

StarProperty

AWARDS
2020 REAL ESTATE
DEVELOPER

CELEBRATING MALAYSIA'S
MOST INSPIRING
PROPERTY DEVELOPMENTS

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The Brightest Stars

StarProperty Awards 2020 Celebrates The Nation Builders

BACK for its 5th iteration, the StarProperty Awards for 2020 has upped the ante more than ever before. The awards pay homage to the premier real estate developers and the developments that form the fabric of the nation's infrastructure, shaping the landscape for years to come. The award-winning properties featured challenge the boundaries of innovation, architecture and functionality. Of equal importance to Malaysia's wellbeing is the tourism sector of which the hospitality industry, and hotels, in particular, are affiliated with. Accordingly, outstanding hotels and lodgings forged with a penchant for creative design are duly honoured.

This year, award categories have been redesigned and fine-tuned to better reflect upon the significance that each award embodies. Twenty-five categories are featured alongside The Consumers' Choice Award and the All-Stars Award, with a further three awards catered to recognising the strides made in the local hotel scene.

The refined categories cater to a broader niche of developments that bring unique qualities to the table without diluting the exclusivity of the awards.

The prestige of the StarProperty Awards has been elevated to new heights as the coveted All-Stars Award has been divided into nine sub-categories. The stakes are raised as each All-Stars award is bestowed upon real estate developers squarely based on company performance for the year. These sub-categories include awards quantitatively conferred based on best profit, revenue and among other factors, an award for the Most Exceptional CEO.

Another new award category added for 2020 is The Holiday Home Award that is bestowed upon a development offering home

buyers a resort-like ambience to serve as a vacation home as well as the ability to generate additional income for the owners. Key tenets of the developments for this award are an ideal location, excellent recreational facilities and a design layout centred around creating a relaxing space.

The Proximity Award (formerly known as The Just-Walk Award) now recognises both integrated developments and transit-oriented developments separately. With the growing need for public transportation, it seems appropriate that developments with rail connectivity are honoured while sophisticated integrated developments with attached shopping malls or commercial and retail components are recognised in their own right.

The panel of judges presiding over the awards derive from varied disciplines and different backgrounds. From architects, surveyors, designers and town planners to property consultants and industry experts - the diversity of the esteemed panel ensures a fairer and more comprehensive audit of the entries received.

For the hotel awards, the judging process was done in collaboration with the Malaysian Institute of Interior Designers. The Creative Touch Awards recognise hotels with the best interior designs and contemporary lifestyle themes. On the other hand, The Facelift Awards is exclusively for hotels that are heritage buildings and have undergone recent refurbishment works.

Members of the public seeking to read more on notable award-winners would be appeased to know that the premier developments will be showcased in a coffee-table book aptly titled "Malaysia's Most Exceptional Developments 2020/2021."



StarProperty Awards Milestones

2016

Introducing the StarProperty Awards

Year 2016 is a prominent milestone for StarProperty, as it marked the inception of the StarProperty.my Awards, a prestigious occasion to celebrate, commemorate and decorate the top developers of Malaysia. It started with 10 categories and two All-Star Awards, namely the Top Ranked Developers Award and The Readers' & Voters' Choice Award.

2017

Bigger and better in year two

The StarProperty.my Awards, as it was known then, returned to introduce eight new award categories. This was to reflect the various values that collectively form the basis of quality in town-making, development building, and ultimately, the notion of housing the nation's people. Due to the great response from participants, this award continues to be held annually as a hallmark of the StarProperty tradition.

2018

Looking to the East

Entering its third year, the StarProperty.my Awards went beyond the Peninsular to extend its influence into East Malaysia. Four new award categories had been added to recognise a wider variety of property design elements and the added geographical location of participants' projects. Among these new categories are the Borneo Star Award and the Safe and Sound Award.

2019

Encompassing a wider field

The StarProperty Awards further expanded to include hotels, landmark public buildings, luxury developments according to price range, and most importantly, acts of kindness, such as corporate social responsibility programs designed to give back to the people. Subject to these criteria, five new award categories had been created, such as the Big Heart Award, the WOW (Public Building) Award, and the Creative Touch (Hotel) Award.

2020

Putting developer's performance on the microscope

To reflect the rebranding exercise done in the second half of 2019, the StarProperty.my Awards was rebranded as StarProperty Awards. To further bolster the awards, a list of stringent measurements had been introduced — qualitative and quantitative assessments designed to better vet through, and determine the best developers among them all.

What's new this year:

- All-Star Awards divided into nine sub-categories
- Additional three awards catered to the local hotel scene
- A total of 25 awards category

Slated to be held in June

StarProperty Awards Gala Dinner 2020

Slated to be held in July

StarProperty Awards Showcase
Mid Valley Megamall
(Exhibition Centre)

StarProperty Awards 2020 categories

The Business Estate Development(Commercial)

Interlocking relationships between location advantage and seamless connectivity prime these commercial elements for high volume. Winners in this category further display a triumvirate of qualities: favourable work environment steeped in safety measures, ease of doing business, and plenty of amenities nearby.

Developer	Project Name	Rank
Tropicana Corporation Bhd	Tropicana Gardens	Excellence
UEM Sunrise Bhd	Solaris Parq	Excellence
Matrix Concepts Group	Sendayan Merchant Square	Honours

The Class Act Development

This development is diminutive and exudes a distinctive as well as stylish design concept. It shows that it is catering to a particular niche market and taking its offerings to an exemplary level. What matters most here is the good combination of modern design and lush landscaping.

Developer	Project Name	Rank
Iwajib Group	OnePark	Honours

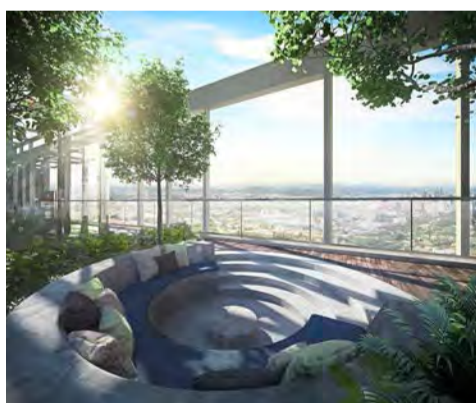
The Cornerstone Development

Winners of this category deliver the best of the best for landed properties. Residents are blessed with a host of diverse amenities, furnishing, and fittings selected to meet buyers' discerning criteria. An important plus point includes a strategic location that is complemented by a multitude of accessibility options.

Developer	Project Name	Rank
Gamuda Land	Joya@Gamuda Gardens	Excellence
Sri Pengkalan Binaan Sdn Bhd	La Casa Lunas	Honours
LBS Bina Group Bhd	Rentak Perdana	Merit



Tropicana Gardens, Tropicana Corporation Bhd



Solaris Parq, UEM Sunrise Bhd



Sejati Lakeside, Paramount Property (Lakeside) Sdn Bhd



Gamuda Cove, Gamuda Land



Alstonia Hilltop Homes, MRCB Land



Tijani Raja Dewa, Dexview Sdn Bhd

The Creative Space Development

The winners of these developments utilise space seamlessly to offer elegant and spacious living. Equipped with state-of-art amenities together with built-in technological infrastructure, these developments make full use of the space of small homes to fit modern living.

Developer	Project Name	Rank
LBS Bina Group Bhd	Residensi Bintang Bukit Jalil	Excellence
YNH Property Bhd	The OOAK@Kiara 163	Honours

The Distinctive Build Development

This type of home offers the best that landed properties can offer. Residents are privy to a host of diverse amenities that gives maximum convenience. Furnishing and fittings should reflect modern living and offer occupants a contemporary lifestyle. A vital plus point is easy access in and out of the locality.

Developer	Project Name	Rank
MRCB Land	Alstonia Hilltop Homes	Excellence
Platinum Victory Sdn Bhd	Platinum Arena Residences	Honours

The Family-Friendly Development (High-rise)

The winning development convincingly exhibits multi-generational features with recreational facilities that aid family bonding, and provides a place where dwellers can plant roots and flourish. Home is for the family, and the proud owner knows that you don't really possess it but merely keep it for the next generation.

Developer	Project Name	Rank
LBS Bina Group Bhd	BSP21	Excellence
MRCB Land	9 Seputeh	Honours
JL99 Group	99 Residence	Honours
Mah Sing Group Bhd	M Vertica	Honours

The Family-Friendly Development (Landed)

Home is where the family lives, and the proud owner knows that you don't really possess it but merely keep it for the next generation. These developments exhibit multi-generational living features with recreational facilities that aid family bonding as well as provide a place where residents can plant roots and flourish.

Developer	Project Name	Rank
Gamuda Land	Twentyfive.7	Excellence
Paramount Property (Lakeside) Sdn Bhd	Sejati Lakeside, Cyberjaya	Excellence
Matrix Concepts Group	Ervina@Ara Sendayan	Honours
Worldwide Holdings Bhd	Halya, Daunan Worldwide	Honours

The Earth Conscious Development

The winner of this award has sustainability on its mind. The project showcases environment-friendly elements in its planning, design and construction processes. Beyond that, the development encourages environmental sustainability as a way of life.

Developer	Project Name	Rank
Gamuda Land	Gamuda Cove	Excellence

The Eastern Star Development

The winning developments on the East Coast of Malaysia showcase elegance in their planning, design and construction processes. This includes the host of diverse amenities that are given to residents and furnishing and fittings are selected to meet buyers' discerning tastes. An important plus point is the strategic location that is complemented by a multitude of accessibility options.

Developer	Project Name	Rank
Symphony Life Bhd	Tijani Raja Dewa	Excellence
OSK Property	TimurBay	Honours



Windmill Upon Hills, OSK Property



Bandar Sri Sendayan, Matrix Concepts Holdings Bhd



Serenia City Township, Sime Darby Property Bhd



BSP21, LBS Bina Group Bhd



Bandar Rimayu, IJM Land Bhd

The Holiday Home Development

Scenic vistas, idyllic beaches or peaceful living within nature – these homes allow occupants to relax and unwind. Such properties underscore the term “holiday” and boasts tourist attractions, Airbnb potential, as well as facilities and amenities in close proximity.

Developer	Project Name	Rank
OSK Property	Windmill Upon Hills	Excellence
Sunway Property	Sunway Onsen Suites@ Ipoh	Excellence

The Long Life Award Development

Winners of this category champion health by incorporating a holistic array of wellness elements in their developments. Quality parks, gyms, jogging trails and rejuvenation facilities are among the judging criteria. Design layout or configuration may subtly encourage activities that promote healthy living while safety features, hidden or expressed, may protect the young and elderly alike. Home in this context is more than just brick and mortar but a philosophy of living life to the fullest.

Developer	Project Name	Rank
IJM Land Bhd	Bandar Rimayu	Excellence
Sunway Property	Sunway Geolake@ Sunway City	Honours
OSK Property	Ryan & Miho	Merit

The Luxury Series Development (Detached/Villa/Bungalow)

Forming the luxury end of the market, these developments exemplify the pinnacle of quality housing properties. World-class architectural design, uncompromising detail on aesthetics and an abundance of amenities push the boundaries of perfection and promise exclusivity for the buyer. To qualify for participation, the development should be worth RM2.5mil and above.

Developer	Project Name	Rank
Sunway Property	Sunway Emerald Residence@ Sunway Iskandar	Honours

The Neighbourhood Development (Comprehensive Township below 500 acres)

Security, amenities, connectivity, education and health – these are the angles subjected to intense scrutiny, and winners of this award display these aspects confidently. The mark of an exemplary town-maker is best exhibited through the ability to integrate all lifestyle elements holistically. The size of the qualifying township is below 500 acres.

Developer	Project Name	Rank
UEM Sunrise Bhd and Melati Ehsan Group	Kiara Bay	Excellence
LBS Bina Group Bhd	LBS Alam Perdana	Honours

The Neighbourhood Development (Comprehensive Township 500-2,000 acres)

The mark of an exemplary town-maker is best exhibited through the ability to integrate all lifestyle elements holistically. Security, amenities, connectivity, education and health – these are the angles subjected to intense scrutiny, and winners of this award display these aspects confidently. The size of the qualifying township ranges from 500 to 2,000 acres.

Developer	Project Name	Rank
Sime Darby Property Bhd	Serenia City Township	Excellence
IJM Land Bhd	Bandar Rimayu	Honours

The Neighbourhood Development (Comprehensive Township - above 2,000 acres)

An exemplary town-maker is best exhibited through the ability to integrate all lifestyle elements holistically. Security, amenities, connectivity, education and health – these are the angles subjected to intense scrutiny, and winners of this award display these aspects confidently. The size of the qualifying township is above 2,000 acres.

Developer	Project Name	Rank
Matrix Concepts Holdings Bhd	Bandar Sri Sendayan	Excellence

The Northern Star Development

This title is awarded to the best residential and commercial developments in Northern Malaysia. Best is defined by the myriad aspects taken into consideration, including the interplay between diverse amenities and human needs, location superiority, and choice furniture and fittings for the discerning house buyer. The harmony of these elements is apparent in the development worthy of carrying the title “Northern Star.”

Developer	Project Name	Rank
OSK Property	Luminari	Excellence
Sunway Property	Sunway Onsen Suites	Honours

The Poseidon Development

Water, the giver of life, raises a primal intrigue in the human mind, making us yearn for its tranquil blue depths. Built around or fronting water bodies, these developments harness the flow to aesthetically complement the architecture to provide homes with unparalleled vistas while mastering the dynamic nature of water.

Developer	Project Name	Rank
UEM Sunrise Bhd and Melati Ehsan Group	Kiara Bay	Honours

The Proximity Development (Integrated TOD)

This award goes to the transit-oriented development (TOD) that epitomises the “Work, Play, Live & Learn” concept. The result of an integrated environment, amenities are conveniently reachable through the “just walk” facet. Tenets of green living are further inculcated through sustainable and liveable features which minimise the community’s carbon footprint.

Developer	Project Name	Rank
Sunway Property	Sunway Velocity Two	Excellence
MRCB Land	Kwasa Damansara City Centre	Honours
OSK Property	You City III	Merit
Glomac Bhd	Residensi 121	Merit



Sunway City Iskandar Puteri, Sunway Property



OnePark, Iwajib Group



M Oscar, Mah Sing Group Bhd



99 Residence, JL99 Group



Arena Sports KL, Skyworld Development Sdn Bhd

The Proximity Development (Integrated)

An integrated development is more than just having amenities that are easily reachable through the “just walk” facet. Tenets of green living should also be inculcated through sustainable and liveable features which minimise the community’s carbon footprint. This award goes to the integrated development that epitomises the “Work, Play, Live & Learn” concept.

Developer	Project Name	Rank
Sunway Property	Sunway Citrine@ Sunway Iskandar	Excellence
Sunsuria Forum Sdn Bhd	Sunsuria Forum	Honours
MRCB Land	9 Seputeh	Honours
Sheng Tai International	The Sail	Merit

The Safe Haven Development

This development provides both a physical or natural barrier that surrounds and protects the boundaries of the project. Private security is employed to provide a secure environment by including the erection of fences on public roads, guardhouses and more for the safety of its residents.

Developer	Project Name	Rank
Iwajib Group	OnePark	Excellence

The Southern Star Development

This title is awarded to the best residential and commercial developments in the southern region. Best is defined by the myriad aspects taken into consideration, including the interplay between diverse amenities and human needs, location superiority, and choice furniture and fittings for the discerning house buyer. The harmony of these elements is apparent in the development worthy of carrying the title “Southern Star.”

Developer	Project Name	Rank
Gamuda Land and UEM Sunrise Bhd	Horizon Hills	Excellence
Sunway Property	Sunway City Iskandar Puteri	Excellence

The Skyline Development

With a commanding view of the cityscape, these high-rise developments are vertical testaments to exemplary engineering and architectural prowess. In a metropolitan setting where land is scarce and space is a luxury, these projects overcome inhibiting factors with uninhibited creativity. Contemporary lifestyle, modern conveniences, unique and functional designs or futuristic ambience – this is the language that describes winners of the award.

Developer	Project Name	Rank
Mah Sing Group Bhd	M Oscar	Excellence
Linbaq Holding Sdn Bhd	Space Residency	Honours
YNH Property Bhd	The OOAK@Kiara 163	Honours
IJM Land Bhd - Amona Development Sdn Bhd JV	Secoya Residences, Pantai Sentral Park	Merit

The Starter Home Development

Buying the first home marks a wonderful milestone of your life, and starter homes with affordable prices facilitate the process of home ownership. Winning developments embody the essence of value over money, cut no corners, display efficient space utilisation through design while maintaining a price tag of below RM500,000.

Developer	Project Name	Rank
Paramount Property (PW) Sdn Bhd	Sinaran Residences@ Utropolis Batu Kawan, Penang	Excellence
JL99 Group	99 Residence	Excellence
LBS Bina Group Bhd	Kita Bayu, Kita@ Cybersouth	Honours
Mah Sing Group Bhd	The Orchid@ Meridin East	Honours



The Sail, Sheng Tai International

The Wow Development (Residence)

A potential classic in the making, the winner boasts innovative designs, iconic features and unique aspects to distinguish itself from the common stock. Residential or commercial, these projects idealise the very factor that makes property buyers go “wow”.

Developer	Project Name	Rank
Sheng Tai International	The Sail	Excellence
Linbaq Holding Sdn Bhd	Space Residency	Honours

The Wow Development (Public Building)

Like the residence version, this development is a potential classic in the making. The winner boasts innovative designs, iconic features and unique aspects to distinguish itself from the common stock to make its viewers go “wow”.

Developer	Project Name	Rank
Skyworld Development Sdn Bhd	Arena Sports KL	Excellence



twentyfive.7

Kota Kemuning

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
EXCELLENCE
THE FAMILY FRIENDLY AWARD
(LANDED)

A Town is Community

The common ground for everybody is the community. Where people can get to know one another, live and play together - look out for each other. Because a good town is all about people and diversity.

So, our town is planned to foster these interactions that promotes connectivity with others. And you will get to know your neighbours.

We mindfully lay out the community spaces around the Quayside that sits by a beautiful lake. So you can stroll or ride a bicycle there, or meet a friend or loved ones for a meal. It is our way of helping you connect with the community and with yourself.



Artist's impression only

PREMIO

Lakefront Semi-Detached Homes
40' x 80'

Actual units fitted with ID
open for viewing

FINAL RELEASE



Artist's impression only

Sincere
Responsible
Original

Gamuda Land (Kemuning) Sdn Bhd
(200201030459 (598122-P))
Twentyfive.7 Experience Gallery
Lot 43495, Persiaran Oleander,
42500 Telok Panglima Garang,
Selangor Darul Ehsan, Malaysia.

