

LEISURE  FARM

Communique

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Feature: Introducing Chef Prabha of our Balé Social



Introducing Chef Prabha
Culinary Innovator | Sustainability Advocate | Private Banking Professional Turned Chef

Share a deeper look into Chef Prabha, who has been leading Balé Social since its opening in 14 September 2024. However, we'd like to share a deeper look into her story, and what lies ahead for the future of Balé Social.

A graduate of **Le Cordon Bleu** and **Oxford Brookes University**, and prior to joining Leisure Farm, she was the **Resident Head Chef at the British High Commission in Malaysia**, orchestrating high-level diplomatic dining experiences.

A true believer in sustainable practices, Chef Prabha co-founded a café focused on **biodynamic and organic produce**, fermentation techniques, and **direct-from-farm sourcing**. She even spent time working on an organic farm to deepen her commitment to the farm-to-table movement.

With international start-up experiences in **Singapore, Qatar, and Malaysia**, Chef Prabha's culinary approach is deeply global yet rooted in local values. She has also completed a nutrition course at the **University of Turin**, further reinforcing her mission to **nourish people and the planet**.

Q with Chef Prabha

A little insight into the chef behind the apron

- 1. What's one 'guilty pleasure' snack you'd never admit to eating... until now?**
When it comes to snacks, I never feel guilty! My recent go to has been Ben & Jerry's Banoffee pie ice cream.
- 2. If you had to cook with only three ingredients for a month, what would they be?**
I typically meal prep with the same core ingredients but switch up the cuisine to keep things simple and fast at home. Right now, I'm rotating minced chicken, spinach, and potatoes. Last week, I made a baked chicken and spinach ragu, topped with creamy scalloped potatoes - comforting yet flavourful.

3. What's your favourite dish from the Balé Social menu?

My favourite to make and eat is the Fisherman's Pie, it's warm, comforting and made from scratch every time. And the side salad is the perfect accompaniment.



British Fisherman's Pie

A Medley of Seafood & Veggies in Bechamel Sauce Topped with Baked Mash Served with Side Salad

4. What's the most memorable meal you've ever had?

My first exposure to fine dining in Malaysia came in 2016 at Dewakan Restaurant, and it left an indelible mark on me. I was thoroughly impressed by the culinary mastery of our very own local culinary hero. From the intricate plating to the carefully curated flavour profiles and pairings, every dish showcased an extensive use of local ingredients paired with advanced culinary techniques. The highlight of the experience was the dessert, crafted from 100% single-origin Malaysian Semai chocolate. It was the perfect, unforgettable closing to their tasting menu.

5. What dish do you dislike cooking, but customers love ordering?

It's not in our menu and it's not really cooking, but shucking oysters, personally, must be one of the most finicky items to prep. Fun fact; I once accidentally stabbed my palm with an oyster shucking knife, which is sharp and serrated! I guess mostly that's where the dislike stems from.

6. If the kitchen had a theme song during dinner rush, what would it be?

The whole Meteora album from Linkin Park.

7. What's your #1 'cheat code' to elevate a home-cooked meal?

*Anything with natural umami flavours, like miso, fish sauce, or budu, really enhances a dish. A little goes a long way and hits that perfect spot where you just want another bite. My favourite is **miso butter** - I mix 1/4 part miso paste with 1 part softened, good-quality butter (or vegan butter), whip it together, and it makes the perfect spread for eggs & toast or baked on top of Cod fish. Simple, elevated and tasty.*

8. What's the best part of being a chef?

Visualizing flavour profiles and textures, then fine-tuning those elements into a tangible creation - and finally witnessing the joy on the faces of kids and adults alike as they relish something that once existed only in my mind. In a word: creating something from nothing.

9. Can you share any future plans for Balé Social?

My vision for Balé Social is to see it thrive, evolve, and stand the test of time - growing into a must-visit dining destination that's recognized for its creativity, warmth, and unforgettable food experiences.



Finish this sentence:

If you see me drinking LIQUOR SHOTS after service, it was a ROUGH night.

