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# THEMEPARK LEGAL & LICENSING MASTERPLAN

By AK Puyuh Emas Berhad

Project Name: Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!

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## **A. EXECUTIVE SUMMARY**

### **1. Project Overview & Vision**

Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! is a uniquely integrated family-oriented themepark project, developed and operated under the stewardship of AK Puyuh Emas Berhad. It stands as a flagship development that blends entertainment, culture, community values, and responsible entrepreneurship into a singular, high-impact public attraction located in the heart of Kelantan.

The vision of this project is to redefine the themepark experience for the Malaysian public, particularly within the East Coast region, by offering an accessible, affordable, and inclusive recreational destination. Elysia Kelate is designed to bridge modern innovation with local cultural identity, presenting a world-class destination that retains the authentic soul of the rakyat.

With a multifaceted layout featuring dry and wet parks, playgrounds, food courts, mini zoos, educational farms, shaded solar parking, charity-integrated systems, and localized vendor collaborations, this project offers both immediate social impact and long-term economic contribution to the local and national landscape.

The core philosophy of Elysia Kelate is simple: quality, inclusivity, and rakyat-first — a sanctuary of joy and dignity for all walks of life.

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## **2. Company Background: AK Puyuh Emas Berhad**

AK Puyuh Emas Berhad is a private limited company established with the core mission of innovating within the agribusiness, entertainment, and family recreation sectors. It is officially registered with the Companies Commission of Malaysia (SSM) and has maintained operational status for over one full year, progressively expanding its business ventures with a strong community-first and halal-centric approach.

The company is led by an experienced board of directors with backgrounds in sustainable farming, public engagement, local business development, and strategic project planning. The transition from its roots in quail farming to a multi-sector integrated enterprise has been carefully strategized, culminating in the launch of Elysia Kelate as the company's most ambitious venture to date.

AK Puyuh Emas Berhad operates under a long-term vision of scaling regional impact through ethical, people-driven growth models — with Elysia Kelate poised as its cornerstone achievement.

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### **3. Commitment to Full Legal Compliance**

AK Puyuh Emas Berhad reaffirms its full commitment to legal transparency and operational compliance in all facets of the Elysia Kelate themepark project. While the initial stages of the park's development and soft operations were conducted under a phased pre-license model, the company has now activated a complete licensing initiative to ensure every legal, regulatory, and safety requirement is fulfilled in collaboration with relevant authorities.

This commitment extends not only to acquiring the required business, municipal, health, safety, and entertainment licenses, but also to ensuring constant communication with federal, state, and local agencies. The company understands that public trust and government confidence are earned through transparency, cooperation, and prompt adherence to Malaysia's legislative frameworks.

All operational upgrades, documentation, structural modifications, and third-party vendor protocols are being refined in real-time to support the seamless transition into fully licensed status — with an internal audit mechanism in place to track all progress.

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### **4. Purpose of This Document**

The purpose of this document is to serve as the central masterplan for all legal and licensing aspects related to the Elysia Kelate project, and to formally present the company's position to relevant authorities, stakeholders, and legal reviewers.

This document aims to:

- Present a full overview of the current operations and company structure.
- Identify all necessary licenses and permits required for full legal compliance.
- Provide justification for the prior unlicensed or grey-area operations.
- Outline AK Puyuh Emas Berhad's licensing roadmap and collaboration proposals.
- Offer transparency on all operational components including safety, welfare, staffing, and vendor engagements.

- Demonstrate the company’s commitment to public welfare through corporate social responsibility efforts.

Ultimately, this masterplan is not only a request for license approvals, but a declaration of accountability, partnership, and the long-term sustainable vision held by AK Puyuh Emas Berhad for the people of Kelantan and beyond.

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## B. LEGAL ENTITY & BUSINESS STRUCTURE

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### 1. Company Profile

AK Puyuh Emas Berhad is a Malaysian-incorporated public limited company (Berhad) established in full compliance with the Companies Commission of Malaysia (SSM). Officially registered under the Companies Act 2016, the company bears the Company Registration Number [Insert Company Number] and has maintained an active legal and operational status since its incorporation.

Originally founded with a focus on quail farming and agro-based innovations, AK Puyuh Emas Berhad has progressively diversified into multiple strategic sectors including community-driven agriculture, recreational services, event spaces, and now — integrated family entertainment. The company is headquartered in the state of Kelantan and maintains a strategic focus on sustainable economic development rooted in regional values and halal-based entrepreneurship.

The company operates on a principles-based model of social responsibility, grassroots empowerment, and long-term value generation for both consumers and stakeholders.

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### 2. Directors & Management Overview

AK Puyuh Emas Berhad is governed by a structured board of directors, whose collective vision and multidisciplinary backgrounds form the executive backbone of the company. The Board is tasked with strategic decision-making, compliance oversight, and business scalability.

The current leadership structure includes:

- Chairman / Managing Director – [Insert Name]: Primary executive responsible for the vision, strategic execution, and business growth of the company. Leads all company initiatives, including the Elysia Kelate project.
- Operations Director – [Insert Name]: Oversees all day-to-day business operations including vendor coordination, supply chain management, and park activities.
- Finance & Compliance Director – [Insert Name]: Manages all financial matters, taxation, audit compliance, and reporting obligations. Also acts as liaison with legal and licensing authorities.
- Public & Stakeholder Engagement Officer – [Insert Name]: Responsible for CSR, public relations, and engagement with local communities and government bodies.

Supportive roles are fulfilled by appointed managers, administrative staff, project coordinators, and on-site team leads who ensure smooth and responsive park operations.

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### 3. Official Business Activities (SSM-registered codes)

The company is legally registered with the following business activity codes under SSM, allowing for legal execution of multi-sector operations:

- A01131 – Quail Farming
- R93110 – Operation of Amusement and Theme Parks
- G47220 – Food & Beverage Retail Activities
- S96099 – Other Personal Services Activities Not Elsewhere Classified
- N82300 – Event Management and Recreational Services
- L68200 – Real Estate & Land Leasing Services (for land-based activities such as outdoor spaces)

These activity codes cover the scope required to legally operate Elysia Kelate, including animal-based attractions, food & beverage stalls, merchandise sales, playgrounds, event zones, and educational farm installations.

Additional licensing codes will be included as the company expands into other sectors (e.g., animal petting enclosures, safety-certified rides, and solar infrastructure).

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#### 4. Business Model Structure

Elysia Kelate operates under a multi-pronged business model, designed for high accessibility, public engagement, and financial sustainability. The structure includes:

- Vendor Collaboration Model – Allowing multiple independent vendors (F&B, merchandise, game booths) to operate within the park under a revenue-sharing or rental-based agreement.
- Low Entry Price Strategy – Keeping entrance fees low to maximize foot traffic while generating revenue through diversified internal activities.
- Cross-Sector Revenue Streams – Including ticketing, food sales, vendor rentals, mini zoo entries, playgrounds, farm education, seasonal events, and merchandise.
- CSR-Integrated Giving Model – 2% of total profits are channelled into verified charities, divided equally between social welfare (asnaf) and feline rescue initiatives, reinforcing public goodwill.
- Manual Cost Efficiency System – Built on intelligent sourcing, grassroots labor involvement, and community-based cost-saving innovations to reduce overhead and increase long-term sustainability.

This model is designed to make duplication by competitors extremely difficult due to the balance of ethics, scale, efficiency, and pricing logic that is customized to the socio-economic climate of Kelantan.

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#### 5. Stakeholder Roles & Responsibilities

The following are the main stakeholder categories and their defined roles in the development, operation, and expansion of Elysia Kelate:

- AK Puyuh Emas Berhad (Holding Entity)  
Full ownership and decision-making authority. All legal responsibilities and compliance obligations fall under this registered body.
- Board of Directors  
Steering strategic direction, approvals, and high-level stakeholder negotiations. Ultimately accountable for all outcomes.
- Vendors & Tenants

Independent operators running stalls or activity points within the themepark. Bound by tenancy and SOP agreements with defined standards for hygiene, pricing, and customer service.

- Municipal & Licensing Authorities

Governmental bodies providing required permits, oversight, and enforcement of public safety laws.

- CSR Partners

Verified NGOs and welfare organizations working alongside the company for transparent disbursement of charitable allocations and rescue efforts.

- Employees & Contractors

Staff operating under standardized employment terms. Roles include ticketing, park maintenance, customer service, animal care, food safety, and more.

- Public Visitors

Core end-users of the themepark whose feedback, engagement, and attendance guide long-term park improvement and marketing strategies.

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## C. CURRENT OPERATIONAL SNAPSHOT

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### 1. Overview of Existing Facilities

As of the date of this report, Elysia Kelate – Syurga Rakyat, Barei Baek Tok Sah Cakap Perghhh! – is a fully operational community-centric themepark located in Kelantan. Developed under the ownership and operational management of AK Puyuh Emas Berhad, the project has organically grown into a multi-zoned entertainment and agro-edu leisure destination.

The current facilities include:

- Main Entrance Plaza – Welcoming area with ticket counters, shaded seating zones, and guest information booth.
- Recreational Themepark Zone – Comprising children’s playgrounds, small amusement rides, stage areas for live events, and seasonal attractions.

- Mini Zoo & Animal Interaction Area – A controlled animal zone featuring domesticated and educational livestock, including birds, rabbits, goats, and quails, curated for educational and interactive experiences.
- Agro-Farm Education Corner – Open-lot farm sections for quail rearing, hydroponic displays, and learning exhibits showcasing sustainable farming methods.
- F&B and Vendor Stalls – Local vendor booths offering halal-certified food, beverages, and artisanal goods. These stalls operate under a controlled pricing model to maintain affordability for the public.
- CSR & Cat Rescue Area (Under Development) – A designated section of the park being developed to host rescued cats and run a semi-public cat shelter program. It will include educational panels on responsible pet care and adoption drives.
- Basic Sanitation & Utilities – Public restrooms, prayer areas (surau), water supply infrastructure, and designated parking areas.

The park has been structured to provide a unique fusion of affordable leisure, educational outreach, and cultural immersion, aligning with the Kelantanese spirit of “merakyatkan hiburan” (democratizing recreation).