THE EDGE Top Property
Developers Awards
2019

THE EDGE - PEPS
Value Creation Excellence
Award 2012-2019

starproperty.my
AWARDS 2017-2019
THE ALL-STAR AWARD
TOP RANKED DEVELOPERS OF THE YEAR

gamudaland.com.my
03 2787 7914

PHASE 1 (LICENT) Developer: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • TWENTYFIVE.7 PROPERTY GALLERY, LOT 43495, PERSIARAN OLEANDER, 42500 TELOK PANGLIMA GARANG, SELANGOR DARUL EHSAN. • TEL: 03-5131 6257 • FAX: 03-5131 9257 • Developer License Number: 19085-1/07-2020/02374/L • Validity Period: 19/07/2019-18/07/2020 • Advertising Permit Number: 19085-1/07-2020/02374/P • Validity Period: 19/07/2019-18/07/2020 • Expected Date of Completion: July 2020 • Land Tenure: Leasehold (99 years-Expires 19 April 2116) • Land Encumbrances: Charged to Public Bank Berhad • Authority Approving Building Plan: Majlis Daerah Kuala Langat • Building Plan Approval Number: MDKL/JKB/2/4/1211 (10) • Type of House: 2 Storey Terrace and 3 Storey Terrace • Price: 2 Storey Terrace - RM1,021,800 (min.) - RM1,771,920 (max.) and 3 Storey Terrace - RM1,261,800 (min.) - RM2,181,320 (max.) • Total Units: 2 Storey Terrace - 128 units, 3 Storey Terrace - 53 units • Type of House: 2 Storey Semi-Detached and 3 Storey Semi-Detached • Price: 2 Storey Semi-Detached - RM1,790,800 (min.) - RM2,858,670 (max.) dan 3 Storey Semi-Detached - RM2,600,180 (min.) - RM3,389,970 (max.) • Total Units: 2 Storey Semi-Detached - 74 units and 3 Storey Semi-Detached - 24 units • Bumiputera Discount: 7% • Sekatan Keperluan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran pihak Berkuasa Negara • IKLAN INI TELAH DILULUSKAN OLEH LAGAKATAN PERUMAHAN NEGARATIS serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. The information contained herein is subject to change and cannot be a part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing the visual, the developer cannot be held responsible for any inaccuracy. All the above items and packages are subject to variations, modifications and substitution as may be required by the Authorities or recommended by Architect or Engineer.



Listening to What the Land has to Tell Us

One of the things we do as a town-maker is to be able to look beyond our land and work with our neighbouring environment, to create a place where people and nature can come together and share a common ground.

It's really about mindful planning. Like how we preserve Paya Indah Discovery Wetlands and create access into this nature reserve. Then we lay out a waterpark within a tropical rainforest, and thoughtfully place the CBD & Town Mall to overlook the lush Central Lake park. We also gently meander the waterways to flow from the town to the neighbourhoods so, everyone can enjoy panoramic views of nature.

By listening to the land, it helps us create a special place for a family home like no other.



**Sincere
Responsible
Original**

Gamuda Land (T12) Sdn Bhd (310424-M)
Menara Gamuda, Block D, PJ Trade Center
No. 8, Jalan PJU 8/8A, Bandar Damansara Perdana
47820 Petaling Jaya, Selangor Darul Ehsan.
Fax: +603 7726 7646



gamudaland.com.my
012 918 1288

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StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
EXCELLENCE
THE SOUTHERN STAR AWARD

GAMUDA LAND



When we get the places right, the town works.

One of the things we do as a town maker is to try to create a sense of place. Where people and nature can come together and share common ground to call home.

It's really about mindful planning and listening to what the land has to tell us. How we not only keep the natural terrain, but also enhance it with more trees that shelter our streets under their canopy. So, people can comfortably walk or bike to the shops, eat and play places.

When we get the places right, the town works. This is how we are creating a place where everybody can identify with and call home.

Actual Photo

Strategic partnership with:



A member of UEM Group

*Sincere
Responsible
Original*

Horizon Hills Development Sdn Bhd
(200501013985 (691032-H))
No. 1, Jalan Eka, Horizon Hills,
79100 Iskandar Puteri
Johor, Malaysia



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+607 232 3433

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GAMUDA GARDENS

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
EXCELLENCE
THE CORNERSTONE AWARD

When we create a place,
we create a personality

What makes a place unique?
It is about respecting nature's distinctive features like the rolling green hills and clear streams. Not just preserving them carefully but mindfully bringing them into the neighbourhoods, so that you can enjoy the scenic outdoors from the comfort of your balcony or terrace.

Even the layout of the street is important to us, so we include wide walkways and bicycle lanes sheltered by rows of lush shade trees. And we try to make each house design different So as you walk through the neighbourhood You will have an interesting experience. People will experience a real difference - They'll get a feel for the place, And they'll want to be a part of it.



Artist's Impression

JOYA

Superlink Homes
24' x 65'

Show Unit
Open For Viewing

Sincere
Responsible
Original

Bandar Serai Development Sdn Bhd
(201301020260 (1050090-W))
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Kuang, Selangor.

THE EDGE Top Property
Developers Awards
2019

THE EDGE - PEPS
Value Creation Excellence
Award 2012 - 2019

starproperty.my
AWARDS 2017-2019
THE ALL-STAR AWARD
TOP RANKED DEVELOPERS OF THE YEAR

Gamuda Gardens
Experience Gallery

gamudaland.com.my
03 2727 7438

Phase 3B (Joya). Developer: Bandar Serai Development Sdn Bhd (1050090-W). Developer's License: 19124-8/06-2021/0558 (L). Validity Date: 28/06/2019 - 27/06/2021. Advertising Permit: 19124-8/06-2021/0558 (P). Validity Date: 28/06/2019 - 27/06/2021. Approving Authority: Majlis Perbandaran Selayang. Building Plan Approval: Bil. (14) dlm. MPS.3/2-1371/442(OSC3.0)PB(A)F1-3B. Land Tenure: Leasehold (99 years - Expiring on 15/08/2116). Land Encumbrances: Nil. Types of Property: Two-Storey Link Homes. Total Units: 285 units. Selling Prices: RM 1,123,800.00 (min) to RM 1,913,800.00 (max). Expected Date of Completion: July 2022. 7% Discount for Bumiputera. Restriction of Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

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Making Places into Community Spaces

Vibrancy, community engagement and easy accessibility are the essences of good placemaking.

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
EXCELLENCE
THE CORNERSTONE AWARD
Joya@Gamuda Gardens

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
EXCELLENCE
THE EARTH CONSCIOUS AWARD
Gamuda Cove

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
EXCELLENCE
THE FAMILY FRIENDLY AWARD (LANDED)
twentyfive.7

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
EXCELLENCE
THE SOUTHERN STAR AWARD
Horizon Hills

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD
BEST REVENUE GROWTH

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD
OUTSTANDING BUILDER

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD
BEST OVERALL CHAMPION

A town can mean so many different things to various group of people. What is foremost, a town is about special places and great placemaking. "The vibrancy, the community engagement, easy accessibility to the place and ability to allow people to connect with each other and with nature are essences of good placemaking," said Ngan Chee Meng, CEO of Gamuda Land adding that people create emotional connection to a place and are more likely to care for or take shared responsibility for the well-being of a place they enjoy.

What makes good placemaking?

From having a carefully planned infrastructure and connectivity system to a central park that is Gamuda Land's hallmark in all its township developments, to creating places where the community can come together and get to know one another, such as a clubhouse, a town-square, community gardens and more, Gamuda Land's township masterplans are thoughtfully designed to incorporate placemaking elements for the community.

Connectivity & accessibility The Buzz.ar at twentyfive.7

Started as a community gathering events space through its popular Quayside Fiesta held once every three months, the space has gradually evolved into The Buzz.ar, featuring a pet-friendly park, Aurora Rhythms, a playful waterscape with a musical water fountain, cafes, F&Bs, pet care centre, interactive children's play area and lakeside activities such as water sports, cycling and jogging. The Buzz.ar will be seamlessly connected to the Quayside Mall when it opens later this year.

"We inject a breath of excitement into the space in hopes of reaching out and engaging with residents, as well as bringing the wider communities together," explains Ngan. He added that the key to successful placemaking lies in the execution and implementation of the masterplan to ensure these places are well-connected and can be easily accessed by the community.

Where people & nature can come together Gamuda Gardens' Central Park

Anyone who has visited Gamuda Gardens would have been awed by the majestic waterfalls in its central park. It feels like one is stepping into a different world where you are surrounded by lush greenery in a forested environment, feeling serene and calm, away from the hustle and bustle of the busy city.

"The central park forms the heart of Gamuda Gardens. It is designed as the central community gathering place where neighbours can just hang around and get to know each other better. Ultimately, when we stay in a neighbourhood where people know one another and look out for each other, we know we are living in a safer neighbourhood," Ngan added.

Nestled within the Central Park is the Adventure Playland. More than just the ubiquitous slides and swings, this playground has zipline and rock-climbing elements that will appeal to families and children.

The Central Park is also one of the few parks in the Klang Valley that is pet-friendly. Paws Playland is an off-leash space specially earmarked for pet lovers to have fun times with their furry friends. One can find basic agility equipment for pet training as well as a pet playground and a pet gathering place. The latter, which will be unveiled in soon, boasts water spouts so pet owners enjoy a splashing time with their fur babies.

A long jogging path that winds its way across five cascading lakes and the town's waterfall, canopied by lush trees, make the park an enviable spot to go for a walk, jog, a run or even a cycle.

The park is also seamlessly connected to the Waterfront Village, where one can easily grab a bite or run errands before heading home.

Vibrancy Gamuda Cove's Discovery Park

Touted as Malaysia's new tourism hub that is filled with exciting activities, delectable Malaysian food and family-friendly facilities, Discovery Park features the first in South East Asia Cove Aerobar, ArchIVE Food Hall, Blastacars Drift Karts and more.

Home to several unique attractions and new experiential activities, Discovery Park is developed according to Gamuda Land's long espoused town-making principles that resonate with the United Nations Sustainable Development Goal 11, in building an integrated and sustainable township for its communities.

The crown jewel of Discovery Park is the Cove Aerobar where passengers will be ascended to 35-metres high to chill out. It is a revolutionary way to enjoy the panoramic sight of Gamuda Cove and its neighbouring Paya Indah



Offering delectable Malaysian food and family-friendly activities, Discovery Park is set to be Malaysia's new tourism hub.



The Buzz.ar is a community gathering space in twentyfive.7, Kota Kemuning.



The eight-metre high Origami Crane is the icon for Jade Hills' Origami Park.



Gamuda Gardens' 50-acre Central Park, resplendent with majestic waterfalls and lush greenery, forms the heart of the community.

Discovery Wetlands and Kuala Langat Forest Reserve from the top.

ArchIVE Food Hall features a collection of retail shops, alfresco cafes and dining options. This social hub for shoppers and foodies is where families and friends can hang out and catch up with one another. All the crafty items and food such as satay, laksa Johor, mee rebus and durian puffs found here are carefully handpicked to serve up a truly Malaysian experience.

The Adventure Park is where visitors can get their fill of adrenaline rush with Blastacars Drift Karts that is currently open to public. A purpose-built ropes course with more than 50 obstacles spread over 2-storey plus an ATV and motocross track is currently being put in place to hype up the Adventure Park.

Towns that stand the test of time Jade Hills' Origami Park

Gamuda Land's town-making efforts continue to take place in its existing townships such as Jade Hills.

A newly opened 3-acre pet friendly Origami Park featuring a jogging and cycling path around gentle slopes and a children's playground is laid out in the township to cater to the residents and community surrounding Jade Hills.

Origami Park also caters for community events with ample run-off spaces that can accommodate food trucks or bazaars. In addition, the key focal point of the park is the eight-metre high Origami Crane which serves as a landmark and icon for the park. Lit up at night with fairy lights, the park provides a vibrant atmosphere for the community.

"Placemaking is about creating a point of differentiation for the community in every township. Each public space is given their own brand of unique components according to the township's personality," Ngan further elaborates.

"When we get the places right, the town works," Ngan concluded. 📍



The twentyfive.7's Buzz.ar is thoughtfully planned with a host of recreational elements and various conveniences to bring the community together.

WHEN WE GET
THE PLACES
RIGHT,
THE TOWN
WORKS.

GAMUDA LAND





Ample sunlight, manicured hedges and tree-lined walkways make exercising a joy at the elevated fitness station.

JL99 Group's latest project is 99 Residence, which has a gross development value of RM800mil.



Affordable luxury at its finest

Raising the bars of liveability in KL north

PROPERTY developer JL99 Group is looking confidently towards the future, knowing that its presence will set a precedent for other developments.

Its latest project 99 Residence, which will take up seven acres of a 17-acre site in KL North, is already taking up a commanding position over its neighbourhood.

The development comprises 1,421 residential units spread evenly over four towers, offering four luxurious designs. Value over money makes a prominent emphasis here as the units have built-ups ranging from 900 sq ft to 1,380 sq ft, with affordable prices below RM500 per sq ft.

To distinguish 99 Residence, JL99 Group chairman Datuk Seri Jeff Lee said the team had incorporated an infinity pool at the top deck. This is a significant selling point as he claimed that such a facility is usually reserved higher-end developments.

Always mindful of giving back to society, Lee has set aside 120,000 sq ft of net saleable area, equivalent to RM60mil in value, for the residents. The space will be transformed into a larger common area.

The developer is also generous with giving additional space like providing walkways that are eight feet in width instead of the standard five to six feet.

Depending on the type of unit, there will be a provision of two to three parallel parking bays. The units come in configurations of three to four bedrooms and two to three bathrooms, respectively. Not only that, the homes come semi-furnished with free shower screen, water heater, basin cabinet and mirror with storage for all bathroom, air conditioning units, smart lock, door grill at the entrance door and kitchen cabinet with a hob. Also, the developer is running a RM3mil-worth-of-prizes lucky draw campaign including three houses, five cars, cash and more.

Lee added that the development strive to achieve a higher score in QCLASSIC, ensuring a quality home with fewer defects.

Ramping up the liveability factors are 48 luxury facilities, scattered across three tiers—the park, lagoon and sky.

Among them are the aqua playground, jogging trail, badminton court, sky gym, 50m-length infinity sky pool, lagoon pool and squash court. They are well-planned and designated into different zones to cater to all the age groups.

For corporate social responsibility purposes, JL99 Group has also created a mini zoo nearby. The 99 Wonderland Park is a mini zoo housing thousands of animals, with some loaned from the Department of Wildlife and National Parks Peninsular Malaysia, such as the Malayan tapir, sun bear and saltwater crocodile.

Lee said that up to date, the company had spent about RM48mil on improving the facilities at the park.

For convenience purposes, the development also provides free shuttle services to the nearest mass rapid transit (MRT) and train stations. Connectivity is enhanced through the building of a private link bridge access from MRR2 to the project, giving residents ease of entry into and exit the development. The flyover is slated for completion before the handover of 99 Residence by 2023.

Location-wise, 99 Residence is situated right beside the Batu Caves roundabout, MRR2 and Jalan Kuching, and is a mere 2km distance away from the MRT station. It is also easily accessible via the DUKE Highway, Karak Highway and the Latar Highway.

Surrounding the project are a wealth of amenities, ranging from educational hubs such as SMK Taman Selayang, SJK (C) Kheow Bin, UITM Selayang and The International School@Desa Park City, all within a 10km radius.

The Selayang Hospital marks a distance of approximately 4km away, not considering the multitude of neighbouring shopping malls and commercial centres. Proximity to the Kepong Metropolitan Lake Garden allows health-conscious residents a place to exercise. 📍

THE DEVELOPER IS ALSO GENEROUS WITH GIVING ADDITIONAL SPACE OF 120,000 SQ FT OF NET SALEABLE AREA, EQUIVALENT TO RM60MIL IN VALUE TO RESIDENTS.



The 99 Wonderland Park plays host to 22 attractions. Newly opened exhibits are such as the Malayan tapir, sun bear and saltwater crocodile.



First in Malaysia and only in 99 Wonderland Park, the Malayan Tapir exhibit comes with a jacuzzi pool.



RESIDENCE
KL NORTH



JL99 GROUP

48
Types Of
5★
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www.99residence.com.my

99 Residence - Developer Licence : 19765-1/09-2021/0848(L) - Validity Period : 20/09/2019 - 19/09/2021 - Advertising & Sales Permit No. : 19765-1/09 - 2021/0848(P) - Validity Period : 20/09/2019 - 19/09/2021 - Approving Authority : Dewan Bandaraya Kuala Lumpur - Building Plan Reference No. : BP U1 OSC 2018 4214 - Expected Completion Date : Oktober 2022 - Land Tenure : Leasehold - Leasehold Period : 99 Years - Leasehold Expiry Date : 21/11/2117 - Land Encumbrances : United Overseas Bank (Malaysia) Bhd - Type of Property : Serviced Apartment - Built-up Areas : 900sf - 1,380sf - Total Unit : 1,421 unit; Block A 387 Unit RM585,000 (Min) - RM814,950 (Max); Block B 342 Unit RM585,000 (Min) - RM1,025,510 (Max); Block C 385 Unit RM585,000 (Min) - RM960,500 (Max); Block D 307 Unit RM594,000 (Min) - RM1,159,500 (Max) - Bumiputra Discount : 5% **THIS ADVERTISEMENT HAS BEEN APPROVED THE NATIONAL HOUSING DEPARTMENT.**

Another prestigious project by:





Ervina by Matrix Concepts overlooks the panoramic view of Ara Sendayan.

Exclusive hilltop luxury residences

Nature's sanctuary a stone's throw from modern living

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Ervina@Ara Sendayan

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ERVINA spells the final phase of the sustainable master plan of Ara Sendayan, Seremban, a development spanning 194 acres of freehold land. Residing on elevated ground, these exclusive houses command a stunning view, while cloistered within verdant greenery.

Here, modernist aesthetics meet classic elegance, resulting in a timeless architecture that enhances the natural surroundings. The 9.26 acres of land will house only 46 two-storey semi-detached houses, making Ervina a low-density development.

Units come in three designs, featuring trendy facade, free-flowing space and warm shades. The elegance that arises from within creates a relaxed and fresh feeling of being in nature, yet carries with it the sophistication of urban living.

With a built-up ranging from 3,960 sq ft to 5,120 sq ft, these units come with four to five bedrooms and five to six bathrooms respectively. These spacious suites are finished with the quality materials to create the ambience of class and subtlety, for example, the premium finishings of solid timber flooring. True to its sustainable theme, all houses are equipped with solar water heater systems and rainwater harvesting tanks.

There is only one entry into the gated and guarded community, where upon entering, visitors will be greeted by tree-lined avenues and inviting columns. The central lake draws the community together by providing a sunny ambience venue for leisure activities or a place to relax and reflect on the refreshing calm water.

The area surrounding Ara Sendayan is also replete with other recreational elements and lifestyle indulgences. For



The houses reflect the combination of regal and contemporary design.

example, the X-Park Sendayan is the largest outdoor extreme adventure park in Negeri Sembilan, covering 34 acres of exciting attractions and event spaces. Among the activities hosted there include karting, paintball, archery, wall climbing, zip-lining and driving ranges.

A greater choice of facilities is provided at the dTempat Country Club, ranging from a 10-lane bowling alley, cineplex, aqua gym and more. To promote healthy living, house buyers who purchase a property in Ara Sendayan will enjoy a complementary dTempat Country Club membership for up to eight terms.

Residents will find it convenient as the nearby shopping centres such as TESCO, AEON, NSK Trade City and the Palm Mall provide all the daily necessities. Ara Sendayan is also located nearby to various educational institutions such as the Matrix Global Schools, SMK Bandar Baru Sri Sendayan, SJK(C) Bandar Sri Sendayan, Nilai University, and the INTI International University.

