www.thelightwaterfront.com

**Jelutong Development Sdn Bhd**
Suite 16-01, Menara IJM Land,
1, Lebuh Tunku Kudin 3, 11700 Gelugor, Penang, Malaysia
Tel: +604-296 1333 Fax: +604-296 1334 ask@ijm.com

IJM LAND
An IJM Company

A masterful choreography in unrivalled waterfront living, THE LIGHT COLLECTION III is designed to capture the privileges of an enriching lifestyle, whilst embracing sustainability and establishing a sense of privacy for its residents.

SITE PLAN

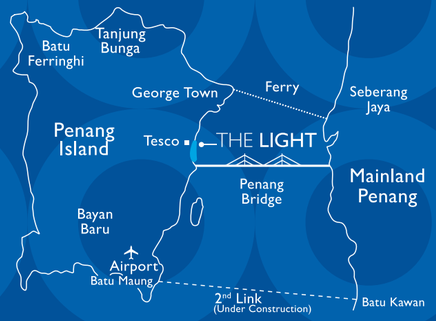
1: SWIMMING POOL
2: CHILDREN'S POOL
3: JACUZZI
4: GYMNASIUM
5: SAUNA + STEAMBATH
6: SQUASH
7: BBQ AREA
8: MULTI-PURPOSE HALL
9: READING ROOM
10: PLAYGROUND
11: KID'S PLAY ROOM
12: GAMES ROOM

# THE LIGHT COLLECTION III

THE LIGHT Waterfront Penang is strategically located on the eastern coast of Penang island, a short ride from the airport and easily accessible via road, bridge and water links.

Global and regional connections by air are easy via Penang International Airport which is serviced by regional and international airlines. Travel by road from Peninsula Malaysia is fast along the North South Highway and easy around Penang island. The Penang Bridge and numerous expressways help to speed road travel to destination.

Located a short distance from Penang Bridge, THE LIGHT will be connected directly to it. A second Penang Bridge, currently being built, will bring added access to THE LIGHT.



## MASTER PLAN

**PHASE ONE**
RESIDENTIAL

**PHASE TWO**
MIXED DEVELOPMENT

**PHASE THREE**
SEAFRONT PARK

A masterful choreography in unrivalled waterfront living, THE LIGHT COLLECTION III is designed to capture the privileges of an enriching lifestyle, whilst embracing sustainability and establishing a sense of privacy for its residents.

A masterful choreography in unrivalled waterfront living, THE LIGHT COLLECTION III is designed to capture the privileges of an enriching lifestyle, whilst embracing sustainability and establishing a sense of privacy for its residents.

It comprises a blue-chip collection of 20 duplex townhouses and 170 units of condominium suites in an assemblage so cleverly designed and meticulously crafted, the beauty of contemporary living emerges. With every structure and every detail so intimately integrated, living here is set up for prevailing bliss.

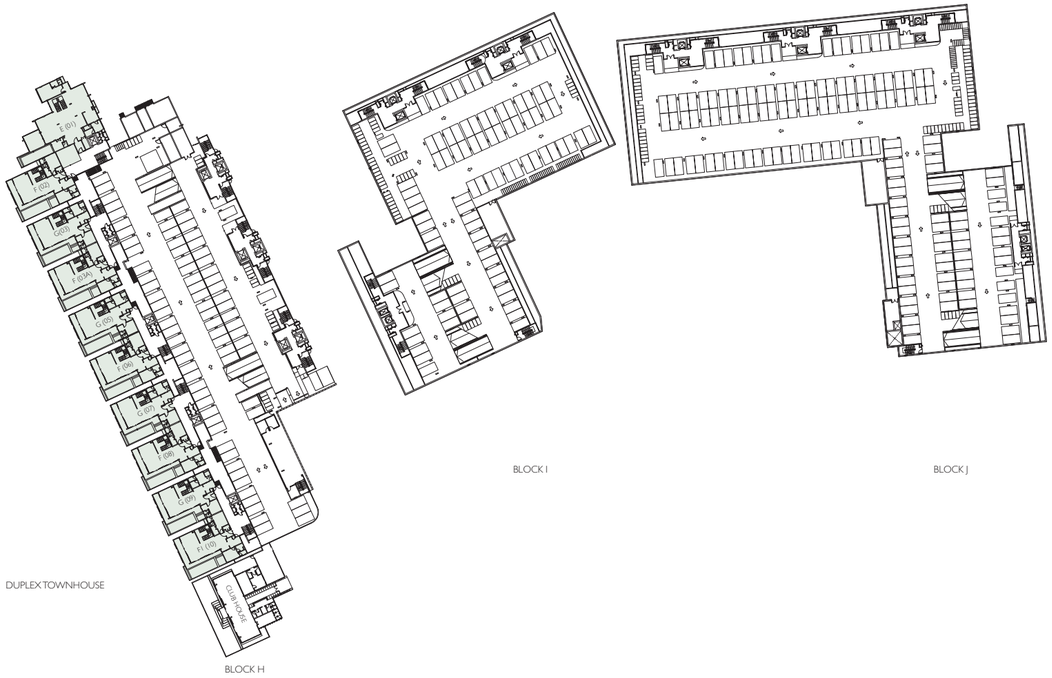
Contemporary in design, THE LIGHT COLLECTION III showcases the waterfront's stunning panoramic views with edgy allure. Every home in this collection is created for the ultimate in waterfront living, underscored by a brilliant play of light, space, water and greenery to evoke a greater sense of beauty, exclusivity and relaxed luxury.

Its duplex townhouses enjoy unobstructed sea views whilst condominium suites face breathtaking panoramic views of the kind only glimpsed on resort style holidays.

