

StarProperty

AWARDS
2021 REAL ESTATE
DEVELOPER

CELEBRATING MALAYSIA'S
MOST INSPIRING
PROPERTY DEVELOPMENTS

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Stars that continue to shine

StarProperty Awards 2021 pay tribute to this year's nation builders

THE prestigious StarProperty Awards, held for the sixth consecutive year, returned with yet another star-studded line-up of premier real estate developers and their outstanding developments. These developers continued to shine despite the challenges posed by the outbreak of Covid-19 and the disruptions resulting from the movement control orders (MCOs).

The awards continued with the established tradition of paying homage to the nation's builders and their projects, which will form the fabric of the nation's infrastructure, shaping the landscape for years to come.

These award-winning properties challenge the boundaries of innovation, architecture and functionality, especially at a time when the entire property industry revolves around a new norm.

Technology, lifestyle, sustainability and wellbeing are the new points of focus. As such, the award categories were redesignated and fine-tuned to better reflect the changing socio-economic and cultural landscape of today's norm.

Twenty-six categories were contested, although in normal circumstances, there would have been more. Due to the disruptions brought about by the pandemic, the popular Consumers' Choice Award and the revamped All-Stars Awards were temporarily placed on hold this year.

Nevertheless, the stakes were raised as each real estate project was squarely judged on its merits. This year also saw an increase in the number of judges to address the wider scope accorded by the judging criteria. A total of 10 judges from varied disciplines and different backgrounds were invited for this purpose.

From architects, surveyors, designers and town planners to property consultants and industry experts, the esteemed panel's diversity ensures a fairer and more comprehensive audit

of the entries received.

New awards were introduced this year to address emerging key tenets. The Investor's Choice Award for landed and commercial properties is given to the developments with a proven record of escalating capital appreciation in secondary market transactions compared to their initial selling price.

The Close-To-Home Award focuses on the property with the widest selection of amenities in proximity to the residents. Convenience, ease of travel and walkable locations of interest are part of the criteria.

The Full Circle Award covers the best completed landed property development, which offers the best attributes of the desired home address.

As sustainability is a hot property topic, the Landscape Award for township and high-rise properties is timely to award developers who have taken the extra mile in not just greening their projects, but in addressing the ecological issues and cost-effectiveness of maintaining the landscape.

The Assisted-Living Home Award, which is awarded to the best semi-retirement project, addresses and encourages more developers to consider developing more of such homes in lieu of the growing grey population. As a nation grows and ages, this category will become more prominent in years to come.

At the end of the day, the StarProperty Awards is also a mechanism to encourage real estate developers to excel in their craft. The awards will continue to grow and expand its genre to cultivate new heights for the property industry. The StarProperty Awards 2021 ceremony will be held virtually at a later stage. Follow the StarProperty Facebook page for the latest announcements. [f](#)

WHAT'S NEW IN 2021?

- The Investor's Choice Award (Landed) - Highest ROI Development
- The Investor's Choice Award (Commercial) - Highest ROI Development
- The Close-To-Home Award - Best Development with the widest selection of Amenities in Close Proximity
- The Full Circle Award - Best Completed Landed Property Development
- The Landscape Award (Township) - Best Landscaped Development
- The Landscape Award (High-Rise) - Best Landscaped Development
- The Assisted-Living Home Award - Best Semi-Retirement Development

StarProperty Awards Milestones

2016

BIRTH OF STARPROPERTY AWARDS

2016 was a milestone year for StarProperty as it witnessed the birth of the StarProperty Awards, a prestigious occasion to celebrate, commemorate and recognise the top developers of Malaysia. The first edition saw the introduction of 10 categories and two AllStar Awards, namely the Top Ranked Developers Award and The Readers' and Voters' Choice Award.



2016-2018

2017

BIGGER AND BETTER ROUND TWO

The StarProperty Awards returned for the second year with 18 awards, introducing eight new trophies as the popularity of the awards grew in prominence. The introduction of the new categories 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.

2018

WIDENING THE REACH

In its third year, the StarProperty Awards extended its reach to East Malaysia. To commemorate the geographical addition, the Borneo Star Award was created to acknowledge the efforts of the home-grown real estate developers in Sabah and Sarawak. Due to the growing popularity of the StarProperty Awards, four new categories were added to the list to recognise a wider variety of property design elements.

2019

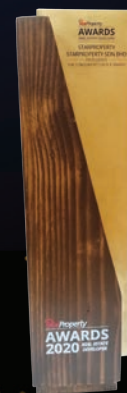
ENTERING NEW DIMENSIONS

More categories were created in the fourth year of the StarProperty Awards to give recognition to the impressive architectural designs that would become the nation's iconic buildings, among other achievements. New trophies were presented to developers of landmark public buildings, luxury developments and acts of kindness in the form of their corporate social responsibility contributions to give back to the people. The StarProperty Awards also opened up to hoteliers to acknowledge their supportive role in the property industry.

2020

GOING VIRTUAL

The fifth consecutive event, despite the disruption caused by the effects of the Covid-19 pandemic and the subsequent MCOs, was held for the first time in a virtual format. Following StarProperty's rebranding exercise in the second half of 2019, the awards continued pushing the limits and introduced a new level of the All-Stars Awards. As a result, the awards saw the emergence of a list of stringent qualitative and quantitative assessments designed to better vet through and determine the best developers among them all.



2020-2021

2021

RIDING THE NEW WAVE

Seven new categories have been added to the StarProperty Awards for a total of 26, which makes 2021 the year with the most number of entries. A total of 61 entries were lodged at the closing deadline despite the disruptions caused by the MCOs.

The evolution of StarProperty trophies

StarProperty Awards 2021 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
HCK Capital Group Berhad	Edumetro @ Subang Jaya	Honours
Gamuda Land	Townsquare @ Gamuda Cove	Honours
Matrix Concepts Group	Sendayan Merchant Square	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
Sunway City Iskandar Puteri	Sunway Citrine Lakehomes	Excellence
Sri Pengkalan Binaan Sdn Bhd	Taman Nuri	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
SkyWorld Development Group	SkyVogue Residences	Excellence
Tropicana Corporation Bhd & Temokin Holdings Sdn Bhd	Tropicana Miyu	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
Suntrack Development Sdn Bhd	Tuai Residence Setia Alam	Excellence
Mitraland Group	The Tresor @ Gravit8	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
Sri Pengkalan Binaan Sdn Bhd	Puncak Kasa Heights	Excellence
Sunway City Iskandar Puteri	Sunway Citrine Lakehomes	Excellence
Matrix Concepts Group	Ervina @ Ara Sendayan	Honours
OSK Property	Iringan Bayu, Seremban	Merit

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
Sunway Property Sdn Bhd	Sunway City Iskandar Puteri	Excellence

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
NCT Group Of Companies	Ion Forte Green City	Merit
Tropicana Corporation Bhd	Tropicana Grandhill	Merit

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
Mitraland Group	Gravit8	Merit
Tropicana Corporation Bhd	Tropicana Cenang	Merit



Gamuda Cove's Townsquare is set for launch in December 2020.



Sunway City Iskandar Puteri, Sunway Citrine Lakehomes



NCT Group of Companies, Ion Forte Green City



Tropicana Corporation Bhd, Tropicana Cenang



Sri Pengkalan Binaan Sdn Bhd, Puncak Kasa Heights



Sunway Property Sdn Bhd, Sunway City Iskandar Puteri



Tropicana Corporation Bhd & Temokin Holdings Sdn Bhd, Tropicana Miyu



Ervina @ Ara Sendayan by Matrix concepts Group



i-City Golden Triangle by i-Berhad



SkyWorld Development Group, SkySierra Integrated Development



HCK Capital Group Berhad, Edusphere @ Cyberjaya



Parkland Group, Taman Parkland



M Luna by Mah Sing Group Berhad



Guocoland Malaysia Berhad, Emerald 9



Suntrack Development - Tuai Residence Setia Alam



Mitrland Group, Gravit8

The Proximity Development (Township)

This award goes to the transit-oriented development that epitomises the Work, Play, Live and Learn concept. The township takes the aspects of an integrated, sustainable and liveable environment that encompasses its residential, offices and commercial components. The development is built with a selection of amenities within a neighbourhood's walkability range. As such, the community would have a lower carbon footprint.

Developer	Project Name	Rank
I-Berhad	i-City Golden Triangle	Honours

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
Sunway City Iskandar Puteri	Sunway GRID	Excellence
Platinum Victory	Vista Sentul Residences	Honours

The Proximity Development (Project)

This award goes to the project that epitomises the Work, Play, Live and Learn concept. The development is built with a selection of amenities within a neighbourhood's walkability range and is directly linked to a mass public transportation system to reduce the carbon footprint. This results in an integrated, sustainable and liveable environment that encompasses its residential, offices and commercial component

Developer	Project Name	Rank
Guocoland (Malaysia) Berhad	Emerald 9, Cheras	Honours

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
SkyWorld Development Group	SkySierra Integrated Development	Honours
Mitrland Group	Gravit8	Honours
HCK Capital Group Berhad	Edusphere @ Cyberjaya	Merit

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
Sri Pengkalan Binaan Sdn Bhd	Acacia Heights	Excellence
Parkland Group	Taman Parkland	Honours
Mah Sing Group Berhad	Meridin East	Honours

The Wow Development

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
NCT Group Of Companies	Grand Ion Majestic	Honours

The Borneo Star Development

This award goes to the residential or commercial development located in East Malaysia (Labuan, Sabah, and Sarawak). Winning developments showcase elegance in its planning, design and construction, with an array of amenities, furnishing and fittings that have been selected to meet the discerning tastes of buyers. An important plus-point is a strategic location complemented by plenty of accessibility options.

Developer	Project Name	Rank
IJM Land Berhad	Utama Park Residence	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
Guocoland (Malaysia) Berhad	Emerald 9, Cheras	Excellence
SkyWorld Development Group	The Valley Residences @ SkySierra	Excellence
Mah Sing Group Berhad	M Luna	Honours

The Assisted-Living Home Development

The development that looks into and provides amenities and features targeted at the older generation will snatch this award. Such projects cater to older residents who require assistance, such as designated medical assistants or nurses to provide healthcare services or seated shower areas.

Developer	Project Name	Rank
Suntrack Development Sdn Bhd	Tuai Residence Setia Alam	Excellence



HomeCity Realty Sdn Bhd, Garden Villa - Taman Tasik Semenyih



Seri Pajam Development, Tunas residenti @ Nada Bidara



Glomac Berhad, Plaza @ Kelana Jaya



Lucent Residence @ Twentyfive.7 by Gamuda Land



OSK Property, Iringan Bayu, Seremban



Riana Dutamas by IJM Land Berhad



SkyWorld Development Group, EdgeWood Residences @ SkySanctuary



Austin Heights Sdn Bhd, The Original Cluster Home @ Austin Heights

The Starter Home Development (Landed)

Buying the first home marks a wonderful milestone, and starter homes with affordable prices facilitate the process of homeownership. Without cutting corners, these winning developments embody the essence of value over money. They display efficient space utilisation through design while maintaining a price tag below RM500,000..

Developer	Project Name	Rank
Matrix Concepts Group	Avisa & Belissa @ Laman Sendayan	Excellence
HomeCity Realty Sdn Bhd	Garden Villa @ Taman Tasik Semenyih Permai	Excellence
OSK Property	Iringan Bayu, Seremban	Honours

The Starter Home Development (High-rise)

This award is for high-rise developments marketed in the affordable range. An affordable home is defined as providing the best possible lifestyle and project quality with a price tag below the RM500,000 mark. These developments must appeal to first-time homebuyers as they check all the right boxes – value for money without compromising quality and aesthetics.

Developer	Project Name	Rank
SkyWorld Development Group	SkyAwani 5 Residence	Excellence
Platinum Victory	Vista Sentul Residences	Excellence
Seri Pajam Development	Nada Bidara	Honours
Glomac Berhad	Plaza @ Kelana Jaya	Honours

The Full Circle Development

Open to bungalows, semi-detached, villas and other types of landed property, the winning entry of this award should have the best attributes that make this completed landed property the most desirable among the ones vying for this title.

Developer	Project Name	Rank
Gamuda Land	Lucent Residence @ twentyfive.7	Excellence

The Investor's Choice Award (Commercial)

This award goes to the commercial development with a proven record of escalating capital appreciation in secondary market transactions when compared to its initial selling price. The winning development is recognised for its achievement in excellent value creation.

Developer	Project Name	Rank
Austin Heights Sdn Bhd	8 Avenue @ Austin Heights	Excellence

The Close To Home Award

The criteria for this award is based on the developers' decision to build the project at its respective locations and the rationale in ensuring that residents will be spoilt for choice where shopping, dining, recreation, community, transportation and other amenities and conveniences are concerned.

Developer	Project Name	Rank
IJM Land Berhad	Riana Dutamas	Excellence
Glomac Berhad	Plaza @ Kelana Jaya	Honours

The Investor's Choice Award (Landed)

This award goes to the landed project with a proven record of escalating capital appreciation in secondary market transactions when compared to its initial selling price. The winning landed development is recognised for its achievement in excellent value creation.

Developer	Project Name	Rank
Austin Heights Sdn Bhd	The Original Cluster Home @ Austin Heights	Excellence

The Landscape Award (Township)

The landed property that has the best landscaping innovations and aesthetics will take this award. Considerations taken into account include how the landscape benefits the environment and the people.

Developer	Project Name	Rank
Gamuda Land	Gamuda Gardens	Excellence
OSK Property	Iringan Bayu, Seremban	Excellence

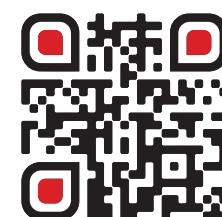
The Landscape Award (High-rise)

The high-rise property that maximises its greenery within limited settings will take this award. The winning project must show how its landscaping innovations and aesthetics benefits the environment and the people.

Developer	Project Name	Rank
Mah Sing Group Berhad	M Arisa	Excellence
SkyWorld Development Group	The Valley Residences @ SkySierra	Excellence
SkyWorld Development Group	EdgeWood Residences @ SkySanctuary	Excellence



Gamuda Gardens by Gamuda Land



Scan for more information of
 StarProperty Award 2021

Gamuda Gardens: Elevating Klang Valley North

Leveraging on the natural beauty of rugged, forested hills and tempered with landscaping in line with the land



Gamuda Gardens is crafted as an address that people want to be a part of, grow up and grow old in.

NESTLED amidst the rugged, forested hills of Klang Valley North, Gamuda Gardens leverages on the natural beauty of its location with faithfully curated landscapes elevating the prestigious, mindfully planned residential enclaves of the 810-acre township.

From the lush backdrop of its 50-acre Central Park, showcasing a vibrant vista with five cascading lakes and thoughtful balance of native flora and fauna species, to its integrated green spaces, green roofs and vegetated swale drains managing stormwater runoff, Gamuda Gardens embodies Gamuda Land's development principle: Listening to what the land has to tell us.

By working with nature and incorporating it into Gamuda Gardens' master plan through its Gamuda Parks initiative, Gamuda Land ensures the desirability and sustainability of the development as a whole. In this way, it crafts the township into an address that people want to be a part of, grow up and grow old in, as the elegant new pulse of Klang Valley North.

At the centre of it all

"At the heart of Gamuda Land's approach to Gamuda Gardens is an abiding respect for the land's natural heritage, in line with the Gamuda Green Plan and its first pillar, governing Sustainable Planning and Design, and Circular Construction. This is best seen in the township's pet-friendly Central Park, which saw the rehabilitation of an existing monocultural rubber plantation into a biodiverse parkland, enriching the surrounding ecosystem while serving as a hub for the Gamuda Gardens community as well as visitors," said Gamuda Gardens and Kundang Estates project assistant general manager Wong Siew Lee.

Initiatives to restore the site include the introduction of managed woodland blocks with naturally progressing understory, with the Central Park comprising 77% native flora species. The focus on native species allows for vigorous growth and cost-effective yet sustainable landscaping. In addition, constructed wetland cells facilitate natural water filtration while enhancing biodiversity. Finally, Gamuda Land preserved the site's groundwater while safeguarding the quality of lake water through the cultivation of healthy lake aquaculture.

The rehabilitation of Central Park's biodiversity was established through biodiversity audits in 2014, which found species variation rates lower than that of surrounding secondary forests and in 2018, which showed more than 177 flora and fauna species on-site, including those with conservation importance.

Living side by side with nature

Listening to what the land has to tell us is more than just a motto to Gamuda Land; it is a development principle that runs through all its townships and vertical communities. This is seen in Gamuda Gardens, where the natural contours of the land were taken into account when planning for residential precincts such as Monarc and preserving the natural character of the site while delivering spectacular, elevated hillside views for residents.

Gamuda Gardens' connection to the land is not just ideological but physical as well, with a continuous, seamless network of green spaces running through the township leading to the



Gardens Square encourages residents and visitors to enjoy its shaded walkways, thereby reducing carbon footprints and building the community.

Central Park at its heart. In this way, Gamuda Gardens offers exclusive homes with nature right at the doorstep, fulfilling the growing demand for outdoors connections following recent lockdowns.

This greenery serves as both an aesthetic element enhancing Gamuda Gardens' appeal as well as a biological filter and natural habitat for flora and fauna. For example, green roofs are integrated into viewing pavilions to filter rainwater for discharge into nearby water bodies while reducing surface runoff, improving air quality and cooling ambient temperatures. These are supplemented by photovoltaic panels on the roof of the township's Waterfront Village, generating renewable energy (RE) to reduce the Waterfront Village's electricity consumption by 85%. Gamuda Group aims for a 40% reduction in carbon dioxide equivalent (CO₂e) emissions, compared to business as usual by 2030 in its developments and townships, by reducing non-renewable energy use through efficient cooling systems, smart features, solar street lighting and RE installations.

In addition, more than 1.6km of vegetated swale drains throughout the township mitigate potential flood risks by redirecting excess water, while integrated root systems manage soil erosion. By building in harmony with nature, Gamuda Land creates sustainable towns that stand the test of time.

An address in high esteem

Aside from its benefits for Gamuda Gardens as a whole, this nature-centric design also complements Gamuda Gardens Esteem, the township's latest residential precinct catering for home seekers in search of tranquil lifestyles secluded from the bustle of the city. With an emphasis on elegance and exclusivity, upcoming launches within the precinct embody Gamuda Land's upmarket approach to Klang Valley North.

These launches include Monarc, with a limited selection of contemporary bungalow and semi-detached boutique homes espousing the most discerning pedigree in terms of form and function.

High ceilings and spacious layouts abound, bathing Monarc interiors in natural light and delivering greater connections to nature, both home seeker priorities in the new normal.

While setting the benchmark for privacy with exclusive gated and guarded communities in Klang Valley North, Gamuda Gardens Esteem also offers residents the best of both worlds, with vibrant retail and commercial components within easy reach in Gamuda Gardens for daily essentials. These include the Waterfront Village, which offers a range of conveniences and wellness options, and the upcoming Gardens Square. The latter is a 6.7-acre commercial hub that will house a robust selection of

tenants, tailored for post-pandemic needs like an established grocer and drive-through restaurant.

The pet-friendly Gardens Square showcases Gamuda Land's commitment to sustainable town-making, with a focus on walkability and pedestrian comfort. Electric bike and scooter rental services encourage residents and visitors to enjoy its shaded walkways, reducing Gamuda Gardens' carbon footprint while encouraging healthy social interaction within the community.

With premiere accessibility to the city centre via major routes such as the North-South, Guthrie Corridor and Kuala Lumpur-Kuala Selangor (Latar) Expressways, Gamuda Gardens itself features a gross development value of RM10.1bil, with 6,200 residential units projected once complete. ↗

StarProperty
AWARDS
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EXCELLENCE
THE LANDSCAPE AWARD (TOWNSHIP)

Gamuda Gardens

StarProperty
AWARDS
2021 REAL ESTATE DEVELOPER
EXCELLENCE
THE FULL CIRCLE AWARD
Lucent Residence @ twentyfive.7

StarProperty
AWARDS
2021 REAL ESTATE DEVELOPER
HONOURS
THE BUSINESS ESTATE AWARD
Gamuda Cove

StarProperty
AWARDS
2021 REAL ESTATE DEVELOPER
STARPROPERTY
ALL-STARS AWARD



"LISTENING TO WHAT THE LAND HAS TO TELL US IS A DEVELOPMENT PRINCIPLE THAT RUNS THROUGH ALL OUR TOWNSHIPS AND VERTICAL COMMUNITIES.