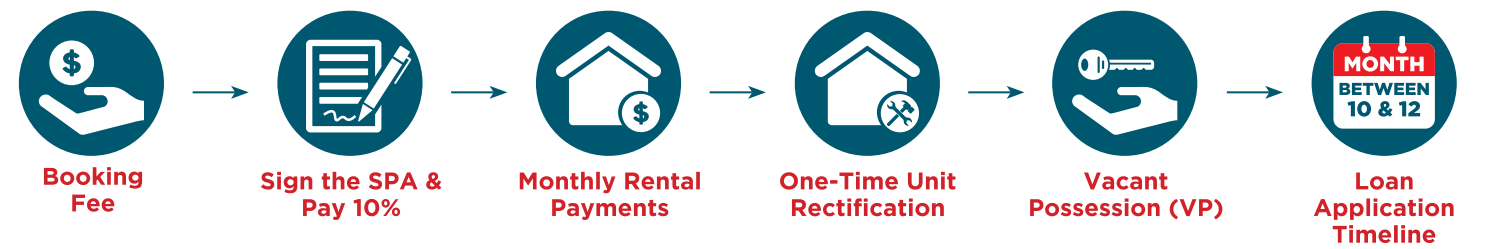


Development Updates: Rent-to-Own (RTO) Program

Secure your dream home today — and lock in the price for 18 months

We're excited to announce the launch of our **Rent-to-Own (RTO)** program — a flexible and accessible path to homeownership. Whether you're a first-time buyer or simply exploring smarter options, this program is designed to help you overcome upfront financial barriers while securing today's property price for the next **18 months**.

How It Works



Booking Fee

Secure your unit with a booking fee of just **RM10,000**.

Sign the Sales and Purchase Agreement (SPA) & Pay 10%

Confirm your interest by signing the **SPA** and making a 10% payment of the purchase price.

Monthly Rental Payments (Offset Against Purchase Price)

Start paying monthly rental fees that are credited toward your final purchase price:

- **RM15,000/month** for local buyers
- **RM20,000/month** for foreign buyers

One-Time Unit Rectification

Our team will carry out a **one-time rectification** before handover.

Vacant Possession (VP)

Vacant Possession will be delivered **3 months after SPA signing**.

Loan Application Timeline

Apply for your home loan between **Month 10 and Month 12** of the 18-month RTO term.

What Happens If Your Loan Application Is Unsuccessful?

- The **10% payment will be refunded**, provided you submit two official bank rejection letters.
- Please note **that rental payments are non-refundable**.



Premium Facilities: *The Resi Clubhouse, Balé Clubhouse, Balé Social Restaurant & Bar, Conference Room, Functional Fitness Gym, Physical Training Room, 33 meter Infinity Pool, Lagoon Pool, Tennis Courts, Pickleball Courts, Basketball Court, Balé Dog Park, Horse Riding School, Playground.*



Key Advantage: Lock In Today's Price

One of the biggest benefits of our RTO program is price certainty. By signing up today, you **lock in the current property price for 18 months**, protecting yourself from future price increases and giving you time to secure financing and make ownership preparations.

Interested in learning more or ready to reserve your unit? Contact our Sales Team today and take the first step toward owning your future home!



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Introducing Norwest Quarter – Redefining Sustainable Urban Living

Norwest Quarter (located in New South Wales) by Mulpha is a bold, mixed-use precinct and a new model for future neighbourhoods – where sustainability, design, and community converge. Located just 9 minutes' walk from Norwest Metro Station, the development offers unparalleled apartment living surrounded by over six acres of green open space, restaurants, wellness services, and premium retail.



**REDUCING BILLS
BY UP TO 25%**
It's in our nature.

TYPICAL COMPLIANT NSW APARTMENT

High-Cost Living - High Environmental Impact



Energy
17,700 kW/year

Water
160 kL/year

Waste
2 t/year

Carbon
10 t/year



- Over 20 resident-exclusive amenities – including a pool, bookable work-from-home lounges, communal gardens, and a library lobby
- 6+ acres of curated open space and a public plaza framed by cafes, fresh food, grocer, restaurants, and a gym

Sustainability

The precinct sets a new benchmark in all-electric, net-zero-capable design.

WANTING A BIGGER BACKYARD

It's in our nature.

NORWEST QUARTER IS 70% GREEN OPEN SPACE

Norwest Quarter is designed around Mother Nature (not the other way around), resulting in more than double the average amount of green space found in other developments. With parks, gardens, walking tracks, and more – there's no shortage of places to reconnect with nature, family, friends and neighbours.

NATIONAL PARK VIBES WITHOUT THE WILDERNESS

We're filling over two-thirds of the precinct with 100% native trees, plants, and flowers to rewild local flora and fauna. Think of it as the biggest backyard you ever had.

NATURE'S PLAYGROUND AT YOUR FINGERTIPS

As well as unwinding or socialising in the great outdoors, Norwest Quarter offers plenty of opportunities to help nurture our neighbourhood. From growing organic veggies in the communal gardens and tending busy beehives to bush care and gardening groups – you can get involved as much as you like – or not at all.

