F 100	





landscaped with the support of nature

COMPANY OVERVIEW

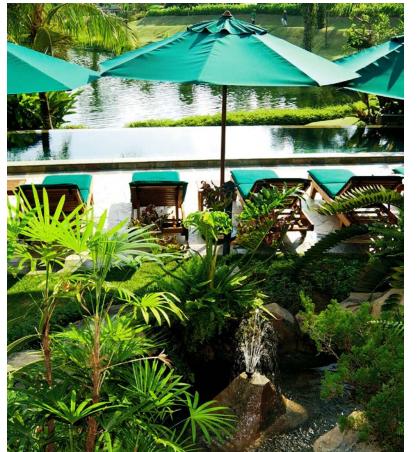
Incorporated since 20th August 1993, Primeclass Landscaping Sdn Bhd (PCLSB) offers total landscape solutions in design, planning implementation and maintenance works. PCLSB is recognized for its creative initiatives with residential, commercial, industrial, and infrastructure works ensuring the highest of quality and efficiency with the commitment of our experienced and dedicated professionals.

In addition, PCLSB strives to provide thoughtful design work that elicits a sense of place, unique to each client's /project's need, whilst being sensitive to budget and client/project requirements.

Primeclass Landscaping's proven strengths include the ability to achieve innovative designs, completed ahead of project schedule. Our capability to execute is ensured by our own nursery of 45 acres and other related resources.













COMPANY PROFILE

Primeclass Landscaping, a member of Primeclass Group of Companies provides high quality and innovative landscape planning, design, implementation and maintenance for both the public and private sectors. We have the ability and experience to service a diverse range of projects, from private houses, hotels and resorts, corporate offices to public open spaces.

PCLSB is mainly a Design/Build firm, in contracting us to do your design work, you are contracting us to do the implementation works on your project. As we undertake both the design and build, we have the flexibility to change designs to suit specific site conditions ensuring optimum cost and time savings for our clients. Our projects are Backed by professional indemnity insurance to provide our clients with the confidence and security of the development. We constantly strive for unequalled customer satisfaction and attention to detail.













LANDSCAPE, PLANNING AND DESIGN

Our Landscape Planning and Design department strives to be creative and well balanced to harmonize the architectural elements with the natural environment. Our planning and design services foster a strong collaboration with our clients, architects, engineers and construction representatives to ensure maximum client satisfaction.

Our depth of experience and knowledge will ensure the best plant selection while ensuring the long term Integrity of the development. Through superior landscape design, this will enhance the value of the client's development and its visual appeal.

Our ability to do all phases of a project (in addition to planning and design) gives us a working perspective of the whole and of all of its individual components. We can anticipate and prepare for the needs of each phase of a project, and benefit the client in terms of time and cost effectiveness.

















LANDSCAPE CONSTRUCTION

Our Landscape Construction department has solid experience with a wide variety of materials and processes, coupled with a design background to ensure timely, high quality installations. As we are both designer and contractor, the clarity of decisions made at the drawing table stays intact in the field as we bring the design into physical reality.

With all our construction (and design/build) works, we do not act as subcontractor, nor do we hire subcontractors unless it becomes beneficial to the client and the project for us to do so. Through this, we ensure fine attention to detail and high quality of workmanship to accentuate the harmony of the natural elements.













LANDSCAPE MAINTENANCE

Our Landscape Maintenance department provides regular visits by trained staff members to ensure the optimum upkeep and growth of the landscaped environment. The maintenance is planned and provided to suit the age and types of plant life taking into account the many climatic and environmental factors. Our Landscape Maintenance services will provide you with the most cost effective way to growing and maintaining your landscape.











LANDSCAPE DESIGN & BUILD



DAF Residence

The Mines Resort City -Selangor, Malaysia (2006)





















GCH Residence, Tropicana Indah Resort Homes -Selangor, Malaysia (2006)



















THS Residence
Tropicana Golf & Country Resort Selangor,
Malaysia
(2006)

























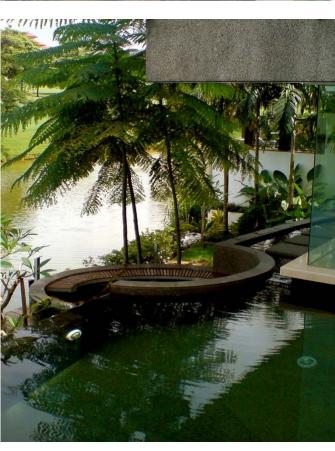






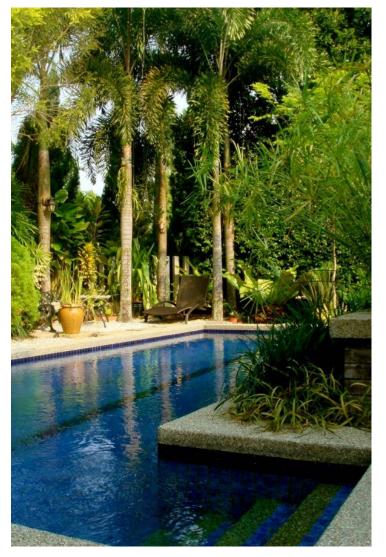


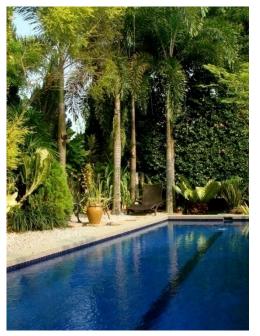






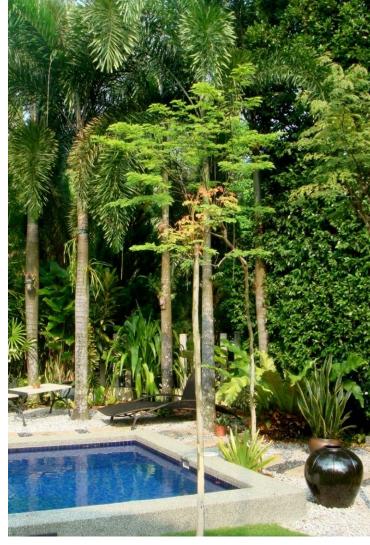
FH Residence Damansara Impian Selangor, Malaysia (2007)



















Raintree Residence Perdana Lakeview East -Cyberjaya, Malaysia (2008)





















LCT Residence Ozana Country Resort -Malacca, Malaysia (2009)

























DNAM Residence

The Mines Resort City -Selangor, Malaysia (2011)























DYPC Residence

Bukit Tunku -Kuala Lumpur, Malaysia (2012)

















MWS Residence Vista Kirana , Ayeh Keroh -Malacca, Malaysia (2012)



















Cyberview Resort & Spa Cyberjaya, Malaysia (1998)



























D'Melor Condominium

Cyberjaya, Malaysia (1999)