Medical needs are further met through notable centres like the Columbia Asia Hospital and the KPJ Seremban Specialist Hospital. Major landmarks like the Kuala Lumpur International Airport (KLIA), Sepang International Circuit, and the Port Dickson waterfront are easily reachable.

Ara Sendayan is well-connected to the North-South Highway, Seremban-Port Dickson Highway, Senawang-KLIA Expressway (proposed linkage) and the KLIA linkage. Ervina is scheduled for completion in October 2021. 📍

MODERNIST AESTHETICS MEET CLASSIC ELEGANCE, RESULTING IN A TIMELESS ARCHITECTURE THAT ENHANCES THE NATURAL SURROUNDINGS.



The playground and jogging tracks are stepping stones to community bonding, allowing family camaraderie or a quiet time beneath the peaceful shade of trees.



ERVINA

2-STOREY SEMI-D






Artist's Impression

A RESIDENTIAL ENCLAVE WITH VIEWS TO BEHOLD

A verdant retreat set to astonishing hilltop sceneries — welcome to Ervina, a place where the luxuries of life come together in a tranquil environment to bring you an exclusive living experience.

A LUXURY HILLTOP RESIDENCE

 46 Freehold Semi-D Units
  Lot Sizes from 45' x 85'
  From 3,960 sq. ft. to 5,120 sq. ft.

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Ara Sendayan 2 - Ervina Ara Sendayan 2 • No. Lesen Pemaju : 7164-43/01-2022/003(L) • Tempoh Sah : 07/01/2020 - 06/01/2022 • No. Permit Iklan : 7164-43/01-2022/003(P) • Tempoh Sah : 07/01/2020 - 06/01/2022 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Dituluskan oleh : Majlis Perbandaran Nilai • No. Rujukan : MPN 431/1/56/2018/5(13) • Tarikh Dijangka Siap : Oktober 2021 • Ervina (RBDT-A) - 26 Unit, RM 1,685,888.00 (Min) - RM 2,335,008 (Max) • Ervina (RBDT-B) - 18 Unit, RM 1,994,888.00 (Min) - RM 2,293,608.00 (Max) • Ervina (RBDT-C1) - 1 Unit, RM 2,368,488.00 • Ervina (RBDT-C2) - 1 Unit, RM 2,451,128.00 • Sekatan-Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. • All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sales and Purchase Agreement.

Building memories with community-centric living

KITA Bayu is purpose-built to foster togetherness

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An illustration of the lush parks and playgrounds that will encourage children to spend more time outdoors.

DEVELOPED with families and community-building in mind, the KITA Bayu housing project by LBS Bina Group Bhd is situated in the easily accessible neighbourhood of KITA @ Cybersouth in Dengkil. Sprawled across 52.99 acres of Malay reserved land in the township, the project falls within the fast-developing southern corridor of Greater Klang Valley.

Every element, from the usage of space to the selection of facilities, has been meticulously designed to bring people together. Befittingly, the project is named 'KITA' which is the Malay word for 'us' to highlight the spirit of the togetherness. The architectural theme emphasises 'openness', from the open-plan concept within the home to the lush green parks that serenade the project allowing kids to roam freely within the safe confines of a gated and guarded community.

By utilising an open-plan concept, the modern contemporary homes of KITA Bayu integrate the living room, dining room and kitchen on the ground floor into an unhindered and spacious family area. The design promotes a coherent flow of conversations and activities for families by doing away with old-fashioned walls that divide a living space.

On the outside, the landscape design holds onto the "Nostalgia Realm" given fond memories of childhood that last a lifetime often derives from familial bonds and friendships fostered with neighbours. It is these experiences that ultimately make a house a home and truly define the kinship of a community. A total of 10.71 acres of land are devoted to green zones for recreational activities to create a conducive environment for the psychological and physical wellbeing of residents.

Sustainability features have not been sidelined either. Embracing bio-climatic design elements in the construction and locally sourced building materials allows for a harmonious blend with the natural surroundings and local climate to maximise the natural advantages of the area. Innovative design features contribute to more natural lighting and well-ventilated living areas.

The KITA Bayu project comprises of 1,077 landed strata units of double-storey terrace houses and townhouses. The townhouses offer three bedrooms with minimal variation in a built-up area between the upper units (1,483 sq ft) and lower

units (1,346 sq ft). Buyers looking for more space can opt for the double-storey terrace houses with a more generous four bedrooms and three bathrooms layout within a built-up area of 1,447 sq ft.

Buyers will also be glad to know that the project's location provides easy access to other major cities and urban hotspots via Jalan Putrajaya-Dengkil or Putrajaya-Cyberjaya Expressway through Elite as well as the MEX, SKVE, NKVE and LDP highways.

Additionally, KITA Bayu is tethered to a vast network of commercial hubs, government agencies, international educational institutions and healthcare facilities. Government administrative offices nearby include the Immigration Department, National Registration Department (NRD) and the National Advanced Youth Vocational Institute (IKBTN) Sepang. SK Dengkil and SMK Dengkil service the community while higher education options such as UiTM Dengkil, Multimedia University (MMU), Xiamen University and Lim Kok Wing University are within reach.

Retail and entertainment experiences are aplenty with the D'Pulze Shopping Mall, Alamanda Shopping Centre, IOI City Mall and Mitsui Outlet Park a short drive away. The Bukit Unggul Country Club is also nearby to fulfil recreational needs.

Another key proposition for the project is the offering of superior quality typically associated with LBS developments without detracting on affordability. Prices start from a mere RM 409,900 for townhouses and RM 550,000 for the double-storey terrace houses thereby falling within the means of the average home buyer.

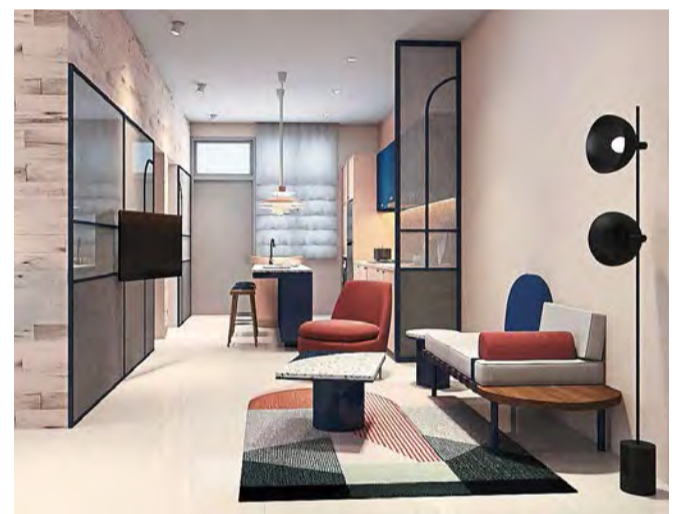
In more ways than one, KITA Bayu embodies a modern variation of the close-knit community and lifestyle that Malaysians grew up on. Coupled with complete facilities, nearby amenities and great accessibility, it becomes apparent the project presents immense value alongside the opportunity to relive the nostalgia of yesteryears. As the next-generation children grow up here, it is foreseeable they too will someday reminisce upon the memories made in the spacious homes and lush playgrounds of KITA Bayu. 🏡



Artist impression of the contemporary double-storey terrace houses.



Artist impression of KITA Bayu's practical townhouse designs.



The spacious open-concept layout of the townhouse as illustrated.

KITA BAYU EMBODIES A MODERN VARIATION OF THE CLOSE-KNIT COMMUNITY AND LIFESTYLE THAT MALAYSIANS GREW UP ON.

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@ CYBERSOUTH
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Another project by
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BELIEVE • BECOME • BEHOLD

LBS
FABULOUS
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WORTH OF PRIZES!*

**WHEN YOU BUY
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KITA HARMONI

2 Storey Terrace House (20'x65') | Malay Reserved Land | Gated and Guarded Township



Artist's Impression



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Savouring a lifestyle fit for the stars

Designed for a luxurious lifestyle and celebration of achievement

As its scintillating name implies, Mah Sing Group Bhd's latest shining star M Oscar is designed as understated luxury. Its grand entrance on the property red carpet induces a feeling of awe, serenity and pride that homeowners would appreciate.

M Oscar, dubbed "A Jewel Amongst the Stars", is a celebration of living and achievement. Three key concepts were integrated into the design of M Oscar, namely Canyons, Stars and Water, in the form of its grand entrance, star-lit podium and meandering streams respectively.

With plenty of facilities and open spaces, M Oscar allows its residents to destress by making time for themselves, hence encouraging strong bonds within the community. Like a star set on a podium, this sparkling development too is set on a podium of sorts.

Elevated 100m above sea level, the project rises with two towers reaching for the skies. They are linked by a 2.7-acre deck - constituted by multiple facility zones including The Star Light Walk, The Fun Zone, The Energy Zone, The Chill Area and more.

"The inspiration behind the name of M Oscar is the desire to portray the aspirations of the urban dwellers who work hard and are rewarded and recognised for that hard work, hence celebrating achievement and life," said Mah Sing founder and group managing director Tan Sri Leong Hoy Kum.

"Our project has a strong focus on lifestyle elements in order to encourage the homeowners to appreciate the balance between the hustle and bustle of life and the calm serenity of life. With plenty of open spaces and facilities, it allows homeowners to destress by making time for themselves and others, hence strengthening community bonds.

"This lifestyle is mainly encouraged not just by the people living in M Oscar, but also in the design of the development. It combines modernity with timeless elegance with the winding ingress road and light-accented architectural façade guiding you home," he said.

That's why so much emphasis is placed on its welcoming features of the grand drop-off lobby, the breath-taking star-lit podium and the meandering streams around the deck.

Whether it is to welcome residents home or to awe guests, the stately drive up to the M Oscar is an entrance statement. The



star-lit podium is to invoke a magical sense of being among the Milky Way as residents gaze at the twinkling stars above, echoed by the sparkling lights on the ground.

To top it off, the multiple water levels streaming forth from the centre pool creates a cascading effect to mimic the 'source-to-destination' movement of nature to offer maximum relaxation.

The meandering streams aim to enhance the ambience with surrounding trees and shrubs and the natural movement of residents within the space, to create a more organic feel to the surrounding. This helps to differentiate M Oscar from other developments in the area.

The glittering property is suitable for homebuyers who are looking for an easy commute to either Petaling Jaya or Kuala Lumpur for work and young families who are looking to upgrade their homes for more enhanced security and lifestyle.

Located off Kuchai Lama, within the vicinity of the well-established neighbourhoods of Happy Garden and Sri Petaling, M Oscar is a freehold residential project. It will have a total of 910 units in two towers.

The North tower and South tower will have 39 levels and 38 levels respectively. It is just 800m to the upcoming mass rapid transit Line 2 (MRT2) Taman Naga Emas station, which is targeted to be completed and operational by 2022, and shuttle service will be provided.

All units are a North-South orientation to mitigate the heat of the sun as it migrates from the East to the West. The North tower faces KL City while the South tower faces Sri Petaling.

It comprises four configurations offering a variation of two-bedroom, three-bedroom, four-bedroom and dual-key units ranging from 708 sq ft to 1,198 sq ft.

The project straddles well-established neighbourhoods of Old Klang Road, Sri Petaling, Bukit Jalil and Salak South, and is within the 10km radius of the Kuala Lumpur city centre.

This means that there is multiple access to the project via major highways and trunk roads. The KESAS and KL Seremban Highways are within easy access while the NPE, MEX and Smart Tunnel are within a five-kilometre radius.

Mah Sing is also enhancing the property's accessibility by building a direct link to the existing road to the new development. 📍

WITH PLENTY OF FACILITIES AND OPEN SPACES, M OSCAR ALLOWS ITS RESIDENTS TO DESTRESS BY MAKING TIME FOR THEMSELVES, HENCE ENCOURAGING STRONG BONDS WITHIN THE COMMUNITY.



M Oscar facilities.



M Oscar show unit.



Co-working Space



FREEHOLD

MTM

OSCAR

Off Kuchai Lama, KL

WE THANK YOU FROM THE BOTTOM OF OUR HEARTS

M Oscar is all about celebration of life and achievements. Your support continues to be our motivation to deliver 'A Jewel Amongst the Stars', which strongly resonates with class, timeless, and understated luxury. Today, we celebrate with you our first recognition for

M OSCAR
STARPROPERTY AWARDS 2020
THE SKYLINE AWARD (EXCELLENCE)



- Price from RM428,000
2 to 4 Bedrooms | Dual key
- Elevated Living
100m above Sea Level
- All Units
North-South Orientation
- 2.7 Acres
Facilities Podium
- 2 to 4 Car Parks
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LIMITED UNITS ONLY

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- ERO Down Payment**
Pay only 1% deposit and nothing more
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M Oscar Sales Gallery (Official)
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 Sales Gallery Opens Daily: 10am - 6pm

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Project Name: Residensi M Oscar Petaling • Developer: Mah Sing Properties Sdn. Bhd. (264979-M) • Registered address: Wisma Mah Sing, Penthouse Suite 1, No. 163, Jalan Sungai Besi, 57100 Kuala Lumpur • Tel: 03-9221 8888 • Developer License No.: 5911-31/09-2021/0876(L) • Validity: 27/09/2019 - 26/09/2021 • Advertising Permit No.: 5911-31/09-2021/0876(P) • Validity: 27/09/2019 - 26/09/2021 • Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP S3 OSC 2019 1003 • Expected Date of Completion: September 2023 • Land Encumbrance: Public Bank Berhad • Land Tenure: Freehold • Property Type: Apartment Suites • South Tower - Type A: 153 units, Min RM470,000 - Max RM710,000, 2 car parks ; Type B: 186 units, Min RM600,000 - Max RM915,000, 2 car parks ; Type C: 93 units, Min RM750,000 - Max RM1,100,000, 3 - 4 car parks • Price: RM470,000 (Min) - RM1,100,000 (Max) • North Tower - Type A: 190 units, Min RM510,000 - Max RM750,000, 2 car parks ; Type B: 192 units, Min RM640,000 - Max RM935,000, 2 car parks ; Type D: 96 units, Min RM882,000 - Max RM1,300,000, 3 - 4 car parks • Price: RM510,000 (Min) - RM1,300,000 (Max) • Total unit: 910 unit (Min RM470,000 - Max RM1,300,000) • This advertisement has been approved by Jabatan Perumahan Negara.



The development of Tropicana Gardens overlooking golf course views.



Rain or shine, residents may access the MRT via a covered walkway.

The pinnacle of urban living

Business, living and leisure converge at Tropicana Gardens

StarProperty
AWARDS
2020 REAL ESTATE DEVELOPER
EXCELLENCE
THE BUSINESS ESTATE AWARD
Tropicana Gardens

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BEST OVERALL CHAMPION

OVER 20 years of experience in the property industry and having pioneered resort-style living via the Tropicana Golf and Country Resort has culminated in Tropicana Corporation Bhd crafting a distinctive DNA.

True to form, its transit-orientated mixed development known as Tropicana Gardens is the very embodiment of that DNA with the emphasis on accessibility, connectivity, innovative concepts and designs, generous open spaces, amenities, facilities, multi-tiered security and quality.

Situated in the affluent address of Tropicana Indah, next to Kota Damansara, Tropicana Gardens is an award-winning transit-orientated development (TOD) encompassing residences, offices and a shopping mall complemented by the serenity of lush landscaped gardens.

It also has a dedicated direct linkage to the Surian MRT station via a covered walkway.

The mixed integrated development pushes beyond the typical confines of the blended business and lifestyle concept by providing tenants with the ability to “work, live, play, shop and entertain” at their doorsteps.

The attached shopping mall that is now open offers an impressive total built-up area of over a million sq ft sprawled across five floors. Included in the mix are Village Grocer, MBO Cinemas, as well as notable food and beverage (F&B) options. The plethora of retail outlets will satisfy all ages of the community.

Inspired by the organic forms of the Grand Canyon in the USA, the mall breaks away from monotony with a non-linear path leading to both ends, and instead uses a circular motion. The exterior is similarly akin to a canyon with a cascading facade flowing down a winding path inhabited by alfresco shops.

Interestingly, the unique curved canyon design is not purely an aesthetic feature as it serves a practical purpose to draw a cool breeze into the open area below. The design is in line with other sustainability efforts such as specialised glass to reduce solar heat gain that have contributed to the development attaining a higher Green Building Index (GBI) rating.

The seamless incorporation of nature into the architecture also transcends to the office and residential common areas. This includes terraced landscapes influenced by Japanese-themed Zen gardens and water features, lending to the development’s signature of Urban Gardens.

The 397 small-office-flexible-office (SoFo) units come with a built-up of 452 sq ft to 858 sq ft, including individual washrooms and the versatility of a flexible layout via an open-plan concept catered to business needs.

Additionally, business owners concerned with disruptions by residents can put their concerns to rest given separate entrances and facilities for the SoFo units and serviced residences.

On the other hand, the 630 units of serviced residences offer a selection of one to three bedrooms in a contemporary layout and a built-up area of 556 sq ft - 1,111 sq ft. The largest units are also available in a dual-key concept for added functionality and privacy to homeowners.

Melt the stresses and fatigue of life away with the resort-like ambience of the facilities that include a lounge overlooking the Petaling Jaya cityscape and Seri Selangor golf course. Residents can also take solace that no expenses were spared in terms of security given the multi-tiered security features, access card and CCTV surveillance.

Besides the inter-linked MRT station, the ease of accessibility is another prime factor to consider residing in Tropicana Gardens. Nestled in a prime location next to Kota Damansara means the development is accessible via four major highways; namely the Damansara-Puchong Expressway (LDP), Sprint Highway, New Klang Valley Expressway (NKVE) and Penchala Link.

Families have an array of educational institutions in the vicinity to choose from such as St Joseph’s Institution International School Malaysia, British International School of Kuala Lumpur, HELP International Schools or Sekolah Sri KDU as well as various higher education establishments.

Being spoilt for choice seems like an understatement in this instance as retail, entertainment and lifestyle experiences don’t just end at the attached mall. The Curve, IKEA, Sunway Giza Mall and 1 Utama Shopping Centre are just a few minutes away by car.

Exceptional convenience and rail connectivity coupled with a highly sought-after location are the key ingredients that often serve as a catalyst for a property’s value appreciation, and Tropicana Gardens ticks all the right boxes.

Slated for completion in 2024, the multi-faceted development presents an enticing option for homeowners and investors alike. 🏡



Residential units are refined for living comfort with a luxurious touch.

THE MIXED INTEGRATED DEVELOPMENT PUSHES BEYOND THE TYPICAL CONFINES OF THE BLENDED BUSINESS AND LIFESTYLE CONCEPT.