— WONG



GAMUDA
GARDENS

GAMUDA LAND

GAMUDA GARDENS

StarProperty
AWARDS REAL ESTATE DEVELOPER
2021
EXCELLENCE
THE LANDSCAPE AWARD (TOWNSHIP)

Listening to what the land has to tell us

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

It is really about mindful planning. Our land has blessed us with many resources; rolling terrain, beautiful hills, lush wetlands. So, we are able to work with nature. We bring the water that runs off the land to flow it into natural ravines to create lakes. The trees that were there long before we came, we preserve them and transplant only if we need to.

When we work with the land in this way, there is a respect for what was there before us, to create a place that lasts for generations to come.



Gamuda Gardens Central Park



The Lookout Point



Stand-up Paddling



Solar Express Train Ride



Horseback Riding



Cycling around Central Park



Sunset Kayaking

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.
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THE EDGE Top Property
Developers Awards
2020

RMI **THE EDGE - PEPS**
Value Creation Excellence
Award 2012-2019

StarProperty
AWARDS 2017-2021
REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD

Gamuda Gardens
Experience Gallery

gamudaland.com.my
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GAMUDA LAND

twentyfive.7: A convivial, cosmopolitan community

The creation of a vibrant and well-connected town in Kota Kemuning



Quayside Mall's breezy waterfront promenade is designed as the pulse of the town where the community gathers.

BUILDING on Gamuda Land's legacy in Kota Kemuning, twentyfive.7 complements the maturity of the surrounding community with cosmopolitan flair and urban sensibilities.

A quayside affair, twentyfive.7 shakes things up with chic, contemporary launches such as Lucent Residence, offering a vibrant suite of superlink and semi-detached homes suitable for home seekers from every walk of life. Gamuda Land has mindfully planned every element to make a place that people want to be a part of, grow up and grow old in.

Getting the places right for the community

"As with all our projects, we believe that when we get the places right, the town works. From the home place to the shopping place, to the park place and more, our placemaking approach in twentyfive.7 brings elements such as Quayside Mall and the Central Park together within easy reach of residential precincts, delivering the convenience that owners and residents need so they can live beyond 24 hours a day, seven days a week," said twentyfive.7 General Manager Lam Sew Chee.

Quayside Mall's breezy waterfront promenade is designed as the pulse of the town where the community gathers, with an open, integrated aesthetic inviting visitors to explore its curated community spaces while complying with physical distancing guidelines.

The neighbourhood mall offers complementary retail focusing on F&B and essentials operators, including anchors such as Jaya Grocer and Harvey Norman, with a sumptuous selection of eateries like Rong Cuisine, Ole-Ole Bali and Starbucks giving residents an ample choice of dining and food delivery options. In addition, work near home (WNH) spaces in its 2nd-storey pod seating area will cater for working professionals, addressing the new paradigm beyond work from home (WFH).

Quayside Mall is situated next to twentyfive.7's pet-friendly, seven-acre Central Park, which serves as the centre of the township's burgeoning community. Families, couples and visitors at their leisure can stroll through its terraced gardens while taking in the spectacle of the central lake's Aurora Rhythms musical fountain.

Through it all winds a 7km jogging and cycling track called The Loop, integrating the township's commercial and recreational components with residential precincts such as Lucent Residence. This feature enhances walkability and caters for the growing interest in outdoor fitness post-pandemic.

Versatile homes with convivial vibes

A signature launch within twentyfive.7, Lucent Residence offers superlink and semi-detached units master-planned for personality, adaptability and post-pandemic practicality. Avant-garde façades express the dynamic direction and deliberate design of the precinct, infusing each home with character and charm while alluding to the versatile, convivial spaces within.

The low-density residential enclave ensures the privacy and comfort of owners

and residents. Each home in Lucent Residence is connected via landscaped gardens to the precinct's Canal Park as well.

Nine layouts with built-ups from 2,120 sq ft to 3,701 sq ft cater for a wide range of living arrangements, suitable for multigenerational families, newlyweds and working professionals alike.

Each house design features distinctive aesthetics and target demographics. Flexi House, for example, incorporates multi-façade architecture offering diverse views and viewpoints, along with a dual-key concept for versatile accommodations. Light House, on the other hand, addresses post-pandemic demand for natural lighting and ventilation, with prominent windows and triple-volume ceilings bathing interiors in sunlight and providing abundant space both in and out of lockdown.

For those looking for something truly special, Premio delivers the latest in luxury lakefront lifestyles, with spectacular views of Lucent

Residence's Canal Park and water fountain. This diversity of design underscores Gamuda Land's development approach, accounting for every detail to deliver townships that stand the test of time.

Peace of mind for purchasers

With safety and health a key priority for home seekers in the new normal, Lucent Resident includes a comprehensive range of security features to safeguard owners and residents. These include a 24-hour guard presence and CCTV coverage, RFID tracking for vehicles and fencing with an integrated perimeter intrusion detection system (PIDS).

In addition, accessibility to the Canal Park is managed by a facial recognition system, allowing homeowners to go for a jog or a walk without a key. Reinforcing these systems is Gamuda Land's Crime Prevention Through Environmental Design (CPTED), which uses fundamental design principles such as single entry and exit points, a cul-de-sac street system to reduce pass-through traffic, and green spaces along walkways serving as natural buffer zones to minimise safety risks.

"With the recent introduction of Gamuda Land's Booster Shot campaign, purchasers can enjoy even more peace of mind, with a flexible range of financial assistance solutions for Malaysian home seekers. These include differential sum and monthly instalment assistance, complimentary furnishing packages, and free Memorandum of Transfer and home loan legal fees which homebuyers can mix and match according to individual needs," said Lam.

twentyfive.7 itself comprises 257 acres in the southwest growth corridor of Klang Valley, with connectivity to major routes including the Shah Alam Expressway (Kesas), South Klang Valley Expressway (SKVE), Kemuning-Shah Alam Highway (LKSA) and North-South Expressway Central Link (Elite). The township is projected for completion by 2030. 📍



Each Lucent Residence home is connected to the precinct's Canal Park.

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"TWENTYFIVE.7 IS MINDFULLY PLANNED WITH COMMUNITY GATHERING SPACES, QUAYSIDE MALL AND A CENTRAL PARK IN THE HEART OF TOWN WHERE NEIGHBOURS CAN MEET AND GET TO KNOW ONE ANOTHER.

- LAM



twentyfive.7
Kota Kemuning
GAMUDA LAND

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Kota Kemuning

Making a good and vibrant town

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A town can mean so many different things. What is foremost is a town has to be about special places and good placemaking.

When we create great gathering places, when we lay out the parks and lakes that open up to each neighbourhood, when we apply architecture and craft beautiful streetscapes, we start to develop a personality for that town.

When people begin to move in, they will experience a real difference. They'll get a feel for the place and want to be a part of it.



Q-rousel

Fun carousel ride at The Buzz.ar



SuperFly

Adventurous zipline across Central Lake



Solar Express

Train ride around Central Park and Quayside Mall



Bike Loop Through Quayside Mall

Tour twentyfive.7 on bike at your own pace

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Responsible
Original

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gamudaland.com.my
03-2787 7914

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Southern Klang Valley's lifestyle retail and recreational transformation

Gamuda Cove: A new centre of gravity to draw in residents and visitors



Gamuda Cove's Townsquare allows aspiring entrepreneurs to target the burgeoning Southern Klang Valley market.

As development in Klang Valley trends towards its southern growth corridor, a new centre of gravity has arisen in Gamuda Cove, a vibrant 1,530-acre township by Gamuda Land, which offers residents and visitors the commercial convenience of urban lifestyles closer to the city centre.

Envisioned as a nature sanctuary and smart city, Gamuda Cove recently launched its Townsquare lifestyle retail hub, complementing its residential precincts with essentials within easy reach. Designed for the post-pandemic retail landscape, Townsquare is part of Heart of Cove, set to be the commercial and entertainment nucleus of Southern Klang Valley.

Townsquare surrounded by theme parks

"Gamuda Cove's Townsquare in Heart of Cove represents the most fundamental of Gamuda Land's development principles. We believe that when we get the places right, the town works. When planning for the home place, the shopping place, the play place and more, we bring these together around a town square to give the town a sense of place," said Gamuda Cove general manager Wong Yik Fong.

Situated in Gamuda Cove's central district, Townsquare in Heart of Cove is located strategically not just for residents, but for surrounding communities as well. In addition, an upcoming interchange will shorten the distance to Cyberjaya to just 2km once completed in 2022, making Townsquare easily accessible for those in Cyberjaya and beyond.

The mindfully planned Heart of Cove includes elements such as SplashMania, Asia's largest rainforest water theme park, a destination mall, and two hotels catering for SplashMania visitors and the meetings, incentives, conferences and exhibitions (MICE) sector. Its comprehensive, self-sustaining component mix is designed to propel growth and business expansion, not just for Gamuda Cove but also for Southern Klang Valley. SplashMania is set to open in 2022, with a projected annual visitorship of 700,000.

Adjacent to Heart of Cove, the 23-acre Discovery Park offers heart-pounding entertainment thrills, including attractions like the Goosebumps Rope Course and Blastacars Drift Karts. Along with the 1,111-acre Paya Indah Discovery Wetlands nearby, Gamuda Land's vibrant placemaking is set to drive footfall to Townsquare and beyond.

Townsquare itself spans 7.5 acres in Heart of Cove, comprising The Street, The Alley and The Plaza. In total, it offers double and triple-storey lifestyle retail shops featuring built-ups from 2,158 sq ft to 5,059 sq ft in the first phase, with 48 units launched in December 2020 to kickstart the commercial, leisure and entertainment pulse of the area. Townsquare is projected for completion in 2024.

Supported by science of sustainable design

Acknowledging prevailing post-pandemic retail trends, Townsquare takes into account changing consumer needs in the new normal, while incorporating sustainable design in line with Gamuda Land's commitment to build with respect for nature. Its car-free, pedestrian-friendly streets invite visitors to take the air about town, with open, al fresco streets and alleys emphasising healthy social engagement, encouraging physical distancing and reducing carbon footprints.

Integrated landscaping throughout the lifestyle retail hub provides shade for passers-by,



reinforced by tree canopies extending above surrounding buildings. In this way, Townsquare addresses the main challenges to open retail spaces in Malaysia, namely the weather, heat and rain.

Aside from tree canopies and fountains to cool surrounding temperatures, its design uses wind flow and solar radiation analysis to maintain an ambient target of 28°C, with the Universal Thermal Climate Index (UTCI) as a benchmark for comfort in outdoor conditions.

Glass skylights also serve to shelter visitors from Malaysia's frequent rainstorms, forming continuous protected walkways to promote walkability and underscoring how Gamuda Land mindfully plans every detail of its developments to sustain their growth.

Placemaking principles in practice

In addition to its sustainable design, Gamuda Land leverages on its placemaking principles to instil identity into the lifestyle retail hub's diverse spaces, while building them from the ground up with connectivity in mind.

The Street sets the tone for Townsquare, with avenues showcasing a variety of façade styles and brick facing as a common theme to establish character. Its contemporary streetscapes evoke the sophisticated appeal of Parisian street cafes, converging in a central space for gatherings.

Here, an aesthetically crafted fountain draws the eye, serving as a visual centrepiece and focus for buskers, street performances and more, driving footfall while enhancing placemaking and community building post-lockdown.

Running through Townsquare and connecting The Street, The Alley consists of pathways with an emphasis on food and beverage operators. Cafes, bistros and more line its sidewalks, cultivating a sense of place while catering for increasing retail demand for F&B delivery and dine-in options post-pandemic.

Meanwhile, The Plaza is envisioned as the centre of Townsquare, a multipurpose venue to host gatherings or weekend markets. Its dry fountain catches the sunlight with sparkling mist and can be turned off for use as a platform for events.

"At Gamuda Land, we believe that a good town is a connected town. We have mindfully planned Gamuda Cove's connectivity, from the Heart of Cove and Townsquare, which are within 10km of its residential precincts, to its 5G-enabled infrastructure, allowing next-generation wireless connectivity and smart home solutions," said Wong.

This connectivity benefits owners and residents in precincts such as Enso Woods, offering Japanese minimalist-inspired garden terrace homes with post-pandemic designs, and the upcoming Wetlands Estates, an exclusive enclave featuring luxury waterfront homes. To learn more about Townsquare, Enso Woods and Wetlands Estates, those interested can call 03-9212 3064.

Gamuda Cove is set against the backdrop of the Kuala Langat Forest Reserve, with proximity to the Elite and Southern Klang Valley Expressways. In addition to commercial vibrancy, it features a range of natural attractions such as the Paya Indah Discovery Wetlands and upcoming Forest Park and Wetlands Arboretum, positioning it as the eco-tourism hub of Southern Klang Valley.

LEFT SplashMania, Asia's largest rainforest water theme park, set to open in 2022, is strategically located next to Townsquare.

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"WE BRING THE HOME PLACE, THE SHOPPING PLACE, THE PLAY PLACE AND MORE AROUND A TOWN SQUARE, TO GIVE THE TOWN A SENSE OF PLACE."

- WONG

GAMUDA
COVE
GAMUDA LAND

GAMUDA COVE | TOWNSQUARE

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WHEN WE GET THE PLACES RIGHT, THE TOWN WORKS

When we start thinking about making a good town, we think not only of the home place. We think of the play place, the shopping place, the eating place, the park place, the learning place.

Every element is mindfully planned and thoughtfully brought together. They are organised around a Townsquare that sits next to a rainforest themed waterpark. Carefully planned streetscapes shaded by lush greenery give the town square a sense of place. Just as you can ride a bike, you can also walk comfortably around the car-free streets.

This is our way of connecting you with the community, with nature and with yourself.

GAMUDA LAND



Directly connected to SplashMania's entrance



The Plaza @ Townsquare



Grand Fountain @ The Square



Alfresco experience @ The Street

SincereTM
Responsible
Original

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I-City Golden Triangle

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i-City Golden Triangle's game-changer

A local blueprint for the global footprint

LESS than 10 years ago, the majority of the Malaysian population had no inkling what a transit-oriented development (TOD) is. This terminology only came to be popular after the mass rapid transit (MRT) lines became the talk of the town and when people realised how TODs could offer multiple benefits.

Naturally, many property stakeholders rushed in to join the TOD bandwagon, giving rise to TODs of all shapes and sizes. However, only a handful are standing out as a tier 1 TOD, offering convenience, comfort and vibrancy at a much higher level.

Conversely, creating more equitable TODs will require intentional and concerted action from the government, councils

and local partners to connect TODs to rail and bus corridors. Moreover, the main impact of a TOD is how it can support entrepreneurs and corporations with strategic investments.

That is the core of i-City Golden Triangle's (i-City GT) values – to be something more than just a duplicate TOD, with digitisation serving as the driver that propels the ultrapolis forward.

Tech Evolution

Life, as we know it today, has changed through the advent of technological advancements. There is no mistaking that the next generation of property developments will be technologically driven given the sharp spike in the use of mobile applications (apps) and work from home needs.

New-norms, a by-product of the Covid-19 pandemic, have also changed the way people look at technology within the property setting. Many companies are now looking at properties that provide a secure infrastructure that can facilitate the modern concept of work, live and play.

i-City GT's conscious adoption of technology, in pushing the boundaries of its developments and product offerings, is a major drawcard for the discerning and a key ingredient in widening its sphere of influence.

Already embracing the digital revolution at the onset of its development almost a decade ago, i-City GT as a recognised MSC Malaysia Cybercentre will be an important location for local and international connections, commerce and communications, one with a technology-centric focus.

The building blocks of technology

This infusion of technology into i-City GT now embodies Artificial Intelligence, Big Data and Cloud Computing, forming the ABCs of technology. This is the key that will ultimately unlock the true

property value of i-City GT.

Symbiotic relationships are already evident in the i-City SuperApp, a single platform that connects the community to the realities of their daily lives, offering the conveniences of cashless parking, payments, job search and leasing of property to its community via a single platform.

Underpinned by the unpacking of big data stored over cloud computing, enabled by artificial intelligence applications and algorithms, i-City GT's real-time surveillance provides around-the-clock peace-of-mind for both the community and visitors alike.

Connected together in an integrated, centralised Command Control Centre which oversees and manages real-time system information, it includes smart CCTV surveillance, street lighting, traffic management and emergency response.

It also employs the optimum use of seamless security technology and robust networks of people in providing a comprehensive concept of urban security, thus making it a safe and secured liveable smart city.

By ensuring that its technology-related infrastructure is future-proof, and with a 400G high availability network powered by Huawei, i-City GT's push toward being 5G-ready will ensure that it becomes the nucleus of telecommunications organisations, financial institutions and high-technology firms, as well as start-up companies and multi-national corporations (MNCs).

Much has been invested into the Malaysia No 1 Technology City. Unwavering adoption of technology within i-City GT enforces its value proposition as a noteworthy TOD.

Unlocking the value

The influence of technology on i-City GT is akin to San Francisco, deemed a poster child for the economic effects of technology-based companies taking control of urban areas.



Excellent connectivity with pedestrian linkage to offices and shopping amenities. LRT3 i-City station is just minutes walk away.

Six of the top 10 technology companies in the world with the largest body of highly successful talent pools from conglomerates such as Apple, Intel, Google, Yahoo, Cisco and eBay are based there.

The creative knowledge and technopreneur hub in i-City CentralWalk provides a conducive environment where the knowledge community can network and interact with one another and serve as a platform for developing new talents.

Two pre-eminent universities with a student population of over 60,000 are just a stone's throw away. Within a 30km radius are at least six privately-owned universities and numerous other institutions of higher learning — an immense talent pool for the future.

Its excellent infrastructure and connectivity to major highways like Federal Highway, New Klang Valley Expressway (NKVE), West Coast Expressway (WCE) and Shapadu Highway put the ultrapolis at the forefront. i-City GT's connectivity to the nation's biggest seaports, airports and most parts of Klang Valley is just within a 30-minute drive. The LRT3 i-City station is also just a walk away, boasting covered walkways with visitors' comfort always in mind.

This local blueprint, envisioned for a global footprint, is reaping the rewards toward solidifying its transformation into a global centre of technological innovation.

Global footprint

The i-City GT that is unfolding its attributes today is founded on the determination to offer a fully



Capturing the vision of i-City GT, an integrated tech-centric ultrapolis.



Malaysia No 1 Technology City coming of age.

integrated lifestyle ultrapolis with the infusion of cutting edge technologies, characterised by a number of strategic alliances with some of the world's leaders like the Central Pattana Group of Thailand, Hilton Worldwide, among others.

The i-City GT of tomorrow will be powered by world technology leaders - Huawei, HIK Vision, SenseTime, other technological giants in their own right.

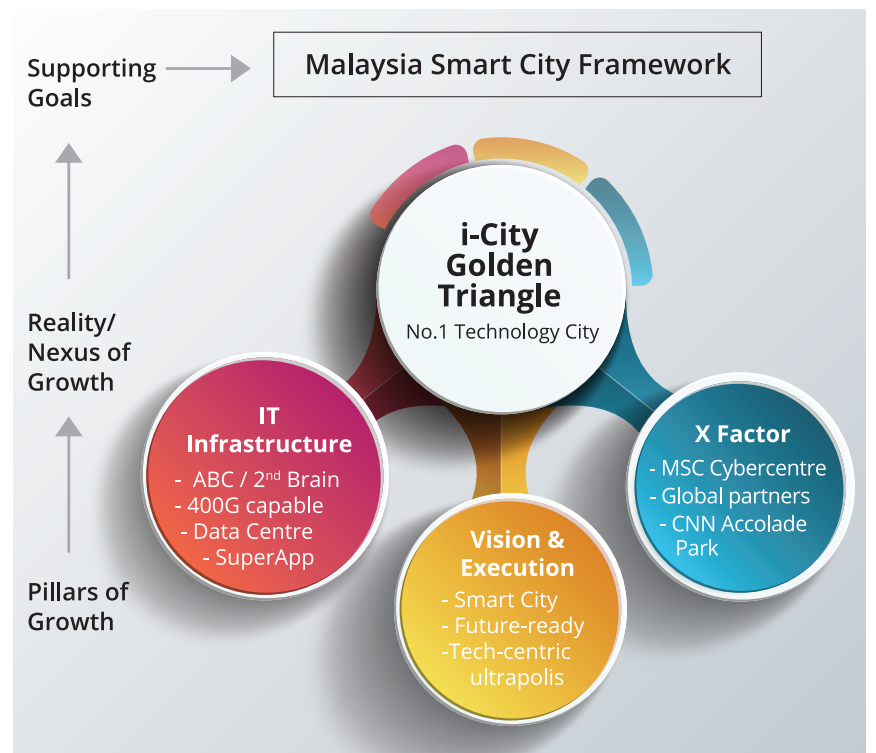
i-City GT's upcoming second datacentre, a 200,000 sq ft hyper-scale datacentre in support of the Malaysia digital economy transformation, will also collaborate with world giant cloud service providers.

