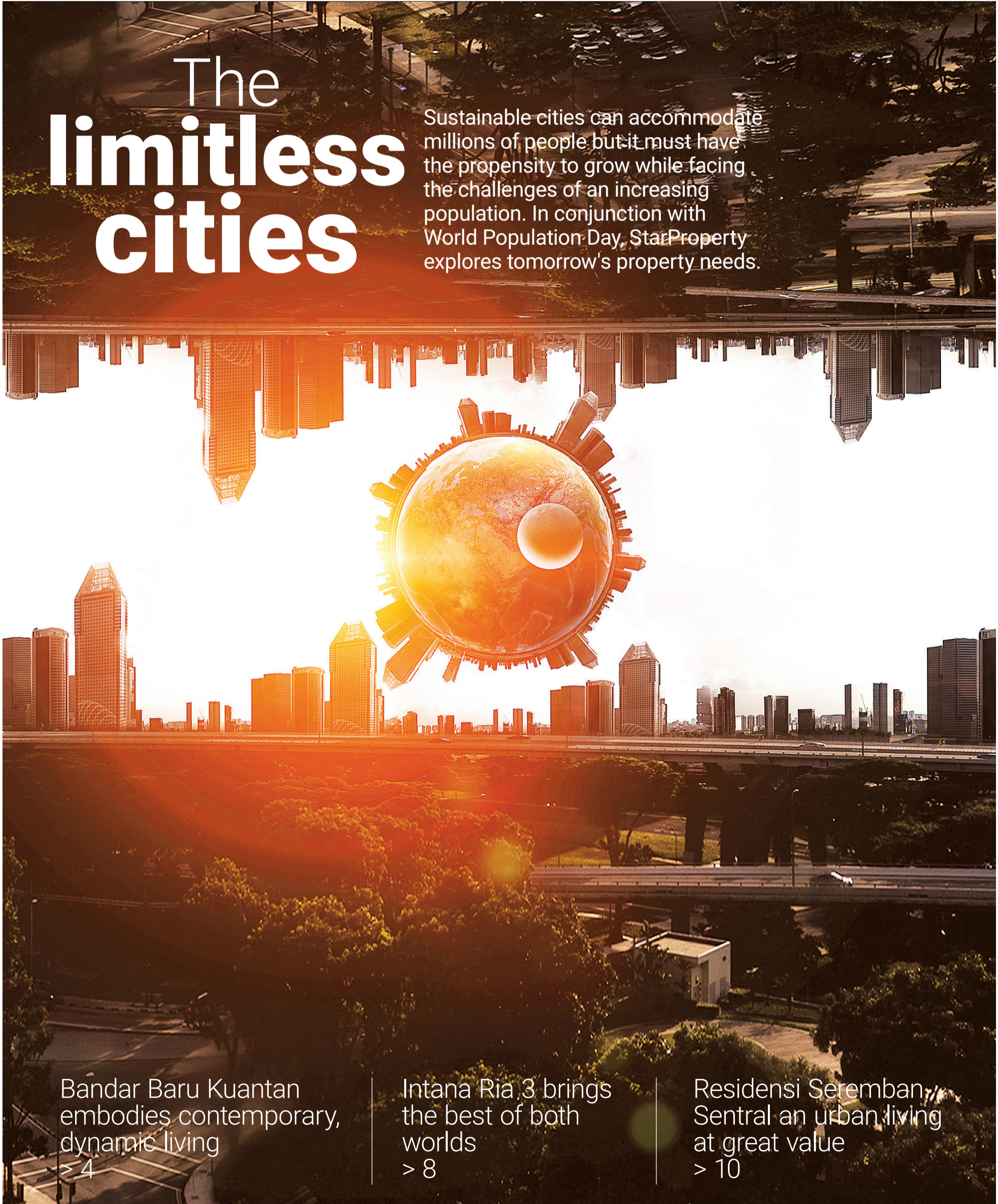


The limitless cities

Sustainable cities can accommodate millions of people but it must have the propensity to grow while facing the challenges of an increasing population. In conjunction with World Population Day, StarProperty explores tomorrow's property needs.



Bandar Baru Kuantan
embodies contemporary,
dynamic living

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Intana Ria 3 brings
the best of both
worlds

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Residensi Seremban
Sentral an urban living
at great value

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The riverfront in the Melaka Old Town is an example of a successful urban regeneration project.

Are rejuvenation projects all that?

The progress of urban revitalisation remains slow

By LIEW JIA YI (YANIKA)
yanika.liew@thestar.com.my

As the modern way of life continues to change and adapt, older buildings and districts are slowly edging towards disuse, unable to keep up to former glory. But these neighbourhoods and residential areas still have the potential to contribute to the economic and social development of its communities, should they be revitalised and restructured.

As the population continues to grow, it makes sense to rejuvenate and revitalise the older buildings and neighbourhoods to draw back the former residents and inject fresh blood into these communities.

The Department of Statistics reported that Malaysia has a total population of 33.2 million, which represents a 1.6% population growth in the first quarter of 2023 as compared to the same period in 2022. However, the population is distributed unevenly throughout districts, as in the case in Kuala Lumpur (KL), according to the 2040 KL Structure Plan.

"Urban rejuvenation is the process of renovating dilapidated buildings," University Putra Malaysia design and architecture faculty teaching fellow Dr Marek Kozlowski said.

Through these revitalising projects, communities will be able to find a use for old, dilapidated buildings, creating a hub for the neighbourhood that will reinvigorate social and economic interactions.

"The other important term is urban

regeneration, which is a comprehensive approach aimed at improving the physical, social, and economic conditions of deprived urban areas. The term rejuvenation refers mainly to physical change," he added.

Kozlowski noted that there was an entire section dedicated to the urban regeneration of old areas of Kuala Lumpur in the new 2040 Kuala Lumpur Structure Plan, which was a positive sign.

The 2040 Kuala Lumpur Structure Plan designated sub-prime shopping, dining and entertainment areas as those that could support the role of district centres. These were precincts, whether new or existing, that have been unable to effectively perform their roles, resulting in vacant or empty commercial floor space.

In Kuala Lumpur, areas that were being considered for urban regeneration include Jalan Davis – Jalan Selatan, Jalan Pekeliling, Jalan Pudu and Sentul.

"However, apart from the low-cost improvement projects conducted by Think City, the only recently completed major rejuvenation project I can think of is Rex KL. Renowned historic buildings such as the former Malay States Survey Office along Jalan Tun Perak or the former Chow Kit and Co department store are vacant or underutilised," Kozlowski said.

Think City, a wholly owned subsidiary of Khazanah Nasional Bhd, is an organisation specialising in urban regeneration, aiming to make cities more liveable, environmentally and socially sustainable.



"We need a few more years to see any positive outcomes."

– Kozlowski



Rejuvenation projects use new residential and commercial buildings to attract new businesses, bringing investment into the area, and leading to increased economic activity and job creation for the community. The emphasis on improving the built environment also allows more opportunities for connection and community among the residents, with increased infrastructure, neighbourhood spaces and more.

These efforts allow the quality of life within these areas to improve. Consequently, a better quality of life allows for increased property values as well as interest. These areas could become a new tourist attraction for locals and international visitors, benefiting both homeowners and businesses.

While the concept of urban regeneration is not a new one, the progress towards these initiatives remains slow.

"In rhetoric, yes, one can see it even in professional magazines such as Architecture Malaysia, but in practice? Well, we must understand that because of the Covid pandemic, everything came to a standstill for almost two years," Kozlowski said.

"We need a few more years to see any positive outcomes. But there have been some successful urban regeneration projects in Malaysia in the past. For example, the regeneration of the Riverfront in the Melaka Old Town or Brickfields in Kuala Lumpur - so let's hope such projects can be repeated in the foreseeable future," he added.

Kozlowski pointed out that there

should be more emphasis placed on promoting private-public partnerships, as well as providing incentives in rejuvenating old buildings and regenerating decaying urban areas.

"For example, a program involving property owners and business entrepreneurs in rejuvenating their streets has been very successful in Australian cities. Such a program could also be applied in Malaysian cities," he said.

However, when it comes to historical sites, regeneration efforts can be difficult. A report on Brickfields noted that the local culture was gradually declining from its original community while new residents are slowly changing culture into something new.

The fear of losing the local culture could also be tied back to the issue of gentrification, wherein an area is rebuilt with more expensive housing and commercial shop lots, inviting wealthier tenants and residents, thereby displacing the low-income residents that have lived there for years.

"The process of gentrification of the older parts of the city is not yet that visible in Malaysia," Kozlowski noted.

"There are no examples such as Paddington in Sydney or Notting Hill in London, where working-class districts have been totally transformed into high-end residential neighbourhoods. Although it's common knowledge that property prices in areas such as historic Georgetown have rapidly increased in the last few years,"

He pointed out that in Europe and even parts of North America and Australia, there was a very strong sense of retaining the old urban fabric and people are willing to pay lots of money just to live in old historical precincts. These trends would automatically trigger the gentrification of the old city fabric.

The difference between simply redeveloping a stagnant area, and rejuvenating, is the community. The consideration of the local community, whether low-income or not, is an important step when embarking on a rejuvenation project.

While rejuvenation projects are often seen as a lifeline to a district, these projects have to be managed carefully. With the amount of traffic already on Malaysian roads, increased development in an area can lead to increased traffic, as well as placing an environmental burden on the neighbourhood.

Despite the improvement of the overhang in Malaysia in comparison to the first half of 2022, the issue remains in both residential and commercial properties. The requirements and needs of an urban rejuvenation project within Kuala Lumpur is sure to be different from one in Klang or Seremban, as it is a complex undertaking with both potential benefits and drawbacks.

