

SPECIAL PULLOUT
FRIDAY 2 SEPTEMBER 2022

The logo for StarProperty, featuring a red house icon above the word "Star" in red and "Property" in white, all in a serif font.

AWARDS 2022 *REAL ESTATE DEVELOPER*

Celebrating **the nation's builders**

The 7th installation of the prestigious StarProperty Real Estate Developer Awards saw 110 entries vying for 30 categories, making 2022 the year with the most entries.

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The blazing stars of 2022

The 7th StarProperty Developer Awards celebrate this year's nation builders

BACK for its 7th iteration, the StarProperty Awards for 2022 have reignited spirits and boosted morale, with property developers all raring to go the extra mile to elevate the industry further, following the recovery of the economy and the shift to the endemic stage of the Covid-19 outbreak.

The awards honour the best real estate developers and developments that are part of the fabric of the country's infrastructure, shaping the landscape for years to come. The featured award-winning properties push the boundaries of innovation, architecture, and functionality.

This year, award categories have been refined to better reflect the significance of each award. There are 30 categories in total, with three new ones to reflect the sign of the times. The awards saw 110 project entries, the biggest number of entries to date.

These include the Digital Strategist Award for the best digital marketing strategies undertaken by property developers; the Highlander Award for the best property development in the highlands; and the Placemaker Award for property development with the best placemaking facilities.

The refined categories cater to a broader niche of developments that bring unique qualities to the table without diluting the exclusivity of the awards. The coveted All-Stars Awards were given to 18 developers that have proven to be resilient in the face of the overwhelming challenges posed by the pandemic. The stakes were raised as each All-Stars award that was bestowed to the deserving developer was squarely based on its performance for the year.

Housing and Local Government Minister Datuk Seri Reezal Merican Naina Merican who officiated at the gala dinner at Shangri-La Hotel Kuala Lumpur said developers played a huge role and contributed exclusively to the country, adding that reputation was key in gaining consumers' confidence.

"The StarProperty Awards serve to validate those nominated which will help boost the confidence of consumers in terms of the quality of work and track record of a particular developer.

"Star Media Group should also be applauded for recognising the best in the industry while protecting the interests of consumers," he said in his speech.

He also expressed his belief that through the cutting-edge work of those nominated, current developers were paying more attention to affordability, liveability and sustainability.

"These traits are also very much in line with the government's commitment towards providing high-quality living for our beloved Keluarga Malaysia (Malaysian Family)," he said.

Star Media Group chairman Tan Sri Chor Chee Heung said property players grew stronger despite adversity, with many also developing a keener understanding of the needs of consumers.

"We have seen developers become even more aware of meaningful

designs, green spaces and well-planned townships that embody holistic living.

"It is also truly inspiring to see that quality is never compromised and that more property players are placing an emphasis on incorporating best environmental, social and governance (ESG) practices as part of their core operational frameworks.

"We are honoured to be part of this future-forward community with StarProperty also continuing to uplift your achievements and support your continuous progress," he said.

Star Media Group, through its media assets and content capacity, would continuously allow developers to have a greater reach towards audiences and customers, said Chor. Among the winners of the night were household names in the Malaysian property industry, such as Sime Darby Property, Sunway Property, LBS Bina Group and UEM Sunrise.

Also present at the event were Star Media Group chief executive officer Alex Yeow, its adviser Datuk Seri Wong Chun Wai, its group chief financial officer Sam Au Chen Sum and its chief business officer Lydia Wang.

To ensure fair play, the panel of credible and impartial judges comprised captains of the Malaysian real estate industry and leaders of various disciplines to ensure that all entries received all-rounded and fair evaluations.

The event was organised by StarProperty Sdn Bhd, a wholly-owned subsidiary of Star Media Group Bhd.

Its exclusive premium tile partner was Guocera Sdn Bhd, while the official beverage partner was Heineken Malaysia Bhd.

(From left) Boustead Properties project development senior manager Adnan Mohd Din, Gamuda Land project director Lam Sew Chee, GuocoLand (M) Bhd group managing director Tan Wee Bee, IJM Land Bhd CEO Datuk Wong Tuck Wai, IOI Properties Group Bhd CEO Datuk Voon Tin Yow, Legenda Properties chairman Tan Sri Ahmad Kamarulzaman Ahmad Badaruddin, Paramount Corporation Bhd group CEO Jeffrey Chew, LBS Bina Group Bhd director Datuk Lim Han Boon, Mah Sing Group Bhd group CEO Datuk Ho Hon Sang, Chor, Reezal, Yeow, Matrix Concepts Holdings Bhd group managing director Ho Kong Soon, OSK Property chief operating officer Seth Lim, Platinum Victory managing director Tan Sri Gan Yu Chai, Sime Darby Property Bhd group managing director Datuk Azmir Merican, Sri Pengkalan Binaan director Datuk Jacky Yap, Sunway Property senior executive director Chong Sau Min, Tropicana Corporation Bhd group executive director Jared Ang, UDA Holdings Bhd CEO Mohd Salem Kailany and UEM Sunrise Bhd chief marketing officer Kenny Wong posing in a group shot at the StarProperty Real Estate Developer Awards 2022.

— AZHAR MAHFOF/The Star



LEFT The StarProperty Awards serve to validate those nominated which will help boost the confidence of consumers, said Reezal.

StarProperty Awards 2022 categories



Sunway GEO Tower by Sunway Property



Esteem Business Park by Rivertree Group



Bandar Bukit Raja by Sime Darby Property (Bukit Raja) Sdn Bhd



The Ridge, KL East by Sime Darby Property (KL East) Sdn Bhd



Enso Woods, Gamuda Cove by Gamuda Land



Clover, Resort Residence by Matrix concepts Holdings Berhad



Cameron Centrum by LBS Bina Group Berhad

STARPROPERTY ALL-STARS AWARD

StarProperty is awarding participating developers based on their performance for 2022.
 (by alphabetical order)

Boustead Properties Berhad
Gamuda Land
GuocoLand (Malaysia) Berhad
IJM Land Berhad
IOI Properties Group Berhad
Lagenda Properties Berhad
LBS Bina Group Berhad
Mah Sing Group Berhad
Matrix Concepts Holdings Berhad
OSK Property
Paramount Property
Platinum Victory
Sime Darby Property
Sri Pengkalan Binaan Sdn Bhd
Sunway Property
Tropicana Corporation Berhad
UDA Holdings Berhad
UEM Sunrise Berhad

The Business Estate Award

Best Commercial Development

This award will go to the commercial development that delivers the best of the best for the industry. The owners and tenants are privy to a host of diverse amenities and facilities that are selected to meet their discerning criteria at a strategic location.

Developer	Project Name	Rank
Sunway Property	Sunway GEO Tower	Excellence
LBS Bina Group Berhad	Cameron Centrum	Honours

Best Industrial Park Development

This award will go to the industrial development that delivers the best of the best for the industry. The manufacturers and tenants are privy to a host of diverse amenities and facilities that are selected to meet their discerning criteria at a strategic location.

Developer	Project Name	Rank
Rivertree Group	Esteem Business Park	Excellence
Sime Darby Property (Bukit Raja) Sdn Bhd	Bandar Bukit Raja	Excellence

The Close-To-Home Award

The winning development must have as many amenities and conveniences as possible within walking distance for its residents. The criteria for this award are based on the developer's decision to build the project at its selected location and the rationale in ensuring that residents will be spoiled with choices where shopping, dining, recreation, community, transportation, and conveniences are concerned.

Developer	Project Name	Ran
Sime Darby Property (KL East) Sdn Bhd	The Ridge, KL East	Excellence
Boustead Properties Berhad	One Cochrane Residences	Honours
Paramount Property	The Atrium	Honours

The Cornerstone Award

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

Developer	Project Name	Rank
Gamuda Land	Enso Woods, Gamuda Cove	Excellence
Matrix Concepts Holdings Berhad	Clover, Resort Residence	Excellence

The Digital Strategist Award

This award goes to the developer who has effectively utilised the digital platform to integrate digital assets, raise brand awareness, collaborate on marketing campaigns, lead digital activation projects, or measure the efficiency and effectiveness of digital channels.

Developer	Rank
LBS Bina Group Berhad	Excellence

The Earth Conscious Award

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

Developer	Project Name	Rank
UEM Sunrise Berhad	Aspira Gardens	Honours



Sinaran, Utropolis Batu Kawan by Paramount Property



Allevia Mont'Kiara by UEM Sunrise Berhad



Sunway Serene by Sunway Property



Serenia City by Sime Darby Property (Serenia City) Sdn Bhd



Mallow, Emerald Rawang by GuocoLand (Malaysia) Berhad



Tropicana Aman - Gemala Residences by Tropicana Corporation Berhad



The Leaf Master Plan, Serenia City by Sime Darby Property (Serenia City) Sdn Bhd



Horizon Hills by Horizon Hills Development Sdn Bhd



The Era @ Duta North by JKG Land Berhad



The Glades by Sime Darby Property (Bukit Raja) Sdn Bhd

The Family-Friendly Award

This award will go to the development that puts the family first. Recreational facilities and communal activities are created to foster a close bond among the family within a safe and secure environment. This is the perfect place for families to put down their roots while offering space for a growing family to live together comfortably.

Best Family-Centric Development (High-Rise)

Developer	Project Name	Rank
Paramount Property	Sinaran, Utropolis Batu Kawan	Excellence
Sunway Property	Sunway Serene	Excellence
UEM Sunrise Berhad	Allevia Mont'Kiara	Excellence
LBS Bina Group Berhad	Prestige Residence	Merit

Best Family-Centric Development (Landed) - Beyond Greater KL

Developer	Project Name	Rank
IOI Properties Group Berhad	Aralia, Bandar Putra Kulai	Honours
Matrix Concepts Holdings Berhad	Bayu Sutera, Bandar Sri Sendayan	Honours

Best Family-Centric Development (Landed) - Within Greater KL

Developer	Project Name	Rank
GuocoLand (Malaysia) Berhad	Mallow, Emerald Rawang	Excellence
Sime Darby Property (Serenia City) Sdn Bhd	Serenia City	Excellence
Tropicana Corporation Berhad	Tropicana Aman - Gemala Residences	Excellence
LBS Bina Group Berhad	Kita Mekar Double Storey House	Merit

The Full Circle Award

This development must be completed and ready for vacant possession by December 31st, 2021. The winning entry for this award must have the best attributes that make this landed property the most desirable among the ones vying for this title.

Developer	Project Name	Rank
Sunsuria City Sdn Bhd	Monet Garden	Honours

The Highlander Award

This award goes to the development with the best living concept within a highland setting. This development must satisfy and comply with the environmental impact assessment. The winning entry for this award should have the best attributes that make this highland property the most desirable among the ones vying for this title.

Developer	Project Name	Rank
LBS Bina Group Berhad	Vines 3, Cameron Golden Hills	Merit

The Landscape Development Award

The property that has the best landscaping innovations and aesthetics will take this award. A point to be taken into consideration is how the landscape will benefit the environment and the people.

Developer	Project Name	Rank
JKG Land Berhad	The Era @ Duta North	Excellence
Sime Darby Property (Serenia City) Sdn Bhd	The Leaf Master Plan, Serenia City	Excellence

The Leading Low-Density Award

The winning development should house fewer units within a residential block or a lower number of families per acre in a housing estate. This close-knit property should provide a spacious and quiet environment offering lower congestion and good security.

Developer	Project Name	Rank
Horizon Hills Development Sdn Bhd	Horizon Hills	Excellence
Sime Darby Property (Bukit Raja) Sdn Bhd	The Glades	Excellence



Yarra Park by OSK Property



Bandar Rimbayu by IJM Land Berhad



Aetas Damansara by MCT Berhad



Bandar Sri Sendayan by Matrix Concepts Holdings Berhad



La Casa Lunas by Sri Pengkalan Binaan Sdn Bhd



Jendela Residences by Sime Darby Property (KLGCC Resort) Sdn Bhd



twentyfive.7 by Gamuda Land



Gravitas by UDA Holdings Berhad

The Luxury Award

The high-end homes offer luxurious designs, an abundance of amenities, world-class architectural design and top-notch inspired interior designs.

Developer	Project Name	Rank
UDA Holdings Berhad	Crescent Dew Lakehomes	Honours
Posh Homes Sdn Bhd	Lume Homes	Merit

Best Comprehensive Township (Above 2,000 acres)

Developer	Project Name	Rank
Matrix Concepts Holdings Berhad	Bandar Sri Sendayan	Excellence
Sime Darby Property (Bukit Raja) Sdn Bhd	Bandar Bukit Raja	Excellence
IJM Land Berhad	Seremban 2	Honours

The Pinnacle Award

Best High-end High-Rise Development

The best high-end high-rise development will snag The Pinnacle Award. The areas to be judged include the quality of materials and finishings, the spaciousness and elegance of unit design, the brands incorporated as part of the offerings and the facilities provided.

Developer	Project Name	Rank
MCT Berhad	Aetas Damansara	Excellence
Sime Darby Property (KLGCC Resort) Sdn Bhd	Jendela Residences	Excellence
UEM Sunrise Berhad	Allevia Mont'Kiara	Excellence
Platinum Victory	The Face Victory Suites	Honours
UDA Holdings Berhad	Anggun Residence	Honours

The Neighbourhood Award

The award will go to the township with the best integration of the crucial five elements: Security, Amenities, Connectivity, Education and Health. All five elements are given due attention, and no effort is spared. This township is designed and planned to deliver a seamless living experience within a short-drive radius.

Best Comprehensive Township (Below 500 acres)

Developer	Project Name	Rank
OSK Property	Yarra Park	Excellence

Best Comprehensive Township (500-2,000 acres)

Developer	Project Name	Rank
IJM Land Berhad	Bandar Rimbayu	Excellence
Lagenda Properties Berhad	Bandar Baru Setia Awan Perdana	Honours
Lagenda Properties Berhad	Lagenda Teluk Intan	Honours

The Northern Star Award

The award will go to the residential or commercial development in Northern Malaysia (Perak, Penang, Kedah and Perlis) that showcases elegance in its planning, design and construction processes. This includes the host of diverse amenities that are given to residents and furnishing and fittings are selected to meet buyers' discerning tastes. An important plus point includes a strategic location that is complemented by a multitude of accessibility options.

Developer	Project Name	Rank
Sri Pengkalan Binaan Sdn Bhd	La Casa Lunas	Excellence
UDA Holdings Berhad	Gravitas	Excellence
Lagenda Properties Berhad	Bandar Baru Setia Awan Perdana	Honours
Lagenda Properties Berhad	Lagenda Teluk Intan	Honours
OSK Property	Yarra Park	Honours

The Placemaker Award

Placemakers are transformers. They can change a non-happening space into a vibrant one and add value to a location by using community's assets more advantageously. This award goes to the development with the best place-making facilities.

Developer	Project Name	Rank
Gamuda Land	twentyfive.7	Excellence
Matrix Concepts Holdings Berhad	d'Tempat Country Club	Honours
Sime Darby Property (City of Elmina) Sdn Bhd	City of Elmina	Honours



Tropicana Gardens by Tropicana Corporation Berhad



Alira @ Tropicana Metropark by MCT Berhad



Sunway Belfield by Sunway Property



Sunway Emerald Residence by Sunway Property



Residensi Suria Pantai, Pantai Sentral Park by IJM Land Berhad - Amona Development Sdn Bhd JV



Sunway GRID Residence by Sunway Property



Puncak Kasa Heights by Sri Pengkalan Binaan Sdn Bhd



The Face Victory Suites by Platinum Victory



Arcoris by UEM Sunrise Berhad

The Proximity Award

This award will go to the transit-oriented development that epitomizes the Work, Play, Live and Learn concept. The development is built with a choice selection of amenities within a neighbourhood's walkability range. As such, the community would have a lower carbon footprint due to the just-walk factor. It is the result of an integrated, sustainable, and liveable environment that encompasses residential, offices and commercial components.

Developer	Project Name	Rank
Tropicana Corporation Berhad	Tropicana Gardens	Excellence

The Resort-Living Home Award

The award will go to the development displaying all the best attributes of resort-living. The winning project provides for a resort-style community with unique amenities that come with resorts.

Developer	Project Name	Rank
MCT Berhad	Alira @ Tropicana Metropark	Excellence

The Skyline Award

This award will go to the high-rise residential development that offers comprehensive features for a modern and exciting lifestyle. The project appeals to the homebuyers for its facilities, ambience, security as well as uniqueness of innovative designs.

Developer	Project Name	Rank
JKG Land Berhad	The Era @ Duta North	Excellence
Sime Darby Property (KLGCC Resort) Sdn Bhd	Jendela Residences	Excellence
Sunway Property	Sunway Belfield	Excellence

The Southern Star Award

The award will go to the residential or commercial development in Southern Malaysia (Malacca and Johor) that showcase elegance in its planning, design, and construction processes. This includes the host of diverse amenities that are given to residents and furnishing and fittings are selected to meet buyers' discerning tastes. An important plus point includes a strategic location that is complemented by a multitude of accessibility options.

Developer	Project Name	Rank
Sunway Property	Sunway Emerald Residence	Excellence
Parkland Group	Bandar Botani Parkland	Honours

The Starter Home Award

This award will go to the development targeting first-time homebuyers. It should be defined as providing the best possible lifestyle and project quality that is priced below RM500,000. This development is a must-own for homebuyers with a budget by checking all the right boxes – value for money that does not discount on quality and aesthetics.