Delivering the vision

i-City GT's current landscape showcases international brand names such as DoubleTree by Hilton, Best Western and Central i-City Mall, in addition to a Grade-A GBI-rated corporate tower with multinational tenants, a financial and e-commerce hub, some 5,000 completed high-rise residential units, cyber office suites, a Tier-3 data centre and a CNN-accoladed digital light scape park with theme park attractions.

The next stage in the evolution of i-City GT will be instrumental in escalating the development into a global technology hub.

This phase will include the iconic 78-storey IGT Tower, envisioned as a centre for technology and innovation and home to global technology companies, with an adjoining medical and wellness campus.



i-City GT will be a breath-taking example of a vibrant international ultrapolis, embodying the proliferation of technology in a planned city, revolutionising a property development and outstretching its key role as a major leader of the future – the ultrapolis as envisioned.

The possibilities are endless for i-City GT, with its estimated 30,000 residents and 20,000 knowledge-based workers upon its completion.

As a city that is to be built on the fundamentals of an integrated tech-centric ultrapolis featuring the aspects of living, working, playing and shopping conveniences, i-City GT is the new standard bearer for property development.

BeCentral, the latest addition

On the launch pad is BeCentral, a luxury residence next to DoubleTree by Hilton and Central i-City Mall and a few minutes walk to the LRT3 i-City station.

Its artificial intelligence (AI) security features are extensive and include face recognition capabilities at the 5-star hotel lobby drop-off. As the facilities in BeCentral are wellness focused, it includes an Olympic-length infinity pool, hot jacuzzi, 300-meter jogging track, futsal and basketball open court, among others.

I-CITY GT'S CONSCIOUS ADOPTION OF TECHNOLOGY IN PUSHING THE BOUNDARIES OF ITS DEVELOPMENTS AND PRODUCT OFFERINGS IS A MAJOR DRAWCARD FOR THE DISCERNING AND A KEY INGREDIENT IN WIDENING ITS SPHERE OF INFLUENCE.

I-CITY
i-Berhad



BeCentral has a 5-star hotel lobby that comes with face recognition access.

The next jewel in Bandar Sri Sendayan

Laman Sendayan lays the foundation for a thriving community

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Avisa & Belissa @ Laman Sendayan

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THE BUSINESS ESTATE AWARD

Sendayan Merchant Square

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THE progress of the self-sustaining, diversified mega township of Bandar Sri Sendayan has been closely followed by astute investors and discerning house buyers. Presiding in Negeri Sembilan, the township commands an impressive presence, not considering its status as a key component of the Malaysian Vision Valley 2.0.

Bandar Sri Sendayan constitutes 153,411 hectares of prime real estate in Seremban and Port Dickson. It is also one of Malaysia's 17 Promoted Development Zones and earmarked to be an extension of the Greater Kuala Lumpur conurbation. Here is an area filled with potential, where economic growth converges with job opportunities and technological know-how to set a new standard of progress in the nation.

Hence, award-winning property developer Matrix Concepts Holdings Bhd would like to invite you to own an address in this prestigious township. It is an auspicious moment as there is a new component rising in the southeast of Bandar Sri Sendayan, namely Laman Sendayan.

Premier residential properties at various configurations

The 110 acres township of Laman Sendayan comes with four precincts and one commercial hub hosting 20 single-storey shop lots. This deliberate mix of residential and retail components allow residents the convenience of meeting their everyday needs within walking distance.

First launched in August 2020, Precinct Four consists of 306 units of choice residential homes. Among them are the single-storey link homes of Avisa, a product suitable for homeowners seeking a decent balance between pricing and space. Units offer sizable built-ups from 1,075 sq ft and come with three bedrooms and two bathrooms. Larger families may opt for the double-storey link homes of Belissa, which has a built-up from 2,064 sq ft and comes with four bedrooms and three bathrooms. These units hold plenty of space for accessibility and growth.

The latest addition in Laman Sendayan is no other than Hanna. This collection of double-storey link homes are a declaration of nature and humanity, living together sustainably within a tranquil space. Lush trees cleverly interspersed across the manicured lawns form natural shelters for pedestrians while the lulling breeze calms the senses and relaxes the mind. Here is a place one can look forward to coming home after a hectic day in the city.

With regards to the units, they feature practical designs complete with modern-looking facades. The layout is fully extended, allowing for flexible space planning suited for multi-generational living. Ample windows ensure natural lighting is abundant in the living space, and electricity usage is minimised. This is further complemented by the spacious built-up ranging from 2,152 sq ft, with four bedrooms and three bathrooms configurations. At a price range of RM468,888, this is undoubtedly value for money.

In addition, the column-free design at the car porch allows two cars to park adjacent to each other. There is also the choice of owning your very own private garden, which is reserved for selected units that come with an open backyard.

Away from the homes, a reflexology path encircles the playground in the middle of the development. Additionally, the area is supplemented by the outdoor gym, badminton and



Plenty of light penetration makes artificial lighting unnecessary for most of the day.

basketball court to enhance community interaction.

Alongside the winding path lies a beautifully designed gazebo where residents can soak up the serene ambience or simply to relax. This idyllic atmosphere and many other wonders await every homeowner's return after a day's worth of hard work in the office.

Facilities abound at Bandar Sri Sendayan

As an added bonus, homebuyers who purchase a unit in Laman Sendayan are entitled to a two-term complimentary membership at the d'Tempat Country Club, which holds over 380,000 sq ft worth of facilities. This comes in the form of a 10-lane bowling alley, cineplex, aqua gym and many others.

Those with a sense of adventure can head over to the X-Park, where sports such as archery, paintball, go-kart and zip-lining are hosted. Moreover, the Sendayan Merchant Square neighbours the X-Park. It forms the bulk of the retail component and is also a scenic hotspot for flea markets and the occasional roadshow.

Growing families have the added convenience with the nearby educational institutions such as the Matrix Global School and other primary, secondary and vernacular schools in the area.

Medical facilities are within easy reach, and entertainment can be found at the Palm Mall, Tesco and Aeon, all a stone's throw distance away. Where connectivity is concerned, Laman Sendayan is conveniently linked to the North-South Expressway and the Seremban-Port Dickson Highway, allowing easy access to other amenities in the state.

All photos in this article are artist impressions.

ABOVE
The freehold development of Laman Sendayan lies within a secured enclave.

AS AN ADDED BONUS, HOMEBUYERS WHO PURCHASE A UNIT IN LAMAN SENDAYAN ARE ENTITLED TO A TWO-TERM COMPLIMENTARY MEMBERSHIP AT THE D'TEMPAT COUNTRY CLUB, WHICH HOLDS OVER 380,000 SQ FT WORTH OF FACILITIES.

BELOW
Take your first step on a wonderful journey of endless possibilities.



Bandar Sri Sendayan
Seremban
The self-sustaining city

MATRIX

Laman Sendayan



Artist's Illustration

Where Everyday Living Meets Happiness

Hanna, a new collection of 2 storey homes at Laman Sendayan is designed with simplicity in mind for all individuals and is surrounded by an evergreen environment promoting a healthy and tranquil lifestyle.

2-STOREY LINK HOMES | 20'x 65' | 2,152 sq.ft. | 4 3

Nurturing Environments, Enriching Lives.

Land Owner:

BSS DEVELOPMENT SDN BHD
200501012590 (689638-X)



Developed by:
BSS DEVELOPMENT SDN BHD
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A Subsidiary of:
MATRIX CONCEPTS HOLDINGS BERHAD
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GPS Coordinate Code: 2.674820, 101.863722

LAMAN SENDAYAN

1800 88 2688
www.lamansendayan.com



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Universal design ensures the development is always a welcoming place for the infirm, elderly or young.



The six thematic sky cubes offer specially designed spaces filled with activities for the community.



Nada Bidara, nature's sanctuary by the lake

Affordable high quality starter homes for the discerning buyer

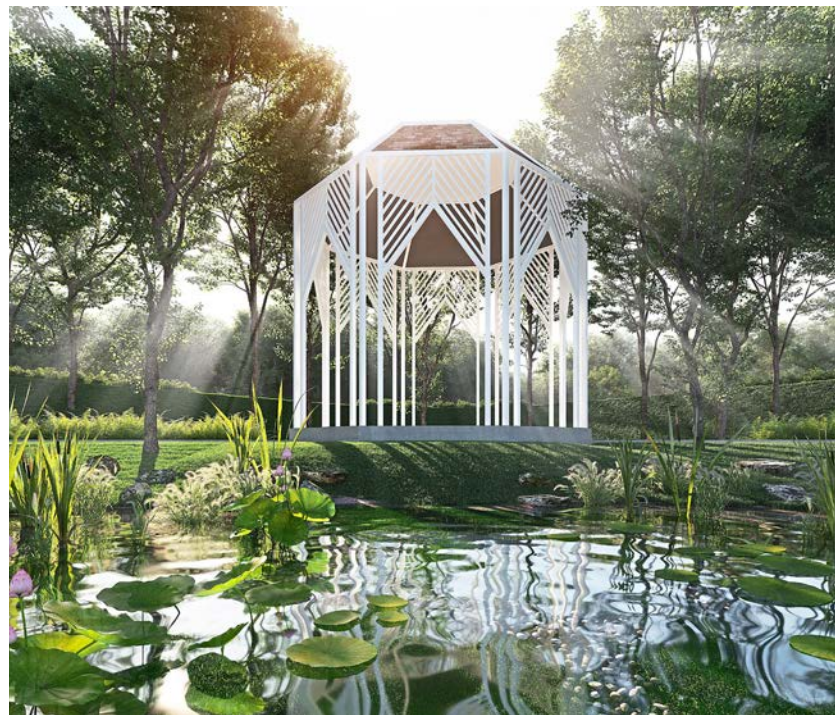
MULTI-award-winning property developer Seri Pajam Development has launched yet another project, this time in Gadong Jaya, Seremban. Inspired by the flight of the light, perfectly balanced paper plane, Nada Bidara represents the epitome of a carefree, balanced lifestyle.

The master plan covers 92.4 acres of freehold land, comprising four low-rise residential developments surrounding a 37-acre lake and two commercial plots. Sprawling parks replete with lush greenery span the area, interspersed by trees and strategically placed facilities for the residents. All these lifestyle elements work in tandem to bring the community together into a cohesive unit.

The first phase of the development is marked by Tunas Residensi, an alluring offer towards elevated living in affordable yet high-quality starter homes. These freehold apartments are pushing the boundaries of what is considered starter homes. Instead of the expected cramped, cookie-cutter units, homes at Tunas Residensi are all about breathing space and individuality.

Each unit features three bedrooms and two bathrooms, with built-ups ranging from 930 sq ft to 1,000 sq ft and two parking spaces. Subscribing to an open concept design philosophy, the centrepiece of each home is a large main space which flows seamlessly from the kitchen to the dining and living areas.

This provides homeowners with the flexibility to personalise their space to their needs, and most importantly, easily change it up in the future as the family grows.



LEFT Bask in the serenity of nature while frolicking along the 37-acre Bidara Lake.

Additionally, all units come with high ceilings and full-height wall tiles in the kitchen and bathrooms.

For privacy, the ground floor units are thoughtfully raised and shielded by strategically placed shrubbery. Further on, the three blocks at Tunas Residensi top off at either seven or eight stories, delivering the low-rise, low-density exclusivity not often found among entry-level developments.

Each block exudes its own unique personality with two brightly coloured three-storey community sky cubes, which are triple-volume spaces furnished for different activities.

Nada Bidara unites design and functionality, where beautiful communal spaces are cleverly optimised to have overlapping functions, such as a kid's play lane overlying the jogging track.

Moreover, the gated and guarded residence will have 24-hour CCTV surveillance and patrolling as additional safety measures. The entire neighbourhood is a playground and home is a cosy, safe place to return to at the end of the day.

Being all about balance, Nada Bidara is designed with sustainability in mind. To reduce the township's carbon footprint, it incorporates energy-efficient elements like rainwater harvesting systems, solar-powered garden lights, and paperless app-based facilities management. This sustainable approach is applied across the development to lighten maintenance demands while maintaining an upscale environment.

Presently, the area is already well-connected, being centrally located amid mature cities such as Bandar Enstek, Seremban 2, Bandar Sri Sendayan, Nilai, Kota Warisan and Port Dickson. Residents will be spoilt for choice with the close proximity of commercial outlets, the wide variety of eateries and over 20 education facilities.

Two supermarkets, five shopping centres, and a variety of public, private medical facilities and government offices stand within a 15km range. For emergencies, there is even a clinic within walking distance.

Also, the Sendayan Metropark is a short drive away, where you can find ample retail, dining and leisure options. Speaking of strategic positioning, Nada Bidara is further located within the Malaysian Vision Valley, the next economic growth corridor in the country. This allows the development to benefit from the enhanced infrastructure, employment and business opportunities, all right at your doorstep.

To synergise with the knowledge-based industries, Nada Bidara has taken the initiative to create a smart-built environment, one that integrates fibre optic infrastructures, online management system and activity spaces.

Location-wise, Nada Bidara is highly accessible via the North-South Highway leading to Kuala Lumpur, Melaka and Johor. Also, the Seremban-Bukit Nenas Highway connects to KLIA and the Labu KTM station, which is part of the rail network covering a large portion of Klang Valley.

With all these facilities and conveniences in place, it is surprising that the starting price for a home at Tunas Residensi is just from RM250,000. The monthly instalment can be as low as RM950 per month. To sweeten the deal, Seri Pajam Development will absorb the legal fee for the Sales and Purchase Agreement as well as the stamp duty for the Memorandum of Transfer. 🏡

NADA BIDARA UNITES DESIGN AND FUNCTIONALITY, WHERE BEAUTIFUL COMMUNAL SPACES ARE CLEVERLY OPTIMISED TO HAVE OVERLAPPING FUNCTIONS, SUCH AS A KID'S PLAY LANE OVERLYING THE JOGGING TRACK.



NADA BIDARA



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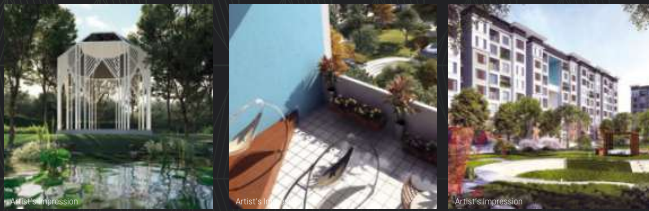
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Gated & Guarded#

6

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11

Engaging Facilities



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Nada Bidara Sales Gallery, Persiaran Nada Bidara 1, Taman Nada Bidara, 71950 Seremban, Negeri Sembilan Darul Khusus.

TUNAS RESIDENSI - 7 & 8 STOREY APARTMENT (Block A & Block B) - Developer License No.19845-1/2-2021/01297(L) - Advertising Permit No. 19845-1/2-2021/01297(P) - Validity Period: 27/12/2019 - 26/12/2021 - Expected Date of Completion: November 2022 - Tenure of Land: Freehold - Land Encumbrance: Maybank - Total No. of Unit: Block A : 140 units, Block B : 160 units - Price: Block A : RM246,500 (Min) - RM354,000 (Max), Block B : RM250,000 (Min) - RM379,000 (Max) - Block C - Developer License No.19845-2/03-2022/0241(L) - Advertising Permit No. 19845-2/03-2022/0241(P) - Validity Period: 17/03/2020-16/03/2022 - Expected Date of Completion: November 2022 - Tenure of Land: Freehold - Land Encumbrance: Maybank - Total No. of Unit: 160 units - Price : RM250,000 (Min) - RM379,000 (Max) - Building Plan Approval No.: 590/2019 - 590Z3/2019 - Approval Authority: Majlis Perbandaran Nilai. *Terms & conditions apply. - Iklan ini telah diluluskan oleh Jabatan Perumahan Negara.

EXCELLENCE IN RECOGNITION:



Emerald 9 ups the level of liveability

The epitome of integrated TOD and sustainable development in Cheras



The covered link bridge from Emerald 9 shelters residents from heat and rain while linking them directly to the MRT station.



Experience convenience at your doorstep with the wealth of facilities within easy reach.

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THE SKYLINE AWARD
Emerald 9, Cheras

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AWARDS 2021 REAL ESTATE DEVELOPER
HONOURS
THE PROXIMITY AWARD (PROJECT)
Emerald 9, Cheras

CHERAS, a trendsetting district in Kuala Lumpur, will receive another boon in the form of Emerald 9, the first fully integrated transit-oriented development (TOD) in the area. Stretching across 11.84 acres of freehold land in Batu 9, Emerald 9 has a gross development value of approximately RM1.2bil. True to its nature, the development emphasises its TOD feature with a thoughtfully placed covered link bridge, putting residents within walking distance of the Taman Suntex MRT Station.

This linkage provides ample opportunity for people to either bypass the traffic jam or reach various places of interest, such as the Bukit Bintang shopping district, which is just a few stations away.

Connectivity is but the first of the many conveniences afforded by Emerald 9. The development makes a distinctive mark by integrating all living requirements within one location. Emerald 9 comprises serviced residences, shops and office components, all masterfully tied together in a seamless whole. This allows you to effortlessly alternate your daily activities, whether it is to live, work or play.

All within easy reach

Starting with the retail element, there are a whopping 92 urban street shops arrayed below to satisfy all your immediate needs, not considering the added presence of a food court and supermarket. Above that stretches the office complex with a total of 262 units, allowing residents the convenience to simply descend from their residences and immediately reach their working place.

Each office suite comes with an en suite toilet, and the spaces are flexible to accommodate the growing work from home culture. This will benefit business owners and entrepreneurs who do not need a whole floor or big floor plates like what the market typically offers. The suites are further complemented with shared conference rooms, meeting rooms and lifestyle lounges.

After work, employees from the offices will have plenty of opportunities to unwind and enjoy the rooftop facilities like the green open space and par course. In contrast, residents have exclusivity to over 48 fun and health-inspired facilities, all interspersed across 3.5 acres of the development.

There are two 50m infinity swimming pools, coupled with a

wet playground and wading pool for the children. Jogging is a novel experience from the elevated tracks at level eight, as you are afforded the beautiful visual of the pools below. Or you could head over to the floating gym if a little workout is in order. Additionally, the communal lounge and living zone provides free 24-hour wifi and air conditioning to the residents.

At Emerald 9, the facilities are designed to foster a close-knit community. Experience the concept of co-living with the gourmet kitchen or enjoy some quiet time at the reading lounge. Here is a community at the intersection of ideas, where connections, exchanges and collaborations are made.

Blending bold design and versatile spaces

Emerald 9 effortlessly carries a timeless architectural design. The rawness of industrial architecture gives the development a modern aesthetic, moulding the building into something down to earth yet with a character so strong that it speaks for itself.

In sync with its posh facades, uniquely dedicated drop-offs and tastefully designed lobbies are allocated for each residential tower. With regards to the five towers of serviced residences, each comes with its very own distinguishing style. Meet your match at the Audrey, which is framed in clean geometric forms, practical modern layout options and weaved within landscapes and pedestrian boulevards.

Five layouts are available for the choosing, and they come with built-ups ranging from 675 sq ft to 1,251 sq ft. On the other hand, Bruce offers four layouts from 650 sq ft to 1,050 sq ft.

Note that the price ranges from RM607 per sq ft and that the two towers are scheduled for completion by May 2023. Overall, the units feature practical, contemporary design for multi-generational living, further outfitted with greenscapes and supplemented by facilities for a 24-hour lifestyle.

The take-up rate for the first tower is 91%, while the second tower chalked up 81%. Due to the good response, the next tower, designed with improved layouts, will be launched in Q3.

A peace of mind

Safety is another concern in urban living. Hence, security is present round the clock, further boosted by cutting edge access and security systems. A self-registration kiosk is the first point of contact and you can scan your community app to pass through it. As an added security, visitors have to register via the QR codes you send them from the app. Lifts are accessible only with security cards, so expect no unauthorised intruders.