Rejuvenation projects require a planning process that includes all stakeholders, not just the developers, but the community as a whole. These are residents, businesses and community organisations which would be the ones utilising the spaces, putting their energy into reinvigorating the area.

As such, these projects need to be accessible to all residents. It is not simply meant to be a redeveloped, modernised area, but a centre for sharing and community that will be part of the region's DNA for years to come. 🏡

By LIEW JIA YI (YANIKA)
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As development space becomes more and more scarce, developers around the world are looking to underground land for their projects, but where is Malaysia in this race?

"Underground space solutions frequently provide greater development possibilities. This issue maximises the opportunities for intensification of land use where accessibility is limited as well as the possibility of development benefits. These potential benefits are contingent on efficient planning in order to be realised in practice," Universiti Malaysia Sarawak development planning and management program lecturer Dr Farah Zaini said.

According to Farah, underground cities are a network of interconnected subterranean rooms that can serve as a protective sanctuary, a place to live, work or shop, a transit system, store cellars, drainage channels or a combination of these functions.

"The use of underground space as cities for housing, transit and other purposes has been studied for a long time. The existence of ancient underground cities with all the amenities, such as the Derinkuyu Underground City in Turkey, has demonstrated that the underground area was constructed even without breakthroughs in construction technology at the time and it is the priceless historical location that we have now," she added.

In evaluating the concept of the underground city from a sustainability point of view, GreenRE executive director Ashwin Thurairajah noted that Malaysia already has something like this in the form of subway systems and people are moving a lot underground. Many buildings have basements and lower levels, so this concept would take that to the next level in the interest of space and energy efficiency.

"It could be a benefit on the cooling side and resilience to climate change, especially in those areas that are facing unbearable climate conditions. Daylight would have to be brought in potentially through light tubes because that's important for well-being. You'll also have to find vegetative species that can thrive underground to provide greenery in the surroundings," Ashwin said.

"Further, in very congested cities it could reduce urban sprawl by exploiting space underground," he added.

Even so, the concept might evoke the feeling of a post-apocalyptic environment. However, when it comes to underground development, the reality of underground cities might not be as far-fetched as you think.

"RÉSO, Montreal Underground City, Canada, is now one of the best examples of underground cities. It is a vast network of interconnecting tunnels and structures that runs beneath Montreal's streets. It stretches for almost 20 miles and is one of the world's largest underground complexes, attracting millions of people each year. Underground Science City in Singapore is another outstanding illustration of how a city may make full use of underground space," Farah said.

In Malaysia itself, developers have experimented with the concept of an underground city. The Bandar Malaysia underground city was a project proposed in 2016 but it has since fallen through.

"The question is if we are prepared to expand our underground space into an

The pathway to underground cities

Malaysia still has a long way to go before subterranean development becomes a reality



Concept art of the underground city project in Malaysia.



"It could be a benefit on the cooling side and resilience to climate change," Ashwin said.



"Underground space has so much potential to be explored for future development in Malaysia," Farah said.

underground city. It is fairly challenging to build underground space since it is influenced by many aspects to ensure that the underground space is developed in a sustainable manner. This is due to the fact that once underground space has been dug and developed, it is permanent and cannot be removed like surface development may," Farah pointed out.

Various considerations play a role in subterranean land development decision-making, including geological, engineering, safety and psychological, legal and administrative as well as economic aspects, Farah noted.

On the one hand, underground cities could offer a number of advantages over traditional surface development. As temperatures continue to rise, Malaysia, alongside its Southeast Asian neighbours, have seen heatwaves sweep the country.

Differences and challenges

A number of challenges would need to be addressed to make underground cities a reality. The difference in land and soil formation for one would be a major issue.

"We frequently hear that Japan,

Finland, Canada, Hong Kong, Singapore, China and Australia are the top countries in promoting underground development. Even if Malaysia is not at the top of the list, we are not excluded from using subsurface land for development," Farah said.

"However, geological conditions in countries such as Canada and Singapore allow them to construct underground space. Cities' bedrock foundations give superior foundations as well as more chances to utilise underground space," she added.

Farah pointed out that as of today, Malaysia lacks comprehensive research on the appropriateness of its geological formations for deep underground space. However, based on the track record of prior successful underground space development in Malaysia, there is no question that the country can use underground space for many more purposes.

In Malaysia, most underground space development is concentrated in urban areas due to high population density and as a way to compensate for land scarcity. Stormwater Management and Road Tunnel (SMART) is a prime example of successful urban subterranean development to aid in the resolution of urban issues. The project includes a storm-water diversion plan, floodwater storage and a 10km, 11.8m diameter bypass tunnel, which is enough to keep a city from flooding in the near future.

"Realising the prospects by developing the underground will provide various benefits and genuine impacts on the surface space; Malaysia also invested in the Pantai 2 Sewage Treatment Plant," Farah said.

The plant is the most modern facility in the country, using green technology for development, such as solar electricity for lighting, reuse of liquid waste and rainfall harvesting systems. Because it was built underneath, the surface space benefited the community and the open space is now used as a community facility as well as a recreational park.

"Sarawak is likewise using its underground space for carbon storage. Sarawak gazetted the Land Code (Carbon Storage) Rules 2022 to include airspace and properties above the land's surface, as well as the seabed of the state's continental shelf, in order to establish a legal framework for carbon capture, utilisation and storage (CCUS) activities," she added.

Despite its challenges, more research needs to be conducted on the design and zoning of urban underground areas. As a developing country, Malaysia should make the most use of its resources, especially underground space.

"Underground space has so much potential to be explored for future development in Malaysia," Farah said.

"It would be fascinating to study what municipal functions underground space could provide. Furthermore, legislation and rules governing planning and development, such as the Town and Country Planning Act of 1972, must be revised to accommodate the underground space development process."

"A master plan is required for underground space planning and development. Prospects for urban underground space development will be plentiful once the master plan is finalised, thereby enhancing Malaysia's economic growth," she added. 📌



Kaymakli, an ancient multi-level underground cave city in Turkey.

Bandar Baru Kuantan embodies contemporary, dynamic living

KotaSAS to rejuvenate Pahang as its bold, new administrative capital

WITH the high-flying goal of receiving the title of a high-income nation by the year 2025, Malaysia sees an increased focus on new infrastructure, development and standards of living nationwide. Distinctly, there is a need for townships to incorporate new and developing changes in the lifestyle of their population, from the cautiousness of the pandemic to the emerging focus on work-life balance.

KotaSAS Sdn Bhd, a subsidiary of Tanah Makmur Berhad, aims to do just that with its integrated township, KotaSAS.

“With 2,165 acres of KotaSAS land bank, we aspire to provide the best quality of residential and commercial properties to vision in modernising Kuantan by setting this township as the new administrative capital for Pahang,” Tanah Makmur group chief executive officer Datuk Shahrul Nizam Abdul Aziz said.

As a sustainable and self-sustaining township, KotaSAS was born from the desire of its developer to construct a modern visage for Kuantan. Over the course of the 12 years, the township’s development only continued to progress, offering state-of-the-art facilities for the enjoyment of its residents.

Enhancing and revitalising the community, the township took on the affectionate title of Bandar Baru Kuantan. The town has over 2,783 completed units and is currently populated by 15,000 residents.

Through the early stages of design, facilities and utilities were meticulously planned for optimal convenience and accessibility. Having analysed the needs of its population, these features were allocated to specific areas for practicality, with a separation between different districts such as education institutions, religious facilities, administrative and commercial centres, transportation and many more.

For its support in attracting partners and brands, KotaSAS thanked the state government of Pahang, the Investment Team of Perbadanan Setiausaha Kerajaan Negeri Pahang (“PSK”) and local authorities.

Inclusive community

The residential aspect of the township is under the purview of KotaSAS’ development partner, Wawasan Intact Properties (Pahang) Sdn Bhd, offering a wide variety of well-crafted units.

These units come in different residential phases, inclusive of linked homes, duplexes, semi-detached and bungalows. The starting price for these units differs, however, KotaSAS strives to provide housing for all regardless of background or income group. The units were built to suit the preference of KotaSAS residents, whether these are first-time homeowners, investors or families.



“As the economy is recovering, we remain cautiously optimistic about the prospect of property development in Kuantan. Despite a sharp increase in building material and labour costs, KotaSAS continues to focus on value, innovation and delivery/construction speed to help our buyers mitigate higher cost,” Shahrul said.

KotaSAS would continue to emphasize on capital appreciation for buyers, acting as a purveyor of innovative design and multi-generational homes,

With an emphasis on fostering a diverse residential community, the township offers a truly healthy and holistic lifestyle, cultivating strong neighbourhood bonds in all manner of living, playing and working.

Further encouraged by the masterful placement of KotaSAS amenities, residents will find everything they need at their fingertips in commercial areas such as the central business district.

The district, which spans 280 acres, has grown rapidly due to the presence of iconic state and administrative buildings, mosques, retail malls, and office suites. Acting as catalysts to strong economic activity within the region, some of the most notable landmarks in the district include the Sultan Ahmad Shah Administrative Centre (PPSAS), Bandaraya Mosque and the Pahang Islamic Centre Complex.

As a community centre, Tasek Commercial Centre features a recreational lake, jogging track, kids’ playground and event space that has full security coverage and internet connectivity. Being the first of its kind in Pahang, the operating philosophy of Tasek is to house the best of Pahang foods under one roof, as well as prioritising local entrepreneurs in lifestyle retail through a community-first approach.

The hub welcomes more than 1,500

(ABOVE) The Kota Sultan Ahmad Shah grand main entrance.

Note: Visuals are artist impressions.

visitors daily, offering green areas for leisure and health-related activities.