Best Primary Home Development (High-Rise)

Developer	Project Name	Rank
IJM Land Berhad - Amona Development Sdn Bhd JV	Residensi Suria Pantai, Pantai Sentral Park	Excellence
Sunway Property	Sunway GRID Residence	Excellence
Mah Sing Group Berhad	M Luna	Honours
OSK Property	Mira at Shorea Park	Honours



Scan for more information of StarProperty Award 2022

Best Primary Home Development (Landed)

Developer	Project Name	Rank
Sri Pengkalan Binaan Sdn Bhd	Puncak Kasa Heights	Excellence
IOI Properties Group Berhad	Cello, Bandar Putra Kulai	Honours
LBS Bina Group Berhad	Kita Mesra Single Storey House	Merit

StarProperty Readers' Choice

Most Preferred Developer
Most Voted for Property Developer.
(by alphabetical order)

Developer	Rank
Legenda Properties Berhad	Excellence
Platinum Victory	Excellence
Sunway Property	Excellence

Most Preferred Architectural Building

Most Voted as the preferred Architectural Design.
(by alphabetical order)

Developer	Project Name	Rank
Platinum Victory	The Face Victory Suites	Excellence
Sunway Property	Sunway GRID Residence	Excellence
UEM Sunrise Berhad	Arcoris	Excellence

Most Heart-Warming CSR Initiative

Most Voted for the most touching Corporate Social Responsibility undertaking.
(by alphabetical order)

Developer	Rank
Legenda Properties Berhad	Excellence
Mah Sing Group Berhad	Excellence
Sunway Property	Excellence

GAMUDA LAND

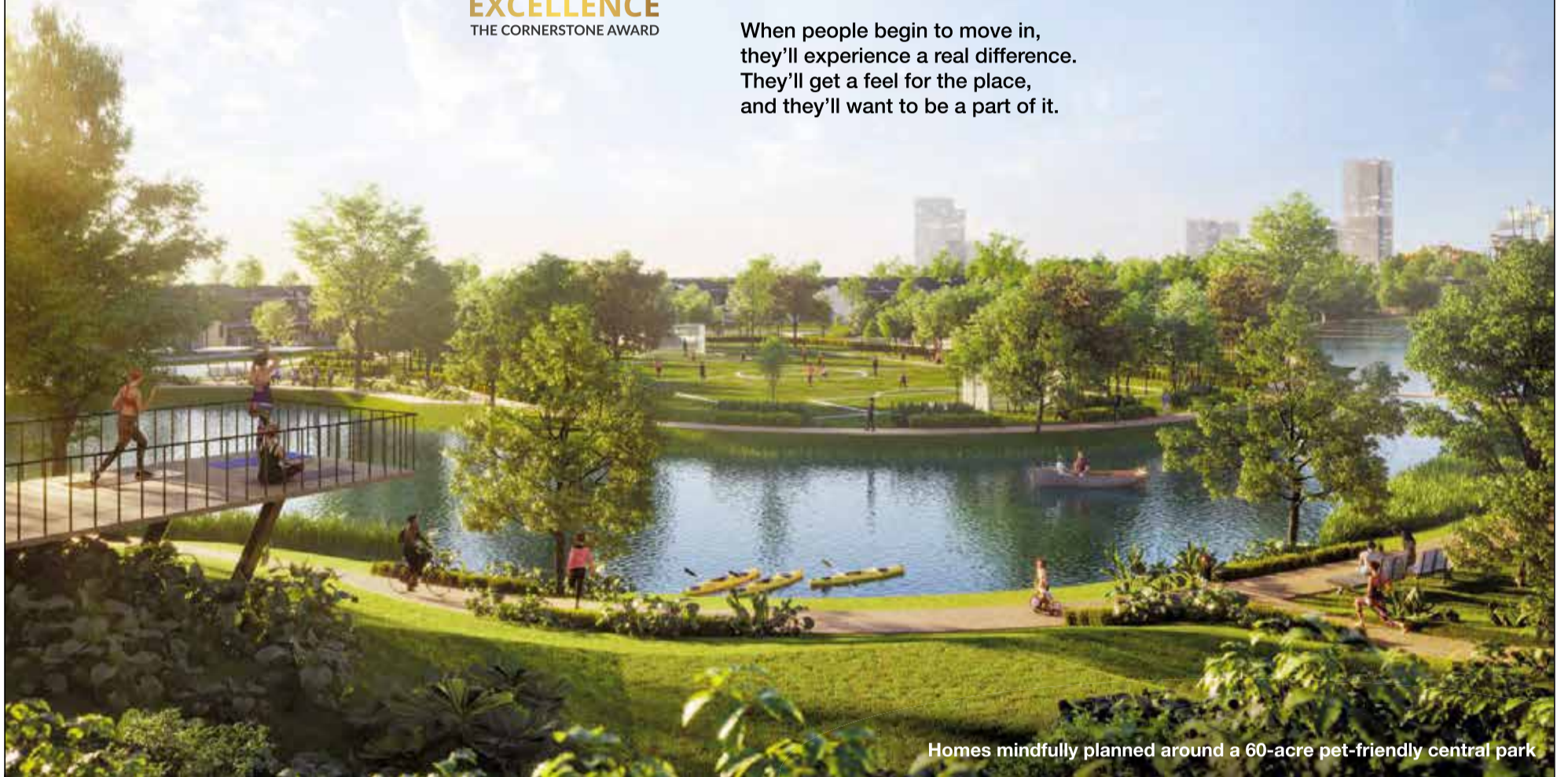


A home with personality

What makes a home unique?
It's really about mindful planning
and to be able to look at the way we design.

It's in the way we look into every detail.
From architecture that breaks away from
monotony of standard sizes and linear shapes
to creating spaces that connect people with nature.
When we design minimalist and flexible spaces,
along with high ceiling to capture natural lighting,
and when we lay out a nice garden by the side,
we start to develop a personality for the place.

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



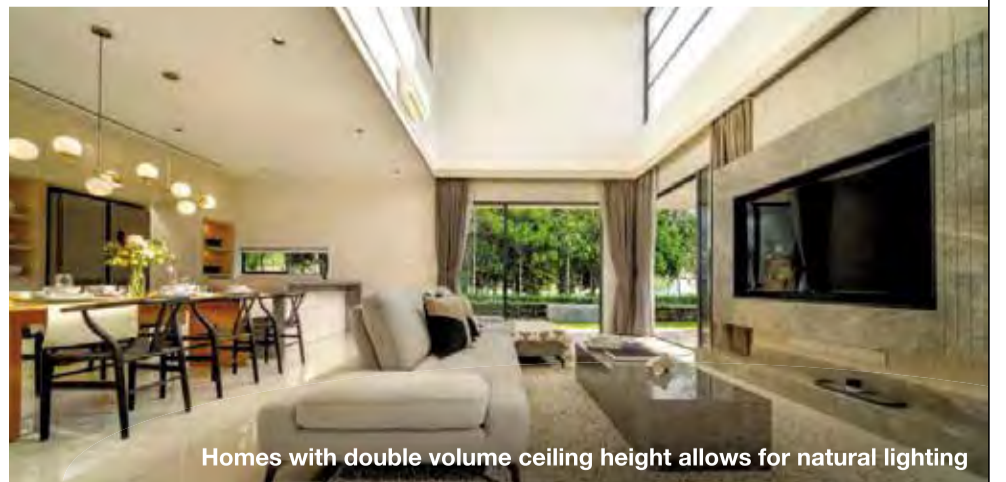
Homes mindfully planned around a 60-acre pet-friendly central park



Japanese minimalist-inspired homes



A neighbourhood pavilion where people can connect with one another



Homes with double volume ceiling height allows for natural lighting

**SincereTM
Responsible
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gamudaland.com.my
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Judges' say

Leveraging on the expertise of real estate stakeholders

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

THIS year's panel of judges comes from a variety of disciplines and backgrounds, adding prestige to this year's StarProperty Real Estate Developer Awards. The group includes two architects, an engineer, an interior designer, a landscaper, a surveyor, a town planner, a valuer and a property content specialist, all of whom have extensive property industry experience.

The selection of this year's panel considered judges with extensive years of experience for the three new categories introduced this year – the Digital Strategist Award for the best digital marketing strategies undertaken by property developers; the Highlander Award for the best property development in the highlands; and the Placemaker Award for property development with the best placemaking facilities.

Furthermore, the judges' diversity provides the StarProperty Awards with more comprehensive judging criteria as well as provided feedback on this year's awards as well as future ones to ensure that the event's

prestige continues to rise. This makes the awards more interesting in the future. The panel of judges was drawn from a variety of organisations with ties to the real estate industry. As real estate stakeholders, their contributions to the StarProperty Awards were critical.

The judges include:

- Association of Valuers, Property Managers, Estate Agents, Property Consultants in the Private Sector (PEPS) president Subramaniam Arumugam
- Institute of Landscape Architects Malaysia president associate professor Dr Nor Atiah Ismail
- Malaysian Green Building Council past president associate professor Sarly Adre Sarkum
- Malaysian Institute of Architects (PAM) immediate past president Datuk Ezumi Harzani
- Malaysian Institute of Interior Designers (MIID) president Lai Siew Hong
- Malaysian Institute of Planners president Datin Noraida Saludin
- Royal Institution of Surveyors Malaysia vice president and Property Surveying Division

immediate past chair Aziah Mohd Yusoff

- The Institution of Engineers Malaysia (IEM) vice president Abdul Razak Yakob
- StarProperty content manager Joseph Wong

Benchmarking greatness

With great regard to the winners, Institution of Engineers Malaysia vice president Abdul Razak Yakob said that the awards brought another level of recognition to the property developers, showing that the project they have put together was worthy to the consumers.

With industry expertise that spans decades, Abdul attested that the judges who came from technical backgrounds have provided their input into this recognition, as a testament to how good the projects were from the technical professional point of view.

"The post-covid built environment industry needed inspiration and out-of-the-box challenges. The Star Property Awards brought another benchmarking of property product to the buyers and investors," Institute of Landscape Architects Malaysia president associate professor Dr Nor Atiah Ismail said.

"The winners have shown that property in Malaysia is a healthy industry, a new perspective of healthy living with great landscape surrounding the house. The residential area is not just a cocoon of living, but a living in style," she added.

"It has helped to identify top companies that have shaped the built environment in Malaysia. This will encourage all developers to create better development with the highest values for the industry," Malaysian Institute of Interior Designers (MIID) president Lai Siew Hong said.

This was a universal sentiment among the judges, such as Malaysian Institute of Architects (PAM) immediate past president Datuk Ezumi Harzani, who agreed that the awards recognised the developer and team's hard work in producing properties of the highest standard among the developers.

Lai also noted that the awards would provide much-deserved recognition to these leaders for their significant contribution and impact on the environment of tomorrow, thereby encouraging the creation of socially responsible architecture and developments that are efficient, sustainable and inclusive.

SEE PAGE 10

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KOTA KEMUNING

StarProperty
AWARDS
 2022 REAL ESTATE DEVELOPER
EXCELLENCE
 THE PLACEMAKER AWARD

When we get the places right, the town works

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

Every element is mindfully planned and thoughtfully brought together. They are organised around a quayside that sits by the beautiful lake. With outdoor activities laid out around the promenade and a boardwalk that gives a sense of place.

It's our way of connecting you with the community, with nature and with yourself.



A central park with attractions that draw people out to be with nature



Carousel and Solar Express add vibrancy to the town



Quayside Mall with a promenade for al-fresco dining



Biophilic homes that draw nature in



Adjacent to Quayside Mall

Sincere
 Responsible
 Original

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 D'EXCELLENCE AWARDS**
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“Each set of consumers want different things. By giving them various categories, consumers can zoom in on the type of property that they are interested in. Furthermore, it provides all levels of the developer to be evaluated fairly against the type of property they are showcasing. Clients will search for them, the best in the category,” Abdul said.

“This will push excellence in the property sector because developers can compete fairly for the type of consumer they are targeting and developers will try the best they can to perform,” he added. “The StarProperty Awards were an innovative way to boost the property market and push the boundaries of excellence.”

In agreement with Abdul, Malaysian Green Building Council past president associate professor Sarly Adre Sarkum said that the awards provided a relevant benchmark in terms of design excellence and sustainability, which would drive awareness, especially in terms of the purchasers and users so that the market evolves into a more mature, responsible and sustainable one.

“One of the key criteria that is important is sustainability, especially with regard to propagating the idea of building green and mitigating climate change. This fundamental understanding still needs to be spread through the general public for far greater adoption within the building industry,” he said.

Similarly, Ezumi noted that the awareness of sustainability and sufficiency as part of the judging criteria encouraged the property developers and designers not to overly design more than necessary, instead having the property built with inclusivity in mind.

“The recipients receive good media coverage and it increases their profiles, it gives higher awareness and public confidence to their brand. At the same time it motivates the developer’s staff to produce better products,” Ezumi said.

The focus on sustainability and green initiatives in property development could also be extended to public and government efforts, according to Royal Institution of Surveyors Malaysia vice president and Property Surveying Division immediate past chair Aziah Mohd Yusoff.

Into greater policy

“We hope that the government will also recognise these awards and take the winning projects as benchmark development for infusing more initiatives and encouragement to both private and public sectors,” Aziah said.

“Personally, I feel that the government should take heed from the success of these projects to implement meaningful green initiatives by, for example, seriously considering methods like building information modelling (BIMs) for the efficient interaction between developers and authorities and make green building mandatory like in Singapore or elsewhere.”

“More concerted efforts are required to make environmental, sustainable governance (ESG) or sustainability issues more effective and cheap to implement,” she added.

Agreeing with Aziah, Atiah said sustainable landscape development is a must in any development.

“These awards are bench-marking for the multiple ideas of macro and micro landscape design. The world is going for a greener environment and a more sustainable landscape approach is required. The Star Property Awards provide a professional yardstick of the sustainable landscape approach for the industry,” Atiah said.

“What is noticeable is that most of the new projects that are appearing in the market is that every project has some form of sustainability in it. This could be that the buyers are now seeking these attributes as part of their demands and the developers

are going with the flow. But I am pleased to say that just as many are making conscious efforts to do their part for the environment rather than just thinking of ringgit and sen,” said StarProperty content manager Joseph Wong, adding that since the StarProperty looks into these aspects, it is good for the industry.

Such awards benefit both its recipients as well as the industry as a whole, with Sarly acknowledging that recognition to those who deserve it was important in the creation of a movement towards better quality of buildings in the country.

“We need the general public to understand the significance of building right and ensure that the people who do are rewarded and given recognition accordingly,” he affirmed.

Towards the future

With an eye already on future iterations of the StarProperty Awards, he noted that projects may differ in their execution from the artist’s rendition and submitted plans.

“My worry is that some projects may not materialise as per their plans. Perhaps some onsite verification needs to be involved so as to ascertain the veracity of their contender’s claims,” he said.

However, Wong pointed out that more and more property developers are beginning to be aware that they cannot differ too much from the artist’s impressions as their buyers can take them to court. “There is precedence set in court as a result of a developer who delivered a project that did not resemble the brochures and advertisements. Even the colour of the paint used was different,” he said. “Even if they added an artist’s impression onto their advertorials, brochures or any other published materials, they cannot escape the law if they deviate too much from the original design. This is because the buying decision was also based on the images which appeal to the buyers, and thereby, enticed them to make the purchase.”

Meanwhile, with the continual improvements to both the criteria and the judgments, the StarProperty Awards were regarded as a road to progress.

“The StarProperty Awards are really setting up the idea of property Awards in the built environment industry; creating benchmarking towards the best property industry in Malaysia and Internationally recognised as one of the best places to invest, live and work within,” Atiah said.



“The post-covid built environment industry needed inspiration and out-of-the-box challenges. The Star Property Awards brought another benchmarking of property product to the buyers and investors,” said Atiah.



Ezumi agrees that the awards recognised the developer and team’s hard work in producing properties of the highest standard among the developers.



Razak said that the awards brought another level of recognition to the property developers, showing that the project they have put together was worthy to the consumers.



The focus on sustainability and green initiatives in property development could also be extended to public and government efforts, said Aziah.



Sarly said that the awards provided a relevant benchmark in terms of design excellence and sustainability, which would drive awareness, especially in terms of the purchasers and users so that the market evolves into a more mature, responsible and sustainable market.



“This will encourage all developers to create better development with the highest values for the industry,” said Lai.



Subramaniam was recently elected as president of PEP



Noraida represented the Malaysian Institute of Planners.



Many developers are making conscious efforts to do their part for the environment rather than just thinking of ringgit and sen, said Wong

GAMUDA LAND



A town must stand the test of time

When we make a town, we think not only of what was there before us. We think also of what is yet to come. It's trying to do things better today, for a better tomorrow.

It's about bringing together the things that matter. The gathering places, the shopping and eating places, the architecture, the streetscapes, the parks and lakes that open up to each neighbourhood, the town centre that draws everything and everyone together.

This is how we look at the details, and how we plan for tomorrow, to make the town work for the people who call it home.



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Homes built on undulating terrain, capturing the panoramic view of Horizon Hills Golf & Country Club



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A lap of luxury amidst nature

Soak in nature's beauty from the comfort of contemporary homes



An evening view of a completed semi-detached with the impressive lighting features.



ABOVE Artist's impression of Lume Homes low-density residential enclave housing 52 units of stunning contemporary homes with luxury fittings from global brands.



IMAGINE being close enough to all the amenities but experiencing none of the problematic hustle and bustle of the big city. Instead, you are greeted with the best nature has to offer, all while enjoying the luxuries of a well-designed contemporary home.

This is where Lume Homes shines. Staying true to its namesake, property developer Posh Homes delivers luxury homes surrounded by greenery and just a stone's throw away from the pulse of the city.

Nestled in the heart of Kota Kinabalu, Sabah, the low-density residential spans 8.3 acres offering only 52 units. A utopia for those who want to expand their idea of urban living, Lume homes boast laser-sharp architecture, celebrating bold angles and lines, with access to an abundance of daylight through thoughtful placemaking accentuating the sun's natural rays from dawn to dusk. This is touted to be part of its DNA.

Posh Homes then upped the ante by collaborating with luxury brands that hold the same DNA as the project's fundamental layout ensuring a seamless design that further accentuates luxury living. Residents will be privy to luxury fittings from Snaidero Kitchen cabinets from Italy, Home Lift from Sweden, Delux Autogate from Germany technology and Roca Sanitaryware from Spain.

Furthermore, homebuyers can choose between semi-detached homes, super semi-detached and bungalows, which extols a compartmentalised interior layout offering future residents the freedom to express their lifestyle and enjoy privacy.

Thoughtfully crafted to maximise a posh living experience, the units come in an array of sizes from a built-up area of 3,900 sq ft to 7,500 sq ft. There is also a wide range of practical layouts such as the Lumiere Bungalow Type A, B and C as well as a choice between LumiC and LumiD for the semi-detached units.

Fantastic feng shui

Posh Home raises the stakes, further maximising the natural elements surrounding Lume Homes by engaging the Joey Yap Consulting Group to customise feng shui, offering the opportunity to bring in wealth, boost career and business growth, nobility and status to the residents.

It identified the special feng shui assessments focusing on four

key areas namely the dragon (natural mountain ranges), water (for water formation and features), mountain (embracing external landform) and orientation (the direction and position) of the development.