If that is insufficient, Emerald 9 is also nearby the city centre and surrounded by malls such as AEON, Sunway Velocity, MyTown, Giant and EkoCheras. Those with children enjoy more convenience with the private, primary and secondary schools within proximity.

If you are in need of an institute of higher learning, then look no further than the UCSI and Asia Metropolitan University. Health concerns are also addressed by the UKM Specialist Centre and the Pantai Hospital Cheras. In terms of connectivity, there will be a direct ingress and egress from the Cheras-Kajang Expressway to Emerald 9. 📍

TRUE TO ITS NATURE AS A FULLY INTEGRATED DEVELOPMENT, EMERALD 9 COMPRISES SERVICED RESIDENCES, SHOPS AND OFFICE COMPONENTS. HERE, ALL AREAS OF LIFE ARE TIED IN A SEAMLESS FLOW AS YOU ALTERNATE EFFORTLESSLY BETWEEN LIVE, WORK AND PLAY.

From al fresco shops to roof deck gardens, every space is thoughtfully conceptualised around you.



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Artist's Impression Only



Artist's Impression Only



Actual Show Unit



Artist's Impression Only



Artist's Impression Only

Emerald 9, the truly integrated development in Cheras, prioritizes your well-being living in the city by creating a seamless connection of co-living and co-working spaces. Emerald 9 features natural ventilation and daylighting design, a lushly landscaped green open space with 48 facilities and a plethora of shops and diners at your doorstep, encompassing the best of city living both indoors and out. Living in the city is just that easy with our well-planned Transit-Oriented connectivity, various surrounding amenities and its one-of-a-kind exterior design that never goes out of style.

Developed by:



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Vista Sentul Residences - a brilliant choice for first-home buyers

The sensible solution to a perfect city living lifestyle that is easy on the wallet

ANYONE buying their property for the first time will feel the sensation of excitement that will never be replicated because it marks the start of a significantly brand new chapter. It is a big deal as there are many things to consider, from the initial process of house-hunting to securing the loan.

It is also vital that first experience be a memorable one, providing a solid foundation and a sound basis for future upgrades. First time home buyers should be happy to note that there are developers with projects that can offer this unforgettable experience.

Such is the case with Vista Sentul Residences, a development by Platinum Victory that occupies a 2.38 acres site within the Kuala Lumpur city limits. This freehold high-rise condominium project is located at Jalan Sentul, adjacent to Jalan Ipoh and Sentul Park.

Vista Sentul Residences comprises two high-rise towers housing a total of 705 units with a gross development value of RM308mil. In an age where living within the city limits means expensive real estate, this development offers a breath of fresh air with the price tag starting from RM329,800, and the maintenance fee is expected to be at 35 sen per sq ft.

Contrasting designs that blend

The shape of these towers are different - one tower has a linear arrangement and the other a centralised arrangement. The combination of these two towers is similar to the concept of salt and pepper shakers because they appear very different yet provide refreshing contrasts that coexist in harmony.

The design is intended to create two distinctively unique and contrasting residential towers that can address and satisfy the concerns and wishes of the different spectrum of the potential home buyer market.

The built-ups are suitable for both singles and young families. There are five configurations for the 689 sq ft and 807 sq ft units. The three-bedroom and two-bathroom units are sized at 818 sq ft and 958 sq ft. The biggest unit, at 1,216 sq ft, offers a three-bedroom and three-bathroom configuration. Dual-key units are available.

Platinum Victory is offering four types of starter homes, namely Easy Entry Starter Home, Homemaker Starter Home, Family Living Starter Home and Multi-Dimensional Starter Home, giving home buyers an attainable entry into one of the hottest properties in the market.

Much thought has been put into the facilities that are provided in Vista Sentul Residences. Rather than create facilities that would remain idle, the level 8 facilities podium is centred on necessities, especially given these tumultuous times.

Practical facilities like the convenience store, laundrette, gym, outdoor fitness deck, surau, yoga studio and community herb garden help build community spirit. At the same time, children are given the opportunity to culture a reading habit with the library and play in the kids' playscape or wading pool while the older generation can enjoy the infinity pool and barbecue terrace, among others. Speckled around all these facilities are shrubs and greenery for a peaceful ambience.

The modest-cost home leverages on its mature surroundings to provide residents with great accessibility and convenience in getting around and reaching for amenities.

For most first-time home buyers, convenience is one of the most critical factors. That is why Platinum Victory, which is known for its quality homes that are within home buyers' budgets, has ensured this development has numerous benefits.

Vista Sentul Residences embeds a different approach to building design, putting the needs of the people who occupy it at the heart of the process. All elements were considered and curated with the well-being of residents in mind.

The spaces are designed to overcome the negative aspects of high-rise living. Their concerns on privacy, safety, confined space, heat built-up, lack of greenery, service core, water leakage problems, and light and ventilation issues are all tackled to ensure they can live comfortably and have peace of mind.



An artist impression of Vista Sentul Residences.

Schools within walking distance

There is no shortage of essentials where Vista Sentul Residences is concerned, especially when it comes to educational needs. For residents with children, there are five schools within a 1km radius, namely Chong Hwa Independent High School (450m), SK Sentul 2 (550m), St Joseph Tamil Primary School (750m), Convent Sentul Secondary School (850m) and Chi Man Chinese Primary School (900m).

Slightly further out are SJK(C) Lai Chee, SMK La Salle Sentul, SJK(C) Sentul KL and Wesley Methodist School Kuala Lumpur (International). Between 2km and 3.5km from Vista Sentul Residences are SMK (Perempuan) Jalan Ipoh, SRJK(C) Chong Hwa, SK Kampung Batu, SMJK Chong Hwa and SK Sri Delima.

Shopping venues that are within a 10-minute drive include SOGO, KLCC, Pavilion, KL Sentral and Publika. There is also nothing to fret over when it comes to medical needs. Just down the road from Vista Sentul Residences lies Sentul Medical Centre, a mere 2.1km away. Also really close by are KPJ Tawakal Specialist Hospital and Kuala Lumpur Hospital.

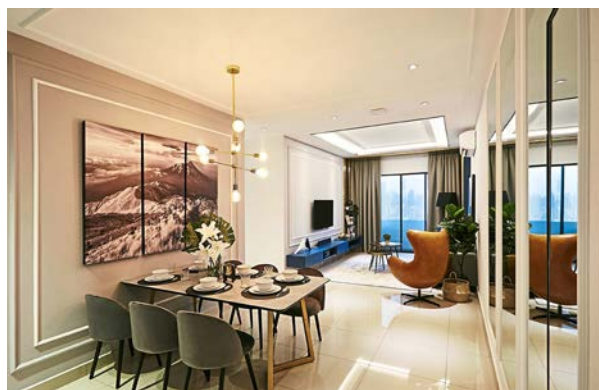
Residents will also find access convenient as the Duta-Ulu Kelang Expressway runs past Vista Sentul Residences, connecting to many arterial roads like Jalan Kuching and Jalan Gombak. There are also many connecting roads like Jalan Sentul, Jalan Ipoh and Jalan Genting Kelang.

Public transportation is not an issue as there are multiple rail options. The Sentul Timur light rail transit (LRT) station is only 1.9km away, while the Sentul LRT and Sentul KTM stations are a little further at 2km and 2.9km, respectively. A bonus is that when the MRT Line 2 is completed in 2022, there will be a Sentul MRT station just 2.3km away.

The completion date of the project is expected to be in Q3 2023. So, if you are looking for a property, be it for your own stay or investment, consider getting a unit at Vista Sentul Residential. 📍



Residents can enjoy a relaxing swim in the infinity pool overlooking the park.



The layouts are designed for both singles and young families.



Keeping fit at the gym will improve one's health.

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PLATINUM VICTORY IS OFFERING FOUR TYPES OF STARTER HOMES, NAMELY EASY ENTRY STARTER HOME, HOMEMAKER STARTER HOME, FAMILY LIVING STARTER HOME AND MULTI-DIMENSIONAL STARTER HOME, GIVING HOME BUYERS AN ATTAINABLE ENTRY INTO ONE OF THE HOTTEST PROPERTIES IN THE MARKET.


VISTA SENTUL RESIDENCES
by Platinum Victory

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RESIDENSI VISTA SENTUL
Developer Name: Constant Premium Sdn Bhd (A Member of Platinum Victory) | Developer Address: Lot 25067, Taman Melati Utama, Setapak 53100 Kuala Lumpur | Tel: 03 4108 8666 | Type of Property: PANGSAPURI SUITE | Developer's License No: 19942-1/07-2022/0451(L) | Validity Period: 30/07/2020 - 29/07/2022 | Advertising Permit No: 19942-1/07-2022/0451(P) | Validity Period: 30/07/2020 - 29/07/2022 | Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No: BP U1 OSC 2019 2513(27) | Land Tenure: Freehold | Encumbrances: Bank Islam Malaysia Berhad | Expected Date of Completion: Sept 2023 | Total Units: Block A - 262 Unit (Type A/ A1d - 689 sq.ft.; Type A1a/ A1b/ A1c - 807 sq.ft.; Type B - 818 sq.ft.); Block B - 443 Unit (Type C - 958 sq.ft.; Type D - 1,216 sq.ft.) | Selling Price: Block A (min: RM445,230 and max: RM 563,760); Block B (min: RM629,640 and max: RM785,970) | 5% Discount for Bumiputera
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
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An artist impression of Savvy @ Riana Dutamas.



An aerial view of the semi-detached houses in the 395-acre Bandar Utama township.

The pinnacle of convenience, connection and comfort

Creating homes to suit the needs and lifestyles of homebuyers

THE ongoing situation with the Covid-19 pandemic has increased time spent at home for the majority of people in Malaysia and the rest of the world. As we work from home, exercise from home and everything else from home, the home has become the nucleus and universe. The pandemic has taught us how uncertain life can be. It made us reshape the value of life and human connection and refocus on wellbeing.

Having said that, the pandemic has prompted homebuyers to place more emphasis on wellness, sustainability and design adaptability through flexible unit layouts when considering new residential projects.

IJM Land recognises that customers are spending more time at home and is dedicated to building homes that are comfortable with every lifestyle, incorporating work-from-home elements, flexible spaces and energy-saving elements such as fresh air ventilation and natural light illumination into the living space.

The movement control order (MCO) period during the pandemic in part was also a stirring reminder of how critically important it is to have essential amenities and convenience in close vicinity. Staying focused on value creation, IJM Land's primary townships are strategically planned and developed to integrate these crucial amenities by building them within the estates and linking to other facilities in neighbouring properties or key destinations. We create sustainable, vibrant townships and endearing homes with the highest possible combination of security, amenities, connectivity, along with an intense planning initiative devoted to making the most of healthy living and wellbeing for all of our residents.

More than just a home

These ideals and ideas are evident in our 365-acre Bandar Utama township in Sandakan, Sabah and 16-acre Riana Dutamas mixed integrated development in Segambut, Kuala Lumpur. Each project checks every ideal buyers' boxes – location, design, amenities or community.

In our Bandar Utama Sandakan township and Riana Dutamas developments, IJM Land takes considerable steps to ensure that every property is efficiently and

effectively integrated with components that create significant value for each of our stakeholder. This ultimately translates into a sense of belonging, with a strong emphasis on accessibility and connectivity that conjoins with thoughtful nature components and convenient amenities.

For residents who use the public transport in our Riana Dutamas freehold development, a purpose-built pedestrian walkway exclusive to the property gives them unimpeded and secure access to the adjacent KTM Segambut Station, which provides a direct link to KL Sentral.

A better and simpler lifestyle

Home is not just what is within but what surrounds it. The strength of the location of Bandar Utama Sandakan and Riana Dutamas, which are within matured neighbourhoods, ensures easy accessibility to everything you may need to make everyday living simpler and better. Our location is well-centralised and a few minutes' drive away from a comprehensive range of daily conveniences and amenities such as educational institutions, healthcare facilities, shopping malls, business and lifestyle opportunities, food and beverage offerings and leisure options.

Upcoming new launches 2021

The year 2021 sees new launches in the affordable and mid-range price bracket at below RM1mil, luxurious seafront condominium as well as business and retail shops in prime and sought-after townships and mixed neighbourhoods.

The upcoming launches comprise landed residential properties at Bandar Rimayu and Sierra Hijauan in Selangor, Seremban 2, Austin Duta in Johor, Utama Park in Sandakan, Sabah and affordable development priced from RM388,800 at S2 Heights in Seremban.

We are confident that the new launches will be well received as they resonate with today's buyers and their changing lifestyle. Homebuyers can look forward to owning their dream IJM Land home at an approachable price in prime and sought-after mixed neighbourhoods with high-value proposition and good connectivity, coupled with the fully customised home packages.

The emphasis of our residential products this year will be on proximity to amenities, design and layouts that offer natural ventilation and daylight in residences, flexible spaces and privacy, and greenery as well as recreational and wellness spaces will be as significant.

At IJM Land, we always adapt and evolve the lifestyles and homes we built. IJM Land has also unveiled its very own Perfect Deals 2021 campaign for the year. The campaign provides even greater perks to homebuyers with group savings for purchases on multiple units, interest-free instalments, free furnishings and clubhouse subscriptions at 28 premium developments across 7 states: Penang, Kuala Lumpur, Selangor, Negeri Sembilan, Johor, Sabah and Sarawak. The Perfect Deals 2021 only applies to completed properties.

Homebuyers can also enjoy the Home Ownership Campaign (HOC) savings, which has been extended to Dec 31, 2021, and benefit from exemptions and discounts on their dream IJM Land homes. The HOC offers a 10% reduction in the purchase price.

Our mission at IJM Land has always been to render quality, endearing homes to all Malaysians and help fulfil their homeownership dreams. 🏡



The grand entrance of the gated and guarded Savvy @ Riana Dutamas.

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STAYING FOCUSED ON VALUE CREATION, IJM LAND'S PRIMARY TOWNSHIPS ARE STRATEGICALLY PLANNED AND DEVELOPED TO INTEGRATE THESE CRUCIAL AMENITIES BY BUILDING THEM WITHIN THE ESTATES AND LINKING TO OTHER FACILITIES IN NEIGHBOURING PROPERTIES OR KEY DESTINATIONS.

BANDAR
UTAMA
SANDAKAN

RIANA DUTAMAS

IJM LAND

We are greatly humbled by the recognition of the triple-win. This is an honour to be shared amongst everyone in our communities.

Three decades of thoughtful masterplanning, innovating and driving sustainability, have taught us what matters. As a placemaker, we make decisions today that could affect the people of tomorrow. And the joy you have as a community in our townships and developments, and what's important to us lies in our efforts to improve daily lives through practical, beautiful and innovative design; thus ensuring a sense of belonging.

Thank you for believing in us and letting us translate your dream home into a happier reality.

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Green buildings command a higher premium

Seven in 10 companies in Asia-Pacific willing to pay higher rent



Green features are also good for the environment.

By JOSEPH WONG
josephwong@thestar.com.my

THE acknowledgement of climate change has brought about a wave of green buildings. While progress in the adoption of green practices was initially slow, it has picked up speed with many developers and owners moving on to greener pastures, so to speak.

Amusingly, it was once thought that sustainable real estate was just an expensive fad, but it is time to get acquainted with the current work dynamics of the corporate world. Sustainability has gone mainstream now and real estate is at the core of it all.

Admittedly, the cost of developing such properties has a higher initial capital outlay but the savings that can be reaped in the long run offset the additional expenditure.

Most owners and property developers can mitigate the increasing energy cost by as much as 50% while improving the indoor air quality (IAQ) of their properties by incorporating energy recovery ventilators (ERVs).

The increasing cost of electricity and the deteriorating IAQ provides a timely impetus for building owners to incorporate ERV to offset the effect of the steep electricity hikes while enhancing productivity, promoting the health of the buildings and their occupants and gaining significant savings in the cost of building

operations and maintenance.

Green features include rain-water harvesting and greywater recycling, energy-efficient air-conditioning units and lighting, and occupancy-sensing smart applications like automatic switch-offs when no one is utilising the rooms, among others.

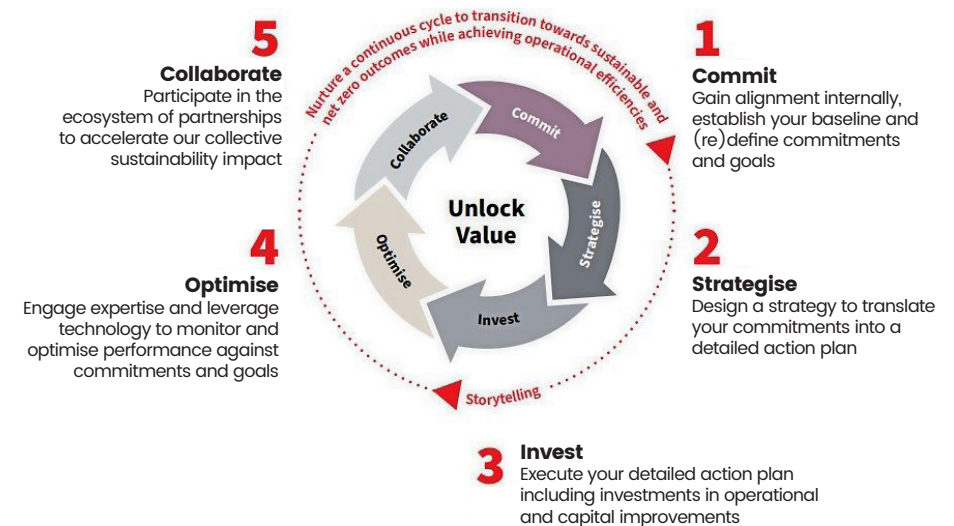
While incorporating such systems, developers and architects take a giant step towards achieving Green Building status for their properties. On an investment level, this shift works to their advantage.

Corporate occupiers' commitment to double net-zero adoption by 2025 have prompted 50% of investors to prioritise green-certified real estate, according to The JLL Asia-Pacific Sustainable Real Estate: From Ambitions to Actions Report.

Findings reveal that a majority of over 70% of Asia-Pacific corporations are willing to pay a rental premium to lease sustainability-certified buildings in the future. This commitment aligns with broader real estate sustainability developments across Asia-Pacific where 40% of corporate occupiers have already adopted net-zero targets and another 40% are planning to adopt targets by 2025.

The regional real estate decarbonisation drive is also prompting 80% of corporate occupiers to prioritise locations that help them reduce carbon emissions, while 65% of investors will focus more on green building investments.

A roadmap for sustainable real estate



Source: JLL Asia-Pacific Sustainable Real Estate: From Ambitions to Actions Report

What's a green building?

According to the World Green Building Council, a green building is one that, in its design, construction or operation, reduces or eliminates negative impacts and can create a positive impact on our climate and natural environment.

Green building refers to both the structure

as well as the application of processes that promote efficient use of energy, water and other resources while reducing the building's impact on human health and the environment during the building's lifecycle, from planning to design, construction, operation, maintenance, renovation and demolition.

There is a consensus that environmental



Recognising the urgency and importance of sustainability is vital, said Lau.

LEFT New buildings like the Merdeka 118 tower can help to accelerate the pace of sustainability.

How to accelerate the pace of sustainability?

Organisational alignment on sustainability

1. Strive for leadership buy-in
2. Have clear ownership and oversight of sustainability agenda across the organisation
3. Ensure sufficient resource allocation – effort, time, budget and personnel
4. Create action plans with intermediate goals to monitor progress
5. Draw on external expertise to co-create sustainability solutions
6. Share access to data and resources to enhance the power of partnership between occupiers, investors and landlords.
7. Invest in cities that are the most climate change progressive

Leveraging real estate to deliver on the sustainability agenda

1. Make sustainability a key criteria in building acquisition, management and refurbishment
2. Take a whole-building lifecycle approach to carbon reduction
3. Strive for green certifications as a means to demonstrate green credibility
4. Accelerate retrofitting of legacy buildings
5. Include renewable energy and green leases in sustainability action plans
6. Monitor and benchmark energy performance to achieve highest energy efficiency
7. Enhance data capabilities for continuous improvement and transparency
8. Prioritise real estate that help reduce carbon emissions in location searches

Source: JLL Asia-Pacific Sustainable Real Estate: From Ambitions to Actions Report

impact has the potential to adversely affect businesses in the long run. There is recognition of strong value creation through green strategies, green certifications and operational efficiency that can boost the attractiveness of premium real estate assets.

