

# TERASECHO

Issue 02 | Jan – Jun 2017

Envisioning Your Future. Developing Your Dreams



## in touch, in tune.

**Prominent Project for  
Ultimate Quality**

Transforming Desire to Reality

**Significant  
Progress & Stability**

Trust Through Integrity

**Innovate For Economic  
Growth & Sustainability**

Towards Environmental Sustainability

**Exciting New  
Launches**

To Deliver a Great Opportunity



# A GREAT START TO A REWARDING & PROMISING YEAR

Teras Echo is a bi-annual newsletter that highlights the ways we are bringing all our assets to make a positive impact in our communities.



## “A message from Managing Director”

As we approach the halfway point of what has been a remarkable year, I am pleased to announce that significant progress has been made on many of our landmark developments that include Senibong 88 and Desa 88.

I am both humbled and proud of Teras Eco being receptors of the prestigious Asia Most Impactful Awards. My sincere thanks to those of you who have stood by us through thick and thin, and to our cherished team that work so diligently and whose efforts are never overlooked.

Teras Eco is acquired by Acoustech and we are pleased to be its subsidiary. At Teras Eco we believe we are uniquely positioned to help invigorate the economy and help solve pressing economic, social and environmental challenges in the communities where we live and work.

I am also sincerely thankful to our customers. We would not have achieved such success without your firm support and strong confidence in our products and brand promise.

As fast growing property developer, fulfilling our customers' needs has always been and will always be our top priority. With each of our products you can be assured of our strong commitment to quality and timely delivery. We are proud of this unique identity we have carved for ourselves.

In delivering your dream properties, we reiterate our commitment towards ensuring top notch customer service and quality remains our priority in everything that we do. Do look forward to the previews and launches of several exciting projects from Teras Eco and stay tuned for more.



TEO CHAI HOCK  
Managing Director  
TERAS ECO SDN BHD



## PRESTIGIOUS WINNERS OF THE ASIA PACIFIC ENTREPRENEURSHIP AWARDS

For consecutive years, Teras Eco has won the Most Impactful Awards which recognizes Asia's outstanding SMEs or entrepreneurs.

We would not have achieved such success without your firm support and strong confidence in our products and brand promise. As fast growing property developer, fulfilling our customers' needs has always been and will always be our top priority. Thank you for making this possible!



## THE TERAS ECO TEAM

Empowering Growth & Sustainability

Our expertise enhance the team spirit by having a same frequency towards achieving excellence. They share a common view to keep moving forward to receive a big applause from the market for serving the best for all.



# Senibong 88

The Entrepreneur Park @ Permas Jaya

## CREATING TOMORROW'S SPACES

Meticulously Crafted From Conception To Completion

Much of the media attention in Iskandar Malaysia has been on its thriving manufacturing segment. The renowned growth region has achieved more than RM 161 billion of cumulative committed investments as of Q1 2015, 31% in manufacturing which is also the segment that has achieved the highest investments in total, higher than that in residential property.



Facade Outlook of Senibong 88



Artist's Impression of Senibong 88

And as a result, the most attractive segment in Iskandar's property market today is actually in industrial property. We feel really proud as we have already obtained certificate of completion and compliance for our project of Senibong 88 and our next project is going to be Desa 88 and Pengerang Avenue.

Senibong 88 features 36 units of 3-storey cluster factories, 8 units of 2-storey detached link factories and 1 detached factory spread across 20 acres of freehold industrial land within Senibong Industrial Estate.

Embodying a highly strategic industrial address, Senibong 88 is located within Iskandar Malaysia's Flagship A and is accessible via the Eastern Dispersal Link (EDL) while being only 10 minutes to JB City Centre and Singapore's Woodlands Causeway. With easy access to the North-South Highway and Pasir Gudang Highway, Senibong 88 is also only just 5 minutes to Permas Jaya.

With construction progressing rapidly and on schedule, both Desa 88 and Senibong 88 will elevate your industry to unprecedented levels while ensuring a clean and conducive environment for your business operations while retaining the elements Teras Eco is well-known for.



# Senibong 88

The Entrepreneur Park @ Permas Jaya



## PROUD HOME TO PRESTIGIOUS CORPORATIONS

Teras Eco Sdn Bhd, 'commdustrial' is one of the latest development trends to emerge. The concept is one where commercial and industrial real estate converge in one space. According to General Manager Tee Kuan Hong, 'Teras Eco provides a one-stop solution for everyone's needs. His company's ecosystem represents the ideas and voices of their consumers. Teras Eco is in pursuit of creating value added lifestyle products across all generations and in return help its buyers and investors realize their dreams. Tee also added that 'offering the right product to the public is crucial as we are able to bring new perspectives to the real estate landscape. Teras Eco is branded as Entrepreneur Park encompasses a balance lifestyle, merging work, relaxation and healthy living all in one. Avenue for working adults to workout and have place to unwind after work offers the perfect work balance environment. Offering the right product to the public is crucial as we are able to bring new perspectives to the existing real estate landscape.