The consulting group that specialises in Chinese metaphysics identified an incoming dragon in the south and southeast sectors towards the northwest of the development acting as the primary Qi - universal energy from natural landforms. Lume Homes has been designed to tap into this flow to enhance wealth and financial possibilities.

In addition, the river that can be viewed from the north and east sectors helps collect positive Qi. Residents can enjoy beneficial Qi that supports the growth of assets and fortunes.

The hilly surroundings allow the life-giving Qi to circulate and meander throughout the development breathing life into it. The mountains in the southwest and northeast help maintain the Qi for Lume Homes.

Therefore, the green dragon embrace formation in the southwest is a powerful and protective embrace that is rare in urban settings and also enhances nobility, status and wealth prospects for residence.

Meanwhile, the white tiger embrace in the northeast sector holds a strong promise of great success and good progress, which translates to career and business growth and recognition from peers in modern times. It also empowers female residents.

As a low-density development, Lume Homes residents are privy to a meticulously crafted development where they can not only enjoy the scenic surroundings but also harness the touted benefits from it.

Amenities galore

This hidden gem is surrounded by nature but is also highly accessible via access roads such as Jalan Lintas and the Pan Borneo Highway.

It's also near an array of facilities that amplifies its holistic urban experience with education centres, golf clubs, parks, leisure facilities, healthcare centres and shopping malls all within close range.

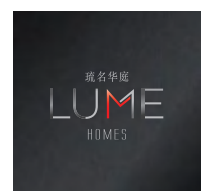
Enjoy a shopping spree at City Mall or Imago Shopping Mall or opt for recreational activities with the whole family at the Sabah Golf and Country club or opt to take in the stunning greenery of Rainforest Park in Kota Kinabalu.

Moreover, families can enjoy essential amenities such as healthcare and education that is within a 10km radius of the home. Future Lume Home residents can have their pick of healthcare at either Queen Elizabeth II Hospital, KPJ Sabah Specialist Hospital, Damai Specialist Hospital, Jesselton Medical Centre and Gleneagles Kota Kinabalu.

Meanwhile, parents can allay their concerns with an array of education institutions nearby including Tshung Tsin Secondary School, Kian Kok Middle School, Jesselton International School and Kinabalu International School as well as tertiary education such as the Open University, Kota Kinabalu.

A thoughtfully curated home for those who enjoy the finer things in life, Lume Homes, which has a gross development value of RM156.1mil, is expected to be completed by year-end 2023. For more information, visit www.poshhomes.my and give them a follow on Facebook (@lumehomes) for updates. 📍

A UTOPIA FOR THOSE WHO WANT TO EXPAND THEIR IDEA OF URBAN LIVING, LUME HOMES BOAST LASER-SHARP ARCHITECTURE, CELEBRATING BOLD ANGLES AND LINES, WITH ACCESS TO AN ABUNDANCE OF DAYLIGHT THROUGH THOUGHTFUL PLACEMAKING ACCENTUATING THE SUN'S NATURAL RAYS FROM DAWN TO DUSK.



BELOW Artist's impression of the semi-detached units. Lume Homes offers two layout choices between LumiC and LumiD.

琉名华庭

LUME HOMES

LUXURY HOME

Perfection is a true rarity of life. Many dream of attaining it, but only a few achieve it. LUME represents perfection with its laser-sharp architecture. Bold angles and lines, complemented by a beautiful assemblage of lights, form the fundamental concept of this modern living.

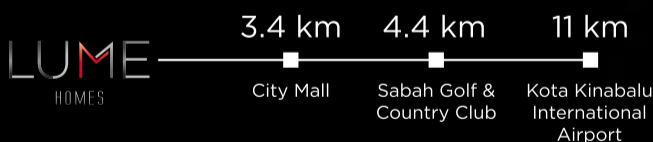
LIGHT IS



30% Bumiputra reserve with 5% discount

SIMPLICITY IS BEAUTY

Situated on 8.2 acres of prime Kota Kinabalu land, LUME consists of Semi-Detached homes, Super Semi-Detached homes and Bungalows. With a variety of beautiful living spaces, LUME offers ample opportunity for a fulfilling life.



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Panoramic view overlooking the golf course from Aetas Damansara.



Aerial view of the 9.2-acre central park from Alira @ Metropark Subang.

MCT reinvents its vision and resets for growth

Aetas and Alira exemplify MCT's transformation



THE pandemic has changed how we work, learn and interact as movement restriction guidelines have led to a more virtual existence, both personally and professionally. Market trends for homes have also evolved where homeowners prefer more spacious homes with facilities that would allow for work-life integration.

Recognising the need to change and be nimble to sustain future growth, MCT Bhd, which began as a property developer with an in-house construction arm, has adopted a new operational stance and started working with external consultants and contractors to undertake the design, planning and construction of its projects. As part of its transformation program, the group launched an internal rebranding initiative and focused on the reinvention of a new corporate vision, mission and core values. MCT also revisited its strategic thrust by focusing on product enhancements and process improvements.

All these initiatives started bearing fruit with the successful launch of Aetas Damansara, MCT's pilot project following its rebranding initiatives and its first foray into the luxury segment.

As Aetas is located adjacent to the Tropicana Golf & Country Resort in Petaling Jaya, 83% of the units are strategically positioned to enjoy the picturesque view of the sprawling golf course and a view of either the Kuala Lumpur skyline, or the bustling Subang and Petaling Jaya area. Residents will be able to enjoy the excitement of both the urban community and a green, grassy expanse from the comfort of their own homes.

Meticulously designed to cater to new lifestyle needs

Priced from RM2,385,500, this low-density luxury project comprises 226 units with built-up area ranging between 2,325 sq. ft. and 3,273 sq. ft. Units and facilities are meticulously designed to provide maximum comfort to its residents, well-embodied in Aetas' multi-tiered security, complete with a private lift lobby. This will appeal to a wide spectrum of potential home buyers, ranging from young corporate executives to empty nesters as well as multi-generational families.

With one foot in the city and the other in a natural eco-friendly setting, residents will be able to claim the best of both worlds with Aetas. Designed to reduce heat transmission, all west-facing units are equipped with low-emissivity glass windows and solar protection blinds, allowing families to enjoy Aetas' scenic views in the comfort of a naturally cooling environment. Despite being launched in the midst of the pandemic, Aetas has since achieved a take-up rate of more than 72%, a testament to the growing confidence of homeowners in the MCT brand.

Buoyed by the favourable take-up rate for Aetas, MCT unveiled a resort-living inspired project - Alira @ Metropark Subang in November 2021.

When conceptualising Alira, MCT took into account the needs of its customers and the current market demand with careful consideration for the sensibilities of today's working environment, offering dedicated and modern co-working spaces for work-from-home professionals, recreational facilities centring on proper work-life balance, a music lounge, mini library,

spa, pool and direct access to the 9.2-acre central park and a water spine feature inspired by the Yarra River in Melbourne, Australia, just to name a few. It offers an ideal haven to escape the daily grind of life and savour quality moments in solitude or with family and friends.

Located in Subang Jaya, Alira is a freehold project that is priced from RM493,800 and offers 832 units from a built-up area of 695 sq ft to 1,048 sq ft. It is warmly designed with a practical layout and allows residents to enjoy the modern resort lifestyle experience with more than 40 leisure and wellness amenities. Alira is also easily accessible to institutions such as the GEMS International School, which is within walking distance of the development, shopping malls and medical centres, and has access to all the major highways with a dedicated link bridge to the Federal Highway.

Overwhelming market acceptance

There has been an overwhelming response for Phase 1 of Alira with a take-up rate of 86% since its launch in November 2021. Encouraged by the positive response for Phase 1 of Alira, MCT recently launched Phase 2 of Alira which has also seen an encouraging take-up rate thus far albeit against the backdrop of the pandemic and uncertainties surrounding the global and Malaysian economy.

Both Aetas and Alira are the first steps in inclusive developments, where MCT hopes to nurture communities that are sustainable, market-driven and timeless, in line with the Group's reinvented Mission of "Creating Communities, Enhancing Lives for Generations Where People Enjoy a Complete Lifestyle Experience".

With the goal of continuing a steady momentum of change, MCT intends to fire up its rebranding efforts towards a customer-centric organisation, introduce at least one new launch every year with innovative features, achieve sustainable growth targets through teamwork, improve project delivery and establish its brand name amongst the top property developers in the country.

Future growth plans

Heading into a new growth cycle, these developments are the first few projects under MCT's plan towards a sustainable transformation.

"We remained focused on our business continuity and robust strategies while adapting to the many challenges caused by the pandemic. New project launches were executed based on timing and viability, unit inventories from our legacy projects were cleared out and we have seen improvements in our product quality and delivery and have introduced market-driven designs and concepts for all new projects to meet the changing needs of homebuyers," MCT chief executive officer Teh Heng Chong said.

"We will continue to exercise prudence while consolidating our market position and reinforcing our competitive edge in order to seize any opportunities that will arise as the situation improves. We also believe the groundwork laid to further our transformation agenda will enable us to better cater to the changing needs of our prospective and existing stakeholders.

"Our recent land acquisition in Bangi, our first acquisition since 2018, is a testament to our intention to create new growth centres beyond our current landbank which is primarily located at Cyberjaya, Dengkil, Petaling Jaya and Subang Jaya. Moving forward, we will continue to look for land at strategic locations and expand our footprint in the Klang Valley with more exciting projects as we continue to build the MCT brand," he commented.

To know more about MCT and its product offerings, visit www.mct.com.my.

BOTH AETAS AND ALIRA ARE THE FIRST STEPS IN INCLUSIVE DEVELOPMENTS, WHERE MCT HOPES TO NURTURE COMMUNITIES THAT ARE SUSTAINABLE, MARKET-DRIVEN AND TIMELESS.

BELOW Co-working spaces that emphasise elegance and comfort at Alira.



TOAST

A TOAST TO OUR NEW MILESTONE OF TRIUMPH...
AND MANY MORE FOR THE FUTURE

Our gratitude to you knows no bounds! Your unwavering support, combined with our efforts, has proven instrumental in winning the StarProperty Real Estate Developer Awards 2022! We have received high praise for achieving a sterling reputation with our high-value projects. But our journey is far from over. We intend to continue our mission of becoming a "Timeless Value Creator" by pursuing innovation, exceptional quality, and designs that promote the best in community living.



Artist's impression only



THE PINNACLE AWARD BEST HIGH-END HIGH-RISE DEVELOPMENT

Aetas Damansara is the epitome of a comprehensive and detailed architectural design, coupled with luxurious furnishings and contemporary facilities to foster nurturing moments with your family.



Artist's impression only



THE RESORT-LIVING HOME BEST RESORT-FEATURED DEVELOPMENT

Set in a mature neighbourhood, Alira @ Metropark Subang strives to offer residents a modern lifestyle with access to a dynamic urban centre with modern lifestyle facilities and conveniences. It is nestled within a 9.2-acre central park designed to offer residents a verdant recreational haven.



+6011 3011 6368

Aetas Damansara Sales Gallery
www.aetasdamansara.my

+6011 1722 5551

Alira Sales Gallery
www.alira.my

AETAS DAMANSARA • Developer: One Residence Sdn. Bhd. (Company No. 1126688-P) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer's License No.: 20017-1/12-2022/0817(L) • Validity Period: 12/12/2020 – 11/12/2022 • Advertisement & Sales Permit No.: 20017-1/12-2022/0817(P) • Validity Period: 12/12/2020 – 11/12/2022 • Land Encumbrance: NIL • Land Tenure: Leasehold 99 years (Expiring on 4 April 2109) • Authority Approval Building Plan: Majlis Bandaraya Petaling Jaya • Building Plan No.: MBPJ/120100/T/P10/728/2020 • Expected Date of Completion: June 2025 • Type of Property: Apartment • Total No. of Unit: 226 units • Built-up Area: 2,098 – 6,114 sq.ft. • Block A – 149 units, Selling Price: From RM2,112,960 (Min) – RM4,180,560 (Max) • Block B – 77 units, Selling Price: From RM2,838,960 (Min) – RM6,119,760 (Max) • Total Car Park Allocation: 742 • Bumiputra 7% discount • ALIRA @ METROPARK SUBANG • Developer's License No.: 20185-1/11-2023/0837(L) • Validity Date: 19/11/2021 – 18/11/2023 • Advertising and Sales Permit No. (Phase 1): 20185-1/11-2023/0837(A)-(S) • Validity Date: 19/11/2021 – 18/11/2023 • Advertising and Sales Permit No. (Phase 2): 20185-2/07-2025/0073(N)-(S) • Validity Date: 04/07/2022 – 03/07/2025 • Developer: Next Delta Sdn. Bhd. (1130397-A) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan. Tel: 03 5115 9988 • Land Tenure: Freehold • Land Encumbrances: NIL • Building Plan Approving Authorities: Majlis Bandaraya Subang Jaya • Building Plan Approval No.: MBSJ.BGN.BP2.600-1/10/4/14 • Expected Date of Completion: Dec 2025 • Total Units: 832 • Menara A Price: RM578,916 (Min) – RM884,286 (Max) Block 1 Price: RM978,640 (Min) – RM1,068,340 (Max) • Menara B Price: RM716,800 (Min) – RM899,800 (Max) • Bumiputera Discount: 10%

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Affordable prestige living

Realising the urban-chic lifestyle within a contemporary setting

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ALL-STARS AWARD



Prestige Residence ticks all the right boxes for an ideal contemporary urban sanctuary.



Enjoy a wide range of 40 facilities for community bonding and wellness activities at Prestige Residence.

PRE-PANDEMIC, a home is where one retreats to after a long day out and about. However, things changed post-pandemic, as we now expect our homes to function optimally as a workstation and classroom, yet with sufficient leisure space for the whole family.

As such, the features that we look out for when buying a home have also changed, in terms of living spaces and practicality, aside from the price tag.

Be it for investing or own stay, LBS Bina Group is a firm believer that our future generation deserves to start their homeownership journey with a house that is affordable while of exceptional quality, built with connectivity in mind and provides an inclusive community experience.

Hence, LBS products are based on three core pillars of affordability, community and connectivity. Prestige Residence is a union of all these three pillars.

Chic urban lifestyle

If you are looking for a quality home that comes with a desired address but most importantly, an affordable price tag, Prestige Residence in Seri Kembangan, Selangor, ticks all the right boxes.

The high-rise residential development consists of two serviced apartment blocks sprawled across eight acres of leasehold land and is slated for completion in October 2025.

With a gross development value (GDV) of RM616mil, Prestige Residence offers 1,450 serviced apartment units across the 29 storeys of Block A and Block B.

Designed with homebuyers in mind, Prestige Residence features three practical layouts with built-up sizes from 600sq ft to 850sq ft, priced from RM270,000.

With each unit optimising space, Type A features a two-bedroom and two-bathroom layout while Type B and Type C comprise three bedrooms and two bathrooms, as well as a balcony.

Adopting the urban chic concept that gives off a cosmopolitan

and modern design, the two residential blocks will be linked to one designated 10-level car park podium, side by side.

Home owners need not worry about parking spaces as each unit will be allocated two parking bays, with each car park level connected to the residential blocks via a link bridge.

With its concept, location and truly affordable pricing, the development will definitely appeal to newly established families, empty nesters and first-time buyers.

Facilities for all ages

The wide range of facilities for community bonding and wellness, in addition to lush greenery, makes Prestige Residence an ideal contemporary urban sanctuary that one can call home.

On the ground floor, residents will get to enjoy a total of 40 facilities including a swimming pool, futsal court, badminton court, basketball court, children's playground, indoor gymnasium, indoor games room, fitness station, reflexology gardens and barbecue area.

There is also an exclusive double-storey clubhouse, in addition to the multiple landscaped gardens and gazebo areas for residents to wind down and relax.

Great connectivity

Urban lifestyle living is about quality of life plus conveniences, and Prestige Residence resonates with this vision where everything is within your surrounding.

Strategically located within a matured neighbourhood where amenities are plentiful, residents have easy access to major highways and various key public amenities such as commercial hubs, financial institutions and healthcare providers, among others.

Nearby private and public educational institutions include SJK (C) Serdang, SK and SMK Taman Desaminium, SMK Bandar Puncak Jalil, Alice Smith School, Rafflesia International Private School and Universiti Putra Malaysia while nearby healthcare facilities include Hospital Serdang as well as Andorra Women and Children Hospital.

Shopping hubs for retail therapy within a 10km-radius are Mydin Puncak Jalil, Aeon Mall Taman Equine, Giant Seri Kembangan, The Mines Shopping Centre, IOI City Mall and Pavilion Bukit Jalil. Recreational amenities include the Ayer Hitam forest Reserve, Taman Puncak Jalil Recreation Park, Kinrara Golf Club and Bukit Jalil Golf and Country Club.

Centrally located in between matured townships such as Taman Equine, Puncak Jalil and Pusat Bandar Putra Permai, Prestige Residence is accessible via major highways including the Maju Expressway (MEX), South Klang Valley Expressway (SKVE), North-South Expressway (NSE), Damansara-Puchong Highway (LDP), Shah Alam Expressway (Kesas), Middle Ring Road 2 (Kesas), Kuala Lumpur-Seremban Highway (KLS) and Bukit Jalil Highway while nearby public transportation includes the Putra Permai bus station and the upcoming Taman Putra Permai MRT station and Equine Park MRT station. For further information, visit <https://prestigeresidence.com.my/> or call 1700-81-8998. 📍

LBS PRODUCTS ARE BASED ON THREE CORE PILLARS OF AFFORDABILITY, COMMUNITY AND CONNECTIVITY. PRESTIGE RESIDENCE IS A UNION OF ALL THESE THREE PILLARS.



A multi-storey clubhouse exclusively for residents is part of the available amenities.

