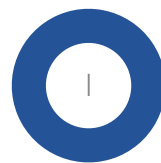
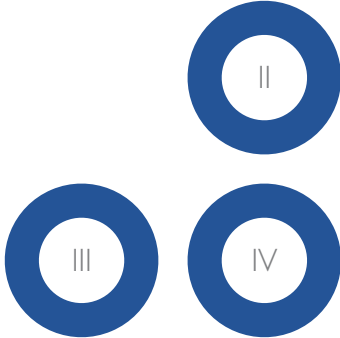


THE LIGHT COLLECTION I





A Brilliant Beginning, a Beautiful Vision, a Bountiful Reality







## THE LIGHT

WATERFRONT  
PENANG

It begins with the Penang essence which has drawn and charmed generations of visitors. It is distilled from the colourful convergence of diverse cultures on Penang's waterfront - an eclectic mix of Malay, Chinese, Indian, Nyonya Baba, Jawa-Peranakan and European traditions, architecture, food and festivals. The Penang essence is not to be found anywhere in the world.

In THE LIGHT, the Penang essence prevails, inspiring fresh interpretations of the island's endearing appeal.

Today, Penang's waterfront is a favourite haunt for families and friends, morning, noon and night. Cool, evening strolls, visits to eating stalls here, or simply being there to watch ships and yachts go by are a national pastime.

The magnetic allure of Penang's waterfront and the lure of water will be made to beckon even more strongly by THE LIGHT.





For the world's elite, waterfront resort living has become the ultimate way of life. From London's Canary Wharf to Melbourne's Docklands, Sydney's The Rock and Toronto's Queens, each waterfront paradise offers luxurious exclusivity, with fashionable, culinary and indulgent pleasures all in one lifestyle hub.

THE LIGHT Waterfront Penang now joins the league of international waterfront resort-living icons.

From up high, Penang is seen as one of Southeast Asia's brightest lights along with Bangkok, Hong Kong, Kuala Lumpur, Jakarta and Manila. These are centres of wealth, business, culture, education and trade, pulsating with urban dynamism and economic activity.

THE LIGHT Waterfront Penang has the potential to tap on a regional catchment of urbanites willing to subscribe to the lifestyle of this world-class landmark. As one of the world's newest, vibrant destinations, THE LIGHT will draw huge numbers of local, regional and international leisure and business visitors to Penang, and make a big impact on the Penang economy.

A bold vision of IJM Land Berhad, Malaysia's foremost developer and pioneer of many overseas projects, THE LIGHT is fast becoming a reality on 152 acres of land on Penang's sheltered eastern coastline caressed by gentle waves.

A RM4 billion project undertaken by IJM's subsidiary Jelutong Development Sdn Bhd, THE LIGHT will showcase the biggest and best in integrated residential, shopping, dining, recreational, commercial waterfront living. It is certainly a jewel in the crown of IJM's achievements.



## PROJECT OVERVIEW

THE LIGHT will comprise:

### Phase One - 42 acres (Residential)

- 6 parcels of waterfront development comprising 1177 units
- THE LIGHT LINEAR
- THE LIGHT POINT
- THE LIGHT COLLECTION I, II, III, IV

### Phase Two - 103 acres (Commercial City / Retail Sector)

Integrated Commercial City comprises:

- Office - Gateway Towers
- Hotels - family hotel, boutique and spa hotel, 5-star high-rise business hotel
- Signature offices & showrooms
- Banquet & conference facilities (M.I.C.E - meeting, incentive, convention, exhibition)
- Tourist facilities - waterfront promenade with dining and entertainment facilities, a cultural centre, visitor centre and waterfront amphitheatre

Retail Sector comprises shopping, dining and entertainment facilities:

