ETERNAL SPRING PARADIGM

EcoSociety · Sarawak, Malaysian Borneo

Affiliated EcoSociety of Through The Golden Door (TTGD) Global Foundation

Entry Vertical: Healthy EcoHomes & Debt-Free Housing

Acquiring land to protect Borneo's natural processes · Building community through modular eco-homes · Growing from base camp to Golden City (50–80 households)

THE PROBLEM — TWO CRISES, ONE SOLUTION

Housing Crisis

- Conventional housing unaffordable for rural Sarawak families
- Construction causes air, waste & sound pollution
- Families trapped in debt — unable to build generational wealth

Ecological Crisis

- Borneo has lost 30%+ of rainforest in two decades
- Development disconnects communities from nature
- No replicable eco-community model exists in rural SEA

OUR SOLUTION — EXODUST DOME V-01 (OMS)

- Modular dome system, 3D-printed panels, local materials
- 30% energy saving · disaster-proof · zero wet concrete
- Community-built — sweat equity eliminates housing debt
- Community Workshop → Societal Factory as we scale
- Temporary & Permanent · Humanitarian & Commercial

GROWTH ROADMAP

Phase 1 Now	Land (4–10ac) + Community Workshop + first 5 EcoHomes + founding EXCO + Pertubuhan registration
Phase 2 1–2 yrs	Full TTGD Certificate · ECE pilot · Wellness centre · 15–20 households
Phase 3 2–4 yrs	50–80 households · Societal Factory · Full 4-vertical revenue
Phase 4 5+ yrs	TTGD International Affiliated Trust · SEA replication · The Golden City

THE FOUNDING TEAM

- Ooi Kah Aik (Jeff) — Director, B.L. Leong Hin Timber Merchants (est. 1967), Penang. 57 years local supply chain & community trust.
- Mark Stephen Lee — Conceptual artist & virtual engineer, Wales. Co-creator Virtue Innova.
- TTGD Global: Tahira Amir Sultan Khan (Founder), Dr. Arini Verwer (ECE), Leif Busk (Agriculture), Aruneshwar Gupta (Legal)

LAND ACQUISITION — KUCHING–SERIAN CORRIDOR

★ PRIORITY 1 Balai Ringin, Serian

10.2 acres · RM 408,000 · RM 40k/acre · Leasehold

- Largest within budget — ideal base camp scale
- Ancient forest edge, deep rural Borneo setting
- ACTION: Verify legal road access before proceeding

PRIORITY 2 26th Mile, Skuduk Padi Field

3.8 acres · RM 350,000 · RM 92k/acre · Leasehold to 2038 (renewable)

- Already identified — YouTube site walkthrough available
- 2km to Panchor Hot Spring · 4km to Tapah
- Explore adjoining lot for 6+ acre expansion

PRIORITY 3 21.5th Mile, Kuching–Serian

~8 acres · RM 280k/acre (neg.) · Partial lot: 2.5ac ~RM 700k

- Pan Borneo frontage · Mature corridor · Leasehold 2072

PRIORITY 4 38th Mile, Near Serian Town

3.87 acres · Price on enquiry · 1st lot, road frontage

- 2-min to Serian town — best community access

INVESTOR BENEFITS (TTGD LAND OWNER PARTNER)

- 🏛️ Founder Life Trustee — land always under your stewardship
- 🌐 Name affiliated with TTGD International Foundation
- 🎓 Free ECE for up to 10 children (family & siblings)
- 🏡 Subsidised EcoHomes for you & immediate family
- 🌾 Subsidised produce for up to 20 family members
- 📈 Land value appreciation as EcoSociety develops
- 🪧 Name on permanent Land Plaque & TTGD global website

TRUST & LEGAL STRUCTURE

- Local: Pertubuhan (registered Malaysian org.) — ESP EcoSociety Trust
- Global: Affiliated Trust under TTGD Foundation
- Finance: 80% ops · 17% reinvestment · 3% TTGD royalty
- 3-year joint review with TTGDF ensures transparency

WHY NOW

- TTGD targeting 100 EcoSocieties by 2035 — ESP is Borneo flagship
- Forest-edge land at RM 40k–92k/acre — window closing with Pan Borneo Highway development
- B.L. Leong Hin Timber (est. 1967) = immediate supply chain & 57 years of community trust

Ready to plant the seed of something eternal?

Contact: Ooi Kah Aik (Jeff) · ESP EcoSociety Trust, Sarawak · Affiliated with ThroughTheGoldenDoor.com