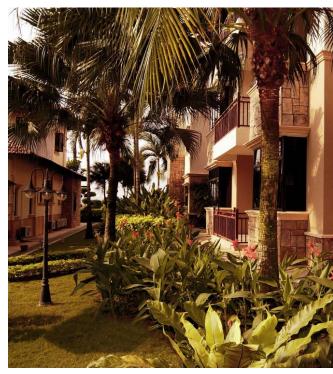




















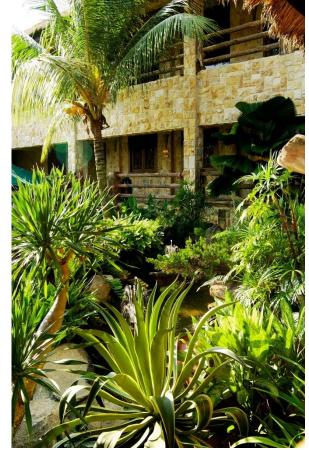




Sembunyi Spa, Cyberview Resort & Spa Cyberjaya, Malaysia (2001)







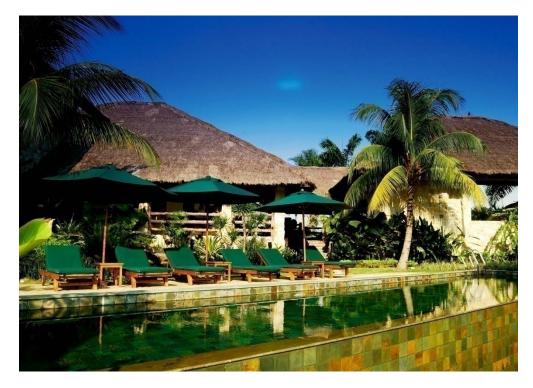












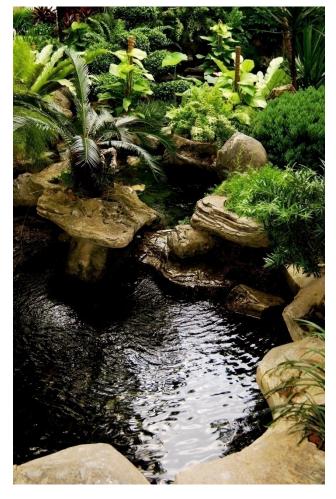


The Street Mall Cyberjaya, Malaysia (2001)















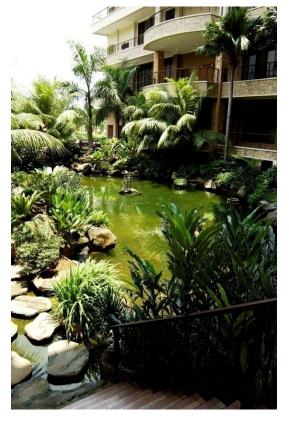




Multimedia Development Corporation Headquarters Cyberjaya, Malaysia (2001)



























Perdana Lakeview East Cyberjaya, Malaysia (2002)

















Kawasan Lapang "A", Perdana Lakeview East -

Cyberjaya, Malaysia (2002)

















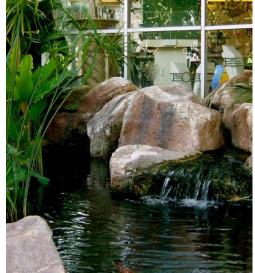




Tropical Home & Garden Show Gallery

Show Gallery
Shah Alam Selangor,
Malaysia
(2002)































Cyberjaya *University* College of Medical Sciences (CUCMS) Cyberjaya, Malaysia (2003)

















Sassorosso Italian Restaurant Kuala Lumpur, Malaysia (2006)







































Sri Banyan Residences Country Heights Resort -Kajang, Malaysia (2007)

















Menara Tun Razak Kuala Lumpur, Malaysia (2007)



















8@8 Boutique Condominium Kuala Lumpur, Malaysia (2009)



















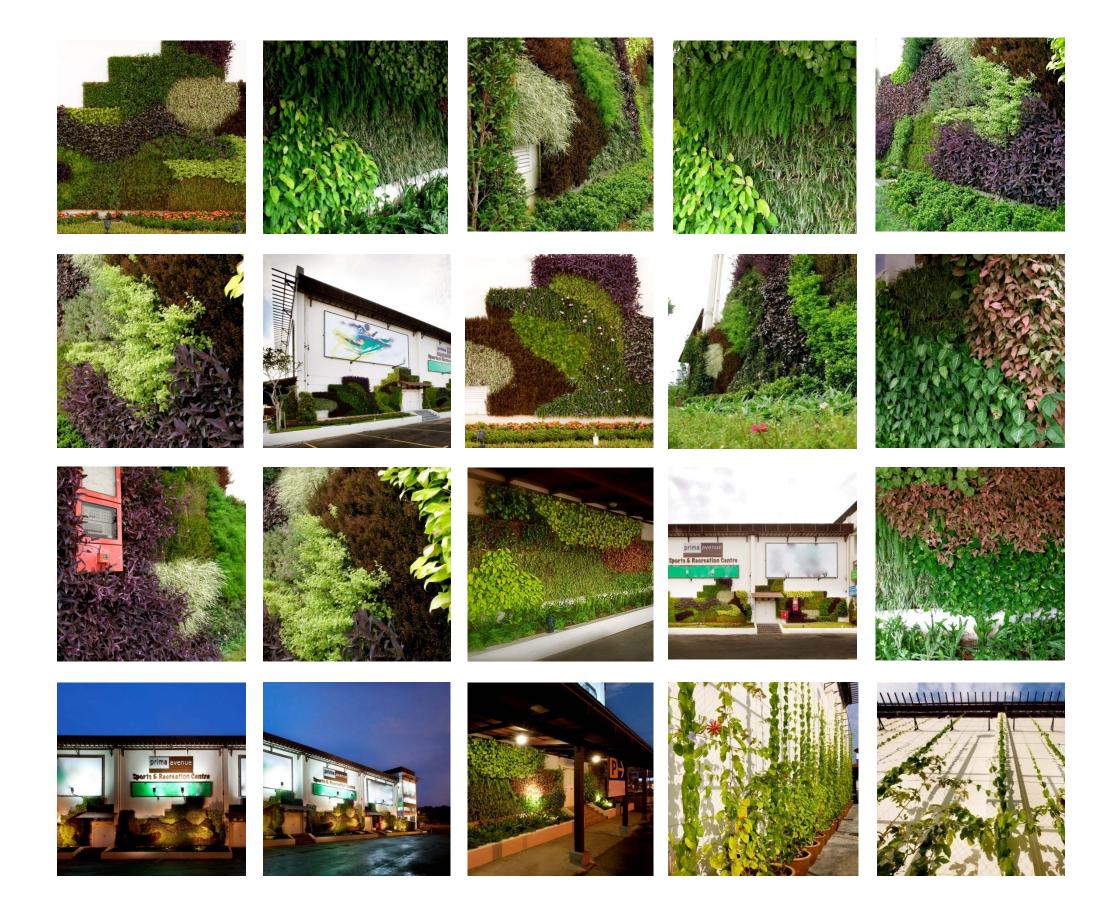








Prima Avenue Sports & Recreation Centre Cyberjaya, Malaysia (2009)





Prima Avenue 1

Cyberjaya, Malaysia (2004 - 2009)

Tenants' List

Prima 1

Suruhanjaya Komunikasi & Multimedia Malaysia (SKMM) Datashift Sdn Bnd

Prima 2

E2 Power Sdn Bhd Aridah Palm Oil Sdn Bhd IBM Malaysia

Prima 3

Old Town White Coffee, Padi House Restaurant Tokio Kafe

Prima 4

Kafe Where Else Delight Kitchen Village

Prima 5

CIMB Bank Berhad Maybank Berhad Berjaya Starbucks Coffee Co.