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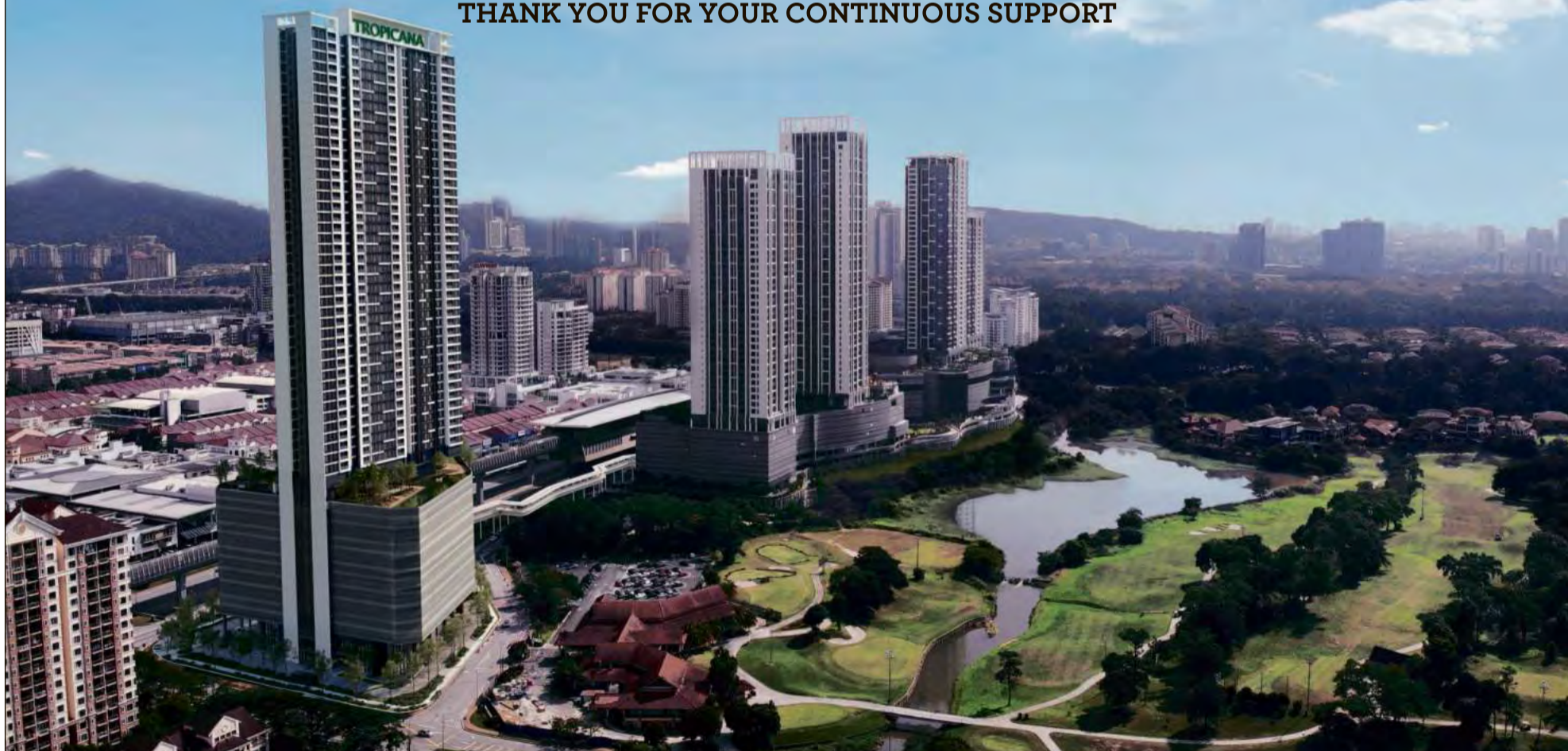
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Tropicana is proud to announce that we have won The Star Property All-Stars Award – Best Overall Champion for the fourth consecutive year. One of our many award-winning developments, Tropicana Gardens has also clinched The Business Estate Award – Best Commercial Development in the recent Star Property Awards 2020.

THANK YOU FOR YOUR CONTINUOUS SUPPORT



Integrated with
Tropicana Gardens

Linked to
Surian MRT
Station

Excellent
Connectivity to Major
Roads and Highways

Close Proximity to
Amenities such as
Education, Entertainment,
Healthcare and Retail

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TROPICANA PROPERTY GALLERY

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Truly a master of building sustainable communities

Building for future generations to thrive is no easy task but Sunway Property's excelling at it

As a master community developer, Sunway Property can leverage off its large-scale projects, taking on a multitude of developments in different locations and shine with their results.

Functioning on a build-own-operate business model, the company functions differently from its many competitors as the emphasis is to ensure that their project has commercial and retail vibrancy even before the rest of the residential components come into play.

It also has the financial strength and the proven experience to see integrated townships go from the gestation period to becoming highly sought-after properties as seen with their multiple award-winning Sunway City in Klang Valley.

While Sunway Property has many on-going projects with their own distinctiveness, there is no denying that they contain that Sunway quality, its very own personal DNA.

Its seamless integration of residential, retail, commercial and office components that offers strong safety and security aspects, easily caters to the needs of residents from the young to the elderly. No other can quite match Sunway's offerings as the conglomerate has a broad spectrum of services from academic pursuits to wellness via its medical services, which are usually ingrained as a part of Sunway Property's developments.

So whether a homebuyer is planning to buy a Sunway Property home in the Klang Valley, Ipoh or even Johor, they can rest assure of the developer's personal touch.

Improved connectivity

The award-winning Sunway City Kuala Lumpur is among the most sought-after locations for property buyers who are drawn by the development's sustainable township concept with world-class amenities within walking distance.

Known as Malaysia's first green township with landmarks such as Sunway Pyramid, Sunway Lagoon, Sunway University, Monash University Malaysia and Sunway Medical Centre, its ever-growing population get to enjoy all that they need to live, learn, work and play at their doorsteps.

Homebuyers who are looking for a premium

address, greenery and also world-class convenience at their doorsteps, and investors eyeing for sustainable rental yield supported by strong demand should consider Sunway GEOLake which comprises 420 condominium units and 44 townhouses.

The resort-themed townhouses offer dual front facades without the conventional back lane, while the 44-storey condominium tower will be the tallest residential tower in Sunway South Quay with its unique design of a linear groove theme matching the rock surface of the Sunway South Quay lake.

Sunway GEOLake has also allocated an urban farming garden for its residents as the developer believes such activities would encourage community bonding and raise awareness within the Sunway community about sustainable and healthy living. The facilities are designed to be accessible to all generations from children to the elderly, making this project ideal for multi-generational living. In addition, the development provides disabled-friendly features such as ramps and wide doorways that provide easy access for wheelchairs and strollers.

One of the best things about living at Sunway GEOLake Residences is the seamless connectivity via a network of elevated canopy walkways to the best that Sunway City has to offer.

A matured area of many amenities

For those who wish to live in the matured area of Cheras and enjoy its many amenities, there is Sunway Velocity Two. Riding on the resounding success of Sunway Velocity, this project sits opposite the fully-integrated development and is set to elevate city living to a whole new vibrant level.

The new phase of the residential tower offers 467 units of two- to three-bedroom options, thoughtfully designed to maximise functionality to cater to different lifestyle needs. There are also dual-key ready units to cater to investors.

Kuala Lumpur city centre is merely 3.8km away, and residents can opt to skip heavy traffic jams by hopping on the MRT or LRT. Residents will be able to enjoy safe connectivity to urban conveniences. Three mass rail transit (MRT) and two light rail transit (LRT) stations are within walking distance, connected via direct link bridges.

This development offers proximity to the shopping mall, medical centre, college, hotel, a two-acre Central Park, retail outlets and offices.

Investment opportunities

In Ipoh, Sunway Property is investing another RM4bil worth of development into its Sunway City Ipoh township. Beginning with Sunway Onsen Suites, the first of three towers is expected to increase the value of properties in the area as the integrated project is expected to create more excitement with its draw factor.



Sunway City Ipoh Serviced Suites.

Conceptualised as the first serviced suites in Asia integrating natural hot springs within the development, the unique development comprises three tower blocks in total, exceeding RM400mil in GDV.

What is impressive here is that Sunway's full capability as a master community builder is employed in this project. Using its unique build-own-operate business model, it has transformed units from levels seven to 15 into hassle-free full-fledged serviced suites, managed by Sunway Lost World Hotel.

This gives investors the opportunity to tap into this development as a potential income earner without having to worry about self-managing their property. Moreover, with two existing resorts in high demand, namely the Banjaran Hotsprings Retreat and The Lost World of Tambun, this area is already living up to its name as a hotspot.

Southern jewel

In Johor, the flagship Sunway City's successful DNA is being replicated in the 1,800-acre Sunway Iskandar, which is crafted into six beautiful precincts, namely The Marketplace, The Capital, The Parkview, The Lakeview, The Seafront and The Riverside.

This immense development has a vast advantage as it is built with lessons learned from its flagship sister city. All the advantages enjoyed by the original from the ample amenities to security and safety is reflected strongly within Sunway Iskandar.

The low density integrated township in Medini, will be ecologically friendly as 40% of the project will remain green, and water features are a prominent aspect.

Sunway Iskandar has excellent connectivity and is about 5km from the Malaysia-Singapore Second Link via Coastal Highway Southern Link (CHSL). Its proximity to catalyst projects like the Legoland Theme Park, Puteri Harbour, EduCity, Iskandar Malaysia Studios is a plus element of the development.

Sunway Group's other components will play a crucial role like ensuring quality education venues such as Sunway International School, retail services like Sunway Big Box Retail Park, hotel services like Sunway Big Box Hotel and its medical expertise will all be present in this long-haul project.

This development has added advantages like the Special Medini Incentive Scheme, Real Property Gains Tax (RPGT), corporate tax exemptions and no Bumiputera quota. Also, there is no foreign capping, allowing foreigners to purchase properties at any prices.

With projects like its high-end gated-and-guarded Emerald Residence, homebuyers are offered a diverse collection of award-winning homes that include link homes, courtyard homes, garden villas, and semi-detached homes.

From afar, Sunway Property's stance on property development seems complicated, but the developer actually takes a more straightforward approach, guided by its strong vision to build sustainable communities. ☞



Sunway City.

SUNWAY PROPERTY
Master Community Developer

Sunway Velocity Two



Sunway Emerald Residence



Sunway Citrine



Sunway GEOLake Residences

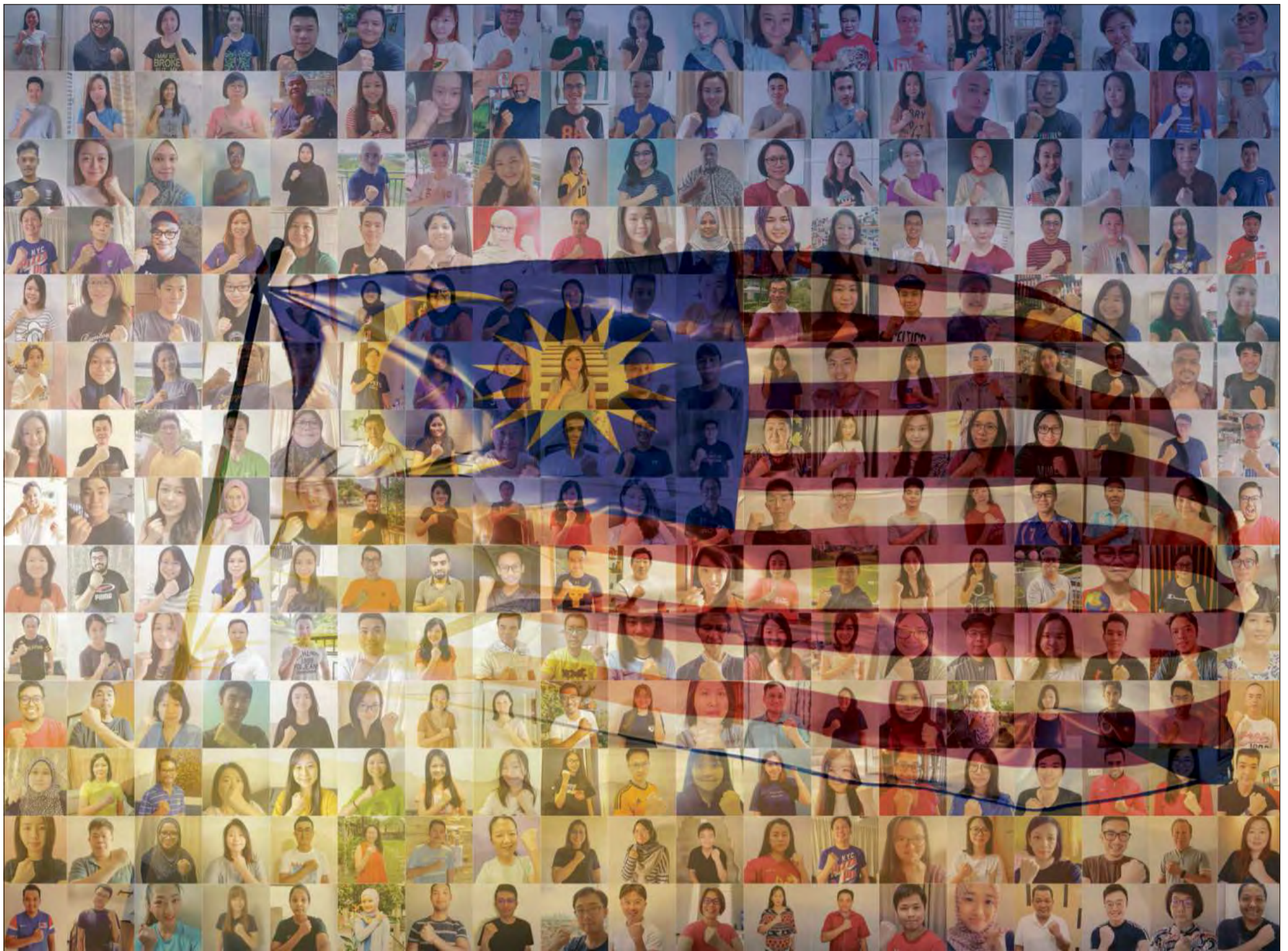


Sunway Iskandar



Sunway Onsen Suites





**Actual photos of Sunway Property staff in their respective homes*

TOGETHER WE STAND

Today, we stand in solidarity against the unprecedented challenges faced by humanity in recent history. While most of us are doing our part by staying at home, our hearts go out to all selfless heroes and front-liners who are fighting for us during these trying times.

#StayStrong #StayHealthy #StayHome

We can overcome this together as a nation. Let us all do our part.

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By JOSEPH WONG
josephwong@thestar.com.my

As the years progress, more and more property developers have been offering new and sustainable real estate into the market, whether they are residential, commercial, retail, office or even hotel developments.

In addition to this, they are now looking to provide a "home-sweet-home" vibe that would be good for both the wallet and the planet.

Of course, sustainability isn't a new trend per se, but there are certainly more of such properties coming to the fore and taking shape in an entirely different way across the real estate industry.

Big companies like Sunway Property, Gamuda Land, IJM Land, UEM Sunrise Bhd, Matrix Concepts Holding Bhd and MRCB have all launched projects with sustainable features in them from ecologically friendly aspects to water harvesting for reuse.

Even the mid-tier and smaller developers are on the same page where sustainability is concerned.

In many cases, this shift is voluntary but there are just as many instances where developers are increasingly being required by new government policies and homebuyers' preference to contribute to environmental safeguarding.

No longer a buzzword

Sustainability at one time was quite the buzzword even though many did not know how it intertwined socio-economics with the environment. In the past, the early birds tried and failed to gather the sustainability momentum because social and economic growth within the built environment cannot be achieved on a longer-term basis if environmental issues are not appropriately addressed.

In other words, a sizable population of people who have environmental awareness is essential and ecological issues like global warming become prominent enough to take centre stage. This happened with the rise of the Millennials, or the GenY, who are more environmentally conscious than their predecessor GenX.

As the next group of property buyers, developers were, in essence, forced to cater to their preferences. As such, all parties involved with acquiring and developing sites had to participate in strategic environmental and sustainable thinking to maximise successful developments and investment outcomes.

Even landscaping has become an integral part of bigger projects where parks and green recreational areas take up a chunk of such developments.



Most new developments have many green features like this one.

Sustainability is the new black

This form of development goes beyond bricks and mortar, but more towards the creation of safe, clean, interesting spaces

"WE HAVE ADEQUATE KNOWLEDGE AND EXPERTISE IN THE IMPLEMENTATION OF SUSTAINABLE DEVELOPMENT, BUT THE CHALLENGE IS TO MAKE VARIOUS STAKEHOLDERS UNDERSTAND THE WHOLE BENEFITS OF SUSTAINABLE DEVELOPMENT AND ADOPT IT.

— MOHD KHIR MUHAMMAD.



Redevelopment conundrum

Other challenges include the proposed urban renewal legislation through a 'forced' en bloc sale, which has raised the hackles of many organisations and individuals.

The proposed legislation, currently being mulled by the government, is expected to be similar to that of Singapore or Hong Kong, where a majority of owners can force the minority to sell their homes, whether they want to or not.

There are no specific laws to facilitate and implement redevelopment of cities in Malaysia, although there is a guideline on urban regeneration for the government and public sector.

The current Land Acquisition Act has prescribed reasons provided, including stipulated procedures in place to ensure any forceful acquisition is undertaken after having considered of the interests and opinions of all the owners, and not the majority.

The reasons prescribed are also confined to those for the benefit of the public, and not for commercial interests.

The worry is the move may have an unconstitutional impact on house owners everywhere in Malaysia whether within or outside of the Federal Territories, even though each state has jurisdiction over real estate.

There are far-reaching implications that such a proposed redevelopment law will have on Article 13 of the Federal Constitution and the principles of indefeasibility of title as enshrined in the National Land Code.

There must be safeguards in such legislation to prevent a primary aim of 'confiscating' real estate from its owners for profit and not for any higher purpose of rejuvenation or renewal or beneficial interests of the owners.

As Malaysia is still relatively new to such redevelopment for sustainability, this is new grounds that must be carefully trodden upon so that the innocent will not suffer untoward consequences.

Leave it to market forces

But Architect Mustapha Kamal Zukarnain doesn't see the need for such legislation in Malaysia as yet.

"We are not like Hong Kong and Singapore where land scarcity is acute. If we look at Kuala Lumpur, there are still many pockets of undeveloped land that can be used," he said.

And while the nation is seeing more sustainable developments, the question is: Is it enough?

Malaysian Institute of Architects (PAM) president Lillian Tay believed that more has to be done: "More recently, we are focusing on ensuring our buildings and developments are more sustainable and kinder to the environment with a lower carbon footprint to help address the climate change crisis."

"Architects, by virtue of our profession, are an intrinsic part of the property industry because we design buildings and environments for living, working, commerce, and recreation. However, there is a need to continue educating and converting more people, companies and institutions so that they can play their part.

"It all adds up to achieving our target for more low-carbon cities and towns in Malaysia and to better preserve our natural heritage of rivers and forests. We have to adopt a more sustainable lifestyle and it must start with each and every person," she said.



Sustainable developments also equate to greener and healthier environments to live in.

"As a landscape architect, I am happy to see that landscaping has become an integral part of the overall development of new townships and cities. I really hope that this movement should follow through and even more crucial in the smaller development scheme," said Institute of Landscape Architects Malaysia immediate past president Associate Professor Dr Osman Mohd Tahir.

"It is high time for the landscape to be in the forefront in the planning and designing of the built environment and take a more influential role in leading and inspiring green design solution that will shape our future for a better living environment for all," he said.

Despite this, there are still laggards. Reports generally agree that there will always be stragglers in their adoption of new innovations. Generally speaking, at least 16% will be the last to join the bandwagon.

While some may think that this is too late, the advantage for these segment of developers is that they can learn from other's mistakes and not repeat them.