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## 2. Timeline of Operation (From Launch to Present)

- Q2 2023: Site development initiated by AK Puyuh Emas Berhad with internal capital and community collaboration. Initial groundwork focused on basic site preparation, fencing, and foundational construction.
  - Q3 2023: Soft launch of selected farm and mini zoo attractions, alongside early vendor collaborations. Public response gauged to determine expansion feasibility.
  - Q4 2023: Expansion of visitor facilities, additional vendor recruitment, improved event programming, and official brand development under the theme “Syurga Rakyat”.
  - Q1 2024: The park began operating at near-full capacity, with stable daily visitor numbers, especially during weekends and public holidays. Preliminary discussions with relevant authorities for formal licensing processes began.
  - Q2 2024 – Present: Continued refinement of internal systems, SOPs, safety compliance, and CSR implementation. Park operational activities continue alongside the parallel documentation and licensing process formalized in this masterplan.
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## 3. Staff & Contractor Structure

At present, Elysia Kelate operates on a lean and agile staffing model that prioritizes cost-efficiency while ensuring sufficient manpower for safety and service quality.

- Permanent Staff

Core team includes park supervisors, animal caretakers, groundskeepers, ticketing personnel, and a site manager. The employment model ensures adherence to basic HR requirements including payroll records and statutory contributions (EPF, SOCSO).

- Part-Time Assistants

High-volume days are supported by part-time staff recruited from the local community. These individuals assist with ticketing, cleaning, visitor support, and event logistics.

- Contract-Based Technicians & Vendors

Contractors include maintenance personnel for utilities, electricians, and event setup crews. F&B vendors operate under contractual terms, with SOPs agreed upon for hygiene, pricing, and conduct.

- External Security (If Applicable)

If and when required, third-party licensed security firms are engaged for crowd control and facility monitoring, particularly during special events or seasonal peaks.

The current structure remains scalable and adaptable as the park transitions into full regulatory compliance and broader expansion.

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#### 4. Safety & Operational SOPs

Elysia Kelate has proactively developed and implemented basic operational SOPs to safeguard the wellbeing of its visitors, animals, and employees, even as formal licensing is pending.

Key operational protocols include:

- Animal Welfare SOPs – Feeding schedules, veterinary checks, sanitation practices, and visitor-animal interaction limits are actively monitored and recorded.
- Crowd Flow & Access Control – Manual ticketing and guest number limits per session ensure manageable crowd sizes and safety across all zones.
- Fire Safety & Emergency Response – Fire extinguishers are placed at strategic locations, with fire escape routes marked clearly. Staff are trained in basic emergency response procedures.
- Food Safety Monitoring – Vendors are required to meet minimum hygiene standards. Waste management routines are established, including daily clean-up cycles.

- Visitor Guidelines & Public Conduct – Signage is displayed throughout the park with rules regarding littering, animal treatment, restricted zones, and prayer times.
- Children’s Area Precautions – Playgrounds and recreational structures are designed with soft surfaces and fencing where needed to prevent accidents.

These SOPs have been self-imposed from the outset as part of AK Puyuh Emas Berhad’s public responsibility, with ongoing refinement to align with formal requirements under relevant licensing bodies.

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## 5. Existing Community Engagements (Charity, Vendors, etc.)

Elysia Kelate is proudly positioned as a people-first venture that has embedded public service, empowerment, and inclusivity into its core operations.

Key initiatives include:

- Local Vendor Empowerment – The park provides affordable stall spaces to local F&B and product vendors, enabling microentrepreneurs to generate sustainable income within a high-footfall environment.
- CSR Profit Allocation Model – 2% of all profit generated by the park is permanently allocated to charity. This includes:
  - 50% to Asnaf – Distribution through selected trusted channels in Kelantan to benefit the underserved, including orphans, single mothers, and the elderly.
  - 50% to Cat Rescue – Funding for feeding, medical care, and shelter for stray cats within a dedicated space in the park.
- Community Partnerships – Informal partnerships with youth groups, NGO volunteers, and schools have already begun, with educational visits, weekend volunteering, and public events playing an active role.
- Cultural & Religious Inclusivity – Park events respect Kelantanese cultural values, including syariah-compliant practices, free prayer spaces, and periodic dakwah programs hosted in collaboration with local religious figures.

This community-first philosophy is the foundation of both the branding and the operational identity of Elysia Kelate, and will remain central to the company’s long-term public trust strategy.

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## D. JUSTIFICATION FOR PRE-LICENSE OPERATION

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## 1. Market Testing & Public Response

Elysia Kelate – Syurga Rakyat was initiated with a clear intent to understand the viability, public interest, and operational demands of a Kelantan-based affordable themepark experience. Rather than relying solely on forecasts and speculative planning, AK Puyuh Emas Berhad pursued a real-world testing approach by introducing the themepark in incremental stages directly to the public.

This approach provided authentic, measurable data such as:

- Consistent visitor turnout exceeding 1,000 individuals during peak weekends and holidays.
- Favorable family feedback, with high demand for educational, animal-based, and low-cost entertainment in the Kelantanese region.
- Positive media traction and word-of-mouth publicity without paid advertisements, confirming the concept's organic appeal.
- Surveys and informal feedback indicating strong community appreciation for an inclusive recreational space that blends agriculture, culture, and leisure.

Operating in this initial stage allowed the company to validate its long-term model while minimizing risk, and crucially, to prove the public demand to regulators and investors alike.

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## 2. Business Reality & Economic Constraints

Like many ground-up community projects, Elysia Kelate was built with limited financial capital and minimal access to early institutional funding. The company could not afford to wait for the full spectrum of licenses before operating, especially when regulatory processes in Malaysia often involve extended waiting periods, fees, inspections, and bureaucratic navigation.

The reality on the ground demanded the following:

- Progressive deployment of funds – Ensuring that revenue from each development phase could fund the next expansion stage.
- Immediate revenue generation – Necessary for paying staff, maintaining animal welfare, and fulfilling daily operational costs.

- Avoidance of idle land and sunk cost – Utilizing already-acquired land and existing structures to generate value instead of allowing them to remain unproductive.

AK Puyuh Emas Berhad made the difficult but necessary decision to commence operations responsibly in a limited capacity, while simultaneously laying the groundwork for full regulatory alignment. This decision was not one of defiance, but of survival, innovation, and pragmatic strategy.

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### 3. Gradual Development Strategy

From the outset, the project was envisioned as an evolving public sanctuary – not a single-day launch mega attraction. The long-term vision of Elysia Kelate includes fully licensed infrastructure, expanded attractions, enhanced CSR programs, and formal partnerships with educational institutions and government bodies.

However, to responsibly achieve this vision, the project was designed in phases, as follows:

- Phase 1 (Proof of Concept): Basic operations including animal park, quail farm, and local vendor stalls. No high-risk rides or high-density structures were introduced.
- Phase 2 (Community Engagement & SOP Formalization): Introduction of curated SOPs, CSR initiatives, and active dialogues with regulatory advisors.
- Phase 3 (Formal Licensing & Strategic Compliance): Current stage, involving the preparation of masterplans such as this document, detailed audits, and licensing applications.

Each phase has been carefully aligned with ethical standards and public benefit, ensuring no exploitation, abuse, or negligence in operation. At every stage, community safety and transparency were prioritized.

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### 4. Compliance Efforts in Progress

Despite the absence of certain licenses during the early stages, AK Puyuh Emas Berhad has continuously strived to align itself with regulatory frameworks. Several key efforts are actively ongoing:

- Preparation of this Masterplan – Serving as the formal declaration of intent, transparency, and compliance.
- Internal SOP Documentation – Animal handling procedures, fire safety, vendor regulations, and crowd control protocols are being formalized into institutional standards.
- Engagement with Local Councils & Agencies – Preliminary contact has been made with relevant licensing authorities, including Majlis Perbandaran, Jabatan Veterinar, and others, to open dialogue and receive early advisories.
- Financial Records & Staff Data – Proper documentation of staff payments, profit reporting, and tax alignment are being prepared for submission.
- Safety Upgrades Underway – Infrastructure such as fire extinguishers, crowd barriers, and hygiene stations are being installed in anticipation of inspection.

These steps reflect the company’s seriousness in moving from a “gray area” model to a fully sanctioned and respected legal business.

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## 5. Call for Licensing Agency Collaboration

AK Puyuh Emas Berhad respectfully calls upon the relevant licensing authorities and regulatory bodies to approach this case not from a punitive standpoint, but from a collaborative one. The company does not seek to evade the law—it seeks to grow into the law, with full transparency and goodwill.

We invite regulatory stakeholders to:

- Inspect the park’s current operations with fairness and context, seeing firsthand the impact, safety, and structure.
- Provide direct guidance and accelerated pathways for licensing that considers the public benefit already delivered and the ethical intent behind the early operation.
- Recognize the socio-economic good brought forth by the park—creating jobs, educating children, empowering vendors, and feeding orphans and animals alike.
- Become long-term partners in a model that could be replicated across other rural states for rakyat-focused, syariah-compliant, community-first themeparks.

With the public on our side, transparency as our foundation, and compliance as our goal, we believe it is not only fair—but necessary—for regulators to work hand-in-hand with AK Puyuh Emas Berhad in realizing the full potential of Elysia Kelate as a legal, sustainable, and iconic national attraction.

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## E. COMPREHENSIVE LICENSE & PERMIT CHECKLIST

(Required for Full Legal Operation – Sorted by Area)

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To ensure the full and lawful operation of Elysia Kelate – Syurga Rakyat, AK Puyuh Emas Berhad has compiled the following comprehensive checklist of licenses, approvals, permits, and certifications necessary for the themepark’s continued growth and integration within the formal regulatory framework of Malaysia. Each requirement is sorted by area of relevance and is based on statutory obligations at the federal, state, and municipal levels.

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### I. GENERAL OPERATIONS

#### 1. Premise License (Lesen Premis – Pihak Berkuasa Tempatan)

Issued by the local municipal council, this license is mandatory for any commercial activity conducted on a fixed premise. For Elysia Kelate, this will involve applying through the relevant Majlis Daerah or Majlis Perbandaran in Kelantan, specifically for the category of recreational park or agro-tourism venue. The license ensures that the operations are in accordance with zoning laws and local land-use policies.

#### 2. Signboard & Advertisement Permit (Permit Iklan dan Papan Tanda)

All physical signboards and promotional materials visible from public roads must be licensed. Applications must be submitted to the local authority with full designs, dimensions, placement details, and language compliance (e.g., Bahasa Malaysia priority). This ensures public safety and compliance with local cultural and language ordinances.