Prima 6

Hewlett-Packard Sdn Bhd

Prima 7

World Health Organization (WHO) Kementerian Tenaga, Air & Konumikasi (KTAK) Suruhanjaya Perkhidmatan Air Negara (SPAN)

Prima 8

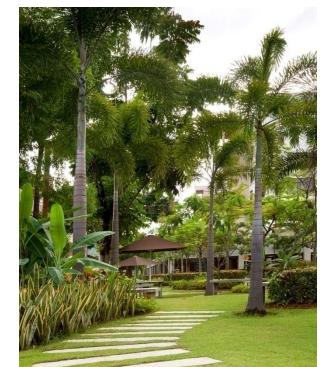
Prima Properties Management SB Miki Shared Services Sdn Bhd Experian (Malaysia) Sdn Bhd Panasonic R&D Centre Malaysia Sdn Bhd Suruhanjaya Perkhidmatan Air Negara (SPAN) World Health Organization (WHO)























Prima Avenue 2

Cyberjaya, Malaysia (2010 - 2012)

Tenants' List

Prima 9 Hewlett-Packard Multimedia Sdn Bhd

Prima 10

RBC Dexia Investor Services (M) Sdn Bhd

Prima 11 Burger King Original Penang Kayu Nasi Kandar Lok Yoon Restaurant Biergarten Café















Taylor's University Lakeside Campus

Campus
Subang Jaya Selangor,
Malaysia
(2011)

















Taylor's University Lakeside Campus

Campus
Subang Jaya Selangor,
Malaysia
(2011)

























Aragreens Residences Show Gallery Ara Damansara -Selangor, Malaysia (2012)

























Retreat Food Haven

Cyberjaya, Malaysia (2012)

Tenants' List
Burger King
Original Penang Kayu Nasi Kandar
Lok Yoon Restaurant
Biergarten Café

















Primera Suites SOHO

Cyberjaya, Malaysia (2012)

















Taylor's College Subang Jaya Subang Jaya -Selangor, Malaysia (2013)









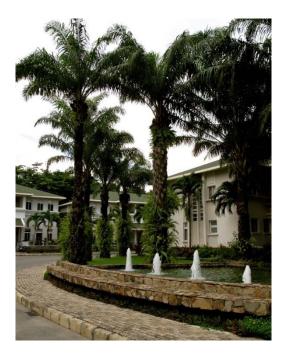


LANDSCAPE DESIGN CONSULTANCY



The Waterfront Serviced Residences

Saigon South New City Centre -Ho Chi Minh City, Vietnam (Designed 2003, Built 2005)























The Waterfront Serviced Residences

Saigon South New City Centre -Ho Chi Minh City, Vietnam (Designed 2003, Built 2005)















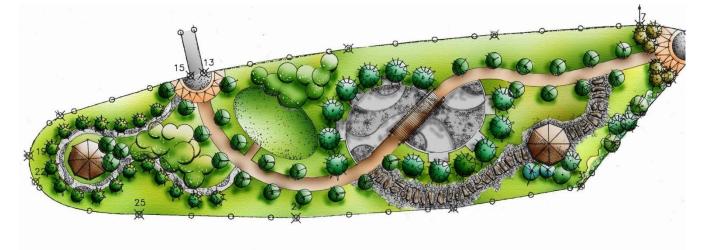








Phu Gia 99 Luxury Villas Saigon South New City Centre -Ho Chi Minh City, Vietnam (Designed 2003, Built 2005)











