

Towards 2020

As 2019 comes to a close, the stage is set for 2020's movers and shakers to come to the fore. Tackling the uncertainties in the property industry, developers will have to remain resilient and push forward, introducing new ideas and trends into the market.

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THE movers and shakers of the property market in 2020 are unsurprisingly, among the top players in the industry because they actively remain positive in the eyes of property stakeholders.

All eyes are on the 'big boys,' namely SP Setia Bhd, Sunway Group, Sime Darby Property Bhd and UEM Sunrise Bhd – all long-standing stalwarts of the industry – to lead the way.

ExaStrata Solutions Sdn Bhd chief real estate consultant and CEO Adzman Shah Mohd Ariffin said these big companies are noted as game changers because their properties have been in keeping with new lifestyle concepts and are well received by the public, with most being repeat buyers.

He said developers with well-integrated mixed township developments offering good infrastructures and lifestyle features will continue to do well.

"They are developing products which buyers and investors find attractive and achieving strong sales and better value appreciation," he says.

Global real estate services provider Savills (Malaysia) Sdn Bhd managing director Datuk Paul Khong said the movers and shakers' strong branding, good track record and the number of on-going projects put them on the forefront of the list.

Strong qualities

He stressed that for movers and shakers to rock the property industry, they would need to be developers of distinction.

The qualities of such developers would include a visionary leader or leaders, the ability to come up with innovations and the readiness to evolve to match the needs and requirements of buyers and investors, and maintaining high quality standards of development in terms of lifestyle, concept and construction.

"Big and successful developers have good sales track records," he said, pointing out that a good track record also refers to their reputation as good developers especially when it comes to timely completion and delivery of the units.

An analyst said the projects from such developers tended to see greater capital appreciation.

Chester Venture Bhd group executive chairman Datuk Howard Chew took it one step further: "A zero defect and perfect score of 100% will make a developer into the shaker of the industry."

As the above standard is near impossible, developers have to take heed that today's customers are concerned about defects and quality of the project, the analyst informed StarProperty.

"But movers and shakers of the industry does not necessarily need to be in the upper echelon of the property market; those providing affordable yet quality housing also fall into this category," he said.

"So that Malaysians can own a home with affordable pricing with full facilities," he continued.

Adzman pointed out that the movers and shakers on his list have projects situated domestically as well



The movers and shakers of 2020

Strong branding, excellent track record and substantial on-going projects put big names on top

as internationally with good qualitative features.

They are financially strong and can provide good promotion initiatives to buyers especially first homebuyers.

While the property experts have their own selection criteria, several big names crop up. For example, Khong's list of top three developers for 2020 are SP Setia, Sunway Property and Sime Darby Property as they already appear to be taking a lead in the market in their own rights.

Chew's top three also included SP Setia and Sunway Property, while his third is UEM Sunrise. For Adzman, his chosen list are SP Setia, Sime Darby and Mah Sing Group Bhd.

Mah Sing was on his list because it launched RM2.2 bil worth of properties in 2019 and had built up a land bank totalling 2,086 acres.

Several other developers also appeared on the list of movers and shakers despite being smaller developers

but their tie-in with branded names make them formidable shakers.

SP Setia

"SP Setia is one of the best-known real estate companies and it has consistently taken home top awards from various esteemed organisations," Khong told StarProperty.

It is one of Malaysia's leading, listed, real estate players with a portfolio that encompasses townships, ecosanctuaries, luxury enclaves, high-rise residences, commercial and retail as well as integrated mixed developments.

In addition, SP Setia is a diversified multi-disciplinary property developer.

The group is at the forefront of branding in the property industry, holding steadfast to its development philosophy. Its ability to connect communities, create ecological features and sustainable living environments that enrich the lives of its residents has made the Setia brand

synonymous with strength, reliability and value creation.

"SP Setia has built a commercial number of venues in Malaysia including the Setia City Convention Centre on the outskirts of Kuala Lumpur. In addition to its ventures in Malaysia, they have since expanded globally, into Singapore, Australia, Vietnam, China and the United Kingdom, and most recently, Japan, granting them the moniker of a truly international property developer.

"Battersea Power Station in London is another JV (joint venture) landmark project abroad. Other notable projects by SP Setia would include KL Eco City, Setia V Residences, Setia Sky Ville, Setia Walk and many more on-going developments," he said.

Sunway Property

Khong pointed out that Sunway Property, the group's property division, is well known for its Bandar Sunway, with its distinctive Sunway Pyramid shopping mall and theme park incorporated within this township, and its Lost World of Tambun.

"These successful and sustainable development projects have earned them a reputation as one of the best developers and won them lots of awards. Sunway Property has also expanded beyond Klang Valley into Johor and overseas.

"In China, Sunway has developed a number of both residential and commercial properties, and in Singapore, it has Sunway Avant Parc, a luxurious terrace homes development.

"In Malaysia, it offers a wide range of development projects and lately, with its higher end Sunway Montana-Courtyard Villas and Vivaldi Signature, to the entry-level product of Sunway Avila offering a taste of the Sunway's quality projects," he said.

The company also has vast experience in managing and developing innovative and quality residential and non-residential properties, which include retail, leisure, healthcare, hospitality and commercial assets.

Sunway Property delivers products and services of good quality and value to its customers. This helps solidify its status as a leading community master developer with a high growth property development segment and a stable base of income from high yielding property investment segment.

To date, the group has a portfolio with successful and internationally acclaimed properties in Malaysia and abroad, including China, India, Cambodia, Vietnam, and Singapore.

SEE PAGE 12

ABOVE
Construction cranes stand above the Battersea Power Station office, retail and residential development in the Nine Elms district in London, UK. Photographer: Simon Dawson/Bloomberg



They are game changers because their properties have been in keeping with new lifestyle concepts, said Adzman



A zero defect and perfect score will make a developer into the shaker of the industry, said Chew



Khong said the movers' strong branding, good track record and the number of on-going projects put them on the list.

Forest City collaboration focuses on nature conservation

Developer exploring opportunities to implement large-scale CSR initiatives

FOREST City, a smart and ecological development by Country Garden Pacificview Sdn Bhd (Country Garden) is in full swing. Despite the rapid growth and mega-scale development which invited various reactions from local and overseas, Forest City remained confident in its planning.

Co-developed by Country Garden and Johor government-backed Esplanade Danga 88 Sdn Bhd (EDSB), the developer has implemented several small and medium-sized corporate social responsibility (CSR) activities.

CSR activities conducted by Forest City are always guided by three key pillars, namely education and youth development, social development and environmental awareness. After three years of its development, Forest City is determined to be more active and proactive in implementing ecological conservation efforts.

During the development of the Forest City project, Country Garden has taken an interest in the marine ecology surrounding the area. Since 2015, efforts have been taken by the organisation in collaboration with a group of scientists from Universiti Putra Malaysia (UPM) to conserve the seagrass meadows at Tanjung Kupang. After various initiatives, the meadows have shown positive growth and recovery back to its original form.

As of now, Forest City has invited other experts to assist in ecological caring, with UPM being funded and appointed for the past five years to perform seagrass conservation efforts on the Merambong Island.

"We can ensure the ecology of the area is protected by appointing the experts to care for it," said Forest City brand general manager Zhou Jun, who expressed the willingness of the company to find qualified individuals to safeguard the marine interest.

Currently, the organisation is seeking out more local universities to take part in the conservation effort. Forest City is looking forward to continuing the

contract with UPM once the existing one ends in Jan 2020, she said.

Other environmental conservation initiatives planned and carried out by Forest City recently is the beach cleaning activity, from which the owners and staff of the organisation were encouraged to join in the program.

Moving forward, Forest City is planning to hold an academic seminar by leading researchers on the importance of marine ecosystems and species diversity. Also in the plans are the development of a green museum to showcase marine life specimens around Tanjung Kupang and Sungai Pulai, not forgetting the execution and monitoring of conservation activities.

The corporate social responsibility efforts by Forest City does not end there. Surrounding the development are the mangrove swamps which are homes to many species of flora and fauna, an area where the organisation is interested in protecting.

Forest City this year signed a memorandum of understanding with the Malaysian Nature Society on Oct 29. "The management of Forest City believes that efforts to conserve the environment are important and should be carried out with the help of experts in this field.

"With over 70 years of experience, the Malaysian Nature Society (MNS) will assist Forest City in conservation, education and information work on environmental awareness and publications. The joint venture is based on a three years' contract and will be renewed in accordance with the requirements of conservation activities," said Zhou.

According to Zhou, Forest City is looking forward to receiving knowledge from MNS as well as other experts in assisting the plant ecology around the development. The organisation is also interested to cooperate with other non-government organisations who have strong abilities and professionalism to commit towards the future of environmental protection.



ABOVE Transparent roofs at Forest City industrialised building system plant provides natural lighting.

"We do not take environmental protection as a requirement, but as a process of life," said Zhou.

Set to become a prime model for future cities, Forest City is poised to combine environment, technology and industry integration design concept to establish an ideal and technology-driven living and workspace.

Positioned as a smart and green industrial city, Forest City has plans to develop eight major industries. These include tourism and meetings, incentives, conferencing and exhibitions; healthcare, education and training; regional headquarters; nearshore finance; e-commerce; emerging technology; and green and smart industry.

Besides the external efforts mentioned, Forest City has committed to sustainability through its internal process. "Our industrialised building system plant produces less air and water pollution during the building structure

process, and materials are accurately used to reduce waste," said Zhou. The design of the IBS plant also allows for natural lighting and the inlet of air.

The property management encourages everyone in Forest City to perform garbage sorting, and there are further plans to incorporate foreign waste degradation technologies, making the development a pure and green city.

A sewage treatment plant has also been built to make the development a "sponge city" to absorb rain and wastewater, which is then converted into irrigation water for other purposes. Office practises in the organisation encourages all staff to save energy by setting the air conditioning temperature at 26°C. They are also to reduce lighting usage when no one is in the office.

All these measures are to ensure that sustainable practices become a part of the corporate culture as the company steps up to the plate. 📌



Forest City staff and management gathering to commence the beach cleaning operation.



Mangrove transplanting process by Forest City landscape workers.

Bumpy road ahead for 2020

Property market remains sluggish with spurts of growth in the industrial sector

By **VIKTOR CHONG**
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AS 2019 winds down after another challenging year for the property market, and the outlook for 2020 is nebulous at best. The property overhang issue is unresolved, and the people's desire for more affordable housing remains a lofty goal. Despite the bleak circumstances at hand, experts of the industry are suggesting that the market is showing signs of recovery. Here is what they have to say:

Foreigners to alleviate residential oversupply

Knight Frank Malaysia managing director Sarkunan Subramaniam remarked that the residential property market appears to be bottoming out, although it will take some time before the market sees any significant improvement.

"It should be noted that the property overhang is attributed to various factors such as mismatch of products, location, expected yield rather than pricing alone," he said.

He added that some units have remained unsold due to factors like unfavourable location in terms of accessibility, distance, lack of amenities and product type.

Royal Institute of Surveyors Malaysia deputy chairman Aziah Mohd Yusoff stated that residential properties, particularly terraced houses and condominiums, continue to be in demand, as long as they are reasonably priced, and are in well-located areas.

Sarkunan suggested some established neighbourhood and upcoming hotspots that are already drawing the attention of the upper-income population, high-net-worth individuals and foreign buyers. Such places include Desa Park City, Taman Tun Dr Ismail, Damansara Heights, and the upcoming financial district of the Tun Razak Exchange, whose spillover effect will benefit the Imbi and Pudu area.

"Affordable properties, especially those below the RM400,000 mark, will continue to drive the market," said Malaysian Institute of Estate Agents president Lim Boon Ping, who added that residential properties for the

past few years have contributed to over 60% of the total volume of transactions.