“As part of our efforts for community enrichment and engagement programme, KotaSAS has planned many events in Tasek throughout the year, for example, community celebrations such as Chinese New Year, Chap Goh Meh, Hari Raya Aidilfitri, and other tourism-centric programs such as concerts, aurora laser show, cultural dances and more,” Shahrul said.

The neighbourhood also has a security system which includes a police station for the safety of its residents.

Taking on the role of more than just a developer, KotaSAS has also allocated areas for educational institutions, spanning primary and secondary schools. Families will find their needs met with the township’s comprehensive accessibility.

As a transit-oriented development, the township is surrounding Kuantan’s main East Coast Rail Link (ECRL) station, the KotaSAS Sentral station. From Port Klang on the west coast, the railway runs through KotaSAS and northwards to Kota Bahru, carrying passengers and freight from west to east with ease.

“We anticipate the ECRL to begin operations by 2027, where we welcome a new generation of dynamic growth in KotaSAS and Kuantan,” Shahrul said.

A second state mosque is currently under construction in close proximity to the Sultan Ahmad Shah Administrative Centre for the ease of its Muslim residents.

Looking future-forward

The building would not only comprise the mosque itself but will also be widely utilised as an administrative complex governed by the Pahang Council of Islamic Religion and Malay Customs (MUIP).

“As the economy is recovering, we remain cautiously optimistic about the development of KotaSAS. Moving forward, we aim to focus on commercial development which comprises a shopping mall, office tower, private hospital, hotel, highrise residence and other commercial components to drive KotaSAS as a comprehensive township,” Shahrul said.

KotaSAS welcomes potential investors and interested retail owners to set its footprints in the township.

As the development takes on new life, it continues to grow into the new administrative capital of Pahang. With the support of its joint venture partners and stakeholders, the development embodies a sustainable township which strides ahead with a clear vision to elevate the state and accelerate the nation’s progress for the next generation. 🏡

(BELOW) The central business district is planned with iconic state and administrative buildings, mosques, retail malls and office suites.



The architectural designs of Masjid Bandaraya and Islamic Complex will take centre stage.



PURVEYOR OF INNOVATIVE DESIGN

AND MULTI-GENERATIONAL HOME



*Artist impression. Subject to changes.



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Contributed by
ALIF ARIF ISKANDAR ABD WAHAB

MARS has a harsh environment, extreme temperatures, thin atmospheres, high radiation levels and dust storms. Beyond the fundamental requirements of a pressurised structure and radiation shielding, the designs for homes on Mars offer an extraordinary opportunity for architectural innovation. We also need to tackle the challenges of limited resources and the cost of transportation from Earth head-on even as business magnate Elon Musk is making the reality of a colony on Mars a step closer. We envision a synthesis of form and function, embracing the unique challenges of the Martian environment.

In my opinion, there are three main aspects of a Martian Home design - lightweight and modular structural elements, space modularity as well as flexible furniture and equipment.

Lightweight and modular elements will allow for efficient transportation and assembly, while still providing spatial elegance. These dwellings will feature advanced insulation systems, meticulously balancing the need for thermal regulation and environmental harmony. Other features would be creating Dome structures with transparent materials to allow in natural light and combat isolation. Modular units offer flexibility for different purposes, while vertical farming towers optimise food production.

We need to create a system where individual modules can serve specific purposes, like living quarters, laboratories, or recreational areas. These modules will be easily interconnected and reconfigured based on the needs of the inhabitants and the mission objectives. This flexibility will allow us to adapt to changing circumstances and scale up as the Martian colony grows.

A key feature of the home design is the usage of flexible furniture and compartments to ensure the spaces are used efficiently. These habitats will embrace advanced insulation systems, meticulously regulating temperature fluctuations while fostering environmental equilibrium, all in pursuit of a sublime living experience amidst the barren Martian expanse.

Ensuring liveability

In crafting homes for the off-world Mars colony, comprehensive consideration of liveability becomes paramount. We must engineer an environment that harmonises with the human spirit, nurturing well-being amidst the inhospitable Martian landscape. Thoughtful integration of sophisticated air and water recycling systems will foster self-sufficiency, ensuring the preservation and conservation of vital resources. Adaptable interior spaces, crafted with ergonomic precision, will accommodate the physiological and psychological needs of inhabitants during their prolonged stay. Spaces for leisure, exercise and contemplation will be seamlessly woven into the fabric of these dwellings, encouraging a balanced and healthy lifestyle.

Certainly due to the extreme temperatures on Mars, maintaining a comfortable and habitable temperature range is essential. Insulation, heating and cooling systems should be implemented to regulate the internal climate. Energy-



What home designs can we expect if we colonise Mars?

efficient solutions, such as passive heating and cooling techniques or advanced HVAC systems, can help optimise energy usage.

Thus, a proposed biodome with a properly shielded top and allowing natural light to enter into the home is key to liveability as it allows the inhabitants to experience, maintain/tend to the plants and ensure liveability as it is also the source of food and oxygen.

Psychological well-being

Sustainability is the guiding principle that underpins our architectural philosophy. Our goal even on Earth is to create habitats that maximise resource utilisation while minimising waste production, seamlessly integrating waste management and recycling technologies. These technologies will establish regenerative cycles, echoing the intricate harmony found in Earth's ecosystems.

Another key idea is the integration of biophilic design principles, emphasising the profound connection between nature and architecture. By intertwining nature with the built environment, we aim to nurture the psychological well-being of Martian residents. Green spaces, whether in the form of indoor gardens or vertical landscapes, will purify the air, evoke a sense of tranquillity and aesthetically enhance the living spaces.

To ensure sustainability in off-world homes, we must prioritise resource efficiency. By embracing waste reduction strategies and proper waste control measures, the ecological footprint can be minimised, creating a clean and sustainable living environment on Mars.

Allowing residents to personalise their living spaces and providing them with control over environmental factors, such as lighting and temperature, will enhance their sense of ownership and well-being. Moreover, maintaining a connection to Earth through reliable communication systems will help alleviate feelings of isolation and homesickness.

By embracing sustainability measures and incorporating elements that support psychological well-being, our off-world

homes will offer a harmonious and nurturing living environment for Martian inhabitants. These habitats will not only enable long-term habitation but also evoke a sense of belonging and a feeling of home away from Earth.

Structural adaptations

The structural adaptations required for Martian habitats demand a careful and innovative approach, considering Mars' distinct geological characteristics and lower terrestrial integrity compared to Earth. Lower gravity and a thinner atmosphere necessitate new building techniques, materials and designs that can withstand the challenges posed by this alien landscape.

Understanding the impact of lower gravity on the structural components is paramount. Mars' gravity is approximately 38% of Earth's, affecting the loads and stresses experienced by the habitats. To ensure stability and long-term integrity, structures must be designed to withstand reduced gravity and potential impacts or vibrations.

Moreover, the thin atmosphere on Mars must be considered. With atmospheric pressure only 0.6% of Earth's at sea level, the forces exerted on the habitat's exterior surfaces differ significantly. The structural design must account for these pressure differences, distributing loads properly and ensuring the integrity of the habitat.

The properties of Martian regolith, and the soil composition on Mars, also require careful analysis. It differs significantly from Earth's soil, with loose particles and potentially different mechanical properties. Understanding the regolith's characteristics is crucial in designing stable foundation systems and anchoring structures to resist settlement or shifting.

By embracing these structural adaptations, engineers and architects can create habitats on Mars that are resilient, safe and capable of withstanding the unique environmental conditions of the Red Planet.

Alternative power source

Solar energy can be a viable and sustainable power source for homes on Mars. The planet receives abundant sunlight and solar panels can efficiently convert solar radiation into electricity. However, Mars experiences periods of reduced sunlight due to dust storms and its elliptical orbit around the Sun. Dust storms can block sunlight, reducing solar panel efficiency. Additionally, during Martian winters, sunlight is limited. Designing solar power systems with adequate capacity and energy storage capabilities can help address these challenges.

NASA has also studied using a nuclear power fission system to be used as a back-up power supply during emergency periods. Another idea is to use a Solar Electric Propulsion system, whereby the power is beamed to the surface using a solar power satellite to a rectifying antenna receiver.

Communal spaces

Within the habitat, especially if we designed it as a bio-dome architectural typology, communal spaces can be built in the centre and will serve as vibrant hubs for socialisation and bonding. These shared areas, such as dining spaces and recreational facilities, will foster a sense of community and encourage inhabitants to interact and collaborate. In addition, organising group activities, events and educational programs will further strengthen the sense of community and camaraderie among the settlers.

Through this integration of communication systems and community spaces, Martian pioneers will not feel isolated or alone. The design of the habitats will prioritise meaningful human interaction, while creating opportunities for personal growth, collaboration and shared experiences. The interplay of Musk's audacity and Foster's functional harmony will ensure that these Martian habitats become thriving social centres, embodying the spirit of innovation, sustainability and human well-being on the red planet. 🚀



Alif Arif Iskandar Abd Wahab is a director of VERITAS Design Group and has extensive experience in many landmark and award-winning projects enabling him to develop a keen sense of aesthetics that marries form, function and buildability.

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Intana Ria 3 brings the best of both worlds

PKNS offers practical beauty in Bandar Baru Bangi

WITH the ongoing scarcity in the market for reasonably priced housing, property developers often find themselves putting the task of artistic design to the side. Developments prioritise cost-effective amenities and their surrounding facilities rather than aesthetics, which is just as crucial a factor for residents when looking for a home.

Balancing the necessity of feel-good architecture and practicality, property developer PKNS crafts Intana Ria 3 for eager first-time homebuyers, attached with buyer package promotions.

Located in Bandar Baru Bangi, central Kajang, Intana Ria 3 has a gross development value of RM78mil and offers a modern, contemporary design suited to any working professional. The development consists of a single-block residential apartment with 14 storeys and a total of 200 units.