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2022-23

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*Artist's Impression

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Developer: Utuh Aspirasi Sdn. Bhd. (Company No. 200101007396 (543152-A)), A Member of LBS Bina Group Bhd | Developer's License No.: 20162-1/09-2023/0687 (L) | Validity Period: 23/9/2021 - 22/9/2023 | Advertising & Sales Permit No.: 20162-1/09-2023/0687 (P) | Validity Period: 23/9/2021 - 22/9/2023 | Approving Authority: Majlis Bandaraya Subang Jaya | Building Plan Ref. No.: BGN BP6 600-1/10/4/32(30) | Land Tenure: Leasehold 96 years (expiry date: 4 September 2112) | Land Encumbrances: Charged to Public Investment Bank Berhad | Expected Date of Completion: Oct 2025 | Total Units: 725 units | Price: RM 270,000 (Min) - RM 535,900 (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

Transforming neighbourhood to build community

Open and public spaces that invite inclusivity

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
EXCELLENCE
THE FAMILY-FRIENDLY AWARD (LANDED)
WITHIN GREATER KL
Mallow,
Emerald Rawang

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
STARPROPERTY
ALL-STARS AWARD

EMERALD Rawang is the first township development of GuocoLand in Malaysia. The township is thoughtfully crafted by incorporating four key design elements of sustainability, safety and security, community well-being and liveability, and seamless accessibility. Offering a myriad of housing developments and commercial elements, the township caters to different needs of homebuyers and community.

Nestled within the 895-acre Emerald Rawang, Mallow LakePark Homes is a collection of 196 exclusive freehold cluster homes with a spacious 2,170 sq ft design that is perfect as a multi-generational family home. The development is a low-density neighbourhood that is located within a meticulously landscaped 26.3-acre environment.

With fewer than eight units per acre, families who live here will enjoy greater safety, exclusivity and privacy, while living in a close-knit community, as each street comes with a cul-de-sac configuration to keep the main traffic road circulation away from the front of the houses.



Bright, spacious and multifunctional layout curated for families

Creating values through future-proof and sustainable design

Mallow LakePark Homes are designed with the end users in mind, rather than a plain, basic home. The spacious layouts are thoughtfully crafted for multi-generational living while outdoor spaces are curated for families to get together to enjoy nature and activities. This is in addition to Mallow LakePark Homes' own exclusive 2.2-acre community park which is directly connected to the larger 38.8-acre Emerald Rawang Central Park.

Beyond aesthetic, the lush greenery also serves to reduce the urban heat island effect, while the 15-acre lakes are designed as water retention ponds that serve not only as flood mitigation and storm water management, but also aid in thermally cooling the surroundings. Additionally, the development features smart street lighting, monitored by the local authority, enabling control of energy consumption based on real-time needs.

GuocoLand ensures security is always at the forefront for its

residents. As such, Mallow LakePark Homes' design incorporates safety and security with a gated enclave that is secured with perimeter fencing, a single entry checkpoint, a guardhouse and round-the-clock security. Apart from that, the central park is well lit and provides dedicated pedestrian and cycling pathways to enjoy a traffic free environment.

Prioritising community well-being and liveability

Residents can also take an easy stroll to the waterfront retail district, Emerald Hub, the commercial space will continuously be built and operated by GuocoLand. The tenant mix has also been carefully curated to bring the best retail experience such as Jaya Grocer, lifestyle retail stores, alfresco café and serves as a recreational centre that caters to the different needs of the Rawang community.

The central park and recreational centre are important to promote community engagement and improve public health along with economic development. The central park comes with jogging and cycling paths, playground, outdoor gym, multipurpose sports court, roller-skate park, social plaza and more. It provides a space for neighbourhood residents to interact with each other, resulting in a tightly knit community. It also offers immeasurable health benefits such as providing direct contact with nature and creating opportunities for physical activity and social interaction.

Seamless accessibility

The township is highly accessible as GuocoLand has made it entirely walkable. This is accomplished through the inclusion of continuous and interconnected pathways connecting the neighbourhoods to the central park.

Emerald Rawang is accessible via toll-free roads such as Persiaran Kota Emerald via Jalan Rawang and Jalan Rawang-Kuala Selangor, as well as major highways such as the North-South Expressway, Latar Highway, Guthrie Corridor Expressway and NKVE.

It is also in proximity to Aeon Rawang, SJKC Kota Emerald, Straits International School and the upcoming Selgate Rawang Hospital.

In addition, GuocoLand Malaysia is also set to launch Blooming Residence, freehold double-storey terrace homes in the last quarter of 2022. Those who are interested, may register by calling 1300 1300 16, while those seeking more information can visit <https://guocoland.com.my/emeraldrawang/>.

ABOVE
An actual photo of the 38.8-acre Emerald Rawang Central Park, which comes with lakes, vast open spaces and a variety of facilities that aim to promote active living and outdoor leisure time among the community.

DESIGNED WITH END USERS IN MIND, RATHER THAN JUST HAVING FOUR WALLS OR BASIC NEEDS AND FACILITIES THESE DAYS.

BELOW An artist impression of the low-density, freehold Mallow LakePark Homes, which is perfect as a multi-generational family home.



An artist impression of the lakefront Emerald Hub, the heartbeat of the entire township, is designed to elevate the lifestyle of the community with Jaya Grocer, retail stores, alfresco cafes and a recreational centre.



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EXCELLENCE
 THE FAMILY-FRIENDLY AWARD
 (LANDED)
 WITHIN GREATER KL

CURATED PLACEMAKING *for*
LIVEABILITY AT ITS BEST

Thank You

FOR YOUR UNWAVERING SUPPORT AND TRUST, WE AT GUOCOLAND ARE HUMBLLED TO BE RECOGNISED AS ONE OF MALAYSIA'S TOP DEVELOPERS, HAVING GARNERED THE ALL-STARS AWARD AT THE STARPROPERTY AWARDS 2022. WE HAVE ALSO CLINCHED A REAL ESTATE DEVELOPER EXCELLENCE TRIBUTE FOR MALLOW LAKEPARK HOMES @ EMERALD RAWANG, WHICH HAS RECEIVED THE FAMILY-FRIENDLY AWARD (LANDED).

This is another testament to our single-minded focus in ensuring GuocoLand townships go beyond matching aspirations, but innovated to be future-ready. We take the idea of quality placemaking beyond its face-value, weaving the best of nature, technology, design and meaningful experience into the DNA of our masterplans, making townships sustainable for generations. Curating what matters to you most – shaping liveability at its best.



GuocoLand

A Member of the Hong Leong Group

www.guocoland.com.my

Follow us on   GuocoLand Malaysia

Bringing the night sky to city folks

M Luna and M Nova shine bright in the heart of nature and the city centre



LEFT Launched in 2020 during the pandemic, M Luna achieved a take-up rate of 98%.

ABOVE Sitting on 8.09 acres, M Nova is planned to be a mixed development with three blocks of serviced residences.

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
HONOURS
THE STARTER HOME AWARD (HIGH-RISE)
M Luna

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
EXCELLENCE
STARPROPERTY READERS' CHOICE (Most Heart-Warming CSR Initiative)
Mah Sing Group Berhad

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD

HIGH-rise living is not uncommon for urban dwellers. As the cost of land soars in metropolitan regions such as Kuala Lumpur, most property developers are persuaded to go vertical in their construction of homes.

This has broadened opportunities for many Malaysians who want to live in prime locations. While many bathe in the prospect of owning a piece of the concrete jungle, it is just as important – arguably more salient – to ground oneself in nature, shaking off the whirl of the city.

Fusing the best of both worlds, property developer Mah Sing Group Bhd curated its M Luna and M Nova serviced apartments for young urban families and professionals as part of its luxury-meets-affordability M Series high rises in Kepong.

A haven for modern families wanting to lead an active lifestyle, M Luna is just 50m away from the manicured greenery of Kepong Metropolitan Park and less than 10km from Forest Research Institute Malaysia and Bukit Lagong Forest Reserve.

What's more, it is easily accessible via the Middle Ring Road 2, Duta-Ulu Kelang Expressway and North-South Expressway and has dedicated shuttle bus services to three train stations – MRT and KTM lines – that are less than a 4km radius away.

Staying true to its tagline Reinvent Spaces. Enhance Life, the group is committed to creating practical yet quality designed living spaces, which is further cemented by founder and group managing director Tan Sri Leong Hoy Kum's belief in innovation as the key to keeping the business going.

Enhancing your modern lifestyle

Prepare to be over the moon as M Luna offers practical family-sized layouts from two- to four-bedroom units with built-ups of 700 sq ft, 850 sq ft or 1,000 sq ft. Scheduled to be completed by 2024, the selling price starts at RM385,000.

With a gross development value (GDV) of RM705mil, this sliver of Eden is limited to 1,672 units spanning 5.47 acres of land and standing tall with two 57-storey towers boasting tastefully designed architecture and natural landscaping.



RIGHT M Nova will enjoy a large captive market as the land straddles the well-established neighbourhoods of Kepong, Taman Selayang Jaya, Batu Caves, Bandar Menjalara, Segambut, Taman Seri Gombak and Sentul.

Step into a world of luxury beginning with the grand entrance, which is secured with multi-tier security and CCTV surveillance in common areas.

Residents will be privy to green features such as the rainwater harvesting system for the landscape, LED lighting in common areas, as well as charging stations for electric vehicles. Meanwhile, residents can utilise a dedicated express car park ramp for ease and comfort.

M Luna can also save residents money with its north-south facing orientation. This reduces heat build-up in units which means less energy is needed to cool down homes. Even the bathrooms are naturally ventilated.

Keeping young urban families and professionals in mind, M Luna offers over 35 facilities to its residents so there is something for everyone to enjoy. This includes a facility deck, decked with fun-filled amenities such as an infinity pool, jacuzzi, barbecue area, children's playground, futsal and basketball court as well as a jogging path among others.

The majority of the facilities can be found on level 8, which is divided into seven areas such as the splash zone, active zone, meadow zone, social zone, wellness zone, indoor zone and ground floor.

Health enthusiasts will be enthralled to know that there is a fully fitted gym with world-class equipment from Technogym, an Italy-based company, offering equipment and digital technologies for fitness, sport and health.

M Luna aims to give residents the ease of daily conveniences and enrich their well-being by creating a perfect spot to foster togetherness and a wholesome lifestyle.

Bright new star

Based on the success of M Luna with its current take-up rate at 98%, Mah Sing has officially opened the sales gallery for its bright new star in the same neighbourhood, namely M Nova.

It is the third project from the group's 2021 land acquisition, after M Senyum in Salak Tinggi and M Astra in Setapak.

Sitting on 8.09 acres, M Nova straddles the well-established neighbourhoods of Kepong, Taman Selayang Jaya, Batu Caves, Bandar Menjalara, Segambut, Taman Seri Gombak and Sentul.

With an estimated GDV of approximately RM790mil, M Nova is planned to be a mixed development with three blocks of serviced residences as well as 11 units of retail lots and one drive-through retail store.

The new shining star will feature residential unit layouts from two- to four-bedroom units with built-ups of 700 sq ft, 850 sq ft or 1,000 sq ft. Its indicative selling price is RM318,000.

Interested homebuyers are encouraged to visit M Nova's fully furnished show units and scale models displayed at the sales gallery in Taman Wahyu, Kepong, which opens daily from 10am to 6pm.

For more information on M Luna, visit www.mahsing.com.my/m-luna/. Alternatively, visit <https://www.mnova.com.my> or call 03-6259 6188 to find out more about the M Nova. 📍

FUSING THE BEST OF BOTH WORLDS, PROPERTY DEVELOPER MAH SING GROUP BHD CURATED ITS M LUNA AND M NOVA SERVICED APARTMENTS FOR YOUNG URBAN FAMILIES AND PROFESSIONALS AS PART OF ITS LUXURY MEETS AFFORDABILITY M SERIES HIGH RISES IN KEPONG

M
LUNA

MahSing
Reinvent Spaces. Enhance Life.



EMPOWERED CITY LIVING

WITH OVER 40 EXCLUSIVE FACILITIES

From the priceless city panorama to the wide variety of facilities hosted on the largest podium deck in KL - a wide spectrum of activities for city living can be experienced around us, even before one left the building. Wholesome living, curated for urban families.

TOWER A & B READY TO MOVE IN

Selling Price From
RM480,800
 (3-4 BEDROOMS)

WISHING ALL MALAYSIANS A HAPPY MERDEKA DAY!

- Covered Walkway** to Maluri MRT-LRT Interchange 500m Away
- Prime Location** in KL City
- Largest Landscaped & Facilities Deck** in KL highrise
- Direct Ramp** to & from Jalan Cheras
- World Class Gym Facilities** **TECHNOGYM**



Actual photo

Reinvent Spaces. Enhance Life.



M Vertica Sales Gallery
 No. 15G, Wisma Low Siew Eng, Jalan 1/92C
 Off Batu 2 1/2, Jalan Cheras, 56100 Kuala Lumpur
 Opens Daily: 10AM - 6PM

03 9226 9918
mvertica.com.my

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: 19318-1/03-2023/0217(R)-(S) - Validity Period: 04/03/2022 - 03/03/2023 • 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 - Developer Licence No: 19318/03-2025/0001(R) - Validity Period: 03/12/2021 - 03/03/2025 • Advertising & Sales Permit No: 19318-2/11-2022/0001(R)-(S) - Validity Period: 24/11/2021 - 23/11/2022 - Building Plan Reference No: BP S2 OSC 2017 3734 - Expected Date of Completion: Nov 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.



The Atrium raises the benchmark

Exquisite urban living in the city centre like never before

The Atrium is set to raise the benchmark of exquisite living.

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
HONOURS
THE CLOSE-TO-HOME AWARD
The Atrium

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
STARPROPERTY
ALL-STARS AWARD

WITH a captivating view of the Kuala Lumpur glitzy city skyline, luxurious lifestyle amenities and a prestigious address, The Atrium is set to raise the benchmark of exquisite living.

The low-density residential development by Paramount Property sits on 0.95 acres of land along Jalan Ampang in Kuala Lumpur, offering 241 serviced apartments with four levels of basement parking.

There are a total of 12 layouts, each meticulously designed with ample living space. Measuring 566 sq ft and 624 sq ft, the one-bedroom units are ideal for young couples and professional working adults who seek their own private space. With living and dining components integrated and an open concept kitchen, the layout is designed to maximise space without any unnecessary columns.

Catering to families with children, the 849 sq ft and 934 sq ft two-bedroom units come with two bathrooms and a study room as well as a balcony. The bigger units offer views of the stunning skyline of the city centre while the former gives residents the option of the Ampang Hilir cityscape.

Those looking for an even more spacious layout can opt for the larger two bedroom units with built-up areas ranging from 1,213 sq ft to 1,227 sq ft. Each comes with a wet kitchen as well as a sizable balcony to enjoy the city views.

Priced from RM592,400, the partially-furnished units are equipped with electrical appliances, kitchen cabinets, wardrobes, a smart home system and digital door lock sets so homeowners need not worry about the hassle of renovation and furnishing, especially those looking for properties to invest in.

Complementing the well-crafted and tastefully furnished units are premium facilities spread across the ground level, the rooftop as well as the sky terraces on the 6th and 13th floors which are perfect spots to wind down and relax.

Residents will get to enjoy facilities such as a barbecue area, children's playground, wading pool, infinity pool, jacuzzi, reading nook, gym, rooftop lounge and yoga lounge.

Having acquired a plot of freehold land along Jalan Ampang, Kuala Lumpur, in 2020, Paramount Property retained and rejuvenated the core structure of a 20-storey hotel while incorporating the best aspects of luxury and comfort, resulting in The Atrium.

Future residents of The Atrium will have the privilege to appreciate both the charm of the building's artistic form and the reliability of modern features.

The unique structure of the building, the iconic atrium in the centre, allows for an abundance of natural light and ventilation into the building. It has also adopted the existing single-loaded corridor design, an architectural feature rarely seen in residential buildings, in order for every unit to have a good view of the atrium.

To provide for lush greenery, landscaping takes up to 35% of the development space where existing palm trees are retained and smaller trees and shrubs would be planted to create a pleasant atmosphere for future residents.

The Atrium is Paramount Property's take on sustainable development. By retaining the existing building's core structure, there is less hacking and pollution involved throughout the rejuvenation process. Also, there is less building material wastage, which helps reduce the project's carbon footprint.

In rejuvenating The Atrium, Paramount Property recycled the existing building materials as well as furnishings and fittings, which were donated to charitable homes and flood victims while some were repurposed in budget hotels.

With a gross development value (GDV) of close to RM212mil, The Atrium holds the promise of accessibility and flexibility that only city living could offer.

Located along the same stretch of the famed Embassy Row where amenities in the surrounding area are abundant, there are neighbourhood malls, embassies, education institutions and restaurants within a 10-minute walking distance.

Recreational parks and leisure amenities within a 5km-radius include The Royal Selangor Golf Club, The Royal Selangor Polo Club, Taman Tasik Ampang Hilir and KL Forest Eco Park while medical centres available are Gleneagles Kuala Lumpur, HSC Medical Centre, Prince Court Medical Centre, KPJ Ampang Puteri Specialist Hospital, National Heart Institute and Hospital Kuala Lumpur.

Just a stone's throw away are Great Eastern Mall and The LINC KL while the city centre's Suria KLCC, The Intermark Mall, Pavilion Kuala Lumpur and Lot 10 are within 6km of The Atrium.

Aside from nearby public transportation such as the Ampang Park MRT 2 Station and Bukit Nanas monorail station, The Atrium has easy access to major highways such as the Ampang-Kuala Lumpur Elevated Highway, Maju Expressway, Middle Ring Road II and Duta-Ulu Kelang Expressway. It is also near the Ampang Park, Dato Keramat and Jelatek LRT stations.

The Atrium is expected to be completed by November 2024. To learn more about The Atrium, visit www.paramountproperty.my/the-atrium/

LOCATED ALONG THE SAME STRETCH OF THE FAMED EMBASSY ROW WHERE AMENITIES IN THE SURROUNDING AREA ARE ABUNDANT, THERE ARE NEIGHBOURHOOD MALLS, EMBASSIES, EDUCATION INSTITUTIONS AND RESTAURANTS WITHIN A 10-MINUTE WALKING DISTANCE.

BELOW Among the premium rooftop facilities is the infinity pool which offers a magnificent view over the Kuala Lumpur city centre.



The Skylight Lawn is one perfect place to play and relax.



Each layout is meticulously designed to have ample living space.


THE
ATRIUM
PARAMOUNT
PROPERTY
The People's Developer™



THE ATRIUM

Winner of the Close-to-Home Award
 Serviced Apartments with
 the Most Surrounding Amenities

Sized Up to 1,227 sq.ft. With 2+1 Bedrooms



The Atrium's enviable address along the famed Embassy Row places you just 1.8km to the KL City Centre. From your freehold serviced apartment here, walk 10 minutes to access 22 amenities, or drive to 100 amenities within a 3km radius. This is where work, education, leisure, shopping, entertainment, culture, dining, and more come together for your ideal urban lifestyle.

