim is confident the loss-making company will return to the black by the end of its current financial year, thanks to its two new residential projects in Selangor – Bayu Heights 2 in Seri Kembangan and Amani Residences in Puchong.

### Switching focus

Jiankun was first known as Tenco Bhd before being renamed to Nagamas International Bhd when the company first tried its hand in property development.

Its maiden project Nagamas Mantin, comprising 14 shop houses and 53 double-storey terrace houses in Seremban, Negri Sembilan, was launched in 2010 and was fairly successful.

Following a decision to focus on the property development and construction industry, the developer assumed Jiankun as its new name in 2014.

Lim, a former deputy finance minister, says the name was also intended to reflect a Chinese partner coming on board, but the deal fell through at the last minute.

Despite this, the company pushed forward with its restructuring and opted to keep the name as it had an auspicious meaning to Chinese.

In 2015, its construction

- **Developer on the lookout for landbanking opportunities in the Klang Valley and its outskirts**

- **Overseas expansion is also on the cards, but not until after 2018**

division secured a project for 28 three-storey semi-detached factories called Sinar Meranti Technology Park at Puchong South.

The company adopted a new strategy of taking things one step at a time so that more attention could be paid to the quality of its products and differentiating itself from its peers.

Describing Jiankun as a “boutique developer”, Lim harbours hopes of it becoming a leading name in the country’s property development industry.

Timing, however, plays a major factor. “In view of the [slow property] market, it’s a bit tough. At the moment, we are a little cautious and do not want to be too exposed,” he tells *FocusM*.

### Going residential

With an estimated gross development value (GDV) of RM70 mil, Bayu Heights 2 marks the first residential project by Jiankun in

the Klang Valley.

Consisting of 84 units of three-storey link homes located within a guarded community, the 2.63ha freehold project had a successful soft launch last October, recording 100% take-up.

Of this, more than 90% of purchasers have signed the Sales and Purchase Agreement (SPA). Close to 70% of them are below 40 years old.

Lim says the units were snapped up relatively fast as they were attractively priced at between RM673,800 and RM803,800.

Additionally, Bayu Heights 2 is located within the mature Desa Serdang township, which has an array of modern amenities and is conveniently accessible to major highways.

Hence, it comes as no surprise that the project has attracted buyers from surrounding areas as well as those working in Southern Klang Valley but wanting to be close to Kuala Lumpur.

The development is scheduled for completion no later than the middle of next year – a deadline Lim believes the company will have no problem keeping.

“We are not worried about the completion deadline as we are monitoring the project very closely and have a team with a strong engineering background,” he says.

Amani Residences also had its soft launch in October last year. It is located within the well-equipped township of Bandar Puteri Puchong.

## A businessman first

JIANKUN International Bhd executive chairman Datuk Donald Lim is a familiar face, and it’s not surprising as he was a deputy finance minister from 2010 to 2013.

However, Lim stresses that he is a businessman first and foremost, rather than a politician.

An engineer by training, Lim sat on the boards of several listed companies before dipping his hands into politics via the MCA.

During his tenure in property development company PJI Holdings Bhd, he oversaw the completion of Olives Residences in Subang Jaya.

The condominium was a long-delayed project, and Lim recalls chairing meetings every Saturday morning to ensure its completion – a sign of his commitment.

His political involvement began in 1995 when he contested and won the parliamentary seat of Petaling Jaya South.

He then went on to hold several positions in government, including that of deputy information minister and deputy tourism minister.

In 2013, at the behest of Jiankun’s previous owner, he took over the reins of the company and embarked on a mission to steer the loss-making entity towards profit.

He seems to have achieved a fair bit of success in that sense. The company has already raked in profits for the first half and is on track to report similar results for its current financial year.

Jiankun reported a net profit of RM392,000 and RM538,000 for its Q1 and Q2 respectively.

Lim aims to turn Jiankun into a leading property developer in the future



The 39-storey condominium has a GDV of about RM210 mil and features 377 units measuring 732–1,755 sq ft.

As of July, some 270 units have been booked, while the SPA for around 160 units has been signed.

Targeting young families and first-time homeowners who want to live near their parents and workplaces in Puchong, Amani Residences has attracted about 65% of buyers below 40 years.

More than 80% of its buyers are also staying in landed homes but are seeking small and practical living spaces in a secure environment.

Lim is optimistic of the project being fully sold by year-end. He highlights the units’ dual-key concept as a major selling point.