Regarding the sub-sale market, he explained that it is undergoing correction since a few years ago. "From the transaction statistics, we do believe that it has hit rock bottom this year and it is showing signs of slow recovery," said Lim.

Supporting his statement is Aziah, who believed that the secondary property market, predominantly the residential portion, is in a correction period. She attributed the situation to poor market sentiment and the strict lending rules imposed by Bank Negara. Aziah further believed that the impact from the year 2019 would likely extend well into next year.

According to her, the Valuation and Property Services Department of Malaysia (JPPH) reported that the property market has generally improved for the first half of 2019 with an overall increase in volume and value of transactions in both the primary and secondary markets comparative to 2018.

Sarkunan is confident that the shift of the base year for real property gain tax to Jan 1, 2013, for assets acquired before the date, from Jan 1, 2000, should lower taxable gains on property disposal, resulting in a higher level of activity in the secondary property market last year.

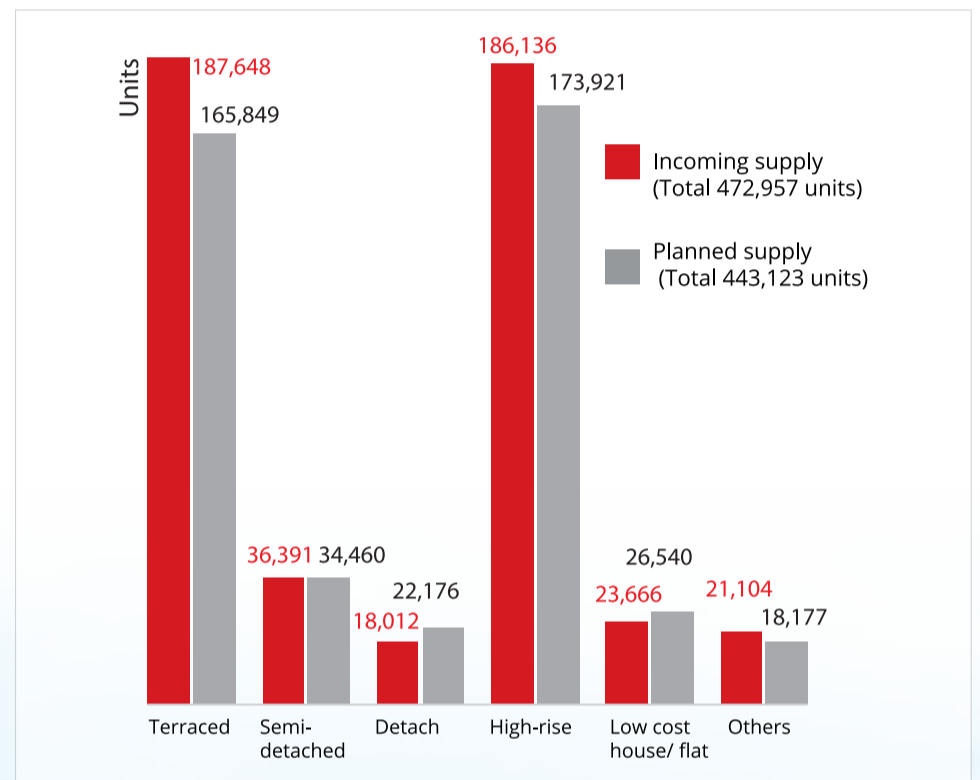
Other helpful factors that boosted the sector include the improved processing procedure for the Malaysia My Second Home application and the revision of price threshold for foreign buyers for unsold high-rise properties in urban areas.

Argument towards non-intervention

Association for Abandoned Building Owners Malaysia chairman Dr Mohamed Rafick Khan attributed the poor rate of homeownership among Malaysians to property developers being fixated on high-end products, poor domestic and economic environment, and a tighter bank lending policy.

Rafiq remarked that developers are aware of the risk of building high-end products, but they continue to do so in the knowledge that the government will come to their aid. Such assistance comes in the form of the current Home Ownership

Residential demand and future supply by type (Q2 2019)



Source from NAPIC

Campaign and the lowering of the threshold price for foreigners to own a house.

He said government intervention is unnecessary in the housing market as market forces will correct itself. Instead, the governmental focus should be maintained on town planning and public transport systems, which in time will improve the demand for property, and incidentally, improve the quality of life for urbanites.

Adopting a pessimistic stance, Rafiq said the government might push for more affordable houses, but developers' response is lukewarm due to the lower profit margins and risk associated to this product category.

"We will not see an oversupply of property in this range for the next three to five years. Unemployment and cost of living will rise in tandem. By 2021 and 2022, more properties shall be up for auction," warned Rafiq.

He said new property prices would remain high while the secondary market will improve with a minimal price reduction.

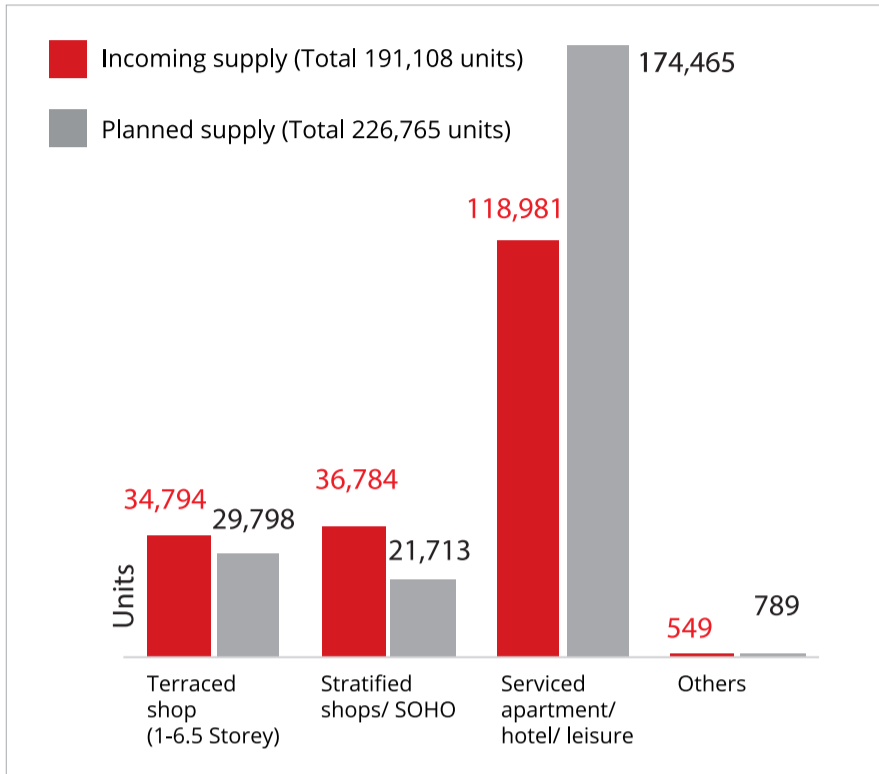
Commercial and retail elements scramble to tech up

As for the retail sector, Sarkunan observed that new shopping centres and malls without high pre-committed take-up would face challenges in the diluted retail market. Operators of existing shopping centres need to continuously review their trade and tenant mix to ensure their attractiveness to consumers within their trade areas. Retailers must also innovate and refresh their stores

by embracing technology to remain relevant in the market.

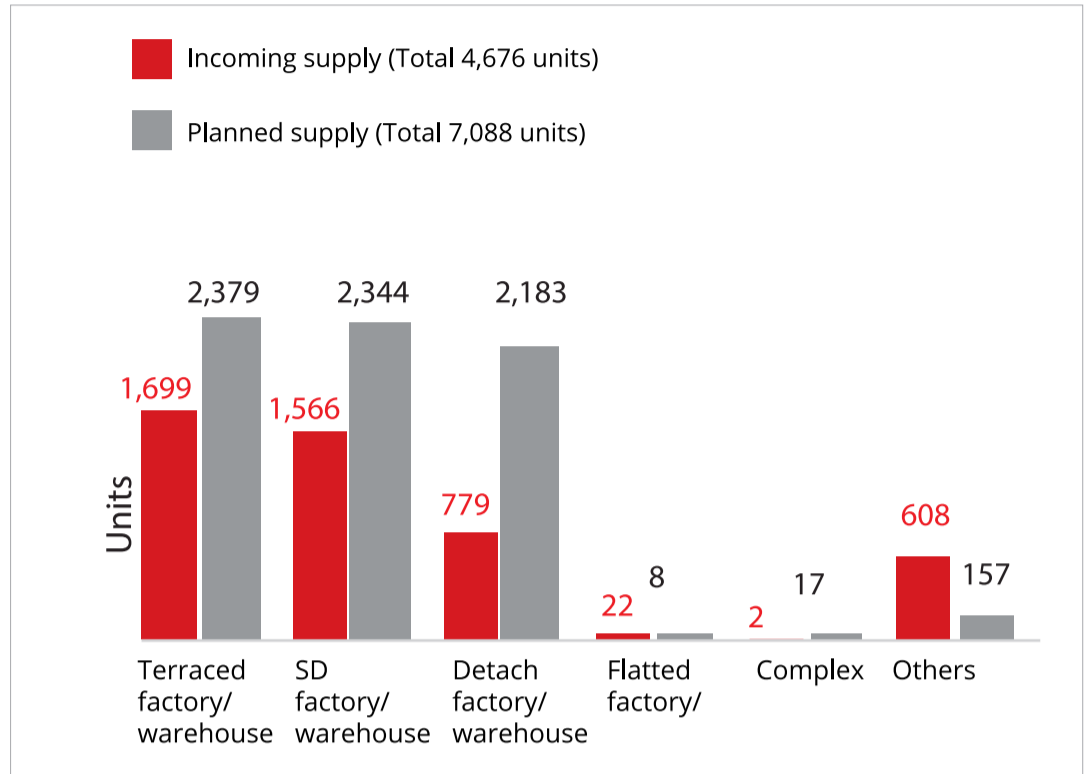


Retail and commercial demand and future supply by type (Q2 2019)



Source from NAPIC

Industrial demand and future supply by type (Q2 2019)



Source from NAPIC

Aziah foresees the commercial sector remaining as an auxiliary element in generating business activities while serving as a push factor in attracting investments. Brick and mortar formats in retail malls have continued their survival after the technological disruption as they quickly adapt to having a variety of platforms to meet the current demand of the digital population.

According to Lim, JPPH has shown that units transacted for commercial properties have almost halved over the past eight years. However, the total value of transacted properties did not depreciate at the same rate, indicating that the price of commercial properties has been rising. Lim suggested that the higher price tag has possibly hampered transactions from happening.

Slum in office spaces, with a possibility of a rebound

Knight Frank Malaysia corporate services executive director of Teh Young Khean remarked that the office market in the Kuala Lumpur city centre is expected to remain challenging in the short- to medium-term. This is due to the growing pipeline of office spaces and the slower absorption rate.

On a positive note, Teh noted that investment incentives announced in the recent National Budget 2020 should encourage more inbound investment from Fortune 500 companies and "global unicorns" in the next five years, particularly from the high technology, manufacturing, creative and new economic sectors.

Coupled with concerted efforts by InvestKL to attract more multinational corporations (MNCs) to invest in the country, and it is likely to stimulate the economy while creating a multiplier effect on the KL office market and other market segments.

"To date, InvestKL has attracted 85 MNCs and created some 12,000 jobs, and this has had a positive spill-over effect on the office market," said Teh, further stating that the government agency remains on track to achieve its mandate of 100 MNCs by the Year 2020.