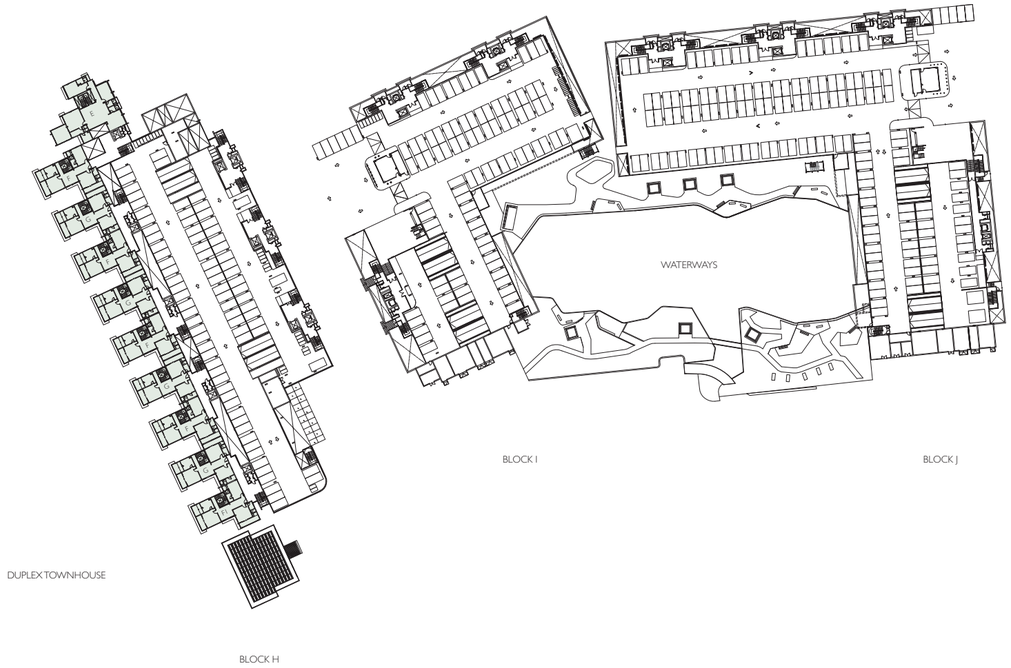
# THE LIGHT COLLECTION III

FLOOR PLANS & SPECIFICATIONS

# STOREY PLANS




SEMI-BASEMENT

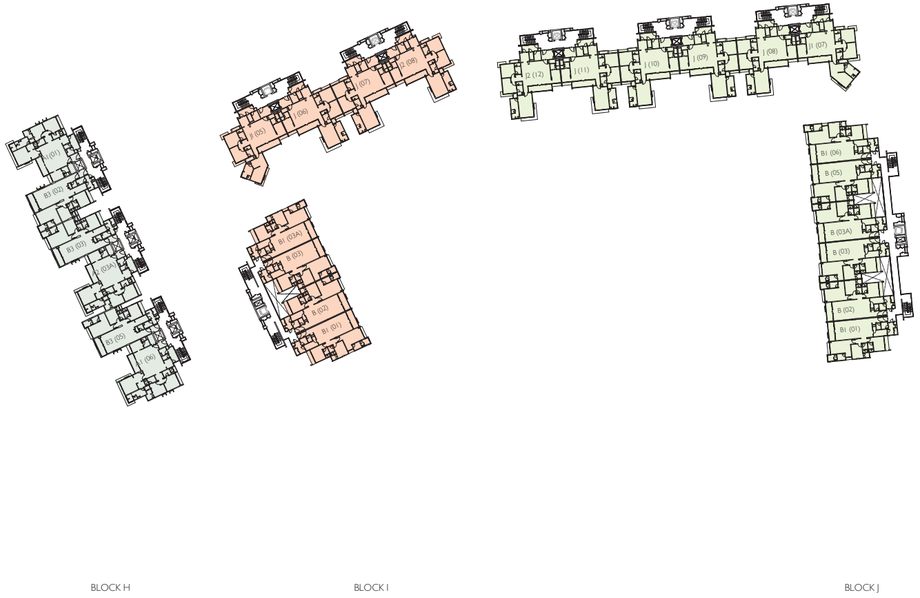



LEVEL 1

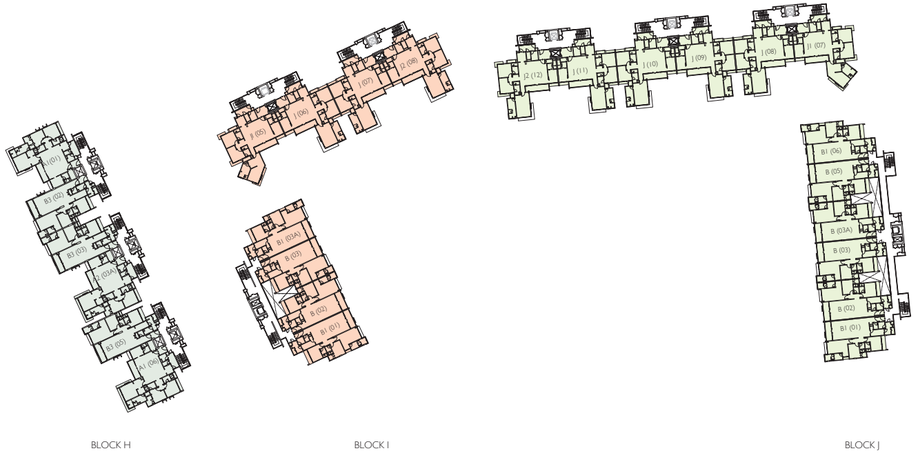
LEVEL 2

LEVEL 3

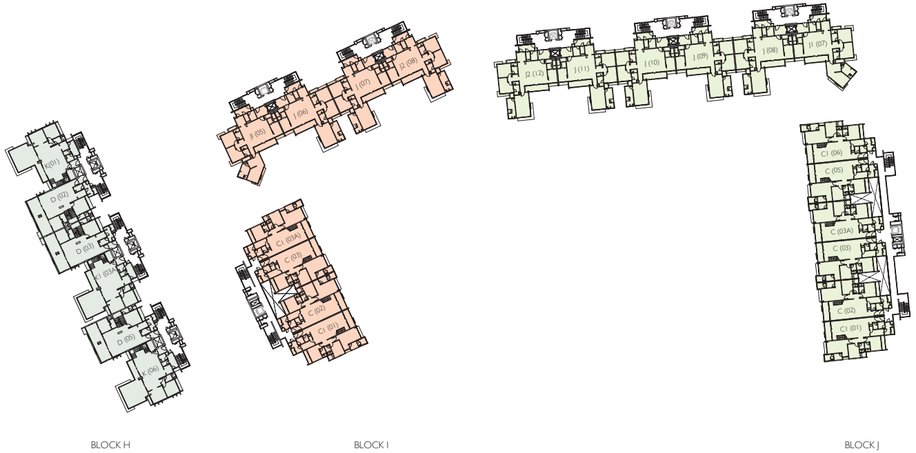
LEVEL 3A



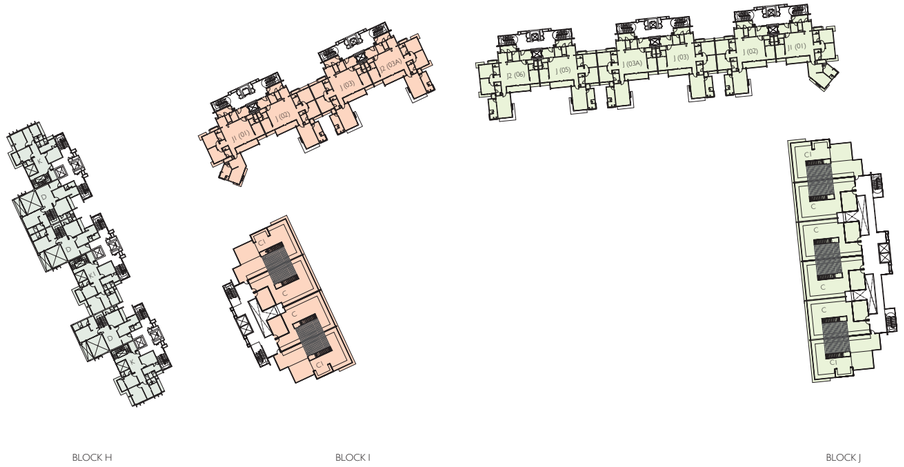

LEVEL 5



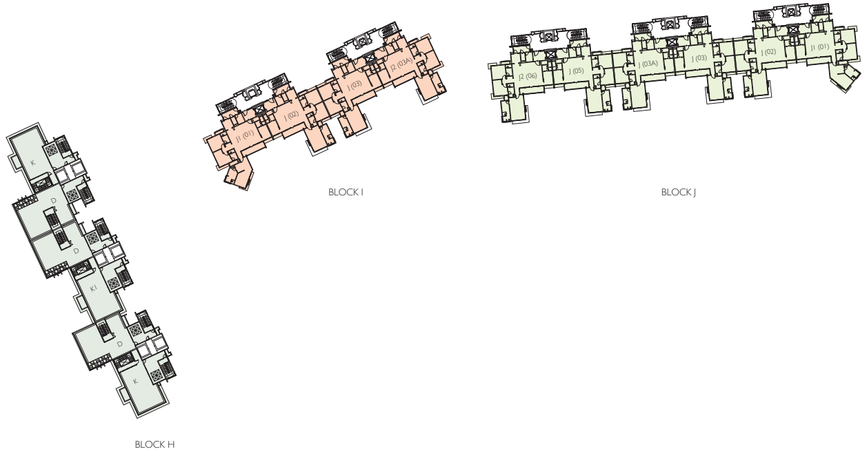

LEVEL 6



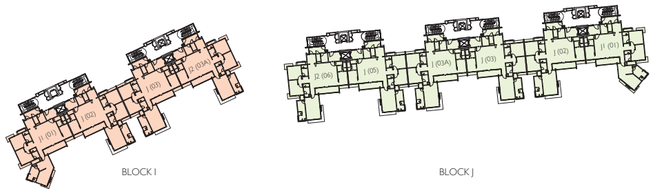

LEVEL 7




LEVEL 8



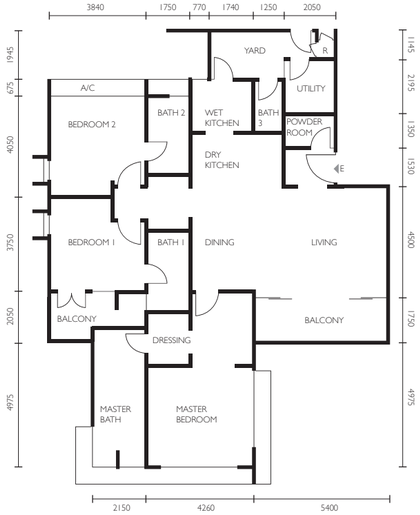

LEVEL 9



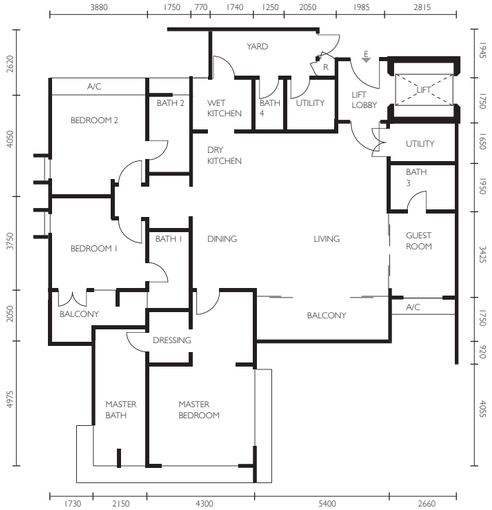

LEVEL 10

# FLOOR PLANS

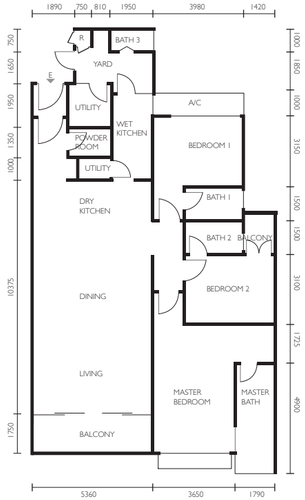
A



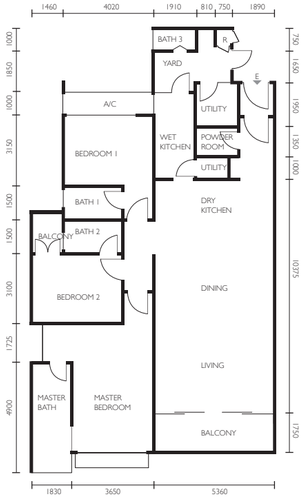

**Type A -** Main Parcel: 171m² (1841 sf)




**Type A1 -** Main Parcel: 200m² (2153 sf)



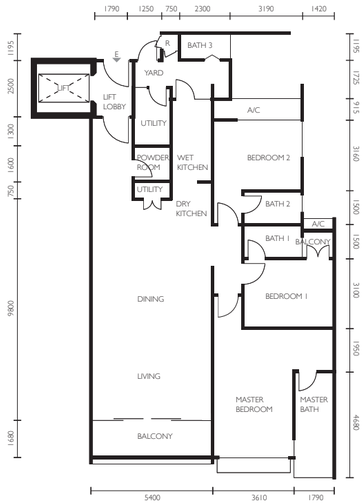