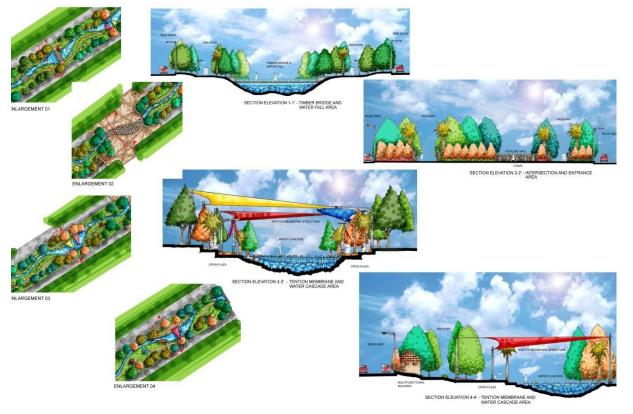








Canal Street Commercial















Canal Street Commercial











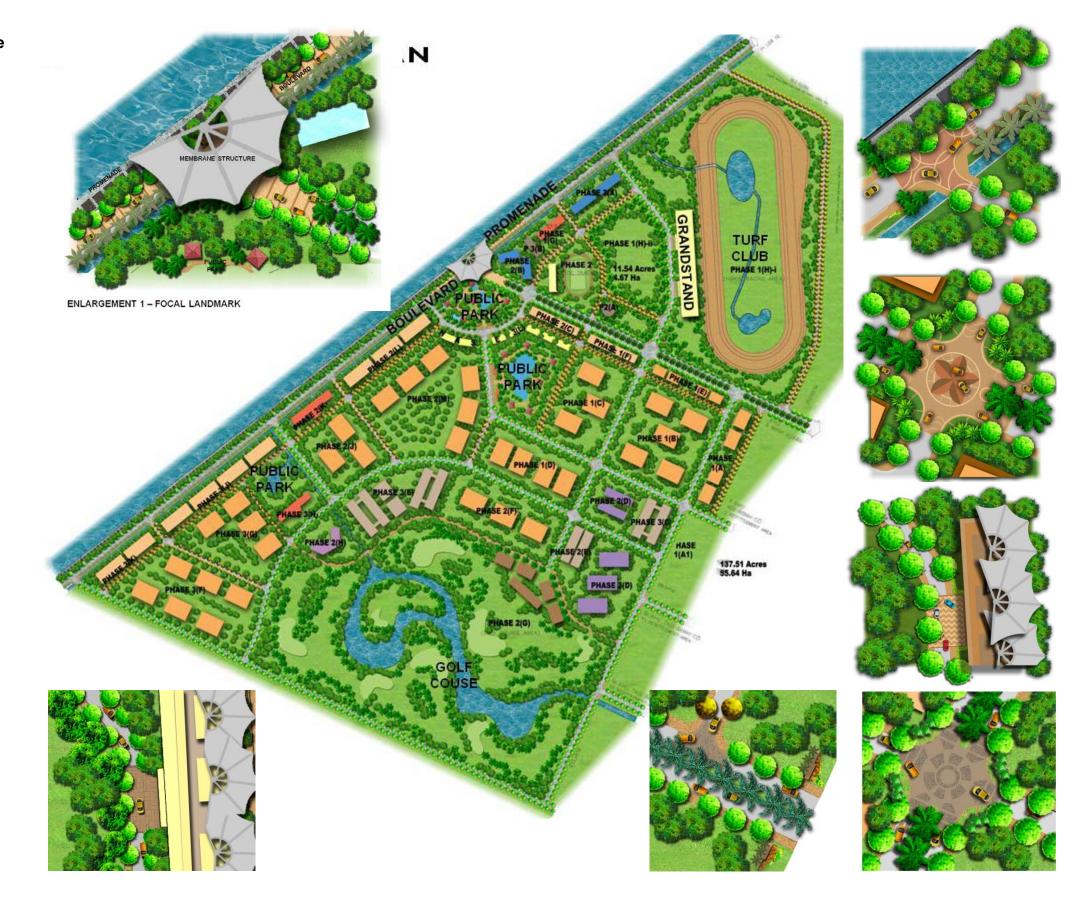








Sing-Viet New City Centre Ho Chi Minh City, Vietnam (2007)





Sing-Viet New City Centre Ho Chi Minh City, Vietnam (2007)



















S13 Neighbourhood Park
Saigon South New City Centre Ho Chi Minh City,
Vietnam (Designed 2007, Built 2010)



















S19 Neighbourhood Park Saigon South New City Centre Ho Chi Minh City, Vietnam (Designed 2007, Built 2010)















S19 Neighbourhood Park
Saigon South New City Centre Ho Chi Minh City,
Vietnam (Designed 2007, Built 2010)





















Southside Urban Park

Saigon South New City Centre -Ho Chi Minh City, Vietnam (Designed 2007, Built 2010)























Southside Urban Park Saigon South New City Centre Ho Chi Minh City, Vietnam (Designed 2007, Built 2010)



















P2 Neighbourhood Park & Boat Club

Saigon South New City Centre -Ho Chi Minh City, Vietnam (Designed, 2008, Built 2011)





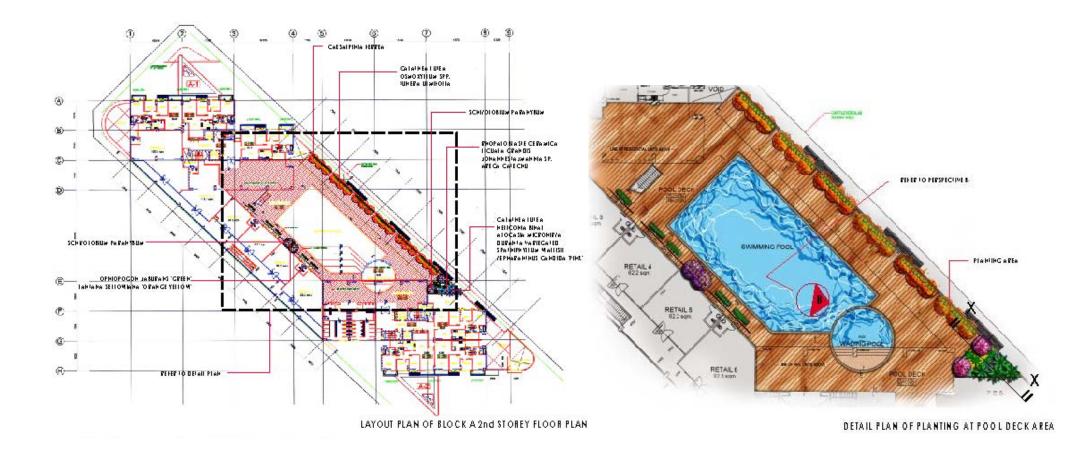


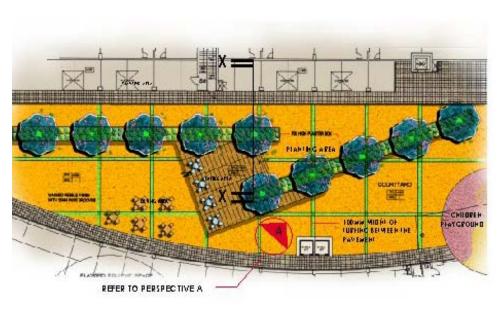


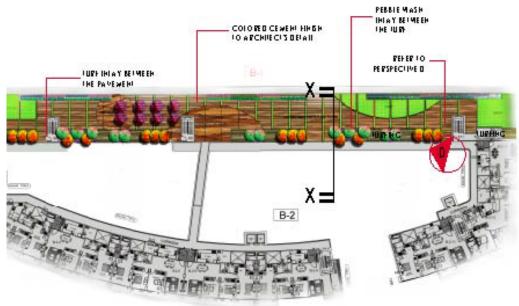


Grandview Residences

Saigon South New City Centre -Ho Chi Minh City, Vietnam (Designed 2009, Built 2010)









DETAIL PLAN OF BLOCK B 1st STOREY FLOOR PLAN

Grandview Residences
Saigon South New City Centre Ho Chi Minh City,
Vietnam
(Designed 2009, Built 2010)























The Panorama Residences
Saigon South New City Centre Ho Chi Minh City,
Vietnam (Designed 2009, Built 2011)

















The Panorama Residences Saigon South New City Centre Ho Chi Minh City, Vietnam

(Designed 2009, Built 2011)















Crescent Mall

Saigon South New City Centre, Ho Chi Minh City, Vietnam (Designed 2010, Built 2012)



CONCEPTUAL MASTER PLAN























PERSPECTIVE 2 - View B



Crescent Mall

Saigon South New City Centre, Ho Chi Minh City, Vietnam (Designed 2010, Built 2012)







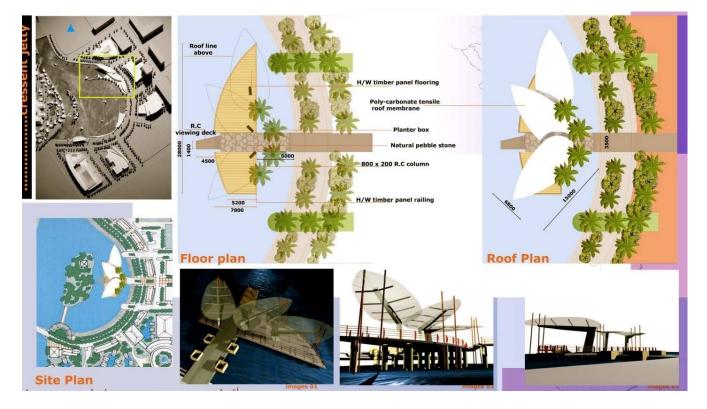












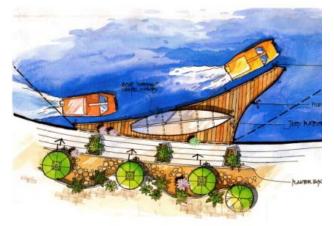
















































































Happy Valley Residential

Development
Saigon South New City Centre,
Ho Chi Minh City
Vietnam
(Designed 2010)