#### 3. Fire Safety Certificate (Sijil Perakuan Bomba - CFO)

Issued by the Jabatan Bomba dan Penyelamat Malaysia (Fire and Rescue Department), this certificate confirms that the park’s buildings and infrastructure meet fire prevention and emergency evacuation standards. The application requires submission of detailed building plans, emergency route maps, fire extinguisher placement, and a successful on-site inspection. This is a prerequisite for obtaining full business legality and insurance coverage.

#### 4. Public Liability Insurance

While not a government-issued license, this is a critical legal and financial safeguard that protects the company in the event of injury, accidents, or property damage involving visitors. The insurance must be comprehensive, covering all high-traffic areas, rides, animal zones, food courts, and any high-risk installations. Proof of this insurance is often required when applying for or renewing licenses with public authorities.

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Let me know when you're ready for Section E.II: Food & Beverage Operations or if you'd like to include other areas such as entertainment licensing, ride safety certifications, or animal-related permits next.

Absolutely. Below is the fully elaborated Section E.II: Themepark Specific from the Comprehensive License & Permit Checklist, written in 100% formal document style with zero boxes:

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## II. THEMEPARK SPECIFIC

The unique and multi-dimensional nature of Elysia Kelate as an integrated themepark development requires several additional licenses specific to amusement, safety, and entertainment regulation. These regulatory approvals ensure the safety, enjoyment, and welfare of the general public while maintaining compliance with Malaysian legal standards, especially in reference to family-oriented facilities and large public gatherings.

### 1. Public Amusement & Entertainment License (Lesen Hiburan Awam & Taman Hiburan)

This license is required for any premises providing mechanical rides, live performances, carnival activities, and general amusement services to the public. Issued by the local authority or State Secretary's Office (depending on the nature of entertainment), the license covers a wide spectrum including dry rides, stage shows, arcade setups, and interactive attractions. Applicants must demonstrate adequate safety procedures, structural integrity of rides, operational SOPs, and routine maintenance protocols. Additionally, the operator must comply with time restrictions, religious sensitivities, and youth protection laws imposed by the state of Kelantan.

### 2. Waterpark Operational Certification (Sijil Pengoperasian Taman Tema Air)

This certificate pertains specifically to the wet park segment of Elysia Kelate. Issued by Jabatan Kesihatan Negeri (State Health Department) in conjunction with local councils, the certification ensures water filtration systems, chemical usage, hygiene, emergency lifeguard presence, and health-related SOPs are met and maintained at all times. Frequent water quality testing is mandated, and the operator is expected to have lifeguards certified in CPR and water rescue deployed throughout the area. Non-compliance can lead to closure orders and fines.

### 3. Playground & Child-Safe Inspection Approval (Kelulusan Keselamatan Permainan Kanak-Kanak)

All dry park facilities that cater to children, especially playgrounds and interactive obstacle zones, must undergo inspection by an accredited safety assessor or agency. These assessments evaluate equipment stability, materials used (non-toxic, non-abrasive), fall protection, age-appropriate designs, and risk of entrapment. Approval is typically issued under the oversight of the Jabatan Standard Malaysia (Department of Standards) or delegated to local safety committees. Regular re-certifications are required to maintain compliance.

### 4. Event Hosting & Noise Permit (Permit Acara dan Had Bising)

Elysia Kelate, as an evolving entertainment hub, is expected to host public events such as performances, cultural showcases, music nights, and parades. For each event, a temporary noise and event permit must be obtained from the municipal council. These permits include curfew requirements, decibel limits, community impact considerations, and coordination with local enforcement for traffic and crowd control. For long-term operational convenience, the company may also apply for a standing annual event license (lesen tahunan) depending on the district's policies.

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Once approved, these licenses not only safeguard operational legitimacy but also enhance public confidence in the safety and professionalism of the park. Timely renewal, transparent documentation, and consistent upgrades to meet regulatory expectations are key pillars in sustaining Elysia Kelate as a premier rakyat-first destination.

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## III. MINI ZOO & ANIMAL AREA

The operation of a mini zoo within Elysia Kelate necessitates the strict adherence to animal welfare regulations, environmental considerations, and public safety standards. Given the

proximity of wildlife to guests, it is essential that the facility operates under proper licensure and oversight to protect both the animals and visitors. Below are the key licenses and certifications required for the mini zoo and animal-related areas.

### 1. Perhilitan Zoo/Mini Zoo License (Lesen Taman Haiwan Perhilitan)

This license is mandatory for any entity operating a zoo, wildlife park, or mini zoo in Malaysia. Issued by the Department of Wildlife and National Parks (Perhilitan), this license ensures that the operator meets all wildlife protection regulations under the Wildlife Conservation Act 2010 (Akta Pemuliharaan Hidupan Liar 2010). The application process includes an inspection of the facility's animal enclosures, habitat conditions, and the welfare of the animals housed. The license also requires the submission of animal species lists, ensuring that only legally permitted animals are kept within the facility. Any breaches of this license can result in penalties, including the confiscation of animals or revocation of the operating permit.

### 2. Animal Welfare Compliance (Pemenuhan Kesejahteraan Haiwan)

Under the Animal Welfare Act 2015 (Akta Kesejahteraan Haiwan 2015), operators must adhere to the national standards for animal care. These standards include appropriate housing, diet, enrichment programs, health management, and humane treatment of animals. A full animal welfare plan must be submitted as part of the licensing process, detailing how the animals' physical, mental, and social needs will be met. The facility will be subject to periodic inspections by Perhilitan or other authorized bodies to ensure compliance. The welfare of the animals is paramount, and failure to meet the required standards can lead to significant fines and possible closure of the animal areas.

### 3. Veterinary Support & Medical Records Log (Sokongan Veterinar & Rekod Perubatan Haiwan)

For the continued well-being of the animals, it is required that a qualified veterinarian is on call or regularly visits the mini zoo for health assessments and emergency care. The veterinary support plan must include detailed medical records for all animals, which should be regularly updated and kept on file. These records must include vaccination schedules, treatment logs, any surgeries or procedures performed, and overall health monitoring. A veterinary team must be able to respond swiftly to any emergencies, and the park must maintain an accessible treatment facility for the animals. Additionally, the park must have a collaboration agreement with local veterinary clinics or animal hospitals, ensuring professional care can be provided if necessary. The veterinary support plan will also include preventive measures for zoonotic diseases (diseases that can be transmitted between animals and humans), which is critical in safeguarding both animal and public health.

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By securing these key licenses and complying with the relevant welfare regulations, Elysia Kelate's mini zoo will ensure a high standard of ethical care and operation. This not only demonstrates a commitment to animal welfare but also promotes public trust and credibility in the facility's ability to provide a safe and enriching environment for both animals and visitors.

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#### IV. FOOD & BEVERAGE

The food and beverage operations at Elysia Kelate are a crucial aspect of the guest experience. Ensuring that all food outlets and vendors operate in full compliance with local regulations is essential to maintaining both public health standards and the reputation of the facility. The following licenses and certifications are required for the lawful operation of food and beverage services within the theme park.

##### 1. Food Handling License (Lesen Pengendalian Makanan - Kementerian Kesihatan Malaysia, KKM)

This license, issued by the Ministry of Health Malaysia (Kementerian Kesihatan Malaysia, KKM), is required for any establishment that prepares, sells, or serves food to the public. The license ensures that food handlers are trained in proper food safety protocols and that food is prepared, stored, and served in hygienic conditions. As part of the application process, operators must demonstrate that all food handling staff have completed mandatory food safety training courses accredited by KKM. Additionally, inspections will be carried out by health authorities to ensure compliance with health and sanitation standards. Non-compliance with food safety regulations can lead to significant penalties, including fines or suspension of operations.

##### 2. Restaurant/Vendor Stall Premise Licenses (Lesen Premis Restoran/Kios Vendor)

Each food and beverage outlet, including permanent restaurants and temporary vendor stalls, must obtain a Premise License from the local municipal council (Pihak Berkuasa Tempatan). This license confirms that the premises meet all the necessary health, safety, and building regulations for operating a food service establishment. The local authorities will inspect the premises to ensure that sanitation standards, waste disposal systems, and fire safety measures are in place. The premise license is renewed periodically, and operators must maintain the standards outlined by the municipal council to ensure continuous compliance. Failure to obtain or renew this license could result in operational shutdowns or legal action.

### 3. Halal Certification (Pensijilan Halal)

If the theme park's food and beverage offerings are intended to cater to Muslim visitors, it is essential to obtain Halal Certification for all relevant food outlets and vendors. This certification, issued by the Jabatan Kemajuan Islam Malaysia (JAKIM), confirms that the food products served comply with Islamic dietary laws. This includes ensuring that food preparation methods, ingredients, and sourcing align with Halal standards. Halal certification involves a comprehensive audit of the food sourcing and preparation process, including inspection of suppliers and production facilities. Once certified, food outlets must adhere to continuous compliance with Halal standards, including regular audits by JAKIM.

### 4. Pest Control Certificate (Sijil Kawalan Perosak)

To maintain the cleanliness and hygiene of food service areas, a Pest Control Certificate is required for all food handling establishments. This certificate ensures that effective pest control measures are in place to prevent infestations of rodents, insects, and other pests that could compromise food safety. A licensed pest control service provider must regularly inspect and treat food premises to maintain a pest-free environment. The pest control measures must be documented, and records of treatment schedules and methods used must be maintained. Failure to ensure proper pest control can result in contamination risks, fines, and a negative public perception of the food service operations.

### 5. Grease Trap & Wastewater Approval (Kelulusan Perangkap Lemak & Air Sisa - Jabatan Alam Sekitar)

Food and beverage outlets, particularly those that involve cooking processes that generate grease (such as deep-frying or grilling), must have a Grease Trap installed to prevent grease and oil from entering the wastewater system. The Department of Environment (Jabatan Alam Sekitar) requires that grease traps are appropriately designed and maintained to manage wastewater before it is released into the public sewage system. The grease trap system must be regularly cleaned and maintained according to regulations. Additionally, approval from the Department of Environment may be required to ensure that the wastewater disposal systems meet environmental standards, preventing contamination of the local water supply and ecosystem. This approval is crucial for the long-term sustainability of the food service operation and the theme park's overall environmental impact.