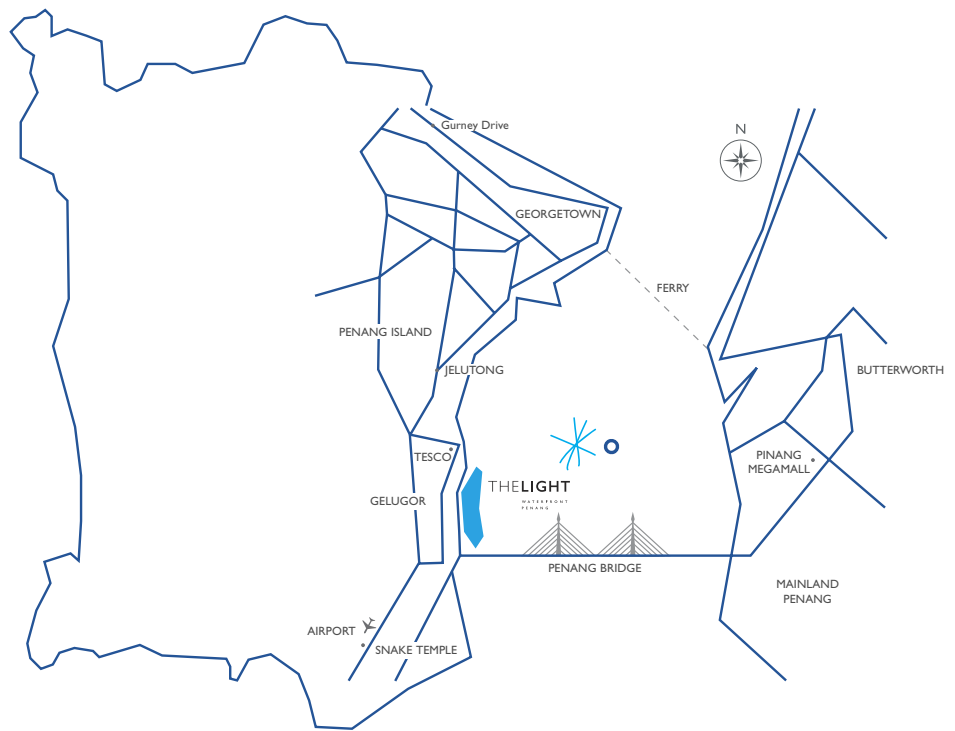
- FAMILY MALL with family entertainment, furniture showroom, shopping, family day-out attractions, karaoke
- IT MALL with IT street, IT gallery, design-media companies, entrepreneurial incubators, design-media cluster, e-lifestyle attractions for the techno-savvy
- High-end FASHION MALL integrated with landscape and recreational park, with international designer labels and branded goods, concierge service, fine dining, gourmet restaurant with access by water taxi to marina and floating restaurant
- ACTIVE MALL with water theme park, sport apparel shops, skating, miniature golf, rock climbing, stunt biking
- WATERFRONT DINING & ENTERTAINMENT DISTRICT along a promenade, landscaped with water features, alfresco restaurants and cafes

### Phase Three - 7 acres (Seafront Park)









## THE LIGHT Stunning Homes, Scintillating Living

Spectacularly conceived and superbly designed, THE LIGHT residences make up the latest addition to the world's prized preserve of luxurious waterfront homes. Ownership offers the timeless seduction of the sea and the glamour of an exclusive lifestyle, and more - the excitement of world-class shopping, entertainment and recreation in the biggest integrated waterfront living.

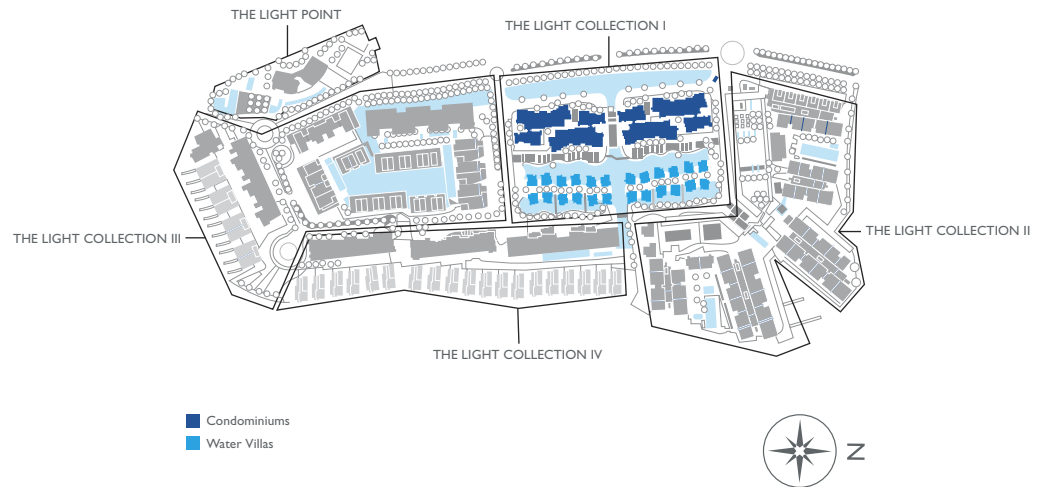
Four distinct, world-class retail malls - IT Mall, Family Mall, Active Mall and High-end Fashion Mall, promise the most complete and sophisticated shopping experience to delight residents and international visitors alike. Shopping pleasure merges into recreational enjoyment presented by promenade parks, playgrounds, and landscaped gardens all around the malls.