Happy Valley Residential Development Saigon South New City Centre, Ho Chi Minh City Vietnam (Designed 2010)









Happy Valley Residential Development Saigon South New City Centre, Ho Chi Minh City Vietnam (Designed 2010)









Coral Beach Resort

Nga Trang Vietnam (Designed 2011)











Coral Beach Resort Nga Trang Vietnam (Designed 2011)











Oceanami Resort Long Hai Vietnam (Designed 2010)









Oceanami Resort Long Hai Vietnam (Designed 2010)















DLTN Residence

Bukit Damansara, Kuala Lumpur, Malaysia (Designed 2012, Under Construction)









DLTN Residence

Bukit Damansara, Kuala Lumpur, Malaysia (Designed 2012, Under Construction)











Taylor's International

School
Selangor,
Malaysia
(Designed 2012,
Under Construction)









Taylor's International School

Selangor, Malaysia (Designed 2012, Under Construction)











Desa Hill VillasDesa Petaling, Kuala Lumpur
Malaysia
(Designed 2013)









Desa Hill VillasDesa Petaling, Kuala Lumpur Malaysia (Designed 2013)











Mountain View Condominium Sungai Long, Selangor Malaysia (Designed 2013)



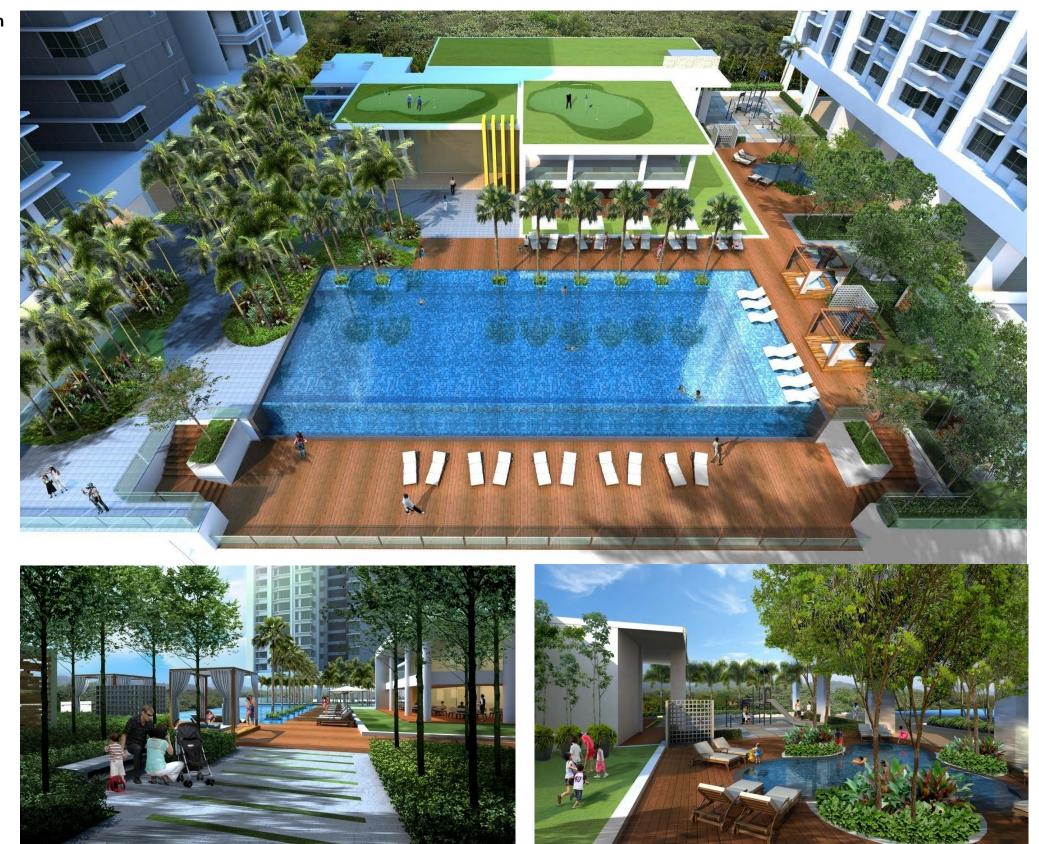






Mountain View Condominium

Sungai Long, Selangor Malaysia (Designed 2013)





MD3-2 & 3 Saigon South New City Centre, Ho Chi Minh City Vietnam (Designed 2013)









MD3-2 & 3
Saigon South New City Centre,
Ho Chi Minh City
Vietnam
(Designed 2013)









S11 Residential Development
Saigon South New City Centre,
Ho Chi Minh City
Vietnam
(Designed 2015)

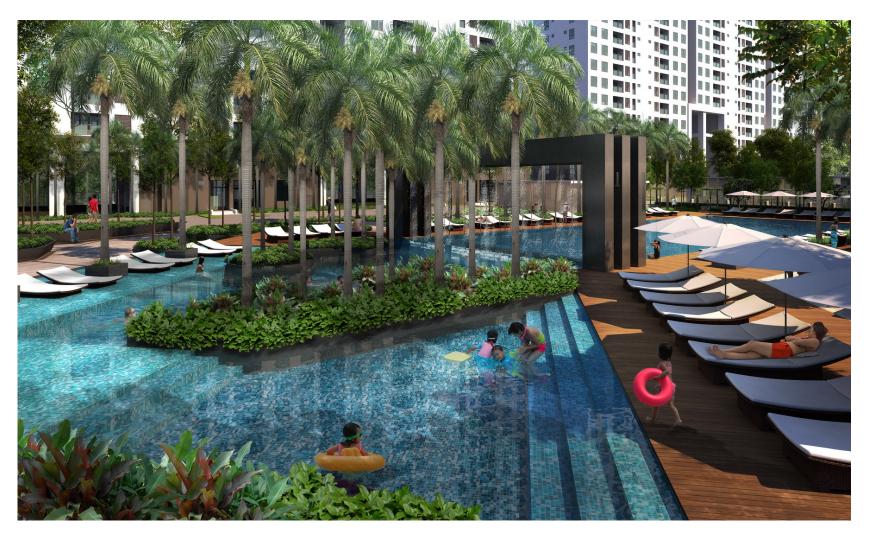








S11 Residential Development
Saigon South New City Centre,
Ho Chi Minh City
Vietnam
(Designed 2015)









H24 Residential Development
Saigon South New City Centre,
Ho Chi Minh City
Vietnam
(Designed 2015)









H24 Residential Development Saigon South New City Centre, Ho Chi Minh City Vietnam (Designed 2015)