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By obtaining and adhering to these licenses and certifications, Elysia Kelate will ensure that its food and beverage operations are fully compliant with local health, safety, and environmental regulations. This will foster trust among guests and regulatory bodies, while also ensuring that food service operations contribute positively to the overall experience at the theme park.

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## V. SUPPORTING INFRASTRUCTURE

To ensure the smooth and legal operation of Elysia Kelate, it is crucial to comply with the regulatory standards for the supporting infrastructure that underpins the park's daily operations. The following licenses and approvals are required to ensure that the park's infrastructure meets all safety, environmental, and operational standards. These approvals cover key areas such as electrical systems, water supply, waste management, parking facilities, and security surveillance systems.

### 1. Electrical System Compliance (Suruhanjaya Tenaga - ST)

The electrical system within the theme park must comply with the regulations set by Suruhanjaya Tenaga (ST), the Energy Commission of Malaysia. This ensures that the power supply system is safe, efficient, and in line with national energy standards. The electrical system must be inspected and certified to meet the Malaysian Electricity Supply Act and related regulations, which include proper installation, grounding, and load management. A Certificate of Compliance (CoC) must be issued by a licensed electrical contractor to confirm that the electrical system complies with all safety and operational requirements. Regular maintenance and testing of electrical installations are also mandated to prevent hazards such as electrical fires or power outages. This compliance is crucial not only for operational safety but also to prevent any legal liabilities associated with electrical malfunctions.

### 2. Water Supply & Waste Management Permit

The theme park's water supply and waste management systems must be compliant with local and national environmental regulations. This includes obtaining the necessary Water Supply Permit from the local water utility authority and ensuring that water usage adheres to sustainable practices. The permit ensures that water sourced for the park is treated and distributed in a manner that meets public health standards. Additionally, a Waste Management Permit must be obtained from the Department of Environment (Jabatan Alam Sekitar) to regulate the handling and disposal of wastewater, sewage, and general waste. Waste management practices must adhere to national guidelines for sanitation and environmental protection, with clear documentation on waste segregation, recycling, and disposal procedures. These systems must be regularly monitored to prevent any adverse environmental impact from improper water use or waste disposal.

### 3. Parking Facility Zoning & Solar Structure Approval

Given the scale of the theme park, it is essential to provide adequate parking facilities for guests. The design and operation of the parking facilities must comply with local zoning

regulations set by the municipal council (Pihak Berkuasa Tempatan). The zoning approval will ensure that the designated parking areas are sufficient, well-maintained, and do not cause traffic congestion or violate land-use regulations. The parking facility must also comply with safety standards, including adequate lighting, signage, and emergency access.

In addition, if the park intends to integrate solar power systems into the parking infrastructure (e.g., solar-powered parking lights, or solar panel installations for energy generation), it is essential to obtain Solar Structure Approval from the relevant authority. This approval ensures that the solar installations are safely integrated into the parking infrastructure, comply with building regulations, and do not negatively affect the structural integrity of the parking lot or surrounding areas. The solar power systems must also adhere to energy efficiency and sustainability standards to meet environmental goals.

#### 4. CCTV & Security Surveillance Compliance

A robust and comprehensive security system is vital for the safety and well-being of visitors and staff. The installation of CCTV cameras and security surveillance systems must meet the standards set by PDRM (Royal Malaysia Police) and local regulatory bodies. A Surveillance System License may be required to ensure that the cameras are properly installed in accordance with data protection and privacy laws, ensuring that recorded footage is used solely for safety and security purposes.

The security system should also comply with the Personal Data Protection Act (PDPA), ensuring that any personal information captured through surveillance cameras is handled and stored appropriately. Compliance with the PDPA ensures that the theme park respects the privacy of its visitors while maintaining effective security measures. Additionally, a Security Service License must be obtained if the park employs private security personnel to manage crowd control, conduct patrols, or monitor the premises. This ensures that all personnel are properly trained and licensed to perform security duties in line with national standards.

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By obtaining the necessary licenses and approvals for these infrastructure elements, Elysia Kelate will demonstrate its commitment to safety, sustainability, and compliance with national regulations. The park's infrastructure will not only support smooth day-to-day operations but will also contribute to creating a secure, environmentally responsible, and legally sound environment for both visitors and staff.

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## VI. STAFF & WORKER SAFETY

The safety and well-being of all staff and workers within the theme park are of paramount importance, as their health and protection directly impact the overall operation and reputation

of the business. To ensure compliance with legal and regulatory standards, AK Puyuh Emas Berhad recognizes the need to implement robust safety protocols, secure necessary insurance, and establish emergency readiness programs. The following items outline the necessary licenses, records, and procedures required to ensure a safe working environment for all personnel involved in the operation of Elysia Kelate.

### 1. SOCSO & KWSP Records

In accordance with Malaysian labor law, all employees of Elysia Kelate must be registered with the Social Security Organization (SOCSO) and the Employees Provident Fund (KWSP). The SOCSO provides social security protection to workers in the event of injury, sickness, or death during their employment, ensuring that workers are financially supported in times of need. It is essential that accurate and up-to-date records of all workers' contributions to SOCSO are maintained, as non-compliance may result in legal penalties and claims for compensation.

Additionally, the KWSP is the retirement savings fund for employees, and every employee must have an active contribution account. The company is responsible for making monthly contributions to KWSP on behalf of its workers, ensuring that these contributions are correctly calculated and remitted. Both SOCSO and KWSP records must be kept in compliance with the guidelines set by these agencies, with regular audits to ensure that all contributions are up to date.

### 2. Worker Insurance Coverage

All workers employed by Elysia Kelate must be provided with comprehensive worker insurance coverage. This includes both general insurance and accident insurance to cover workers in case of injury, illness, or disability sustained while performing work-related duties. The insurance should also cover any medical expenses and compensation for work-related accidents or fatalities.

The insurance policy should be procured from a reputable provider and tailored to meet the specific needs of the theme park industry, which can involve physical labor, interaction with machinery, and potential exposure to hazardous environments. Additionally, insurance policies should be regularly reviewed to ensure adequate coverage, and workers must be informed of their rights and how to access benefits in the event of an incident.

### 3. First-Aid & Emergency Response Readiness

Elysia Kelate is committed to providing a safe working environment, which includes ensuring that all staff members are adequately prepared for medical emergencies. The theme park must establish a First-Aid & Emergency Response Plan that includes on-site first-aid facilities and designated first-aid officers who are trained in basic life support (BLS) and first-aid procedures.

First-aid kits should be readily accessible at multiple locations throughout the park, especially in high-risk areas such as rides, water attractions, and food stalls. Furthermore, it is essential that staff are trained in emergency response procedures, including evacuation plans, fire drills, and how to assist injured or ill individuals until professional medical help arrives. An emergency response system, including clearly marked emergency exits, alarms, and trained emergency personnel, must be in place to handle any critical situations effectively. Regular training sessions should be held to keep staff prepared and proficient in emergency protocols.

#### 4. JPAM/KKM Collaboration (if medical bay is active)

If Elysia Kelate operates an on-site medical bay or medical facility, collaboration with relevant authorities such as Jabatan Pertahanan Awam Malaysia (JPAM) and the Ministry of Health (KKM) is essential for ensuring that medical services meet national health and safety standards.

JPAM provides civil defense and emergency response services, and collaboration with this agency ensures that the medical team is trained and equipped to handle larger emergencies, such as natural disasters, accidents, or large-scale health crises.

KKM oversees public health regulations, and cooperation with the Ministry ensures that the medical bay or facility complies with medical safety standards, proper sanitation, equipment usage, and the employment of qualified medical professionals. A health license must be obtained from KKM for any operational medical facility, and the facility must adhere to all national healthcare regulations, including the maintenance of appropriate medical records and hygiene practices.

Additionally, medical staff must undergo regular health and safety certifications to stay up to date with the latest practices and legal requirements in medical care.

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By implementing these worker safety measures and obtaining the necessary documentation, AK Puyuh Emas Berhad will ensure that Elysia Kelate provides a secure, legally compliant, and safe working environment for all employees. These practices not only comply with Malaysian labor and safety laws but also protect the well-being of the staff, which is essential for the smooth operation and long-term success of the park.

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## F. GOVERNMENT COLLABORATION & FAST-TRACK PROPOSAL

In light of the successful initial operations and strong public interest in Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!, AK Puyuh Emas Berhad is formally proposing a collaborative partnership with relevant government agencies to fast-track the licensing and regulatory processes necessary for the full-scale, legal operation of the theme

park. This section outlines the key reasons for immediate licensing, the urgency of compliance, and the potential economic benefits for the local community. Furthermore, we propose specific collaboration models to streamline licensing approval and ensure swift adherence to all regulatory standards.

## **1. Why Licensing Now – Not Then**

The operational strategy of AK Puyuh Emas Berhad has always been centered around building a strong public presence and gaining valuable market feedback before officially securing all regulatory licenses. This approach allowed us to test the waters with the public and evaluate customer satisfaction levels, which has proven invaluable in refining the park's offerings. By initially operating in a gray area, we garnered a significant customer base and boosted tourism in the region, creating demand and demonstrating the park's economic potential.

However, the time has come to formalize operations and ensure full compliance with all applicable laws and regulations. Given the success we've experienced thus far, it is crucial that we expedite the licensing process to avoid any disruptions to the park's operations, provide a safe and secure environment for both guests and employees, and maximize its full potential in line with national standards.

By obtaining the necessary licenses now, we will demonstrate responsibility and commitment to excellence, ensuring that the park operates on a secure legal foundation, fostering public confidence and contributing positively to Malaysia's tourism sector.

## **2. Urgency Due to Public Demand & Safety Standardization**

As evidenced by the continuous public demand for access to Elysia Kelate, the park has become an essential recreational and entertainment destination for families, tourists, and local communities. The influx of visitors indicates the park's significant role in shaping the region's tourism and entertainment landscape. However, without proper licensing, the park's operations remain vulnerable to risks, including legal challenges, potential safety concerns, and operational inefficiencies.

Therefore, it is imperative that the licensing process be expedited to meet both the public demand and the evolving safety standards. The park's success has revealed the need for

formalization in order to ensure that safety practices, building codes, and operational guidelines are consistently followed. Through safety standardization, we can guarantee the well-being of guests, mitigate potential liabilities, and create a trustworthy, professional image for the park in the long term.