Dining can be a lovely, intimate affair or an unforgettable extravaganza. In addition to numerous fine Asian and Continental restaurants and cafes, there are floating F&B pods and a waterfront Floating Stage Amphitheatre business and resort hotels, a trendy boutique hotel, prestigious corporate offices, business suites and a state-of-the-art convention centre add commercial buzz and energy.

THE LIGHT LINEAR, THE LIGHT POINT, THE LIGHT COLLECTION I, THE LIGHT COLLECTION II, THE LIGHT COLLECTION III and THE LIGHT COLLECTION IV together, offer 1177 units of high-end condos and water villas for local and foreign owners. The residences are built to command spectacular sea, waterfront or harbour views. The well-being of being close to water is complemented by the peace of mind of having the most complete security protection. Round-the-clock active surveillance by security personnel is supported by state-of-the-art security system complete with Fibre Optic Infrastructure spanning the whole development.

Residents also enjoy all the convenience of the smart home. An advanced Home Automation System allows alarm activation or lighting system control while away from the home. Every residence is internet-ready with fast broadband using the latest fibre optics and UTP cabling systems. Wi-Fi hotspots are available in all common areas and facilities.

The Green Concept is innovatively implemented here. In addition to a lush landscape of beautiful greenery, rooftop spaces are turned into a huge green roof placed at THE LIGHT COLLECTION I, II and IV. Not just soothing to look at, the green roof helps reduce heat as well as insulate and waterproof the building. A selective use of recycled materials, an integrated recycling centre for tenants, the harvesting of rainwater for irrigation, gardening and common toilet, a special filtered water system and green energy generated by a hybrid system of solar panels and wind turbines are all part of a dynamic green programme at THE LIGHT.



## THE LIGHT COLLECTION : I, II, III & IV A Selection of Sparkling Waterfront Experiences

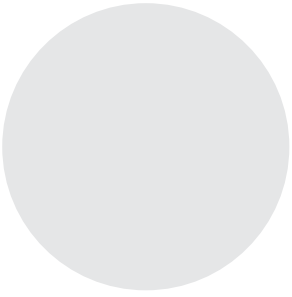
THE LIGHT COLLECTION is inspired by all that is uniquely Penang - its island charm and allure of the sea, dramatic harbour and bridge, undulating hills and verdant green. This inspiration is then superbly expressed in different ways to seduce the senses and fulfil the desires of different homeowners.

THE LIGHT COLLECTION I, II, III and IV buildings rise along the spine of the entire waterfront site to mirror the landscape of the undulating hill backbone. Whether facing the sea, waterfront or harbour, they are surrounded by the alluring feel of nearness to water. Amazing coral reef waterways weave around and interconnect the clusters of buildings to bring the sea right up close.

THE LIGHT COLLECTION I, II, III and IV clusters are sited to capture varying sights and sounds that appeal differently. Their individual layout designs and sizes create distinct identities to suit various personalities. Still, they share a set of Urban Design Guidelines and consistent architectural and construction philosophy of quality and aesthetics that distinguish them as part of an elegant collection.

Residents also enjoy a sense of living in a community at THE LIGHT COLLECTION. Shared facilities that include jogging track, cycling paths, landscaped gardens, gym, swimming pool, recreational rooms, bring about a warm feeling of connectedness and camaraderie.