Malaysia's improvement from the 15th to 12th spot in the World Bank Doing Business 2020 Report further emphasised that various ongoing reform initiatives to enhance competitiveness, productivity and governance in the ease of doing business, and the promotion of investment, appears to be bearing fruit.

From a macro perspective, Aziah said the industrial sector had performed well in 2019, which is



Sarkunan said the residential market will bottom out but it will take some time for significant improvement to happen.



Sim said the expansion of the Kuala Linggi International Port and the deep port at the Melaka Gateway will set an interesting landscape for the industrial sector.

largely attributed to the growth of online shopping that spurred the logistic and warehousing sector. She listed the establishment of the Digital Free Trade Zone and the proposed extension of Port Klang's Westport logistics centre as some of the initiatives to make Malaysia a strong distribution hub.

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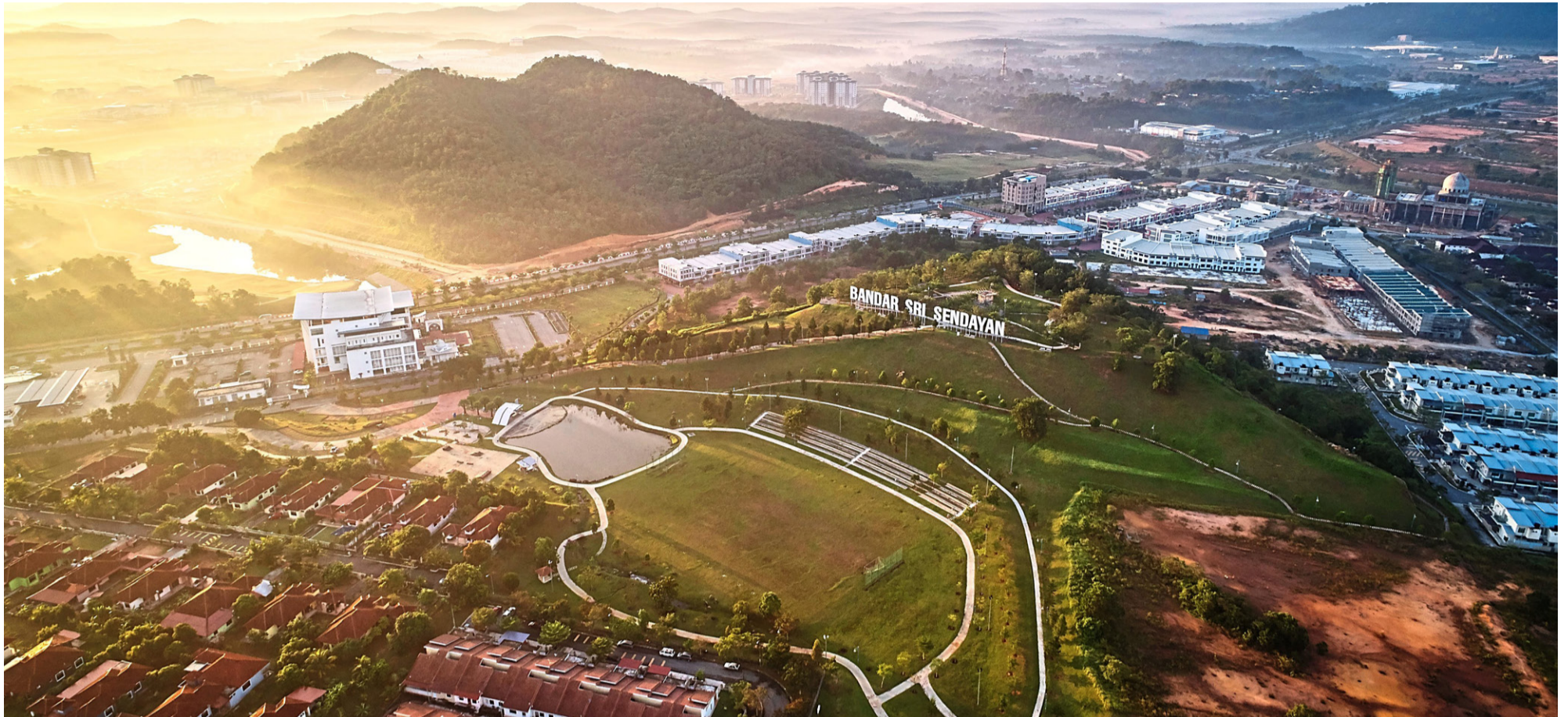


The office market remains challenging due to the growing pipeline and lower rate of absorption, said Teh.

"Invest Selangor is motivated to bring in more foreign direct investment and has since increased effort and initiative to bring in new foreign investments, given that Selangor's industrial and manufacturing outlook remains sanguine, and is expected to perform well."

- Allan Sim





Bandar Sri Sendayan is expected to reach a gross development value of RM8.13bil by year 2027.

World-class township blooms in Seremban

Bandar Sri Sendayan takes the stage at Malaysian Vision Valley

NESTLED within the Greater Klang Valley Conurbation, Bandar Sri Sendayan is a first-class, self-sustaining township in Seremban. Created by Matrix Concepts, a reputable property developer ranked within the top 15 in Malaysia, Bandar Sri Sendayan encapsulates a sanctuary of tranquil tropical living, wholesome values and most importantly, a sense of community.

An award-winning township, Bandar Sri Sendayan is further distinguished by the completion of various iconic buildings and landmarks, such as the dTempat Country Club, Matrix Global Schools and X-Park. The latest edition to the township is the Sendayan Merchant Square, a neighbourhood mall whose design is approaching its finalising stage. Supplementing the commercial zone is the newly completed RM5mil Carnelian Park, which is integrated into the area to complement business activities.

With regards to lifestyle facilities, the dTempat Country Club offers a host of recreational options. Among them are the 10-lane bowling alley, cineplex, aqua gym, courts for tennis, badminton, squash, and more. Completing this ensemble of facilities is the Sanctuary Asia Spa, where residents can enjoy aromatherapy massages and facial treatments.

Adjacent to the country club, the 20-acre Matrix Global Schools provide a full campus learning environment, where comprehensive and global education is available through the local and

international level curriculum.

Over the years, infrastructures have been revamped, mostly notably the Jalan Kayu Ara-Sendayan road that has been upgraded into a dual carriageway. Further enhancing the journey to Bandar Sri Sendayan is the link road to the KLIA airport. As of now, the township is accessible via the North-South Expressway, Seremban-Port Dickson Highway, and the proposed Senawang-KLIA Expressway.

Currently, Bandar Sri Sendayan has expanded to over 6,000 acres and has completed approximately 9,700 units of properties with a balance stock of 9,627 units in the pipeline.

Crisantha, one of the latest developments launched, consists of two-

storeyed link houses with a lot size from 24' x 70' with a price from RM738,888.

The two-storey semi-detached of Ervina have a lot size of 45' x 80' and a price tag from RM1,465,888 while the serviced apartments of Vista Residensi come with a built-up of 800 sq ft and a price range within RM250,000.

Raised around the concept of community and nature, residential homes are inspired by closeness with an abundance of greenscapes and lavish space to suit family needs. Here, one can enjoy the rich pleasures of a serene environment. Take for example, the 26-acre Sendayan Green Park which promotes community interaction while encouraging activities within a lush, picturesque setting.

Upscale facilities are provided, such as an amphitheatre area, themed gardens, skating area, football field, active and passive fitness stations, yoga and tai chi lawns, not forgetting a viewing tower that presides over this postcard scenery.

Residential and commercial elements are not the only edge that Bandar Sri Sendayan possesses. Spanning across 1,000 acres of freehold land, The Sendayan TechValley provides an answer to the industrial needs of Negeri Sembilan. Developed in synergy with the government's plan to attract foreign direct investment, Sendayan TechValley is poised to be a major economic zone with the intention of expanding domestic direct investment.

With Christmas approaching, Aquaria KLCC and Matrix Concept have teamed up to organise Marine Christmas, an ocean-themed celebration. The event will be held at the dTempat Country Club from 3pm to 10pm every weekend this December. Many interactive activities are prepared, and guests will have the opportunity to get up close and personal with the marine animals. Don't miss out on the scuba diving Santa who will be feeding the live sharks in the tank, exclusive from 4pm to 6pm. 🐠

Residential homes are inspired by community building, an abundance of greenscapes and lavish space to suit family needs.



Spread across 6.33 acres of land, the dTempat Country Club welcomes residents with 380,000 sq ft worth of facilities and amenities.



Matrix Concepts, in collaboration with Aquaria KLCC, is presenting the first Marine Christmas at dTempat Country Club from 3pm to 10pm every weekend from Dec 7 to 29.



It's going to be a Bubbling blue Christmas.

And we mean that in the absolutely best way possible! Make a merry little trip to Bandar Sri Sendayan and be swept away in a wave of Christmas cheer like never before. From Scuba Santa swimming with sharks, to King Neptune Magic Show and Water Ballet, it's going to be a wet and wild December to remember!

Every Sat & Sun, December 2019
3 p.m. – 10 p.m.



d'Tempat Country Club,
Bandar Sri Sendayan

(The most 'insta-worthy' place in Seremban)

EVENT HIGHLIGHTS

- Sea Aquarium • Scuba Santa • Shark Feeding
- Touch Pool • Mascot Appearance

SPECIAL PERFORMANCES

- 7 & 21 Dec - King Neptune Magic Show | UV Stingray Kite Show
- 8 & 22 Dec - Visual Poi & Zorb Ball Performance
- 14 Dec - King Neptune Magic Show | Water Ballet
- 15 Dec - Water Ballet
- 28 Dec - King Neptune Magic Show | Christmas Acapella
- 29 Dec - Malaysian Sea-mphony Brass Quintet

WORKSHOPS

- Jellyfish Lantern
- Candy Cane Christmas Stingrays
- Ocean Snow Globe and more fun-filled workshops



In collaboration with:



1800 88 2688 | sendayan.com.my

Matrix Concepts Holdings Berhad (414615-U) - Wisma Matrix, No. 57, Jalan Tun Dr. Ismail, 70200 Seremban, Negeri Sembilan D.K. Malaysia.
*Organizer reserves the rights to make changes to the event programs without any prior notice.



Scan the QR code to
dive into the marine life

Trinity of options at Tropicana

Where nature, life and comfort converge

A Tropical Haven

A self-contained township in Kota Kemuning, Tropicana Aman is set across 863 acres of land, offering a unique selection of residential and commercial properties. With the unique tagline, “Green, Sustainable Architecture and Township,” Tropicana Aman emphasises a “Walk and Bike-friendly” philosophy to promote healthy living among its residents.

This theme is highlighted by the seven-kilometre trail that meanders throughout the development, and also the 85-acre central park, which comes with a 100-foot tree-lined boulevard. Notable educational institutions in the development include the Tenby International School and SJK (C) Bukit Fraser.

Encircled by foliage and the glistening water, the Recreational Hub allows residents to luxuriate in a tropical haven while enjoying the convenience of urban living. Residing within the township is no other than Elemen Residences, offering modern tropical homes inspired by the vitality and serenity of water.

These two-storey superlink homes (26' x 80') come with built-ups ranging from 3,013 sq ft to 3,172 sq ft, with 4+1 bedrooms and five bathrooms. This latest phase features gated and guarded lakeside and garden homes with direct access to the Central Park.

The development is easily accessible via the KESAS highway, Kemuning-Shah Alam Highway, South Klang Valley Expressway, ELITE and the proposed West Coast Expressway.

Metropolitan living in a park

The master plan concept of Tropicana Metropark encompasses holistic living experience set in 88 acres of freehold land in Subang Jaya. Beautifully landscaped with greenery and wide pedestrian walkways, the urban retreat cradles the nine-acre Central Park, which comes with its own 750-metre linear lake.