### **3. Economic Impact & Local Job Creation**

The establishment of Elysia Kelate has already had a positive impact on the local economy by attracting visitors and stimulating demand for local services. As the park continues to grow, we foresee even greater economic benefits, including:

- **Job creation:** The theme park employs a diverse workforce, including entry-level, managerial, and specialized staff across various sectors such as hospitality, entertainment, security, and maintenance. We are committed to hiring from the local workforce, contributing to a reduction in unemployment and providing new opportunities for career advancement.
- **Tourism boost:** As one of the region's largest entertainment venues, the park has the potential to significantly boost local tourism, attracting visitors from both domestic and international markets. This increase in tourism will bring economic benefits to nearby hotels, restaurants, and other businesses, creating a thriving local economy.
- **Business growth:** The park supports a wide range of small and medium-sized businesses (SMEs), such as food vendors, suppliers, and local artisans, further stimulating the economy.

The licensing and formalization of the park will ensure that these benefits are sustained and that the economic impact is maximized, ultimately contributing to the economic resilience of the region.

### **4. Proposed Collaboration Models with Agencies**

To ensure a smooth and swift licensing process, AK Puyuh Emas Berhad proposes the following collaboration models with relevant government agencies:

- **Direct Liaison & Single Point of Contact:** We request the establishment of a dedicated liaison team within each relevant agency (e.g., Pihak Berkuasa Tempatan (PBT), Bomba, KKM, etc.) to facilitate seamless communication between Elysia Kelate and the respective authorities. A single point of contact within each department would enable more efficient processing of paperwork, scheduling of inspections, and addressing of any queries or requirements.

- **Fast-Track Licensing for Established Businesses:** Considering that AK Puyuh Emas Berhad has already established operations, we propose a fast-track licensing process for businesses that have demonstrated operational success, such as Elysia Kelate. This would expedite the approval of necessary permits, especially for businesses that have already been operating without significant incidents.
- **Joint Task Force for Safety & Compliance:** We suggest creating a joint task force consisting of representatives from Elysia Kelate and relevant government agencies to jointly develop, evaluate, and implement compliance measures for the park. This task force would be responsible for ensuring that safety standards, health regulations, and environmental laws are strictly adhered to while also accelerating the approval of outstanding licenses.
- **Public-Private Partnership (PPP):** In the long term, we propose a Public-Private Partnership (PPP) between AK Puyuh Emas Berhad and relevant government bodies to improve infrastructure, provide mutual resources, and ensure the park's continued success. This partnership could include funding for safety upgrades, environmental sustainability programs, and tourism promotions.

## **5. Sample Letters of Intent & Application Templates**

To formalize our intention for collaboration and demonstrate our commitment to compliance, AK Puyuh Emas Berhad has prepared sample letters of intent and application templates that can be customized and presented to relevant licensing authorities. These templates outline the park's operational framework, licensing needs, and the steps already taken toward compliance. Additionally, we seek to incorporate the required forms, requests for inspections, and certifications to streamline the submission process.

These sample letters and templates will serve as a starting point for discussions with the appropriate agencies, ensuring that all parties are aligned and prepared for a collaborative, efficient licensing process.

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### Conclusion

AK Puyuh Emas Berhad strongly believes that by fast-tracking the licensing process, we can ensure that Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! continues to flourish as a key player in the region's entertainment, tourism, and economic landscape. Our commitment to safety, compliance, and community engagement will be further strengthened with the formal support of government agencies, and we are ready to move forward with the necessary collaborations to guarantee the park's long-term success and sustainable growth.

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## G. RISK MANAGEMENT & LEGAL MITIGATION

As AK Puyuh Emas Berhad progresses toward full operational compliance for Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!, risk management remains a fundamental component of ensuring both operational continuity and legal compliance. This section outlines the existing risk protocols currently in place, the plan for enhancing risk management practices post-licensing, emergency handling procedures, vendor control mechanisms, and safety audit and monitoring systems that will safeguard the well-being of our visitors, staff, and overall operations.

### 1. Existing Risk Protocols

To mitigate potential risks associated with the operation of Elysia Kelate, AK Puyuh Emas Berhad has established a comprehensive set of existing risk protocols. These protocols are designed to ensure the safety of both guests and employees while maintaining operational efficiency. Key protocols include:

- **Risk Assessment & Management Framework:** A thorough risk assessment is conducted annually, reviewing potential hazards that could impact the park's operations, from safety incidents to environmental risks. These assessments are used to develop a risk matrix that categorizes risks into low, medium, and high priority levels, with corresponding action plans.
- **Liability Insurance:** As part of the park's operational framework, AK Puyuh Emas Berhad maintains comprehensive public liability insurance to cover any potential incidents or accidents that might occur on the premises. This coverage ensures that both employees and visitors are financially protected in the event of an emergency.
- **Health & Safety Training:** All staff undergo regular health and safety training, which includes first-aid, emergency evacuation procedures, fire drills, and the correct handling of equipment and chemicals. This ensures that employees are adequately prepared to manage day-to-day operations while mitigating unforeseen incidents.
- **Security Protocols:** The park has a dedicated security team trained to handle emergencies, including medical crises, theft, or disturbances. Security personnel are stationed throughout the premises and undergo regular training to remain prepared for any situation.

### 2. Post-License Upgrade Plan

Following the receipt of the required licenses, AK Puyuh Emas Berhad plans to upgrade the current risk management systems to further enhance operational safety and compliance with local, national, and international standards. The post-license upgrade plan includes:

- **Enhanced Safety Equipment & Infrastructure:** The implementation of additional safety measures, including the installation of modern fire suppression systems, upgraded emergency exits, and more advanced crowd control barriers, will be prioritized to meet the heightened requirements set forth by licensing authorities.
- **Ongoing Risk Audits:** Regular third-party audits will be conducted by external risk management specialists to assess the park's operational safety, focusing on newly identified hazards and verifying the effectiveness of current risk mitigation measures.
- **Environmental Risk Management:** The park will introduce new protocols related to environmental sustainability, ensuring that waste management, water conservation, and energy efficiency are fully compliant with national environmental standards.
- **Upgraded Employee Training:** Following the formal licensing, staff training will be expanded to include specialized modules such as customer service during emergencies, advanced first-aid, and crisis management, ensuring all employees are capable of responding to complex situations that may arise during peak operational periods.

### **3. Emergency Handling Procedures**

Elysia Kelate has implemented a set of emergency handling procedures designed to address various types of incidents, ranging from medical emergencies to natural disasters. These procedures include:

- **Medical Emergencies:** All employees are trained in basic first-aid and CPR, and the park is equipped with designated first-aid stations across key locations, stocked with necessary medical supplies. The park maintains a partnership with local healthcare providers, ensuring rapid medical response should a situation require urgent intervention.
- **Evacuation Plans:** In the event of a major incident, such as a fire or natural disaster, detailed evacuation plans are in place, including clear signage, emergency exits, and designated assembly points. Staff undergo periodic drills to ensure that all visitors and employees are evacuated safely and quickly in a crisis scenario.
- **Crisis Communication:** The park's communication team is trained to deliver timely and accurate information to the public during emergencies. Communication systems are established to keep all guests informed of safety procedures and status updates. Additionally, there is a designated crisis management team that handles public relations to maintain transparency and minimize reputational damage.
- **Disaster Recovery Plan:** The park has developed a disaster recovery plan outlining steps to be taken in the aftermath of significant incidents, including both physical damage and operational downtime. This plan ensures rapid recovery to minimize disruption and maintain public confidence in the park's ability to handle unforeseen circumstances.

## **4. Vendor Control Mechanism**

As part of the park's commitment to safety and quality assurance, AK Puyuh Emas Berhad has developed a robust vendor control mechanism. This ensures that all third-party vendors operating on the park's premises adhere to strict safety, quality, and regulatory standards. The key components of this control mechanism include:

- **Vendor Selection Criteria:** Vendors are selected based on their proven track record of adhering to legal and safety standards, their ability to meet the park's operational requirements, and their compliance with national food safety and hygiene regulations.
- **Regular Audits & Inspections:** All vendors are subject to regular audits and inspections to verify compliance with health, safety, and environmental standards. Vendors are required to maintain proper documentation, including certifications for food handling, waste disposal, and equipment safety.
- **Compliance Reporting:** Vendors are obligated to provide regular compliance reports to the park's management, ensuring that they are consistently meeting the park's safety and operational standards. Failure to comply with these standards results in immediate corrective action, including suspension or termination of the vendor's contract.
- **Emergency Response Training for Vendors:** Vendors and their staff undergo emergency response training specific to their operations, ensuring that they are able to respond quickly and effectively in the event of an emergency, such as a fire, medical issue, or food safety crisis.

## **5. Safety Audit & Monitoring Systems**

A comprehensive safety audit and monitoring system is in place to continually assess and improve the park's safety standards. This system includes:

- **Routine Safety Audits:** Internal and external safety audits are conducted on a quarterly basis, focusing on areas such as structural integrity, fire safety compliance, crowd management, and overall risk mitigation strategies. These audits help identify any potential risks and ensure that the park remains compliant with legal and safety requirements.
- **Real-Time Monitoring Systems:** The park is equipped with CCTV surveillance systems that monitor public spaces, staff areas, and critical infrastructure. These cameras help detect any unusual activity, provide real-time support for security personnel, and ensure rapid response to potential incidents.
- **Visitor Feedback Mechanism:** To ensure ongoing safety and operational improvements, visitors are encouraged to provide feedback on their experiences, particularly in relation to safety and emergency protocols. This feedback is regularly reviewed and incorporated into ongoing improvements to the park's safety measures.

- **Ongoing Safety Reviews:** In addition to the routine safety audits, AK Puyuh Emas Berhad will continue to perform ongoing safety reviews following any significant incident or operational change to ensure that any emerging risks are promptly addressed.
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## Conclusion

AK Puyuh Emas Berhad is committed to maintaining the highest standards of risk management, safety, and legal compliance throughout the operational life of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!. The company will continue to refine and upgrade its risk protocols, ensure robust emergency handling procedures, monitor vendor compliance, and perform regular safety audits to guarantee that the park remains a safe and enjoyable destination for all visitors. Through these efforts, AK Puyuh Emas Berhad aims to uphold the public trust, enhance operational safety, and ensure that the theme park’s success continues without legal or operational setbacks.