These luxurious urban living homes have received an overwhelming response. Don't miss the opportunity to own one of the few limited units here, visit our show units today!



Scan to view
 our virtual
 show units

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Paramount Property Gallery @ The Atrium
 Paramount Property (Cityview) Sdn Bhd 201901039386 (1348716-H)
 G-03, Atrium, 1, Jalan Ampang Hilir, 55000 Kuala Lumpur,
 Wilayah Persekutuan Kuala Lumpur

03-27277544

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Pemaju: Paramount Property (Cityview) Sdn Bhd 201901039386 (1348716-H) • Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • No. Lesen Pemaju: 20172-1/10-2023/0731(L) • Tempoh Sah: 19/10/2021 - 18/10/2023 • No. Permit Iklan & Jualan: 20172-1/10-2023/0731(P) • Tempoh Sah: 19/10/2021 - 18/10/2023 • Pihak Berkuasa Kelulusan Pelan Bangunan: Dewan Bandaraya Kuala Lumpur • No. Kelulusan: BP U3 OSC 2021 0111 (20) • Bebanan Tanah: Malayan Banking Berhad • Pegangan Tanah: Hak Milik Kekal • Tarikh Dijangka Siap: Oktober 2024 • Jenis Rumah: Pangsapuri Servis • Jumlah Unit: 241 Unit • Luas Binaan: 566 k.p.s - 1,227 k.p.s • Harga Minimum: RM696,941.00 • Harga Maksimum: RM1,610,824.00 • Diskaun untuk Bumiputera: 5% • Sekatan Kepentingan: Tiada • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

An oasis of tranquillity at Sinaran Residences

Utropolis Batu Kawan's third phase captures the essence of serene living



Sinaran Residences ensures plenty of opportunities for an active lifestyle.



A living space which is both elegant and welcoming, combined with a scenic view.

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
EXCELLENCE
THE FAMILY-FRIENDLY AWARD (HIGH-RISE)
Sinaran,
Utropolis Batu Kawan

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
STARPROPERTY
ALL-STARS AWARD

As the world moves faster and faster, it becomes more necessary than ever to have a home that offers more than just exceptional location, but peace of mind as well. With its exciting surroundings, Penang's reputation as the pearl of Malaysia charms local and international visitors alike. It is this environment that inspired the birth of Sinaran Residences, the third phase of Paramount Property's Utropolis Batu Kawan.

Located at the eco-city of Batu Kawan, Penang, the residence comprises 964 units of serviced apartments. With sophisticated living in mind, residents experience luxury at the heart of the self-contained development. Created with spacious, open communal areas and a wide variety of nearby amenities, Sinaran Residences facilitates mental as well as physical health.

Priced from RM435,000, partially furnished units come with amenities such as a kitchen cabinet, hood and hob, digital lockset, shower water heater and shower screens. Certain layouts are also equipped with air-conditioners.

Layouts range from 667 sq ft to 1,518 sq ft and selected units offer not only dual key features but also a balcony and a versatile design.

Continuously prioritising the needs of its residents, the project is meticulously planned to enhance the the daily experience of car owners, each unit comes with two to three parking spaces, some equipped with a door-front car park.

Create new memories with loved ones

Ever conscious of the health and wellness of its residents, Sinaran Residences ensures that there will be plenty of opportunities to build on an active lifestyle. There are dedicated spaces for communal activities, creating memories with friends and family that last a lifetime.

Busy residents can leave their worries at the front door and come home to more than 50 different lifestyle facilities, ranging from the 50m Olympic-length swimming pool to the star gazing deck. Drawing from the concept of an oasis, the facilities are a

reprieve from the hustle and bustle of urban life.

Joggers will be able to enjoy the running track, while those with children are encouraged to take advantage of the glamping space on the roof top, and experience quality fun for the whole family. These facilities were expressly created with the enjoyment of the residents in mind.

In line with Paramount's green initiatives, it is fitting that the development is well-equipped with eco-friendly technologies, enhancing both the residents' lifestyle and the surrounding environment. Grounding green development in the foundation of the building, Sinaran Residences sets a leading example with its Green Building Index (GBI) certification.

Going further than simple LED lighting, the residence is masterfully designed to enhance natural lighting during the day. Its future-forward initiatives include a security system consisting of licence plate recognition, charging stations for hybrid and electric cars, water-efficient fittings, system formwork and a pneumatic waste collection system.

One in a million sophisticated living

Sinaran Residences skillfully complements Utropolis Batu Kawan's previous phases as an oasis of serenity within the urban, integrated development of Penang's first university metropolis. The 44.3 acre development boasts not just residences, but a university campus, and office and retail spaces for a self-sustaining economy.

Strategically located in the fast-growing Batu Kawan, the neighbouring industrial park with its high tech companies and factories provide constant economic opportunities for further growth.

With exceptional connectivity, Utropolis Batu Kawan has access to the North-South Highway and the second Penang bridge. The proposal of a new BRT system in Batu Kawan will only increase the convenience of nearby residents.

The UOW Malaysia KDU Penang University College, Batu Kawan campus is a key component of Utropolis Batu Kawan. Stay up to date with the pulse of the city through the energetic energy of students and businesses. With dynamic, flourishing communities, Utropolis Batu Kawan provides everything you need, a stone's throw away.

Whether one is a student or a working professional, residents will be able to take advantage of outlets and malls including IKEA Batu Kawan, the Design Village Outlet Mall, and new entrants into the Batu Kawan market such as Family Mart and Subway. Those on the go will be able to grab something to eat from the Starbucks and McDonald's drive-through

Upcoming projects minutes away include the Columbia Asia Hospital and Klippa Shopping Centre.

Designed as a balance between the urban needs of the contemporary family, and a tranquil, nature-first approach, Sinaran Residences sets the standard for future residential projects with its exceptional consideration of the community it serves. For more information, please visit <https://paramountproperty.my/utropolis-batu-kawan/>

IN LINE WITH PARAMOUNT'S GREEN INITIATIVES, IT IS FITTING THAT THE DEVELOPMENT IS WELL-EQUIPPED WITH ECO-FRIENDLY TECHNOLOGIES, ENHANCING BOTH THE RESIDENTS' LIFESTYLE AND THE SURROUNDING ENVIRONMENT.

BELOW
Sinaran Residences' co-working spaces facilitate productivity and connectivity.





IMPECCABLE LUXURIES made for urban family living

A homey residence with a touch of luxury – Sinaran Residences at Utropolis Batu Kawan harmoniously brings comfort and grace into one charming address. These residential suites offer well-planned layouts for cosy living while its well-curated facilities pamper homeowners with lavished indulgence right at home.



50 Types of Facilities
that encapsulate work and leisure elements

Everyday Conveniences
close to shopping, education, and more

Layout Choices
that meet the needs of small to growing families

Easy Access
from the Second Penang Bridge and North-South Highway

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Tenure of Land: Leasehold 99 years (Expiring: 14/11/2115) • Developer Licence No.: 14638-3/11-2022/03406 (L) • Validity Period: 30/11/2021 – 29/11/2022 • Advertising & Sales Permit 14638-3/11-2022/0127(A)-(S) • Validity Period: 30/11/2021 – 29/11/2022 • Approving Authority: Majlis Bandaraya Seberang Perai • Reference No.: MBSP/40/20-73/76(CP)(14) • Land Encumbrances: Charged to CIMB Islamic Bank Berhad • Expected Date of Completion: Jun 2024 • Restriction in Interest: This land shall not be transferred, charged, leased, sub-leased or effected any dealing without the prior consent being obtained from the State Authority. • Property Type: Serviced Apartment • No. of units: 964 (Total) • Type A, Total Units: 58, Built-up: 667 sq ft, Min. Price: RM500,250, Max Price: RM538,200 • Tower A1, Total Units : 60, Built-up : 678sq ft, Min. Price : RM508,300, Max Price : RM545,100 • Type B1, Total Units: 363, Built-up: 883 sq ft, Min. Price: RM549,700, Max Price: RM621,000 • Type B2, Total Units: 192, Built-up: 883 sq ft, Min. Price: RM568,100, Max Price: RM610,650 • Type C, Total Units: 141, Built-up: 1,044 sq ft, Min. Price: RM661,250, Max Price: RM753,250 • Type C1, Total Units: 144, Built-up: 1,044 sq ft, Min. Price: RM681,950, Max Price: RM768,200 • Type D, Total Units: 6, Built-up: 1,518 sq ft, Min. Price: RM798,100, Max Price: RM809,600 • Discount for Bumiputera: 5% • This advertisement has been approved by National Housing Department

Homes that integrate work and living trends

IJM Land's developments a paragon of contemporary needs



Solar panels installed at The ARC, Bandar Rimbayu, Selangor.



The focal point of Rimbun Vista of Seremban 2 is its expansive 4.86-acre private park.



Bird's eye view of Pantai Sentral Park, Kuala Lumpur.

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Bandar Rimbayu

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Seremban 2

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(HIGH-RISE)
Residensi Suria Pantai,
Pantai Sentral Park

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BELOW An aerial view of Rimbayu Blossom square drive.



THE meaning of a modern home has taken on new significance since the advent of the new normal. Due to increased time spent at home, homes needed to adapt and be flexible to contemporary needs and desires to include a nurturing space for work and study.

When it comes to property, Malaysians have seen their needs change and they place greater value on features relating to wellness, sustainability and, of late, greater convenience. Rising to the top of the wishlist are green spaces that supply fresh air while facilitating a healthy and active lifestyle, alongside energy-saving features that keep productivity and connectivity up, while keeping costs down.

With a practical and modern minimalist open plan concept, IJM Land's developments perfectly encapsulate these ideals. Discerning homebuyers need look no further than IJM Land's projects, Bandar Rimbayu, Pantai Sentral Park and Seremban 2, for confirmation.

Each unit is masterfully planned for a secured living environment. Flexible modern architecture combined with an abundance of lush greenery establishes an ideal setting for relationships to flourish in the home and across the neighbourhood.

With a commitment spanning decades, IJM Land's track record of success stories built a strong presence in the property sector, made possible by developments that encouraged the flourishing of active communities with a healthy mindset. Demonstrating a belief in creating value for home buyers and investors, these projects are thoughtfully designed and carefully crafted to prioritise not just its residents, but the community as a whole.

Sustainability in the homes of Malaysians

Designed to enhance comfort without compromising its modern architecture, the developer ensures that each of its projects takes into account both external and internal influences on a home's ambience and liveability.

Beyond providing a sophisticated lifestyle, IJM Land believes in developing products that deliver sustainable and healthy living for the benefit of its homeowners and residents. With blueprints that place great consideration towards energy-efficient homes, projects are equipped with features such as natural air ventilation and sunlight. With the recognition that people are spending more time at home, IJM Land seamlessly adapts to provide a basis for their comfort.

As it is with many of its developments, residential properties have been built using passive design principles such as building orientation to maintain a consistent, comfortable temperature.

Steadfastly committed to incorporating greenery and nature into its home design, IJM Land sets a standard for the industry by

enhancing a nature-filled home environment. None could be a better example than Seremban 2, a development created with low-density profile properties and open areas for nature and healthy living, rather than focusing on the highest number of housing units that could be constructed per land area.

Bordering IJM Land's 58-acre Pantai Sentral Park is a 200-acre forest reserve, both of which provide residents with a connection to nature that is unparalleled, one of the company's signatures in mixed development design.

With a firm understanding that its environmental responsibilities are intrinsically tied to its actions, IJM Land showcases its commitment to reducing its carbon footprint through various projects.

Last year, its award-winning green township Bandar Rimbayu had 750 solar panels installed on the rooftops of The Gallerie and The Club. The energy generated from these panels supplements the powering of an estimated 91.4% energy consumption at the Rimbayu sales gallery and project office, making it nearly self-sustainable. There are continued efforts to invest in innovative technologies, as well as energy and water efficiency measures for its project developments, safeguarding the environment where possible.

Priding itself on its adaptability to changing needs and lifestyles, every IJM Land project is created with its own distinct identity. Existing townships are constantly undergoing developments in the form of new amenities and improved connectivity for the benefit of the residents.

Built for big dreams

In response to the growing demand for homes that are not only valuable but genuinely affordable, IJM Land has established land banks in strategic locations to prepare for the influx of demand. These locations have been set aside to be a comfortable pathway for first-time homeowners and young families.

A majority of these homes are located in IJM Land's prime mixed-development townships. These developments foster inclusivity by allowing all resident segments to enjoy the same natural surroundings, amenities and level of connectivity while keeping to the budgetary concerns of many homebuyers.

To ease the pathway for these buyers, IJM Land unveiled its own home ownership campaign, titled Living Masterpiece, which is running until 31 December 2022. The campaign aims to make it easier for home buyers to purchase a home through customisable easy-to-own schemes and incentives ranging from free loan legal fees, free stamp duty on MOT, free furnishing packages and a buy-back option with its SWITCH scheme in collaboration with RHB Bank Bhd. Terms and conditions apply.

For more information on IJM Land, please visit www.ijmland.com.

WITH A COMMITMENT SPANNING DECADES, IJM LAND'S TRACK RECORD OF SUCCESS STORIES BUILT A STRONG PRESENCE IN THE PROPERTY SECTOR, MADE POSSIBLE BY DEVELOPMENTS THAT ENCOURAGED THE FLOURISHING OF ACTIVE COMMUNITIES WITH A HEALTHY MINDSET.

IJM RIMBAYU

SEREMBAN 2

SURIA
PANTAI

IJM LAND



EXCEPTIONALLY YOURS

A big and special thank you to our neighbourhood friends for nurturing our townships into the most vibrant and welcoming of destinations for living and lifestyle. These successes and rewards are exceptionally yours.

Together, we build thriving communities where all can flourish.

Distinctively IJM

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SEREMBAN 2

IJM Land Berhad 198901010104 (187405-T)
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 46050 Petaling Jaya, Selangor.

T +603 7985 8288 | F +603 7952 9388 | www.ijmland.com | IJM Land Berhad

IJM LAND

An Company

Making sustainability a priority

Gemala Residences and Edelweiss SoFo and Serviced Residences focus on greener features



Tropicana Gardens is a transit-oriented development with easy access to the MRT.



Garden Linked villas in Gemala Residences, Tropicana Aman is perfect for growing and multi-generational families or those looking to upgrade as they can personalise their space.



Gemala Residences in Tropicana Aman amidst lush greenery and nature.

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(LANDED)
WITHIN GREATER KL
Tropicana Aman-
Gemala Residences

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THE PROXIMITY AWARD
Tropicana Gardens

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BELOW Edelweiss SoFo and Serviced Residences is only 200m to Tropicana Gardens Mall and the Surian MRT station.



MORE people are aware of the importance of preserving the environment to avoid plunging further into ecological issues such as global warming. Sustainability concerns are also taking a foothold in the home, with the movement to reduce the use of plastic, especially cutlery and straws, to rainwater conservation as well as reducing energy consumption.

It is no wonder many homebuyers' preferences now include contributing to environmental safeguarding.

Gemala Residences, a landed precinct in the Tropicana Aman township in Kota Kemuning, Shah Alam, Selangor, offers tranquillity on a silver platter with an outstanding balance of comfort amidst rich and lush greenery with only 116 units.

Spanning across 15.5 acres with a gross development value (GDV) of RM165mil, Gemala Residences is meticulously crafted down to the roll-over kerbs, covered drains and underground utilities as well as keeping sustainability at the forefront.

All units are north-south orientated – apart from the units around the perimeter of the lakefront – and also include other climate-responsive designs such as large windows and open layouts to maximise airflow and lighting which reduce cooling and lighting costs and contribute to huge leaps toward a greener future.

Easy access to nature

Aptly named Garden Linked Villa, these units have easy access to nature with a choice between park and lake view – where balconies are provided for lake view units and offer a layout that is positioned to have uninterrupted views to be enjoyed by residents.

With a built-up of 2,648 sq ft to 2,860 sq ft, it is equipped with a 5+1 bedroom layout, which is perfect for growing families, multi-generational families or those looking to upgrade as they get to personalise their space.

To ensure the safety of its residents, this gated-and-guarded community will be monitored 24 hours and its boundaries are surrounded by anti-climb fencing with CCTVs, which create safe walking and biking zones for residents to enjoy the sprawling 85 acres Central Park.

Gemala Residences in Kota Kemuning enjoys easy accessibility to six major highways, a bus station and LRT Putra Heights as well as being only 36minutes away from KLIA.

With ample pedestrian paths, Gemala Residences extolled the concept of a walking and biking community with commercial,

education and recreational amenities that are within a short distance to further reduce carbon emissions.

Meanwhile, Edelweiss SoFo and Serviced Residences at Tropicana Gardens in Tropicana Indah, Petaling Jaya offers a different way of living while also offering easy connectivity, walkability as well as greener living.

Convenience at your fingertips

Being a transit-oriented development, Tropicana Gardens is situated in a matured neighbourhood with an abundance of amenities perfect for those who are always on the go and who value convenience at their fingertips.

It is easily accessible. It is just 200m away from the Surian MRT Station and Tropicana Gardens Mall via a direct-link bridge. It also has access to major highways such as the New Klang Valley Expressway, North-South Expressway, Damansara Puchong Expressway, Penchala Link and Sprint Highway.

What's more, Edelweiss SoFo and Serviced Residences is the last gem of the 17-acre Tropicana Gardens, featuring small-office-flexible-office (SoFo) and serviced residences that not only give occupants exclusivity in the heart of a bustling town but also balconies with stunning sights.

The serviced residences come with smart home system, built-ups ranging from 556 sq ft to 1,111 sq ft and layouts that fit different lifestyles. Residents could opt to maximise their space with the dual key concept.

As for SoFo units, it has functional entry-level units perfect for small and emerging businesses with a open layout plan that gives buyers the flexibility to renovate their units to their expectations with built-ups from 452 sq ft to 858 sq ft.

Sustainable features

Edelweiss SoFo and Serviced Residences takes the cake when it comes to a greener living. It is a certified green building under GreenRE, which includes sustainable features, designed to enhance well-being and generate cost savings.

Homebuyers will be able to enjoy a cooler unit with a low emissivity glass facade which reduces infrared and UV rays coming into the unit and improved air quality with the low volatile organic compound paint used that produces less odour.