**Type B -** Main Parcel: 173m² (1862 sf)



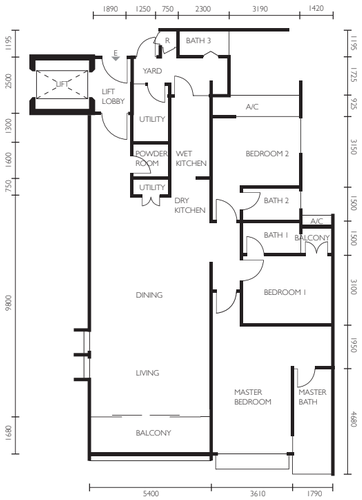

**Type B1-** Main Parcel: 172m² (1851 sf)

B

**Type A2 -** Main Parcel: 200m² (2153 sf)

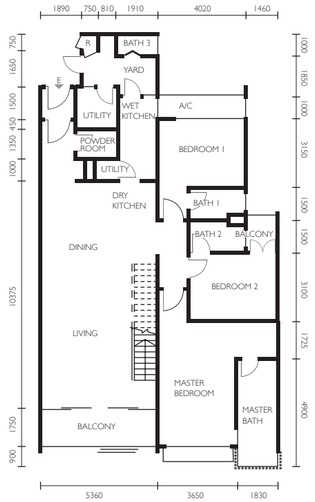



**Type B2 -** Main Parcel: 175m² (1884 sf)

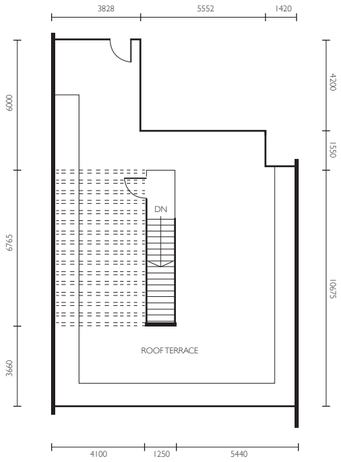



**Type B3 -** Main Parcel: 175m² (1884 sf)

C

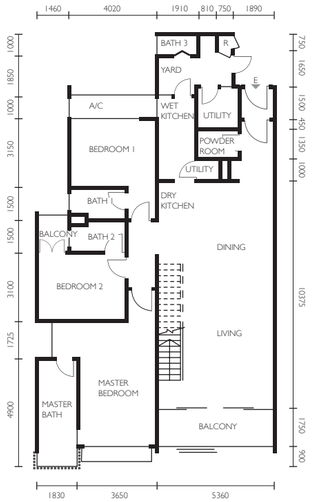



Type C Lower

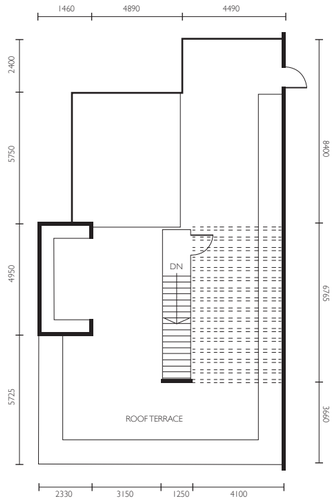



Type C Upper

Main Parcel: 173m² (1862 sf)
Roof Terrace (Accessory Parcel): 146m² (1572 sf)




Type C1 Lower

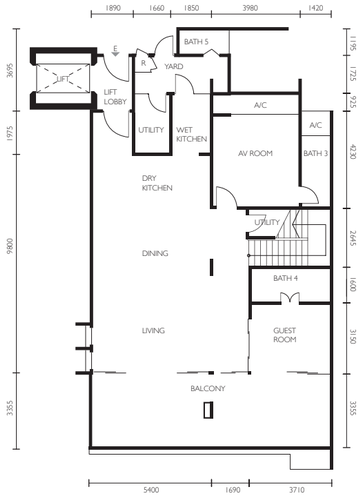



Type C1 Upper

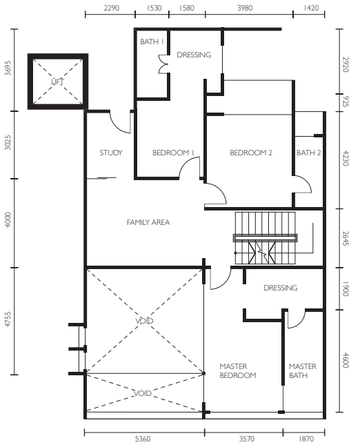
Main Parcel: 172m² (1851 sf)
Roof Terrace (Accessory Parcel): 183m² (1969 sf)