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## H. CORPORATE SOCIAL RESPONSIBILITY (CSR) DECLARATION

AK Puyuh Emas Berhad remains firmly committed to integrating Corporate Social Responsibility (CSR) into the core of its operations. As part of its mission to contribute to the betterment of society and the environment, the company has developed several initiatives aimed at creating positive social impact. This declaration outlines the CSR framework for the Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! project and highlights key areas where the company will direct its resources to promote community welfare, animal rescue, and charitable engagement.

### **1. 2% Profit Charity Model Breakdown**

As part of AK Puyuh Emas Berhad’s dedication to community welfare, the company has established a 2% profit charity model, wherein a percentage of annual profits will be allocated to support charitable activities and local causes. This model ensures that the company contributes to the social fabric of the community in a sustainable and impactful way. The breakdown of the charity model includes:

- **2% Profit Allocation:** Each year, 2% of the company’s net profit will be set aside for charitable causes. This allocation will be reviewed annually to ensure consistency

with the company's financial growth while maintaining a focus on maximizing community support.

- Targeted Contributions: The profits will be distributed across various areas, with a particular emphasis on assisting the underprivileged, supporting local educational programs, and contributing to environmental conservation. The breakdown of the charity allocation includes:
  - 50% for Asnaf (Underprivileged): Funds will be allocated to assist families and individuals identified as part of the Asnaf group, which includes the poor and those in need of financial aid within the local community.
  - 30% for Local Welfare Programs: Contributions will support local welfare programs that focus on health, education, and housing for marginalized groups.
  - 20% for Environmental and Animal Welfare: This portion will be dedicated to animal rescue operations, sustainable farming initiatives, and environmental conservation efforts.

## **2. Contributions to Asnaf & Local Welfare**

AK Puyuh Emas Berhad recognizes the importance of supporting Asnaf individuals and families in need. In line with the company's CSR goals, the contributions to Asnaf and other local welfare initiatives will be focused on providing essential aid, improving living standards, and empowering marginalized groups. Specific initiatives include:

- Financial Assistance: AK Puyuh Emas Berhad will fund monthly allowances for Asnaf families, ensuring they have access to basic needs such as food, clothing, and shelter.
- Educational Scholarships: The company will sponsor scholarships for children from underprivileged backgrounds, enabling them to pursue education at various levels, from primary schools to universities, with the aim of breaking the cycle of poverty and promoting lifelong learning.
- Healthcare Support: Contributions will also be directed toward providing healthcare support for Asnaf families, including medical treatment, medications, and health screening programs to improve general well-being.
- Community Outreach Programs: In addition to direct financial aid, AK Puyuh Emas Berhad will establish community outreach programs that focus on empowering local communities. These programs will be designed to enhance skills development, improve local infrastructure, and promote economic independence within the local population.

## **3. Cat Rescue Sanctuary Plan (Located Onsite)**

As part of its commitment to animal welfare, AK Puyuh Emas Berhad will establish a Cat Rescue Sanctuary on the premises of Elysia Kelate – Syurga Rakyat, Barei Baek Tok Sah Cakap Perghhh!. This sanctuary will serve as a safe haven for abandoned, stray, or injured cats, providing them with the care they need while raising awareness about the importance of responsible pet ownership. The key components of the Cat Rescue Sanctuary plan are:

- **Sanctuary Setup:** The sanctuary will be equipped with necessary facilities, including comfortable enclosures, feeding stations, veterinary services, and enrichment areas to ensure the well-being of the rescued cats. The sanctuary will operate under the supervision of a qualified animal welfare team to monitor the health and safety of the animals.
- **Adoption Program:** The sanctuary will facilitate an adoption program aimed at finding permanent homes for the rescued cats. Regular events will be held to promote the adoption of the animals to responsible pet owners, ensuring that each cat finds a loving and caring home.
- **Public Education:** The sanctuary will provide an educational component, offering visitors an opportunity to learn about the importance of animal welfare, pet care, and the consequences of abandoning pets. The aim is to reduce the number of stray animals in the community and raise awareness about humane treatment.
- **Collaboration with Local Animal Shelters:** AK Puyuh Emas Berhad will partner with local animal welfare organizations and shelters to ensure that animals in need are given the best care and the highest chance of recovery and adoption. This collaboration will enhance the overall impact of the sanctuary on the local community.

#### **4. Future Transparency Reporting System**

AK Puyuh Emas Berhad is committed to ensuring that its CSR activities are conducted with the utmost transparency and accountability. In order to provide clear, accessible information regarding the use of funds and the impact of its charitable initiatives, the company will implement a Future Transparency Reporting System. This system will include:

- **Annual CSR Reports:** The company will publish annual CSR reports that outline the key activities undertaken during the year, the amount of funds allocated to various charitable causes, and the impact of these contributions on the community. These reports will be made publicly available on the company's website and distributed to key stakeholders, including government bodies, local NGOs, and the public.
- **Independent Auditing:** To ensure the accuracy and integrity of the CSR reporting system, the reports will be subject to independent audits conducted by third-party auditing firms. This will provide an additional layer of transparency and ensure that all contributions are appropriately directed toward their intended purposes.
- **Public Engagement:** The company will maintain an open channel for public feedback, encouraging stakeholders to provide input on the effectiveness of CSR programs and suggestions for improvement. This will help ensure that the company remains responsive to the needs of the community and can make informed decisions about future charitable activities.

- **Real-Time Updates:** In addition to the annual reports, AK Puyuh Emas Berhad will provide real-time updates regarding ongoing CSR projects through its website and social media platforms. This ensures continuous communication and allows the public to track the progress of ongoing initiatives.
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## Conclusion

AK Puyuh Emas Berhad is dedicated to making a significant and lasting contribution to the community through its CSR initiatives. By allocating profits to charitable causes, supporting local welfare programs, establishing a Cat Rescue Sanctuary, and ensuring full transparency in its reporting practices, the company seeks to demonstrate its commitment to ethical business practices and social responsibility. The company believes that its efforts will not only benefit the communities and causes it serves but also inspire other businesses to adopt similar models of corporate giving and sustainability.

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## I. PUBLIC ENGAGEMENT & TRUST STRATEGY

AK Puyuh Emas Berhad recognizes that fostering strong relationships with the public is integral to the success and long-term sustainability of the Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! project. Public engagement and trust are foundational elements in the company’s operational ethos, ensuring that stakeholders are well-informed, feel heard, and can actively participate in the development and evolution of the theme park. This strategy outlines the company’s commitment to transparency, safety, and open communication with the public through various programs and systems designed to build trust and maintain a positive reputation.

### **1. Public Awareness Campaign**

A key aspect of AK Puyuh Emas Berhad’s public engagement strategy is the implementation of a comprehensive Public Awareness Campaign. This campaign will focus on educating the community about the benefits, features, and social contributions of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!, while addressing any concerns or misconceptions. The core objectives of this campaign include:

- **Raising Awareness:** Through targeted advertising, social media engagement, and community outreach, the campaign will ensure that the public is well-informed about the park’s features, safety standards, and the positive impact it will have on the local

economy and culture. Information will be disseminated through multiple channels, including TV, radio, digital platforms, and community events.

- **Promoting Responsible Tourism:** The campaign will also focus on encouraging responsible tourism and patronage, educating visitors about the importance of respecting local customs, protecting the environment, and adhering to safety guidelines while enjoying the park's attractions.
- **Building Stakeholder Relationships:** The public awareness campaign will involve active participation from local leaders, influencers, and key stakeholders, fostering a sense of community ownership over the project and strengthening the relationship between the company and its stakeholders.

## **2. Visitor Safety Education**

The safety and well-being of visitors are paramount to AK Puyuh Emas Berhad. As part of the company's commitment to public trust, an integral part of the public engagement strategy is the Visitor Safety Education initiative. This initiative aims to ensure that visitors to Elysia Kelate – Syurga Rakyat, Barei Baek Tok Sah Cakap Perghhh! are fully informed about safety protocols, rules, and emergency procedures. The key components of this initiative include:

- **Pre-Visit Information:** Visitors will be provided with detailed information regarding safety measures, park rules, and emergency procedures prior to their visit. This will include online resources, brochures, and signage at key entry points to ensure visitors are fully aware of the safety standards in place.
- **Interactive Safety Briefings:** On-site safety briefings will be incorporated into the visitor experience. These briefings will be available in various formats, including interactive videos, live demonstrations, and printed materials, ensuring that all visitors, regardless of language or background, have access to critical safety information.
- **Emergency Preparedness:** The company will also educate visitors on emergency preparedness, including evacuation routes, the locations of first aid stations, and the procedures to follow in case of an emergency. These educational materials will be prominently displayed throughout the park to ensure that safety remains at the forefront of the visitor experience.
- **Training Programs:** To ensure that all staff are equipped to manage safety concerns, AK Puyuh Emas Berhad will implement regular safety training programs for employees. These programs will focus on emergency response, first aid, crowd management, and customer service, ensuring a high level of preparedness for any situation.

## **3. Community Feedback System**

Engaging with the community and valuing their input is a cornerstone of AK Puyuh Emas Berhad's strategy for building trust and ensuring the long-term success of the project. The Community Feedback System will enable the company to actively listen to the concerns, suggestions, and ideas of the public, thereby fostering a culture of continuous improvement. This system will include:

- **Feedback Channels:** Multiple feedback channels will be made available, including online surveys, dedicated phone lines, email addresses, and physical suggestion boxes within the park. These channels will allow visitors, local residents, and stakeholders to voice their opinions and provide input on various aspects of the theme park, from operations to community involvement.
- **Stakeholder Meetings:** AK Puyuh Emas Berhad will host regular stakeholder meetings with community leaders, local organizations, and other key groups to ensure that feedback from the public is heard and addressed. These meetings will provide a forum for dialogue and collaboration, allowing for the exchange of ideas and concerns in a constructive manner.
- **Actionable Responses:** Feedback will be taken seriously, and the company will implement an actionable process to address concerns. Regular updates will be provided to the community on how feedback has been incorporated into the park's development and operations. This will help build trust and ensure that the company remains responsive to community needs.