Even though many corporations recognise the importance of sustainability, evidence suggests that more can be done to translate the commitments into tangible actions.

Revealing insights

The JLL Asia-Pacific Sustainable Real Estate: From Ambitions to Actions Report that surveyed over 550 corporate real estate leaders revealed interesting insights.

The report was based on an online study of 478 occupiers and 76 investors from multiple countries across the Asia-Pacific region, with a strong emphasis on Australia, China, India, Japan and Singapore. Respondents were asked questions to determine the position of their sustainability maturity journey.

Approximately 90% of companies in Asia-Pacific agree that tackling emissions from real estate is essential in achieving a net-zero carbon agenda – signalling a new era in regional real estate portfolio leasing and investment.

For corporate occupiers who currently lease space in a green building, the majority are paying a rental premium of 7-10%, providing a benchmark for future sustainable leasing trends, according to JLL.

“For companies operating in Asia-Pacific, any meaningful reduction in carbon footprint is tied directly to real estate. Corporate occupiers will increasingly demand real estate solutions that complement their sustainability

agenda. This will lead investors to prioritise green investments, propelling the real estate industry transformation towards future-ready green buildings,” said JLL Apac chief executive officer Anthony Couse.

“As the Joint Exclusive Leasing Agent of the soon-to-be-completed Merdeka 118 tower, not only is it the newest icon in Kuala Lumpur’s skyline but it will also be the tallest building in Southeast Asia. Aligned with JLL’s sustainability ambition to shape the future of real estate for a better world, the Merdeka 118 tower will be the first tower to achieve Platinum Accreditation in all three categories for Leed, GreenRE and GBI,” said JLL Property Services (M) Sdn Bhd country head YY Lau.

“In addition, the building is also the first in Malaysia to achieve the Well Platinum Certification,” added Lau.

“Recognising the urgency and importance of sustainability, the Merdeka 118 tower accelerates the pace of sustainability with features such as high-performance façade glazing, smart air recycling, grey water storage and reuse, solar panels, site-wide material recycling and more,” she said.

The survey provides a comprehensive view of organisations’ sustainability journeys, with only a handful of corporate occupiers (21%) and investors (26%) identified as leading in their category within the survey – defined by the strength of their sustainability goals that will move the needle on their carbon emissions reduction targets – scoring more than 71 out of 100 total possible points.

This indicates that a large majority of organisations need to do more to translate commitments to tangible actions. For instance, only 36% of occupiers have pledged to act on emissions that come from their suppliers and

customers, in addition to their own operations, according to JLL data.

Strong commitments needed

While firmer commitments from companies are necessary to accelerate the net-zero carbon ambitions, organisations have identified several barriers to achieving their sustainable real estate goals.

Net-zero has become a new buzzword in the business world and a lofty goal, serving as a new driver for corporate sustainability. This is especially with the realisation that a low-carbon economy is good for the environment and beneficial to the corporate bottom line.

However, the question is how rigorous are businesses at implementing actions to help them achieve their targets?

Approximately 70% of occupiers report a lack of incentives from governments and support from landlords. Additionally, three out of four companies surveyed identified insufficient technological infrastructure as a hurdle to reaching their environmental goals.

“Across Asia-Pacific, society is shifting towards an emphasis on green and sustainable spaces in a bid to address the concerns on climate risk, and companies are willing to pay a premium to meet new demands,” commented JLL Asia-Pacific chief research officer Roddy Allan.

“There is now a heightened responsibility among businesses to take demonstrable actions with their commercial real estate portfolio, which will increasingly rely on partnership between occupiers and investors to translate sustainability ambitions into actions,” he said.

Sustainability has become a dominant global

economic risk with the power to transform business, industry and society, said the JLL report. “Real estate holds many of the solutions to alleviate sustainability concerns and addressing real estate can have a huge impact on reducing greenhouse gas emissions,” it said.

At the end of the day, an ecosystem of partnerships will be necessary to accelerate the transformation and deploy a robust roadmap to meet sustainability targets. The drive to decarbonise the built environment needs to shift beyond traditional boundaries and bring investors, occupiers and cities together to work towards common sustainable targets. 🌱



The usage of ample natural lighting and occupancy-sensing smart devices make a greener office.



Over the moon with M Luna

A home where the reinvented spaces enhance your lifestyle

ABOVE An artist impression of M Luna next to the Kepong Metropolitan Park.

APTLY named as M Luna, spending your days at this development's many family-oriented features will take you over the moon, whether you are five or 85 years of age.

With M Luna, property developer Mah Sing Group Bhd certainly aimed for the sky and crafted a home perfect for urban family living.

Keeping in the theme of its namesake, geometry patterns are implemented in the form of chequered squares at the car park podium facades directly above the main drop off area of each tower block.

The basic palette of off-white painted cement-rendered walls, illuminated by facade lighting at night, creates a bold drop off entrance statement and identity of each tower block, which will be visible to residents and visitors. The facade is intentionally kept simple and precise with articulated edges.

Like the bright moon in the night, M Luna's white and grey dual-tones stand out visibly. The high-rise, with its modern metropolitan architecture language, is striking to behold.

Occupying a 5.47-acre parcel next to the Kepong Metropolitan Park in Kuala Lumpur, M Luna has a gross development value (GDV) of RM705mil. The project comprises two 57-storey towers, offering 1,672 units in total.

Scheduled to be completed by 2024, the two- to four-bedroom units will have built-ups of 700 sq ft, 850 sq ft or 1,000 sq ft and the selling price starts at RM385,000.

Sustainable features

To reduce heat build-up, every unit has a north-south facing orientation, translating to extra savings for residents as it will take less energy to cool their units.

M Luna is also packed with sustainable green features like rainwater harvesting to irrigate the landscape, cross natural ventilation for common corridors, led lighting for all common areas, electric vehicle charging stations and even the bathrooms are naturally ventilated. Even the disposal of rubbish is a breeze with the centralised garbage disposal system.

M Luna's well connected indoor, semi-indoor and outdoor facilities provide residents with various quality recreation and all-day activities. The development features over 35 facilities, including a three-acre facility deck, including, among other things, a infinity pool, children's playground, futsal and basketball court, Jacuzzi, barbecue area and jogging path.

The facilities are parcelled out into seven dedicated areas - splash zone, active zone, meadow zone, social zone, wellness zone, indoor zone and ground floor. The majority of the facilities are located on level 8, and expenses were not spared in delivering an ideal home for the urban family.

For one, the gym is fitted with world-class equipment from Italy-based Technogym, a leading company in equipment and digital technologies for fitness, sport and health.

The amphitheatre, featuring a 6m by 3m projector screen, is an open-air venue where residents can gather to enjoy the screening of movies or just gaze at the night sky of the moon and stars.

Catering to the new norm, a co-working space is made available at M Luna for those who are working from home. Large enough to accommodate meetings and workshops, this facility can also be used to host home tuitions in a safe environment.

Taking it up a notch

The safety and security features of M Luna are taken up a notch so residents can rest assured the moment they reach home. The barrier gate system and security card access will ensure that only owners can enter M Luna's common areas. A series of CCTV surveillance will cover all the areas of interaction prior to residents entering their units. Moreover, there are emergency push buttons at the car park.

Naturally, the MY MahSing App will enhance the conveniences of residents and purchasers, allowing them to view construction progress, booking of facilities or reporting of defects, all within the touch of their fingertips.

M Luna is easily accessible via the Middle Ring Road 2, Duta-Ulu Kelang Expressway and North-South Expressway. Nearby shopping amenities include Aeon Big Kepong, Selayang Mall, Brem Mall and Tesco Extra Selayang.

Medical venues like Taipei TCM Medical Centre and Selayang Hospital are close at hand, while nearby schools include SMK Kepong, St Mary's School Kuala Lumpur, SJK (C) Mun Choong, SJK (C) Jinjang Utara.

Nature lovers would be pleased to know that the Kepong Metropolitan Park is just a mere 50m walk away from M Luna while the Forest Research Institute Malaysia is only 2.5km away. A little further lies the Bukit Lagong Forest Reserve.

Public transportation within a 4km radius includes the Taman Wahyu KTM Station and the soon-to-be-completed Metro Prima and Kepong Baru MRT stations, both of which are part of the Sungai Buloh-Serdang-Putrajaya Line. 📍



The entrance is even more striking when it is fully lit at night.



The project has an Olympic-length infinity pool.



Residents will be able to enjoy the outdoor screening of movies at the amphitheatre.

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From tropical forest to metropolitan lake park to the city – all just a stone's throw away

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Show Units Open Daily: 10am - 6pm

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Tower A & B - Developer Licence No: 11348-2/06-2022/0326(L) - Validity Period: 05/06/2020 - 05/06/2022 - Advertising & Sales Permit No: 11348-2/06-2022/0326 (P) - Validity Period: 06/06/2020 - 05/06/2022 - Building Plan Reference No: BP U1 OSC 2019 2037 - Type of Property: Serviced Apartment - Tower A Total Unit: 360 - Tower B Total Unit: 312 - Tower A Min Price: RM 583,440 - Max Price: RM 856,440 - Tower B Min Price: RM 599,040 - Max Price: RM 868,140 - Built-up (Tower A & B): 700sf, 850sf and 1,000sf - No. of car park per unit: 1 or 2 unit - Expected Date of Completion: December 2024 - Approving Authority: DBKL - Land Tenure: Leasehold (04/04/2115) - Lease Term: 99 years - Land Encumbrance: RHB Bank Berhad - Restrictions: The land cannot be transferred, leased or mortgaged without any consent from the Land Committee of Kuala Lumpur, Federal Territory - This advertisement has been approved by National Housing Department.

Affordable luxury with a peaceful lifestyle at Garden Villa

This low-density greenery-shrouded residential enclave offers exclusivity within your budget



An aerial view of the master plan.

IN this day and age when buying a home has become a difficult dream to achieve especially for first-time homebuyers, there is hope. With Garden Villa, a low-density property development by Homecity Asia Sdn Bhd, that dream can become a reality.

Not only are the Garden Villa homes easy on wallets and purses, residents can experience the atmosphere of a quiet and peaceful life within a calm and harmonious neighbourhood.

In spite of the fact that this project involves Rumah Selangorku, it does not lack in its modern architecture. The Garden Villa townhouse is the residence of choice designed for families who crave a comfortable space for all occupants.

Located in Taman Tasik Semenyih Permai, the gated and guarded Garden Villa comprises 160 units of townhouses and 38 double-storey terraced houses. Each townhouse occupies a land size of 28ft by 80ft, while the terraced houses are built on 20ft by 70ft plots.

With an estimated gross development value of RM72mil, the freehold development is built on a 9.5-acre parcel just 3km east of Semenyih Town.

The units have built-ups of 1,000 sq ft to 1,200 sq ft with three-bedroom and two-bathroom designs. Every unit has two parking bays. Priced from RM250,000 to RM360,000, these low-density homes are extremely easy on the wallet.

Taking into consideration of the natural slope of the land, four levels of townhouses have dual access designed according to the altitude of land. This gives owners direct access to their units from parking bays by eliminating three to four levels of staircases and eliminate the need for costly elevators and other maintenance.

This design concept has managed to save over 270,000 cubic metres of soil excavation, which not only helps in achieving affordable pricing, but also supports the concept of environmental sustainability.

Super low maintenance fee

This tiny maintenance fee is achieved as the facilities provided within Garden Villa do not need much maintenance. While safety and security remain a priority, the jogging trail, badminton courts, playgrounds and outdoor fitness facilities focus on health and wellness. All these low-maintenance features translate to the current low maintenance fees of 10 sen per sq ft.

For those who believe in feng shui, having a home situated on a hill is viewed

positively. The Chinese geomancy practice to harness energy forces and establish harmony between a property and its environment favours hillside real estate.

Not only will owners of such homes command a better view given the elevation, but such a property can produce positive energy, especially if the hill is located behind the property.

This is based on the belief that positive Chi energy will pour down the hill and pass across the homes. Such is the case of Garden Villa.

Feng shui believers would be addedly pleased as the enclave is enshrouded in greenery since the trees will act as a catchment to contain positive chi within Garden Villa.

This greening also means that the community will be surrounded by nature and mountains that enveloped the project with exclusive panoramic views.

In planning, designing and creating Garden Villa, Homecity Group achieved yet another mission of creating more opportunities for many first home buyers by delivering such affordable Luxury homes. The project, which was 100% taken up over the weekend launch, is expected to be completed in April 2021.

Amenities within easy reach

In addition, residents can enjoy the infrastructure alongside a mature neighbourhood with basic amenities. Within easy reach are banks, grocery stores, shopping conveniences and petrol stations. Semenyih's fire and rescue station, post office and police station are within 5km from Garden Villa.

There are ample primary and secondary schools in the area like SJK (C) Kampung Baru Semenyih (3.8km), Sekolah Jenis Kebangsaan (C) Sing Ming (3.7km) and Sekolah Kebangsaan Semenyih (3.8km). Also to mention, the University of Nottingham is within walking distance from Garden Villa.

This location is ideal as it is away from the traffic congestion and problems of city life yet accessible to many parts of Klang Valley. Garden Villa is accessible via Jalan Broga, Jalan Semenyih, Jalan Bangi Lama and Kajang Seremban Highway.

Kajang Town is about 20 minutes away and Cheras is within half an hour. It is 45 minutes to Kuala Lumpur city, roughly the same distance to the Kuala Lumpur International Airport.

It is about 10 minutes to Broga Town, 30 minutes to Mantin and Nilai in Negeri Sembilan, while its capital Seremban is about a 40 minutes drive. 📍



The front view of the four-storey townhouses.



The enclave also houses 38 double-storey terraced units.



An aerial illustration of Garden Villa.

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Garden Villa @
Taman Tasik Semenyih

THOSE DREAMING OF A FIRST HOME AT AN AFFORDABLE PRICE WITH EASY ENTRY SHOULD THINK NO FURTHER THAN A UNIT IN GARDEN VILLA TO EXPERIENCE THE ATMOSPHERE OF A QUIET AND PEACEFUL LIFE WITHIN A CALM AND HARMONIOUS NEIGHBOURHOOD.



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We Homecity Group are incredibly honoured to be part of StarProperty Award 2021.

In creating every possible opportunity for low and medium incomers to own a home, Affordable Luxury has always been our goal. Balancing practical building design within layout befitting the nature environment, we create a balance between lifestyle and value in a sustainable way.

This recognition of the Excellency in Starter Home Award marks another new milestone for our dedicated team and the support of our customers.

From all of us at Homecity Group, we thank you from the bottom of our hearts.



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Reach new heights with SkyWorld

A collection of choice properties from the StarProperty Awards 2021



SkyVogue Residences sets the tone for a sublime vertical living experience.

THE search is on to find for that dream home, one that encompasses livability, strategic positioning and potential in capital appreciation or rental yield. Master city developer SkyWorld has come up with a list of award-winning properties to put an end to your search.

SkySierra@Setiawangsa

The integrated development of SkySierra encases multiple components, ranging from residential condominium, lifestyle mall, serviced apartments and corporate offices, all linked by a central park spread across a generous 13.6-acre land expanse. A series of linear gardens and pockets of greenery have been carefully implemented within each precinct, resulting in a greener network for the entire masterplan.

Over 200 metres worth of pedestrian walkway meander throughout the development. It begins at the aforementioned central park and is framed by extensive landscaping to create a comfortable walking experience. Adding to that is the bicycle path connecting the different elements of the development, maximising your opportunity for daily exercises.

Marking the first phase of the development is no other than The Valley Residences@SkySierra, situated in a mountain range valley. Three towers of individual heights soar into the sky, reminiscent of three mountains overlapping with the valley in between that houses several facility zones.

The residential units are flexible, with or without the dual-key feature, giving residents the option to alter their plans accordingly. These come with a built-up ranging from 800 sq ft to 1,318 sq ft.

SkyVogue Residences@Taman Desa

Establishing haute couture in the sky is no other than SkyVogue Residences by SkyWorld Development, making it the next landmark in Taman Desa. Here lies a modern residence oozing with an abundant lifestyle on the verge of the city centre.

Going against the grain, the development is low density, comprising residential condominiums with only 333 units. The master plan concept incorporates contemporary design with a blend of nature to create a style that is both prevailing and timeless.

Since the development is compliant to the Green Building Index, various green features have also been incorporated. Residents can take a stroll within the bosom of nature, where hanging gardens artistically drape the top with lush fronds. Trees are strategically grown along the development and the herb garden bursts with greenery.

With regards to the unit layout, there are two variations, with built-ups from 1,085 to 2,650 sq ft and a choice of duplex or penthouse. Regardless, the layouts are

versatile, spacious and practical, with wide living and balcony areas. These and many others set the tone for a sublime vertical living experience.

EdgeWood Residences@SkySanctuary

In a mature area surrounded by dense urban landscape, EdgeWood takes the lead with its distinction as the first nature-inspired township in Setapak, dubbed SkySanctuary. Concrete and steel are contradicted by a green, serene atmosphere, where a sustainable and conducive environment is being cultivated.

In line with a nature-friendly theme, the development is GreenRE certified and has many supporting features, for example, the provision of a central pneumatic waste collection system, which collects, transports and manages household waste. Then there is the direct access to the resident exclusive three acres central park.

Also, the units are specially designed so that the windows are capable of maximising natural light, covering over 50% of the habitable area. Adding to that is a six-metre width balcony to expand the view while providing ample ventilation.

As for the units, they come with a built-up from 865 sq ft to 1,280 sq ft, the unique, versatile layouts giving an added sense of spaciousness to your home. Other innovative features include a keyless entry and EV charging bay, not to mention the speed ramp allowing residents direct access to the higher carpark levels.

SkyAwani 5 Residences@Sentul

Discover your first enriching home at Sentul with SkyAwani, where your sense of belonging is finally tucked in. The residential condominium stretches across 2.06 acres, with a total of 615 units. Units come from 800 sq ft, three bedrooms and two bathrooms with a price of only RM300,000, and over four levels enriching lifestyle facilities, such as fitness zone, basketball court, tree house, infinity pool, sky lounge and more. The development is located a mere 5km away from the city centre, and is also nearby to other conveniences ranging from schools to shopping malls. Here lies a liveable community tailored for you with a curated blissful living experience. 🏡



Enjoy the open outdoors an at elevated position atop The Valley Residences.



Take in the view of the cityscape through the sky lounge at SkyAwani 5 Residences.

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SkyVogue Residences

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The Valley Residences @ SkySierra

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EXCELLENCE
THE LANDSCAPE AWARD (HIGH-RISE)

EdgeWood Residences @ SkySanctuary

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SkyAwani 5 Residence

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EXCELLENCE
THE SKYLINE AWARD

The Valley Residences @ SkySierra

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HONOURS
THE PROXIMITY AWARD (INTEGRATED DEVELOPMENT)

SkySierra Integrated Development

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THE
VALLEY
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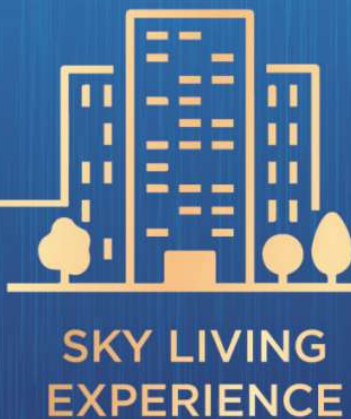
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Advertorial

A harvest of joy at Tuai Residence

Taking multi-generational, communal living to a whole new level



A striking figure in Setia Alam, Tuai Residence by Suntrack Development stretches across 6.6 acres of freehold land.



Form is seamlessly matched with its function, with internal living spaces maintaining a squarish or rectangular layout to maximise space usage.

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EXCELLENCE
THE ASSISTED-LIVING HOME AWARD
Tuai Residence
Setia Alam

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EXCELLENCE
THE FAMILY-FRIENDLY AWARD (HIGH-RISE)
Tuai Residence
Setia Alam

HERE are those who define a development from the structure it represents. Then there are those who understand that housing is not about the building, but building for the people.

This is the driving force behind Tuai Residence, which revolves around a community celebrating togetherness, and reaping happiness in every season, just as the name suggests. Beginning with the young greens, all the way to the golden matured plants, all are cared for on the same plot of land, much like how it is at Tuai.

Here, independence and diversity are celebrated with MAGIC (a term coined by American gerontologist, Dr Bill Thomas), an acronym for Multi-Ability, multi-Generational, Inclusive Community. The young and old alike can live in an environment that is equally accessible, usable and most importantly, safe for all. In other words, physical differences and abilities have little bearing in Tuai. Everyone has a claim.