P2 Neighborhood Park
Saigon South New City Centre,
Ho Chi Minh City
Vietnam
(Designed 2016)





Saigon South Residence Saigon South New City Centre, Ho Chi Minh City Vietnam (Designed 2016)











Saigon South Residence Saigon South New City Centre, Ho Chi Minh City Vietnam (Designed 2016)









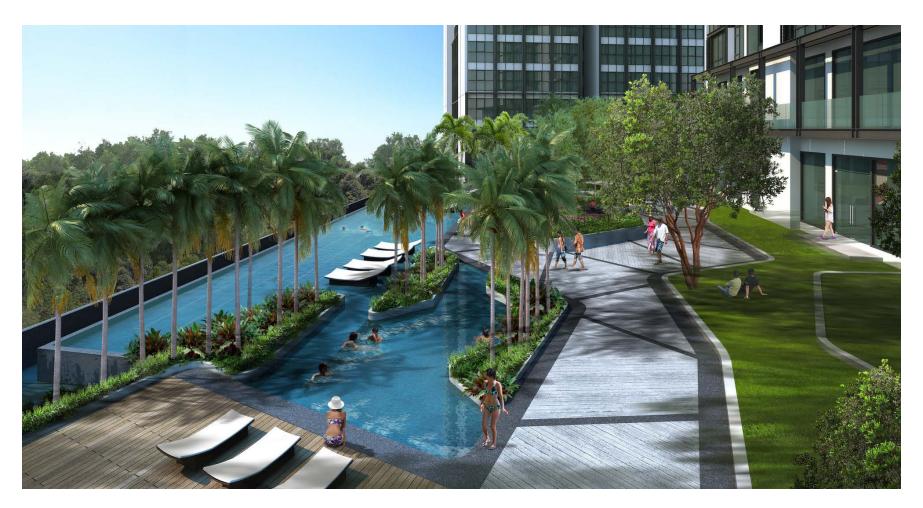
Lexicon, SOHO development Cyberjaya Malaysia (Designed 2016)







Lexicon, SOHO development Cyberjaya Malaysia (Designed 2016)







VERTICAL GREEN SYSTEM GARDEN ROOF SYSTEM







- SIMPLE
 Consists of only four elements: Reservoir Cell,
 Filter Membrane, Planting Medium & Plants.
- LIGHTWEIGHT Less than 80kg/m² when saturated with water.
- VERSATILE Suitable for flat roof & pitch roof up to 82°.
- QUICK & EASY TO INSTALL Only 2-4 manpower is required.
- TIME TESTED
 Over 12 years of research & application.



- SIMPLE
 Consists of only three elements:
 Aluminum Framing,
 Planting Medium & Plants.
- LIGHTWEIGHT Less than 60kg/m² when saturated with water.
- VERSATILE
 Can be oladded on wall or free standing structure.
- QUICK & EASY TO INSTALL Only 2 manpower is required.
- TIME TESTED
 Over 6 years of research & application.

MORE THAN

MILLION

SPECIES FACE EXTINCTION FROM DISAPPEARING HABITAT AND CHANGING ECOSYSTEM



Saves Aircon Energy Cost



Retards Rainwater Flow Rate



Beautifies The Environment



Urban Eco System



Improves Air Quality



Filter & Recycles Rainwater



Traps Dust & Air Pollutants



Reduces Noise



Heat Insulation



Reduces Glare



ma





150 SQM
OF GARDENROOF
BYSTEM PRODUCES
ENOUGH OXYGEN FOR
ONE PERSON FOR

GARDENBOOF SYSTEM CAN HELP REDUCE
YOUR AR CONDITIONING COSTS BY

GARDENROOF SYSTEM REDUCE

95[%] OF HEAT GAIN

A better way of living

Beautiful • Practical • Environmentally friendly • Economical. GardenRoof System is a lightweight roof planting system which once designed and put in place on any building, requires hardly any maintenance. With its amazing ability to improve the environment not only sesthetically, but also microdimatically, GreenRoof System is a superb ecological alternative to conventional roofs.

Research has proven that GardenRoof System can reduce the surface temperature of the roof by 81°C and ambient temperature by between 1.5° and 4.2°C. Rooms under a garden are also at least 8° to 4°C cooler than the sir outside, when outdoor temperatures range between 25° and 30° C.

At one with nature

GardenRoof System also has many other unrivalled benefits:

- Increased energy efficiency, thus lowering cooling costs for buildings by effectively reducing heat
- Increases the lifespan of the roof membrane and protects the roof structure, thus also lowering maintenance costs
- Provides sound insulation naturally and efficiently reduces noise by at least 30 decibels.
- Improvement of sir quality through the absorption of dust and pollutants, as well as by increasing the oxygen level
- Reduces rainwater run off into a stormdrain from the roof by 80% thus minimizing unnecessary flooding
- Neduces reflective glare and heat emission







Beauty & sophisticated technology meet to create the gardenroof system

The GardenRoof Extensive Roof System

GardenRoof System is the first to introduce an Extensive Roof System in Singapore. Designed for both Extensive and Intensive roof application, the concept behind GardenRoof System is to retain as much precipitation in the growing medium and the reservoir our drainage layers as the structural loading capacity will allow. This integrated system consists of :







A reservoir and drainage mat of 25mm protected by a layer of polypropylene woven staple fibres.

Gardenlite - Planting Medium

- A lightweight formula of purioe stone, expanded ceramics, sand, compost, peat, polymer and slow release fertilizers.
- . The planting medium is specially blended according to the types of plants used for each individual project.
- The success of the GardenRoof System is in its unique technique of creating the right blend of planting medium according to the plants used.
- This substrate is only 76mm thick and less than 80kg/sgm (8N/sgm).

Selection of Plants

GardenRoof System has undergone field trials for more than 10 years in Singapore to ensure that our selected plants are able to thrive naturally on as little as 75mm of substrate in tropical conditions.

- Only plants that pass the harshest, most stringent trials are utilized.
- Plants are specially selected for their hardiness, drought tolerance, resistance. to disease and appearance.
- Minimal maintenance is required no watering (unless rain is absent for more than a month), - no weeding or pruning.
- A wide range of colourful and hardy plants can be used to create every imaginable design by our experienced landscape consultant.