Priced from RM399,000 to RM423,000, each unit has a built-up of 906.86 sq ft with two different layouts to choose from - Type A1 and Type A2. With a strong focus on the quality of well-crafted living areas, both layouts prioritise an open-plan concept, particularly in the living room, dining room and kitchen. Despite the flexible layout, these rooms are separately arranged with a protected entrance, creating a comfortable environment emphasizing privacy within the home.

Enjoy a breath of fresh air and allow sunlight to fill every inch of your home. The layouts of these units come in three-bedroom and two-bathroom formations, with a design that maximises natural airflow for greater ventilation and comfort. Residents will be able to take advantage of the effect of wide, spacious rooms with the natural lighting the units have to offer.

With high ceilings and an open entrance, residents will find themselves at home with a meticulously crafted space often seen in luxury building designs. The consideration for fine design does not stop at the units alone. Intana Ria 3 itself cultivates a modern-living experience with its balance of development and nature.

The building is masterfully designed to provide its residents with a green enclosure, separating the hustle and bustle of the city from the serenity of Intana Ria 3. This allows its residents to put their walls down once they step foot into the apartment complex, ensuring exclusivity and comfort in the home.

These units also come with two spaces in the residential parking lot. Come home from a day of work without having to worry about the fight for parking space.

However, contemporary living includes more than just the units. For a flourishing lifestyle, residents should engage in their hobbies and an active,



outdoor lifestyle. Especially in the age of technology and convenience, Intana Ria 3 advocates for a healthy and active lifestyle with its wide range of facilities.

Health and wellbeing

Go for a swim in the swimming pool or take part in the outdoor gymnasium, while residents with young children can take advantage of the playground to work out that excess energy and spend quality time with their loved ones. There is also a multipurpose hall, musolla space and reading room space within the guarded community.

Settled in the matured neighbourhood of Seksyen 7, Bandar Baru Bangi, Intana Ria 3 is surrounded by educational institutions, religious facilities, government office areas and business and industrial areas. These spaces cultivate a thriving commercial and office district with an engaging lifestyle for all your needs, whether you're going for a night out on the town or exploring the local cuisine, residents are guaranteed comfortable, convenient urban living.

Strategically located with ease of access to the Kajang-Silk Highway, MEX Highway and Kajang-Seremban Highway, find no shortage of ways to commute to your workplace, school

(ABOVE) Intana Ria 3 balances the necessity of feel-good architecture and practicality.

districts or other commercial centres. For a more environmentally sustainable route, Intana Ria 3 is in close proximity to public transport options, such as the Kajang Commuter Station, the Kajang MRT Station and RapidKL Bus station.

In line with the government's agenda to increase affordable housing nationwide, PKNS is offering the Intana Ria 3 buyers' package. Targeting first-time homebuyers in particular, the package includes a special discount for first-time owners and a loyalty scheme.

There will be zero fees for the sales and purchase agreement, as well as the memorandum of transfer, allowing newcomers to own a home with convenience.

Intana Ria 3 is slated for completion in December 2025. With PKNS' dedication and passion for craftsmanship, Intana Ria 3 raises the bar for reasonably priced housing in Selangor. For more information, please visit <https://pknsintanaria3.com.my/> and <https://www.pkns.gov.my>. 📍

(RIGHT) Find yourself at home with a meticulously crafted space often seen in luxury building designs.

Note: Visuals are artist impressions.



Intana Ria 3

Modern Apartment

OPEN FOR SALE

906.86 Sqft | 3 Bedrooms | 2 Bathrooms | 2 Unit Carparks



*Artist impression

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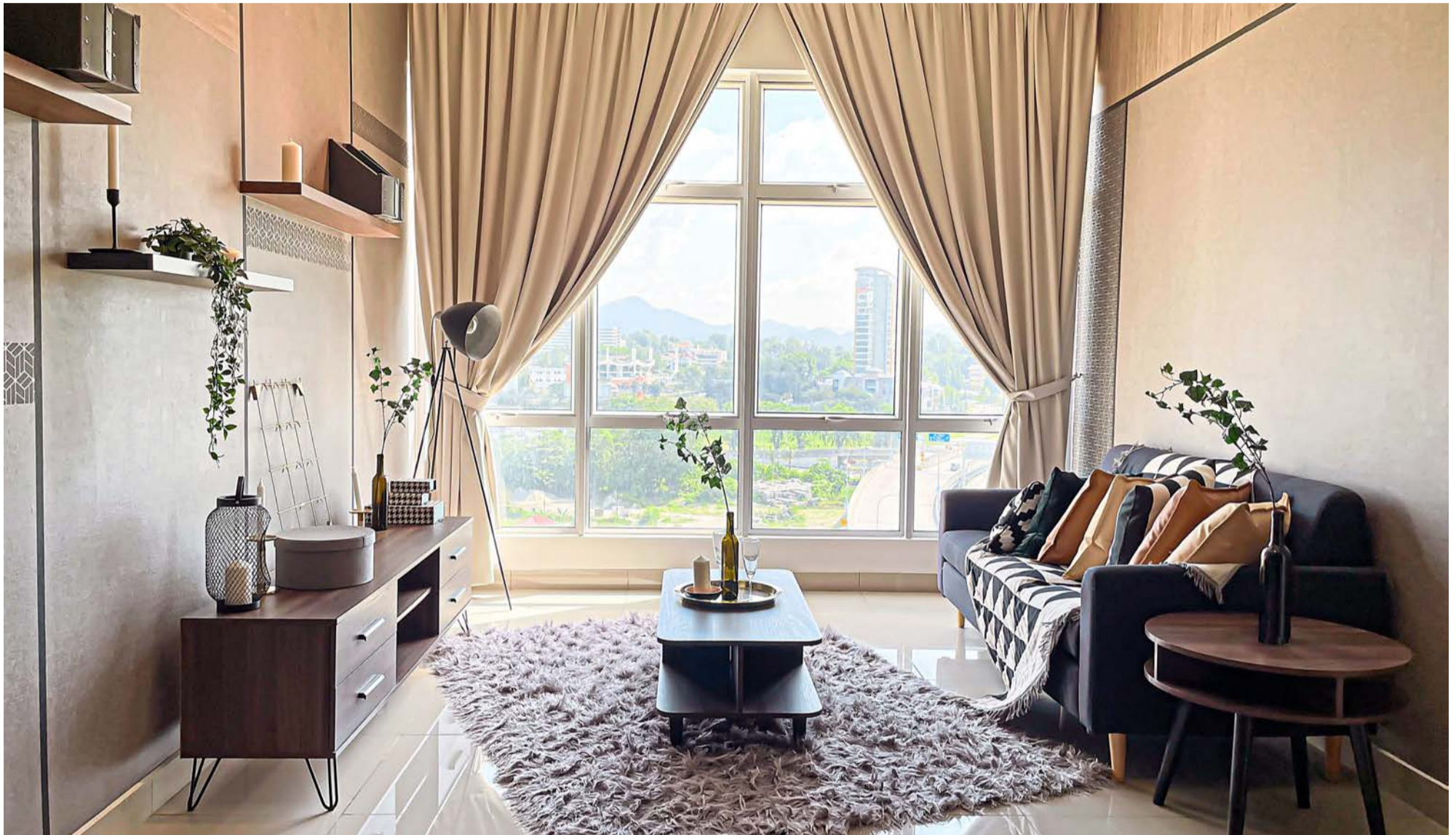
Selangor State Development Corporation Sales Division, 3rd Floor, Block B, No.2, Jalan Indah 14/8, Section 14, 40000 Shah Alam, Selangor Darul Ehsan.

Developer's Licence No: 9062/11-2023/0780(A) • Validity Period: 04.11.2021 - 03.11.2023 • Sales & Advertising Permit No: 9062-120/12-2025/0382(N)-(S) • Validity Period: 02.12.2022 - 01.12.2025 • Approving Authority: Majlis Perbandaran Kajang • Ref. No: Bil.(9)d/m.MPKJ 8/P/2/2016 Jilid 2 • Tenure of Land: Leasehold 99 years expiring on 31 May 2117 • Land Encumbrance : Nil • Expected Date of Completion: December 2025 • Type: 200 Units of Apartments
• Number of units: 200 units(14 Floors) • Price Min: RM399,000 Max: RM423,000 • Restriction in Interest : Alienated land cannot be exchanged, leased or mortgaged except with the permission of the state authorities.

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Residensi Seremban Sentral an urban living at great value

PR1MA apartment lines up a wholesome living concept and practical features in a coveted location



THE city of Seremban has got a new landmark that has taken the city higher on the scale of modernity and livability. It is Residensi Seremban Sentral, an apartment complex with a contemporary design, ample green area, multi-tiered security features and located in the Seremban city centre.

Developed by the PR1MA Corporation Malaysia (PR1MA), Residensi Seremban Sentral is a freehold development featuring units of up to three bedrooms and two bathrooms. The units come in six layouts with sizes ranging from 839 sq ft to 1,237 sq ft. In total, there are eight blocks consisting 25 storeys each including a five-storey podium car park.

Located along Jalan Rasah, it is only 2km from both the KTM Seremban Station and Terminal One Seremban Station, giving residents convenient accessibility to other cities in Negeri Sembilan and Klang Valley via public transportation. It is also close to the city centre – just 1.5km from Seremban Prima Mall and 2km to Terminal One Shopping Centre. The proximity to the city centre allows for easy access to many other prime amenities at the heart of the city, such as the SMK King George V, Pos Malaysia Seremban, Masjid Negeri Sembilan and Taman Tasik Seremban.