To tap into the catchment of younger entrepreneurs, Teras Eco is currently in talks with several food and beverage outlets, including coffee houses and a Japanese/international buffet. For investors, the attraction of the project lies in the dual functionality of the space, coupled with the potential appreciation in terms of value and rental makes it a good proposition.

The concept of the project allows a flexible usage of the space without restricting the space to only manufacturing businesses. Currently there are quite a number of industrial lots operating as commercial lots within Iskandar Malaysia, however, none are purpose built as a commdustrial hub. As a pioneer of this concept, Teras Eco's rational behind creating such a hub is to challenge the traditional notion of an industrial development, which is usually gazetted far away from the catchment population.

Anticipated Companies



YELICO ENGINEERING SDN. BHD.





# THE WINNING EDGE FOR CONTEMPORARY BUSINESS

Integrated Commercial Development



## OFFICIAL PENGERANG SIGNING CEREMONY

A Historic Day For Teras Eco

Embarking on another historic day for Teras Eco Group, we have ventured into a Development Agreement with Perbadanan Islam Johor (a Johor State Owned Corporation) to develop 2 & 3 storey shop offices in a strategic location in Pengerang.



2 & 3 Storey Shop Office

Leasehold 99 Years



## AGM MEETING

As a part of Acoustech group of company, Teras Eco Group joined in the Acoustech Berhad's 17th Annual General Meeting. The members of companies and shareholders had a great opportunity to share information and exchange their opinions. At the same time the presentation of the project development took place during the AGM meeting.

## FRAMEWORK AGREEMENT SIGNING CEREMONY

Framework Agreement Signing Ceremony between Stone Master Corporation Bhd and Acoustech Bhd

22 June 2016

Embarking on another historic day for Acoustech Bhd, as Stone Master have - in line with the "One Belt, One Road" development strategy and framework proposed by People's Republic of China - extended to Acoustech Bhd and our subsidiaries a credit limit of up to RM300 million of vendor financing services for our future development projects



## Pengerang AVENUE

### Leisure & Recreation

- The Els Club Desaru Coast
- Seban Cove Resort
- Sungai Rengit Seafood
- Ostrich Farm
- Desaru Golf & Country Club
- Bujang Boat Firefly
- Tanjung Sepang Beach Resort

### Residential Neighbourhoods

- Taman Desaru Utama
- Taman Ramunia Jaya
- Taman Bayu Damai

### Ports, Oil & Gas Amenities

- Pengerang Integrated Petroleum Complex (PIPC)
- Petronas Refinery and Petrochemicals Integrated Development (RAPID)
- Pengerang Deepwater Terminal (PDT)
- Tanjung Belungkor-Changi Ferry Terminal
- Pulau Tekong Ferry Terminal
- Johor Port
- Tanjung Langsat Port



Residential Neighbourhoods



Desaru Golf & Country Club



Pengerang Integrated Petroleum Complex (PIPC)