Technical specification



Gardenlite - Planting Medium

Planting medium are specially blended according to the types of plants used for each individual project. Various tests were conducted to establish the value of the different blends. Below are three such examples of tests:

Drainage And Water Retention Holding Test Capacity Result

TEST	Medium Blend	Medium Blend	Medium Blend 3
Water Infiltration Rate MM/HR	939	1229	1496
Apparent Density, KG/M ³	624	576	600
Water Holding Capacity, V%	81	93	81
Air Filled Vold Space, V.%	16	16	20

Plant Nutrition Laboratory Test

	100	Print reactions caporatory to	
TEST	Medium Blend	Medium Blend	Medium Blend
Avail. Phosphorus (AS P)	1.23PPM	1.97PPM	0.31PPM
Avail. Zinc (AS Zn)	1.14PPM	0.66PPM	0.49PPM
).E.C	11.70CMOL/K	8.00CMOL/K	6.40CMOL/K
Carbon to Nitrogen Ratio	20.00	13.00	23.00
Exch. Caldium (AS Ca)	139:80PPM	94.80PPM	79.20PPM
Evch. Copper (AS Cu)	0.03PPM	0.02PPM	0.02PPM
Exch. Iron (AS Fe)	0.23PPM	0.55PPM	0.30PPM
Bich, Magnesium (AS Mg)	40.80PPM	29.10PPM	22.30PPM
Bich, Maganese (AS Mri)	4.39PPM	3.06PPM	2.48PPM
Broh, Potassium (AS K)	205.40PPM	160.80PPM	132.00PPM
Brish, Sodium (AS Na)	144.30PPM	100.40PPM	78.40PPM
Organic Matter	13.00%	15.00%	13.00%
Soll PH (1: 2.5)	6.45	6.48	6.46
Total Nitrogen (AS N)	3733.00PPM	6533.00PPM	3267.00PPM
Total Sciuble Salts	2.44MS/CM	2.17MS/CM	2.33MS/CM

Note: The medium min was analysed for nutrient content using Seburated Media Extract (SME) method. Total Nitrogen (Keldah) was performed on sample passing through 1.Unim claimater stave.

Weight of Planting Medium Spread Over an Area of One Metre Square 75mm Deep

TEST	Medium Blend	Medium Blend	Medium Blend
Medium When Dry	57 kg/m²	58 kg/m²	57 kg/m²
Medium When Saturated	67 kg/m ²	72 kg/m²	68 kg/m²



Gardenhydrocell

Gardenhyrocell is a uniquely designed High Impact Polystyrene (HIPS) drainage our reservoir cell with water holding capacity embedded in a polypropylene woven fabric filter. It's biologically neutral, water resistant and recyclable.

Drainage Cum Reservoir Cells

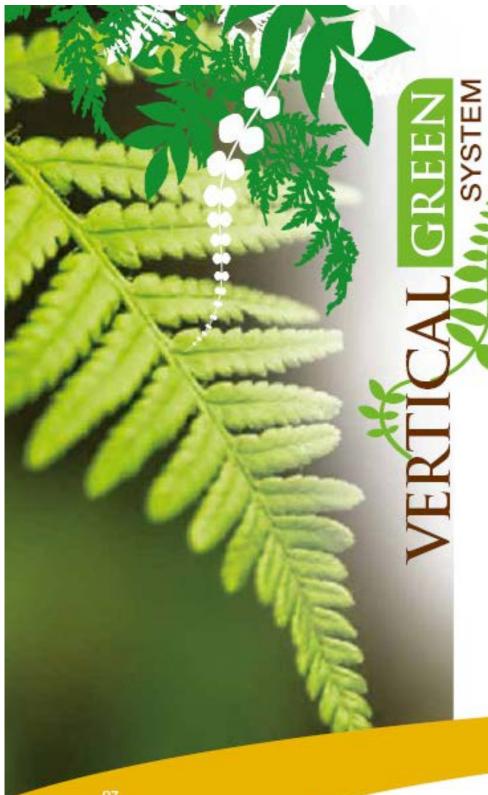
Polystyrene, High Impact

Appearance	Black, flexible multicell, 0.8mm thickness, 25mm cell height
Water Retention Capacity	4.2 Vm²
Water Drainage Capacity	2.4 Vsec. m ²
Comprehensive Strength @10%	303 KNAm ²

Polypropylene Fabric Filter

Appearance	Black, soft	
Thickness	1 mm	
Fibre Content, W.%	99.8	
Pore Size	472	
Puncture Force	139 N	





VERTICALGREEN SYSTEM SELECTED PLANTS ARE ABLE TO THRIVE NATURALLY ON AS LITTLE AS.

OF SUBSTRATE IN TROPICAL CONDITIONS

The VerticalGreen System can be installed in a combination of patterns, providing good insulaton against heat and noise pollution and increases oxygen in the atmosphere. VerticalGreen System comprises of specially formulated planting medium encased in an aluminuim module, ready for installation onto wall or free standing structure. It has a unique irrigation system incorporated in the planting module for easy fitting to any water source.

Proprietary Planting Medium

Specially formulated planting media for each project, consisting of purnic stones, compost/peat, expanded ceramic and at ties with polymer added, depending on plant types.

Irrigation

All planting modules have self contained irrigation system connected to main supply. Measured amount of water will be released according to the needs of each plant type and planting medium formula to prevent under-watering/over watering by a specialty set timer.

ECOSOLUTIONS FOR SUSTAINABLE DEVELOPMENT





Versatile, beautiful and environmentally friendly



enhancement and establishment of the plants.

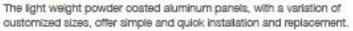
VertiLite

The uniquely light weight VertiBoard is ideal for Vertical Greenery, its porosity not only allows plants roots penetration to ensure firmness, it also allows adequate amount of water to pass through to facilitate plants' survival. It also prevents loose particles from falling off.

This is a light weight formula planting medium, specially blended according

to the types of plants used for each individual project, provides





VertiBase

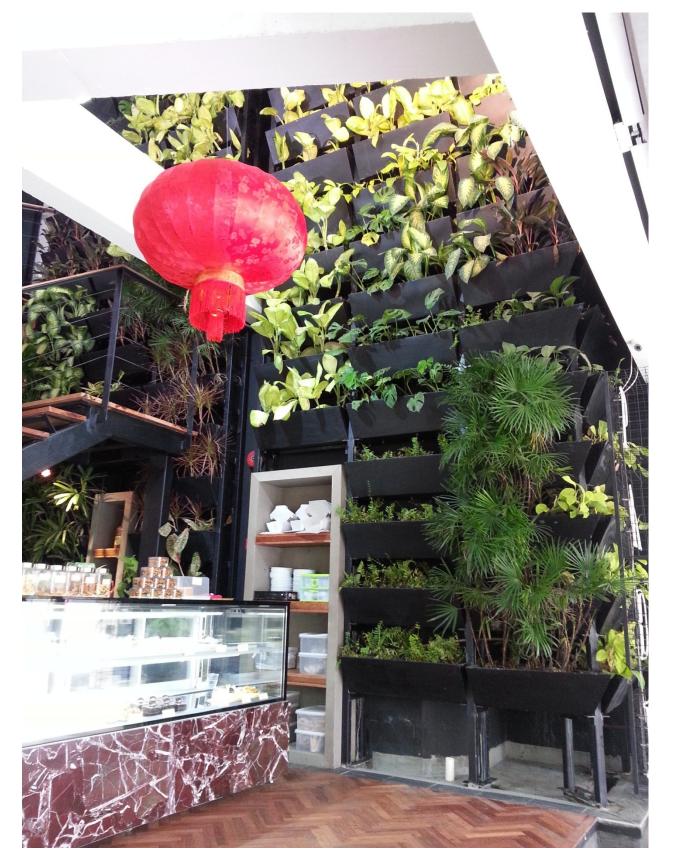
The powder coated aluminum VertiBase is designed to secure the VertiFrame firmly onto the wall or free standing structure, as well as to prevent unnecessary vibration and damage. It is light weight and corrosion resistance, thus creating a sustainable system that is practical and cost-friendly with minimal maintenance as required.