Additionally, the location is notably near a medical cluster consisting of major public and private healthcare facilities, namely the Tuanku Ja'afar Hospital, Seremban Health Clinic, Mawar Medical Centre, as well as the IMU Clinical Campus Seremban. The strategic location of this development undoubtedly provides residents an elevated quality of living.

Thanks to the convenient access to major highways like the PLUS Expressways and Kajang-Seremban Highway (LEKAS), the residents can easily reach neighboring cities such as Nilai, Port Dickson, Cyberjaya, and Putrajaya within comfortable driving distances.

Contemporary and practical

Residensi Seremban Sentral employs a modern and functional design language, utilising full-width and full-height windows to maximise natural light and airflow within the living spaces. The combination of these expansive windows and the elevated ceiling height of 10 ft creates a sense of openness, spaciousness, and sophistication in each unit. To further optimise ventilation and ensure the prevalence of a moderate temperature within the building, the façade has deep architectural copings

to shade the units from excessive sun glare, while pockets of air wells are thoughtfully allocated along the corridors and between units to facilitate cross ventilation. The air wells also function as space that enhances the privacy between the units, while the storey plan is designed for low density, resembling clusters of semi-detached homes, with only ten units per floor.

With a strong emphasis on fostering a sense of community, the 6th floor of the development showcases an immense community park with lush landscapes and two multipurpose halls, providing residents with ample opportunities to engage and connect with one another. Additionally, residents can enjoy various facilities like the sky garden, gymnasium, and jogging track, which promote an active lifestyle and offer spaces for relaxation and rejuvenation. Moreover, children are also not left behind - there are dedicated facilities including a preschool, a nursery, and a library area that cater to their development needs.

The security features are designed with a multi-tiered approach, serving not only for residents' protection but also to ensure efficiency in the movement of residents and visitors. The multi-tiered arrangement includes access by resident card, drop-off zones, security gates, guard house, intercom system,

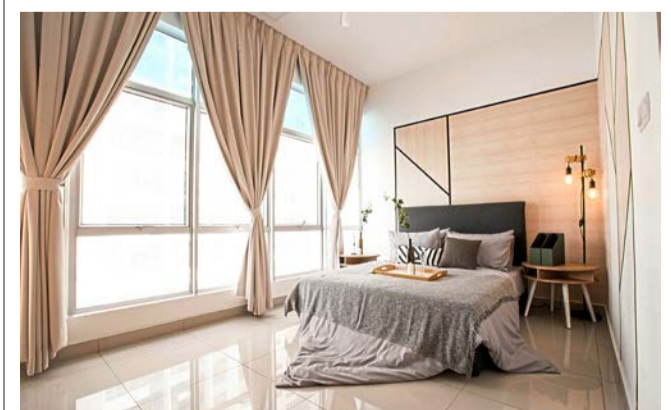
(ABOVE)
Large and full-height windows ensure more natural lighting and ventilation.



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24/7 security monitoring and regular patrolling, CCTV surveillance at the main entrance and car park podium as well as security perimeter fencing.

Consistent with PR1MA's mission to develop quality homes accessible to middle-income (M40) Malaysians, Residensi Seremban Sentral is priced starting from RM226,116. The ready-to-move-in development lines up proudly in PR1MA's stable of 86 projects nationwide, where 35,454 units are completed, underscoring the developer's experience and commitment to realising the dream of home ownership for M40 Malaysians. For more information about Residensi Seremban Sentral, visit www.pr1ma.my.



The amplified ceiling height gives the unit a sense of spaciousness and modernity.



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*Actual photo at project site



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Embracing limitless cities

Pioneering the urban paradigms for the future

By JOSEPH WONG
josephwong@thestar.com.my

In an era marked by rapid urbanisation and unprecedented technological advancements, the concept of limitless cities has emerged as an ambitious and transformative vision for the future. These visionary metropolises transcend conventional boundaries, pushing the boundaries of human imagination and sustainable development.

Embodied by innovative architecture, smart infrastructure and eco-conscious initiatives, limitless cities present a glimpse into a world where urban living embraces boundless possibilities. This concept is not exactly new as many cities around the world who have experienced urban sprawl can attest.

Limitless cities were first coined in a book about 20 plus years ago, said Malaysian Institute of Architects (PAM) immediate past president and architecture futurist Sarly Adre Sarkum. "Limitless cities, often associated with urban sprawl, embody both opportunities and challenges. On one hand, expansive urban development promises abundant resources, economic growth, and diverse experiences. However, the detrimental effects of urban sprawl cannot be ignored. The uncontrolled expansion of cities leads to inefficient land use, increased traffic congestion and the depletion of natural resources," he said.

And traffic congestion, something that city dwellers are familiar with, caused by urban sprawl choke the arteries of cities, leading to frustrating delays, increased pollution and diminished quality of life for commuters.

On a positive note, the modern concept of limitless cities takes into account the negative aspects of urban sprawl and goes beyond traditional urban development paradigms. The new limitless city is a concept that addresses the negative impact of urban sprawl, said VERITAS Design Group director Alif Arif Iskandar Abd Wahab.

"Urban sprawl typically involves the expansion of cities into undeveloped or rural areas, leading to increased infrastructure costs, traffic congestion, environmental degradation and a fragmented community. Hence to tackle urban sprawl, a limitless city would employ various strategies such as compact development, smart growth principles, urban revitalisation, green infrastructure and regional planning," he said.

What are the key elements that define limitless cities? What benefits do they offer and the challenges they face? As the governments of the world journey towards reshaping the urban landscape for generations to come, there are still many



"Through compact development, the limitless city fosters density and diversity, cultivating vibrant neighbourhoods teeming with life. Smart growth principles illuminate the path forward, guiding the city towards sustainable land use and efficient transportation systems."

— Alif Arif Iskandar Abd Wahab



"It is not how much we expand our cities but rather how we expand and grow," said Sarly.



"Smart growth principles illuminate the path forward, guiding the city towards sustainable land use and efficient transportation systems," Alif said.

lessons to be learned. Limitless cities are ambitious, interconnected and dynamic environments that blend human ingenuity with technological prowess. Such cities prioritise inclusivity, efficiency and environmental harmony. Incorporating advanced technologies like artificial intelligence (AI), the Internet of Things (IoT) and clean renewable energy solutions, limitless cities seek to enhance the quality of life for residents while mitigating the environmental impact of urbanisation.

Enabling Sustainable Urban Living

At the heart of limitless cities lies an unwavering commitment to sustainability. By embracing green building practices, renewable energy sources and eco-friendly transportation systems, these cities aspire to minimise their carbon footprint and contribute to the global effort to combat climate change. Urban planners and architects collaborate to create energy-efficient structures, vertical gardens and green spaces that promote biodiversity, allowing inhabitants to experience nature even in the midst of a bustling urban setting.

Coupled with the zero carbon by 2050 agenda, the worldwide drive to save the environment has sparked the adoption of sustainable roadmaps and practices in many nations, including Malaysia. In the construction industry in particular, a great deal of attention has been paid to the construction of green buildings. With the help of rating tools such as the Green Building Index (GBI), GreenRE and

MyCREST, hundreds of buildings have been guided on the path of energy efficiency and certified as green buildings that emit lower volumes of greenhouse gases (GHG).

Limitless cities thrive on cutting-edge technologies that optimise urban operations and enhance the quality of life. Smart grids regulate energy distribution, reducing waste and costs. Intelligent traffic management systems ease congestion and improve mobility. Residents benefit from an interconnected ecosystem where data-driven services offer real-time information about transportation, weather and community activities, fostering a more connected and engaged society.

"Through compact development, the limitless city fosters density and diversity, cultivating vibrant neighbourhoods teeming with life. Smart growth principles illuminate the path forward, guiding the city towards sustainable land use and efficient transportation systems," Alif said.

It is not just about building or the expansion of a city but the proliferation of life within the metropolis. Injecting life into cities is a dynamic process that breathes new energy, creativity and vitality into urban spaces, creating environments where communities thrive. By reimagining neglected areas, repurposing underutilised buildings and fostering a sense of place, cities can be transformed into vibrant hubs of social, cultural, and economic activity (see page 2 story).

"Its very essence lies in the rejuvenation of existing urban areas, breathing new life into forgotten corners and repurposing idle spaces to forge a renewed sense of community," Alif added. This entails the activation of public spaces with

art installations, pop-up markets and community events, encouraging interaction, connectivity, and a sense of belonging.

Fostering Inclusive Communities

Diversity and inclusivity lie at the core of limitless cities. By promoting mixed-use developments and affordable housing options, these cities create spaces that accommodate people from all walks of life. Public amenities are designed to be accessible to everyone, irrespective of age, ability, or socioeconomic background. Moreover,

they encourage community engagement and active citizenship, nurturing a sense of belonging and collective responsibility.

"Building design should embrace elements of social responsibility as well. It can have disabled-friendly amenities, have features or details that promote well-being, comfort or productivity, and maintain some cultural or heritage value of the site," said CIDB sustainability unit manager Fuhairah Ahmad Fuad.

Alif agreed with Fuhairah: "Within the limitless city, green infrastructure flourishes—a testament to the harmonious coexistence of nature and urbanity. Lush



Grants to revitalise downtown KL

Think City, in collaboration with Kuala Lumpur City Hall (DBKL), has recently activated its Creative KL Grants Programme and Creative KL Urban Challenge as part of their joint efforts to rejuvenate the city. These initiatives align with the government's commitment to creating livable, resilient and sustainable cities that prioritise the well-being and quality of life for Malaysians, as outlined in Budget 2023.

Kuala Lumpur mayor Datuk Kamarulzaman Mat Salleh said these initiatives offer an opportunity for people from all walks of life to actively participate in revitalising downtown Kuala Lumpur and transforming it into a creative and cultural district.