## THE LIGHT COLLECTION I

### A Shining Example of Luxurious Waterfront Living

THE LIGHT COLLECTION I. Limited and exclusive homes in THE LIGHT Waterfront Penang, the first integrated residential, shopping, dining, recreational, commercial waterfront precinct in Penang.

Elegant, luxurious quayside condominiums and watervillas float on a water garden of coral reefs and colourful marine life to bring the allure of the sea right up close. An ingeniously designed space between condominiums and watervillas creates an axis that lets all residents enjoy a clear sea view.

Nowhere else in the world is enchanting waterfront living so exhilarating, exciting, entertaining, stylish and edgy all at the same time.

World-class recreational facilities, beautifully landscaped gardens and unique coral waterways also offer pleasurable relaxation.

THE LIGHT COLLECTION I life. Simply, an extraordinary way to live. Brilliant, beautiful and bountiful.







## Amazing, Dazzling Coral Waterways

A spectacular inspiration brings the exquisite beauty of corals right up to your feet at THE LIGHT COLLECTION I.

Working with marine biologists and ecologists on this most complex and fragile of ecosystems, coral reefs are amazingly grown into stunning water gardens that fill the waterways. These waterways flow all around the various sections of the residential area, shimmering in the sunlight by day and iridescent in a soft underwater glow produced by special wind generators by night.

The waterways are an impressive feat of high-tech engineering, extensive marine research and expertise. An immensely beautiful concept, they truly set THE LIGHT COLLECTION I apart, and are set to bring a new trend to the world of waterfront living.



## THE LIGHT COLLECTION | QUAYSIDE CONDOMINIUM

### **New heights of waterfront living**

THE LIGHT COLLECTION | Quayside Condominium rise up from a coral-reefed basin to vistas of sea and sky.

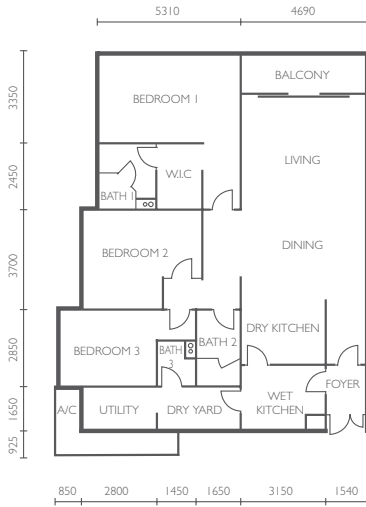
Here, innovative layouts and elegant appointments combine with spacious comfort and sophisticated services to bring stylish living to a new level. Soothing, natural colours emphasise a resort living feel. An open, throughway from dry kitchen all the way to the living room create wonderful spaciousness. Big glass windows and balconies open out to unobstructed breathless views of sky above and water below.

Refreshing green everywhere emphasises a natural environment. Lush landscape features are on the ground level, along the water basin and found on the second level of the condominium.

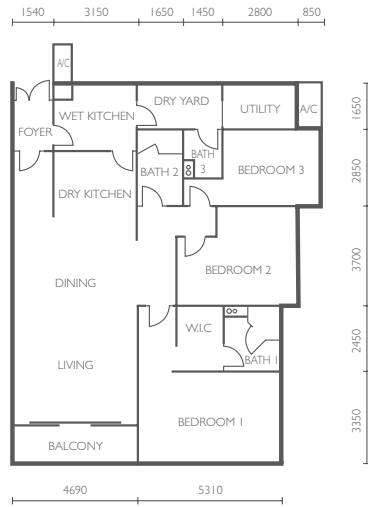
Superb recreational facilities include an infinity-edge swimming pool, a viewing deck for poolside parties, cosy reading room, games room and floating gym that overlooks the swimming pool.

THE LIGHT COLLECTION | Quayside Condominium have four innovative layouts in a choice of sizes to suit differing living needs. Only 152 condominium are available.