Moreover, residents will also enjoy regenerative features included in lifts in common areas to reduce power consumption, EV chargers for electric vehicles, insulated RC flat roof to reduce the transmission of heat to the building, which further help in reducing energy consumption.

For more information on how you can enjoy a holistic township living, visit www.tropicanaaman.com.my. Or should you find transit-oriented development more up your alley, visit www.tropicangardens.com.my/edelweiss.

BEING A TRANSIT-ORIENTED DEVELOPMENT, EDELWEISS SOFO AND SERVICED RESIDENCES AT TROPICANA GARDENS OFFERS A DIFFERENT WAY OF LIVING WHILE OFFERING EASY CONNECTIVITY, WALKABILITY AS WELL AS GREENER LIVING.

TROPICANA AMAN
KOTA KEMUNING

TROPICANA GARDENS
TROPICANA INDAH

TROPICANA CORPORATION BERHAD



TROPICANA
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Thank You

We are honoured and pleased to be recognised as one of Malaysia Top Property Developers at the StarProperty Awards 2022.

We would like to thank you for the recognition and support.

We will continue to do our best and build sustainable townships for the community to live and thrive in. We will stay committed to Redefining the Art of Living across our signature developments, driven by our unique development DNA.

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TROPICANA AMAN PROPERTY GALLERY
No. 2, Persiaran Aman Perdana 3,
Bandar Tropicana Aman, 42500 Telok
Panglima Garang, Selangor Darul Ehsan, Malaysia
TROPICANA PROPERTY GALLERY
Level G, Tropicana Gardens Mall,
No. 2A, Persiaran Surian, Tropicana Indah,
47500, Petaling Jaya, Selangor, Malaysia.



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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.: 14012-8/02-2024/0103(L) • Validity: 15/02/2022 – 14/02/2024 • Advertising & Sale Permit No.: 14012-8/02-2024/0103(P) • Validity: 15/02/2022 – 14/02/2024 • Approving Authority: Majlis Perbandaran Kuala Langkat • Building Plan Ref No.: MPKL/JKB/2/4/37/2021 • Expected Completion Date: February 2025 • Land Tenure: 99 Years (Expiry: 09/11/2110) • Land Encumbrances: Nil • Types of Houses: 2-Storey Terrace • Total Units: 116 unit (Type A: 39 Units; Type A1: 12 Units; Type B: 44 Units; Type B1: 12 Units; Type B2: 5 Units; Type C: 3 Units; Type C1: 1 Unit) • Selling Price: Type A: RM 1,541,800 (Min.) – RM 1,666,800 (Max.); Type A1: RM 1,786,800 (Min.) – RM 2,033,800 (Max.); Type B: RM 1,540,800 (Min.) – RM 1,572,800 (Max.); Type B1: RM 1,756,800 (Min.) – RM 2,055,800 (Max.); Type B2: RM 1,949,800 (Min.) – RM 1,991,800 (Maks.); Type C: RM 1,541,800 (Min.) – RM 1,666,800 (Max.); Type C1: RM 1,860,800 (Min. & Max.) • Built-up Area: 2,648 sf (Min.) – 2,860 sf (Max.) (Type A: 2,787 sf (Min. & Max.); Type A1: 2,860 sf (Min. & Max.); Type B: 2,648 sf (Min. & Max.); Type B1: 2,730 sf (Min. & Max.); Type B2: 2,730 sf (Min. & Max.); Type C: 2,648 sf (Min. & Max.); Type C1: 2,730 sf (Min. & Max.) • 7% Bumiputera Discount • Restriction in Interest: 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.
Tropicana Indah Sdn Bhd (213350-D) • Developer License No: 6467-15/11 – 2022/03114 (L) 1 Validity Period: 15/11/2021 – 15/11/2022 • Advertising & Sales Permit No: 6467-15/11-2022/03114 (P) 1 Validity Period: 16/11/2021 – 15/11/2022 1 Approving Authority: Majlis Bandaraya Petaling Jaya 1 Building Plan Reference No: MBPJ/120100/TP/10/537/2019/91 Land Tenure: Leasehold (Expiry 25/04/2106) 1 Total Unit: 630 units 1 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: June 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. The information herein is subject to change and cannot form an offer or contract, and the renderings are artist's impressions only. The Developer reserves the right to modify and part or parts of the building development and/or prior to completion as directed or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this publication, the Developer cannot be held liable for any inaccuracies.
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Living in the moment

Creating memories with Platinum Victory homes



Enjoy city living and lifestyle facilities at J.Satine at an attainable price.



Dedicated drop-off areas are ideal for the modern, contactless, metropolitan lifestyle residents get at J.Satine SoHo.

ABOVE Platinum Casa Danau Residences is one of Platinum Victory's wallet-friendly apartments.

DUKE University's Case Centre senior fellow Dan Heath and his brother Chip explain in their book *The Power of Moments* that when we recall memories, we generally focus on the highs and lows as well as big moments of change in our lives.

It is no surprise that these are the memories that stick out the most as they consist of some of our biggest life moments. But according to the Heath brothers, what is surprising is that very few people actually invest in such moments.

So how do you invest in such a moment? Well, one way to do it is by investing in a home where you can experience those moments that matter. With Platinum Victory, popular for its multi-storey projects in the city, where you live, work and play become a haven of memories.

Platinum Victory's vision is to ensure everyone has a safe place to call home at an attainable price - in fact, it is what the developer believes as part of their vision statement to create places where magical moments are realised.

In line with environmental, social and governance (ESG) trends, Platinum Victory's projects will be green certified as it builds sustainable buildings, sustainable cities and a sustainable future.

With digitalisation being the trend forward too, all their developments will be equipped with a smart community digital application for unparalleled convenience. This year, Platinum Victory also introduced a series of developments with a total gross development value (GDV) of RM3bil in Setapak, Gombak, Bandar Tasik Selatan and Seputeh.

Prosocial apartments

Earlier in 2022, Platinum Victory launched its Platinum Casa Danau Residences and J.Satine Residensi Wilayah keluarga Malaysia, a joint venture with Jakel Group and Platinum Victory.

Built on two acres, Platinum Casa Danau is an eye-catching prime property located in the heart of Kuala Lumpur, minutes away from Danau Kota Lake and has a GDV of RM113.9mil.

With scenic views of nature amidst a vibrant urban landscape,

Platinum Casa Danau will feature three-bed and two-bath units, fitted with practical layouts for residents who want to customise their homes.

Starting from RM553,000, Platinum Casa Danau is aimed at giving young families and professionals an easily accessible home equipped with plenty of recreational amenities.

J.Satine is a mixed development of three parts (apartments, retail and SoHo) covering 9.19 acres with a GDV of RM1.25bil - with the latest addition, SoHo, which will consist of 661 units with a GDV of RM234mil.

Creating memories is easy when you can live close to the heart of the city as these residences marry strategic practicality and smart-living features, redefining what to look for in a forever home for first-time property owners.

Made for the new norm, both J.Satine and Platinum Casa Danau offer a multitude of modern features, supported by the innovative JaGaApp which simplifies unit management matters, including facility bookings and maintenance fee payments and you can also use it to keep up to date with any notice or happenings.

Also in the works is a project located along Jalan Syed Putra which will feature 396 units with a GDV of RM218mil. Located within walking distance to Midvalley Mega Mall, this condominium has easy access to the Abdullah Hukum LRT and the Seputeh KTM stations.

A path for the future

The developer also has exciting plans for Bandar Tasik Selatan, Sungai Besi. Platinum South Valley's first phase (PSV 1), will offer individual, dual key and penthouse units for professionals.

Paving a path for style, comfort and convenience, PSV 1 is highly accessible thanks to its proximity to the MRR2 highway, Bandar Tasik Selatan LRT station and Terminal Bersepadu Selatan (TBS) coach terminal

It is not all work and no play either. With an engaging range of facilities, PSV 1 is poised to be a place to build a family. Here you can race laps with your kids in the infinity pool or work out with your partner at the indoor gym while the kids have fun in the integrated playground.

Also in the pipeline for Platinum Victory is MHP 3 Residences in Gombak. This RM643mil GDV project is set to offer future homebuyers 1,688 units. Featuring two towers that house 41 residential stories, MHP 3 offers over 50 different types of facilities for all types of weather and gorgeous sky ports for a scenic viewpoint.

Capture all the enjoyment in moments with friends and family when you explore facilities like the infinity edge pool, yoga deck, community garden, integrated playground and the highly Instagrammable east and West sky gardens.

If you are looking for a place to create core memories, explore www.platinumvictory.com to discover the home that is right for you. 🏡

WITH PLATINUM VICTORY, POPULAR FOR ITS MULTI-STOREY PROJECTS IN THE CITY, WHERE YOU LIVE, WORK AND PLAY BECOMES A HAVEN OF MEMORIES.

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The Face Victory Suites

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RIGHT Platinum South Valley 1 (PSV 1) Residences will give you a sense of pride in a space you can call home.





PLATINUM VICTORY
Creating Magical Moments

PLACE THE MOMENTS
where you live, work & play in one



PLATINUM CASA DANAU
RESIDENCES

0111 722 6666



J.Satine
RESIDENSI WILAYAH KELUARGA MALAYSIA

0111 722 5556



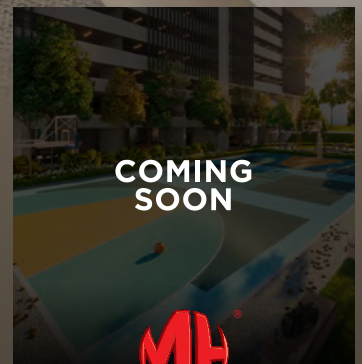
PSV1 RESIDENCES
PLATINUM SOUTH VALLEY

OPEN FOR REGISTRATION



J.Satine
SOHO

OPEN FOR REGISTRATION



COMING SOON

MHP3
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FREEHOLD

OPEN FOR REGISTRATION

Platinum Victory Holdings Sdn Bhd (681788-K)
Lot 25067, Taman Melati Utama, Setapak, 53100 Kuala Lumpur.
T 03 4161 8666 | F 03 4161 1113
www.platinumvictory.com | [fb](#) | [ig](#) | [at](#)PlatinumVictory



PLATINUM VICTORY
Creating Magical Moments

RESIDENSI DANAU | Developer Name: Platinum Victory Development Sdn Bhd | Type of Property: Condominium & PPAM | Developer's License No.: 9832-10/03-2024/0150(L) | Validity Period: 02/03/2022 - 01/03/2024 | Advertising Permit No.: 9832-10/03-2024/0150(P) | Validity Period: 02/03/2022 - 01/03/2024 | Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No.: BP U2 OSC 2021 0011 (23) | Land Tenure: Leasehold 99 years | Expiry Date: 30 September 2120 | Encumbrances: OCBC Bank (M) Berhad | Expected Date of Completion: March 2025 | Total Units: Block A - Type C: 200 Units; Block B - Type A: 11 Units; Type B: 44 Units; Type C: 136 Units; Type D: 9 units | Selling Price: Block A (min: RM699,000 max: RM747,000); Block B (min: RM148,350 - max: RM300,000) | 5% Discount for Bumiputera (for Condominium only) | 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.

J.SATINE RESIDENCY | Developer Name: Jayvid Land Sdn Bhd | Type of Property: Residensi Wilayah Keluarga Malaysia | Developer's License No.: 30019/03-2027/0018(A) | Validity Period: 21/03/2022 - 20/03/2027 | Advertising Permit No.: 30019/06-2025/0053(A)-(S) | Validity Period: 17/06/2022 - 16/06/2025 | Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No.: BP U2 OSC 2020 1392(22) | Land Tenure: Leasehold (Expire Date: 24 April 2121) | Encumbrances: HSBC Amanah Malaysia Berhad | Expected Date of Completion: December 2026 | Total Units: Block C - 1,064 Unit (Type A/ A(M) - 800 sq.ft.); Block D - 1,004 Unit (Type A/A(M) - 800 sq.ft.) | Selling Price: Block C (min: RM300,000 and max: RM 318,000); Block D (min: RM300,000 and max: RM300,000) | This land cannot be transferred, leased, pledged and mortgaged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.

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BAYU SUTERA

BANDAR SRI SENDAYAN

A Launch Of Elevated Serenity

Bayu Sutera is a thriving community spanning over 216 acres of freehold land anchored by its 9.5-acre central park. Since launching in August 2021, its first and second precincts have garnered a sterling reputation among homeowners and investors.

Coming soon is Bayu Sutera's newest precinct on higher ground, with residences that boast even larger spaces for achieving a high standard of life. This refined neighbourhood and desirable address will fulfil a homeowner's every need. Rest comfortably in this secured enclave of quality features and excellent convenience that illustrates an elegant sanctuary of solace and peace.

Here and now is the perfect space and time to build up your dreams in the heart of Bandar Sri Sendayan.





Artist's Illustration Only



Artist's Illustration Only



Celebrate The Mid-Autumn Merriment

Matrix is excited to announce that its Bayu Sutera Sales Galleria is now open.

Moreover, it will kick things off with a party in conjunction with the upcoming Chinese Mid-Autumn Festival.

"Starry Moonlight Night"

10th to 11th September (Saturday and Sunday)

6pm to 10pm

It will feature lots of highlights such as :

- Rabbit Showcase
- Appearance by the Moon Goddess Chang-E
- Tea Tasting Session
- Games Booth
- Lantern Parade
- Mid-Autumn Dance Performance
- Food Trucks
- Kids' Workshops

Head to www.matrixstarrymoonlight.com.my/1 to RSVP and get ready to brighten the new month with moonlit festivities.



Scan the QR code to begin a desirable, exclusive lifestyle in a new home with endless opportunities for the future.



1800 88 2688

The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. This is not a gated and guarded development. For avoidance of doubt on the specifications and development status, please always refer to the Sale and Purchase Agreement.

StarProperty Awards Milestones

A brief history of the StarProperty Awards



Sultan of Selangor Sultan Sharafuddin Idris Shah with Star Media Group former chairman Datuk Fu Ah Kiow (seventh from left) and former managing director and chief executive officer Datuk Seri Wong Chun Wai (left) taking a group photo with the All-Stars Award winners of **2016**. - SHAARI CHEMAT/The Star



Sultan of Selangor Sultan Sharafuddin Idris Shah shaking hands with Star Media Group Bhd former chairman Datuk Fu Ah Kiow (sixth from left) as former group managing director and chief executive officer Datuk Seri Wong Chun Wai (sixth from right) and the **2017** All-Stars Award winners look on.

WHEN StarProperty first mooted the awards, it was in 2015 but it was only a year later that the StarProperty.my Awards, as it was called then, came into fruition. While it was a fresh start, it was not less a prominent affair drawing in a number of prominent property developers like SP Setia Bhd and IOI Properties Group to vie for the trophies.

The inaugural event was graced by royalty as Sultan of Selangor Sultan Sharafuddin Idris Shah officiated at the gala dinner. Over the next six years, the StarProperty Awards grew stronger and more prominent as more categories were added to one of the nation's most prestigious accolades.

Here is a quick recap of the StarProperty Awards over the years:

2016

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

2017

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

2018

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

2019

The StarProperty.my Awards further expanded to include hotels, landmark public buildings,

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

2020

To reflect the rebranding exercise done in the second half of 2019, the StarProperty.my Awards was rebranded as StarProperty Awards. To further bolster the awards, a list of stringent measurements had been introduced — qualitative and quantitative assessments designed to better vet through, and determine the best developers among them all. Three awards catered to the local hotel scene were also introduced to boost the award categories to 25. Due to the Covid-19 pandemic, the awards ceremony was conducted virtually.

2021

The celebration of the sixth installation of the StarProperty Awards was held in Cyberspace for the second time, capitalising on the experience gained from the previous virtual event to create greater excitement and pomp. Continuing to break new grounds as winners celebrate their hard-won trophies, StarProperty, the property division of Star Media Group (SMG), conducted the auspicious event in SMG's Studio Maya, a green screen studio to cater to creating digital content. Despite of the multiple variants of the movement control order (MCO), the awards still garnered entries for 26 categories.

2022

This year's StarProperty Awards was celebrated on a grand scale, after two years of holding the event in cyberspace. Held at the Shangri-La Hotel Kuala Lumpur, Housing and Local Government Minister Datuk Seri Reezal Merican Naina Merican was the guest of honour. The gala dinner drew over 500 celebrants from the participating property developers as well as invited guests comprising the judges, sponsors and industry partners.



Raja Muda Selangor Tengku Amir Shah Sultan Sharafuddin Idris Shah at the StarProperty.my Awards Night 2018 with Star Media Group former chairman Datuk Fu Ah Kiow (on Tengku Amir's left) and former group managing director and chief executive officer Datuk Seri Wong Chun Wai (on Tengku Amir's right) with the All-Stars Award winners of **2018**. - AZHAR MAHFUF/The Star



Former Housing and Local Government Minister Zuraida Kamaruddin (seventh from left) with Star Media Group former chairman Datuk Fu Ah Kiow (sixth from left) and advisor Datuk Seri Wong Chun Wai (seventh from right) sharing the happy moment with the **2019** All-Stars Award winners. - RAJA FAISAL HISHAN/The Star



Star Media Group Bhd former chairman Datuk Fu Ah Kiow (centre) and StarProperty former general manager Jason Yap (sixth from right) with the **2020** All-Stars Award winners.



SMG chairman Tan Sri Chor Chee Heung (front row fifth from left) and SMG group CEO Alex Yeow with the **2021** award winners.



1. All-Stars Awards 2022 is based on the positive company performance.
2. Three awards were introduced to reflect the trend of the property industry, namely Digital Strategist Award, the Highlander Award for the best property development in the highlands; and the Placemaker Award.
3. Over 110 entries were submitted for the 30 award categories, a new record for the StarProperty Awards. 📈

All about quality living at Bayu Sutera

A lush, enriched and healthy living within a desired address



An artist impression: Bayu Sutera is centred on a family-oriented concept designed for multi-generational stay towards a lush, enriched and healthy living.

An artist impression: Immerse in lush greenery and enjoy the Central Park.