With sustainability, there is also a strong

emphasis on the built environment, which goes beyond the bricks and mortar and more about creating safe, clean, interesting spaces that people want to work, live and play in.

Sustainability is at the heart of the built environment and the property industry has the power within its hands to shape social and economic growth while minimising environmental impacts. Of course, the government also has to provide the incentives to do so.

"We have adequate knowledge and expertise in the implementation of sustainable development, but the challenge is to make various

stakeholders understand the whole benefits of sustainable development and adopt it," said Institution of Engineers Malaysia honorary secretary Mohd Khir Muhammad.

"Certain technology and construction materials for sustainable houses may not be easily accessible and available locally and resulted in relatively higher cost of the development. Low Incentive by the government and coupled with a lack of enforcement in sustainable development are also contributing

factors," he said.

As the nation progresses with its sustainability drive, there are challenges to be met. Among them are redevelopment projects where older non-sustainable buildings need to make way for newer ones. There is a limit naturally.

For heritage buildings, the task is to preserve them as can be seen in Penang where many have been protected and repurposed.





UEM Sunrise has launched its new brand values, CHIEF.



UEM Sunrise strives to help the community through its CSR efforts.



Solaris Parq



Kiara Bay



Kiara Bay



UEM Sunrise aims to strengthen its brand by going beyond brick and mortar

Refining its brand DNA will help it stay resilient and ahead of consumer trends by enhancing customer centricity

PROPERTY developer UEM Sunrise Berhad (“UEM Sunrise”) has a million-ringgit question: Can the company make it easier for people to own a home?

Having just recently transformed itself via an internal restructuring exercise, the new UEM Sunrise has emerged leaner, flatter and more agile in the way they do things.

The team has not just changed the way they work but also realigned the way they think. And the prognosis is that they believe they can help potential buyers achieve their hopes and dreams of owning a home and be happy about it.

It unveiled its new strategy to drive growth and sales for the year 2020, focusing on delivering quality and exciting products to their customers. This was also to continue enhancing UEM Sunrise’s brand value with the recent launch of an immersive rebranding exercise to unveil UEMS 2.0.

As UEM Sunrise embarks on its ten-year business cycle and in conjunction with the 50th anniversary since its founding, the company resets the organisation for the next growth story, said its Managing Director and CEO Anwar Syahrin Abdul Ajib.

The tagline “Find Your Happy” is now an important part of the UEM Sunrise brand moving forward, he said.

“We looked at our buyers’ personas, studied them and curated specific campaigns and sales packages that would address their needs. By doing this correctly, the company will be able to

evolve successfully with any marketing trends (to achieve their homeownership dream),” he said.

In line with the recent rebranding exercise, UEM Sunrise will soon roll out a series of initiatives and campaigns on a national level as well as regionally. The initiatives and campaigns will not only emphasise on promoting and selling UEM Sunrise products but also incorporating elements related to the new CHIEF values.

CHIEF stands for caring, honest, involved, enthusiastic and fun-loving, and this is the kind of community it is building for its properties.

The “Find your Happy” story is at heart, one of belief, optimism and resilience and one which recognises and accepts the differences among us and that happiness is a journey and, as a state of mind, differs from one person to another.

“Today, our brand’s purpose or some may call it our ‘Why’, is to inspire joy and happiness one space at a time’. We position ourselves as a brand that creates spaces which are planned, built and curated to inspire togetherness and contentment at all our brand touchpoints,” said Anwar.

“We build on the strength of UEM Sunrise’s EVE (Exciting, bringing Value and Easy to own) philosophy. We strive to continue to be very customer-centric. We seek to understand and to anticipate our customers’ evolving needs and improve the efficiency and effectiveness in meeting and exceeding these.

With this in mind, UEM Sunrise has planned some new launches focusing on mid-market landed mainly its Aspira themed products and a new mid-market landed development, Senadi Hills in the Southern region. Centrally, new phases at Serene Heights Bangi will be unveiled, and buyers should look out for the eagerly awaited launch of Residensi Allevia in Mont’Kiara, Residensi Equine 9 in Seri Kembangan as well as Solaris Parq’s first office block.

“Of course, these are our aspirations as an organisation but our biggest priority during the current COVID-19 outbreak is to see everyone who is directly and indirectly affected get on the road to recovery from hardship or illness as soon as possible. As Malaysians, we need to stay strong and responsible by following the Government’s instructions to contain the disease. It’s time to stay home and spend time with your loved ones, adapt as best as possible while praying and planning for when things are back to normal. Malaysians must count their blessings and be a better version of themselves to ensure that we come back stronger when the dust has settled,” Anwar concluded. 🙏

THE “FIND YOUR HAPPY” STORY IS AT HEART, ONE OF BELIEF, OPTIMISM AND RESILIENCE AND ONE WHICH RECOGNISES AND ACCEPTS THE DIFFERENCES AMONG US AND THAT HAPPINESS IS A JOURNEY AND, AS A STATE OF MIND, DIFFERS FROM ONE PERSON TO ANOTHER.



When it comes to UEM Sunrise properties, buyers can be assured of getting the best in township master planning. With the company’s expertise in transforming areas into urban integrated liveable ecosystem developments, isn’t it time you came home to a UEM Sunrise property?

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Thank You, Malaysia!

Your tremendous support for UEM Sunrise has given us more reasons to count our blessings. You are in our thoughts and prayers as we continue striving to serve you better throughout challenges and adversity. Happiness to us is ensuring that your journey with UEM Sunrise continues to be a safe and delightful one. Stay strong. Together, we can do this.



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OnePark marries the element of nature and construction into a seamless whole.



Alleyways are transformed into spacious linear parks, providing ample space to relax and facilitate interactions between neighbours.



Returning home to OnePark is reminiscent of paying a visit to a recreational park.

Buy a home and own a park

Quality homes ensconced in idyllic nature

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OnePark

Wajib Group is making landscaping and sustainability an art form with its latest project, OnePark, located at the border of Kajang. Spread across 20.25 acres of freehold land, the development is an extensive endeavour aiming to epitomise the perfect blend of home and nature living.

OnePark breaks down the barriers between indoors and outdoors by surrounding residents with 360° of nature. Residents need only to step out of their doors to be greeted by nature's tranquil sight, as houses are embedded in a lush ecosystem vibrant with plant life. Specially selected and matched plant species not only beautifies the park, but also attracts various types of butterflies, dragonflies, birds, bees and squirrels, thus ensuring a balanced food cycle that results in a complete ecosystem.

To make OnePark's landscape aesthetically pleasing as well as practical, the Samanea Saman, a large tropical tree that grows up to 60 metres, was selected to provide shade for residents at the Central Greenarium during hot evenings. The tree has a symmetrical parasol-shaped canopy formation, which spans an average width of 80 metres, making this species the perfect choice for a shade tree.

Further on the notion of practicality, OnePark comes with a 2.3km jogging track meandering through the development, not forgetting the array of thematic parks, ranging from the Calathium, Heliconium, Fernarium, Fruity, Herbarium, Linear Park and Central Greenarium. As a plus point, Melwood's Linear Parks are 25 feet wide, which is a 67% increase compared to the traditional alleys.

True to the message of sustainability, the design of OnePark houses places an emphasis on natural lighting and ventilation to reduce electricity consumption. Solar lighting is also installed at the Central Greenarium and throughout OnePark, ensuring that the development is always lit at night, even during a power failure. In addition, there is a drainage system that directs rainwater to an on-site retention pond for collection which is then recycled to water the plants. The reduction of electricity and water bills allow homeowners to enjoy affordable service charges from as low as RM150 for maintenance fees.

Despite the idyllic ambience, OnePark is nestled within a vigilant environment, featuring physical barriers with manned and natural surveillance, a wholly complete six-tier security system. This six-tier security system features a CCTV system with motion detectors, a clock-in system for ensured guard patrols, a seven ft high perimeter fencing integrated with solar lighting, a panic button with siren for prompt assistance that is strategically positioned within the residence and a home alarm system that can be linked to the home owner's mobile phone.

The last tier is the guardhouse which is a single entry and exit

point only accessible via RFID tags that is supervised by trained security personnel with strict standard operating procedures. Such procedures include the usage of JaGaApp, a mobile apps platform that efficiently manages visitors and addresses owners' matters of contention from the housing area. At the same time, the concept of a transformed back alley design supports the natural surveillance feature that significantly reduces the chances of crime happening at any point of time.

OnePark is a low-density development, consisting of two-storey link houses with simple yet sleek designs, making them a delectable pick for nature lovers with an eye for contemporary minimalism. Premium materials are used for the building, such as the 12mm imported laminated timber flooring, 12mm tempered glass panel and stainless steel handrail at the staircase and front balcony. Thick powder coated aluminium frames are used for all windows and sliding doors, and the metal deck roof is insulated against sound and heat with 40kg of rock wool.

Melwood, the signature layout, comes with a built up area starting from 2,266 sq ft to 2,837 sq ft and a layout consisting of four bedrooms with en suite bathrooms. Besides the ceiling height of approximately 11 ft, Melwood also provides a huge and open space for the living and dining areas up to the dry kitchen, which is separated from the wet kitchen by a sliding door. With practicality in mind, all homes are fully built up to eliminate the need for building extensions.

Furthermore, the living hall is uniquely positioned, enabling residents to enjoy a lustrous park view within the comfort of their home. With just a single step, residents will be greeted by a wonderful array of greenery within the boundaries of their homes.

Conveniently, the development is minutes to everywhere, but miles away from the crowd. OnePark is located 3 minutes from the LEKAS interchange, which is linked to the SILK Highway, Cheras-Kajang Grand Saga Highway, North-South Expressway and the Kajang Bypass, thus providing accessibility and connectivity throughout the Klang Valley.

Residents can get to Kajang Town within a ten minutes or 15 minutes drive to the nearest KTM and MRT station. Educational facilities nearby range from government, vernacular and international schools, as well as universities.

Those interested in doing their shopping can check out the nearby malls and retail outlets, like the AEON Mall, IOI City Mall, Econsave, Billion SuperMarket and Tesco Kajang.

OnePark Phase 2 is now open for sale with a price at about RM315 per sq ft and is scheduled for completion by the end of 2021. 📍

TRUE TO THE CONCEPT OF SUSTAINABILITY, THE HOMES EMPHASIZE NATURAL LIGHTING AND VENTILATION TO REDUCE ELECTRICITY CONSUMPTION.



OnePark



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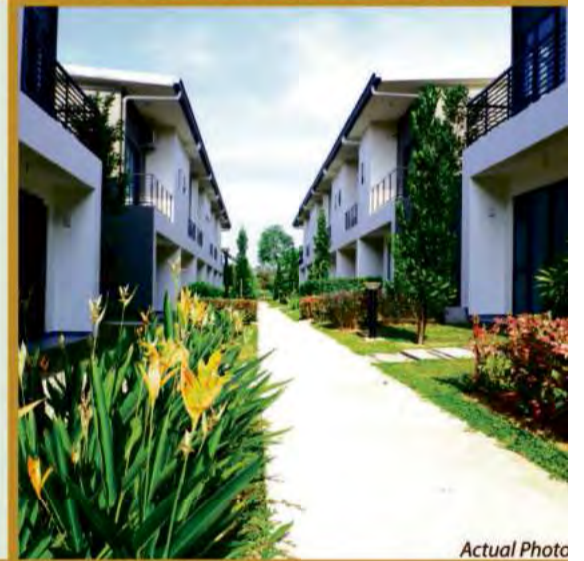


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• No. Lesen Pemaju: 14279-2/09-2021/0849 (L) • Tempoh Sah: 21/09/2019 - 20/09/2021 • No. Permit Iklan & Jualan: 14279-2/09-2021/0849 (P) • Tempoh Sah: 21/09/2019 - 20/09/2021 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Kajang
• No. Ruj. Pelan Bangunan: MPKJ.2/P/45/2015 PARCEL 2 • Pegangan Tanah: Pegangan Bebas • Sekatan-sekatan kepentingan: Tiada • Beban Tanah: Malaysia Building Society Berhad • Tarikh Dijangka Siap: Disember 2021 • Jenis Baywood - Harga: Min: RM819,000.00 Maks: RM1,380,000.00 Jumlah Unit: 29- • Jenis Melwood Harga: Min: RM819,000.00 Maks: RM1,400,000.00 Jumlah Unit: 84. • Diskaun Bumiputera: 7% • Baki unit yang masih belum dijual: 113.

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A journey worth the effort

Platinum Victory will continue building better quality homes at competitive prices

FOR over 20 years, Platinum Victory Holdings Sdn Bhd has been building up its status as a reputable and conscientious property developer, delivering homes that is more than just design and functionality.

The property developer's founders Datuk Seri Gan Yu Chai and Alex Tan, when they began the company 1997, were like-minded in ensuring that Platinum Victory's homes would not damage homebuyers' wallets or purses.

While it was a turbulent period as the nation and Asia suffer a major financial crisis, the fledging company's first project – the 288-unit Pelangi Condominium – took root and was completed in 2001.

But it was the PV1 commercial shop lots' success the following year that springboard Platinum Victory into prominence in Setapak.

The meticulous planning, which is now part of their DNA, has ensured the company's success over the year and their dedication to do better shows with each new development.

Over the first decade, it solidified its Platinum Hills masterplan, launching over 10 projects by 2010 including PV3, PV5, PV6, PV10, the Platinum Walk, PV12, PV7 and PV8.

By this time, these projects had provided more than 3,000 homes and shop lots with an estimated gross development value (GDV) of RM1bil demarcating Platinum Victory as one of the pioneer developers in Setapak.

Between 2011 and 2013, five more projects were delivered, namely PV128, PV13, PV2, PV15 and PV16, which had a combined GDV of over RM1bil. And this was not including the RM319mil PV20 in 2014.



PV1, Platinum Hills.

Platinum Splendor Residensi Semarak, a 2000-unit high-rise with a GDV of RM886mil.

The following year it launched PV18, a 1,250-unit with a GDV of RM545mil, condominium to match the year 2018. Also launched were the RM455mil Platinum OUG Residences and the RM142mil Vista Wirajaya 1 Residensi Wilayah, an affordable scheme formerly under Rumah Wilayah Persekutuan (RUMAWIP) but has since been enhanced as Residensi Wilayah.

Gan said the company is pleased to work hand in hand with the government and its agencies in providing such affordable housing to the public in the city under the enhanced scheme. Such projects are for first-time homebuyers, as the price of each unit is fixed at RM300,000.

This collaboration proved successful as both parties again paired up for the RM104mil Vista Wirajaya 2 Residensi Wilayah in 2019. Last year also saw Platinum Victory launching Platinum Teratai Residences, comprising 800 units and a GDV of RM374mil, Platinum Arena Residences @ Old Klang Road, Kuala Lumpur (728 units, RM421mil) and PV9 Residences (953 units, RM539mil).

The market slowdown and people's stance to take a wait-and-see approach may prove to be an advantage for Platinum Victory, said Gan.

This is because buyers will be able to see what they are buying as the projects start dominating the skyline. He added: "As people are more willing to purchase a property nearing completion, this certainly boosts the confidence of buyers and investors in our projects upfront."

Reasonable vs affordable

While Platinum Victory is known as a builder of affordable homes, Gan cleared the air that in reality they are competitively priced properties. While the developer does construct affordable homes like the Residensi Wilayah projects, their mainstay is still reasonably priced.

While the government is pushing for more affordable homes, Gan said that it is still "good business" for those who cater to the middle-income group's "affordability" level.

There is another advantage: While Platinum Victory's projects are catering to the buyers who are in a similar bracket for government-centric affordable homes, there is the compliance side that owners will have to adhere to

"With Platinum Victory, we give you the best price that is not governed. This is what many of our buyers are looking for. We keep our pricing reasonable and listen to the market sentiments. That's why we have done well," he said.

And this is what Platinum Victory is doing with its latest projects, that is, providing value-for-money facilities to suit its development and at a competitive price. Platinum Arena, for example, will be sports oriented given its proximity, adjacent to the Sports Arena Sentosa. The two blocks carry the names of world famous sportsmen.

One thing is certain, the property developer will maintain its stance to build such reasonably-priced properties that are within the budget of young families and first-time homebuyers. At the same time, Platinum Victory will study the market niche to offer better facilities and amenities, and still be competitively priced. 🏠

THE MARKET SLOWDOWN AND PEOPLE'S STANCE TO TAKE A WAIT-AND-SEE APPROACH MAY PROVE TO BE AN ADVANTAGE FOR PLATINUM VICTORY.

A major name in Setapak

"We are recognised for our many high-rise developments, especially in Setapak. We are one of the developers who has played a major role in the blossoming of this area into the vibrant township it is today.

"Because of this, we have built a good reputation and strong level of trust among our buyers," said Platinum Victory executive director Gan Yee Hin.

But 2012 also marked an important period for Platinum Victory as the developer ventured beyond the Setapak border with Platinum Suites @ The Face, Jalan Sultan Ismail, Kuala Lumpur, followed by Sensesasi Residences in Sentul and Lestari Residences along Jalan Gombak.

However, the developer stayed true to Setapak with two more launches - the RM434mil PV21 and the RM125mil MH Platinum Residences - the following year.

A new dawn

For Platinum Victory, the year 2017 was a brand new dawn for the developer as it marked their ascension up the ranks and their major branching out to other parts of the Klang Valley. It launched its



Victoria Suites, The Face.



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Pelangi Condominium.

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RESIDENSI PLATINUM ARENA | Type of Property: Serviced Apartment | Developer's License No.: 19647-1/04-2021/0300(L) | Validity Period: 05/04/2019 - 04/04/2021 | Advertising Permit No.: 19647-1/04-2021/0300(P) | Validity Period: 05/04/2019 - 04/04/2021 | Building Plan Approving Authority: DBKL | Reference No.: BPSIO5C20183851 | Land Tenure: Leasehold 99 years | Expiry Date: 06 December 2117 | Encumbrances: UOB Bank Berhad | Expected Date of Completion: Apr 2022 | Total Units: 728 | Selling Price: Min RM514,540.00 - Max RM885,050.00 | Developed By: Marques Land Sdn Bhd (A member of Platinum Victory) | 5% Discount for Bumiputeras | This land cannot be transferred, leased, pledged and mortgaged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.
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All in one neighbourhood

Connecting people to homes, amenities, needs and desires



Registering at a gross development value of RM872mil, TRIA Seputeh consists of 734 residential units.

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The Private Lounge makes for a fine place for adults to communicate, as they watch the sun set below the skyline.

P RIMED in a great confluence of conveniences and urban connectivity, 9 Seputeh is a much-sought-after development. A testament to MRCB's ingenuity, 9 Seputeh sits in a mature neighbourhood encircled by world-class business hubs, schools, and retail outlets, all within easy reach.

This integration synergises lucrative commercial and retail opportunities alongside state-of-the-art residential units, creating a dynamic urban landscape. Reinforcing this selling point is the fact that 9 Seputeh is a stone's throw away from the esteemed centres of Bangsar South, Seputeh, and a walk away from Mid Valley City, making it a truly "all-in-one" neighbourhood.

