

MINUTES OF MEETING

Venue: Paramount Property , Kota Kemuning Office

Date: 4th of June 2015

Times: From 11:00 am – 4:30pm

Participants

Paramount: Mr Beh Chun Chong, Tan Chiew Beng, Ooi Ee Sze, Teh Hock Lye,

CPG: Mr Lee Soo Khoong, Van Anh Hoang

BH Yew: Mr Tan Ching Kee, Rachael Lim

A- General:

Working towards next DDMR meeting (probably the end of June), to get approval and proceed to KM submission.

Submission approval will take 1 year (6 months for planning and 6 months for Building Plans). Construction for piling will be 6 months, and buildings will be at least 15 months. Total of 33 months means we just barely make it for Q2 of 2018.

The aim is to complete phase 1a and b at the same time as KDU, which is 2nd quarter 2018.

Suggest to include in our presentation the future connection of the current 20.3 acre site to the 13.5 acre site.

B- Masterplan:

1. To prevent possible delay in submission process, suggest to submit the whole 20.3 acres site, divided in 3 plots.

- Plot 1: 5 acres including Hotel/ Dual key apartment/ Service Apartment/ Retail (no shopping mall)
- Plot 2: The shoplots and soho (no more office)
- Plot 3: Service apartment

2. In view of carpark efficiency, structural grid to be 8.4m x 8.4m.

3. To recommend to the Board to develop plot 1 (5 acres) and 2 together. Plot 2 construction can start 6 months later then plot 1, because it is low-rise.

4. Generally no objection to the layout and zoning of the proposal (free-hand) for masterplan. (attach this to the minutes of meeting.

C- Product design

1 Plot 1: To cap plot ratio to 3.4

2.1 Hotel:

- Confirmed to go ahead. Hotel to be pitched for visitors to KDU and parents of KDU students. Target student population for KDU is 5,000 and they expects students as far as Kedah, which means most parents will drive to here and will need carparking. Hotel to benchmark 'Citizen M' and nightly rate to cap at RM200. Paramount is looking for hotel operator. 264 keys of 280 sqft per room.

- Simple hotel amenities: All day dining, lobby to be on 1 floor, need to be close proximity to KDU.
 - All other amenities such as conventional centre, meeting rooms and ball rooms: no need to provide as KDU has the facilities.
 - Can have roof-top bar
 - Standard/Executive(27sqm), Studio (40sqm), no suits, need input from hotel operator for more details.
- 2.2 Dual-key apartment:
- Typologies: follow the Product Design Document sent by Chiew Beng
- 2.3 Soho/Service Apartment:
- To put Soho into a tower at plot 1 and this is to be completion in time for KDU completion in Q2 of 2018. If it is deemed desirable to have Soho at plot 2 then this will be extra to the requirement of 300 beds. Plot 1 will therefore have 1 soho (apartment) tower, and 1 dual-key tower. Total to have 400 units. Mall will be reduced to Arcade, and there will have to be multi-storey carpark for residents.
- 2.4 Commercial:
- No more shopping mall, but conceive it as an Arcade with shops catering mainly to KDU needs (cafe, laundry, post-office, etc.). Agreed to the proposed theme of sports, healthy life-style.
2. Plot 2:
- 1.1 Shop lots:
- 3 storeys, sales and leased back, back side corridor.
 - Individual toilet
 - Individual staircase or common staircase? Need to confirm.
 - Lift is required or not? Need to confirm.
 - Shop at Plot 2 to be 1,500 sqft dimension of 18m x 8.4m. All shops are for sales and lease back in order that Paramount can control shop mix. To have one row (3 floors) instead of 2 rows.
- 1.2 Soho:
- 3 storeys in which the ground floor can be for F&B, with secure entrance, centralized lobby, segregated into male in female wings.
 - To cater have 300 beds (150 rooms), total area is 160,000 sqft.
- 1.3 No office
- 1.4 Need multi-storey carpark
3. Plot 3:
- 3.1 Service Apartment:
- Core design: Reduce 1 lift, double-door rubbish chute, pressurized staircase, check all the door that facing M&E and staircase door.
 - Typologies: follow the Product Design Document sent by Chiew Beng.
 - Where residential unit size is 850 sqft, to make it slightly smaller in order to reduce carpark provisions
 - In order for foreigners to be eligible to buy, to have 25% of the 400 units in Plot 1 to be worth RM 1m or more. Two ways to do it - floor way of at least 2,000 sqft or fully fitted out unit of at least 1,500 sqft.
- 3.2 Multi-storey carpark is a must.
- 3.3 Basement carpark:
- Carpark size to be 5m x 2.5m.

- Water table is 0.7m below road surface, therefore semi-basement.
- For column size for carpark, limit is 850 x 850 since plaster will be needed.)

Next meeting: 1 week before next DDMR meeting (to be confirmed)