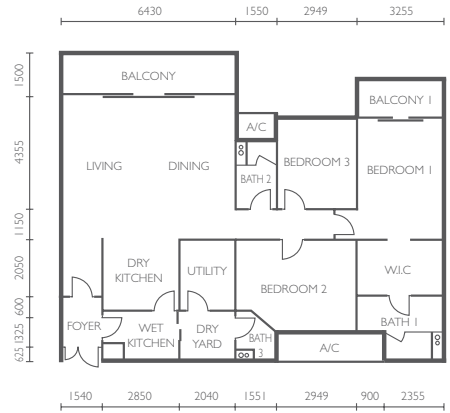




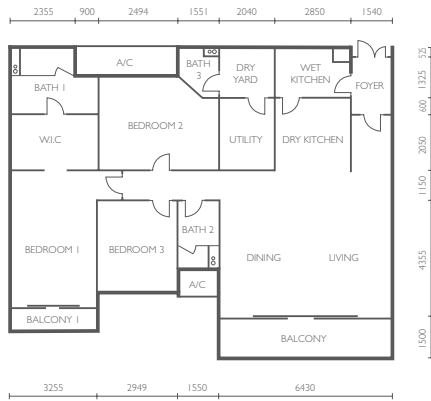
Type A - 147sqm (1582sq.ft.)



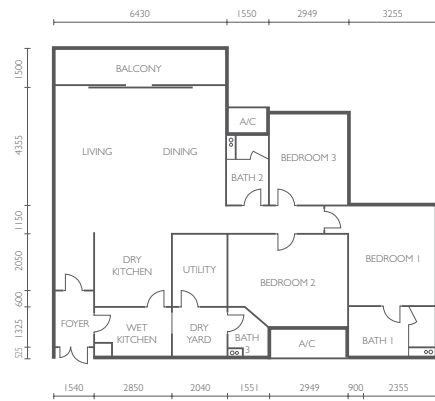
Type AI - 147sqm (1582sq.ft.)



Type B - 142sqm (1528sq.ft.)



Type C - 142sqm (1528sq.ft.)



Type D - 127sqm (1367sq.ft.)

## SPECIFICATIONS

### Structural

- Reinforced concrete frameworks

### Wall

- Common brickwall & cement sand brickwall to external wall
- Cement sand brickwall to internal wall

### Roofing covering

- Reinforced concrete roof

### Roof framing

- Reinforced concrete frame

### Ceiling

- Skimcoat to soffit of slab

### Windows

- Aluminium frame with tinted glass

### Painting

- Weathershield paint to external walls
- Emulsion paint to internal walls

### Doors

- Decorative solid core timber door with architrave to main door.
- High density hardboard flush door with timber architrave to bedrooms.
- Aluminium framed tinted glass sliding door to all balconies.
- Sliding door to dry yard for Type B, C & D
- Folding door to utility room for Type A & AI only
- Metal grille door to foyer
- High density hardboard flush door to other

### Ironmongery

- Level handle lockset

### Wall finishes

- Ceiling height wall tiles to all bathrooms
- Plaster & paint to internal walls

### Floor finishes

- Timber flooring to bedrooms
- Porcelaine tiles to others

### Sanitary and plumbing fitting

#### Bathroom 1 & Bathroom 2

- Frameless glass shower screen |
- Shower with mixer |
- Wash basin with mixer c/w vanity top |
- Water closet |
- Toilet paper holder |
- Bidet tap with hose |

#### Bathroom 3

- Shower mixer |
- Wash basin |
- Water closet |
- Toilet paper holder |
- Bidet tap with hose |

#### Dry yard

- Washing machine tap |

#### Dry kitchen

- Stainless steel sink |
- Sink pillar tap |

#### Wet kitchen

- Stainless steel sink |
- Sink pillar tap |

#### Balcony

- Cold water tap | per balcony

## ELECTRICAL INSTALLATION

Item	Electrical installation	Condominium					Water Villa
		Type A	Type AI	Type B	Type C	Type D	
1	Ceiling lighting point	19	19	21	21	18	42
2	Wall lighting point	1	1	-	-	-	7
3	13A switch socket outlet	22	22	23	23	20	35
4	13A switch socket outlet (central vacuum)	1	1	1	1	1	1
5	15A switch socket outlet	1	1	1	1	1	1
6	Ceiling fan point	4	4	4	4	4	7
7	Air-cond point C/W piping	4	4	4	4	4	7
8	SMATV point	4	4	4	4	4	6
9	Data point	5	5	5	5	4	9
10	Water heater point	3	3	3	3	3	4
11	Telephone	2	2	2	2	2	6