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
EXCELLENCE
 THE CORNERSTONE AWARD
 Clover, Resort Residence

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
EXCELLENCE
 THE NEIGHBOURHOOD AWARD
 BEST COMPREHENSIVE TOWNSHIP
 (Above 2,000 acres)
 Bandar Sri Sendayan

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
HONOURS
 THE FAMILY-FRIENDLY AWARD
 (LANDED)
 BEYOND GREATER KL
 Bayu Sutera,
 Bandar Sri Sendayan

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
HONOURS
 THE PLACEMAKER AWARD
 d'Tempat Country Club

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
STARPROPERTY
ALL-STARS AWARD

SURROUNDED by lush greenery and vibrant gardens, Bayu Sutera homes in Negeri Sembilan are what most homeowners yearn for after a long hectic day – peace of mind.

Smacked right next to the heart of Bandar Sri Sendayan, the sustainable township by BSS Development Sdn Bhd, a subsidiary of Matrix Concepts Group, offers a taste of quality living to discerning homeowners.

Future residents can expect ample daily essentials complete with abundant greenery surrounding their safe and harmonious neighbourhood with its latest residential development spanning over 216 acres of freehold land.

The Bayu Sutera residential enclave has more than 2,000 double-storey linked houses across four precincts, boasting an estimated gross development value (GDV) of RM1 bil.

It is centred on a family-oriented concept as well as accessible facilities and amenities that are designed for multi-generational stay towards a lush, enriched and healthy living within a desired address.

Anchored by the 9.5-acre Central Park, Bayu Sutera promotes an active lifestyle which prioritises the convenience and connectivity of its vibrant urban environment. The sizable park is definitely an ideal place for future residents to explore the outdoors and take part in activities together with family and friends for a healthier lifestyle.

Amenities of leisure

Not to mention, Bayu Sutera residents can enjoy leisure features such as a bicycle track, children's play area, reflexology path, futsal court, viewing deck, outdoor gym station and amphitheatre.

For residents' peace of mind that their safety is assured, Bayu Sutera will have security measures that include 24-hour security with perimeter fencing.

Conscious efforts have been put into designing the township not only to reflect its convenient surroundings but also to ease



connectivity between key components in terms of complementing the community's lifestyle.

Strategically located next to the Lifestyle Hub of Bandar Sri Sendayan itself where amenities in the surrounding area are just a stone's throw away, Bayu Sutera will be highly sought after for its locality and convenience.

The Lifestyle Hub houses the Matrix Global Schools, Sendayan Merchant Square and Carnelian Park, which will be an ideal popular hangout spot for the surrounding community.

Those who wish to wind down and relax need not go further than the d'Tempat Country Club, located right at the Lifestyle Hub. Sprawled across 6.33 acres of space amidst a verdant landscape, d'Tempat Country Club is the largest family-oriented country club in Seremban with a variety of facilities and amenities including an Olympic-sized swimming pool, children wading pool with play stations and water slides, indoor badminton courts, indoor tennis courts, squash courts, bowling alley, indoor table tennis facilities, gymnasium, aquagym as well as jacuzzis.

For some outdoor, extreme, adrenaline-pumping fun activities, X Park Sendayan is the perfect place for sports enthusiasts.

Urban liveability concept

With a growing population, the low-density township is complemented by a well-maintained green environment, good community facilities and quality offerings.

Focusing on its urban liveability concept, the 6,272-acre Bandar Sri Sendayan is master-planned toward being a self-sustaining township and is complemented by a well-maintained green environment, good community facilities and quality offerings.

In terms of accessibility, Bandar Sri Sendayan has easy access to several main roads and major highways such as the KLIA link roads including the upgraded dual-carriage Jalan Kayu Ara, the North-South Expressway, and the proposed SKLIA Highway.

Launched in August 2021, the first phase of Bayu Sutera recorded an overwhelming take-up rate and to date, the first and second precincts are fully sold. Both phases comprise a total of 963 units of modern contemporary double storey link homes.

Meticulously designed to suit multi-generational families and households, the units feature practical layouts with ample living space that ensures comfort for residents without compromising the much-needed privacy.

For those who missed out on Precincts 1 and 2, fear not. Matrix plans to launch Precinct 4 in Q4 2022. The new precinct will be on higher ground, and its residences boast even larger spaces. Moreover, those who register first with Matrix Concepts will be entitled to early bird benefits.

Meanwhile, the new sales Galleria at Bayu Sutera is now open. In conjunction with the opening, there will be a mid-autumn celebration happening on September 10 and 11 with ample activities lined up.

For more information, visit starproperty.bayusutera.com or call 1 800 88 2688. 📞

ANCHORED BY THE 9.5-ACRE CENTRAL PARK, BAYU SUTERA PROMOTES AN ACTIVE LIFESTYLE WHICH PRIORITISES THE CONVENIENCE AND CONNECTIVITY OF ITS VIBRANT URBAN ENVIRONMENT.

CLOVER II
 RESORT RESIDENCE



RIGHT
 An artist impression: Offering a taste of quality living to discerning homeowners at Bayu Sutera.

Winners of the gala night

A celebration of the property developers who have made an impact on 2021

THE celebration of the StarProperty Developer Awards 2022 once again saw a physical gala dinner after two years of having held them virtually due to the limitations of the pandemic.

In a stately fashion, StarProperty splurges out in a grand way to commemorate the occasion as winners celebrate their hard-won trophies. StarProperty, the property division of Star Media Group (SMG), conducted the auspicious event in Shangri-La Hotel Kuala Lumpur on Aug 24, just days before the nation's 65th Merdeka celebration.

It came as no surprise when property giants Sime Darby Property and Sunway Property bagged the most trophies for 2022, each winning nine awards.

The properties that won their respective categories for Sime Darby Property include Jendela Residences in KLGCC Resort, City of Elmina in the Subang Constituency, The Ridge at KL East, Bandar Bukit Raja in Klang, The Glades at Putra Heights and Serenia City in Sepang.

For Sunway Property, they include Sunway Belfield, Sunway GEO Tower and Sunway Serene in Klang Valley and Sunway Emerald Residence and Sunway GRID Residence in Sunway City Iskandar Puteri, Johor.

Equally impressive were Lagenda Properties (Lagenda) and LBS Bina Group (LBS) as they each took home seven trophies. Lagenda's winning projects include Bandar Baru Setia Awan Perdana and Lagenda Teluk Intan. It also won two Readers' Choice Awards.

LBS's Prestige Residence in Seri Kembangan, KITA Mekar in Cybersouth and Cameron Centrum and Vines 3 in Cameron gave the developer the trophies.

LBS also won two of the three new categories, namely the Digital Strategist Award for the best digital marketing strategies undertaken by property developers and the Highlander Award for the best property development in the highlands.

Matrix Concepts Holdings (Matrix Concepts) raked in five trophies with their Bayu Sutera, Clover @ Resort Residence, d'Tempat Country Club and Bandar Sri Sendayan township. Similarly, taking five trophies was UEM Sunrise. Its winning projects include Arcoris, Allevia Mont'Kiara and Aspira Gardens, which interestingly all start with the letter A.

Four property developers each won four awards namely IJM Land, OSK Property, Platinum Victory and UDA Holdings. IJM's winning projects were Residensi Suria Pantai in Pantai Sentral Park, Bandar Rimbayu in Kota Kemuning and Seremban 2 while for OSK Property, they were Mira at Shorea Park in Puchong and Yarra Park in Kedah.

Platinum Victory's winning project is The Face Victory Suites in Kuala Lumpur and for UDA Holdings, they were Anggun Residence in Kuala Lumpur and Crescent Dew Lakehomes and Gravitas in Penang.

Gamuda Land, IOI Properties (IOIPG), Mah Sing Group (Mah Sing), Paramount Property, Sri Pengkalan Binaan and Tropicana Corporation (Tropicana) each bagged three awards. Gamuda Land won one of the new awards, namely the Placemaker Award for the property development with the best placemaking facilities. Also, recipients of this award were Sime Darby Property and Matrix Concepts.

Gamuda Land's winning projects were Enso Woods, Gamuda Cove and Twentyfive.7 in Kota Kemuning while IOIPG's were Aralia and Cello, Bandar Putra Kulai, Johor. Mah Sing's M Luna in Kepong was the winning project but the developer also won the Readers' Choice Award.

Paramount Property's winning projects were The Atrium in Kuala Lumpur and Sinaran, Utropolis in Batu Kawan, Penang while Sri Pengkalan Binaan won their trophies with La Casa Lunas in Kedah and Puncak Kasa Heights in Melaka.

Boustead Properties' One Cochrane Residences, GuocoLand's Mallow, JKG Land's The Era and MCT's Aetas gave them their respective awards. The remaining award recipients are Horizon Hills Development, Parkland Group, Posh Homes, Rivertree Group and Sunsuria. Their projects are Horizon Hills in Johor, Bandar Botani Parkland in Melaka, Lume Homes in Petaling Jaya, Esteem Business Park in Klang and Monet Garden in Sepang respectively.

A total of 18 property developers were awarded the coveted All-Stars Award this year. They are Boustead Properties, Gamuda Land, GuocoLand, IJM Land, IOIPG, Lagenda, LBS, Mah Sing, Matrix Concepts, OSK Property, Paramount Property, Platinum Victory, Sime Darby Property, Sri Pengkalan Binaan, Sunway Property, Tropicana, UDA Holdings and UEM Sunrise. 📈



Sunway Property central region senior executive director Chong Sau Min (centre) and Sunway City Iskandar Puteri chief executive officer Gerard Soosay (fourth from right) celebrating their big haul with the team.



JKG Land managing director Datuk Teh Kean Ming is a happy man, having received his award.



BELOW Tropicana group managing director Jared Ang (sixth from right) and marketing and sales, and group procurement senior managing director Joanne Lee (fifth from right) with the team after receiving their trophies.



ABOVE Posh Homes chief executive officer Datuk Francis Liew and his wife Datin Cao Fang Fang.

LEFT LBS digital and media corporate communication assistant general manager Amal Abdul Aziz is all smiles with the Digital Strategist Award.



Matrix Concepts group managing director Ho Kong Soon holding one of the five trophies that the developer won.





IJM Land central region senior general manager Datuk Hoo Kim See (centre) taking a photo with his team after bagging their trophies.



Mah Sing group chief executive officer Datuk Ho Hon Sang give the thumbs up after receiving one of their three trophies.



Horizon Hills Development general manager Jim Woon poses with his trophy.



Gamuda Land GMO general manager Yong Ming Wai holding one of the trophies won at the photo wall.



ABOVE Platinum Victory managing director Tan Sri Gan Yu Chai pumps his fist in celebration of his win,



Lagenda chairman Tan Sri Dr Ahmad Kamarulzaman Ahmad Badaruddin shows why holding two trophies is better than one.



RIGHT Paramount Property's property division chief executive officer Chee Siew Pin strikes a pose with his trophy.



Sunsuria deputy chief project officer Ter Shin Ann posing with the trophy.



UEM Sunrise chief marketing officer Kenny Wong pose with one of their trophies.



MCT chief executive officer Teh Heng Chong holds his trophy up high as he celebrates his win.



UDA Holdings chief executive officer Mohd Salem Kailany (fourth from right) with his team celebrating their award.

The ERA of haute green living

JKG Land stays relevant with sustainable living in Kuala Lumpur



The ERA @ Duta North.



Unobstructed KL view from The ERA's rooftop.



The Era @ Duta North



The Era @ Duta North

BUSTLING cities and towns full of human life are the norms in the capitals of Malaysia and with that comes urban sprawls of metal and concrete.

However, that is a notion rapidly changing with the trend of green living. Keeping up with the times, JKG Land has incorporated nature in its developments with environmental, social and governance (ESG) issues in mind.

The ERA @ Duta North is an expression of a future-forward, sustainable living oasis within the concrete jungle. Located in Segambut, the stratified development is ideal for modern homeowners who are environmentally attuned.

Preserving wetlands, reinventing space

Space is at a premium nowadays in the dense city of Kuala Lumpur and what matters more than ever is how to cleverly make use of every square footage available.

For The ERA residents, they will live and experience the natural wetlands within different communal areas. Nestled within The ERA, which has a gross development value of RM2.4bil, is a stunning 1.26-acre wetland sanctuary made up of five unique species of half-century-old forest trees that provide a canopy of shade and comfort.

With its Forest Village wetlands at its centre, The ERA redefines green city living by giving residents all the conveniences they would need, coupled with unhindered vistas from the tallest buildings in the area.

At The ERA, residents can keep their sense of exploration alive within the three phases of the area; the aptly named Dawn, Noon and Eve phases consisting six blocks of chic service apartments decked out with over 100 recreational facilities, including luxurious 100-metre pools, hanging pavilions, adventure trails, tree-houses, a special gourmet kitchen, water mazes as well as an exciting and convenient three-storey retail centre.

The phases - Dawn, Noon and Eve - have their own unique lifestyle choices for relaxation, activities and entertainment. Plus, a moon deck sits on each residential block giving residents the pleasure to lounge in a spacious area for guests, dining and recreation.

The units you can find at The ERA are either semi-detached or twin units that range from 614 sq ft to 2,928 sq ft with dual key features to make such units convenient for those who live with big families or individually.

Since the service apartments are arranged in a curved pattern along Sungai Keroh with sequential rows to establish a sweep, residents can enjoy unobstructed skyline views of KL City Centre, Batu Caves, Titiwangsa and the general KL metropolis area.

This means that the units also follow the building's curve, reducing long visual corridor effects and adopting open corridors to reduce claustrophobia caused by long hallways.

The ERA is also designed with accessibility in mind, as there is a residents-exclusive link bridge connecting them to the surrounding neighbourhood. The apartments are a short distance away from Publika, Solaris Mont Kiara, Hartamas Shopping Centre, Sunway Putra Mall, KLCC and are easily connected to townships like Bangsar and Mont Kiara.

Other major roads such as Jalan Kuching, Jalan Ipoh, Jalan Sultan Azlan Shah, and Jalan Duta allow for connectivity within Kuala Lumpur, Petaling Jaya and even the greater Klang Valley region.

For the eco-conscious, public transportation including KTM Segambut and MRT Jalan Ipoh Station are within the vicinity and the newly proposed Matrade station will offer more access options for residents.

Families with young children will also find Mont Kiara International School, the Garden International School, the French School of Kuala Lumpur, SMK Segambut and SJK(C) Khai Chee nearby.

Greener features

Impressively, The ERA takes practical layouts and elevates them by optimising the living spaces using sustainability features.

Inside the eight-storey car park podium, speed ramps are designed to cut across two to three floors to increase accessibility to the upper levels and to enhance traffic flow.

The mixed development's six 53 to 63-storey towers leverage on wind harvesting turbines located behind the towers to produce electricity. The wind is sourced from redirected air from the basement car park via a mechanical ventilation system and also from the natural breeze in the area.

JKG Land also smartly incorporated a natural cross-ventilation concept in the construction of The ERA's podium and towers. Essentially, this allows wind to flow through the elevated tower and podium deck where amenities are located. The podium car park uses this concept to also achieve better ventilation.

The ERA uses RFID technology for smoother exit and entry, coupled with additional security barriers and measures for peace of mind too.

As an all-rounded integrated development ideal for settling down or even investing, The ERA @ Duta North is an evergreen development with upcoming RainTreeRain offering a 277,000 sqft boutique retail park experience inspired by tropical rain trees. To find your ideal green living in the heart of KL, visit <https://erabegins2.com/> or call 1700 818081. 📍

THE ERA @ DUTA NORTH IS AN EXPRESSION OF A FUTURE-FORWARD, SUSTAINABLE LIVING OASIS WITHIN THE CONCRETE JUNGLE. LOCATED IN SEGAMBUT, THE STRATIFIED DEVELOPMENT IS IDEAL FOR MODERN HOMEOWNERS WHO ARE ENVIRONMENTALLY ATTUNED.

BELOW
Aerial view of the wetlands.



The 100m Horizon Pool surrounded by trees and shrubs.

THE ERA

DUTA NORTH

JKGLAND
BUILT FOR LIFE

ERA
THE
ERA
DUTA NORTH

RainTreeRain @ The ERA Welcomes The Food Merchant®

RainTreeRain is a boutique retail boulevard at the lower levels of The ERA. We welcome The Food Merchant®, the nation's trend-setting premium grocer.

The Food Merchant® was inspired and established by family members behind the highly successful Village Grocer chain of premium grocers with over 25 years of undisputed industry experience. The team has curated formidable ranges of air-flown fresh produce, quality meats, sublime seafood, and fine groceries from around the world to create excitement on all its shelves and the wow factor when a customer enters. Therefore, providing you with a cultural discovery bespoke shopping experience. The store will be a proud addition to our spectacular lineup. Stay tuned for more updates.



THE FOOD MERCHANT®



erabegins2.com | 1700 81 80 81

A Signature Development by **JKGLAND** BUILT FOR LIFE

Developer: JKG Central Park Sdn Bhd 199301020776 (275514-M) | Developer Address: 29th Floor, Menara JKG, No. 282, Jalan Raja Laut, 50350 Kuala Lumpur | Tel: 03 2775 8199 | Business Address: 27th Floor, Menara JKG, No. 282, Jalan Raja Laut, 50350 Kuala Lumpur | Tel: 03 2775 8688 | Developer License No.: 14682-2/04-2023/0339 (L) | Validity Period: 16/04/2021 – 15/04/2023 | Advertising & Sales Permit No.: 14682-2/04-2023/0339 (P) | Validity Period: 16/04/2021 – 15/04/2023 | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Approval No.: BP U1 OSC 2020 0410 (18) | Expected Date of Completion: May 2024 | Land of Tenure: Freehold | Restricted Interest: None | Encumbrances: Malayan Banking Berhad | Type: Service Apartment | Total Units: 956 units - Type A (188 units); Type B (182 units); Type C (272 units); Type D (188 units); Type E (94 units); Type F (12 units); Type G (20 units) | Built-up: 645 sq.ft. - 2,443 sq.ft. | Selling Price: RM 480,900.00 (min) - RM 2,640,900.00 (max) | Bumiputera Discount: 5%

The information, images, illustration etc contained herein ("Information") are intended to provide a general introduction only to the proposed development and should by no means be taken as part of the proposed development and should by no means be taken as part of any sale and purchase or ancillary agreements or representation / warranty of sorts of the end product, implied or otherwise. All information is subject to change without notice. Images and illustrations are artists' impressions only.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

THANK YOU

To all our customers and business partners for enabling us to make a difference to the communities we serve - these awards are dedicated to you. Our accolades celebrate a union between your trust, our goals, and the dreams we share. We strive to better serve you in the future.