Vibrant commercial lots pair with the proximity of serviced residences, not forgetting the convenience of the nearby GEMS international school. The latest launch at Tropicana Metropark, Shoppes & Residences (South) will provide the ultimate convenience for residents within Metropark and the vicinity. It is set to give a breath of fresh air within the retail scene as the new lifestyle destination in the Subang Jaya-Shah Alam-Glenmarie triangle. Estimated to be completed by the Year 2023, the new commercial hub of Subang Jaya is composed of three levels of shop-lots and 656 residential units. Residential units enjoy the panoramic view of the Central Park, and they come in compact and practical layouts with a studio and two bedrooms.

With the availability of various modes of public transport, it is really easy getting to and from Tropicana Metropark. The KTM station is located just a stone's throw away and the development enjoys direct access from the Federal Highway via the Tropicana



Modern, tropical superlinks make a statement at Elemen Residences, Tropicana Aman.



Residential gems, retail hotspots and recreational spaces seamlessly integrate at Tropicana Metropark to provide the ultimate living experience.



The final and exclusive tower, Edelweiss at Tropicana Gardens offers SOFOs and serviced residences.

Tropicana Aman emphasises a “Walk and Bike-friendly” philosophy to promote healthy living among its residents.

Metropark Link, ensuring a fast and easy commute for residents, workers and visitors.

Garden of conveniences

Presiding upon a strategic point at the matured Tropicana Indah, nearby Kota Damansara is Tropicana Gardens, a transit-oriented, mixed integrated development featuring diverse components of residential towers, a shopping mall and office tower complete with landscaped gardens.

Residential interiors are spacious and well-appointed, with modern layouts that flow with harmonious fluidity. Retail spaces are designed to infuse indoor functionality with outdoor serenity,

melding the hustle and bustle of a vibrant commercial zone with the chic tranquillity of an alfresco food and beverages strip.

This practical application of a bright idea creates a whole new business gateway that will create points of magnetic interest for brands in Tropicana Gardens. The development boasts 1mil sq ft of retail space, translating to seven levels of shopping facility complete with grocery, a cinema, restaurants, retail and more. Matured commercial hubs also surround the development, not forgetting its position within a confluence of major roads, such as the New Klang Valley Expressway, Damansara-Puchong Expressway, SPRINT highway and the Penchala Link.

The direct linkage to the elevated

Surian MRT station emphasises the point towards connectivity. Edelweiss SOFO and Serviced Residences, the newest addition of Tropicana Gardens is sited on 2.35 acres of land. With a gross development value of RM855mil, the development features 397 units of SOFO and 630 residential units. Built-up for the SOFO range from 452 sq ft to 858 sq ft, while the residential units come at 556 sq ft to 1,111 sq ft.

On another note, Tropicana Corporation Bhd is promoting homeownership among Malaysians with its campaign, Tropicana HouzKEY, which allows house buyers 100% financing and zero payment during the construction period when they choose to own selected Tropicana properties. [↗](#)



TROPICANA CORPORATION BERHAD

NEW LAUNCHES



Elemen Residences
 Inspired by water's serenity, modern resort-style homes to reflect the life you desire. The newest phase in the award-winning township, consists of modern lakeside 2-storey Superlink Homes with an 85-acre Central Park, Recreational Hub, Tenby International School, SJK(C) Bukit Fraser, and commercial convenience.

2-STOREY SUPERLINK
 Land Area : 26' x 80'
 Built-up : 3,013 sqft - 3,172 sqft



Edelweiss SOFO & Serviced Residences
 Where business & lifestyle converge. Live within a vibrant location at Tropicana Gardens, Tropicana Indah where you can elevate your lifestyle by enjoying easy connectivity to the Surian MRT Station & a 1 million sq. ft. shopping mall, all just a short walk away. Enjoy easy access to major highways as well such as NKVE-NSE, LDP, Penchala Link and Sprint Highway.

SOFO
 Built-up : 452 sqft - 858 sqft
SERVICED RESIDENCES
 Built-up : 556 sqft - 1,111 sqft



Shoppes & Residences (South)
 The new commercial hub in Subang Jaya. Tropicana Metropark is a freehold, community retail with a heart for neighbours, regulars & budding families where we maintain a vibrant balance among convenience, sophistication and society. Your warm harbour in the lustrous city with a 9.2-acre Central Park, GEMS International School, and direct link to Federal Highway.

SHOPPES
 Built-up : 280 sqft - 8,015 sqft
RESIDENCES
 Built-up : 500 sqft & 700 sqft



OWNERSHIP REDEFINED BY YOU!



Financial partner



*Terms and Conditions apply



**100% Financing
Zero Downpayment**



**Zero Payment
During Construction**



**Rent First
Buy Later**



**Lock In
Today's Price**

Developer: Tropicana Metropark Sdn Bhd (412231-X) • Developer's Address: Level 10-12, Tropicana City Office Tower, No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor • Developer's License No.: 12238-3/12-2020/03278(L) • Validity Period: 22/12/2019-21/12/2020 • Advertising & Sales Permit No.: 12238-3/12-2020/03278(P) • Validity Period: 22/12/2019-21/12/2020 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Reference No.: MFS/SGN/600-1/10/5(BP2-4) • Land Tenure: Freehold • Type of Development: Serviced Apartment • Land Encumbrances: Malaysian Banking Berhad • Expected Completion Date: Feb 2021 • Total No. of Units: 587 • Block A: 329 units • Block B: 258 units • Built-up (Tower A): 601sf - 1,408sf • Built-up (Tower B): 601sf - 1,516sf • Selling Price (Tower A): RM746,400 (min) - RM1,744,800 (max) • Selling Price (Tower B): RM672,000 (min) - RM1,642,800 (max) • 7% Bumiputera Discount • Express Condition: Nil

Developer: Tropicana Aman Sdn Bhd (1030655-A) • Developer's Address: Level 10-12, Tropicana City Office Tower, No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor • No. Tel: 03-77138888 • Developer's License No.: 14012-5/12-2020/03327(L) • Validity Period: 19/12/2019 - 18/12/2020 • Advertising & Sales Permit License: 14012-5/12-2020/03327(P) • Validity Period: 19/12/2019 - 18/12/2020 • Building Plan Reference: MDK/LJKB/2/4/1232(11) • Approval Authority: Majlis Daerah Kuala Langat • Expected Date of Completion: December 2020 • Land Encumbrances: Nil • Tenure of Land: 99 Tahun (Expiry 9/1/2110) • Type of House: Apartment • Total Balance Unit: Blok A - 1 unit, Blok B - 4 unit, Blok C - 76 unit, Blok D - 148 unit • Built-up Area Blok A: 870 sf (min) - 1,000 sf (max), Blok B: 870 sf (min) - 1,000 sf (max), Blok C: 870 sf (min) - 1,000 sf (max), Blok D: 870 sf (min) - 1,000 sf (max) • Balance Unit Selling Price: Blok A: RM490,800 (min & max) • Blok B: RM656,800 (min) - RM683,800 (max) • Blok C: RM568,800 (min) - RM746,800 (max) • Blok D: RM444,800 (min) - RM777,800 (max) • 7% Bumiputera Discount • Express Condition: The Land Cannot be Transferred, Leased, or Charged except with the Consent of The State Authority.

Developer: Tropicana Kajang Hill Sdn Bhd (393924-X) • Developer's License No.: 13376-4/03-2021/0289(L) • Validity Period: 29/03/2019 - 26/3/2021 • Advertising & Sales Permit No.: 13376-4/03-2021/0289(P) • Validity Period: 29/03/2019 - 26/3/2021 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Reference No: MPK2/P/55/2018 • Expected Completion Date: Jun 2021 • Land Tenure: Freehold. Land Encumbrance: AmBank Islamic Bhd • Type of Building: 2-storey link house & 3-storey link house • Total No. of Units: 2-storey link house (17units) & 3-storey link house (49units) • Selling Price: 2-storey link house RM1,271,700 (Min) - RM1,530,960 (Max), 3-storey link house RM1,499,360 (Min) - RM2,166,960 (Max) • Built-up Area: 2-storey link house, 2,361sqft (Min) - 2,426sqft (Max) & 3-storey link house, 2,953sqft (Min) - 3,730sqft (Max) • 7% Bumiputera Discount • Restriction of Interest: Nil

Developer: Tropicana Aman Sdn Bhd (1030655-A) • Developer's Address: Level 10-12, Tropicana City Office Tower, No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor • Developer's License No.: 14012-6/11-2021/01100(L) • Validity Period: 19/11/2019 - 18/11/2021 • Advertising & Sales Permit No.: 14012-6/11-2021/01100(P) • Validity: 19/11/2019 - 18/11/2021 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Ref. No.: MDK/LJKB/2/4/1332(10) • Expected Completion Date: November 2022 • Land Tenure: 99 Years (Expiry: 09/1/2110) • Land Encumbrances: Nil • Type of House: 2-Storey Terrace • Total Units: 233 Units (Type A: 56 Units, Type A1: 20 Units, Type A2: 10 Units, Type B: 107 Units, Type B1: 20 Units, Type B2: 20 units) • Selling Price: RM1,166,800 (Min) - RM2,664,800 (Max) (Type A: RM1,508,800 (Min.) - RM1,921,800 (Max.); Type A1: RM1,782,800 (Min.) - RM2,170,800 (Max.); Type A2: RM2,102,800 (Min.) - RM2,664,800 (Max.); Type B: RM1,166,800 (Min.) - RM1,736,800 (Max.); Type B1: RM1,687,800 (Min) - RM1,800,800 (Max.); Type B2: RM1,729,800 (Min.) - RM2,297,800 (Max.)) • Built-up Area: 3,013.89 sf (Min.) - 3,172.12 sf (Max.) (Type A: 3,056.30 sf, Type A1: 3,171.12 sf, Type A2: 3,172.12 sf, Type B: 3,013.89 sf, Type B1: 3,142.31 sf, Type B2: 3,142.31 sf) • 7% Bumiputera Discount • Restriction of Interest: Nil • Express Condition: The Land cannot be transferred, leased, or charged except with the consent of the State Authority. The Tropicana Aman development is not associated in any way with the Aman group.

Developer: Tropicana Indah Sdn Bhd (213350-D) • Developer License No: 6467-15/11 - 2021/01087 (L) • Validity Period: 16/11/2019 - 15/11/2021 • Advertising & Sales Permit No: 6467-15/11-2021/01087 (P) • Validity Period: 16/11/2019 - 15/11/2021 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Reference No: MBPJ/1201007/P10/537/2019(9) • Land Tenure: 99 years (Expiry 25/04/2106) • Total Unit: 630 units • Type of Property: Serviced Apartment • Built-up Areas: 556sf (Min) - 1,111sf (Max) • Selling Price: RM 846,000(Min) - RM 1,715,000(Max) • Expected Completion Date: April 2024 • Land Encumbrances: Nil • 7% Bumiputera Discount • Restriction of Interest: This alienated land cannot be transferred, leased or charged except with the consent of the State Authority.

03 7713 8888

www.tropicanaCorp.com.my

One-stop living wonder in KL North

Within a confluence of nature's flow and modern conveniences

PRESIDING in the heart of North Haven in Sungai Buloh, KL North, Hampton Residences by KLK Land is here to set a new standard of residential living. The development offers a choice of spacious home designs, wrapped around luxury with an eye for practical layout.

With unit built-ups ranging from 2,215 to 3,299 sq ft, large families are given the opportunity to live comfortably together under one roof. The position of Hampton Residences within the freehold integrated township of Bandar Seri Coalfields itself is telling.

With a focus on building sustainable communities, the endeavour of the township is highlighted by its 1,001 acres of lush greenery and elevated ground. Customary with its message towards sustainability, all residential units are fitted with a solar water heater to reduce carbon footprint.