## THE LIGHT COLLECTION | WATERVILLAS

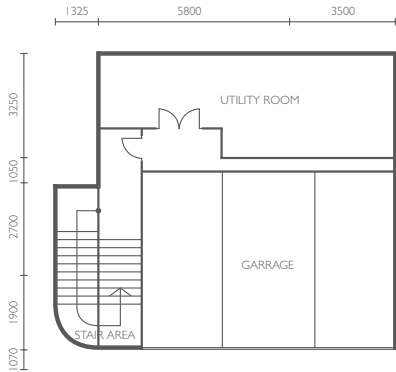
Luxurious seaside resort living... everyday

THE LIGHT COLLECTION | Watervillas float on a coral-reefed basin on top of the sea edge to bring the wonderful sensations of the sea right up close. One comes home to blissful seaside resort living, everyday.

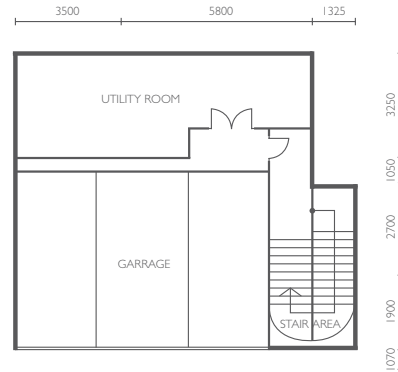
Generous greenery completes the feeling of natural living. The watervillas have a rooftop garden with luxuriant grass grown around the entertainment room on the third level. Rooftop dining is delightful, as are parties and gatherings during which the entertainment can be converted into a tearoom, reading room, art studio, music room, gym room or any function room that is needed.

A bright, cheery atmosphere is designed into the modern, contemporary watervillas. Light, natural colours are used throughout. Wide sliding doors and windows and lots of glass let in light everywhere. Spaces and voids are strategically placed to allow the free flow of sunlight and air right through the architecture all the way down to a spacious, airy basement where each watervilla has a private garage.

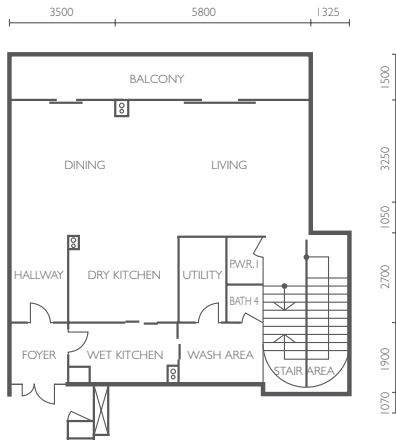
The fabulous LIGHT COLLECTION | Watervilla lifestyle is kept exclusive with only 24 units.



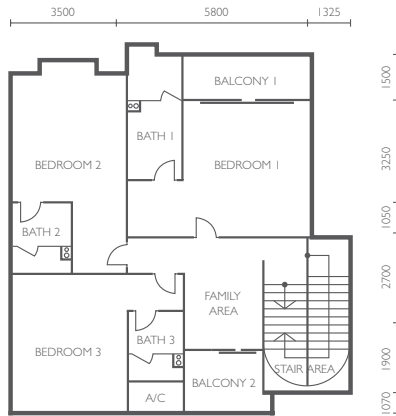
**Type E - Basement**  
 - 291sqm (3132sq.ft.) Main Parcel,  
 111sqm (1195sq.ft.) Accessory Parcel



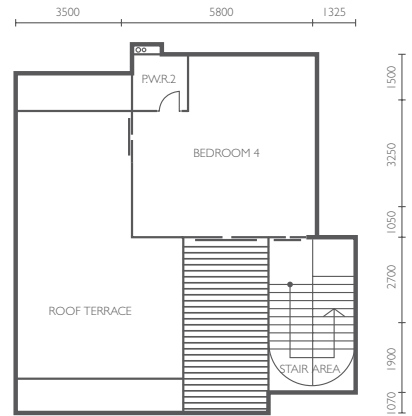
**Type EI - Basement**  
 - 290sqm (3122sq.ft.) Main Parcel,  
 111sqm (1195sq.ft.) Accessory Parcel



**Type E / EI - Level 1**



**Type E / EI - Level 2**



**Type E / EI - Level 3**



## SPECIFICATIONS

### Structural

- Reinforced concrete frameworks.