Safety for all ages

A low-density development, Tuai Residence registers at only 50 units per acre. These multi-generational condominiums are specially designed for the comfort of three generations. The condominium hosts a total of 330 units, and they come with built-ups ranging from 1,109 sq ft to 1,927 sq ft, three to five bedrooms, and two to four bathrooms.

Most striking is the liberal application of universal design, not only within the homes, but encompassing the entire development. Bathrooms and kitchens are purposefully built with more space to accommodate the radius of a turning wheelchair. Slight ramps have also been integrated into the units, bedrooms and bathrooms. Then there are the large-gang switches at wheelchair height.

This wheelchair-friendly environment offers the convenience that inspires a healthier and more independent lifestyle in your

golden years. Slip-resistant tiles are further added to ensure the safety of the elderly. As an added precaution, fire sprinklers are incorporated as a foresight towards any fire hazard. Speaking of fire, there is also a protected fire refuge area allocated on every floor for wheelchair users and seniors.

In consideration to the occupant's health, low volatile organic compound paint is used for the interior walls. Moreover, every unit is north-south oriented to minimise heat generation. Additionally, Tuai Residence thoughtfully employs the point-block design so that residents in any unit are not more than three units away from the nearest lift.

No one gets left behind

Everyone knows each other at Tuai Residence. The facilities and design of the development come together as a whole, cultivating a friendly community. There is ample opportunity to mingle and interact.

Get productive at the communal herb garden. Meet and chat at the resident lounge area or host other creative activities at the multi-function room.

If that is not enough, then head over the traffic-free sheltered link bridge connecting Tuai Residence to other points of interest. Walk over it to attend classes, replenish groceries, or perhaps accomplish a task as simple as fetching a cup of coffee. Your trip is bound to be seamless, leisurely and safe.

With regards to safety, there are times when we may live alone but require help.

The Care Office located on-site is complete with nurses and caregivers trained in first aid, cardiopulmonary resuscitation and automated external defibrillator. You can also perform your routine checkups here.

This unique feature is enhanced by the wealth of hospitals nearby, such as the KPJ Klang Specialist Hospital, Columbia Asia Hospital, Sentosa Specialist Hospital and the Avisena Specialist Hospital Shah Alam. At Tuai Residence, you will never face your twilight years alone.

All within reach

Located next to the township of Eco Ardence, Tuai Residence presides on a prime spot approximately 30 minutes from the KL City Centre. The surrounding area is replete with shopping and leisure elements, such as the nearby Setia City Mall, Tesco Setia Alam, Ardence Labs, Sunsuria Forum and the night market. Education for the children is made accessible through the primary, secondary, international and vernacular schools within easy reach. With regards to connectivity, the development is further connected to the New Klang Valley Expressway, Shapadu Highway and the Guthrie Corridor. 📍

A LOW-DENSITY DEVELOPMENT, TUAI RESIDENCE REGISTERS AT ONLY 50 UNITS PER ACRE. THESE MULTI-GENERATIONAL CONDOMINIUMS ARE SPECIALLY DESIGNED FOR THE COMFORT OF THREE GENERATIONS.

Part of the safety feature involves raising the swimming pool so that children do not accidentally fall inside.








tuai
RESIDENCE
SETIA ALAM





Multiple-award winning condominiums, made for all, for life.

Tuai Residence @ Setia Alam recently won international recognition for its development design and architecture, as well as excellence honours in The Family-Friendly Award - Best Family-Centric Development (High Rise) and The Assisted-Living Home Award - Best Semi-Retirement Development at the Star Property Awards 2021. Affordably priced from RM490,000, it is the best investment for your family, and for your golden years.



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Gravit8's pulling factors

The RM1.3bil integrated development that draws in home buyers and investors

LIKE its namesake, Klang's latest and trendiest hub for food, fashion, and culture is pulling in people, food outlets and businesses to its location.

Aptly named Gravit8, the RM1.3bil development symbolises the new face of a dynamic, modern Klang, offering a new lifestyle and a different approach to urban living, leisure, work and entertainment.

It is a fully integrated development designed to seamlessly connect components for the ease of residents and visitors. Acting as a new centre of gravity, Gravit8 is attracting all the components that will make this place truly happening for residents, business operators and visitors.

Currently comprising serviced apartments, a retail mall, small -offices-versatile-offices (SoVos) and retail outlets, Gravit8 is a natural convergence point for people in Klang to come together, to see and be seen. A corporate tower and hotel will be part of the future development.

The man-made Lakepark, which is the first component to be completed, accentuates the value of Gravit8 properties while introducing a perfect setting for community activities and recreation.

A focal point

Property Developer Mitraland Group invested RM11mil to create the eight-acre lake, which has been a big draw for many events like the Gravit8 Charity Fun Run, Zumba classes and couples taking advantage to have their wedding photoshoots at the placemaking Lakepark. Interestingly, it is also the first pet-friendly Lakepark in Klang.

Gravit8's modern nautical concept is reflected in many of its elements, from the warm tones and rugged textures reminiscent of old port towns to the Scandinavian, Mediterranean and Japanese building textures that permeate the public spaces at the residential towers.

Atop the two-storey Pier8 Retail Mall are four freehold residential towers. Nordica, named after the Nordic Sea, consists of 340 units, with built-up sizes measuring from 631 sq ft to 1,046 sq ft, while Adria, derived from the Adriatic Sea, comprises 342 units with built-up sizes of 631 sq ft to 1,046 sq ft.

Andaman, taking its name after the Andaman Sea, offers 327 units, with built-up sizes measuring from 717 sq ft to 1,128 sq ft. The final residential tower is the 280-unit Ashino, a name that is derived from Ashinoko Lake in Japan. As the name implies, this tower is Japanese themed and offers the biggest units, with built-up sizes of 871 sq ft to 1,237 sq ft. Nordica, Adria and Andaman residential towers are fully sold while the 4th tower Ashino enjoys a 90% take-up rate.

Nordica and Adria residential towers were successfully handed over in Q4 2019 and the towers also achieved a QCLASSIC (Quality Assessment System in Construction) score of 77%

This reinforces Mitraland's commitment to maintaining the workmanship quality based on stringent industry standards for all of their developments.

Rise of The Tresor

Set within the 23-acre Gravit8 is the newest addition to the freehold mixed development. Named the Tresor, which will occupy a 2.75-acre parcel next to the Pier8 Retail Mall, it has a gross development value of RM240mil. It will comprise a 29-storey tower with 344 serviced apartments, 72 Parkhomes and 25 shops.

Priced from RM516,800, the 1+1 to 3+1-bedroom units will have built-ups ranging from 952 to 1,125 sq ft. The units are expected to be completed in 2025.

The Parkhomes, located on the lower floors of the tower, will have built-ups of 1,175 sq ft to 1,206 sq ft. These units will come with parking bays in front of them, giving residents the experience of living in a landed property with condominium facilities.

A link bridge at Level 1 to the mall offers residents and visitors an easy and safe passageway. The Tresor also boasts the best view of all the residential towers as it directly fronts the Lakepark. All units facing the lake will be installed with low-E glass to maintain brightness but eliminates the heat and minimises infrared light penetration.

As sustainability for the environment is put into practice at Gravit8, one of



The latest addition to Gravit8 is The Tresor.

the highlights includes the electric car charging stations at The Tresor, a feature also available at Nordica, Adria, Andaman and Ashino.

Good connectivity

Strategically situated along the Shah Alam Expressway and close to the Federal Highway, reaching Gravit8 is of no issue. Moreover, when the light rail transit line 3 (LRT3) is completed, there will be nearby stations at Johan Setia and Bandar Botanik.

While there is a multitude of schools within a 10-km radius of Gravit8 like SJKC Hin Hua, Hin Hua High School and SK Bkt Tinggi, the closest is Orbix International School by Orbix Education Group, which occupies 55,000 sq ft in Pier8. The international school will be the first in Southeast Asia to offer a comprehensive AI syllabus for students aged 6 to 18.

Other amenities include Aeon Mall at Bukit Tinggi, GM Klang Wholesale City, Tengku Ampuan Rahimah Hospital and Pantai Hospital Klang.

Increasing value

Mitraland's past successes have marked the company as a major player in the property industry. Incorporated in 1998, the company has grown from strength to strength by developing landed property projects in Cheras and luxury condominiums in Mont' Kiara.

Fuelled by its success, the corporation expects the value of Gravit8 to reach RM1.5bil from RM1.3bil when it is fully completed.

This confidence stems from the expected spillover effects from three major projects, namely the IKEA distribution hub, the upgrading of Port Klang linked to the East Coast Rail Link and the maritime city project on Carey Island.

These are positive steps towards attracting more investments from global players and transforming Selangor into a regional logistics hub. And ultimately, employees from these billion-ringggit developments would be seeking out nearby accommodation. 📍



LEFT Lakepark is the focal point of Gravit8.

ABOVE The Pier8 Mall and the residential towers as seen from the lakeside.

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The Tresor @ Gravit8

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Gravit8

AS SUSTAINABILITY FOR THE ENVIRONMENT IS PUT INTO PRACTICE AT GRAVIT8, ONE OF THE HIGHLIGHTS INCLUDES THE ELECTRIC CAR CHARGING STATIONS AT THE TRESOR, A FEATURE ALSO AVAILABLE AT NORDICA, ADRIA, ANDAMAN AND ASHINO.



360° lifestyle where the best meet in KLANG



MITRALAND

Crafting Lifestyles
Creating Value



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A New Lifestyle Voyage

in Klang South



Inspired by Klang's two-century-old maritime heritage, Gravit8 represents a new urban gathering place destined to define a center for Klang South. Gravit8 is designed to elevate experiential living in Klang, with a 23-acre mixed-development in Kota Bayuemas for families to enjoy shopping, dining, entertainment, and elements of nature in a modern setting.

What truly sets Gravit8 apart from the rest as a masterpiece is the how its mixed-use elements of serviced apartments, shop offices, retail, SoVos, an upcoming hotel and nature come together cohesively with water as the common thread, tying every element together not only for residents, but also for visitors to enjoy.

With an abundance of amenities, including the public-accessible 8-acre Lakepark which is also Klang's first pet-friendly park, the net lettable area of 150,000 sq. ft. bespoke retail mall Pier8, and a strong emphasis on security and safety, the community is a front-and-center priority at Gravit8, creating a paradigm shift for Klang South in becoming a forward-thinking destination for the way we work and live now.



the **Tresor**
@ GRAVIT8

Inspired by Enchanting Santorini
Now Yours to Behold

From **RM 516K**

- > 24 family-friendly facilities spread across 1.3 acres.
- > 1+1 to 3-bedroom serviced apartments (952 - 1,206 sq. ft.)
- > Parkhomes with three unit-fronting carparks and dry and wet kitchens.
- > Direct access to Pier8 retail mall on Level 1.



MITRALAND

Developer:
Vibrantline Sdn. Bhd. (1038413-U)

D-28-01, Menara Mitraland, No.13A, Jalan PJU5/1,
Kota Damansara PJU 5, 47810 Petaling Jaya, Selangor.
www.gravit8.com.my www.mitraland.com.my

Sales Gallery Open Daily (10am - 6pm)
For further enquiries, please call:

011 - 1638 6882
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Developer's License: 14308-3/01-2023/69(L) • Validity Period: 27/01/2021-26/01/2023 • Advertising & Sales Permit: 14308-3/01-2023/69(P) • Validity Period: 27/01/2021-26/01/2023 • Type of Property: Serviced Apartment • Approving Authority: Majlis Perbandaran Klang (MPK) • Building Plan Reference No: MPK/BGN-600-4/1/0113(2019) • Expected Completion Date: Feb 2025 • Land Tenure: Freehold • Land Encumbrances: Charged to Affin Bank Berhad • Total Units: The Tresor 374 Units (Type A/C/D/E), Mampu Milik 42 Units (Type B) • Minimum Price: RM567,648.00, Maximum Price: RM875,118.00 (The Tresor) • Minimum Price: RM270,000.00, Maximum Price: RM270,000.00 (Mampu Milik) • 7% Discount for Bumiputera • Restriction on Title: Nil • The information contained in the advertisement is subject to variations, modifications and substitutions as may be recommended by the relevant authorities and/or the project architect and cannot form part of an offer or contract. It shall not constitute and/or be treated as an offer on the part of the developer. All the information in this advertisement is current at the time of printing. All renderings are artist impressions only and all measurement are approximate.

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Erama - an astana for Iringan Bayu

Designed for spacious living for the growing family



The Wetland Park is not just OSK Property's appreciation for nature, but it also offers a green and healthy lifestyle to residents.



There is a substantial demand for houses like the single-storey Semi-Ds of Erama Homes.



The units are very spacious and offer an open concept living lifestyle.

SPREAD over a 32.61-acre freehold tract in Iringan Bayu lies the impressive Erama semi-detached homes, an exquisite property designed for families seeking a tranquil lifestyle away from the hustle and bustle of city life.

In line with the OSK Property's Essential Homes series, this signature concept of nature-inspired living is imbued into the design of Erama. Envisioned as a green haven that provides spacious, comfortable yet competitively priced homes for buyers, open spaces and gardens are featured strongly to promote indoor and outdoor activities.

Each unit comes with a sizeable backyard, which can be used as a garden or an outdoor space for family gatherings and barbecues, among others. These make the Erama homes ideal for medium-sized families, upgraders, downsizers as well as retirees looking for a quiet and serene environment to live in.

The homes are based on open concept living, giving the homes a more spacious feel as there are no walls to divide the dining and kitchen areas. It also allows the owner the flexibility to opt for a closed-up kitchen if they prefer.

There will also be a private thematic pocket garden thoughtfully designed for residents in Erama, offering facilities such as a children's play area, tree houses and a dedicated viewing deck overlooking the 22-acre Wetland Park.

Perks of nature

The Wetland Park is OSK Property's appreciation for nature that demonstrates the diversity of flora and fauna as well as promoting a healthy eco-system and biodiversity that supports conservation and the appreciation of wetlands, especially within the neighbourhood.

The park provides the perfect habitat for animals and plants, resulting in a wide diversity of flora and fauna. To date, it consists of more than 200,000 wetland plants, 972 trees of 60 different species, eight bird species and 11 local fishes.

Residents can enjoy the perks of living next to one of the largest parks in Seremban with key attractions consisting of thematic zones such as Bay of Sight, Bay of Sound and Bay of Touch that offers unique experiences for people of all ages.

Erama is a guarded neighbourhood with perimeter fencing and guardhouse, all at an affordable maintenance fee. Moreover, owners will enjoy free maintenance fees for two years as a welcoming gift from OSK Property.

Value for money

Erama, with a gross development value (GDV) of RM207mil, has a low density as it comprises only 322 units of semi-detached (Semi-D) homes. It has two subphases due for completion in 2023, namely Phase 8A of 180 single-storey Semi-Ds and upcoming Phase 8B of 142 double-storey Semi-Ds. Phase 8A units offer 3+1-bedroom and two-

bathroom layouts with built-ups of 1,319 sq ft and prices starting from RM535,000. The upcoming phase 8B units will have 4+1-bedroom and four-bathroom layouts with built-ups of 2,098 sq ft and prices starting from RM668,000.

It is near-impossible nowadays to find in such price range as Erama. Erama homes, being the No 1 premium product selling in the township, address the substantial demand for single-storey Semi-Ds, which is limited in the market. Moreover, such houses are the preferred homes among the older generation, particularly retirees. These attributes are positive indications of the potential growth in value for these units which are in limited supply.

On the other hand, the upcoming double-storey Semi-Ds are targeted at upgraders who are looking to expand their family and upgrade into a better living environment and lifestyle. As more businesses are adopting the work-from-home culture, more people from Klang Valley will begin looking for homes that are within this price point that give great economic value within a conducive environment.

What's more, Erama is built with health and wellness in mind. Hence, the linear gardens as well as a dedicated bicycle lane and jogging track, which connect to the Wetland Park were added to encourage healthy activities.

Especially with the pandemic, OSK Property acknowledged that the demand for a healthy lifestyle was taking precedence, so within the 770-acre Iringan Bayu, which has a GDV of RM3.6bil, wellness activities can be carried out without stress.

No shortage of amenities

There is no shortage of medical, education and shopping options. For medical services, Hospital Tunku Jaafar, Mawar Specialist Centre, Columbia Asia Hospital, KPJ Hospital and UCSI Hospital are within easy reach.

For those with young children seeking education venues, there are four primary schools at hand, namely SJK (C) Kg Baru Mambau, SK Mambau, SJK (T) Ladang Shanghai and SJK (C) Bandar Sri Sendayan.

The secondary schools nearby are SMK Mambau, SMK Bandar Sri Sendayan, SMK Bukit Mewah and SMK Seremban 3. There are also two international schools, Matrix Global School and UCSI International School within the vicinity. Higher education is available at UITM Seremban.

There is no shortage of shopping venues for residents of Erama because the malls servicing this area are Mydin, Aeon, NSK Trade City and Tesco.

As Seremban is a major stopover for those travelling from the north and south, it is serviced by the main railway line and express buses, which run all the way to Penang in one direction and Johor Bahru in the other. 📍



Residents and visitors can rest and enjoy the view of the 22-acre Wetland Park from the viewing deck.

ERAMA IS A GUARDED NEIGHBOURHOOD WITH PERIMETER FENCING AND GUARDHOUSE.

IRINGAN BAYU™
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Cultivating Harmonious Living inspired by the rich biodiversity of Iringan Bayu's Wetland Park for multi-generations.

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New Release Semi-D Collections



Erama

Single & Double Storey Semi-D



COMING SOON

Single Storey Semi-D
 35' x 80'
 Price From RM535K*

Double Storey Semi-D
 36' x 79'
 Price From RM668K*

*Terms & Conditions Apply

ASPECT SYNERGY SDN BHD 200401015600
 Iringan Bayu Show Village
 Persiaran Iringan Bayu 3, Taman Iringan Bayu,
 70300 Seremban, Negeri Sembilan, Malaysia.
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06-630 4656
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Developer: Aspect Synergy Sdn. Bhd. (200401015600) (Wholly-Owned Subsidiary of OSK Property Holdings Berhad) • Show Village: Persiaran Iringan Bayu 3, Taman Iringan Bayu, 70300 Seremban, Negeri Sembilan. • Contact No.: 06-6304656 • Developer License No. 9902-10/03-2023/0245 (L) • Validity Period: 18/03/2021 - 17/03/2023 • Advertising and Sales Permit No. 9902-10/03-2023/0245 (P) • Validity Period: 18/03/2021 - 17/03/2023 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Approving Authority: Majlis Bandaraya Seremban • Building Plan Reference No.: MBS.S.KB1 - 16/2020 • Expected Date of Completion: March 2023 • Restrictions of Interest: Nil • Type of Property: Single Storey Semi Detached (Type A) • Land Area: 35' x 80' • Total Units: 168 • Price: RM 534,420.00 (min.) - RM 709,320.00 (max.) • Type of Property: Single Storey Semi Detached (Type A1) • Land Area: 35' x 80' • Total Units: 12 • Price: RM 575,820.00 (min.) - RM 741,520.00 (max.) • 10% Bumiputera Discount • 5% Open Bumiputera Discount. *THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

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Sunway City Iskandar Puteri, the next sustainable sanctuary

Safeguarding the natural treasures of the eastern kingdom

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Sunway City Iskandar Puteri spans 1,800 acres, with a value of RM30bil in gross development value.

LONG gone were the days where townships take into account only the people and the structures within a specified area. As we move towards the future, there comes awareness towards the natural environment, and the efforts are taken to preserve it. This is not merely a statement for corporate social responsibility, but a visceral yearning for people to be integrated with nature.

Master community developer Sunway Property has decided to champion this cause, an act visibly attested by the latest township of Sunway City Iskandar Puteri.

A green city

Sunway City Iskandar Puteri follows a simple but effective principle - where every one tree removed is replaced by one or two others. As much as 40% greenery or 720 acres of vegetation has been dedicated to the development. Thus, it is unsurprising that the development received the Green Building Index silver rating. To date, the Sunway Nursery alone is responsible for having 4,100 shrubs and trees being planted, a strong statement of Sunway's commitment towards sustainable living. These and many other features contribute to Sunway City Iskandar Puteri winning the StarProperty Awards 2021, The Earth Conscious Category.