C

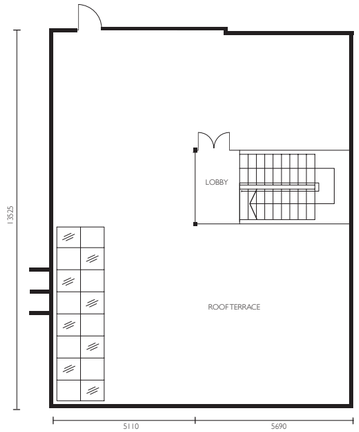
D




Type D Lower



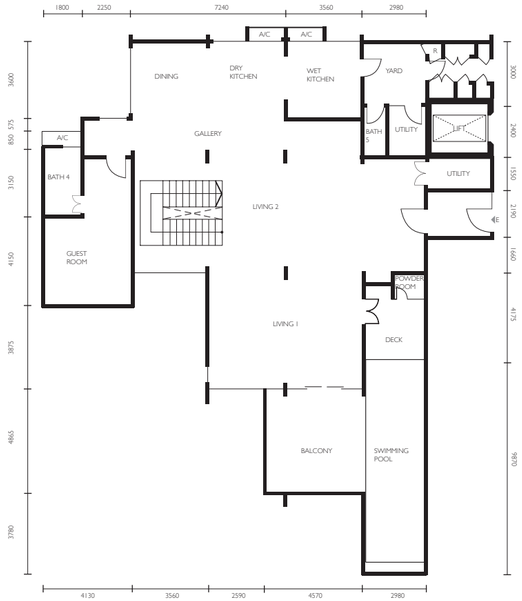

Type D Upper



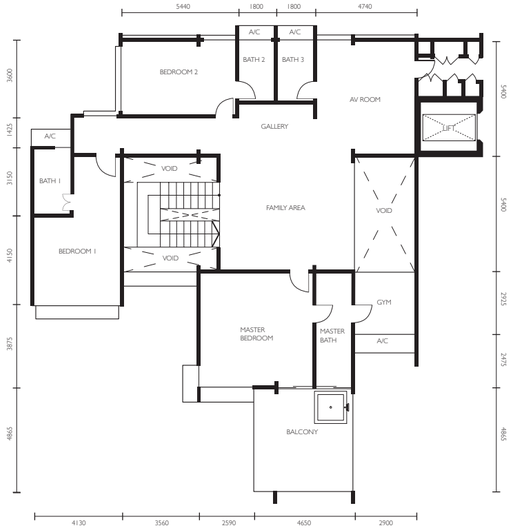

Type D Roof Terrace

Main Parcel: 318m² (3423 sf)
Roof Terrace (Accessory Parcel): 118m² (1270 sf)

E




Type E Lower

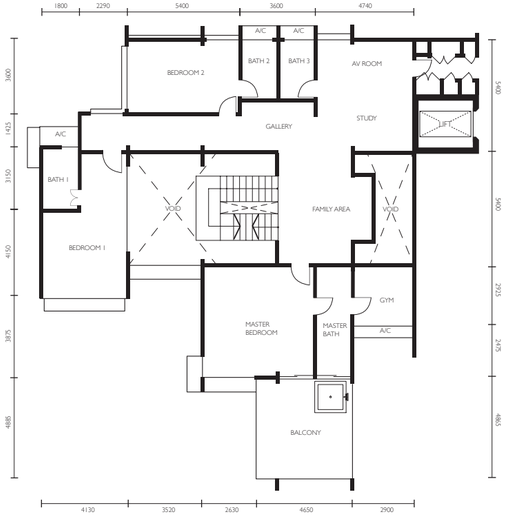



Type E Upper

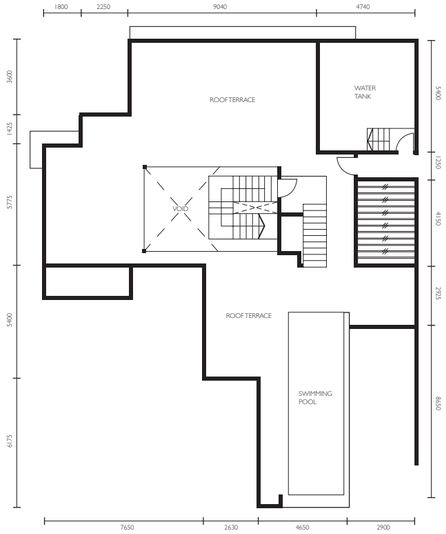
Main Parcel: 483m² (5199 sf)
Deck & Swimming Pool (Accessory Parcel): 38m² (409 sf)

E

Type E1 Lower



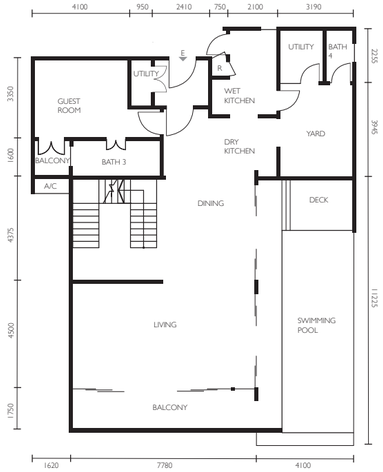

Type E1 Upper




Type E1 Roof Terrace

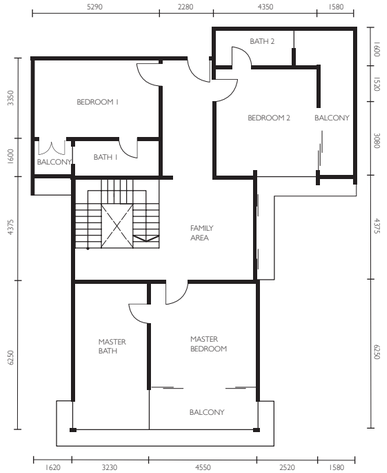
Main Parcel: 473m² (5091 sf)
Roof Terrace & Swimming Pool (Accessory Parcel): 191m² (2056 sf)

F

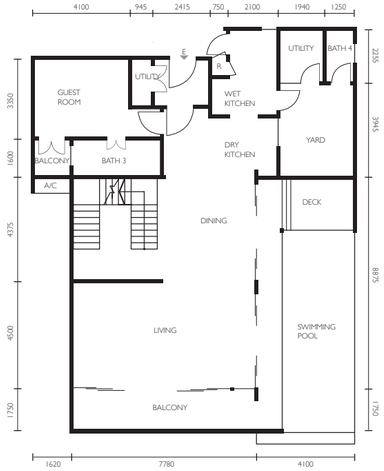



Type F Lower

Main Parcel: 310m² (3337 sf)
Deck & Swimming Pool (Accessory Parcel): 46m² (495 sf)

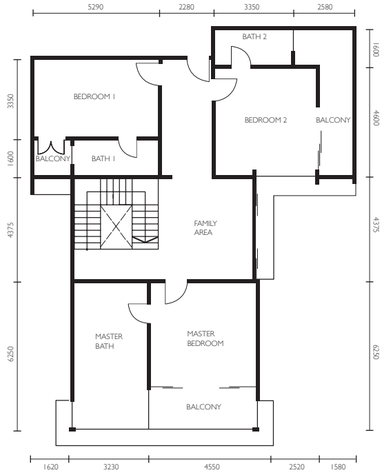



Type F Upper



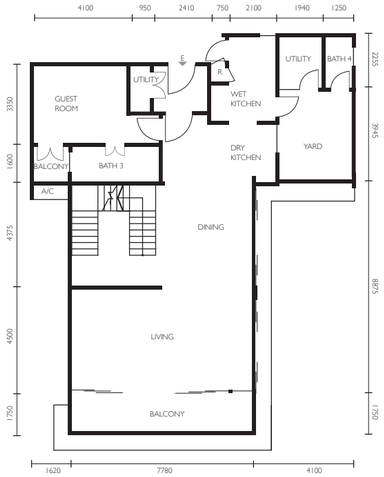

Type F1 Lower

Main Parcel: 310m² (3337 sf)
Deck & Swimming Pool (Accessory Parcel): 46m² (495 sf)