This endeavour is part of the third memorandum of understanding signed between DBKL and Think City, aiming to strengthen Kuala Lumpur as a creative destination and enhance its livability and space activation, among other objectives.

Think City managing director Hamdan Abdul Majeed said the organisation is dedicated to improving the livability of cities. Recognising the potential of the creative economy in shaping vibrant cities, Think City aims to provide financial support, resources and opportunities to individuals and organisations involved in the creative and cultural sectors, as well as other industries that contribute to the growth of Kuala Lumpur as an artistic and expressive destination that celebrates art, design, music and various forms of creative expression.

The Creative KL Grants Programme focuses on safeguarding and promoting the rich cultural heritage of downtown

Kuala Lumpur. It aims to revitalise underutilised and undervalued cultural heritage assets, empower local communities through capacity-building initiatives and community programs, stimulate the establishment of cultural and creative hubs within the city and foster knowledge sharing and collaboration among various stakeholders.

The challenge aims to bring together citizens, universities, creative practitioners, professionals, designers, innovators, urban planners, developers, and programmers to collaborate and design innovative urban solutions. The goal is to improve downtown Kuala Lumpur and enhance the lives of its residents.

For more information about these initiatives and to apply, interested individuals can visit the website thinkcity.com.my.



A man walks through an alley that was cleaned up and brightened to encourage more pedestrian traffic. — FAIHAN GHANI/The Star

alluring, achieving such grand aspirations poses significant challenges. Integrating advanced technologies and reshaping existing infrastructure require substantial investments. Ensuring that the benefits of progress are distributed equitably can be a complex task. Balancing the demands of urban growth with ecological conservation may present conflicting interests. Additionally, addressing issues related to data privacy, security and governance becomes crucial as technology assumes a greater role in city operations.

Limitless cities are more than just urban utopias. They represent a call to action for humanity to reimagine urban living, leverage technology for the greater good and embrace sustainable practices for a brighter future.

"It is not how much we expand our cities but rather how we expand and grow. Fundamentals such as getting densities right and the implementation of relevant sustainability elements combined with good urban design will go a long way in combating urban sprawl and creating more liveable, vibrant cities for future generations," Sarly said.

As the nation moves towards the realisation of these groundbreaking urban paradigms, it is vital to keep sight of the values that define limitless cities: inclusivity, sustainability and innovation. By combining human creativity with technological brilliance, cities can be built to truly know no bounds and pave the way for a new era of urban excellence. 🌟

(LEFT) Cities have to take into consideration the disabled and marginalised people.



An artist's impression of what the Oceanix Busan prototype being built in South Korea would look like. — OCEANIX/BIG-Bjarke Ingels Group

Floating cities - the next evolution in residential living

With the construction of the world's first floating city, attention is focused on this new possibility

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

A new age has begun. The concept of floating cities, once limited to the realms of science fiction, is now garnering increasing attention and consideration as a potential reality. As technology advances and the need for innovative solutions to various challenges arises, the idea of constructing habitable structures on water surfaces has gained traction.

The world's prototype floating city that adapts to sea level rise was unveiled at the United Nations (UN) headquarters in New York in April last year. Dubbed Oceanix Busan, this first-of-its-kind development is sited in Busan, South Korea. A dairy farm, a park made up of islands and a luxury hotel that rotates on the water to generate electricity are some of the floating architecture projects that have made headlines in recent years. And the goal is for this city, a floating city that adapts to sea levels to house a sizable population, to be ready before 2030, the year in which Busan aspires to host World Expo 2030.

Floating cities present a range of potential benefits. They could help address issues such as overpopulation, urban congestion and the potential risks posed by rising sea levels. Additionally, these cities may provide opportunities for sustainable living and energy generation, as well as serve as centres for scientific research, tourism and commerce.

Working progress

While fully realised floating cities are still a work in progress, various projects and initiatives around the world are exploring the possibilities. The idea that cities could be built to float is not a new concept, and apart from existing floating villages in places like Thailand, the Philippines, and Vietnam, there has been an ongoing architectural debate since the 1950s that has recently gained significant traction, with the United Nations calling for research into floating cities, according to Australia's Macquarie University School of Natural Sciences associate professor Katherine Dafforn.

To date, only small isolated projects have popped into existence such as the floating man-made island constructed out of reclaimed plastic bottles by Richart Sowa near Cancun, Mexico. His first floating island was destroyed during a hurricane in 2005. A bigger version was recorded in 2019 - an island, which houses a hotel, a restaurant, a karaoke bar and two swimming pools, which is kept afloat by 700,000 bottles and other plastic waste. The facilities have



(ABOVE)
With rising sea levels, the possibility of floating cities appearing might become a reality faster than expected.

solar-powered electricity and receive freshwater supply from the mainland since the lagoon is very close to Ivory Coast's capital, Abidjan.

The Seasteading Institute, founded by Patri Friedman and Peter Thiel, has been pioneering efforts to create sustainable, self-sufficient floating communities. The challenges associated with constructing and maintaining floating cities are substantial. Factors such as engineering, infrastructure, energy generation, waste management and governance all need to be carefully considered and addressed. Environmental impact assessments and sustainable design principles are vital to ensure minimal disruption to marine ecosystems.

(BELOW)
Factors such as engineering, infrastructure, energy generation, waste management and governance have to be addressed for floating cities.

Nonetheless, with advancements in materials, construction techniques, renewable energy and innovative urban planning, floating cities may gradually transition from concept to reality. Researchers, architects, engineers, and policymakers are actively exploring these possibilities,

aiming to create floating communities that are both environmentally sustainable and socially inclusive.

Sinking cities

Coastal cities around the world are facing a critical problem as they sink at alarming rates due to various factors like excessive groundwater extraction and the weight of built infrastructure. To combat this issue, one potential solution being considered is the concept of floating cities, provided they can be built without causing harm to the ocean's ecosystem. Land subsidence, or sinking, has long been a concern, with coastal areas becoming highly susceptible, especially with the rising sea levels. For instance, parts of Jakarta, Indonesia are sinking at a rate of 4.9cm per year.

The gravity of the situation has garnered global attention, particularly because the most vulnerable areas to sinking are megacities that accommodate nearly 20% of the world's urban population, according to Dafforn in a report published in The Star.


These areas are also highly susceptible to the effects of rising sea levels. The urgency for viable solutions becomes even more apparent when considering that almost half of the 48 largest coastal cities are sinking at a rate exceeding 10mm per year.

Traditional approaches have primarily focused on coastal defences and sea barriers, utilising either hard engineering or nature-based solutions. However, when subsidence

combines with rising sea levels, even the most conservative projections pose significant challenges for these engineering efforts. While concepts like sponge cities, designed to absorb and reuse water, have been proposed as potential solutions, they mainly address intermittent flooding rather than the gradual rise of sea levels and the eventual permanent inundation.

The escalating reality of the climate crisis, which has already displaced over 40.5 million people, necessitates the relocation of individuals, businesses, and even entire cities to safer regions. When inland movement is not a feasible option, the concept of floating cities emerges as a potential way to tackle issues of over-development, sea level rise, and land subsidence.

As coastal cities continue to face the threat of sinking, the idea of floating cities presents a possible solution to address the challenges posed by over-development, rising sea levels, and land subsidence. However, careful consideration must be given to ensure that these floating cities are developed in an environmentally sustainable manner, avoiding any detrimental impacts on the delicate ocean ecosystem.

It is important to note that the development and realisation of floating cities will likely take considerable time and investment. However, as technological advancements continue and the need for alternative living solutions grows, it is plausible that floating cities could become a viable option in the not-too-distant future. 



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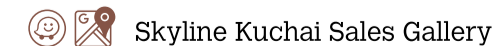
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Working through the tenures of 10 ministers

HBA remains committed to the interest and benefits of house buyers

Contributed by **DATUK CHANG KIM LOONG**

LOOKING back at the start of the National House Buyers Association's (HBA) past and the first article regarding the association that splashed the headline in a mainstream newspaper was Minister got 'Tick Off', marking its spectacular debut in 1999.

At the time, housing abandonment was aplenty and aggrieved buyers had difficulty getting their voices heard by the governing authority namely the Ministry of Housing which was then headed by Tan Sri Dr Ting Chew Peh. The very people who confronted the minister in 1999 are the ones who initiated HBA.

The HBA protem committee came into existence on Oct 16, 1999

comprising a group of aggrieved house buyers who had discovered to their disappointment that getting their woes heard was a frustrating process. The then housing industry was in shambles following a worldwide Financial Crisis in 1997-98. In the preceding year, businesses were conducted pro developers and there was no entity explicitly representing house buyers' interests although there were non-governmental organisations (NGOs) like the Federation of Malaysian Consumers Association and Consumer Association of Penang assisting some aggrieved buyers of housing-related issues amongst other public interest issues that their respective organisations' pursue.

HBA was duly registered on July 26, 2000 by the Registry of Societies and



then formally launched as the House Buyers Association (Kuala Lumpur and Selangor) on April 20, 2001 by then Housing and Local Government Minister Tan Sri Ong Ka Ting. The organisation subsequently evolved into a national body with the name National House Buyers Association.

Striving for rights

HBA continues to be a voluntary non-governmental, not-for-profit and non-political organisation. Its working committee comprises volunteers from various professions. Work revolves around sheer humanitarian principles

and ethics and HBA strives wholly for a balanced, fair and equitable treatment for house buyers in their dealings with housing developers.

Before the establishment of HBA, house buyers could only lodge their complaints to the very people whom they have discontentment with. With a slogan Striving for House Buyers' Rights and Interests, HBA was determined to get the laws and legislations changed so that those buying new homes would get the same degree of consumer protection and redress accorded by the government to all other new products of substantially less cost.

Many home buyers are often unaware of their rights and entitlement.