Additionally, the Sunway Big Box Retail Park features a total of 200,000 sq ft of solar panels, ensuring that the building mostly runs on clean and earth-friendly energy. This is the first of its kind retail park in the country, featuring big warehouse concept stores in an open-air strip mall environment filled with natural lighting and

ventilation, a design applied to the other Sunway integrated malls.

With numerous retail, eateries, entertainment outlets and a hotel adjacent to the mall, Sunway Big Box Retail Park is set to become a key attraction in the southern region of Malaysia. The township itself resides nearby various upscale amenities, ranging from Legoland, Iskandar Malaysia Studio, Gleneagles Hospital and Educty. To promote connectivity, the Iskandar Puteri shuttle services provide buses from Larkin to Jurong East in Singapore.

Nature's sanctuary along the Pendas

The 20-acre Sunway Emerald Lake has been equally crafted with sustainability in mind, having over 1,000 trees surrounding the area. Residents can picnic along the banks, reminisce at the water edge, or jog and cycle along the lanes. Then there is the 7km Pendas River, with a special buffer zone preserving 7.5mil sq ft of mangrove forest on both sides of the river.

Within the development itself, various eco-friendly activities are also being promoted, such as weekly cycling with its community. Another fine example is the Switch Your Straw Campaign, bringing awareness to the harm that plastic brings to the ecosystem. These and many others are hosted in conjunction with World Environment Day. At Sunway City Iskandar Puteri, even the community is inculcated with the love for nature. And from that, a more civic-minded generation will be inculcated, one that feels the urgency to protect the land. 🌱

SUNWAY CITY ISKANDAR PUTERI FOLLOWS A SIMPLE BUT EFFECTIVE PRINCIPLE - WHERE EVERY ONE TREE REMOVED IS REPLACED BY ONE OR TWO OTHERS.

BELOW The majestic Pendas River spans 7km in Sunway City Iskandar Puteri, where pristine mangrove forest reside.



Every tree being removed is replaced by one or two others.



SUNWAY CITY ISKANDAR PUTERI



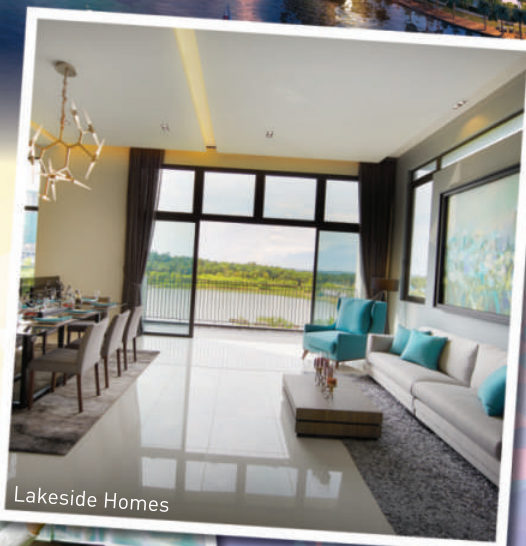
SJK(C) Cheah Fah (Upcoming)



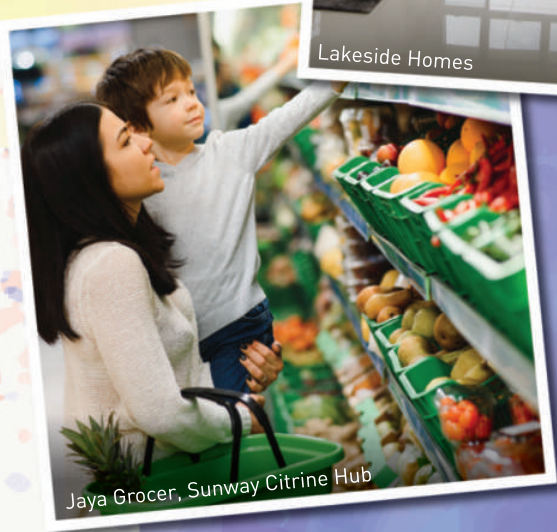
20-acre Sunway Emerald Lake



X PARK, Sunway City Iskandar Puteri



Lakeside Homes



Jaya Grocer, Sunway Citrine Hub

A DISTINCTIVE SENSE OF COMMUNITY

Home in Sunway City Iskandar Puteri,
Is like a breath of fresh air in a cozy haven,
Where soothing landscapes and community facilities,
Inspire unforgettable memories with loved ones,
In a wholesome community that nourishes the soul.
Only at Nature's Capital City.

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SUNWAY CITY ISKANDAR PUTERI SALES GALLERY
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Sunway City Iskandar Puteri, 79250 Iskandar Puteri, Johor Darul Ta'zim.

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Master Community Developer

A new beginning at the Sunway City Iskandar Puteri

Prestigious addresses nestled within 1,800 acres of integrated township

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BELOW
With a total of 501 units, the Sunway GRID Residence stretches across 5.11 acres of land.



SET with the integrated, self-sustaining master township of Sunway City Iskandar Puteri, the Sunway GRID Residence brings about a revolutionary way of customising your dream home. As the first online customised property recognised by The Malaysia Book of Records, the super flexible layouts allow home buyers to choose their favourite layout and space, a process as easy as counting from one to three.

All they have to do is choose the number of rooms and the preferred furnishings before reserving the unit. Regarding the layout, extraordinary high ceilings pave the way for cosy lofts, which can serve as additional storage for your personal effects. Since the ceiling measures from the base at 3.5 metres to the loft design at 4.5 metres, the added space allows for a studio and up to three bedrooms with a small office concept. Units come with a built-up ranging from 541 to 735 sq ft.

A mixed development, Sunway GRID consists of residences, offices and retail elements. Modern contemporary design intermingles with thoughtful layout and youthful facades. The emphasis on horizontal shifts translates into a split massing form for the residential tower, creating more optimised corner views and shortened distance corridors. There is also a wide variety of lifestyle facilities, including an Olympic-sized swimming pool, gymnasium, yoga deck, rock climbing, multipurpose hall, games room, kids play area, and facilities deck.

Exemplary living by the lake

Positioned just 500m away from the seafront precinct is the Sunway Citrine Lakehomes, a landed strata development. Beyond its welcoming entranceway is a neighbourhood of tree-lined driveways, serene landscapes and picturesque homes, proclaiming a calming enclave that will make you feel right at home.

Besides being strategically located next to the 20-acres Emerald Lake Garden, the Citrine Lakehomes plays host to a convenient community. A trio of

residence variants is provided, from the double-storey link homes to link cluster homes and the townhouses.

They all feature functional layouts with space optimisation, ensuring that every square foot is maximised for your personal preference. This flexibility caters to a wide variety of homebuyers, from young adults, couples to families who are interested in enjoying everything within reach while appreciating a sizable and spacious layout design.

At 24.5 acres, the development offers 361 units, with the townhouses offering built-ups from 1,959 sq ft to 2,196 sq ft. On the other hand, the link homes have built-ups from 2,066 sq ft to 2,219 sq ft, with four bedrooms and three to four bathrooms configurations. The link cluster homes offer built-ups from 2,230 sq ft to 2,299 sq ft, with four bedrooms and four bathrooms layouts.

All the link homes incorporate an ensuite bedroom design, column-free car porch and a spacious private back garden up to 30 feet in length. Speaking of privacy, the development holds macro-security features within its perimeter, freeing the individual units from being gated. This is reinforced by a three-tier security system, complete with CCTV surveillance and 24-hour security patrol. All back lanes are purposefully designed as green pathways which are not accessible by vehicle. This contemporary design is supported by a community hall with badminton courts, outdoor gym, kids' playground and jogging tracks meandering throughout the development.

Effortlessly within reach

For daily conveniences, both developments are positioned a mere walking distance away from the Sunway Citrine Hub and the Sunway International School. It would be incomplete to mention the connective potential afforded by Sunway City Iskandar Puteri.

Thoughtfully provided, the Iskandar Puteri Community Shuttle gives daily direct bus services between Medini and Johor Bahru city centre. Then there is the CW3E Causeway Link, also providing daily direct bus services to Jurong Point and Boon Lay interchange in Singapore. This is further complemented by SoCAR, a flexible car booking system for every lifestyle livelihood needs.

The Puteri Harbour Ferry Terminal creates water linkage to Batam, Indonesia, not considering the upcoming extensive connectivity with 750 buses servicing the Iskandar Malaysia Bus Rapid Transit, also known as the IMBRT. 📍

ABOVE The Sunway Citrine Lakehomes is 500 metres from the future seafront precinct in Sunway City Iskandar Puteri.

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Sunway International School & SJK(C) Cheah Fah (Upcoming)



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Industrial property sector saves the day

This sector has the potential to be a growth driver for the real estate market



Foo hopes to see more foreign direct investments coming into the sector.



The industrial real estate market has to some extent saved the real estate market, said Siva.

By JOSEPH WONG
josephwong@thestar.com.my

AFTER the challenges faced by Malaysia from the Covid-19 pandemic, political uncertainty and a prolonged downturn of the economy, the industrial property sector remains a saving grace of the property market.

The sector continues to shine in the face of adversity, with regional logistics and warehousing as the primary prospects for the property market.

Despite that property transaction figures were propped up by interest in industrial property in 2020, this sector only comprises 1.61% of the total property market, said Rahim and Co International Sdn Bhd real estate agency chief executive officer Siva Shanker.

"This (figure) really is too small," he said, adding that the property market needs to be restructured to increase the industrial property sector, preferably up to 5%, as it would serve as a huge growth driver for the overall market.

"With the industrial revolution 4.0 (IR4.0) coming on really strong, I think Malaysia has been, to some extent, quite quick to embrace some of these IR4 advances. I think the industrial real estate market has to some extent saved the real estate market," he said.

Many of the property market transactions last year were from the industrial property sector. Involving considerable sums, big funds started investing into industrial real estate, he said during the virtually held Real Estate Data Analytics Conference II organised by Rehda Institute.

Foreign direct investments

CBRE WTW managing director Foo Gee Jen hopes to see more foreign direct investments coming into the sector. The emergence of demand for personal protective equipment and booming e-commerce activities have generated investments totalling about RM37bil since the start of the pandemic.

"The key thing for warehousing is the connectivity. The places nearer to the highways, airports and ports are the key locations for logistics. In regards to location, it has to be in the suburban area where the e-commerce consumers are located such as the Ulu Klang area and the edge of Nilai, where it is convenient to deliver products to the consumers," he said during the virtual launch of the CBRE WTW Real Estate Market Outlook Report 2021.

According to the report, the industrial sector gained traction on the rapid uptake of e-commerce, leading

to more than RM100bil worth of investments in 2020 and an improved logistics sector and warehouse demand.

Examples of the investments include global technology giant Microsoft, which has a data centre under construction in the 745-acre Kulai Data Exchange (Kidex) in Johor, bringing expectations of more investments into the locality by Microsoft-linked network companies.

Giant oil and gas corporation Shell is said to be relocating its Malaysian headquarters to Kulai as well. Upon full operation in 2023, Kidex is anticipated to generate RM17.5bil in investment value and create 1,600 job opportunities.

The IR 4.0 coming onboard and fast-paced e-commerce will be the main contributors to the demand for industrial real estate.

Savills, in its Asia-Pacific Investment Quarterly report for the first quarter (Q1) of 2021, was also optimistic about the industrial property sector. According to Savills, the major investment transactions in Malaysia grew 53% year-on-year to RM1.46bil in the quarter, spurred mainly by properties within the industrial sub-sector.

Investors taking notice

Siva pointed out that people have started to take notice of industrial real

ABOVE
The industrial property sector continues to shine in the face of adversity.

estate because the other sub-sectors, namely residential, office and retail, have been soft for quite a while.

Unlike the other segments, the industrial sub-sector tends to hold steady regardless of the economic climate, he said.

"Because this segment has been holding steady and the others have not, now, the industrial sub-sector is considered sexy and you find a lot of funds chasing it," he said.

According to Savills, the industrial sub-sector led overall transaction value in Q1, accounting for approximately 48% of the total, followed by commercial transactions at 22%.

In the north, the largest acquisition in the reviewed quarter was by Hartalega Holdings Bhd, which acquired 250 acres of industrial land in the Kota Perdana Special Border Economic Zone, Kedah for RM228.7mil.

Within the Greater Kuala Lumpur area, Savills said one of the largest transactions was UEM Land Bhd's purchase of 9.3 acres of factory land and buildings thereon from Dutch Lady Milk Industries Bhd in Section 13, Petaling Jaya, Selangor. They were acquired for RM200mil with plans to build a RM1.3bil mixed-use development.

Additionally, Savills noted that Axis REIT (real estate investment trust) had entered into an agreement to acquire



For commercial properties, the outlook has been clouded by the numerous MCOs.

7.5 acres of industrial land and the buildings thereon from FIW Steel Sdn Bhd for RM120mil.

The land is in Bukit Raja, an established industrial location in Shah Alam, Selangor, due to its proximity to Klang port, coupled with good accessibility and infrastructure.

Separately, Axis REIT also acquired two leasehold industrial sites totalling 16.2 acres in Johor for RM75mil. The fund continues to build on its status as the leading player in Malaysia's rapidly expanding industrial and logistics sector.

According to Rahim and Co's Research Property Market Review for 2020/2021, the industrial sub-sector is seen as a silver lining amid the pandemic-ridden property market.

"Encouraging growth was seen for the warehousing and logistics segment in 2020 following the boom of e-commerce as the default means of shopping during the movement restriction period.

"Aside from the surge in the glove and face mask manufacturing, the industrial sector had remained relatively stable in demand and the fall in market activities was primarily due to the temporary market freeze. But once it was uplifted, business had resumed or grew better for some," it said.

Moving forward, Rahim and Co pointed out that warehousing and logistics are expected to continue to be in the limelight.

"A full-facilities industrial park that is

professionally managed is the prime choice in industrial property investments, as investors and companies are more diligent in looking at total operations costs of a facility together with manpower management and enhanced productivity, on top of being the best value-for-money offer in the market," according to the review.

Henry Butcher, in its Malaysia Property Outlook 2021 report, also said the increased demand for warehousing due to the changing landscape for e-commerce as a result of the pandemic will spur the industrial sub-sector in 2021.

"Matured and sought-after areas will remain a popular location for manufacturers or warehouse operators. However, continued political instability and a resurgence of the Covid-19 pandemic may deter foreign, as well as local investors, to set up or expand their businesses in Malaysia," it said.

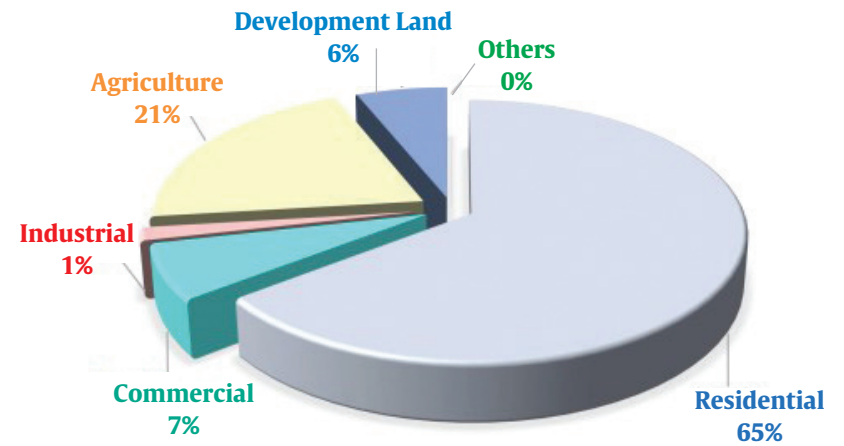
The RM1bil allocated under the Industrial Digital Transformation Scheme under Budget 2021 to encourage small and medium enterprises and businesses to digitalise operations and trade channels will encourage the upgrading of companies' digital capabilities and prepare them for future growth.

With market sentiments propping up industrial properties, the price and value showed a more stable trend across the states, with a downward trend witnessed for terraced factories, according to Napic figures.



There is a downward trend in demand for terraced factories.

Percentage volume of transactions by category



Source: NAPIC and Rahim & Co Research

Sector/ Volume	Year 2020	Percentage %
Residential	191,354	64.65
Commercial	20,255	6.84
Industrial	4,758	1.61
Agriculture	61,326	20.72
Development Land	18,271	6.17
Others	4	0.01

Source: NAPIC and Rahim & Co Research

Outlook improving

FOR real estate as a whole, the outlook should gradually improve in the second half of the year as business sentiment is likely to be better with lowered risks. More than 23 million would be vaccinated by the end of this year, based on the National Covid-19 Immunisation Programme target. With the economic uncertainty likely to clear, potential buyers are already out there, scouting for good buys on the market.

For commercial properties, the outlook has been clouded by the intermittent Movement Control Orders (MCO), said JLL Property Services (M) Sdn Bhd (JLL) country head YY Lau.

While the MCO is important in restraining the spread of the pandemic, it has affected the footfall of shopping malls, occupancy of hotels and the use of car parks. To make matters worse, the economy went into recession last year and has yet to fully recover. This has affected the service sector providers, who are the major occupiers of offices.

"Given the uncertainty, developers have held back on investments into new projects and have had to sell existing projects online. We think there are still opportunities. For instance, developers can still launch in older parts of the Klang Valley which require new developments with more spacious designs that allow for extra rooms to WFH," Lau said.

Landowners in the older parts of the Klang Valley should investigate the developments around their land for leverage as it is an opportune time to either collaborate with developers or dispose of their land, she advised.

Flexibility is crucial

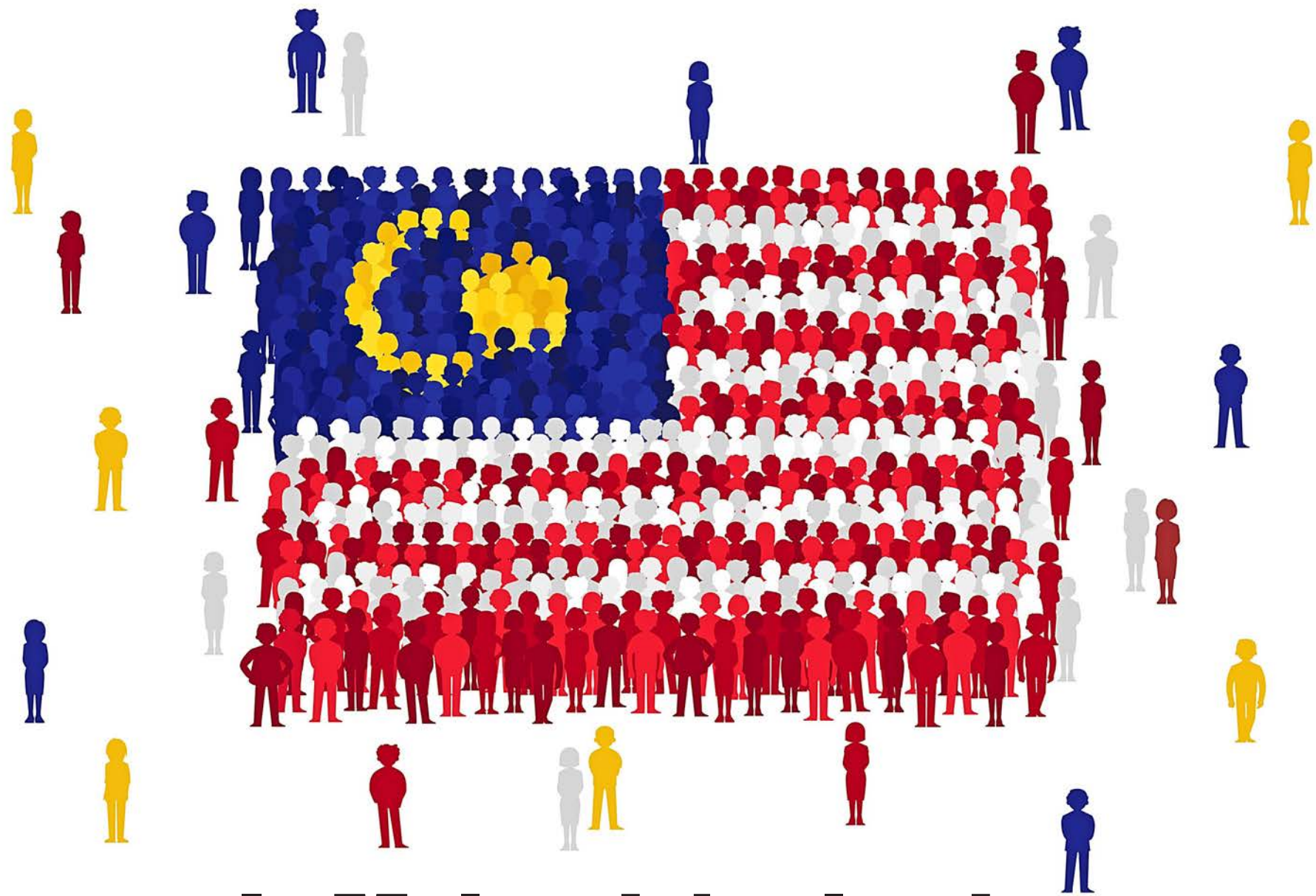
The flexibility that the Ministry of International Trade and Industry allows, especially for real estate companies, to work from the office has been very helpful in keeping this sub-sector stable. Any blanket enforcement by the government could be too rigid.