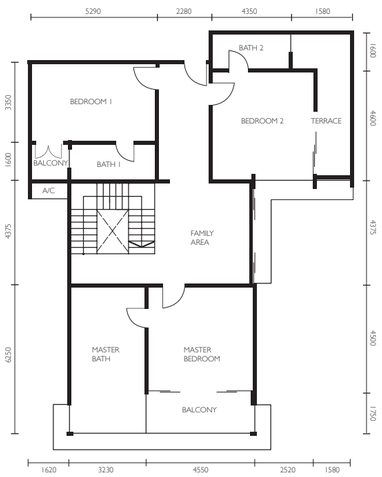



Type F1 Upper

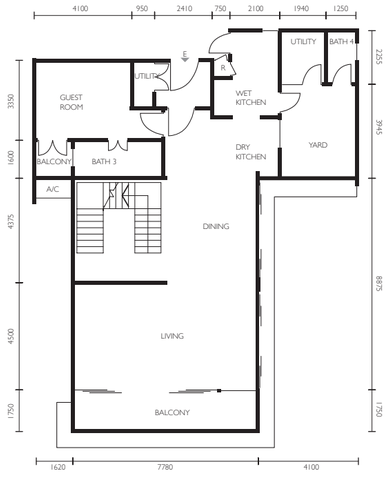
F



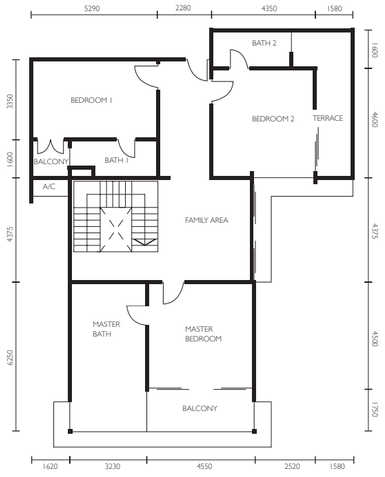

Type F2 Lower




Type F2 Upper

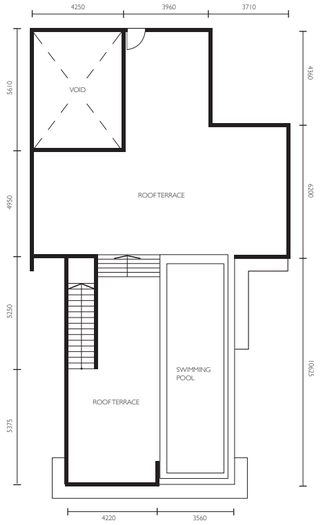



Type F3 Lower



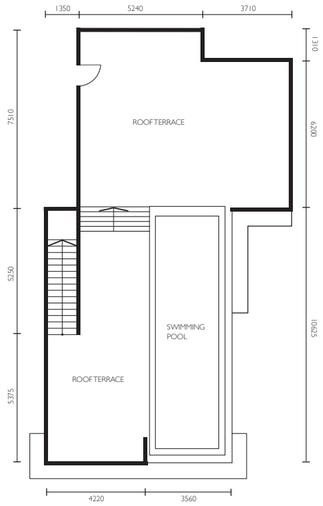

Type F3 Upper

F




Type F2 Roof Terrace

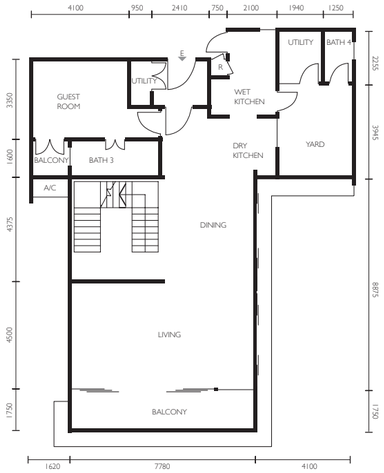
Main Parcel: 300m² (3229 sf)
Terrace, Roof Terrace & Swimming Pool (Accessory Parcel): 179m² (1927 sf)



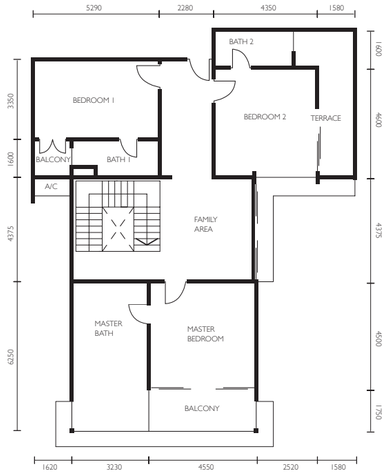

Type F3 Roof Terrace

Main Parcel: 300m² (3229 sf)
Terrace, Roof Terrace & Swimming Pool (Accessory Parcel): 155m² (1669 sf)

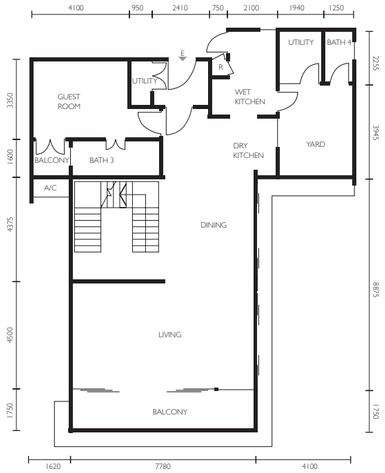
F



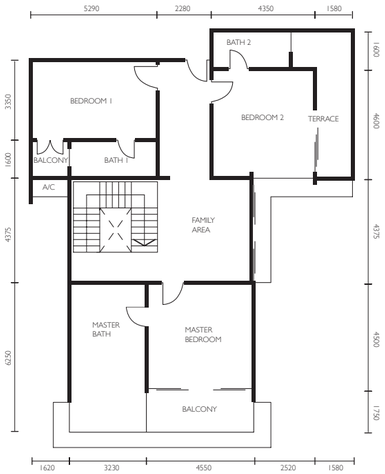

Type F4 Lower



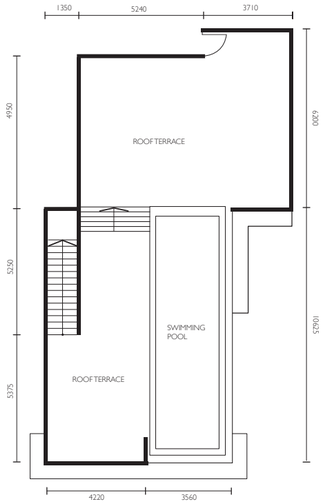

Type F4 Upper




Type F5 Lower

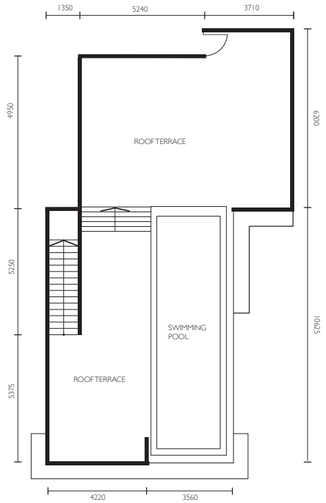



Type F5 Upper




Type F4 Roof Terrace

Main Parcel: 300m² (3229 sf)
Terrace, Roof Terrace & Swimming Pool (Accessory Parcel): 142m² (1529 sf)

