

Bina Puri offers free 10-year maintenance at Laman Vila

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KUALA LUMPUR: The developer of Laman Vila residential project in Segambut, near Mont'Kiara in Kuala Lumpur, is offering 10 years' free maintenance to homeowners.

This is made possible with the project's adoption of renewable energy. "Solar panels will be installed on top of the houses and via the feed-in tariff scheme, excess energy will be sold back to the national grid," said Bina Puri Holdings Bhd executive director Matthew Tee.

"Income from the sale of energy will be used to maintain the common facilities in Laman Vila. The solar panels cost RM3 million to install," he added.

Laman Vila is jointly developed by Bina Puri and Norwest Holding Sdn Bhd through JV company Bina Puri Norwest Sdn Bhd. It and sits on 3.34 acres (1.35ha) of sloped freehold land. There are only 30 units, of which 22 are 3- and 4-storey garden villas and eight are housed in a low-rise condo block. A soft launch in March saw 30% of the units taken up with the official launch to be held tomorrow.

The built-ups of the garden villas range from 3,921 to 5,459 sq ft. The 4-storey units come with a lift. There are two variants to the condo units. The single floor units have a built-up of 3,446 sq ft while the duplex penthouses are 6,133 sq ft. Prices start from RM2.8 million.

Another unique aspect of the RM101 million development is the covered central driveway for garden villa homeowners to drive directly to their units. There is also a small clubhouse which cost RM2 million and includes a swimming pool, function room, gym and other amenities.

The target market for Laman Vila, said Tee, includes those from around Mont'Kiara and upgraders who wish to move from a condo to landed property. The units are unfurnished for the occupants to renovate to their individual tastes.

Bina Puri is also looking to launch six more projects in 2012. Residential projects include The Puri Tower condominium in Puchong; Petrie Vila in Johor Baru that features landed homes, and two condo projects in Kota Kinabalu, Sabah, namely Jesselton View and One Jesselton. Additionally, there



An artist's impression of Laman Vila which has only 30 units of which 22 are 3- and 4-storey garden villas and eight are housed in a low-rise condo block.

are two mixed developments of Taipan Square, USJ 21 Subang Jaya, and Medini Square in Iskandar Malaysia, Johor.

The total gross development value of these six projects plus Laman Vila is over

RM1.3 billion. Tee said that 2012's sales target is RM250 million.

He also said the company has its plate full for now with about 30 acres under development.