"It may be best to leave it to the private sector, which would endeavour to work in their best interest to ensure the staff are safe from Covid-19 infections, to ensure continuity of their businesses," said JLL research and consultancy director Veena Loh.

Secondly, it is also helpful that the government offices remain open to the public, she said, adding that the government services should invest in digitalisation as much as possible.

Thirdly, the Malaysian economy is very much dependent on regional and international support in both imports and exports, she added.

Many businesses are looking forward to the day when borders can be reopened for international investors, companies, travellers and tourists. This would mark the way for economic recovery, which would, in turn, re-energise the property industry. 📈



Is Malaysia's slowing population growth a time-bomb?

Malaysia's ageing population to hit 5.6 million by 2035

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

MALAYSIA, in its continued pursuit to achieve developed nation status, has been experiencing a gradual slowdown of population growth. With 2020's estimate hitting a low of 1.1%, the impact on the property market could be a slow-ticking time bomb.

More worrying is that lower population growth will restrict the growth of the property sector. With death rates rising due to the deadly effects of the Covid-19 virus coupled with travel restrictions that impede inward migration, the demand for housing could drop further.

While the effects are not immediate, developers must take into consideration the changing population demographics over time so they can use it to their advantage. Otherwise, further mismatched properties will continue to add to the tally of overhang units.

As strange as it sounds, a nation's natural population growth will inadvertently start to slide as it becomes more and more developed. This phenomenon is experienced in almost every developed country around the world.

Malaysia's population in 2020 is estimated at 32.7 million as compared to 32.5 million in 2019, according to the Department of Statistics Malaysia (DOSM).

The decline of the population growth rate is attributed to the decrease in the number

of non-citizens from 3.1 million (2019) to 3.0 million (2020), it said.

"This is in line with the closure of our national borders and the return of foreigners to their respective countries during the Movement Control Order following the spread of the Covid-19 pandemic worldwide. The growth rate of citizens remained stable at 1.1% with the population increasing from 29.4 million in 2019 to 29.7 million in 2020," it said.

In comparison, Malaysia had a growth rate of 2% in 2000 but the natural population growth rate went down to 1.8% in 2005, and then declined to 1.72% in 2009. It slipped further to 1.6% in 2010, then to 1.3% in 2011 and 1.2% in 2016.

Rise of niche markets

"The percentage of population aged 0-14 years (young age) decreased to 23.3% compared with 23.5% in 2019. While the overall percentage of 15-64 years (working age) also decreased from 69% in 2019 to 69.7% in 2020. This is due to the reduction in the non-citizens population, which mostly comprises foreign workers. The percentage of the population aged 65 years and over (old age) increased from 6.7% to 7.0% over the same period," said DOSM.

From such data, some assumptions can be made. For example, smaller families mean smaller homes may be preferred, and an increase in the ageing population could mean a rise in the demand for assisted living

or retirement homes.

However, trends have to be taken into account as well. Among them, the one that is disrupting real estate economics most significantly is technology, said UCSI University professor Datuk Ahmad Ibrahim.

"Most strikingly, the need for physical space is already shrinking across most real estate subsectors," he said during the recent virtually held Real Estate Data Analytics Conference II organised by Rehda Institute.

Exacerbated by the numerous movement control orders (MCOs), telecommuting has grown substantially with more employers and employees accepting videoconferencing.

People are spending more time working from satellite offices and home, and this changes the dynamics of the real estate industry, he said.

"Beyond 2020, the generation that has grown up in the digital world will dominate consumer spending and the culture of work. Social networks will help to determine where and how people will want to live, work and recreate," Ahmad said.

Technology and sustainability will be key drivers of value, while increased opportunity will be accompanied by greater and more diverse risk, he said.

Smaller families

Ho Chin Soon Research Sdn Bhd chairman Ho Chin Soon said the decline in population growth is quite normal for developing or developed nations.



Modern couples tend to have smaller families, said Ho.

"When people start earning higher and have a lifestyle to maintain, their desire to have children lessens. It is not like in the past where in an agrarian state, families have many kids, particularly sons because they are seen as the breadwinners. The daughters are usually married off," the mapmaker said.

"And nowadays, it is very expensive to raise children. So modern couples tend to have smaller families and this leads to a drop in natural population growth," he said.

The population of many developed cities

will drop if not for immigrants. Global cities like New York and London face a similar issue. In 2020, New York was 50th in population growth in the United States (US), declining by 0.65% or about 130,000 residents from its 2019 estimates, according to data released by the US Census Bureau.

London, which has experienced continued population growth since 1998, is set to witness a decline for the first time in more than 30 years, driven by the economic fallout from the coronavirus pandemic and people reassessing where they live during the crisis, according to a report.

The accountancy firm PwC predicted that the number of people living in the capital could fall by more than 300,000 this year, from a record level of about 9 million in 2020, to as low as 8.7 million.

Neighbouring Singapore is seeing fewer citizens tying the knot with each other, so it is looking to immigration to keep its population growth steady, according to Ho.

"As education levels rise for women, they tend not to depend on men for their livelihood. In Singapore, it is believed that one out of three women doesn't get married," he said.

But the shift in demographics may see a revival of generational homes as was in the past, said a property observer.

"Homes may again shift to become generational ones again where three generations reside under one roof. This is

because both parents will likely be working and grandparents will take care of their grandchildren.

"Our Asian culture could likely reassert itself as property prices continue to escalate. There are some nations where housing loans are extended beyond one generation so generational living becomes mainstream," he said.

Property value and prices will increase faster in receiver states, he reasoned.

Pull factors attracting migrants to the Greater KL area include rapid industrialisation in Selangor, where a third of manufacturing projects are located, said the property observer.

In addition, most tertiary institutions are located in Greater KL, and with its improved infrastructure and amenities such as roads and entertainment services, it will be a drawing point for employment.

Need to increase birth rate

There is a need to increase the birth rate in order to raise the population growth rate, said Ho.

Some measures have to be taken by the government to increase the population growth rate. Otherwise, the nation will eventually rely on immigration for its population growth, he said.

Niche market investment opportunities

WHEN it comes to investing in property, most investors have this question in mind – where to invest and what to invest in?

Where the population is concerned, the answer is simple. Invest in the states and places where the population is growing. In short, take note of the inward and outward migration of the people as they shift from one state to another.

Another two things to take note of are which states have the highest birth rates and which ones have the longest life expectancy, said a property investor.

"The ones with the highest birth rates indicate that growing families populate these areas while those with the longest life expectancy indicate that these areas are good markets for the grey population," he said.

"As a property investor, I would look into properties that would suit growing families in those growing states and homes that provide assisted living for the ageing ones," he said.

It is the same for developers, he said, adding they should look into the demographics to see the types of homes that are suitable for the areas they are venturing into. Otherwise, a mismatch will occur and the unsold units will end up as overhang statistics.

The states with high birth rates are Kuala Lumpur, Selangor, Sarawak and Penang. Breaking down the data further, Sarawak has the highest life expectancy for males at 74.6 years, Kuala Lumpur (74.5 years) and Selangor (73.8 years). For women, it is Kuala Lumpur at 79.4 years, Penang (78.9 years) and Sarawak (78.4 years).

It is all logic, he said, pointing out the migration flow of rural to urban areas and vice versa shows that there are donor and receiver states, cities and towns.

The exceptionally high outflows from Kuala Lumpur and inflows into Selangor can be accounted for by the fact that Kuala

Lumpur is enclosed within Selangor state and has a very high population density of 6,890 per sq km.

Pushed out by factors such as rising house prices and high costs of living, while attracted by the availability of new residential areas outside Kuala Lumpur, migrants are moving out of Kuala Lumpur into the surrounding Klang Valley.

This is a trend that has intensified with the Covid-19 pandemic as people are more wary of areas with a higher population density as this facilitates the spread of the virus. 📍

Current population estimates, Malaysia, 2020

CITIZENS

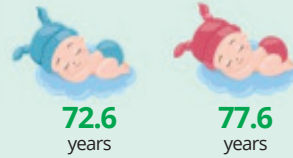


NON-CITIZENS



1 Life expectancy at birth

A newborn baby in 2020 is expected to live until the age of **74.9 years**



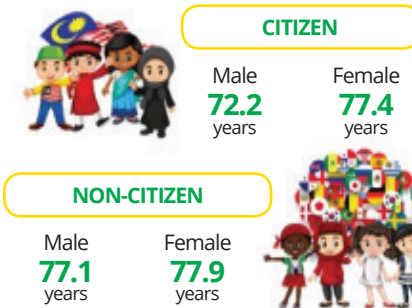
The gap in life expectancy at birth between baby boy and girl is **5.0 years**

2 Life expectancy at birth by major ethnic group



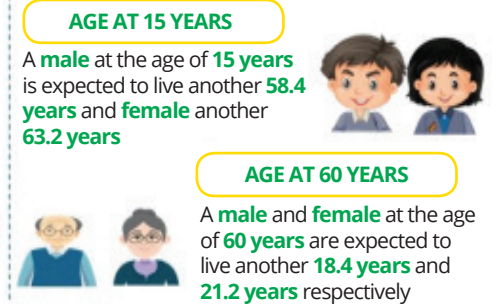
Chinese recorded the highest life expectancy at birth followed by Bumiputera and Indians

3 Life expectancy at birth by citizenship



Source: DOSM

4 Life expectancy at specific age



Homes may again shift to become multi-generational ones again where three generations reside under one roof.

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SCAN FOR MORE INFO



Adhering to the standard operating procedure, the judges wore masks during the judging sessions. Seated from left are Suhardi, Lau, Serina and Noraida while standing from left are Lai, Abu Zarim, Adzman, Wang, Subramaniam and Wong.

The judges are:



PEPS vice president
Sr Subramaniam
Arumugam



IEM professional practice
vice president Ir Dr Wang
Hong Kok



MalaysiaGBC vice
president Ar Serina Hijias



MIPFM president
Sr Adzman Shah Mohd
Ariffin



MIP TPr president
Datin Noraida Saludin



PAM deputy president
Ar Abu Zarim Abu Bakar



MIID president IDr Lai
Siew Hong



RISM past president
Datuk Sr Lau Wai Seang



ILAM president associate
professor LAr Suhardi
Maulan



StarProperty content
manager Joseph Wong

Introducing the panel of judges

To reflect the increased number of award categories offered this year, the number of experts enlisted for the StarProperty Awards 2021 judging panel increased to 10. This was also to reflect the more robust and extra-stringent criteria set for the participating property developers.

This year's panel of judges comes from varied disciplines and different backgrounds, which adds prestige to the 2021 awards. The group boasts the expertise of an architect, surveyor, valuer, designer, landscaper, engineer and town planner, who all have extensive experience in the property industry.

This year's panel also took into consideration judges with vast experience in property management and valuation for the new Investor's Choice Award, as well as other awards that include property valuation as part of the criteria.

Moreover, the diversity of the judges provides the StarProperty Awards with more comprehensive judging criteria.

In addition, a number of judges provided their input into this year's awards as well as future ones to ensure that this event's prestige will continue to reach new heights. This makes the awards a more interesting one going forward.

This year's panel of judges are invited from a number of organisations that are closely linked to the property industry. As stakeholders of the real estate sector, their input towards the StarProperty Awards was indispensable.

The organisations include the Malaysian Institute of Planners (MIP), Malaysian Institute of Architects (PAM), Malaysia Green Building Council (MalaysiaGBC), Institution of Engineers Malaysia (IEM), Institute of Landscape Architects Malaysia (ILAM), Malaysian Institute of Interior Designers (MIID), Malaysian Institute of Property and Facility Managers (MIPFM), Royal Institution of Surveyors Malaysia (RISM), Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector, Malaysia (PEPS) and Star Media Group's StarProperty.

Here's what they had to say about the entries this year:

IN congratulating the winners, Suhardi said the developers had done a good job in improving the living environment for Malaysians.

"As a landscape architect, I really welcome the acknowledgement by the developers of the importance of landscape spaces and features for the development," he said.

Suhardi is pleased that developers are now taking an active role in ensuring that landscaping becomes an integral part of their developments.

In a similar vein, Abu Zarim was pleased that many of the developers went the extra mile for their properties, not just to win awards but also to elevate the standards of properties for home buyers.

He hoped that the developers would continue with their winning ways so their future developments would see further improvements, which will also be beneficial to the real estate industry.

Wang pointed out that there were overall steady improvements in the reports submitted for the judging. "I can see quite a few of them are able to relate to the disadvantages of the times, and design in such a way and package in such a way as to make the projects better," he said.

He was impressed that the developers were able to incorporate value creation into the projects, which is crucial in today's tumultuous times.

"To be on this list of winners, you have already achieved a brand for yourselves. To maintain a brand is not easy. When you have a brand, you have to maintain your brand," said Lau.

If purchasers are happy with the product, they could inadvertently become indirect brand ambassadors for the developers, she added.

"So maintain your brand and make sure you deliver what you promise," she advised the winners, adding that with many purchasers being of the younger generation, developers need to be both innovative and flexible to cater to their demands as well as the new norm.

Echoing this sentiment, Adzman said he would like to see more of such innovations coming to the fore in future projects.

"With the Covid-19 pandemic, we have seen many new requirements and expectations coming from the purchasers and residents. These are related to work, play and stay issues," he said.

He said new concepts would have to be incorporated into new developments for the new generation and the multi-generation ones.

Continue to give good concepts and, at the same time, provide products with added value to propel the people's living standards to the next level, he urged the award-winning developers.

Wong was pleased with the number of entries despite the challenges and

restrictions that the developers faced during the prolonged MCO periods.

"From the projects shown to us, we can see how developers are trying their best to meet the demands of homebuyers by coming out with the best property specifications to satisfy them. What is impressive is that the developers were able to read into the demands of the new norms and come up with facilities that adhere to the standard operating procedures," he said.

Such innovations include the parcel collection storage and collection rooms for the increased online shopping and food deliveries, touchless elevator systems, face-recognition security access, automatic doors and waste disposal systems, he said.

The developers have taken into consideration the importance of caring for the environment by adopting the green concept as well as implementing sustainable practices within their projects, Wong said.

"I believe that the dedication of developers in trying to come up with fresh ideas is what helps them thrive at this arduous time," he added. 📌

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THE ASSISTED-LIVING HOME AWARD

Excellence

Suntrack Development Sdn Bhd
 Tuai Residence Setia Alam

THE BORNEO STAR AWARD

Excellence

IJM Land Berhad
 Utama Park Residence

THE BUSINESS ESTATE AWARD

Honours

Gamuda Land
 Townsquare @ Gamuda Cove

Honours

HCK Capital Group Berhad
 Edumetro @ Subang Jaya

Honours

Matrix Concepts Group
 Sendayan Merchant Square

THE CLOSE-TO-HOME AWARD

Excellence

IJM Land Berhad
 Riana Dutamas

Honours

Glomac Berhad
 Plaza @ Kelana Jaya

THE CORNERSTONE AWARD

Excellence

Sunway City Iskandar Puteri
 Sunway Citrine Lakehomes

Honours

Sri Pengkalan Binaan Sdn Bhd
 Taman Nuri

THE CREATIVE SPACE AWARD

Excellence

Sunway City Iskandar Puteri
 Sunway GRID

Honours

Platinum Victory
 Vista Sentul Residences

THE DISTINCTIVE BUILD AWARD

Excellence

SkyWorld Development Group
 SkyVogue Residences

Honours

Tropicana Corporation Bhd & Temokin Holdings Sdn Bhd
 Tropicana Miyu

THE EARTH CONSCIOUS AWARD

Excellence

Sunway Property Sdn Bhd
 Sunway City Iskandar Puteri

THE FAMILY-FRIENDLY AWARD (HIGH-RISE)

Excellence

Suntrack Development Sdn Bhd
 Tuai Residence Setia Alam

Honours

Mitraland Group
 The Tresor @ Gravit8

THE FAMILY-FRIENDLY AWARD (LANDED)

Excellence

Sri Pengkalan Binaan Sdn Bhd
 Puncak Kasa Heights

Excellence

Sunway City Iskandar Puteri
 Sunway Citrine Lakehomes

Honours

Matrix Concepts Group
 Ervina @ Ara Sendayan

Merit

OSK Property
 Iringan Bayu, Seremban

THE FULL CIRCLE AWARD

Excellence

Gamuda Land
 Lucent Residence @ twentyfive.7

THE HOLIDAY HOME AWARD

Merit

NCT Group Of Companies
 Ion Forte Green City

Merit

Tropicana Corporation Bhd
 Tropicana Grandhill

THE INVESTOR'S CHOICE AWARD (COMMERCIAL)

Excellence

Austin Heights Sdn Bhd
 8 Avenue @ Austin Heights

THE INVESTOR'S CHOICE AWARD (LANDED)

Excellence

Austin Heights Sdn Bhd
 The Original Cluster Home @ Austin Heights

THE LANDSCAPE AWARD (HIGH-RISE)

Excellence

Mah Sing Group Berhad
 M Arisa

Excellence

SkyWorld Development Group
 The Valley Residences @ SkySierra

Excellence

SkyWorld Development Group
 EdgeWood Residences @ SkySanctuary

THE LANDSCAPE AWARD (TOWNSHIP)

Excellence

Gamuda Land
 Gamuda Gardens

Excellence

OSK Property
 Iringan Bayu, Seremban

THE POSEIDON AWARD

Merit

Mitraland Group
 Gravit8

Merit

Tropicana Corporation Bhd
 Tropicana Cenang

THE PROXIMITY AWARD

Honours

Mitraland Group
 Gravit8

Honours

SkyWorld Development Group
 SkySierra Integrated Development

Merit

HCK Capital Group Berhad
 Edusphere @ Cyberjaya

THE PROXIMITY AWARD (PROJECT)

Honours

Guocoland (Malaysia) Berhad
 Emerald 9, Cheras

THE PROXIMITY AWARD (TOWNSHIP)

Honours

I-Berhad
 I-City Golden Triangle

THE SKYLINE AWARD

Excellence

Guocoland (Malaysia) Berhad
 Emerald 9, Cheras

Excellence

SkyWorld Development Group
 The Valley Residences @ SkySierra

Honours

Mah Sing Group Berhad
 M Luna

THE SOUTHERN STAR AWARD

Excellence

Sri Pengkalan Binaan Sdn Bhd
 Acacia Heights

Honours

Mah Sing Group Berhad
 Meridin East

Honours

Parkland Group
 Taman Parkland

THE STARTER HOME AWARD (HIGH-RISE)

Excellence

Platinum Victory
 Vista Sentul Residences

Excellence

SkyWorld Development Group
 SkyAwani 5 Residence

Honours

Glomac Berhad
 Plaza @ Kelana Jaya

Honours

Seri Pajam Development
 Nada Bidara

THE STARTER HOME AWARD (LANDED)

Excellence

Homecity Realty Sdn Bhd
 Garden Villa @ Taman Tasik Semenyih Permai

Excellence

Matrix Concepts Group
 Avisia & Belissa @ Laman Sendayan

Honours

OSK Property
 Iringan Bayu, Seremban

THE WOW AWARD

Honours

NCT Group Of Companies
 Grand Ion Majestic

STARPROPERTY ALL-STARS AWARD

(by alphabetical order)

Excellence

GAMUDA LAND

I-BERHAD

IJM LAND BERHAD

MAH SING GROUP BERHAD

MATRIX CONCEPTS GROUP

OSK PROPERTY

PLATINUM VICTORY

SKYWORLD DEVELOPMENT GROUP

SUNWAY PROPERTY

TROPICANA CORPORATION BERHAD