Further guarding the tranquillity of this sanctuary is the KLK Land Auxiliary Police Force, established by the developer as an initiative towards safety and security. Complementing this is the single entry and exit point from the guarded community, which effectively restricts unwanted access.

The enclave itself is poised with an array of amenities. Enveloped within its boundaries are the 50-acre central park, clubhouse, and other lifestyle features such as restaurants, cafes, clinics and educational institutions.

Partnering with KLK Land is no other than the Wesley Methodist Private School that began its operations in Jan 2019. The school provides a national syllabus programme and dual language for pre-school up to secondary education for the community.

Concerning facilities, the multi-facility clubhouse consists of infinity pool, gymnasium, eight badminton courts, tennis court and basketball court, not considering the generous



Unit configuration vary from superlink houses to semi-detached and bungalows.

length of jogging tracks meandering through the development.

Regarding connectivity, Hampton Residences can easily be accessed to the North-South Expressway, Guthrie Expressway and the LATAR Expressway. Upcoming projects such as the Damansara-Shah Alam

Elevated Highway and the West Coast Expressway will enhance accessibility to other points of interest.

Notably, Bandar Seri Coalfields is the recipient of The Five Elements Award—Best Comprehensive Township, above 500 acres Category at the StarProperty Awards 2019. 🏆

With a focus on building sustainable communities, the endeavour of the township is highlighted by its 1,001 acres of lush greenery and elevated freehold land.



The neighbourhood park in Hampton Residences stretches two acres to foster wellness among the community.



State-of-the-art clubhouse provide choice facilities for the discerning crowd.

HAMPTON RESIDENCES

BANDAR SERI COALFIELDS

DELIVERING
A SHADE OF
THE FOREST

It's green with a touch of sophistication and comfort, perfect for the family.

Known as a sanctuary of holistic lifestyles seasoned with lakes and parks, North Haven once again introduces a new collection of spacious abodes here in Bandar Seri Coalfields.

Come and join us on this special day to own the home of your dreams.

VISIT OUR SHOW VILLAGE



FREEHOLD



SUPERLINK 26' X 90'



SEMI-D 45' X 110'



1-STOREY BUNGALOW 60' X 110'



03-6184 3888
013-673 3030
www.klkland.com.my



Subsidiary of Kuala Lumpur Kepong Berhad

Developer: KL-Kepong Country Homes Sdn Bhd (261277-W) • Address: Suite 1A-1, Level 1, Menara KLK, No 1 Jalan PJU 7/6, 47810 Petaling Jaya, Selangor Darul Ehsan Tel: 03-77261868 • Developer's License No.: 11412-7/07-2021/0569(L) • Validity Period: 05/07/2019 - 04/07/2021 • Advertising & Sales Permit No.: 11412-7/07-2021/0569(P) • Validity Period: 05/07/2019 - 04/07/2021 • Approving Authority: Kuala Selangor District Council • Building Plan Approval No.: MDKS/280/4/4/2019-1 • Expected Date of Completion: June 2021 • Tenure of Land: Freehold • Land Encumbrances: NIL • Restriction-of-Interest: NIL • Total No. of Units: 2-Storey Superlink: 108 units (Type A: 102 & Type Aa: 6), 2-Storey Semi-Detached: 56 Units (Type B: 36 & Type B1: 20), 1-Storey Bungalow (Type C): 19 Units & 2-Storey Bungalow (Type C1): 8 Units • Property Type: Superlink, Semi-Detached & Bungalow • Authority Approved Selling Price: Superlink: RM1,161,600 (Min) - RM1,921,200 (Max), Semi-Detached: RM1,732,800 (Min) - RM2,661,600 (Max) & Bungalow: RM2,018,400 (Min) - RM3,876,000 (Max) • Bumiputera Discount: 7%

Disclaimer: All information contained herein is subject to changes without notification as may be required by relevant authorities and cannot form part of an offer and contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustration and pictures are artist's impression only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities. All plans/information contained herein is not final and shall be based on the approved Building Plans by the appropriate authorities.



FROM PAGE 2

Sime Darby Property

Sime Darby Property is the property division of the Sime Darby Group which focuses on various luxurious sustainable developments, said Khong.

Though its property subsidiary is lesser-known, it's one of the better developers due to its highly successful ownership and its large tracts of prime development lands around the country.

"With revenues exceeding RM2bil per annum and a healthy debt-to-equity ratio, Sime Darby Property is clearly becoming one of the top developers around.

"Sime Darby is synonymously known for its KLGCC Resort, a golf resort sitting right on the edge of Kuala Lumpur's city centre and the majority of their prime projects here are sustainable luxury-end developments set in a green but urban environment," he said.

In addition, the developer is also involved in the Battersea Power Station project in London as it is one of the JV partners alongside SP Setia and the Employees Provident Fund.

The notable township projects by Sime Darby Property is a long list, which includes Ara Damansara, City of Elmina, Putra Heights and Subang Jaya City Centre.

UEM Sunrise

UEM Sunrise's latest flagship project will be their RM15bil Kiara Bay project in Kepong, which is expected to emulate their successful Mont' Kiara formula, and turn this new integrated development into the next Mont' Kiara.

The developer also have several on-going projects. UEM Sunrise's developments in Johor have been progressing well with the commencement

and completion of several key play projects which are catalytic in nature, says a property analyst.

Some 76% of UEM Sunrise's developable landbank (about 10,000 acres) is in Johor, with 49% or 6,379 acres in Iskandar Puteri and the remaining in Desaru, Kulai and Mersing, he said.

Most of its land is in Johor but it also has sizable lots in the Klang Valley, he said, adding that it has several properties in Australia and South Africa.

UEM Sunrise's overseas projects have been the saving grace as they helped the developer weather the current property slowdown in Malaysia.

Mah Sing

Mah Sing has been making waves this year but 2020 will see them driving several projects forward, says Adzman.

Among next year's agenda are Southbay City in Penang and Meridin East in Johor, one on each end of the Peninsular, he said.

Also expected are several other smaller projects scattered across the Klang Valley, he said.

Judging by this year's outing, Mah Sing has been successful in many of its launches as they are listening to the market and tailoring their products accordingly to their buyers' feedback and improving on those expectations, said the analyst.

Several other developers expected to make a splash next year include Gamuda Land Sdn Bhd with their Gamuda Cove project in Dengkil, IJM Land Bhd with their RM4bil The Light City project in Penang and Matrix Concepts Holdings Bhd with their Seremban development.

Brand names

The property analyst also pointed out that having brand names attached to properties also help to strengthen the name of a developer.

When branded residences are associated with famous hotel operators

like Four Seasons, Banyan Tree and St Regis, their own reputation as developers are also automatically elevated, he says.

Developers such as Oxley Group from Singapore and KSK Group are bringing the famous European brands (luxury 5-star hotel) like Sofitel and Kempinski respectively into KLCC market.

Due to the reputation of the brands and attractive location within the high-end sections of the city, projects with branded names tend to pull in the high-end crowd.

Premiums on such property can easily breach the RM3,000 per sq ft pricing, he said.

Branded names from developed European countries or United States of America help investors feel more confident with the quality of property and services, potential of higher capital appreciation due to their uniqueness and design, ease to secure tenant.

And as a result, they also feel more comfortable in investing in such developments. 📈

ABOVE
An artist impression of part of the on-going Gamuda Cove project.



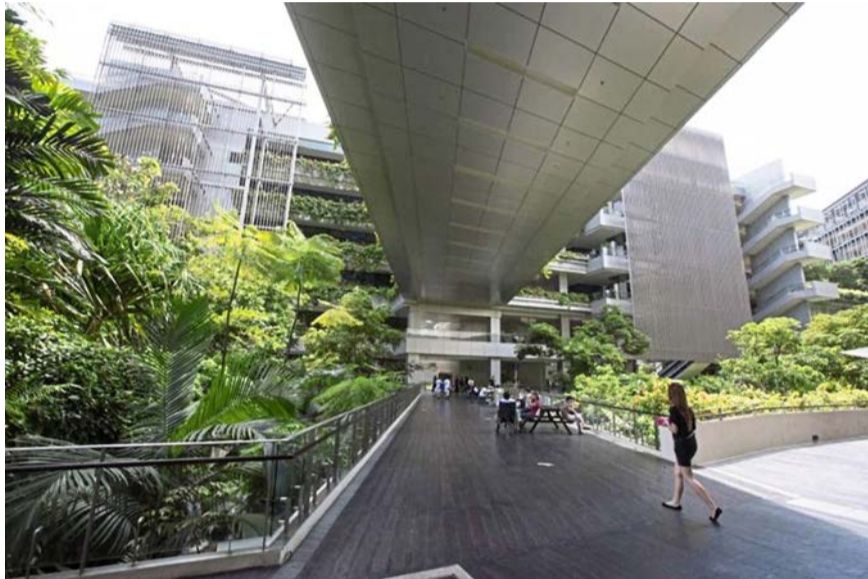
UEM Sunrise will use its winning formula to replicate Mont' Kiara success for Kiara Bay.



BELOW
An aerial photo of the Central Park at the City of Elmina.

A leaner and greener future

New buildings will be trimmer, more cost-effective and environmentally friendly



The rainforest-like landscaping at Khoo Teck Puat Hospital infuses the building with natural sights, sounds, and scents

By **KEVIN KHYE-MING EICHENBERGER**
kevin.eichenberger@thestar.com.my

THE buildings of the near future will be designed and built from plans born of high-fidelity simulations and cost-optimisation.

Tempered by resource scarcity and increasingly refined resource management, the art and science of building has evolved from the renaissance to stylistic, aspirational, and multi-functional structures.

The need for labourers and craftsmen is being replaced by industrialised practices – processes developed over the course of many years by our collective pursuit of lowering direct costs in terms of materials, labour and time.

But this modernisation has led to some unforeseen consequences. Modern skyscrapers represent some of our civilisation's most expensive works of art, designed and built through the industrialised management of resources.

"Urbanization will continue to dominate our culture in reflection of growing population of the world, urban migration and escalation of social status. With more than half of the world's population living in urban areas, this number is expected to increase as much as 70% by 2050 especially in Asia, according to the UN Department of Economics and Social Affairs," said Veritas Design Group principal and sustainable director Syah Kamaruddin.

"As the world continues to urbanise, demand for urban infrastructure will grow in tandem with sustainable development. Architecture will be a pivotal key in this upward urbanisation trend in providing affordable and sustainable housing.

"The commitment to sustainable architecture is testament to society in general committing to a 'greener' lifestyle. Home automation and smart homes are also an upward trend as technology becomes more inclusive and affordable, where homes become more self-

sufficient with increasing demands for customized climate-control homes and increased security.

"Smart homes offer its users greater comfort and savings by reducing electricity bills in reflection of our increased social awareness to take care for the environment. Apart from sustainability, people are now more urban-centric by choosing to stay in the heart of the cities," he said.

However, the cost of living in these compact areas is increasingly becoming more unaffordable. The concrete, steel, glass, and other materials that go into raising modern skyscrapers are still made at high, and largely fixed, direct costs to the environment, with cumulative and incidental costs hidden in every stage from the gathering of raw materials to the installation of finished materials.

As a result, architecture is steadily evolving from single use spaces to more integrated and flexible spaces to facilitate social and urbanization trends.

Flexible open living or office spaces which facilitates for more

social interaction takes centre-stage as key spatial requirements, and hence eliminates unused spaces that are underutilised.

What building designs and construction might look like

In this age of human-driven climate change, the evolution of buildings will eventually arrive at thoughtful designs that draw inspiration from vernacular architecture and structures conceived with more than mere cost-optimisation in mind.