This convenience can only be eclipsed by the propitious address that is TRIA Seputeh, the latest phase of the 17.4 acres 9 Seputeh development. The three-towered project is connected to the New Pantai Expressway (NPE) via the Old Klang Road-NPE link bridge, and there is also the Federal Highway and East-West Link Expressway (Salak Highway), allowing residents easy access to the vibrant heart of Kuala Lumpur and beyond.

Further on, the surrounding is replete with amenities such as educational institutions covering from primary to university level. Among them are the Campus Rangers International School, University Malaya and Kuen Cheng School.

TRIA Seputeh itself is equally an architectural splendour. Blessed with panoramic skyline views and intertwining natural greenscapes, the green-centric project marries the force of nature with the futuristic spirit of the cityscape. It is Green Building Index-certified, incorporating sustainability features such as water harvesting system and designs for efficient ventilation.

At the extended boundary of the project, the developer had created the Promenade Boulevard, a one-kilometre riverside park serving as the intersection between nature's timeless effervescence



The three towers, Pelto, Ebon and Cavi, each highlights a distinctive aspect of the TRIA Seputeh development.

and modern living. Jogging trails and parcours meander within it, promoting a vibrant and healthy lifestyle.

Complementing the boulevard are container retail kiosks to support small business, an amphitheatre for the local band, tree house-themed playgrounds, giant game map, and the skateboard park for the children.

Back to TRIA Seputeh, there are 52 lifestyle facilities interspersed around the development. Nature lovers will be delighted by the breeze tree house and water-brooks, while the calisthenic play, designated camping area and wall climbing shall suit the vibrant children. On the other hand, the infinity pool, aqua gym and river-view gym fulfil the needs of health-conscious residents.

To the top, TRIA Seputeh invites residents to unwind at high altitude amidst roof gardens sprawling with greens. They may indulge in urban farming, relax in the hammock garden or among the apple pods and soak within the love jacuzzi. At the eighth floor podium, another three acres of greenery provide landscaping that both beautifies and enhances the development.

TRIA's private clubhouse is also created to accommodate multigenerational families. The Private Lounge gives parents a place to enjoy their chat, while the Teen's Club allows adolescents to play and study in a hip environment. The Kids Edu Hub provides edutainment for the toddlers' brain development as they interact in a fun-filled atmosphere.

With regards to safety, three-tier security is enforced, and the development is ensconced within electrical perimeter fencing. A double boom gate guardhouse with keycard access protects against trespassing outsiders, and this is enhanced by 24-hour CCTV monitoring and access control to the lift lobbies. There is also a private drop-off lobby at each tower.

As for the towers, Pelto mainly targets the young adults. Cavi is a hybrid tower, while Ebon represents the generational homes. Each is distinctively designed to suit the individual taste and needs at the different phases of life. Low density is the key to the success of all these towers. Further on, the homes come with built-up from 764 sq ft to 4,306 sq ft, and up to six car parks for selected units..

REVOLVING AROUND AN ALL IN ONE NEIGHBOURHOOD —TRIA SEPUTEH. THE SPACE WHERE NATURE AND CONTEMPORARY ULTRA LIVING UNITE. DWELL IN THE NEIGHBOURHOOD THAT KEEP YOU CONNECTED TO THE CITY.



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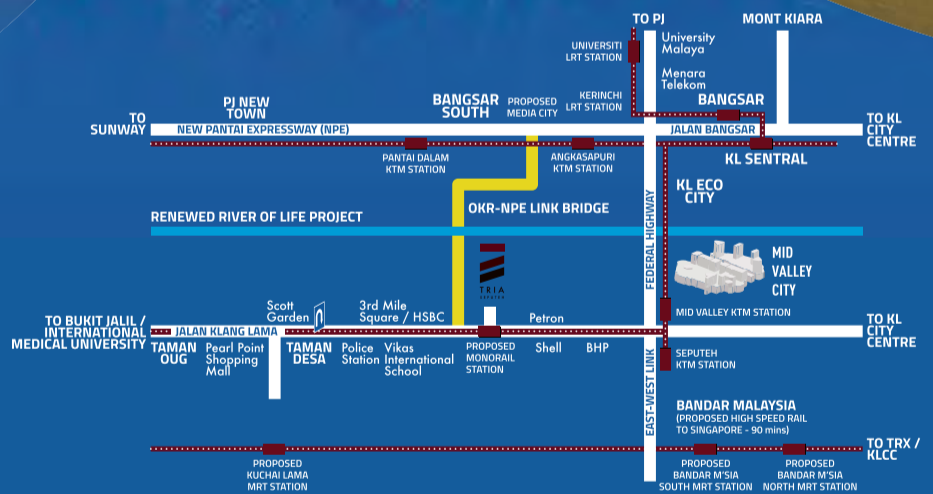
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The Neighbourhood

9 Seputeh welcomes you to your home within the big city. The prime 17.4-acre development is a neighbourhood encircled by world-class business hubs, schools and retail outlets all within your reach. Located a stone's throw away from the esteemed cities of Bangsar South, Mid-Valley City and Seputeh, discover it All In One Neighbourhood.



Launching of Last Tower

THE EBON

New Pantai Expressway (NPE)	Federal Highway	Maju Expressway (MEX)
<i>(Through the dedicated link bridge from 9 Seputeh)</i>	Mid-Valley 1.5km	KLIA 50km
Bangsar 5km	Petaling Jaya 6km	
Sunway & Subang 10km	Bukit Bintang 8km	
	KLCC 10km	

TRIA Seputeh Sales Gallery

Envisioned by: **MRCB Land**

An exclusive phase of: **nine⁹ seputeh**

Developer: **MRCB SEPUTEHLAND SDN BHD** (787242-M)
A-L1-07, Lvl Block Komersial Vivo 9 Seputeh, No. 29,
Jalan Teluk Datok, Off Jalan Klang Lama, 58000 Kuala Lumpur
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Developer Licence No.: 12160-3/08-2020/02652(L) • Validity Date: 19th August 2019 - 18th August 2020 • Advertising Permit No.: 12160-3/08-2020/02652(P) • Validity Date: 19th August 2019 - 18th August 2020 • Land Tenure: Leasehold (99 Years) [Expiring 11 May 2113] • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S1 OSC 2017 2612 • Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Land Encumbrances: Nil • Expected Date of Completion: November 2021 • Total No. of Units: 343 (Tower A-Condominium), 162 (Tower B-Condominium) • Balance Units: 256 • Type Y1 (113 units - 1,518 sq. ft.) • Type Y3 (30 units - 1,496 sq. ft.) • Type X1 (58 units - 1,001 sq. ft.) • Type X2 (35 units - 958 sq. ft.) • Type X3 (35 units - 1,001 sq. ft.) • Type X4 (60 units - 797 sq. ft.) • Type X5 (60 units - 764 sq. ft.) • Type Z1 (23 units - 1,733 sq. ft.) • Type Z2 (23 units - 1,991 sq. ft.) • Type Z3 (24 units - 2,013 sq. ft.) • Type Z4 (24 units - 2,874 sq. ft.) • Type RV1 (6 units - 1,938 sq. ft.) • Type RV2 (3 units - 2,228 sq. ft.) • Type RV3 (1 unit - 2,207 sq. ft.) • Type RV4 (2 units - 2,669 sq. ft.) • Type RV55 (1 unit - 3,348 sq. ft.) • Type RV6 (1 unit - 4,478 sq. ft.) • Type RV7 (1 unit - 4,381 sq. ft.) • Type RV8 (1 unit - 4,004 sq. ft.) • Type RV9 (1 unit - 4,241 sq. ft.) • Type SV4 (1 unit - 3,046 sq. ft.) • Type SV5 (1 unit - 4,306 sq. ft.) • Type SV6 (1 unit - 4,489 sq. ft.) • Selling Price: Tower A - RM642,800 (min) - RM1,823,800 (max) • Tower B - RM1,194,800 (min) - RM4,870,800 (max) • Developer Licence No.: 12160-4/10-2020/02966(L) • Validity Date: 12th October 2019 - 11th October 2020 • Advertising Permit No.: 12160-4/10-2020/02966(P) • Validity Date: 12th October 2019 - 11th October 2020 • Land Tenure: Leasehold (99 Years) [Expiring 11 May 2113] • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S1 OSC 2017 2612 • Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Land Encumbrances: Nil • Expected Date of Completion: November 2021 • Total No. of Units: 229 (Tower C-Condominium) • Type Y1 (77 units - 1,518 sq. ft.) • Type Y2 (30 units - 1,647 sq. ft.) • Type X1 (48 units - 1,001 sq. ft.) • Type X4 (23 units - 797 sq. ft.) • Type X5 (23 units - 764 sq. ft.) • Type Z1 (24 units - 1,733 sq. ft.) • Type SV1 (1 unit - 3,154 sq. ft.) • Type SV2 (1 unit - 3,272 sq. ft.) • Type SV3 (1 unit - 1,981 sq. ft.) • Type SV4/A (1 unit - 3,025 sq. ft.) • Selling Price: RM650,560 (min) - RM3,433,040 (max) • Bumiputera Discount: 5%. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE MINISTRY OF HOUSING MALAYSIA.



Secoya Residences stands majestically tall like its namesake.



Bandar Rimbayu is a premier green township development.



The Bandar Rimbayu development has an expanse of green landscape to promote a healthy, community-centric lifestyle.

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Nature-inspired, community-driven

Creating more than just homes for the future

TOWNSHIPS can mean so many things to many people. To IJM Land Bhd, these are living ecosystems that continue to evolve as the neighbourhood and community grow.

That is why IJM Land invest in the long haul. The property developer remains resolute in its commitment to sustain, nurture and enhance these assets for communities and generations to come.

Staying true to its promise of delivering on the elements of a well-lived life, IJM Land measures success not just based on the houses, buildings and world-class infrastructures it has built, but on the impact it has made and how it has added value to the lives of homeowners and society.

The results are meaningful places and spaces for our communities to live well, grow and thrive.

The township nature perfected

Bandar Rimbayu is a premier green township development inspired by nature and a sense of community. Set in tranquil green surroundings on a 1,879-acre site, Bandar Rimbayu encapsulates the best of home and social space.

IJM Land has always placed a strong emphasis on incorporating accessibility, connectivity, thoughtful landscape, lush greenery, safety and community bonding into its Bandar Rimbayu development. These become the setting for starting a new life together and raising a family as well as creating life's most precious moments.

Bandar Rimbayu champions a fit, wholesome lifestyle for its residents with each precinct having its own recreational park in keeping harmony with nature ensuring each home is located near green areas to increase the quality of wellbeing in the overall community. To us, these spaces are the life between buildings, where the neighbourhood communes and friendships are forged.

Beyond the generous parks spread out on each phase, recreational and social facilities and activities can be found in The ARC, Bandar Rimbayu's award winning 16-acre social and self-sustaining lush green centerpiece with a green roof and football field as well as The Club.

The ARC has become the landmark of community events and activities such as Big Fun Day, #RunWithMe and festive celebrations. Such an expanse of green landscape promotes balance with nature and frees residents to explore a healthy, community-centric lifestyle.

The Club @ Rimbayu, which opened last year, offers family leisure and lifestyle amenities, including an Olympic-sized lap pool, kid's play pool, gym, badminton and squash courts and family karaoke room for residents to enjoy.

While Bandar Rimbayu offers a wide selection of products to suit various budgets and lifestyles, it retains its integrated and low-density profile to ensure quality, comfort and choice for all. Starter homes for singles, a nest for newlyweds, homes for upgraders, as well as young and mature families including investors, capture diverse market segments that enjoy harmonious, active living.

For families with children, they can leverage on the opening of Oasis (KL) International School at Bandar Rimbayu, an American-based education institution offering innovative academic models and a variety of curricular and co-curricular programs for students in Kindergarten to 12th grade, taught by American and certified educators. This marks another notch up the growing list of nearby educational establishments.

Life also became easier for residents with the completion of 136 shop offices at Bandar Rimbayu. Its tenants are a mix of convenience stores, clinics, laundrettes and eateries to facilitate quick errands. Starbucks opened its café with a drive-thru in Bandar Rimbayu last year, providing a new meeting point.

There is also a provision of land to build two primary schools, two secondary schools, two integrated schools, one community centre and library, a fire rescue department and a police station to serve the residents and surrounding areas.

Today, there is seamless connectivity via access to the KESAS, LKSA, SKVE and ELITE highways. Another example of adding value to living here.

Nature at the doorstep

Secoya Residences had clearly struck a chord with home buyers and investors alike since its completion last year. The low-density high-end residential development, which spans 3.47 acres, is one of the few prime property development areas left in the Klang Valley. Coupled with its eco-innovation proposition of modern-day conveniences with nature-inspired living, this development is a joint venture between IJM Land and Amona Development Sdn Bhd.

Secoya Residences, comprising 243 units of residential condominiums with varying built-ups ranging from 1,050 sq ft to 1,670 sq ft, is the Pantai Sentral Park township's second residential phase.

It aims to fulfil and meet the lifestyle needs of its residents who enjoy the unique experience of living beside a 200-acre forest while being closely connected to the city.

The mix of two-to-four bedroom units caters

to professional couples, small families and multi-generational households alike. Secoya Residences is proving popular with buyers and investors looking to blend urban living with modern amenities and green space.

As the saying goes, first impressions matter. The six-storey high ceiling grand lobby creates a welcoming first impression with an air of opulence that the residents would be proud to call home.

The development is close to a series of hotspots and amenities of the city, from big-name malls, boutique stores, eateries and entertainment outlets in nearby Mid Valley City. It also sits within close vicinity to the Universiti and Kerinchi LRT and Pantai Dalam KTM stations which connect to KL Sentral.

Prime locations could not be more prime than this. It is supported by a network of access roads, extensive highways and its own dedicated Pantai Sentral Park Interchange which directly links the integrated township to the New Pantai Expressway (NPE), providing seamless connectivity to other parts of the city.

Secoya Residences breaks away from the traditional point block and deep unit of high rise living. One of the factors that sets Secoya Residences apart is the adoption of a shallow floor plate with wide frontage to maximise natural lighting and ventilation. The shallow floor plate system is rare and an expensive venture in the building industry.

Secoya Residences features a rich array of onsite amenities. Fitness facilities include a gym and multiple swimming pools that encourage healthy living. For those looking to add some pizzazz to their get-togethers, Secoya Residences features a BBQ area and multipurpose function rooms.

A key feature is a well-integrated landscape of extensive Rainforest Garden landscaping which boasts of cascading waterfall, lake, water feature and drop off area. There are even Sky Gardens located at various levels of the development, complete with spectacular, unobstructed panoramic views of the city and surrounding green areas, plus a reading room and a kids' play area to ensure residents of all ages are catered for.

This residence redefines the concept of urban living within a forest city, as an expression of lifestyle, health and balance. 🌿

BELOW
The Secoya Residences pool facilities is on a resort level.



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(BEST INTEGRATED DEVELOPMENT)
The Sail

MELAKA's past splendour is about to be resurrected with The Sail, Sheng Tai International's latest project. Backed by a magnificent sea panorama, the mixed development is born out of the aspiration to promote Melaka's tourism.

The Sail, with a gross development value of RM6.7bil, holds an impressive array of lifestyle elements, from retail outlets, hotel suites, offices and condotels, all within 27.52 acres of land. The design itself distinguishes The Sail from other projects, with the main building consisting of nine towers shaped like a sailing ship. These sails converge from every angle to form a unified structure, just like the international ships of old, who made ancient Melaka their port of call.

A circlet known as the Sky Ring links them all together at the apex, representing the strong bond between the international communities. Besides forming a bridge to all the component buildings, the Sky Ring itself plays host to restaurants, dining areas and a gym. Three of the nine towers form the Park, which are all Condotels. Then there is the Future, with Future 1 being business suites and Future 2 and Future 3 as condotels.

Finally, The Bay holds the clubs and five to six star luxury hotels, with all the viewing decks overlooking the beautiful vista that makes up the Melaka cityscape. Together, all these towers surround a podium, which hosts the central park and Melaka's most exclusive two-storey ballroom, which is housed together with the convention centre in a shell-shaped structure.

The Sail's impressive portfolio is further bolstered by having the longest rooftop swimming pool, the largest sky garden and



The Sail boasts over one million sq ft of luxury retail space.

the biggest shopping mall in Melaka. An immersive 360-degree 3D dome and the moon amphitheatre further adds to the quality experience.

Towards the bottom, a cultural square themed around Melaka and Nanjing will bustle with international retail and outlets. Dubbed the Melaka-Nanjing Square, there will be four storeys of commercial lots, featuring Jonker-style shop lots, Japanese and Chinese architecture and not forgetting, the culture of the Baba Nyonya community.

Notable tourist attractions nearby also provide Airbnb potential, such as the A'Famosa fort, Melaka River Park and Cruise, Jonker Street, and the Portuguese settlement. Those interested in shopping can visit the Dataran Pahlawan Melaka Megamall, Mahkota Parade or stopover at the Klebang beach for rest and relaxation.

Concerning location, the development is sited along the One Belt One Road route, an ambitious economic development project spanning 78 countries. It also neighbours the Straits of Melaka and the Melaka Coastal Highway.

The Sail had reportedly attracted interested parties from all over the world, making it a grand globalised development. Among them are renowned medical institutions, F&B brands, educational institutions and well-known retail. In total, there will be over 8,000 components up for grabs. Customers may take all or part of the nine towers, or become a strategic partner for Sheng Tai's five to six-star hotels as well as the luxury mall.

Those interested to know more about the project may visit the sales gallery, a unique structure inspired by the fusion of the Chinese ingot and the traditional Malay headgear. The sales gallery is scheduled to be open in the fourth quarter this year while The Sail is estimated for completion in 2025. 📍

The Sail's iconic resemblance of a regal ship is set to become a prominent landmark in Melaka.

THE SAIL'S IMPRESSIVE PORTFOLIO IS FURTHER BOLSTERED BY HAVING THE LONGEST ROOFTOP SWIMMING POOL, THE LARGEST SKY GARDEN AND THE BIGGEST SHOPPING MALL IN MELAKA.



The Melaka-Nanjing Square revolves around the cultures that form the indelible part of Melaka's unique history.



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THE SAIL

MELAKA 馬六甲

5 & 6 STAR HOTELS • BUSINESS SUITES • LUXURY MALL • CULTURAL SQUARE



Artist's Impression Only

**MELAKA'S LARGEST MIXED-USE DEVELOPMENT
AT MELAKA'S FUTURE CBD**

9 linked towers backed by the picturesque Straits of Melaka, The Sail resembles a regal fleet of ships and is home to a bustling hub with condotels, hotels, retail shops, offices and other glamorous spaces. Some of its must-visit spots are Melaka's longest rooftop pool, largest luxury shopping mall, largest sky garden, longest sky bridge, and first sky-high restaurants.



DEVELOPER

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12 lake parks are interspersed across Serenia City's neighbourhoods.



Accessibility via road and rail benefits residents and businesses alike.

Serene living at interconnected garden city

Strong demand proves Serenia City is everyone's cup of tea

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SIME Darby Property has received wide acclaim over the years for the thriving townships of Subang Jaya, Taman Melawati, Bukit Jelutong, Bandar Bukit Raja and the City of Elmina.

Touted as the Garden City of Kuala Lumpur International Airport (KLIA), Serenia City is the latest addition to Sime Darby Property's impressive portfolio, and the township seems destined to replicate the triumph of its popular counterparts.