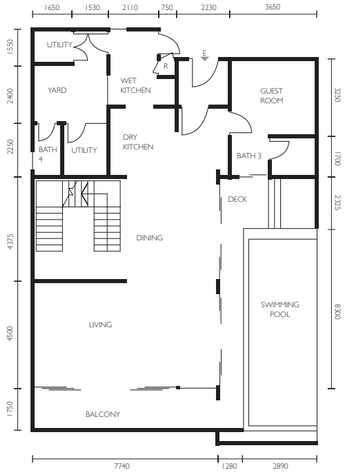



Type F5 Roof Terrace

Main Parcel: 300m² (3229 sf)
Terrace, Roof Terrace & Swimming Pool (Accessory Parcel): 142m² (1529 sf)

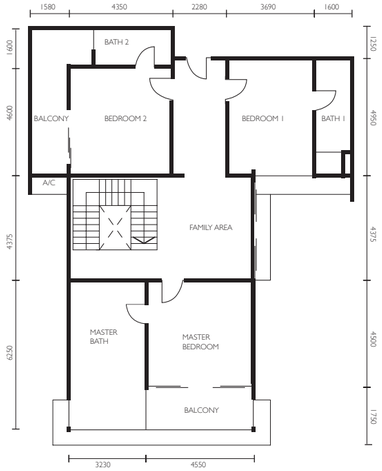
F

G

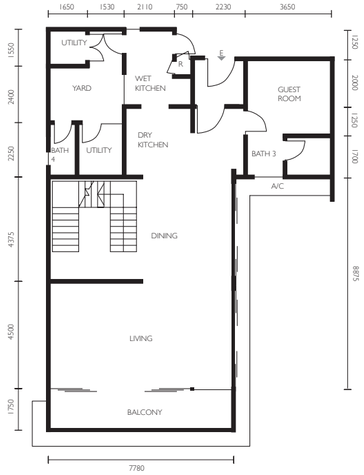



Type G Lower

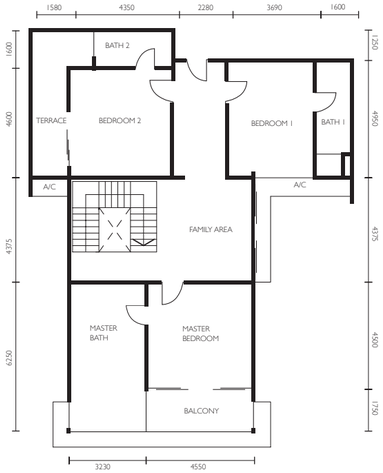
Main Parcel: 301m² (3240 sf)
Deck & Swimming Pool (Accessory Parcel): 46m² (495 sf)



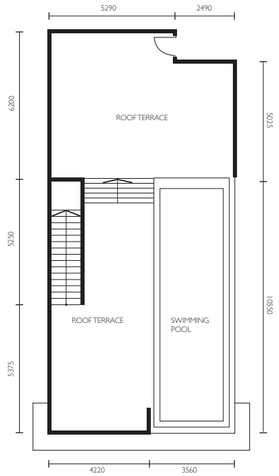

Type G Upper




Type G1 Lower



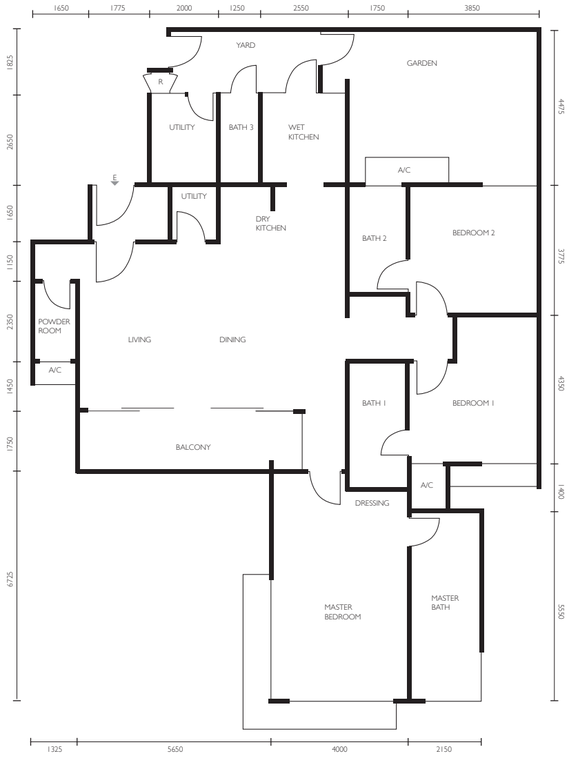

Type G1 Upper




Type G1 Roof Terrace

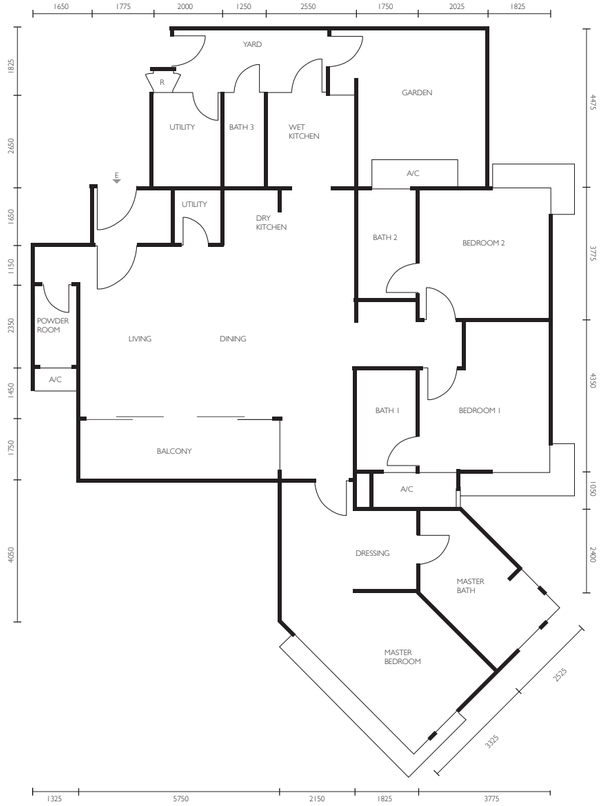
Main Parcel: 292m² (3143 sf)
Terrace, Roof Terrace & Swimming Pool (Accessory Parcel): 138m² (1486 sf)

G




Type H

Main Parcel: 180m² (1938 sf)
Garden (Accessory Parcel): 27m² (291 sf)

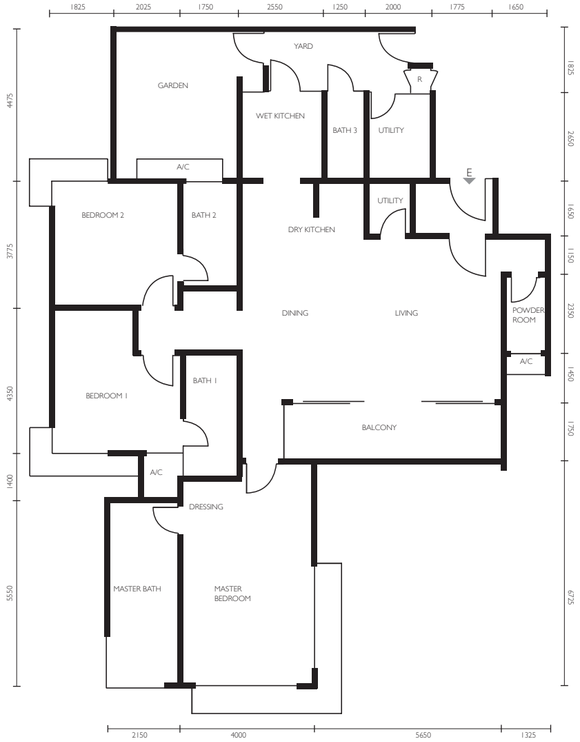



Type H1

Main Parcel: 178m² (1916 sf)
Garden (Accessory Parcel): 18m² (194 sf)