Design

Building Information Modelling (BIM), a means of visualising designs and quantifying building functions, has been applied to pedestrian simulation since the late 1990s, resulting in safer and more efficient recreational and communal facilities.

"Since it was first conceptualised here, its usage has been picking up rapidly as the industry puts pressure in its widespread application – and for a good reason," said Syah.

"The construction industry is reaping many benefits in BIM application from its predecessor known as computer aided design (CAD). Some of the immediate benefits are improved construction speed with all detailed technical coordination seen 'live' by all consultants to make tweaks before the actual physical construction works begin.

"This avoids costly change orders for the earlier unforeseen coordination works between consultants and specialists," he said.

With accurate digital representations becoming more readily available, designers are able to eliminate problems before a design is manifested into physical reality. Practicing architects like Jaafar Baisah, an associate director of

RSP Architects and a consultant for the PNB 118 project, said that BIM is now increasingly sought by design consultants and their clients as a useful measure of pre-empting problems that may occur during construction.

However, Jaafar emphasised that using BIM to discover and address potential problems does not necessarily translate to lower costs or faster delivery.

Advancements in functional building simulations could theoretically enable more effective designs that conserve energy and minimise operating costs, but the substantial costs of the necessary software, hardware, and expertise, at least for the time being, still outweigh any potential savings that BIM could theoretically provide.

With greenfield space becoming increasingly rare in urban environments, a significant portion of future structures will likely be matured buildings retrofitted to serve various needs. By virtue of the pursuit for optimisation, these restoration projects will presumably be aided by BIM to extend building lifespans, increase operational efficiency, and reduce the costs of providing new spaces.



3D visual of the Parcel F project generated by Sunway Construction Virtual Design and Construction (VDC) or most commonly known as Building Information Modelling (BIM)

Aside from monetary, resource, and operating costs, one of the factors increasingly being considered is the health of a building's occupants.

Biophilic design

Biophilic design is a rising school of thought that looks beyond minimising energy consumption and prioritises health.

In the words of Gregers Reimann, the managing director of IEN Consultants Sdn Bhd: "There is economic value in the positive effects of biophilic design on well-being, stress reduction, and enhanced learning."

Biophilic-designed architecture incorporates natural lighting and ventilation, and use of natural resources as building materials in-built environment have been adopted in traditional Malaysian architecture, and are still being used and evolving to this day, said Syah.

"In essence, biophilic architecture is an environmental-social architecture that is rampantly popular these days. Its proven benefits include effective social collaborative of spaces, improving psychological aspects in the working environment and encouraging the incorporation of the natural environment into architecture.



How will KL's skyline change in the future?

RESIDENSI Bintang Bukit Jalil (RBBJ) is the highest-positioned high-rise residential property in the epicentre of the internationally renowned neighbourhood of Bukit Jalil.

Mapped by two towering structures of luxury condominiums, the 47-storey North Tower and the 50-storey South Tower overlooks the thrilling horizon of the city, where lush greenery opens to the vast lands of the Kinrara Golf Club.

The interior boldly fused elements of wood, steel and marble with contemporary decorations that reveal an eclectic blend, bringing authentic character to the home. Collectively, the development offers 1,342 condominium units within the union of luxury living and contemporary lifestyle, without compromising on affordability.

With regards to the units, RBBJ promotes organised space and free movement, allowing homebuyers several unique layouts catering to families of various sizes. The open kitchen concept allows unrestricted views across the dining and living areas. These wide-open spaces preserve the continuity of connection, allowing members to stay in contact and keeping interactions alive.

In addition to these, RBBJ implements a rainwater harvesting system that collects rainwater and reuses it for the purpose of landscape irrigation. After the filtration process, treated rainwater is then dispensed to maintain the condominium grounds and to improve its aesthetics and ambience. This system is designed to be environmentally-friendly as it is energy efficient and requires no use of chemicals.

The multi-tiered garden concept includes a rejuvenating rooftop Skydeck and several serenity decks set up at different levels, all of which offer residents intimate spaces to take a break from the usual hustle and bustle.

Those seeking a place to put down their family roots will appreciate the fact that RBBJ is close to schools such as SJKC Lai Meng, SK Bukit Jalil, and the Tzu Chi International School, which will accommodate up to 3,500 students in the future. Other notable educational institutions nearby include the International Medical University and Asia Pacific University.

Further complementing these conveniences are nearby recreational facilities such as Bukit Jalil Recreation Park, Bukit Jalil Golf & Country Club, Bukit Jalil National Stadium and Kinrara Golf

Sustainable living at the peak

Upon the pinnacle of an internationally recognised neighbourhood



Elevated 15 metres from ground level and overlooking the Kuala Lumpur skyline, RBBJ spans 5.47 acres of land with a gross development value of RM943mil.

Club. Shopping is easily available at the Bukit Jalil City Mall, which is only 2km away, and the Paradigm Garden City Mall at a 6.5km distance.

For public transport, the Alam Sutera LRT Station is 2km away, and the Awan Besar LRT Station is 5.5km away. The development is further accessible via the KL-Seremban Highway, Bukit Jalil Highway, Shah Alam Expressway, Maju Expressway and Damansara-Puchong Expressway.

Concerning parking space, LBS has taken the initiative to mitigate travel duration for residents parking on higher floors. This is taken into account as it is tedious for residents driving to their designated space within a development housing over 2,000 parking bays in nine dedicated levels.

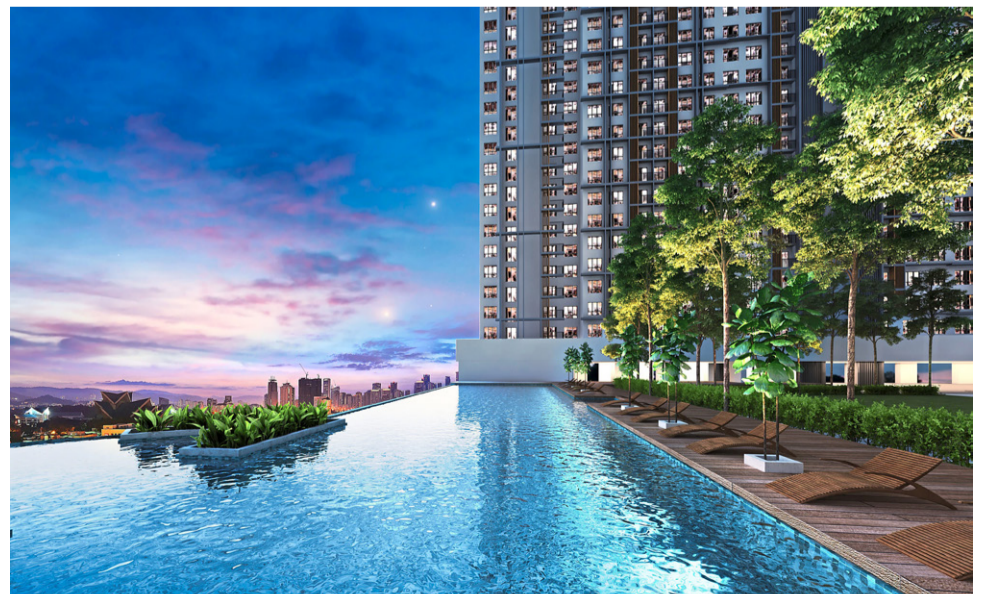
Hence, a Super Ramp has been designed to allow access to only even floors, shortening the driving time as compared to the conventional ramp circulation. Perforated panels are also used as façade design for car park podium level so that the car park is naturally ventilated while allowing more natural daylight to enter the car park space. The application reduces the need for mechanical ventilation and artificial lighting.

RBBJ has also won the StarProperty Awards 2019 - The Skyline Award (Best High-Rise Residential Development - Merit). On another note, all illustrations in this advertorial are artist impressions. 🏡

Those seeking a place to put down their family roots will appreciate the fact that RBBJ is close to schools.



To achieve sustainability, the building is infused with low maintenance materials as façade design for better efficiency. Materials like aluminium fin are designed as a sun-shading device to reflect sunlight, which helps to cool down the building.



Residents get to enjoy an impressive array of over 90 facilities, exclusive for their use.

BY LBS **B** RESIDENSI
BINTANG
BUKIT JALIL



XTRAORDINARY LIVING

Step into a prestigious world, your home of grandeur, that places you in the epicentre of a vibrant lifestyle, surrounded by lush greens and amenities. Live beyond your limits, live extraordinary.
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New Launch • South Tower

From **RM531,050***

*After 5% Bumiputra discount



OVER 90 FACILITIES • DESIRED ADDRESS IN BUKIT JALIL



Swimming Pool

Bintang Tree Pavilion

Stargazing Deck with BBQ Pit

Bintang Grand Entrance

: LBS Bintang Bukit Jalil Show Gallery | Address : E13, Pusat Bandar Bukit Jalil, Jalan Jalil Utama 2, 57000 Kuala Lumpur | Show unit opens daily 10am-6pm



Another project by
LBS 林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875 (518482-H)
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN SS9/2, 47300 PETALING JAYA, SELANGOR, MALAYSIA

1700 81 8998
Follow LBS BINA on:

Developer: Puncak Gama Sdn Bhd (629571-W) A Member of LBS Bina Group Bhd | Developer's License No.: 19162-2/11-2020/03138 (L) | Validity Period: 04/11/2019 – 03/11/2020 | Advertising & Sales Permit No.: 19162-2/11-2020/03138 (P) | Validity Period: 04/11/2019 – 03/11/2020 | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Ref. No.: BP 53 OSC 2017 0716 | Land Tenure: Leasehold 99 years (expiry date: 14 Aug 2116) | Land Encumbrances: Charged to Maybank Islamic Berhad | Expected Date of Completion: May 2022 | Total Units: 1,342 units | Price: Block 1: RM 670,450 (Min) – RM 1,905,550 (Max) | Price Block 2: RM635,950 (Min) – RM969,450 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer, Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply.

empowering individuals • enhancing communities



Resonating a clear message towards a greener lifestyle, the residential units of SkyAwani IV front a one-acre blossom park with no added premiums on unit orientation and floor level. Each unit comes at a fixed price of RM300,000.

and there are no added premiums on unit orientation and floor level.

With a layout of 800 sq ft, each unit features three bedrooms and two bathrooms. Tower A2 was launched three weeks ago and achieved an 85% take up rate within three hours. Inspiring lifestyle with its host of facilities, SkyAwani IV also comes with an indoor gym, swimming pool, multipurpose hall, BBQ area and convenience stores. Jogging tracks line the periphery, seamlessly connecting to the one-acre Blossom Park. The presence of an outdoor gym completes this ensemble.

Residents are well-served by public transportation as the Wangsa Maju and Sri Rampai LRT stations are nearby. In addition, the development can be accessed via the Kuala Lumpur Middle Ring Road 2 and Duta-Ulu Kelang Expressway.

Besides the prospect for an ideal first home, house buyers can look forward to the address as the development is a mere 5km away from the Kuala Lumpur city centre, ensuring connectivity to other places of interest.

Further convenience for families come in the form of education options such as the nearby international, government, and vernacular schools. Among them are the Sri Utama International School, Marian Convent Primary School, SMK Air Panas, SMK Setapak Tinggi and SJK (C) Wangsa Maju.

Most prominent is the proximity of the Tunku Abdul Rahman University College and notable entertainment elements like the Giant Hypermarket, AEON, Wangsa Walk and Setapak Central. The multitude of hospitals close-by ensure that medical care is within reach. 📍

ABOVE

A corporate social responsibility initiative by SkyWorld, the SkyAwani series is a must-own starter home for fledgeling homebuyers, due to its competitive price, practical layout and condominium-level facilities.