#### **4. Media Management in Case of Incident**

In the event of an incident, whether it be a safety-related issue or a crisis affecting public perception, AK Puyuh Emas Berhad will implement a proactive and transparent Media Management Strategy. The goal is to ensure that accurate, timely, and consistent information is provided to the public, minimizing misinformation and fostering a sense of trust. Key elements of this strategy include:

- **Crisis Communication Plan:** AK Puyuh Emas Berhad will develop a Crisis Communication Plan, detailing the steps to be taken in the event of an incident. This plan will include pre-approved messaging, designated spokespersons, and established procedures for engaging with the media and the public. The company will ensure that its crisis communication efforts are timely, transparent, and empathetic.
- **Media Training:** Staff members responsible for communication during incidents will undergo media training to ensure they can effectively manage media inquiries and provide consistent, accurate information. The training will cover topics such as handling difficult questions, addressing misinformation, and maintaining a calm and professional demeanor during high-pressure situations.
- **Timely Updates:** In the event of an incident, AK Puyuh Emas Berhad will provide timely updates to the public through official channels, including press releases, social media platforms, and direct communication with key stakeholders. Regular updates will be issued until the situation is resolved, ensuring the public is well-informed throughout the process.

- **Post-Incident Analysis:** Following any incident, a post-incident analysis will be conducted to identify lessons learned and areas for improvement. The company will issue a public report outlining the incident's causes, the steps taken to resolve it, and any changes made to prevent similar incidents in the future.

## **5. Transparency Portal (Licensing Status & Audits)**

To further enhance public trust, AK Puyuh Emas Berhad will establish a Transparency Portal that provides real-time updates on the licensing status and audit results related to the operations of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!. This portal will be a cornerstone of the company's commitment to openness and accountability. Key features of the portal include:

- **Real-Time Licensing Updates:** The portal will provide visitors, stakeholders, and the general public with up-to-date information on the licensing status of the theme park, including any new permits or certifications that have been obtained, as well as any pending applications. This will ensure full transparency regarding the company's legal compliance.
- **Audit Reports:** The portal will also host audit reports from third-party firms, detailing financial and operational audits of the theme park. These reports will be publicly accessible to ensure that the company's operations align with industry best practices and regulatory standards.
- **Public Access to Documentation:** In addition to licensing and audit reports, the portal will provide access to relevant documentation such as safety certifications, insurance policies, and environmental compliance records. This will demonstrate the company's ongoing commitment to maintaining high standards of operation.
- **Engagement with Stakeholders:** The portal will allow for direct communication between the public and the company, providing stakeholders with an avenue to ask questions, submit requests, and receive clarifications regarding operational matters. This fosters a sense of transparency and builds trust within the community.

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## **Conclusion**

AK Puyuh Emas Berhad's Public Engagement & Trust Strategy is designed to create a strong foundation of transparency, safety, and open communication with the public. By proactively addressing safety education, providing multiple feedback channels, managing media relations effectively, and offering real-time access to licensing and audit information, the company aims to foster a positive relationship with stakeholders and the broader community. This approach will ensure that Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! is viewed as a responsible and trusted entity, dedicated to upholding the highest standards of operational integrity and social responsibility.

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## J. LONG-TERM LEGAL & COMPLIANCE ROADMAP

The Long-Term Legal & Compliance Roadmap for Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! has been strategically designed to ensure that all regulatory requirements are continuously met and that the company's operations remain in full compliance with relevant laws and standards. This roadmap outlines the necessary actions and systems for securing, renewing, and expanding the necessary licenses and certifications required for sustainable operation. Additionally, it emphasizes the importance of developing internal compliance systems and processes to safeguard the company's long-term legal standing and operational integrity.

### 1. Timeline for License Acquisition

A well-structured Timeline for License Acquisition is essential to ensure that all necessary licenses, permits, and approvals are obtained in a timely manner, facilitating the smooth and legal operation of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!. This timeline will be divided into key stages, each with defined milestones to ensure compliance with all legal and regulatory requirements.

- **Initial Phase (Pre-Opening):** In the pre-opening phase, AK Puyuh Emas Berhad will focus on acquiring the foundational licenses that are essential for the construction, setup, and operation of the theme park. These include the Premise License, Public Amusement & Entertainment License, Fire Safety Certificate, and Food Handling License. This phase will involve detailed consultation with regulatory agencies, legal advisors, and relevant stakeholders to ensure that the park's operations meet all the necessary legal standards.
- **Construction & Operational Phase:** During the construction phase, applications for additional permits such as Waterpark Operational Certification, Veterinary Support Compliance, and Pest Control Certificates will be submitted. These applications will be tracked on a detailed project timeline to ensure that no delays are incurred.
- **Operational Readiness (Post-Construction):** In the post-construction phase, AK Puyuh Emas Berhad will submit for final permits and licenses, such as the Event Hosting & Noise Permit, Parking Facility Zoning, and CCTV Compliance. The full operational license will be finalized, ensuring that all legal requirements for the park's opening are met.
- **Ongoing Updates and Adjustments:** As the business progresses, new regulatory requirements may emerge, and AK Puyuh Emas Berhad will monitor these changes closely. Any necessary adjustments to the timeline will be made to ensure continuous compliance with evolving laws and industry standards.

## **2. License Renewal System (Annual/Quarterly)**

Maintaining compliance with all regulatory bodies and ensuring the timely renewal of licenses is crucial to the smooth and uninterrupted operation of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!. A License Renewal System will be implemented to manage this process efficiently, ensuring that all licenses remain valid and operational.

- **Annual Review & Renewal Process:** Certain licenses, such as the Premise License, Public Liability Insurance, and Food Handling License, will require annual renewal. AK Puyuh Emas Berhad will establish a tracking system to ensure that these licenses are renewed well before their expiration dates. This will involve setting internal reminders and liaising with relevant authorities to submit the required documents and fees in a timely manner.
- **Quarterly Monitoring:** For licenses or certifications that require quarterly renewal or assessment, such as CCTV & Security Surveillance Compliance or Fire Safety Certifications, AK Puyuh Emas Berhad will implement a quarterly monitoring process. This will involve regularly reviewing compliance requirements and ensuring that all relevant departments are informed and prepared for any inspections, renewals, or audits.
- **Centralized Documentation System:** To streamline the renewal process, AK Puyuh Emas Berhad will maintain a centralized digital record system that tracks the status of all licenses and permits. This will provide a comprehensive overview of upcoming expiration dates and renewal requirements, ensuring that no important deadlines are missed.
- **Documentation & Payment:** The company will ensure that all required documents, including payment receipts, updated certifications, and reports, are submitted in a timely manner as part of the renewal application process.

## **3. ISO Compliance Preparation (if applicable)**

As part of the company's commitment to upholding international standards of quality and operational excellence, AK Puyuh Emas Berhad will begin preparations for ISO Compliance. Achieving ISO Certification (such as ISO 9001 for Quality Management Systems or ISO 14001 for Environmental Management) will enhance the company's credibility and demonstrate its dedication to continuous improvement. The key steps in the ISO Compliance Preparation process include:

- **Initial Assessment:** AK Puyuh Emas Berhad will conduct a comprehensive internal audit to assess the current operations of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! against ISO standards. This will help identify any gaps in the existing processes that may need to be addressed to achieve ISO certification.
- **Process Optimization:** Based on the assessment results, the company will develop and implement a plan to optimize operations, improve quality management systems, and

enhance environmental practices. This may involve adopting new technologies, refining internal processes, and ensuring compliance with environmental regulations.

- **Training & Capacity Building:** Employees at all levels will undergo training to understand ISO standards and how they can contribute to achieving and maintaining ISO certification. This will ensure that the company's workforce is equipped to adhere to the necessary standards and practices.
- **Certification Application:** Once the necessary internal changes are implemented, AK Puyuh Emas Berhad will submit an application for ISO certification from an accredited certification body. Ongoing efforts will be made to ensure the company remains compliant with ISO standards after receiving certification.

#### **4. Franchising Legality & Licensing Replication Protocol**

In the future, AK Puyuh Emas Berhad intends to explore the possibility of expanding its operations through franchising. To ensure the legality and compliance of franchising activities, the Franchising Legality & Licensing Replication Protocol will include the following key elements:

- **Franchise Registration:** AK Puyuh Emas Berhad will ensure that the franchise model is fully compliant with local franchise laws and regulations, including registration with the Malaysian Franchise Association (MFA) and any other relevant regulatory bodies.
- **Franchise Disclosure Document (FDD):** A comprehensive Franchise Disclosure Document will be prepared, outlining all legal requirements, business practices, and operational standards that potential franchisees must adhere to. This document will ensure transparency and protect both the franchisor and franchisees.
- **Standard Operating Procedures (SOPs):** Clear and consistent SOPs will be developed and replicated for all franchise locations to ensure that each franchise operates in compliance with the same legal and regulatory standards as the flagship location. These procedures will be based on best practices and aligned with the company's overall business strategy.
- **Ongoing Compliance Monitoring:** To ensure that all franchisees remain compliant, AK Puyuh Emas Berhad will implement an ongoing monitoring system that regularly audits franchise operations. Franchisees will be required to submit regular compliance reports, and any necessary corrective actions will be taken promptly.

#### **5. Internal Compliance Team Formation**

To ensure that legal and regulatory requirements are consistently met, AK Puyuh Emas Berhad will establish an Internal Compliance Team responsible for overseeing all aspects of legal and regulatory compliance. The formation and structure of this team will include:

- **Team Composition:** The compliance team will include legal experts, regulatory specialists, risk managers, and department heads from various operational areas, ensuring that the team has a comprehensive understanding of the company’s legal obligations across all functions.
  - **Regular Training & Development:** The team will undergo continuous training to stay updated on changes in relevant laws and regulations. This will ensure that the team remains proficient in identifying and addressing compliance issues before they become problems.
  - **Reporting Structure:** The Internal Compliance Team will report directly to the company’s senior management and board of directors, ensuring that compliance matters are prioritized and addressed at the highest levels of the organization.
  - **Audit & Monitoring:** The team will be responsible for conducting regular audits and assessments to ensure compliance with all legal, environmental, and operational standards. These audits will be designed to identify potential risks and develop mitigation strategies.
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## Conclusion

The Long-Term Legal & Compliance Roadmap for Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! provides a clear and structured approach to managing the licensing and compliance requirements essential for the theme park’s continued success. By establishing a detailed timeline for license acquisition, implementing an efficient renewal system, preparing for ISO compliance, setting up a franchising protocol, and forming a robust internal compliance team, AK Puyuh Emas Berhad is committed to ensuring legal adherence and operational excellence throughout the life of the project. This comprehensive approach will safeguard the company’s long-term legal standing, protect its reputation, and ensure that the park remains a safe, enjoyable, and compliant destination for all visitors.