SEE PAGE 22 >

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Developer: Grande Peak Properties Development Sdn Bhd (122243B-X) (A member of OUG) • Developer Address: No. 50, Jalan Awan Hijau, Taman Overseas Union, 58200 Kuala Lumpur. • Tel: 603-7972 2288/2299 Fax: 603-7972 2266 • Project Name: Residensi Legasi OUG • Developer's License: 19993/10-2027/1238(R) • Validity Period: 08/10/2022 - 07/10/2027 • Sales & Advertising Permit No.: 19993-1/10-2023/0436(R)-(S) • Validity Period: 08/10/2022 - 07/10/2023 • Property Type: Condominium • Land Tenure: Freehold • Land Encumbrances: Nil • Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP 53 OSC 2019 1497 • Expected Date of Completion: February 2024 • Total No. of Units: 442 units • Bumiputera Discount: 5% • Selling Price: Block A (Min.: RM476,800.00 - Max.: RM1,384,800.00), Block B (Min.: RM794,800.00 - Max.: RM1,523,800.00) • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGERA.



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Artist's Impression Only



Enso Development Sdn Bhd 1308685-T
G-09A, Residensi Lexa, No. 45, Jalan 34/26,
53300 Wangsa Maju, Kuala Lumpur.
Tel: 03 48161616 Fax: 03 48161617

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Developer License No: 20059/02-2026/0362 (R) | Validity From: 27/02/2023 - 26/02/2026 | Advertising & Sales Permit No: 20059-1/02-2024/0622 (R)-(S) | Validity From: 27/02/2023 - 26/02/2024 | Tenure: Leasehold 99 years (Expiry 12 May 2108) | Land Encumbrances: Malayan Banking Berhad | Restriction in Interest: This land can be transferred, leased or charged, upon obtaining the prior consent from State Authority | Expected Date of Completion: November 2025 | No. of Units: 865 | Type of Property: SOHO | Price from RM282,000(min) - RM358,600(max) | No. of Units: 526 | Type of Property: Service Apartment | Price from RM392,300(min) - RM698,400(max) | Approving Authority: Majlis Bandaraya Subang Jaya Building Plan Reference Number: MPSJ.BGN.600-1/10/5/3(38)

All information/ layout/ design/ specification/ plans contained herein (collectively, "Information") are intended to serve as guide only and/or are artists' impression only. The Information herein are not a representation of the actual unit and do not form part of an offer or contract. All measurements are approximate. The Information are subject to approval by the relevant authorities and may be amended as required, advised by the relevant authorities and/or project consultants without further notice to you. While all care has been taken in preparing this material, we are not responsible for any inaccuracy or variation in the Information herein. Please refer to the Sale and Purchase Agreement for the specification and layout of the actual unit.


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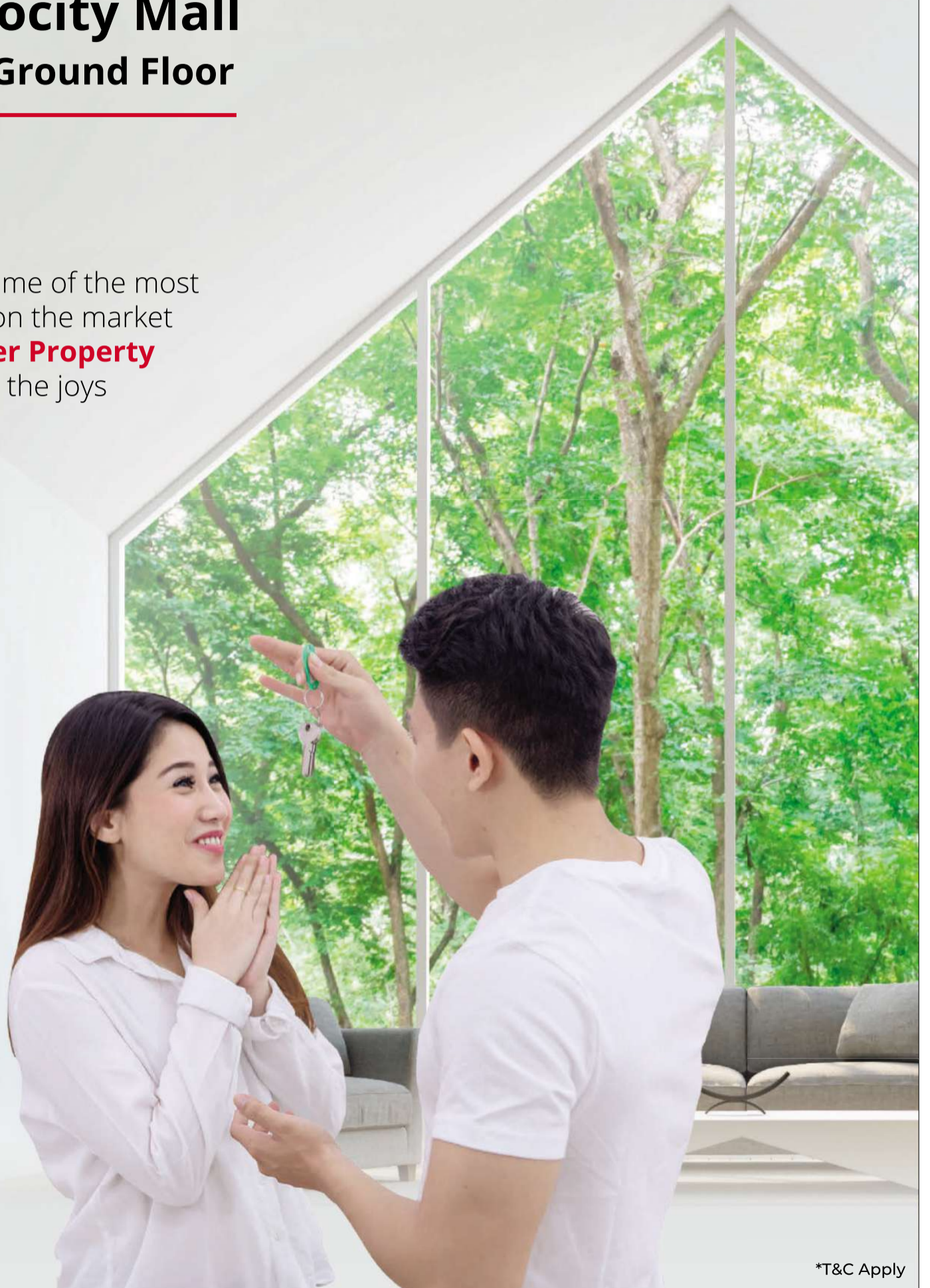
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Exquisitely designed master bedroom with stunning lake views*



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Artist's Impression

LAKESIDE BUNGALOW
FROM
60' x 100'
FROM **RM 3.9 MIL***

SEMI-DETACHED
FROM
45' x 80'
FROM **RM 2.1 MIL***

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TROPICANA AMAN PROPERTY GALLERY
No. 2, 1, Persiaran Tropicana Aman, Bandar Tropicana Aman, 42500 Telok Panglima Garang, Selangor.



Developer: Tropicana Aman Sdn. Bhd. (1030655-A) • Developer's Address: Unit 1301, Level 13, Tropicana Gardens Office Tower, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan. • Developer's License No.: 14012/02-2024/0103(A) • Validity: 15/02/2022 – 14/02/2024 • Advertising & Sale Permit No.: 14012-9/10-2025/0242(N)-(S) • Validity: 18/10/2022 – 17/10/2025 • Approving Authority: Majlis Perbandaran Kuala Langat • Building Plan Ref No.: MPKL/JKB/2/4/16/2022(21) • Expected Completion Date: September 2025 • Land Tenure: 88 Years (Expiry: 09/11/2110) • Land Encumbrances: Nil • Types of Houses: 3-Storey Bungalow; 2-Storey Bungalow; 2-Storey Semi-Detached • Total Units: 130 units (Type A: 5 Units; Type B: 21 Units; Type C: 44 Units; Type D: 60 Units) • Selling Price: 3-Storey Bungalow Type A: RM 6,288,800 (Min.) – RM 7,986,800 (Max.); 2-Storey Bungalow Type B: RM 4,238,800 (Min.) – RM 5,570,800 (Max.); 2-Storey Semi-D Type C: RM 2,798,800 (Min.) – RM 4,084,800 (Max.); 2-Storey Semi-D Type D: RM 2,338,800 (Min.) – RM 3,389,800 (Max) • Built-up Area: 4,004 sf (Min.) – 9,052 sf (Max.) (Type A: 9,052 sf (Min. & Max.); Type B: 5,745 sf (Min. & Max.); Type C: 4,450 sf (Min. & Max.); Type D: 4,004 sf (Min. & Max.)) • 7% Bumiputera Discount • Restriction in Interest: Express Condition: The Land Cannot be Transferred, Leased, or Changed except with the Consent of The State Authority. The Tropicana Aman development is not associated in any way with the Aman group. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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ARTIST'S IMPRESSION

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- B** Direct access via Federal Highway/NPE
- C** 300m to KTM Station



Walking distance to New MRT 3 Station

Developer: Kumpulan Gapada Sdn. Bhd. 199601000702 (373047-V) • Address: Lot 34, Jalan Robson Heights, 50460, Kuala Lumpur • Developer's License No.: 14035/02-2024/0143(A) • Validity: 25/02/2022 – 24/02/2024 • Advertising & Sales Permit No.: 14035-4/02-2024/0143(A)-(S) • Validity: 25/02/2022 – 24/02/2024 • Approving Authority: Dewan Bandaraya Kuala Lumpur (DBKL) • Building Plan Approval No.: BP S/ OSC 2021 0590 • Land Tenure: Leasehold 99 year (Expiring 28 July 2118) • Type of Property: Condominium • Total Units (Tower A): 440 units • Total Units (Tower C): 440 units • Selling Price Tower A (Min.) RM 720,000 – (Max.) RM 1,226,400 • Selling Price Tower C (Min.) RM 744,000 – (Max.) RM 1,246,800 • Bumiputera Discount: 5% • Land Encumbrances: AmBank (M) Berhad • Expected Date of Completion: September 2026 • IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. Disclaimer: The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only.