### Wall

- Common brickwall & cement sand brickwall to external wall
- Cement sand brickwall to internal wall

### Roofing covering

- Reinforced concrete roof

### Roof framing

- Reinforced concrete frame

### Ceiling

- Skimcoat to soffit of slab

### Windows

- Aluminium frame with tinted glass

### Painting

- Weathershield paint to external walls
- Emulsion paint to internal walls

### Doors

- Decorative solid core timber door with architrave to main door
- High density hardboard flush door with timber architrave to bedrooms
- Sliding door to powder room, wet kitchen & wash area
- Aluminium framed tinted glass sliding door to all balconies and roof terrace
- Sliding door to dry yard for Type B, C & D
- Folding door to bathroom 4
- High density hardboard flush door to others
- Metal grille door to foyer
- Automated garrage door

### Ironmongery

- Pull and push handle c/w keylock to main door
- Level handle lockset to others

### Painting

- Weathershield paint to external walls.
- Plaster & paint to internal walls

### Wall finishes

- Ceiling height wall tiles to all bathrooms.
- Plaster & paint to internal walls

### Floor finishes

- Timber flooring to family area, staircase and bedrooms
- Composite flooring to terrace & balcony
- Porceline tiles to others
- Turfing to roof terrace

### Sanitary and plumbing fitting

#### Bathroom 1 & Bathroom 2

- Frameless glass shower screen |
- Long bath with mixer |
- Shower with mixer |
- Wash basin with mixer c/w vanity top 2
- Water closet |
- Toilet paper holder |
- Bidet tap with hose |

#### Bathroom 2 & 3

- Frameless glass shower screen |
- Shower mixer |
- Wash basin with mixer c/w vanity top |
- Water closet |
- Toilet paper holder |
- Bidet tap with hose |

#### Powder room 1 & 2

- Washing basin with cold water tap |
- Water closet |
- Toilet paper holder |
- Bidet tap with hose |

#### Bathroom 4

- Shower with cold water tap |
- Wash basin |
- Water closet |
- Toilet paper holder |
- Bidet tap with hose |

#### Wash area

- Washing machine tap |
- Bib tap |

#### Dry kitchen

- Stainless steel sink |
- Sink pillar tap |

#### Wet kitchen

- Stainless steel sink |
- Sink pillar tap |

#### Roof terrace

- Cold water tap |

#### Garrage

- Cold water tap |

#### Balcony

- Cold water tap | per balcony

Developer License No.: 8140-7/12-2014-2105  
Validity Period: 08/12/2009 – 07/12/2014  
Advertising Permit No.: 8140-7/2464/2010 (12)  
Validity Period: 08/12/2009 – 07/12/2010  
Land Tenure: Freehold  
Approving Authority: Jabatan Perancangan Bandar & Desa Pulau Pinang  
Car Park: Accessory Parcel  
Land Encumbrances: Nil  
5% Discount for Bumiputra

#### **THE LIGHT POINT**

Approved Building Plan No.: JPBD/PG/P2/PB-0043  
Min. Price: RM1,209,600 Max. Price: RM3,336,900  
Expected Date of Completion: Jan 2013  
Total Units: 88units Total No. of Storeys: 28 Storey

#### **THE LIGHT COLLECTION I**

Approved Building Plan No.: JPBD/PG/P2/PB-0044  
Min. Price: RM823,600 Max. Price: RM3,183,500  
Expected Date of Completion: Aug 2013  
Total Units: 176units Total No. of Storeys: 8 Storey

#### **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.

## **IJM LAND**

An  Company

**Jelutong Development Sdn Bhd** (210034-H)

Suite 16-01, Menara IJM Land,  
1, Lebuhr Tunku Kudin 3,  
11700 Gelugor, Penang, Malaysia.  
Tel: 604 296 1333, Fax: 604 296 1334  
[www.thelightwaterfront.com](http://www.thelightwaterfront.com)



Life grows ever more brilliant, beautiful and bountiful as THE LIGHT COLLECTIONS II, III and IV come into being. Soon.