Serenia City is a tranquil green-lung township that falls within the district of Sepang in an area formerly known as Ampar Tenang. The locality started as a major tea plantation and morphed into a rubber plantation, followed by a palm oil plantation before evolving to the booming township it is today.

Despite the promising future that lays ahead, Sime Darby Property acknowledges the ancestry and pays homage to the township's glory days as a tea plantation. Fond remnants of the past have shaped its identity beginning with the project logo that features a sun encompassed by the symbol of its heritage, the tea leaf. Aptly named, the word "Serenia" and similar deviations originate from the Latin meaning of "serene, calm" and alternatively translates to "sunlight" in the Native American Chamoru language.

In fact, the cultivated tea tree (*Camellia Sinensis*) is ingrained into the development concept of Serenia City. The tea leaves represent multiple components of the township as well as the emphasis on greenery and sustainability. Tea buds are taken to symbolise future economic and social growth while tea flowers denote the beauty of a vibrant yet serene township. Finally, the tea stem personifies the township's strong foundations, inter-connectivity and amenities.

The heritage transcends subtly into telltale signs in the architecture with the commercial centre facing the Serenia City Central Park inspired by a tea leaf motif and fittingly named 'The Leaf'. Similar design elements are entwined across the township such as in the iconic wind-powered kinetic sculpture, the roundabout's paver block design and amphitheatre in Central Park.

Envisioned as a vibrant lifestyle destination, three fundamental pillars underlay the development of Serenia City - community, accessibility and liveability.

The self-contained township is dubbed the Garden City of KLIA for its deference to a sense of community and wellness that has manifested in 16% of the entire development to be exclusively green zones.

A total of 25 acres are dedicated to the recreational

Central Park, and 12 community lakes in the neighbourhoods total up to 105 acres of blissfully green oasis for residents. Sustainable features also include a rainwater harvesting system in the amphitheatre. Just as a cup of tea is known to reduce stress and anxiety, the park living of Serenia City accomplishes the same.

Communities in Serenia City also enjoy excellent connectivity via road, rail and air. Easy access to and from KL is provided by four major highways: ELITE, MEX, PLUS and SKLIA. The proximity to Salak Tinggi Express Rail Link (ERL) and KLIA / KLIA2 is also highly convenient for residents and businesses in the industrial park.

Liveability is enhanced with plenty of amenities within reach. This includes a football field that meets international standards plus dedicated cycling and jogging paths totalling up to 50km. A 60-acre Adventure Park for sporting activities further spurs the vibrant atmosphere with an adventure trail, hanging bridge and camping grounds.

Serenia City has also built a reputation for being an educational enclave with the presence of Xiamen University, UiTM Dengkil, UNIKL and ADMAL Aviation College within a 5km radius. An abundance of other local and international universities also lay within the 10km to 15km radius of the town.

Retail therapy is another addition to the liveability factor. The nearest shopping centres are KIP Mall Kota Warisan and Mitsui Outlet Park plus a variety of other options in Nilai, Cyberjaya and Putrajaya are merely 10km to 15 km away.

Some 11% of the development serves as an industrial component for light to medium industries, naturally segregated from the residential zones via the ELITE highway. The 270-acre business hub encourages retail tourism with its Horizon Village outlets, a logistics hub and commercial business centre. Herein, lies a high investment potential for business due to the ease of accessibility and close proximity to KLIA.

Evidently, the public has also realised the value of purchasing a home in Serenia City as the township has experienced relentless demand since its first residential launch. The pioneer project, Serenia Amani, was completely sold out in one weekend and the latest launch of Serenia Arina witnessed a 91% take-up rate during launch day.

Fortunately, there is an upcoming launch with Serenia Ariya scheduled for release on the 2nd quarter of 2020. The project will preview three variations of houses catered to different stages of life - young couples, growing families and multi-generational families. Given the tendency of the projects to sell fast, interested buyers should act with haste. 🏡



LEFT Larger units such as corner lots are the first to be snapped up during launches.

DESPITE THE PROMISING FUTURE THAT LAYS AHEAD, SIME DARBY PROPERTY ACKNOWLEDGES THE ANCESTRY AND PAYS HOMAGE TO THE TOWNSHIP'S GLORY DAYS AS A TEA PLANTATION.



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SERENIA CITY

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UNVEILING SERENIA CITY 25-ACRES CENTRAL PARK



Paying homage to Serenia City's tea plantation roots, the Central Park's design is inspired by the tea leaf.

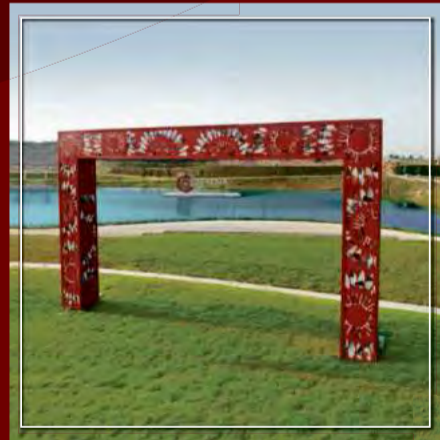
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Sejati Lakeside offers quality family time, peace of mind, and easy access to every need, as depicted by the artist illustration.

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BELOW
Artist impression of the two-storey terrace homes.

Your ultimate lakeside living

Tranquil family-friendly lifestyle among a calm lake, curated parks, and nature

IMAGINE living next to the gentle sound of lapping water, punctuating the serenity of a luscious landscape, within a bespoke neighbourhood blessed with close-knit communities. Such is Sejati Lakeside at Cyberjaya, a lakeside development wrapped around the concept of water, nature and quality living.

Sprawling across 41.4 acres of freehold land, Sejati Lakeside makes a green statement with its five acres of landscape parks, bearing a diverse ecosystem replete with fauna and flora, including 1,000 trees of more than 20 species.

Forming the nucleus of this development are three separate landscape parks, which serve to provide ample open space for sporting and recreational activities. Jogging trails meander throughout the area and the cantilevered lookout decks allow residents a vantage point to admire nature's charms.

The lakeside promenade presents a great resting spot, not considering the enthralling vista of the waterscape. There are over 19 recreational and sporting facilities for the young and old alike, such as the residential amphitheatre, parcourse, treehouse pavilion, badminton and basketball courts, eco gardens and many more.

Phase one of Sejati Lakeside features 130 units of two-storey terrace homes, featuring modern architecture to complement a contemporary lifestyle. This is followed by phase two, which introduces the wider two-storey superlink homes with a larger built-up. The rooms are more spacious, with an extra utility or maid room and maid bathroom on the ground floor, while the living and dining components are seamlessly integrated. Phase three ushers in the larger and more exclusive lakeside three-storey semi-detached units. They boast a double frontage design with the rear facing the lake.

Homes are built for multi-generational living in mind, as a sizable room had been allocated at the ground floor for guest occupants or the elderly with mobility concerns. The two-storey terrace home layout is spacious, with built-up starting from 2,546 sq ft, and four large bedrooms complete with en suite bathrooms.

Further on, the homes feature an open concept kitchen layout for a more decent cooking experience, the wide area allowing the ladies to move around easily.

All homes are designed with sustainability and safety in mind, and this value is exemplified through features such as water-saving aeration taps and dual flush system for toilets. The semi-detached units are further equipped with rainwater harvesting tanks. To match the discerning taste of homeowners, there are zero restrictions on enhancements and renovations, allowing them to be creative. They are also north-south oriented to reduce heat retention, making for a more conducive living environment.

Paramount Property, the developer of this project, is confident in the quality of the craftsmanship and will be providing an extended defect liability period of five-year (terms and conditions apply). Regarding safety, single ingress and egress point in the development foster an environment of security for residents.

Sejati Lakeside also adopts crime prevention through environmental design (CPTED), a technique where the environment is curated in a manner that increases the risk and perceived risk for an offender to be caught. The marked walkways running across the development are brightly lit, and the flanking shrubs are kept low to ensure a clear line of sight.

The development is nestled within an equally favourable location within the Multimedia Super Corridor, and it draws benefits from the synergy of world-class IT infrastructures, residential and institutional property development, and low-density enterprises complete with retail and commercial elements.

Myriad amenities within arm's reach provide for holistic lifestyle needs, such as shopping centres, banks, healthcare, commercial hubs, government and international schools. Sejati Lakeside is conveniently serviced by main highways like the Maju Expressway (MEX), South Klang Valley Expressway (SKVE), Putrajaya-Cyberjaya Expressway, North South-Central Link (ELITE), and the Damansara-Puchong Highway (LDP). 📍

SHARED MOMENTS AT THE QUAINT LAKE STRENGTHEN BONDS, PRESERVING THE FAMILY ESSENCE THAT WE ALL YEARN AND CHERISH. GREET NEIGHBOURS NEXT TO THE GENTLE SOUNDS OF LAPPING WATERS, TAKE AN INVIGORATING JOG FLANKED BY LUSH GREENERY OR SPEND AN EVENING WITH FAMILY IN A LIVING, LANDSCAPED PARK.



Visualisation of Sejati Lakeside, which is a low-density development with 418 units of landed residential units residing over 41.4 acres of freehold land.

SEJATI
LAKESIDE
CYBERJAYA



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SEJATI LAKESIDE

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Freehold • Individual Title

Actual show unit photo

Be a Proud Home Owner at the Best Family Friendly Landed Development

At Sejati Lakeside, we build homes for multi-generational living. Enjoy serene lakeside living by a 45-acre lake, with 5 acres of landscaped parks equipped with 19 multi-various facilities for family activities and bonding. With a built-up area of 2,546 sq ft on a 22' x 70' land, each home comes with 4 spacious bedrooms with en suite bathrooms including a sizeable room on the ground floor for guests or the elderly with mobility concerns.



As a dynamic and an award-winning developer, we are committed to upholding a good track record of building reliable enduring addresses, across Malaysia. Paramount Property is deeply humbled and honoured to be bestowed with these recognitions this year.

Call us for a private viewing of our show unit

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Developer: Paramount Property (Lakeside) Sdn. Bhd. (1260119-T) • Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • Tenure of Land: Freehold • Developer License No.: 19806-1/11-2021/01049(L) • Validity Period: 09/11/2019 – 08/11/2021 • Advertising & Sales Permit No.: 19806-1/11-2021/01049(P) • Validity Period: 09/11/2019 – 08/11/2021 • Approving Authority: Majlis Perbandaran Sepang • Reference No.: MP-Sepang 600-34/2/132(11) • Land Encumbrances: Public Investment Bank Berhad • Expected Date of Completion: November 2021 • Restriction in Interest: Nil • Property Type: 2-Storey Terrace Home • No. of Units: 130 (Total) • Built-up: 2,546 sq ft – 2,584 sq ft, Size: 22' x 70' • Min. Price: RM1,091,882, Max. Price: RM1,815,882 • Discount for Bumiputra: 7% • Advertisement approved by National Housing Department • The information contained in this visual is subject to change and cannot form part of an offer or contract. All illustrations and pictures are artist's impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the company's consultants and/or relevant approving authorities.



Utropolis Batu Kawan, Penang is designed as a holistic hub.

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Living without boundaries

University metropolis a bridge away from Penang Island

UNIVERSITY projects almost always take a commanding position in any given development due to their potential to draw in sizeable student populations.

This is especially true with established and proven institutions of higher learning. Located at Seberang Perai Selatan, Utropolis Batu Kawan, Penang intends to take a step further. The university metropolis is created as a holistic IT hub, incorporating leisure, entertainment, retail, education and residential elements.

Following the success at Glenmarie, Utropolis Batu Kawan aims to replicate the thriving environment by being the first university metropolis in Penang. The masterplan revolves around the UOW Malaysia KDU Penang University College, a 10.5 acres flagship campus with a capacity of 5,000 students.

Besides being an educational haven, Utropolis Batu Kawan by Paramount Property is a self-contained and integrated township, built around the concept of a sustainable metropolis with walkable connectivity.

For example, phase one of Utropolis Batu Kawan presents the Sensasi Commercial and Residential Suites, linked to the UOW Malaysia KDU Penang University College via a bridge for easy access. Eventually, all phases will be interconnected with security features for the safety of users and residents.

With regards to location, Utropolis Batu Kawan is sited 1km from the Penang's second bridge and close by the North-South Highway. From the bridge, the Penang International Airport is also easily reachable.

Just a short walk from the development itself, residents can find shopping centres, commercial hubs and medical facilities such as IKEA, the Design Village Outlet Mall, or the Columbia Asia Hospital.

Those interested to buy a home at Utropolis Batu Kawan can check out the latest launch, Sinaran Residences, a 4.83-acre development with a gross development value of RM529mil.

Sinaran Residences consists of two towers of serviced apartments, with a total of 982 units offered.

The homes come in four practical and affordable layouts to maximise space, with the Type B2 and C being dual-key units. Collectively, they register a built-up ranging from 667 sq ft to 1,044 sq ft, two to four bedrooms, one to three bathrooms, and a price starting from RM435,000.

Each unit is partially furnished with a kitchen cabinet, fitted bathroom, water heater, digital lock, air conditioning points and piping.

Uniquely, homes at the lower level are designed with the car parks directly fronting it, giving residents the feel of living in a landed terrace house.

Sinaran Residences also offer an assortment of 50 facilities, ranging from the 50m Olympic-length swimming pool, a game room and co-working space among others.

There will be a five-tier security system in place to ensure peace of mind, covering the lift lobby, lift, floors and units. Sinaran Residence is scheduled for completion in 2023. 📍

BESIDES BEING AN EDUCATIONAL HAVEN, UTROPOLIS BATU KAWAN BY PARAMOUNT PROPERTY IS A SELF-CONTAINED AND INTEGRATED TOWNSHIP, BUILT AROUND THE CONCEPT OF A SUSTAINABLE METROPOLIS WITH WALKABLE CONNECTIVITY.



To facilitate the process of moving in, the homes are partially furnished.



The lobby sports high-class furnishing, posh designs and a vibrant atmosphere for interaction.

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UTROPOLIS
BATU KAWAN, PENANG



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SINARAN
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AN AWARD-WINNING HOME AWAITS

Be the one to experience the wonders Sinaran Residences have to offer.

A new addition to the iconic Utropolis at Batu Kawan, Sinaran is a third phase development consisting of Sinaran Avenue and Sinaran Residences. Sinaran Residences, which is a stone's throw away from Sinaran Avenue comprises 982 units of serviced apartments in two towers.

Come home and get away from the busy and stressful city lifestyle and live in a perfect symphony of leisure, nature and togetherness. Boasting a total of 50 facilities, Sinaran Residences allows you to live without boundaries.

You can now enjoy savings up to **RM188,888*** if you make a purchase now at Sinaran Residences. Call us to make an appointment to view our show unit.

Terms & Conditions Apply*

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Tenure of Land: Leasehold 99 years (Expiring: 14/11/2115) • Developer Licence No.: 14638-3/11-2021/01152 (L) • Validity Period: 30/11/2019-29/11/2021 • Advertising & Sales Permit No.: 14638-3/11-2021/01152 (P) • Validity Period: 30/11/2019-29/11/2021 • Approving Authority: Majlis Bandaraya Seberang Perai • Reference No.: MPSP/40/20-73/64 • Land Encumbrances: Charged to CIMB Islamic Bank Berhad • Expected Date of Completion: Dec 2023 • Restriction in Interest: This land shall not be transferred, charged, leased, sub-leased or effected any dealing without the prior consent being obtained from the State Authority. • Property Type: Serviced Apartment • No. of units: 982 (Total) • Type A, Total Units: 114, Built-up: 667 sq ft, Min. Price: RM500,250, Max Price: RM538,200 • Type B1, Total Units: 197, Built-up: 883 sq ft, Min. Price: RM549,700, Max Price: RM638,250 • Type B2, Total Units: 394, Built-up: 883 sq ft, Min. Price: RM568,100, Max Price: RM668,150 • Type C, Total Units: 277, Built-up: 1,044 sq ft, Min. Price: RM661,250, Max Price: RM795,800 • **Discount for Bumiputera: 5%**

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Windmill Upon Hills, Genting Permai



TimurBay, Kuantan



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Setting new standards

OSK celebrates five decades of prominence in the property landscape

OSK Property continues to grow and flourish, their development and investment presence spanning across Peninsular Malaysia with a nascent project in Melbourne, Australia. This remarkable foundation is built on the tried-and-true value of quality, design conducive to community living, and the relentless pursuit for innovation.

Reflecting on the organisation's 55 years of legacy, the extensive knowledge and expertise certainly translate to both quality and quantity, with a record of providing homes close to 40,000 families up to date. Among these exemplary projects are TimurBay, Windmill Upon Hills and Luminari.

The triumvirate is a testament to OSK Property's craftsmanship, registering a high Qclassic score of 76% to 80%. Moreover, the on-going developments of Ryan & Miho and YOU CITY III are cementing OSK Property's reputation as one of prominence.

Ryan & Miho, Petaling Jaya

Ryan & Miho is a new urban residence strategically located at PJ Section 13, a prime location surrounded by mature neighbourhoods. The development comprises serviced apartments on 5.94 acres of land, and encompassing it are various commercial development, amenities and institutions, providing diverse job opportunities and growth potential.

Nearby amenities are such as Jaya One, Columbia Hospital, University Malaya and Beaconhouse Sri Inai. In addition, a linked-bridge connection from Ryan & Miho to Jaya One creates great accessibility for residents to meet their everyday needs within a short distance away.

The name Ryan and Miho itself reflects the call for quality services with its 2.2 acres facilities podium. Within the podium is a beautiful landscaped lush greenery, presenting a full spectrum of facilities, ranging from the maze garden, tea pavilion, herbs garden, open futsal court and outdoor gymnasium.

These include a Turkish Hammam and a hot-bath to resemble the Japanese Onsen experience. In a nutshell, Ryan & Miho brings the best of both worlds—allowing residents to meet their needs conveniently or to retreat and rejuvenate at the comfort of their home.

YOU CITY III, Cheras

YOU CITY III is the final phase of the YOU CITY project, a transit-oriented development spanning 5.5 acres of freehold land. Located in the matured neighbourhood of Cheras 9th Mile, the project features a direct link bridge to the Taman Suntex MRT station, providing great connectivity and conveniences to residents.

Residences and retail components thrive together as an integrated whole, allowing residents to live, shop, eat and ride all in one place. Despite living in the heart of a bustling and vibrant city, residents no longer need to fret about traffic jams as the MRT station bypasses all these hassles.

Luminari, Butterworth

Luminari sits within Harbour Place, the largest township in Butterworth. Sited on 27 acres of prime land, the development consists of serviced apartments. Here, elements of contemporary architecture, elevated space and elegance are blended to luxuriate the senses. Soaring at the height of 35 levels, Luminari offers over 77,000 sq ft of recreational and communal area. Encapsulating

residents are six unique thematic zones, offering a variety of lifestyle facilities to choose from.

Windmill Upon Hills, Genting Permai

Tucked upon 5.5 acres of Genting Highlands' elevated ground, Windmill Upon Hills experiences refreshing cool weather throughout the year. Lying just on the outskirts of Kuala Lumpur, this enclave features the best of both worlds, offering the convenience of city life set within tranquil nature.

Theme parks, casino, fine dining and retail outlets reign on the hilltop while sprawling next to the Resorts World Genting is the golf course, accompanied by food and beverages outlets and the nearby international boarding school.