Ensuring better quality for buyers

SkyWorld targets higher QCLASSIC scores

WITH regards to housing defects, no developers can convincingly claim that their products are free from faults. And SkyWorld Group has taken this initiative to ensure that each project under its portfolio is compliant with the QCLASSIC standards set by the Construction Industry Development Board (CIDB) Malaysia.

According to CIDB, the standard acts as a benchmark to access and

enhance the quality of workmanship in construction work. It is also specified as a quality criterion for contractors performance scorecard.

Here is a lofty goal by SkyWorld to have each of its projects targeted to receive a QCLASSIC rating of more than 70%. As of now, SkyAwani I has achieved a QCLASSIC rating of 76%, making it the first Residensi Wilayah to be recognised by QCLASSIC.

Another accomplishment that bears mention is the fact that the group is

among the winners of the StarProperty. my Awards 2019 - The All-Star Award (Top Ranked Developer of The Year).

Testament to its achievements, SkyAwani I, II and III with a whopping total of 4,000 units have been fully sold. Drawing strength from this feat is SkyAwani IV, the latest Residensi Wilayah which was recently launched with another 1,782 residential units, this time with an affordable price tag of RM300,000. The Project comes with a park frontage view,



Experience the breathtaking panorama of the cityscape via the viewing deck.



Residents can cloister themselves from the rigours of everyday life at the level 10 facilities podium.



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(03)2727-7448
www.skyworld.my

In Compliance with:



Developer: SkyWorld Development Sdn Bhd (753970-X) • Project Name: SkyAwani 4 • Developer's License: 13715-3/09-2021/0841(L) • Validity Date: 19/09/2019 – 18/09/2021 • Sales & Advertising Permit No.: 13715-3/09-2021/0841(P) • Validity Date: 19/09/2019 – 18/09/2021 • Land Tenure: Leasehold (16 August 2117) • Important Restrictions: (i) This land cannot be transferred, pledged, or charged without consent from Jawatan Kuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur (ii) Affordable Condominium cannot be transferred in 10 years from the SPA signing date by first buyer • Property Type: 56 storey Condominium • Land Encumbrance: Maybank • Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur (DBKL) • Building Plan Reference No.: BP U2 OSC 2018 4174 • Expected Date of Completion: Oct 2022 • Total No. of Units: 1,782 units: Tower A1 (596 units), Tower A2 (571 units), Tower B (615 units), 1,782-Type A (800 sq.ft.) • Built-up Area: 800 sq.ft. • No. of Car Parks per Unit: 1 • Minimum Price: RM300,000 • Maximum Price: RM300,000 • Registered Address: Level 1, Block B, Wisma NTP World, Excella Business Park, Jalan Ampang Putra, 55100 Ampang, Kuala Lumpur, Malaysia • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.

All information contained herein including visuals, illustrations, specifications, furniture and fittings layout and the presentation of show units are subject to change as may be required by the Developer's consultants and/or relevant authorities and does not constitute part of an offer or contract for the sale and purchase of any unit of the development. While every reasonable care has been taken in providing this information, the developer or its agent cannot shall not be held responsible for any inaccuracies or changes to the information contained herein. Illustrations and pictures in the printed materials are computer-generated artists' impressions only and are meant to give an indicative idea of the development. All items or plans are subject to variation, modifications, amendments and substitution as may be recommended by the Developer's consultants and/or relevant authorities.

NESTLED within the heart of Cyberjaya, Sejati Lakeside by Paramount Property Sdn Bhd offers a pleasant lakeside living experience with its residential development facing a 45-acre lake. Sprawled across 41.4 acres of freehold land, the landscape is meticulously crafted to ensure a bespoke neighbourhood suitable for a close-knit community.

Sejati Lakeside further boasts five acres of landscaped parks with lush greeneries, bearing a diverse ecosystem with over 1,000 trees of more than 20 species. Three separate landscaped parks form the nucleus of the development, providing ample open space for sporting activities. Over 19 recreational and sporting facilities are provided for the young and old alike, ranging from lakeside promenade, cantilevered lookout deck, pavilion, jogging trails, residential amphitheatre, parcourse, badminton and basketball courts and many more. With only 418 units of landed residential units, Sejati Lakeside is low density and residents can enjoy low monthly maintenance cost.

Phase 1 of Sejati Lakeside consists of 130 units two-storey terrace homes. With a built-up area of 2,546 sq ft on a 22'x70' land, each home comes with four spacious bedrooms with en suite bathrooms. Layouts are thoughtfully designed with a sizable room on the ground floor for guests or elderly with mobility concerns. It also sports modern architecture to complement a contemporary lifestyle. Living and dining components are seamlessly integrated, and the kitchen is catered to be opened concept.

Phase 2, with a total of 139 units, consist of two-storey terrace homes and two-storey superlink homes. The superlink homes feature a wider width with a rear terrace as well as spacious bedrooms, an extra bathroom and utility room on the ground floor. While the final Phase 3, with a total of 149 units, consists of two-storey terrace and superlink homes, and the exclusive 3-storey semi-detached homes which boast a double frontage design with the rear-facing the lake, offering a serene atmosphere in terms of layout and view, especially during the early sunrise and dusk.

All the houses are designed with sustainability and safety in mind, units are equipped with water-saving aeration taps, dual flush systems for toilets. The semi-detached units are further equipped with

Your Ultimate Lakeside Living

A serene and relaxing lifestyle alongside the Multimedia Super Corridor



ABOVE
 Single ingress and egress points foster an environment of security for residents.

rainwater harvesting tanks. Additionally, the north-south oriented houses prevent excessive heat while inviting natural lighting and cross ventilation through its large windows and doorways.

Regarding security, Sejati Lakeside adopts a Crime Prevention Through Environmental Design (CPTED). Residents can cross the neighbourhood with peace of mind as the marked walkways are built alongside amply lit streets while flanked by low shrubs offering a clear view.

Those interested in distinguishing

themselves from the rest of the community will also be delighted to know that there are zero restrictions on enhancement and renovations. All houses come with an extended defect liability period up to five years, terms and conditions apply.

Connection-wise, the development is conveniently serviced by major highways, such as the North South-Central Link (ELITE), Damansara-Puchong Highway (LDP), Maju Expressway (MEX), South Klang Valley Express (SKVE), Sistem

Lingkar Lebuhraya Kajang (SILK), and Putrajaya-Cyberjaya Expressway.

The development draws further synergy from its position within the Multimedia Super Corridor, which is replete with world-class IT infrastructures, low-density enterprise completes with retail, commercial, residential and institutional property development. Shopping centres, international and government schools, banks, healthcare and commercial hubs are all within arm's reach. On another note, all illustrations in this advertorial are artists impressions. 🏡



Sejati Lakeside offers quality family time, peace of mind, and easy access to every need.



An ideal place to raise a family and keep everyone together, let Sejati Lakeside homes be your bridge between the generations.

SEJATI LAKESIDE

CYBERJAYA

Your Ultimate Lakeside Living

Live in a freehold 2-storey terrace house in a serene 41.4-acre lakeside setting. With a built-up area of 2,546 sq ft on a 22' x 70' land, each home comes with 4 spacious bedrooms with en suite bathrooms including a sizeable room on the ground floor for guests or the elderly with mobility concerns.

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Choice properties with PKNS

Package deals and offers with projects around Selangor

PERBADANAN Kemajuan Negeri Selangor (PKNS) has always been at the forefront of development at the Malaysian capital. Its vision to elevate the nation is made apparent through the judicious apportionment of economic and socio-economic growth as defined by the government's directive.

Initiatives taken by PKNS in this area are translated through its creation of extensive property choices, both in the affordable and luxury category. Among them are apartments, two-storey link homes and semi-detached units, exclusive bungalows, commercial shop offices and factories.

For December, PKNS will be offering a year-end sales involving over 20 projects around Selangor. Attractive incentives such as discounts up to RM100,000 for selected PKNS projects are up for grabs. The location of PKNS properties around Selangor includes

Alam Nusantara (Setia Alam), Kota Damansara (Petaling Jaya), Kerinchi (Bangsar), Selangor Cyber Valley (Cyberjaya), Antara Gapi (Hulu Selangor), Kota Puteri (Ijok) and Bernam Jaya.

Prime address in Ijok

Surrounded by matured neighbourhoods and a myriad of amenities, the township of Kota Puteri is set to take off at a speedy pace. Only a limited number of two-storey link homes in Puteri Elaisha remain while the development of Puteri Daffina 2 and 3 is sold out.

With the proximity of educational facilities and shopping malls nearby, families do not need to move far to fulfil their daily needs. Most notable is the presence of UNISEL at Bestari Jaya, and UiTM at Puncak Alam and Puncak Perdana.

Concerning Puteri Elaisha, the design is brought about by the dual concept of



Puteri Elaisha: units come with a built-up from 1,993 sq ft.

modern and tropical contemporary. The modern contemporary features a flat concrete roof over the parking area.

Meanwhile, the tropical design adopts the tone of the local climate where tropical characteristic is adapted and used, such as and the usage of earth tones on the facade.

Concerning connectivity, the township is integrated to the Kuala Lumpur-Kuala Selangor Expressway, Guthrie Corridor Expressway, and the Shah Alam-Batu Arang Highway.

The green township of Antara Gapi flourishes

One of the latest projects by PKNS, Azhara, Antara Gapi, Hulu Selangor, consists of 146 units of double-storey semi-detached houses. Type A is composed of 66 units with a built-up from 2,796 sq ft while Type B comes with

a built-up from 2,714 sq ft. Attractive facades and quality finishing are among the selling points, coupled with its affordable price offerings.

On another note, the Cassia sets a family-friendly tone with its spacious and luxurious layouts. With the concept of multi-generational living in mind, house designs are graced with modern simplicity, further enhanced by practical layouts to increase the freedom of space while allowing residents the ability to commune with nature.

Amenities such as convenience stores and government schools are also located within the township. With regards to accessibility, Antara Gapi is serviced by the New Klang Valley Expressway, and alternative routes through Sungai Tua, Gombak. Those opting to take public transport can use the Serendah Komuter Station which is a mere five minutes distance away from the township.



The Anggun Kirana units have built-ups starting from 4,238 sq ft and each distinctive home delivers uncompromising privacy, comfort and space for the whole family.

A world of convenience with Alam Nusantara

Unveiling the latest phase of the Alam Nusantara township development is Anggun Kirana. Nestled within the flourishing township of Setia Alam and right behind the Setia City Mall, this freehold residential development consists of 50 exclusive units of three-storey spacious superlink homes.

Layouts boast modern contemporary designs and stylish appeal that bring out the features of the development in greater detail. Another development that bears mention is Hijauan Enklaf development, with its collection of three-storey luxury bungalows. With the namesake, homeowners are bound to enjoy green living features.

Units come with a built-up from 6,229 sq ft and are constructed using environment and user-friendly materials. Wide windows enhance natural lighting while the structural design and premium finishing encourage natural class ventilation.

Other highlights include a lift. Concerning the township of Alam Nusantara, it is easily accessible via the New Klang Valley Expressway, North-South Expressway Central Link and North-South Expressway. 📍

BELOW
 An artist impression of the Puteri Elaisha project.



For December, PKNS will be offering a year-end sales involving over 20 projects around Selangor.