“It’s perfect for those who want to live their private lives and also have the option to rent out to a friend or relative to subsidise their monthly instalments,” he says.

### Planning ahead

Though the company does not possess any land bank at the moment, Lim says it is on the lookout for parcels, particularly in the Klang Valley and its outskirts.

“We are looking to joint venture with landowners as we have expertise in project development, contacts with authorities and

experienced personnel,” he says.

Lim says Jiankun is in the midst of negotiations with several parties and hopes to reach an agreement by year-end.

Overseas expansion is also not out of the equation, as Lim says the company’s personnel have travelled to Cambodia and Indonesia as part of plans to expand into Asean after 2018.

In fact, Jiankun already has a presence in China in the form of 40 units of shop houses near Shenzhen that were completed in 2013 and are currently being leased.

Though ambitious, Lim cautions that the company is treading carefully, particularly now when the property and construction industry faces uncertainties.

“In Malaysia, recent developments in the political arena, such as the impending general election, have resulted in a wait-and-see approach for the industry,” he notes.

Despite this, he remains confident of Jiankun’s projects. “I believe as long as we have a good product and it is carried out properly, we will be able to sell it.

“We don’t have many projects at the moment, so we are able to focus our attention to make sure things are in order. But we are moving ahead, that’s for sure,” he concludes. *FocusM*

# 騰越70

中國報 CHINA PRESS

e路同行

恭賀中國報創刊70週年誌慶

前为新推出发展项目主持推介仪式。  
拿督林祥才前排(右5)日



## 健坤國際有限公司 屋有所值

### Bayu Heights 2 居高臨下環境清幽

另一项坐落在斯里肯邦安帝沙沙登Bayu Heights 2的发展项目，拥有3层楼高的永久地契Bayu Heights 2，共有84个单位及低密度，拥有家庭式客厅及5间卧室+4间浴室概念单位，已获得批准，即将公开销售。

Bayu Heights 2居高临下，可俯瞰着名Bukit Gita Bayu美景，与大自然亲近，环境清幽。附近有医院、商场、学校、博特拉大学、UNITEN大学等。

同时，还可享受到吉隆坡-新街场高速公路的便利，以及通过加影外环公路（SILK）、隆芙大道及南巴生谷大道，前往吉隆坡市区、布城和芙蓉等。

Bayu Heights 2中间单位售价低于80万令吉。目前位于斯里肯邦安No. 2, Jalan Bayu Heights 1. Bayu Heights第1期（Phase 1）已完工，欲知更多有关单位详情，可亲临销售处了解。



健坤国际有限公司（Jiankun International Berhad），1983年在证券交易所正式挂牌交易，始于本地及国际市场天然气、化学及胶粘剂生产工业领域。

后期进军产业开发及建造业发展领域，在雪隆、森美兰等地区，推出多个价格实惠且优质发展项目。

健坤国际于2010年在森美兰文丁推出14间店屋及53间双层排屋单位发展项目。未来展望，将在巴生谷展开2项总值高达2.79亿令吉发展项目。

坐落在蒲种公主城的Amani Residences共管公寓（永久地契）有39层楼高，共377个单位，每单位附有2至4个停车位。业主甚至可以把单位转为dual-key双钥匙住宅，保有隐私自己居住，还可将部分区域出租，获取可观租金。

Amani Residences分别有面积732、883及1755平方尺的单位，即2卧室+2洗手间、3卧

室+2洗手间及4卧室+4洗手间的的设计。生活环境宁静，邻近5有4个MRT站及2所华小，附近有霸级市场、购物中心、医院、学校等。

此外，拥有白蒲大道(LDP)、武吉加里尔高速公路、莎阿南大道（KESAS）和南巴生谷大道（SKVE）大道枢纽的便利，可衔接至梳邦再也、双威、武吉加里尔、布城和赛城等。

每单位售价仅从49万800令吉起。健坤国际有限公司执行主席拿督林祥才日前为新推出发展项目主持推介仪式。

该项目的销售走廊位于蒲种公主城No.10, Jalan Puteri 1/5, 邻近公主城GIANT霸级市场。每周开放7天，早上10时30分至傍晚6时，包括公共假期。

拿督林祥才表示，地理位置优越，加上极具竞争力的售价，对自己公司旗下产业销售非常有信心。

欲知更多详情，请浏览[www.jki.com.my](http://www.jki.com.my)或拨电+6012-329 5886或+603-6263 8869



▲Amani Residences共管公寓地理位置优越，每个单位还提供2个以上的停车位，一流设施，让你享受优质生活。