Facilities are equally manifold within Windmill Upon Hills, from hot spa, gym, karaoke room, tennis, heated pool, games room and more. Other lifestyle needs are complemented at the rooftop sanctuary and the terrace garden.

TimurBay, Kuantan

TimurBay effortlessly captures the essence of coastal living with its impeccable view and direct access to the famous Balok Beach. The freehold development further hosts an extensive list of resort-themed facilities, making it a prime candidate for vacation home rental purposes, especially with its location at a popular tourism belt.

Speaking of location, TimurBay is situated within the heart of the country's East Coast Economic Region development corridor. This is significant as the area will experience rapid growth in population, affluence and amenities, all brought by the economic development.

Multinational companies continue to be attracted to the Gebeng Industrial Park.

They join the likes of petrochemical multinational corporations, such as Kaneka Corporation, Eastman Chemical and BASF Petronas, among others. The Kuantan Port itself is now undergoing a multi-billion ringgit expansion to become a deepwater port, and the Malaysia - China Kuantan Industrial Park has attracted investment worth RM9.7bil to date. According to info from the Malaysia-China Kuantan Industrial Park, this will convert to around 12,000 new jobs being generated by 2020, a factor that will boost rental rates and capital appreciation. 📈

REFLECTING ON THE ORGANISATION'S 55 YEARS OF LEGACY, THE EXTENSIVE KNOWLEDGE AND EXPERTISE CERTAINLY TRANSLATE TO BOTH QUALITY AND QUANTITY, WITH A RECORD OF PROVIDING HOMES CLOSE TO 40,000 FAMILIES UP TO DATE.



OSK
PROPERTY



YOU CITY III, Cheras



Ryan & Miho, Petaling Jaya

Thank You

FOR 55 GREAT YEARS

Today we find ourselves in a position we are truly grateful for, celebrating 55 years of legacy in the property development industry – being given a chance by our customers and business partners to nation-build together. Your unwavering support, trust and confidence have inspired us in our journey every day.

StarProperty
AWARDS 2020 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD
 BEST OVERALL CHAMPION

StarProperty
AWARDS 2020 REAL ESTATE DEVELOPER
STARPROPERTY CONSUMERS' CHOICE AWARD

WINDMILL
upon hills




StarProperty
AWARDS 2020 REAL ESTATE DEVELOPER
EXCELLENCE
 THE HOLIDAY HOME AWARD

LUMINARI
 @HARBOUR PLACE



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AWARDS 2020 REAL ESTATE DEVELOPER
EXCELLENCE
 THE NORTHERN STAR AWARD

TIMURBAY
 SEAFRONT RESIDENCE




StarProperty
AWARDS 2020 REAL ESTATE DEVELOPER
HONOURS
 THE EASTERN STAR AWARD

RYAN & MIHO
 PETALING JAYA



StarProperty
AWARDS 2020 REAL ESTATE DEVELOPER
MERIT
 THE LONG LIFE AWARD

YOU CITY
 CHERAS



StarProperty
AWARDS 2020 REAL ESTATE DEVELOPER
MERIT
 THE PROXIMITY AWARD
 (BEST INTEGRATED TRANSIT ORIENTED DEVELOPMENT)

OSK PROPERTY

RYAN & MIHO Developer License No: Tower A: 19225-1/11-2020/03321(L) • Tower B: 19225-2/05-2020/0492(L) • Validity Period: Tower A: 28/11/2019 – 27/11/2020 • Tower B: 01/06/2018 – 31/05/2020 • Advertising and Sales Permit No: Tower A: 19225-1/11-2020/03321(P) • Tower B: 19225-2/05-2020/0492(P) • Validity Period: Tower A: 28/11/2019 – 27/11/2020 • Tower B: 01/06/2018 – 31/05/2020 • Developer: PJD Central Sdn. Bhd. • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur • Tel: 0123568311 • Land Tenure: Leasehold • Expiry Date: 4 November 2114, Expected Date of Completion: December 2021 • Type of Property: Serviced Apartment • Minimum Selling Price: (Block A) (min.) RM550,000 – (max.) RM1,108,900 • Block B (min.) RM550,000 – (max.) RM1,108,900 • Land Encumbrances: OCBC Bank (Malaysia) Bhd. • Total Units: Tower A: 542 – Type A (2 Bedrooms): 120 | Type B (3 Bedrooms): 362 | Type C (3+1 Bedrooms): 60 • Tower B: 542 – Type A (2 Bedrooms): 120 | Type B (3 Bedrooms): 362 | Type C (3+1 Bedrooms): 60 • Approving Authority: Majlis Perbandaran Petaling Jaya • Building Plan Reference No: MBPJ/120100/T/P/10/1056/2017 • 10% Bumiputera Discount • This advertisement has been approved by National Housing Department • The development details and information contained herein are subject to change and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product. YOU CITY III Developer License No: 10662-4/03-2021/0205 (L) • Validity Period: 05/03/2019 – 04/03/2021 • Advertising and Sales Permit No: 10662-4/03-2021/0205 (P) • Validity Period: 05/03/2019 – 04/03/2021 • Developer: PJD Regency Sdn Bhd • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur • Tel: 603 2161 3322 • Land Tenure: Freehold • Expected Date of Completion: May 2023 • Type of Property: Serviced Apartment • Minimum Selling Price: RM438,800 • Maximum Selling Price: RM1,220,000 • Land Encumbrances: Public Investment Bank Berhad • Total Units: 800 • Approved Authority: Majlis Perbandaran Kajang • Building Plan Reference No: MPKJ 6/P/14/2017 • 10% Bumiputera Discount • This advertisement has been approved by National Housing Department • The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.

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Judges have their say

StarProperty Awards is poised to have a more comprehensive judging criteria

THIS year's StarProperty Awards has more judges due to the increased number of awards and the more robust and extra stringent criteria that is set for the participating property developers.

The panel of judges come from varied disciplines and different backgrounds which adds prestige to the 2020 awards. The group comprises the expertise of an architect, surveyor, valuer, designer, landscaper, engineer and town planner who has extensive experience in the property industry.

Moreover, the diversity of the judges provides the StarProperty Awards with more comprehensive judging criteria. In addition, all of this year's judges will be providing their input into next year's Awards to ensure that its prestige will be further elevated. This will make the Awards a more interesting one going forward.

Here's what they have to say of the property industry this year. These excerpts are from the StarProperty coffee-table book aptly titled "Malaysia's Most Exceptional Developments 2020/2021" which will be made available in June. 📖

Seated, from left: Institution of Engineers Malaysia honorary secretary Mohd Khir Muhammad, Royal Institution of Surveyors Malaysia past president Datuk Lau Wai Seang, PEPS president Michael KK Kong and Malaysian Institute of Architects president Lillian Tay.

Standing, from left: Malaysian Institute of Interior Designers honorary secretary Sharifah Suzana Simmonds, Institute of Landscape Architects Malaysia immediate past president Associate Prof Osman Mohd Tahir, StarProperty content manager Joseph Wong, StarProperty assistant general manager Ernest Towle and Malaysian Institute of Planners honorary secretary Datin Noraida Saludin.

"Much of the property market is reliant on good and effective government policies to drive the sector forward. That is why government policies need to be focused, firm and forward-looking particularly during these challenging times."

- PEPS president Michael KK Kong

"Townships should be planned in a holistic manner that raises living standards as the nation moves beyond 2020. As it stands, the quality of life in many urban areas appears to have taken a step backwards due to increased traffic congestion from intensified development and the loss of green spaces for recreation."

- Malaysian Institute of Planners honorary secretary Datin Noraida Saludin

"It is high time for landscaping to be in the forefront of the planning and design of the built environment, and play a more influential role in inspiring green design solutions that will shape our future."

- Institute of Landscape Architects Malaysia immediate past president Associate Professor Dr Osman Mohd Tahir

"Remodelling and incorporating the latest interior design trends into a property can greatly boost its value. Moreover, certain aspects of ID can affect property value more than others."

- Malaysian Institute of Interior Designers honorary secretary Sharifah Suzana Simmonds

"As architects involved in the design and delivery of housing in Malaysia, we are eager to see a rethinking of design towards greater efficiency through better-trained people and the adoption of appropriate, affordable technology."

- Malaysian Institute of Architects president Lillian Tay

"Property values should reflect demand and supply, as what we learnt in Economic Studies. However, in Malaysia, developers appear to be setting the benchmark as far as property price in the primary market is concerned."

- Royal Institution of Surveyors Malaysia past president Datuk Lau Wai Seang

"Over the years, engineers have been actively seeking and promoting innovation in design and construction methods as well as employing new technologies in the industry to produce more affordable housing at lower costs without compromising on quality and safety. But engineers must now look beyond their traditional professional roles and responsibilities."

- Institution of Engineers Malaysia honorary secretary Mohd Khir Muhammad

It's not all doom and gloom

A different perspective needs to be taken to turn the negatives into positives

By **JOSEPH WONG**
 josephwong@thestar.com.my

THE Malaysian property industry has, of late, been smacked left, right and centre. Already in the slowdown cycle, it has taken a fresh beating from the current Covid-19 outbreak as well as the sudden change in government.

Not to mention the US-China Trade war since 2019 was already a dampener to the global trade economy, which also affected many aspects of the property sector.

Perhaps one of the hardest-hit property sub-sector was the hotel industry as it is very tourist-based and with the country having shut down its international flights, that has a huge impact on the hotels.

"Many countries who derived income from tourism sector mainly by the Chinese tourists' footfall, were directly hampered," said Alan Poon, an award-winning property speaker and the Malaysia Book of Records holder for simultaneously launching three tenancy books on real estate in Malaysia.

Although Malaysia is doing well in terms of containing the epidemic, we are not spared from the effects, especially the badly hit aviation, hospitality and retail industries.

"Coupled with the sudden political crisis and change of government which had clouded many businesses activities and investors' confidence, during the week-long political impasse, things were pretty gloomy on the local front too," he said.

And when people thought it could not get more worst, oil prices suddenly experienced their biggest plunge since the 1991 Gulf War (under USD30 per barrel).

"All this and more indeed had dashed the hopes of a route to full economic recovery," he said.

Despite all the challenges, there

are many opportunities for the property industry as well as those related to it.

Look on the bright side

The movement control order (MCO) issued by the government has shown that Malaysians can work from home. If this proves to be advantageous, this shift could possibly be the next norm. As such will open the demand for home offices or see new property development incorporating an office into their home layouts. At the same time, home furnishings catering to this will see a demand.

One thing is certain: Once the working population has experienced the benefits of working from home, it will be difficult to revert back to the old work practices.

As homeowners have to comply with the MCO, they will also see what needs to be improved in their home, especially if remote working becomes mainstream. One designer predicts that there will be more opportunities for home improvement related businesses.

One sure lesson learnt from the Covid-19 outbreak is the lack of health and medical facilities. It is no wonder that property developers with health and wellness or medical components as part of their portfolio are expected to perform better than the rest. The question is how fast other stakeholders can enter the playing field.

Some sub-sectors will shine

Poon believed that the wellness real estate, a newly coined phrase, will be the next property star.

"This term may be still new or alien to many in the property investors but definitely not the stakeholders who use the space all along. Do not confuse wellness real estate with hotel business, providing just the conventional spa or



There are always opportunities in threats and developers need to find their niche.

massage centres.

"Neither is it medical tourism where foreigners visit Malaysia seeking medical therapies at hospitals which we are most known for in the Asean region," he said.

As a matter of fact, wellness focuses more on preventive healthcare whereas medical treatments are sought to cure certain illness or diseases, he said, pointing out the adage: "Prevention is always better than cure."

According to the Global Wellness Institute (GWI), a recognised non-profit organisation and the leading source for authoritative wellness industry research, wellness real estate is defined



Poon believed that the wellness real estate will be the next property star.

as the construction of residential and commercial or institutional properties that incorporate intentional wellness elements in their design, materials, and buildings as well as their amenities and services.

This sub-sector of real estate was already making headwinds as the hottest topic recently in GWI Summit.

In spite of this, this new venue is still vaguely understood by many in the real estate fraternity in Malaysia whether they are developers or investment company, said Poon.

However, Malaysia could capitalise on the existing overhang supply and unlock the potential of these assets into a need-based proposition which does not depend largely on tourism in good or bad times, he said.

The fact is that the Covid-19 breakout, coupled with all the other factors, has put the real estate industry into a corner. The question is whether stakeholders can find a niche and leverage on it rather than giving in to the doom and gloom. ☞

"ALTHOUGH MALAYSIA WAS DOING WELL IN TERMS OF CONTAINING THE EPIDEMIC THEN, WE WERE NOT SPARED FROM THE EFFECTS, ESPECIALLY THE BADLY HIT AVIATION, HOSPITALITY AND RETAIL INDUSTRIES.

— ALAN POON



The MCO issued by the government has shown that Malaysians can work from home.

THE BUSINESS ESTATE AWARD

Excellence

Tropicana Gardens
Tropicana Corporation Berhad

Solaris Parq
UEM Sunrise Berhad

Honours

Sendayan Merchant Square
Matrix Concepts Group

THE CLASS ACT AWARD

Honours

OnePark
Iwajib Group

THE CORNERSTONE AWARD

Excellence

Joya @ Gamuda Gardens
Gamuda Land

Honours

La Casa Lunas
Sri Pengkalan Binaan Sdn Bhd

Merit

Rentak Perdana
LBS Bina Group Berhad

THE CREATIVE SPACE AWARD

Excellence

Residensi Bintang Bukit Jalil
LBS Bina Group Berhad

Honours

The Ooak @ Kiara 163
YNH Property Bhd

THE DISTINCTIVE BUILD AWARD

Excellence

Alstonia Hilltop Homes
MRCB Land

Honours

Platinum Arena Residences
Platinum Victory

THE EARTH CONSCIOUS AWARD

Excellence

Gamuda Cove
Gamuda Land

THE EASTERN STAR AWARD

Excellence

Tijani Raja Dewa
Symphony Life Berhad

Honours

Timurbay
OSK Property

THE HOLIDAY HOME AWARD

Excellence

Windmill Upon Hills, Genting Permai
OSK Property

Sunway Onsen Suites@Ipoh
Sunway Property

THE LONG LIFE AWARD

Excellence

Bandar Rimbayu
IJM Land Berhad

Honours

Sunway Geolake@Sunway City
Sunway Property

Merit

Ryan & Miho
OSK Property

THE FAMILY FRIENDLY AWARD

(LANDED)

Excellence

Twentyfive.7
Gamuda Land

Sejati Lakeside, Cyberjaya
Paramount Property (Lakeside) Sdn Bhd

Honours

Ervina @ Ara Sendayan
Matrix Concepts Group

Halya, Daunan Worldwide
Worldwide Holdings Bhd

(HIGH RISE)

Excellence

BSP21
LBS Bina Group Berhad

Honours

9 Seputeh
MRCB Land

99 Residence
JL99 Group

M Vertica
Mah Sing Group Berhad

THE LUXURY SERIES AWARD

Honours

Emerald Residence@Sunway Iskandar
Sunway Property

THE NEIGHBOURHOOD AWARD

(BELOW 500 ACRES)

Excellence

Kiara Bay
UEM Sunrise Berhad And Melati Ehsan Group

Honours

LBS Alam Perdana
LBS Bina Group Berhad

(500 - 2,000 ACRES)

Excellence

Serenia City Township
Sime Darby Property Berhad

Honours

Bandar Rimbayu
IJM Land Berhad

(ABOVE 2,000 ACRES)

Excellence

Bandar Sri Sendayan
Matrix Concepts Group

THE NORTHERN STAR AWARD

Excellence

Luminari
OSK Property

Honours

Sunway Onsen Suites@Ipoh
Sunway Property

THE POSEIDON AWARD

Honours

Kiara Bay
UEM Sunrise Berhad And Melati Ehsan Group

THE SOUTHERN STAR AWARD

Excellence

Horizon Hills
Gamuda Land & UEM Sunrise Berhad

Sunway City Iskandar Puteri
Sunway Property

THE PROXIMITY AWARD

BEST INTEGRATED DEVELOPMENT

Excellence

Sunway Citrine@Sunway Iskandar
Sunway Property

Honours

Sunsuria Forum
Sunsuria Forum Sdn Bhd

9 Seputeh
MRCB Land

Merit

The Sail
Sheng Tai International

BEST INTEGRATED TRANSIT ORIENTED DEVELOPMENT

Excellence

Sunway Velocity Two@Kuala Lumpur
Sunway Property

Honours

Kwasa Damansara City Centre
MRCB Land

Merit

You City III
OSK Property

Residensi 121
Glomac Berhad

THE SAFE HAVEN AWARD

Excellence

OnePark
Iwajib Group

THE SKYLINE AWARD

Excellence

M Oscar
Mah Sing Group Berhad

Honours

Space Residency
Linbaq Holding Sdn Bhd

The Ooak @ Kiara 163
YNH Property Bhd

Merit

Secoya Residences, Pantai Sentral Park
IJM Land Bhd - Amona Development Sdn Bhd Jv

THE STARTER HOME AWARD

Excellence

Sinaran Residences, Utropolis Batu Kawan Penang
Paramount Property (Pw) Sdn Bhd

99 Residence
JL99 Group

Honours

Kita Bayu, Kita @ Cybersouth
LBS Bina Group Berhad

The Orchid @ Meridin East
Mah Sing Group Berhad

THE WOW AWARD (RESIDENCES)

Excellence

The Sail
Sheng Tai International

Honours

Space Residency
Linbaq Holding Sdn Bhd

(PUBLIC BUILDING)

Excellence

Arena Sports KL
Skyworld Development Sdn Bhd

STARPROPERTY CONSUMERS' CHOICE AWARD

(In Alphabetical Order)

JL99 Group

LBS Bina Group Berhad

OSK Property

STARPROPERTY ALL-STARS AWARD

Best Revenue Growth-
Gamuda Land

Best Profit Growth-
Skyworld Development Group

Financially Strongest-
Mah Sing Group Berhad

Most Sustainable Growth-
Paramount Property

Outstanding Builder-
Gamuda Land

Exceptional Community Builder-
Sunway Property

Most Transparent Developer-
Sime Darby Property Bhd

Most Exceptional CEO For 2019-
Mah Sing Group Berhad Datuk Ho Hon Sang

BEST OVERALL CHAMPIONS

(In Alphabetical Order)

Gamuda Land

IJM Land Berhad

LBS Bina Group Berhad

Mah Sing Group Berhad

Malaysian Resources Corporation Bhd

Matrix Concepts Group

OSK Property

Paramount Property

Platinum Victory

Sime Darby Property Bhd

Skyworld Development Group

Sunway Property

Tropicana Corporation Bhd

UEM Sunrise Berhad

YNH Property Berhad

THE CREATIVE TOUCH AWARD (CITY HOTEL)

THE BEST INTERIOR DESIGN

Excellence

EQ

Honours

citizenM Kuala Lumpur

THE BEST INTERIOR DESIGN - CONTEMPORARY LIFESTYLE

Excellence

Rosa Malacca

THE FACELIFT AWARD (CITY HOTEL)

THE BEST REFURBISHMENT - HERITAGE BUILDING

Excellence

The Edison George Town, Penang