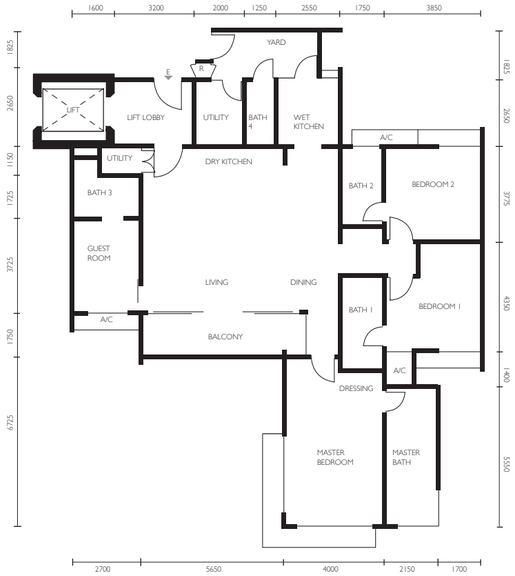
H

H



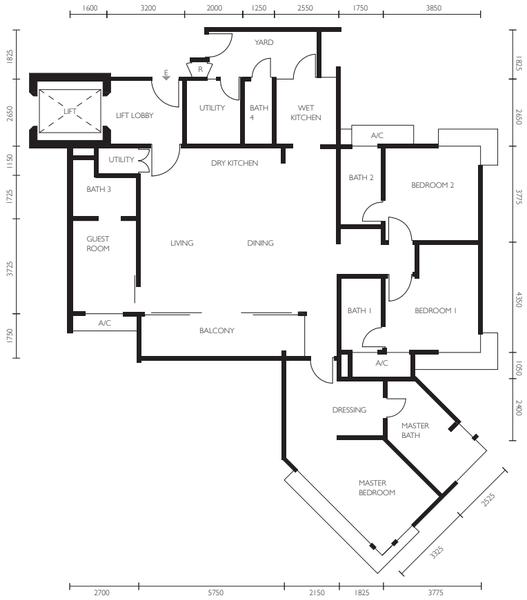

Type H2

Main Parcel: 180m² (1938 sf)
Garden (Accessory Parcel): 18m² (194 sf)



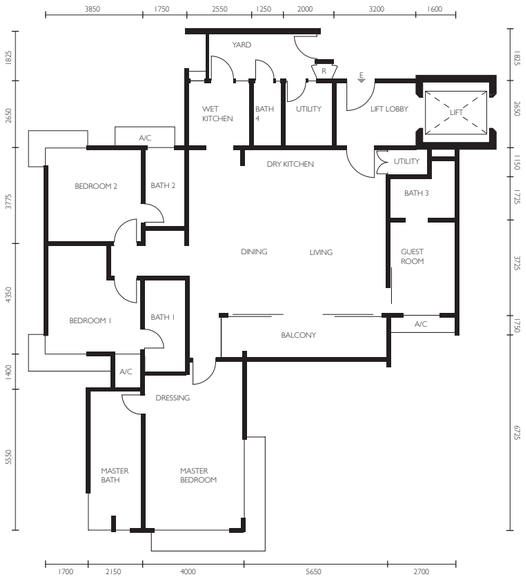

Type J - Main Parcel: 202m² (2174 sf)

J

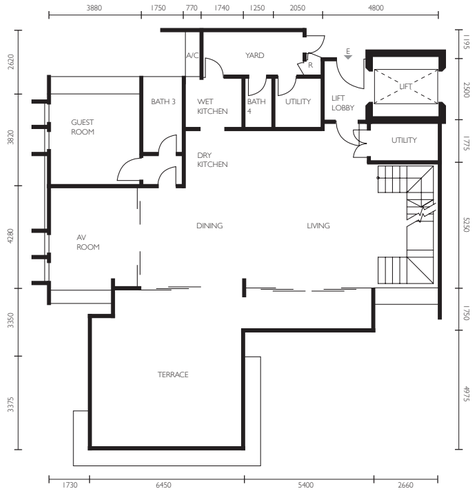



Type J1 - Main Parcel: 201m² (2164 sf)

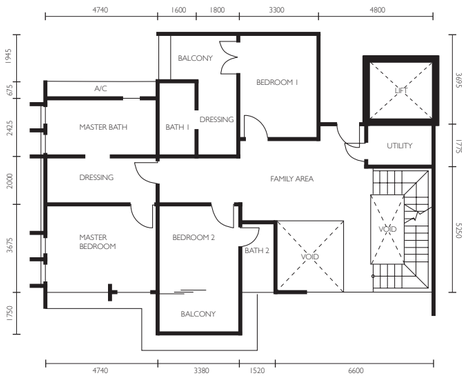
J




**Type J2** - Main Parcel: 202m² (2174 sf)

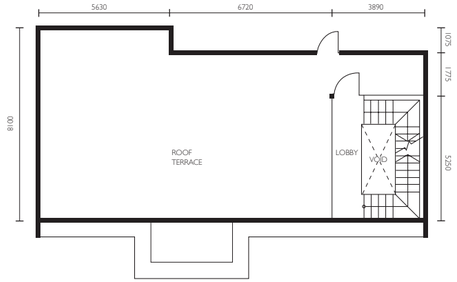



Type K Lower




Type K Upper

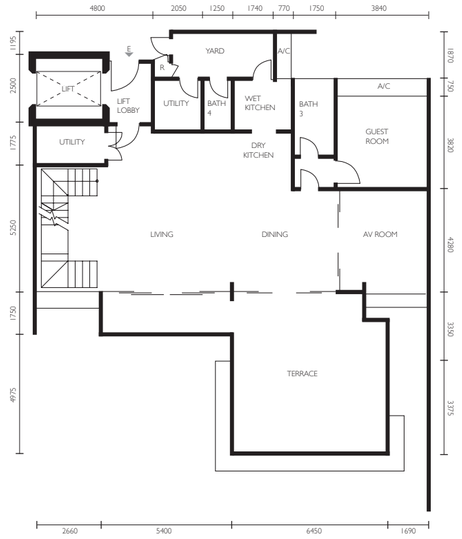
K



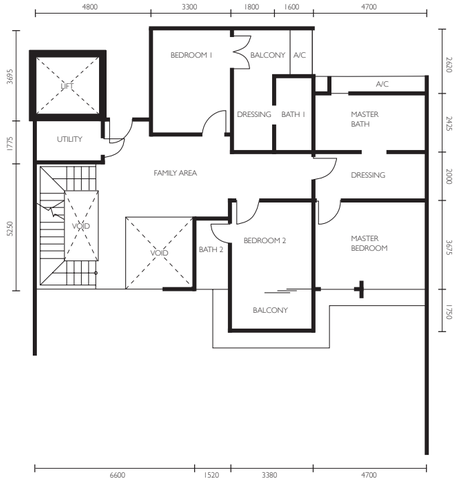

Type K Roof Terrace

Main Parcel: 299m² (3218 sf)
Terrace & Roof Terrace (Accessory Parcel): 152m² (1636 sf)

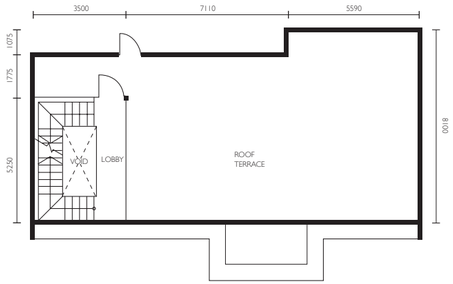
K




Type K1 Lower




Type K1 Upper




Type K1 Roof Terrace

Main Parcel: 298m² (3208 sf)
Terrace & Roof Terrace (Accessory Parcel): 151m² (1626 sf)