Padi House, Setia Walk Puchong, Selangor Malaysia (Completed in 2013)

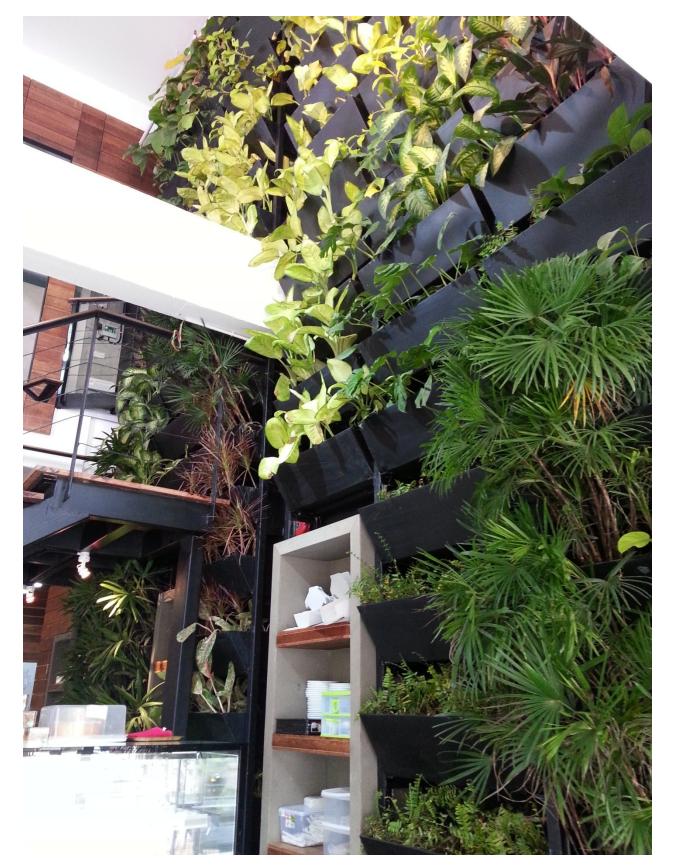


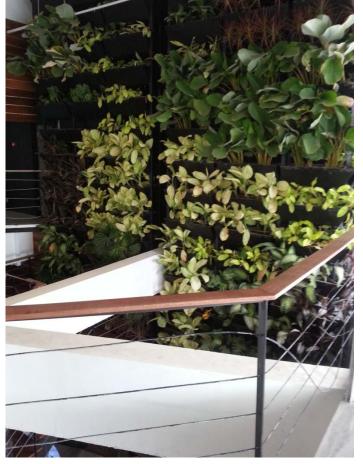






Padi House, Setia Walk Puchong, Selangor Malaysia (Completed in 2013)

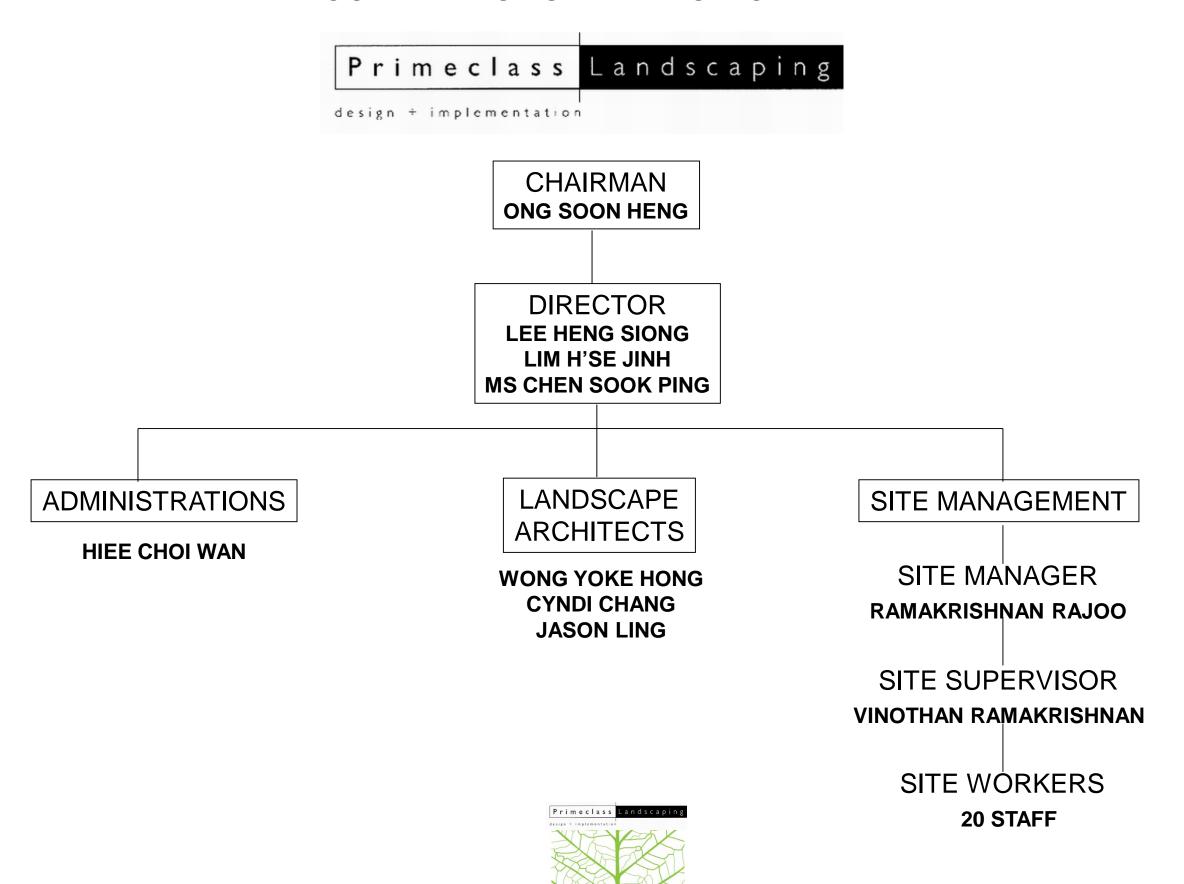








COMPANY ORGANIZATION CHART



www.pclsb.com A member of the Primeclass Group of Companies



Primeclass Landscaping Sdn. Bhd. (274082 V) 5th Floor, Prima 8, Prima Avenue, Block 3508.

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T: +603 8320 3399 f: +603 8320 3366 info@pclsb.com