Pulau Tekong Ferry Terminal

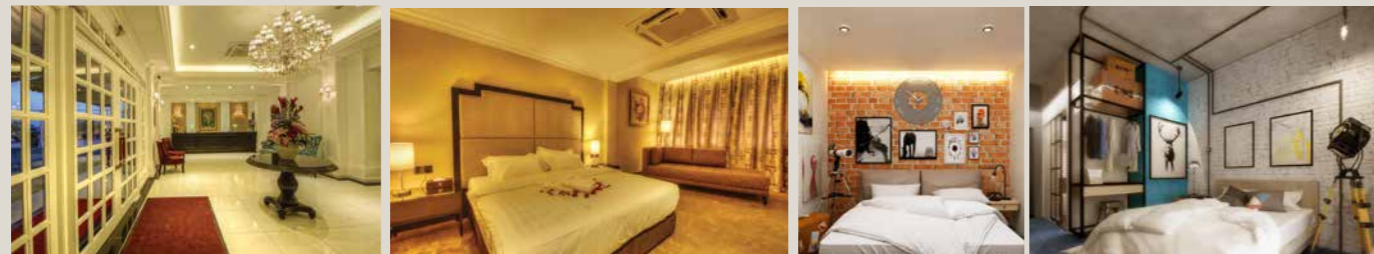
PENGERANG AVENUE





## EXCELLENT HOTELS WITH THE GREAT HOSPITALITY SERVICES

Satisfaction of customer is the priority in hospitality service while providing a superb facility for ultimate convenience. Hotels should expertly deliver quality and making the guests feel welcome personally while catering their basic needs. It is essential to create trust and confidence in the services to provide positive customer experiences and encourage repeat business. Answering the questions of guests in a very great detail by being helpful and also friendly should be the basic characteristics of staff by providing the hospitality service. The exceptional services provides comfort for each guest and made them feel a heightened sense of vulnerability or distress. Guests would feel an ultimate comfort in an eco-friendly environment with a calming ambience.



17th June 2016 in Renaissance Hotel

## BUKA PUASA CEREMONY

### Sharing and Celebrating Joyous Mood of Festival

The month of Ramadan to the Muslims is a holy month. It's the time of the year when they fast to remind them that real joy in enjoying God's bounties lies in moderation and restraint and not in over indulging. 'Buka puasa' is one of the religious observances of Ramadhan and is often done as community, with people gathering to break their fast together. The tradition of breaking fast together with family and friends definitely strengthen the bonding between them.

One of the yearly occasion in Teras Eco is the 'Buka Puasa' Ceremony that held during Ramadhan month. The event took place on 17th June 2016 in Renaissance Hotel. It has been a great opportunity to portray the spirit of unity and togetherness, despite the diversities of cultures and religions.

It was the perfect moment to share the knowledge about different cultures while having a great chance to taste the traditional Malaysian foods. Teras Eco family strengthen the bonding as one family that being the pillar of their achievement.



Murtabak



Kuih-muih



Satay



Bahulu





# TOWARDS THE HEIGHT, TOGETHER AS A TEAM

## Rise and Win as a Team

Teras Eco Family organized a rock climbing activity to build a team spirit. This kind of outdoor activity help them to understand each other well. At the same time, they could develop their skills in various aspects. Involving in outdoor activities benefits them to be healthy and maintain a physical fitness. A relax body and mind ensure for healthy lifestyle and wellbeing as well. They also learnt that challenges are much easier to overcome if we have a strong team building.



## Awesome Journey For The Team

The four days of the trip to Vietnam have marked a wonderful moment and a great chance of experiencing the lifestyle of the Vietnamese. This kind of trip strengthen the organization by teaching the members to work together toward common company goals. When they meet together outside of the day-to-day routines and predictable patterns of the workplace setting, they form stronger bonds and develop a better understanding of each other's strengths and abilities.

# REACHING THE TOP



# WONDERFUL MOMENT OF DUMPLINGS FESTIVAL

Tradition of sharing and caring in Care Haven Orphanage



The Dumpling Festival ("Duan Wu Jie") is a colourful festival celebrated by Chinese worldwide on the 5th day on the 5th month of lunar calendar. It is a yearly event and during this day, the Chinese will commonly feast on dumplings (which we called "zong zi" in Chinese). This festival is celebrated to commemorate Chinese patriotic poet, Qu Yuan who serve the emperor in Chu Kingdom in ancient China.

When the villagers found that Qu Yuan tied himself to big rock and threw himself into the River of Puo Luo, they made rice dumplings wrapped in bamboo leaves and threw them into the river. This was to distract the fish from eating Qu Yuan's body. Some would even row downstream in a boat, beating drums and shouting out loud in the hope to scare the fish away (it was believed that it is how the Dragon Boat event is related to the festival).

On 8th June 2016, Teras Eco family celebrated the Dumpling Festival in Care Haven Orphanage. The objective of this event was to share the happiness of this festival with the kids. It has been a great opportunity for the team to explain about the Dumpling Festival and also to teach them to make dumplings. The event was very meaningful to the Teras Eco Family as the unity and team spirit are enhanced.







# RECYCLING

## THE ESSENTIAL GUIDE FOR RECYCLING

Recycling is the process of collecting and processing materials that would otherwise be thrown away as trash and turning them into new products. Recycling can benefit your community and the environment.



Reduces the amount of waste sent to landfills and incinerators



Conserves natural resources such as timber, water, and minerals



Prevents pollution by reducing the need to collect new raw materials



Saves energy



Reduces greenhouse gas emissions that contribute to global climate change



Helps sustain the environment for future generations



Helps create new well-paying jobs in the recycling and manufacturing industries