# SPECIFICATIONS

| | |
|---|---|
| Piling: | Piling as determined by the Engineer |
| Structure: | Reinforced concrete frame |
| Walls: | Common brickwall or cement sand brickwall to external wall<br>Cement sand brickwall to internal wall |
| Roof: | Reinforced concrete roof<br>Skylight (where relevant, refer to Appendix "B") |
| Ceiling: | Skimcoat to soffit of slab<br>Plaster ceiling board to Bathroom |
| Windows: | Powder Coated Aluminium frame with tinted glass<br>Balcony Screen, Window Sliding Screen & Yard Screen<br>(where relevant, refer to Appendix "B") |
| Doors: | MS grille door and solid door to Main Entrance<br>Flush door to others<br>Aluminium frame glass door to Balcony & Garden (if any)<br>Aluminum louvres door to Refuse |
| Ironmongery: | Lever handle lockset |
| Painting: | Weather resistant emulsion paint to external wall<br>Emulsion paint to internal wall |
| Wall Finishes: | Ceiling height ceramic wall tiles to Bathroom<br>Plaster & paint to others |
| Floor Finishes: | Timber flooring to Bedroom<br>Ceramic tiles to Refuse, Bathroom & Utility<br>Porcelain tiles to Living, Dining & Kitchen |
| Sanitary and Plumbing Installation: | Refer to Appendix "A" |
| Electrical Installation: | Refer to Appendix "C" |

SCHEDULE OF SANITARY FITTINGS — Appendix "A"

| Item | Description\Type | A | A1 | A2 | B | B1 | B2 | B3 | C | C1 | D | E | E1 | F | F1 | F2 | F3 | F4 | F5 | G | G1 | H | H1 | H2 | J | J1 | J2 | K | K1 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Shower Screen | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 3 | 5 | 5 | 5 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 |
| 2 | Shower With Mixer | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 3 | 5 | 5 | 5 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 |
| 3 | Wash Basin With Mixer C/W Vanity Top | 4 | 5 | 5 | 3 | 3 | 3 | 3 | 3 | 3 | 5 | 6 | 6 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 5 |
| 4 | Wash Basin | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 |
| 5 | Water Closet | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 6 | 7 | 7 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 6 | Bath Tub | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 7 | Toilet Paper Holder | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 6 | 7 | 7 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 8 | Bidet Tap With Hose | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 6 | 7 | 7 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 9 | Bib Tap | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 4 | 4 | 6 | 8 | 8 | 9 | 9 | 9 | 9 | 6 | 7 | 4 | 4 | 4 | 3 | 3 | 3 | 6 | 6 |
| 10 | Stainless Steel Sink | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 11 | Sink Pillar Tap | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 12 | Swimming Pool | - | - | - | - | - | - | - | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - | - | - | - | - | - | - |

Appendix "B"

| Item | Description\Type | A | A1 | A2 | B | B1 | B2 | B3 | C | C1 | D | E | E1 | F | F1 | F2 | F3 | F4 | F5 | G | G1 | H | H1 | H2 | J | J1 | J2 | K | K1 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Skylight | - | - | - | - | - | - | - | - | - | √ | - | √ | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2 | Balcony Screen | - | - | - | √ | √ | √ | √ | √ | √ | √ | - | - | √ | √ | √ | √ | √ | √ | √ | √ | - | - | - | - | - | - | - | - |
| 3 | Window Sliding Screen | √ | √ | √ | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | √ | √ | √ | √ | √ | √ | - | - |
| 4 | Yard Screen | - | - | - | - | - | - | - | - | - | - | - | - | √ | √ | √ | √ | √ | √ | √ | √ | - | - | - | - | - | - | - | - |

SCHEDULE OF M & E POINTS — Appendix "C"

| Item | Description\Type | A | A1 | A2 | B | B1 | B2 | B3 | C | C1 | D | E | E1 | F | F1 | F2 | F3 | F4 | F5 | G | G1 | H | H1 | H2 | J | J1 | J2 | K | K1 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Distribution Board | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| 2 | Lighting Point | 29 | 36 | 36 | 30 | 30 | 30 | 30 | 30 | 30 | 45 | 67 | 65 | 47 | 47 | 50 | 50 | 50 | 50 | 43 | 46 | 31 | 31 | 31 | 33 | 33 | 33 | 53 | 53 |
| 3 | Ceiling Fan Point | 5 | 6 | 6 | 4 | 4 | 5 | 5 | 5 | 5 | 8 | 9 | 9 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 5 | 5 | 5 | 6 | 6 | 6 | 8 | 8 |
| 4 | 13A Switch Socket Outlet | 33 | 35 | 35 | 32 | 32 | 33 | 33 | 33 | 33 | 48 | 46 | 46 | 43 | 43 | 43 | 43 | 43 | 43 | 44 | 43 | 29 | 29 | 29 | 35 | 35 | 35 | 47 | 47 |
| 5 | 13A Switch Socket Outlet (Weatherproof Type) | 1 | 1 | 1 | - | - | 2 | 2 | 2 | 2 | 1 | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | - | - | - | 2 | 2 |
| 6 | Air-Cond Point | 5 | 6 | 6 | 5 | 5 | 5 | 5 | 5 | 5 | 8 | 9 | 9 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 5 | 5 | 5 | 6 | 6 | 6 | 9 | 9 |
| 7 | Water Heater Point | 4 | 5 | 5 | 3 | 3 | 3 | 3 | 3 | 3 | 6 | 6 | 6 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 5 |
| 8 | Kitchen Appliances Point | 2 | 2 | 2 | 3 | 3 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 |
| 9 | Telephone Point | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 10 | TV Point | 4 | 5 | 5 | 4 | 4 | 4 | 4 | 4 | 4 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | 4 | 5 | 5 | 5 | 7 | 7 |
| 11 | Internet Point | 4 | 5 | 5 | 4 | 4 | 4 | 4 | 4 | 4 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 4 | 4 | 4 | 5 | 5 | 5 | 7 | 7 |

Developer's License No: 8140-7/02-2018/01217(L) • Validity Period: 03/02/2017 - 02/02/2018 • Advertising Permit No: 8140-7/02-2018/01217(P) • Validity Period: 03/02/2017 - 02/02/2018 • Land Tenure: Freehold • Approving Authority: Jabatan Perancang Bandar & Desa Pulau Pinang • Car Park: Accessory Parcel (Except for Visitor Carpark) • Land Encumbrances: Nil • 5% Discount for Bumiputra • **THE LIGHT POINT** • Approved Building Plan No: JPBD/PG/P2/PB-0043 • Min. Price: RM 1,209,600 • Max. Price: RM 3,336,900 • Expected Date of Completion: Jan 2013 • Total Units: 88 units • Total No. of Storeys: 28 Storey • Type of Development: Condominium 170m² – 380m² • **THE LIGHT COLLECTION I** • Approved Building Plan No.: JPBD/PG/P2/PB-0044 • Min. Price: RM 923,600 • Max. Price: RM 2,183,500 • Expected Date of Completion: Aug 2013 • Total Units: 176 units • Total No. of Storeys: 8 Storey • Type of Development: Condominium 127m² – 291m² • **THE LIGHT COLLECTION II** • Approved Building Plan No: JPBD/PG/P2/PB-0052 • Min. Price: RM 425,000 • Max. Price: RM 3,060,000 • Expected Date of Completion: Jan 2014 • Total Units: 297 units • Total No. of Storeys: 7 Storey • Type of Development: Condominium 48m² – 336m² • **THE LIGHT COLLECTION III** • Approved Building Plan No: JPBD/PG/P3/PB-0047 (PIN 2) • Min. Price: RM 1,530,000 • Max. Price: RM 5,720,000 • Expected Date of Completion: Oct 2015 • Total Units: 190 units • Total No. of Storeys: 11 Storey • Type of Development: Condominium 171m² – 481m²

Restriction In Interest: This land is not capable of being transferred, conveyed or disposed, charged, leased or sub-leased in the 2 years from registration of the transfer to the first purchaser without the consent in writing of the State Authority. After this period consent from the State Authority is not required for any transaction. This restriction is in conformity with clause 17.1(f)(iii) of the Agreement. All art renderings shown are artist's impression only. All information and specifications are current at the time of going to the press and are subject to amendments as may be approved or required by the relevant authorities and/or the architect. Not to be treated as an offer for sale.