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No. lesen pemaju: 9062-100/07-2020/02339(L) • Tarikh sah: 19/07/2019-18/07/2020 • No. permit iklan dan jualan: 9062-100/07-2020/02339(P) • Tarikh sah: 19/07/2019 - 18/07/2020 • Pihak berkuasa yang meluluskan pelan bangunan: Majlis Perbandaran Selangor • No. kelulusan pelan: (10) dlm.MPS3/2/1371/455(OSC3.0) PB/PIN.F3A1(A) • Bertarikh: 18 Julai 2017 • Tarikh jangka siap: Disember 2019 • Status hak milik: Pajak selama 99 Tahun, tempoh berakhir pada 04 Februari 2104 • Bebanan tanah: Tiada • Jenis: Rumah Link 2 Tingkat • Bilangan unit: 161 • Harga minimum: RM505,000 - Maksimum: RM607,500 • Sekatan-sekatan kepentingan: Tanah yang diberi hakmilik tidak boleh dijual, dipajak, digada atau dipindah milik melainkan dengan kebenaran pihak berkuasa negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

FROM PAGE 5

Drawing attention towards Selangor, Knight Frank Malaysia executive director (Capital market) Allan Sim said the state has always been one of the main focus for local manufacturers and more importantly, foreign direct investments.

"Invest Selangor is motivated to bring in more foreign direct investment and has since increased effort and initiative to bring in new foreign investments, given that Selangor's industrial and manufacturing outlook remains sanguine, and is expected to perform well," he stated.

Traditionally, Shah Alam is the main industrial area for its central location between the city and the port. Sim pointed out new areas of interest for industrial development which are facilitated by the anticipated completion of the West Coast Expressway (WCE) by the end of 2022.

The 233km long WCE stretching from Taiping, Perak to Banting will act as a parallel access to the North-South Expressway, connecting perpendicularly to all the east-west bound highways running from the port to the city.

The infrastructure has helped boost economic developments and will be a boon for the industrial sector, further opening up opportunities for new areas such as Kapar, Banting, Bandar Bukit Raja, Pulau Indah and more to become a strong platform, one that



caters to the expansion of the industrial sector within Selangor.

Besides alleviating congestion and reducing the travel time through the coastal areas, the expressway augurs well for the logistics segment and supply chain management. In addition to that, the upcoming premium logistic and manufacturing hub of AREA Management in Kota Seri Langkat further

reaffirms the positive impact the WCE network will bestow to the industrial sector.

Sim indicated Malacca as another state with industrial potential, now with the proposal of multiple new harbours as well as the upgrade of the Malacca International Airport.

"We are in the opinion that the two upcoming projects, being the expansion of the Kuala Linggi International Port and Melaka

Gateway deep seaport, will set an interesting landscape for the industrial sector, especially in shipping and oil and gas activities," he explained.

Both projects are strategically situated along the Straits of Malacca, a pivotal maritime belt, which is located mid-way between Singapore and Kuala Lumpur. The RM15bil Kuala Linggi International Port's (KLIP) expansion project will see TAG Marine Sdn Bhd in a long-term strategic collaboration with Euronav NV, the world's largest independent tanker company, to develop a home port as well as a bunkering hub for low sulphur fuel and marine services.

Sim said the upgrade and expansion of KLIP will span 620 acres of reclaimed land, with 1.5mil cubic meters of oil storage capacity. The Melaka Gateway is set to be the largest marina in Southeast Asia, housing a high-tech maritime park and a free trade zone over four islands.

Island 3 and Island 4 spans about 850 acres of reclaimed land, and are planned to cater solely for industrial purposes, with the intention of housing a liquid cargo terminal—Melaka Gateway Port and the Maritime Industrial Park.

To sum up 2019, residential and office spaces show little sign of recovery, with little chance of a rebound next year. Industrial development appears robust in Malacca and Selangor while the retail and commercial sector race against the fast pace of technology to remain relevant. 📈

FEATURED DEVELOPMENT

A magical Finland Christmas Market at Sunway Velocity Mall

CENTRAL to the magic of Christmas is Santa Claus, the embodiment of a fun-loving, gift-giving, peaceful figure who wants to spread joy.

As this year's excitement of Christmas draws near, Sunway Velocity Mall is giving shoppers a real taste of Santa and his village by transforming its Main Atrium into Rovaniemi, the only official hometown of Santa.

From Nov 22 to Dec 26, the mall will be celebrating "The Great Christmas Market" by turning its Main Atrium into a Finnish-themed market place, complete with Finland's log cabins with the iconic three-point star roof of the Santa Claus Office.

Officiating at the launch of The Great Christmas Market Campaign were Sunway Malls & Theme Parks CEO HC Chan, Sunway Malls chief operating officer Kevin Tan and senior general manager KS Wong, Sunway Velocity Mall general manager Phang Sau Lian and Sunway Pyramid operations general manager Jason Chin.

Also present were Sunway Putra Mall general manager Danny Lee, Sunway Carnival Mall general manager Chai Wen Yew, Sunway Pyramid marketing director Loo Hoey Theen and Sunway Giza Mall assistant general manager Albert Cheok.

Walkthrough the log cabins and check-in at the 360 experiential Infinity Room, an out-of-this-world endless snow-

covered magical realm that is definitely insta-worthy.

With below-freezing temperatures in actual Rovaniemi, the mall reflects this through the snowy rooftops of the cabins and the life-sized temperature meter showcasing the chilly Christmas temperature.

Shoppers can catch a dazzling glimpse of majestic reindeers and lights as they stroll through the various stalls and carts at the mall's Christmas Market.

There are many activities and workshops from snow globe making to baubles painting, where family and friends can learn how to make your own Himmeli, a traditional Finnish ornament.

Santa's Main Post Office

Along with the Finnish log cabins, shoppers can also experience Santa's Main Post Office. While waiting for Santa, children can send him their Christmas wishlist.

As part of Sunway Velocity Mall's Christmas initiative, shoppers can also write letters to kids from Kiwanis Down Syndrome Foundation and Persatuan Sindrom Down Malaysia, wishing these kids with Down Syndrome a Merry Christmas.

The mall will hand-deliver these letters to the kids in hopes to brighten their Christmas day. Fictional or not,



Santa Claus is an ambassador of goodwill.

Redemption Tiers

As this is a season of giving, shoppers get to reward themselves with gifts from three tiers when they shop for their family and friends. Shoppers who spend a minimum of RM300 (or RM200 for HSBC credit cardholders) in two receipts get to redeem a surprise RM20 cash voucher.

For shoppers who spend RM800 (RM700 for HSBC credit cardholders)

over four receipts will be able to redeem an exclusive Glasslock storage set. Shoppers who spend RM3,000 (RM2,900 for HSBC credit cardholders) in a maximum of six receipts can redeem a 24-inch Cosas United Luggage bag.

The Great Christmas Market is a showcase of some of the best markets in Europe during the Christmas period. Shoppers who visit the different Sunway Malls at different locations nationwide this year-end will get a feel of what it is like to step into some of the world's famous European Christmas markets. 📈

Officially launching The Great Christmas Market Campaign were (from left) Loo, Chai, Phang, Finland Ambassador His Excellency Petri Puhakka, Tan, Chan, Malaysian-German Chamber of Commerce and Industry communications department head Sabine Franze, Wong, Chin, and Austrian Embassy commercial section trade officer Anna Hofinger, Lee and Cheok.

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FROM PAGE 13

"In essence, this is the 'Green Building' approach that will prevail in the future. Buildings oriented to the North-Southward facing and designed in shallow footprints with large, energy-efficient glass capitalises on natural lights significantly reduces the need for mechanical lights in the building, hence improving overall project construction and reducing building operating costs," he said.

Locally-sourced sustainable building materials and products would significantly reduce the carbon footprint and greenhouse gas emissions in cutting down transportation distances from the material source to development areas, he said.

Construction

The refuse from demolished buildings used to go directly to landfills, but a burgeoning industry of reclaiming, recycling, and reusing construction materials is changing the way buildings are being constructed while drastically reducing the environmental cost of sourcing for new spaces, and feeding the rising demand for post-industrial aesthetics.

Incorporating recycled materials in architecture is not a trend, but a commitment to sustainable architecture. Local green certifications, like Green Building Index (GBI), GreenRE or MyCREST puts a lot of emphasis in ratio of recyclable content in building materials.

Are any new buildings currently being planned to use reclaimed materials and what would you say is their current (or future) rate of use in Malaysia? How would buyers and investors react to the use of recycled materials?

Increasingly the use of reclaimed materials is more widespread in individual homes and small-scaled bespoke developments, especially in flooring and wall paneling. This is seen as an upward trend as owners are more sensitive to sustainable architecture and more receptive to it.

On a larger scale, reclaimed building materials are being applied more commonly in reclaimed steel structures, and steel cladding for façade, as well as reclaimed bricks on feature walls. Designers all over the world are turning to repurpose a



IBS manufacturing plants, such as Gamuda's facility in Banting, combine the planning efficiencies of BIM with the cost savings of prefabrication to drastically lower the cost and delivery time of buildings.



Reclaimed wood and other building materials can be re-used imaginatively in contemporary homes. Note the double roofs that aid thermal dissipation and the gable windows that maximise natural light to reduce electricity consumption for cooling and lighting.

Costs for new structures will be further decreased through optimised prefabrication and the controlled manufacture of new building components with Industrialised Building Systems (IBS) which automate the conventionally labour-intensive, and often inefficient, construction practices within an isolated environment to minimise project costs and delivery times.

These construction practices could enable newer and more thoughtful constructions that attain higher scores in green rating systems such as the Green Building Index (GBI) – but why should builders seek to achieve these ratings with their structures?

wide array of reclaimed building materials into new and exciting stylized ways to present fresh ideas from still worthwhile materials.

Unfortunately, although there are substantial environmental benefits to using reclaimed building materials, this market in Malaysia is virtually untapped with limited suppliers actively sourcing and supplying the demand. One of the barriers has been the lack of flexibility of reclaimed materials. This is also economically challenging to sustainably source, extract and storing such materials with limited knowledge of standards and legislation. Therefore, in its current state, medium-to-large construction projects

cannot benefit from the reclamation building industry due to limited salvaged materials supply chains.

The financial forces driving climate preservation

Being at the forefront of change and doing things differently can be scary, maybe even dangerous. It takes big money to bolster that kind of courage.

Reclaimed materials and cleaner building practices require well-financed interests in order to fund the necessary infrastructure to provide spaces with less adverse impacts on the environment.

According to a 2006 report by the International Institute for Sustainable Development, an estimated US\$9 trillion in total is being invested annually by multiple international and regional organisations to address various elements of accelerated climate change.

After more than half a century of popularisation, concerns of crashing ecosystems around the globe have grown.

According to a 2006 report by the International Institute for Sustainable Development, an estimated US\$9 trillion in total is being invested annually by multiple international and regional organisations to address various elements of accelerated climate change.

This US\$9 trillion is the sum of separate and ongoing efforts by intergovernmental organisations like the World Bank; major environmental, social and good governance funds, regional development banks such as the Asian Development Bank, environmental secretariat budgets and non-governmental organisations (NGOs).

Capitalist interests are getting on the climate preservation bandwagon too. As the economic theorist and author of The Green New Deal, Jeremy Rifkin, has speculated, the weight of US\$40 trillion in global pension funds, the world's largest pool of capital in 2019 (according to Forbes), will be invested in the development of green technologies and optimising energy efficiency.

While still fragmented, and sometimes overlapping, these efforts are steadily culminating in an idealised global environmental governance framework to foster and optimise climate preservation efforts around the world.

China appears to be leading the charge for a global ecological civilisation. Despite currently being the world's largest contributor of carbon emissions, China is set to invest trillions of US dollars into a pivot to clean energy over the next couple of decades.

This mass collective effort is spurring changes in commercial entities and raising the value of the investment discipline known to some as sustainable, responsible, and perhaps, impactful investing. It is clearly becoming common knowledge that the long-term survivability of even the most stable investments is under threat from increasingly unstable ecosystems and unpredictable natural disasters. 🌿