> FROM PAGE 18

From the complaints HBA has received and from the media reports, the damages sustained by house buyers who have trusted their developers to deliver their products efficiently are too numerous. HBA aspires to see a level playing field between developers and house buyers and that the rights of house buyers are not short-changed.

HBA continues to give constructive criticism on the fundamental requirements to ensure that new homes are built and delivered timely properly, and that those buying them can have confidence that they are buying well with a commensurate level of after-sales service.

Down memory lane

Looking back, HBA has worked through the tenures of ten Housing and Local Government Ministers. There were pleasant ones to work with and not-so-pleasant ones to work against all these 23 years. HBA singled out Tan Sri Ong Ka Ting as one of the best that it has worked alongside with.

Even before the official inception of HBA as an organisation, its volunteer lawyers were roped in to participate in the amendments to the housing laws, regulations and statutory sale as well as purchase agreements. That was in 2000 and the positive outcome was that HBA's voice, representing the buyers was heard and due recognition was recorded in the Parliament Hansard when he tabled the amendments to the legislation for the 2nd reading.

Ong too was instrumental in the tabling of the Building and Common Property (Maintenance & Management) Act 2007 (Act 663) that gives power back to the hands of the owners in 2007. The previous Act instilled in the developers the mindset and recognised the rights, benefits and entitlement of the strata owners upon delivery of vacant possession.

The Developer's duty was to sell property whilst that of the owners was in forming a community. The said Act 663 has worked with some teething problems for eight years. There were a lot of uncertainties and ambiguities. But it has since outlived its usefulness and was repealed.

When Tan Sri Chor Chee Heung helm the Housing Ministry portfolio he boldly took a notch higher in the succeeding years to table the current wholesome legislation named the Strata Management Bill, in Parliament on Dec 19, 2012.

Kudos to the past ministers and their teams who have worked through numerous weekends with the countless stakeholders (including HBA volunteers) in the related Industries tweaked and tuned both the management and maintenance aspects in the Strata Titles Act, 1985 (Act 318) and the related Housing Development legislation. Hence, the birth of the Strata Management Act, 2013 (Act 757).

Equally important was then Natural Resources and Environment Minister Datuk Seri Douglas Uggah Embas who also simultaneously tabled the Strata Titles Act, 1985 (amendment 2012) at the sitting in Parliament to make the SMA a reality.



Up until 1999, there was no explicit entity to fight for home buyers' rights.

536 EOTs approvals invoked

The floodgate of Extension of Time (EOT) began from 2014 onwards. Prior to 2014, the granting of an EOT was almost unheard of. There have been a total of 536 EOTs approvals from 2014 to mid-2019 granted by the Controller of Housing under HD Reg 11(3) and HD Reg 12 by the housing minister, according to the Parliament Hansard that was made available (see graph).

HBA took Datuk Seri Abdul Rahman Dahlan to task for giving a housing developer more time (extended 12 months) to complete a project during his previous tenure as housing minister in the landmark case of Ang Ming Lee & Ors vs Menteri Kesejahteraan Bandar, Perumahan dan Kerajaan Tempatan & others (2020) CLJ 162, whereupon the Federal Court on Nov 26, 2019 ruled that the EOT was invalid. The HBA legal team working on a pro bono basis represented the 103 aggrieved buyers from the High Court to the Court of Appeal and finally, the Federal Court.

The figure is mind-boggling. How could they have issued the EOTs to developers to save them from having to pay late delivery compensation to the detriment of house buyers? Has

HBA continues to stand for the truth and be the source of accurate information and advice for our fellow rakyat who are still led to believe in inaccurate information and sometimes misinformation.

our country now reached a state of an economic crisis that the minister must dish out EOTs to developers who are already in distress and threatened to abandon their projects? The buyers will ultimately be at the mercy of housing developers, especially those who walk the corridors of power.

This issue should be checked under the new housing minister's watch. Any decision which deprives the house buyers of their rights and entitlements should be exercised transparently, strictly and with open communication. At the very least, the views of the buyers, directly affected, must be considered prior to the minister making a decision – the right to be heard is of utmost importance.

Home buyers too face hardship and commitments, having to pay rent or instalments on their current residences while servicing their housing loans for

the delayed developments. They too bear the burden of additional costs and expenses for the delay as well as having their future plans derailed. One cannot continue to unilaterally hear the views of the housing developers and shun the buyers.

Remaining steadfast

HBA continues to stand for the truth and be the source of accurate information and advice for our fellow rakyat who are still led to believe in inaccurate information and sometimes misinformation.

HBA remains a voluntary, non-profit, non-political organisation manned by volunteer members of various professions. The organisation operates purely on volunteer workers' benevolence who unselfishly give their time to strive for the interest and benefits of house buyers, based on our principle: Our free service for nice people only. 🏠

Number of EOT approvals from 2014 to July 2019


Year	2014	2015	2016	2017	2018	Jul-2019	Total
Applications	101	154	125	137	119	61	697
Approved cases	86	118	100	93	93	46	536
Rejected cases	15	36	25	44	26	15	161

Source: HBA compilation from Parliament report



Datuk Chang Kim Loong is the honorary secretary-general of the National House Buyers Association (HBA). HBA can be contacted at email: info@hba.org.my Tel: 012 3345676.






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M Vertica Sdn Bhd (1150490-P) (A wholly-owned subsidiary of Mah Sing Group Berhad) | Wisma Mah Sing, Penthouse Suite 1, No. 163 Jalan Sungai Besi, 57100 Kuala Lumpur | Tel: +603 9221 6888 | Fax: +603 9221 8999 | Website: mvertica.com.my | Email: mvertica@mahsing.com.my
 Developer Licence No: 19318/03-2025/0001(R) • Validity Period: 03/12/2021 - 03/03/2025 • Tower A & B • Advertising & Sales Permit No: 19318-1/03-2024/0691(R)-(S) • Validity Period: 04/03/2023 - 03/03/2024 • Building Plan Reference No: BP S2 OSC 2017 3733 • Date of Completion: Jun 2022 • Tower A Total Unit: 808 • Tower B Total Unit: 685 • Tower A & Tower B Min Price: RM 500,280 • Max Price: RM 744,480 • Built-up (Tower A & B): 850sf and 1,000sf • Tower C, D & E • Advertising & Sales Permit No: 19318-2/11-2023/0517(A)-(S) • Validity Period: 24/11/2022 - 23/11/2023 • Building Plan Reference No: BP S2 OSC 2017 3734 • Date of Completion: Apr 2023 • Tower C Total Unit: 752 • Min Price: RM 639,360 • Max Price: RM 909,360 • Tower D Total Unit: 793 • Min Price: RM 641,760 • Max Price: RM 910,560 • Tower E Total Unit: 646 • Min Price: RM 644,160 • Max Price: RM 914,160 • Built-up (Tower C, D & E): 850sf and 1,000sf • Type of property: Serviced Apartment • No of car park per unit: 1 or 2 unit • Approving Authority: DBKL • Land Tenure: Leasehold (14/08/2116) • Lease Term 99 years • Restrictions: The land cannot be transferred, leased or mortgaged without any consent from the Land Committee of Kuala Lumpur, Federal Territory • Land Encumbrance: Maybank Islamic Berhad • This advertisement has been approved by National Housing Department.



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Pembinaan Serta Hebat Sdn Bhd 201501035813 (1161133-A)
 Platinum South Valley Sales Gallery, No.1, Jalan Tasik Selatan 31, Bandar Tasik Selatan, 57000 Kuala Lumpur.

Residensi Platinum Saujana Vista 1 | Developer Name: Pembinaan Serta Hebat Sdn Bhd | Type of Property: Condominium | Developer's License No: 20253/03-2024/0204(A) | Validity Period: 09/03/2022 - 08/03/2024 | Advertising Permit No: 20253-2/11-2025/0298(N)-(S) | Validity Period: 04/11/2022 - 03/11/2025 | Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No: BP S2 OSC 2021 2341 | Land Tenure: Leasehold (Expire Date: 24 April 2119) | Encumbrances: AmBank (M) Berhad | Expected Date of Completion: April 2027 | Total Units: 500 Unit (Type A/ A(M) - 946 sq.ft.; Type B/ B(M) - 1,093 sq.ft.; Type C/ C(M) - 1,317 sq.ft.; Type D - 1,891 sq.ft.; Type D1 - 1,891 sq.ft.; Type E - 2,186 sq.ft.) | Selling Price: min: RM615,600 and max: RM1,405,800 | This land cannot be transferred, leased, pledged and mortgaged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.

THIS ADVERTISEMENT HAS BEEN APPROVED BY MINISTRY OF HOUSING

Disclaimer: All information contained herein is subject to change as may be required by the relevant authorities without any notification and shall not be binding or be deemed to form a contract or any part thereof. Whilst every care has been taken in providing this information, the developer shall not be held liable for any claims whatsoever arising from the use and/or reliance on the above information. All illustrations and pictures are artist's impressions only, no representation or warranty is made as to the accuracy or completeness of the same. The items are subject to variations, modifications and substitutions as may be recommended by the relevant authorities and/or consultants. Please refer to the Sale and Purchase Agreement of the actual unit being purchased for specification(s) and/or description(s) approved by the relevant authorities.



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