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## K. APPENDICES & SUPPORT DOCUMENTS

The Appendices & Support Documents section provides essential supplementary materials that substantiate the legal, operational, and compliance framework for Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh!. These documents offer detailed evidence and further clarification of the operational, regulatory, and financial structures of the business. This section serves to reinforce the credibility and preparedness of the company by providing stakeholders, regulators, and partners with the necessary documentation for review and verification.

### **1. Company ROC & SSM Registration**

The Company Registration Certificate from the Registrar of Companies (ROC) and Suruhanjaya Syarikat Malaysia (SSM) are key legal documents that formally establish the existence and legitimacy of AK Puyuh Emas Berhad as a registered entity in Malaysia. These documents verify that the company is legally recognized and in compliance with Malaysian corporate laws. The ROC certificate includes details such as:

- Company Name: AK Puyuh Emas Berhad
- Company Registration Number: [Insert Registration Number]
- Business Address: [Insert Registered Address]
- Date of Incorporation: [Insert Date]
- Company Type: Private Limited (Sdn. Bhd.)
- Registered Activities: Theme Park, Animal Care, Food & Beverage, and related services

This certificate will serve as proof of the company's legal identity and operations, necessary for all formal engagements with government bodies, investors, and other stakeholders.

## **2. Site Maps & Floor Plans**

The Site Maps and Floor Plans for Elysia Kelate – Syurga Rakyat, Barei Baek Tok Sah Cakap Perghhh! are crucial visual documents that provide an overview of the physical layout of the theme park and its surrounding areas. These plans will highlight the designated zones for different attractions, including:

- Theme Park: Areas for rides, amusements, event spaces, and visitor amenities.
- Animal Zones: Layout for the mini zoo and animal care areas, including enclosures, pathways, and visitor access points.
- Food & Beverage Areas: Location of restaurants, vendor stalls, food courts, and dining facilities.
- Parking and Utilities: Parking lots, access roads, electrical systems, and water supply infrastructure.
- Safety & Emergency Zones: Locations of fire exits, emergency medical stations, and other safety-related facilities.

These documents will be used to demonstrate compliance with zoning laws, fire safety regulations, and accessibility standards. They will also be essential for planning future expansions and modifications to the park.

### **3. Current SOPs & Safety Guidelines**

The Standard Operating Procedures (SOPs) and Safety Guidelines document outlines the operational standards and safety protocols followed by Elysia Kelate – Syurga Rakyat, Barei Baek Tok Sah Cakap Perghhh!. This includes detailed procedures for:

- **Park Operations:** Daily opening and closing routines, staff assignments, customer service practices, and attraction management.
- **Visitor Safety:** Protocols for ensuring the safety of visitors, including safety measures for rides, playgrounds, and animal interactions.
- **Emergency Response:** Detailed steps for handling various emergencies, including medical incidents, fire evacuations, and natural disasters.
- **Animal Care:** Guidelines for the care, feeding, and safety of the animals in the mini zoo, as well as handling procedures for interactions between staff, animals, and visitors.

The SOPs and safety guidelines are crucial for ensuring the park's operations are consistent, efficient, and compliant with regulatory standards, protecting both staff and visitors. These documents are subject to periodic reviews and updates based on operational feedback and legal requirements.

### **4. Photos, Press Coverage, Testimonials**

The Photos, Press Coverage, and Testimonials section provides visual and media documentation that showcases the theme park's attractions, events, and positive feedback from visitors and stakeholders. This includes:

- **Photos:** High-quality images of the park's attractions, animals, staff, and visitors enjoying the facilities. These visuals serve to illustrate the aesthetic quality and appeal of the park.
- **Press Coverage:** Articles, interviews, and reports from reputable media outlets that feature Elysia Kelate – Syurga Rakyat, Barei Baek Tok Sah Cakap Perghhh!. This coverage serves to build credibility and demonstrate the park's public visibility and positive reputation.
- **Testimonials:** Written feedback from visitors, employees, and partners praising the park's facilities, customer service, and overall experience. These testimonials provide valuable insights into the satisfaction levels of key stakeholders.

This section helps to build trust and transparency, showcasing the park's success and the positive impact it has had on the community.

## **5. License Application Samples**

The License Application Samples document includes copies of the application forms and supporting documents that will be submitted to various regulatory bodies to obtain the necessary permits for park operation. These samples will demonstrate the thoroughness and accuracy of the application process and may include:

- Public Amusement & Entertainment License application
- Waterpark Operational Certification request
- Veterinary Support & Animal Care Licensing submission
- Health & Safety Compliance Forms for food and beverage operations

By providing these samples, AK Puyuh Emas Berhad illustrates its preparedness to comply with all licensing requirements and regulatory expectations.

## **6. Vendor Agreements**

The Vendor Agreements document contains copies of contracts and agreements made between AK Puyuh Emas Berhad and its vendors, suppliers, and third-party service providers. These agreements govern the terms and conditions of services such as:

- Food & Beverage Vendors: Contracts with food and beverage suppliers and operators within the park.
- Ride Maintenance & Operations: Agreements with companies providing maintenance and operational support for the theme park's rides and attractions.
- Animal Care Services: Contracts with animal care providers for the mini zoo.
- Security and Surveillance: Agreements with security companies responsible for monitoring the park's premises.

These agreements serve to ensure that all parties are legally bound to uphold quality standards, operational efficiency, and regulatory compliance.

## **7. Charity Fund Disbursement Proof**

The Charity Fund Disbursement Proof document provides evidence of the park's commitment to corporate social responsibility (CSR) by showing how a percentage of its profits are allocated to charitable causes. The document will include:

- **Charity Fund Allocation:** Details on the portion of profits (e.g., 2%) that will be allocated to charity efforts.
- **Recipient Organizations:** Information on the organizations that receive the funds, such as local charities, welfare groups, or other nonprofit entities.
- **Disbursement Records:** Proof of the fund transfers, including receipts and financial statements, to ensure transparency and accountability in charitable contributions.

This document highlights the park's dedication to giving back to the community and ensuring that its operations have a positive social impact.

## **8. Risk Register & Incident Log Sheet**

The Risk Register and Incident Log Sheet are critical documents that track and manage potential risks and actual incidents within the park. These documents will include:

- **Risk Register:** A detailed record of identified risks associated with the park's operations, including risks related to visitor safety, animal care, fire hazards, and environmental factors. The register will include a risk assessment for each identified risk, as well as mitigation strategies and responsible parties.
- **Incident Log Sheet:** A comprehensive log of all incidents that occur within the park, including accidents, medical emergencies, property damage, or security breaches. Each entry will include the date, nature of the incident, response actions taken, and any follow-up measures required.

These documents will ensure that AK Puyuh Emas Berhad has a proactive approach to risk management and can demonstrate its commitment to maintaining a safe environment for both visitors and employees.

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## **Conclusion**

The Appendices & Support Documents section serves as a comprehensive collection of vital supporting materials that provide transparency, evidence of compliance, and proof of the park's operational readiness. By offering detailed records of the company's legal registration, operational plans, safety procedures, vendor relationships, and corporate social responsibility

efforts, these documents substantiate AK Puyuh Emas Berhad's commitment to excellence and responsible business practices. This section is designed to ensure that all stakeholders, including regulatory authorities, investors, and the public, have full confidence in the company's legal and operational integrity.

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## THE GRAND CONCLUSION

In conclusion, the journey towards the full realization of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! stands as a testament to the vision, determination, and strategic planning of AK Puyuh Emas Berhad. This document has meticulously outlined the multifaceted framework required to ensure a smooth, legally compliant, and operationally successful launch of this iconic theme park and its associated attractions. The business's commitment to compliance, safety, community engagement, and sustainability is not only aligned with Malaysian laws but also demonstrates AK Puyuh Emas Berhad's unwavering dedication to excellence in every aspect of the park's operation.

The comprehensive approach presented, ranging from Licensing and Permitting to Risk Management, CSR, and Public Engagement, underscores the company's intention to establish a safe, entertaining, and socially responsible destination that will serve as a cornerstone of local pride and a source of national interest. By adhering to the necessary legal protocols and regulatory requirements, AK Puyuh Emas Berhad ensures the successful and timely realization of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! as a world-class attraction.

Moreover, the integration of a well-defined Government Collaboration & Fast-Track Proposal further accelerates the process of achieving official approval, reinforcing the park's role in boosting the local economy, creating jobs, and enhancing public safety standards. The risk management strategies, vendor control mechanisms, and safety protocols presented will further guarantee the protection and wellbeing of all stakeholders—visitors, staff, and animals—ensuring the continued success of the project for years to come.

The Corporate Social Responsibility (CSR) model and commitment to transparent Public Engagement not only exemplify the company's ethical responsibilities but also cultivate trust and goodwill within the community, reinforcing the park's position as a leader in corporate social engagement. The charity initiatives, including contributions to Asnaf and the Cat Rescue Sanctuary, demonstrate the company's dedication to improving the lives of those in need and enhancing the broader social fabric.

Through Long-Term Legal & Compliance Roadmaps and the implementation of Supporting Infrastructure and Staff & Worker Safety measures, AK Puyuh Emas Berhad ensures that all operations are sustainable, compliant, and adaptable to future changes, setting the foundation for continuous growth and development.

Ultimately, Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! will be more than just a theme park; it will stand as a symbol of innovation, safety, and cultural pride, showcasing the richness of Kelantan's heritage while providing a world-class experience that engages people from all walks of life. Through this, the project will play a critical role in reinforcing the nation's tourism and entertainment sectors, creating an unparalleled destination for both locals and international visitors.

As we move forward into the implementation phase, AK Puyuh Emas Berhad remains fully committed to the values of integrity, collaboration, and excellence, ensuring that every step taken aligns with both legal requirements and the collective vision for a better future. With full compliance and continuous oversight, the launch and success of Elysia Kelate – Syurga Rakyat, Barei Baik Tok Sah Cakap Perghhh! are guaranteed to leave an indelible mark on Malaysia's cultural and tourism landscape, for years to come.

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