A TRULY SUSTAINABLE WAY OF LIFE

Every building design and construction decision has been made based on what's best for you, the community, and our planet. As a result, your home will be a showcase of the world's most advanced technologies and self-sufficiency initiatives.

AWARD-WINNING DESIGN THAT SAVES YOU MONEY

Effective passive design reduces the need for auxiliary heating and cooling, which accounts for around 40% of energy use in the average Aussie home. This translates to lower utility bills, lower greenhouse gas emissions and a lifetime of comfort.

ZERO CARBON LIVING MADE EASY AND AFFORDABLE

Every building has rooftop solar panels, rainwater capture and treatment and rainwater reuse, along with fast EV chargers and the ability to upgrade to your own EV charger too. Say goodbye to high petrol costs, emissions, and utility bills.

NORWEST QUARTER APARTMENT

Low-Cost Living - Low Environmental Impact



Energy
5,200 kW/year
100% Green Power

Water
148 kL/year
30% Recycled

Waste
0.9 t/year

Carbon
0 t/year

All information in relation to sustainability is indicative only, based on preliminary estimates and made prior to construction. It does not necessarily reflect final performance or energy savings which are dependent on a number of variable factors, including but not limited to, building occupancy, occupant use, annual rainfall, government legislation and any applicable government policy, utility pricing, energy supply agreements, approval of BASIX certificates and amendments to the development approval.

Project Snapshot

Stage 1: Two towers – Banksia and Lacebark

Total Apartments: 181

Apartment Mix

1, 2 and 3-bedroom apartments

4-bedroom penthouse options

Pricing

Banksia:

1-bed from \$990,000

2-bed from \$1,430,000

3-bed from \$2,470,000 – \$2,670,000

Lacebark:

1-bed from \$960,000

2-bed from \$1,140,000 – \$1,760,000

3-bed from \$3,750,000 – \$4,250,000

Delivered by a team of industry leaders:

- **Mulpha Australia** – master developer of Norwest and the group behind InterContinental Sydney, Hayman Island, Sanctuary Cove, and Bimbadgen Estate.
- **Parkview Constructions** – Tier 1 builder with a strong track record delivering high-quality residential projects.
- **Smart Design Studio and Bates Smart** – two of Australia's most awarded architecture firms, leading design and delivery.

Key Highlights

- Apartments up to 46% larger than minimum standards
- 9-minute walk to Norwest Metro – trains every 4 minutes
- Energy-efficient buildings reduce power bills by up to 25%

Part of Mulpha's Hotel Portfolio, The London Marriott Grosvernor Square Has Recently Completed Its Refurbishment Of Common Areas



Refurbishment of Common Areas:

Top from Left to Right: Private Dining, Courtyard | Bottom from Left to Right: Waiting Area, Reception

Mulpha Sells Shopping Centre, Marina In Australia For RM233 Million

Mulpha International Bhd (Mulpha), developer of Leisure Farm has disposed the Capri on Via Roma shopping centre for A\$85.5 million (RM233.42 million) as part of Mulpha International's capital recycling initiative aimed at strengthening its cash flow and streamlining its asset portfolio.

"The sale proceeds from the proposed disposal are intended to repay bank borrowings associated with the property, with the remainder to be utilised by Mulpha International group as part of its business activities," it said.

Located on the Isle of Capri, a prestigious neighbourhood just southwest of Surfers Paradise on Australia's Gold Coast, the property comprises a retail and commercial complex with a marina. The site spans 11,280 square metres for the shopping centre and 583 square metres for the marina.



Mulpha International anticipates a net gain from the sale after deducting related expenses, with the property having an audited net carrying value of A\$82.8 million as at Dec 31, 2023.


According to the group, the sale will positively impact its earnings per share, net assets, and gearing for the financial year ending Dec 31, 2025.

Capri on Via Roma, originally constructed in the 1960s and redeveloped between 2011 and 2013, boasts over 95% occupancy as of January 2025. The marina component, however, operates under a leasehold tenure expiring in 2032.



SALES OFFICE

Opens Mon - Sun, 9am - 5pm
Closed on Public Holiday

 No. 8 Jalan Peranginan, Leisure Farm,
81560 Gelang Patah, Johor

Get in touch with our sales team to arrange a viewing




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CUSTOMER SERVICE

Opens Mon - Fri, 8.30am - 5.30pm
Closed Sat, Sun & Public Holiday


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BALÉ SOCIAL


Opens Wed - Thur, 12pm - 9pm
Fri, 12pm - 11pm
Sat, 10am - 11pm
Sun, 10am - 9pm
Mon & Tue - Closed


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THE BAYOU RESIDENCES

Opens Mon - Sun, 8.30am - 5.30pm

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