StarProperty
AWARDS
2022 REAL ESTATE
 DEVELOPER
STARPROPERTY
ALL-STARS AWARD

StarProperty
AWARDS
2022 REAL ESTATE
 DEVELOPER
EXCELLENCE
 THE NEIGHBOURHOOD AWARD
 BEST COMPREHENSIVE TOWNSHIP
 (Below 500 acres)

Yarra
 PARK
 SUNGAI PETANI

StarProperty
AWARDS
2022 REAL ESTATE
 DEVELOPER
HONOURS
 THE NORTHERN STAR AWARD

Yarra
 PARK
 SUNGAI PETANI

StarProperty
AWARDS
2022 REAL ESTATE
 DEVELOPER
HONOURS
 THE STARTER HOME AWARD
 (HIGH-RISE)

MIRA
 at SHOREA
 PARK

OSK
 PROPERTY

OSK Property Holdings Berhad

Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur, Malaysia. Tel: 03-2177 1688 Fax: 03 2177 1686 www.oskproperty.com.my

The Lifestyle Collection

We strive to deliver excellent value and product quality in every development we embark on. From high rise residences with practical liveability, ample amenities and beautiful landscaping to nature-centric and family-oriented townships anchored around ESG, there is always a dream home suited for everyone.



<p>Astera LASSIC QUALITY SCORE 77% Iringan Bayu</p>	<p>SEMAYA LASSIC QUALITY SCORE 75% Yarra Park</p>	<p>Somerville LASSIC QUALITY SCORE 84% Yarra Park</p>	<p>WESTFIELD LASSIC QUALITY SCORE 82% Yarra Park</p>	<p>Northfield LASSIC QUALITY SCORE 82% Yarra Park</p>	<p>WINDMILL LASSIC QUALITY SCORE 80% Windmill Upon Hills</p>	<p>TIMURBAY LASSIC QUALITY SCORE 76% TimurBay</p>	<p>LUMINARI LASSIC QUALITY SCORE 80% Luminari</p>	<p>RYAN & MIHO LASSIC QUALITY SCORE 80% Ryan & Miho</p>	<p>RYAN & MIHO LASSIC QUALITY SCORE 84% Ryan & Miho</p>	<p>EMIRA LASSIC QUALITY SCORE 80% Emira Residence</p>
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QLASSIC is a quality assessment system which evaluates workmanship standards of a building based on Construction Industry Standard (CIS 7)

Experience serenity in an urban setting

Thrive in the heart of KL with One Cochrane Residences

StarProperty
AWARDS
2022 REAL ESTATE
DEVELOPER
HONOURS
THE CLOSE-TO-HOME AWARD
One Cochrane
Residences

StarProperty
AWARDS
2022 REAL ESTATE
DEVELOPER
STARPROPERTY
ALL-STARS AWARD



RIGHT

The development combines the best of contemporary living and greenery to establish a serene sanctuary in the heart of the city.

WITH the hustle and bustle of daily life, it is essential for urbanites to have a comfortable abode they can call home and retreat to after a busy day - but of course, one that is still within reach of all the conveniences that modern living affords.

One Cochrane Residences by Boustead Properties aims to deliver just that right balance, with its urban chic concept that blends the elements of contemporary and modern to create a unique style for perfect inner-city living.

Spanning 3.88 acres, One Cochrane Residences is located in Cheras as an oasis of peace and respite that enables the community to thrive in the city. Its extensive landscaping, with about 25% of the development area has been dedicated to green spaces and landscaped planting, enables residents to relax and unwind.

Fostering a communal sense of belonging is the development's signature feature, the Tree House structure with a lush planting backdrop, which provides a lounge space, relaxing area and a reading room.

Podium facilities are located on level 9, which provides the main outdoor space for residents with a mixed variety of open and semi-open landscape features. These facilities include a children's play area, outdoor fitness, meditation lawn, a reflexology path, garden dining and a BBQ terrace.

Residents can choose to either swim at the 82 ft infinity pool - alongside the aqua gym, floating lounge, family jacuzzi and children's wading pool - or take a leisurely walk to the cascading gardens towards the rooftop.

The cascade garden has been designed as the green lung for One Cochrane Residences, with the green sloping landscape defined by the ramp to create seclusion and private space for the residents.

Not to mention, they can also take advantage of the sky deck and sky dining with a view of the city skyline.

Best of all, the transit-oriented development is just a 200m walk to the MRT Cochrane station. MRT Cochrane is just one stop away from the Tun Razak MRT station, which links to the city's central transportation system for easy commuting and travel.

But that is not all. Not only does it have a strategic location, as it is close to

the city's biggest landmarks such as KLCC and Tun Razak Exchange, but it is also easily accessible to major highways including the MEX, SMART, DUKE, AKLEH and MRR2, as well as main roads such as Jalan Tun Razak, Jalan Ampang, Jalan Sungai Besi and Jalan Loke Yew.

The development is surrounded by ready amenities, as it sits at the centre of a matured residential neighbourhood. Residents can easily visit MyTown Shopping Centre or Ikea Cheras, which are located just opposite, for all their lifestyle needs.

In addition, Aeon Taman Maluri is also close by, alongside banks, educational institutions and medical facilities such as Prince Court Medical Centre and Sunway Medical Centre. It is also in proximity to The Royal Selangor Golf Club.

Incredible skyline views

With breathtaking views either a north view featuring the Kuala Lumpur skyline or a south view facing Cheras and Sg Besi, the low-density development has only 448 units across two 37-storeys high residential blocks, with a separate 10-storey car park and facilities block. This means that there are only five to seven units per floor, which enables privacy and exclusivity for future residents.

Estimated to be completed by the end of December 2022, the freehold residential project features practical modern layouts ranging from 926 sq ft to 1,227 sq ft to cater for every lifestyle.

Priced from RM880,000, each unit enables ample, spacious living with a large window and wide balcony for 8 ft high interior doors and 10 ft ceiling height in selected areas. Air-conditioning units are provided in all living and dining areas, as well as all bedrooms and study rooms, while bathrooms will come with a hot water storage tank for showers.

Convenience and safety

Each unit, which comes with its own balcony, also features an efficient automated pneumatic waste system for convenience. Adding to the sustainability feature of the development is the inclusion of EV charging stations.

Understanding that security and safety are necessities, the developers have outfitted One Cochrane Residences with a three-tier security system, featuring 24-hour manned security, a 7.87 ft high perimeter fencing with CCTV, as well as a panic button installed in the living room and master bedroom.

Moreover, those looking to invest in properties will find good potential in One Cochrane Residences, as there is a high rental yield of 4% to 5.5% in the area.

All in all, One Cochrane Residences combines the best of contemporary living and greenery to establish a serene sanctuary in the heart of the city. Those keen to find out more about One Cochrane Residences can visit <https://onecochraneidences.com/> for more information. 📍

ONE COCHRANE RESIDENCES IS SURROUNDED BY READY AMENITIES, AS IT SITS AT THE CENTRE OF A MATURED RESIDENTIAL NEIGHBOURHOOD, JUST OPPOSITE MYTOWN SHOPPING CENTRE AND IKEA CHERAS, TO FULFIL ALL LIFESTYLE NEEDS.

BELOW
Podium facilities located on level 9 include the OCR Fitness Station.



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Tel: 03-7681 9888 Fax: 03-7681 9779

ONE COCHRANE RESIDENCES SALES GALLERY:
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Tel: 03-9200 8008

Website
www.onecochrane.com

Enquiry Hotline:
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☎ +603 9200 8008

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Developer : Mutiara Rini Sdn Bhd **License No. :** 199401025616 (311297-H) **Registered Office :** 28th Floor, Menara Boustead, No. 69 Jalan Raja Chulan, 50200 Kuala Lumpur
Developer License : 6737-96/10-2022/0651 (L) **Validity Period:** 02/10/2020-01/10/2022 **Advertising Permit No.:** 6737-92/04-2023/0299(R)-(S) **Validity Period:** 15/04/2022-14/04/2023 **Building Plan Approval No.:** BP U3 OSC 2017 1586 **Expected Completion Date:** September 2023 **Approving Authority:** Dewan Bandaraya Kuala Lumpur **Land Tenure:** Freehold **Restriction-In-Interest:** This land can not be transferred, leased, charged without the permission of the Land Works Committee of the Federal Territory of Kuala Lumpur **Land Encumbrances:** Nil Block A - Unit Balance: 54 Price : RM1,014,300 - RM1,347,800 Block B - Unit Balance: 72 Price: RM1,046,500 - RM1,244,300 Total remaining units : 126 Unit

A model of success

IOIPG adds value by fostering better, more sustainable lifestyles



ABOVE IOI Rio is a next-generation smart city located in the 930-acre integrated development of Bandar Puteri Puchong.



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BEYOND GREATER KL
Aralia,
Bandar Putra Kulai

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AWARDS
2022 REAL ESTATE DEVELOPER
HONOURS
THE STARTER HOME AWARD (LANDED)
Cello,
Bandar Putra Kulai

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AWARDS
2022 REAL ESTATE DEVELOPER
STARPROPERTY
ALL-STARS AWARD

BELOW IOI Central Boulevard Towers, a Grade A office development in Marina Bay, Singapore, has a NLA of 1.26 million sq ft. Currently under construction, the towers are expected to complete in 2024.



In line with its Trusted vision, IOI Properties Group (IOIPG) is continuing to double down on its key value propositions of sustainable living and seamless connectivity via its developments.

With an annual turnover of RM2.6bil, the integrated township developer holds a vast landbank in strategic locations such as Puchong, 16 Sierra, Putrajaya, Bangi, Sepang and Banting. It also has a significant presence in Johor with township developments in Segamat, Kulai and Johor Bahru. The overseas projects in Singapore and China are also on track to contribute to the group's future growth.

"The group's vision – to be a trusted brand for our customers and all stakeholders – requires consistent delivery of innovative and high-quality products and service standards, alongside commitment to honouring our obligations and taking responsibility for our actions.

"To support our aspiration of building trust with all our stakeholders, we begin by strengthening the culture of mutual respect and fair play with all our business partners, suppliers, consultants, contractors and service providers. These are key partners in our missions to deliver our promises to our customers," said IOIPG chief executive officer Datuk Voon Tin Yow.

IOIPG does this by leveraging on technology for speed and accuracy to ensure product and service excellence via increased engagement with customers and stakeholders, real-time process tracking and monitoring, as well as assessment and improvement through data analytics.

Product quality is also assured, as IOIPG has consistently achieved high Quality Assessment System in Construction (Qlassic) scores above 80% for its projects.

Vibrant integrated developments

The group's commitment also extends to creating vibrant integrated developments with products that are in line with market demand, as well as close to transportation and contemporary conveniences.

Voon added, "We incorporate sustainable living and seamless connectivity as key value propositions for our developments, as seen in our signature developments of IOI Resort City in Putrajaya and IOI Rio in Bandar Puteri Puchong."

The development IOI Resort City, Putrajaya incorporates design features that harness natural light, encourage cross and natural ventilation, reduce dependency on mechanical systems that consume energy, as well as incorporate energy management systems into its building automation systems to help reduce overall energy consumption and carbon footprint.

It is served by one of the best highway networks in the country, linking it to the Kuala Lumpur city centre and the surrounding areas of Putrajaya, Cyberjaya, Kajang,

Bangi, Sepang, Puchong and Seri Kembangan. IOI Resort City is approximately 30 minutes away by car from the Kuala Lumpur International Airport.

Meanwhile, IOIPG's 80-acre integrated development IOI Rio – which stands for Rejuvenated, Innovative and Original – is positioned as a next-generation smart city located in Bandar Puteri Puchong.

Seamlessly integrated into the transportation network, IOI Rio is poised to be a location of choice for technology startups and established businesses, with an abundance of technological innovation.

"The years of 2022 and 2023 are going to be busy for IOIPG as we continue to launch in Klang Valley and Johor. On the property investment end, more net lettable area (NLA) will be added to our portfolio with the completion of a few key projects locally and overseas", added Voon.

With the recent opening of the IOI City Mall Phase 2 with NLA of 1 million sq ft – the latest addition to its flagship integrated development IOI Resort City – the mall is touted to be the biggest mall in Malaysia, with a total net lettable area of 2.5 million sq ft and a major retail destination with a potential catchment of 3.1 million people.

Meanwhile, construction is ongoing for IOI Central Boulevard Towers in Singapore and the Signature office in Xiamen, China. Hence, the group anticipates that its NLA will rise from 7.3 million sq ft to 9.9 million sq ft with the completion of the said developments.

Eye on sustainability

IOIPG is also pushing forward on its sustainability agenda with various initiatives.

At IOI City Mall, solar panels have been installed on the mall's rooftop in 2020, as well as chilled water thermal energy storage tanks with a combined capacity of 62,000 cubic metres, in order to promote efficient electricity usage, with the aim of reducing carbon emissions.

The usage of solar energy is part of the group's efforts to reduce energy consumption from the grid by 15% to 20% for its malls, as well as the IOI Rio offices in Puchong.

These initiatives demonstrate IOIPG's commitment towards caring for the environment by adopting technology to fight climate change.

Furthermore, in the first quarter of 2023, the group will be opening the 10-acre Central Park of greens and landscape within its signature IOI Resort City, which spans a vast 788 acres and is master planned to be the pulse of the southern Klang Valley.

IOIPG is committed to building sustainable communities that strongly reflect the group's vision to be a trusted brand. To know more about IOIPG and for updates on its latest developments, visit www.ioiproperties.com.my.



LEFT The IOI Mall in IOI Palm City, a signature integrated development of IOIPG in Xiamen, China, began operations in the fourth quarter of 2021.

ABOVE
The 10-acre Central Park at IOI Resort City, Putrajaya, aims to conserve plant species that are listed as threatened under the International Union for Conservation of Nature-Red List of Threatened Species.

THE VISION OF IOIPG IS TO BE A TRUSTED BRAND FOR NOT ONLY ITS CUSTOMERS, BUT ALSO ALL ITS OTHER STAKEHOLDERS.

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CELLO
SINGLE STOREY TERRACE HOUSE

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AFTER MORE THAN THREE DECADES IN THE PROPERTY INDUSTRY AND ARE STILL GOING STRONG LOCALLY AND INTERNATIONALLY, WE AT IOI PROPERTIES HAVE COME SO FAR ALL BECAUSE OF ONE HUMBLE TRUTH - **WE COULDN'T HAVE ACHIEVED ANY OF THESE WITHOUT YOU.**

After all, People have always been at the core of what we do: our family of colleagues, our project partners, and above all, YOU - complete the circle of driving forces behind our unending quest for excellence, to push the extra mile, and indeed, to keep on earning your trust. At IOI Properties, we pledge to stay true to this spirit, which puts us on a continuous journey to innovate more vibrant townships, shape more sustainable communities, more thoughtfully composed neighbourhoods and curated experiences aligned to your heart and soul, to keep on reimagining a world with you at the centre - designed around you.



IOI PROPERTIES
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The sky's the limit

Malaysia houses some of the world's tallest buildings



By JOSEPH WONG
josephwong@thestar.com.my

THE 1,483 ft Exchange 106 in the heart of Tun Razak Exchange (TRX), Kuala Lumpur was the tallest building in the country but it has been overtaken by the much-taller 2,083 ft Merdeka 118.

The newest tower is the tallest in Southeast Asia and the second tallest in the world, after Burj Khalifa in Dubai. Malaysia has some of the tallest buildings in the world with nearly 700 buildings. In addition, Petronas Twin Towers still retains its title as the world's tallest twin structures.

Two other buildings surpassing the 1,000 ft mark in Kuala Lumpur are the Four Seasons Place and Menara Telekom. Ilham Tower currently stands in 6th place. However, another skyscraper is slated for the city in Bukit Bintang City Centre - an 80-storey mix-used tower that will likely take the 4th spot.

With more and more super skyscrapers gracing KL's skyline, the question on everyone's lips is: How high can we go? How high can we build if there is no restriction?

The answer? Theoretically, a building could be built at least as tall as 29,032 ft, according to a CityLabs report. For perspective, that is the height of Mount Everest, the world's tallest mountain. However, its base need not be the size of Mount Everest's as engineering methodologies and technology can reduce the base size significantly.

According to Veritas Design Group founder and president David Mizan Hashim, it can go as high as the client wants but the engineers will be tasked with coming up with ideas as to how to build it.

"We can design buildings that are one-mile high or even two miles, but will it be feasible? As long as the base is

sufficiently big enough, the height can be achieved.

"The question is whether we need a structure of that size. There has been much criticism against building too many tall buildings but the reality is that urban spaces and community engagement can no longer be confined to the street," he said.

Increasing density

But as the population continues to grow, the density will increase because Kuala Lumpur city will remain the same size. Eventually, it will get pretty crowded. This means that the council will have to start thinking of utilising the multiple planes, not just above ground but possibly below.

"The good news though is while the land size per person has decreased, the amount of sq ft used per person has also decreased. Our houses are smaller, our offices are smaller and even hotel rooms are smaller.

"So that gives us an opportunity to live in a more dense environment. Singapore is at 107 sq ft per person, Manila is at 208 sq ft and Shanghai today is at 282 sq ft. Where Shanghai is today, Kuala Lumpur will be in the next 10 to 20 years. How do we plan for this?" he said.

The only solution is to create urban spaces upward. But there is a cost to a building and at some point, the costs outweigh the benefits.

The current tallest building is The Burj Khalifa at 2,717ft, he says, adding that this will eventually be overtaken by the Jeddah Tower at 3,307ft. The Burj Khalifa is located in Dubai, United Arab Emirates and Jeddah Tower is in Jeddah, Saudi Arabia.

Taller buildings, which were previously ignored, must now consider mitigating wind whipping between buildings. Wind load is a major consideration for most new buildings that exceed the 300m mark.

ABOVE
With more and more skyscrapers gracing the cityscape, the question is asked: How high can we go?

Wind changes direction when it hits a building, and wind speeds can double around corners. The wind tunnel effect can also be felt flowing between two tall buildings. The closer proximity creates a smaller space for wind to travel, increasing wind speed.

Elevators of change

Elevator manufacturers must also rethink how to connect the levels from the ground to the rooftops of new dizzying heights as high-rise buildings continue to rise in height.

As buildings become smarter, their needs change, and elevators require technology to be built into them to make them more efficient in transporting people up and down a building. Many people have had bad experiences waiting for elevators in crowded places.

According to studies, the peak times for elevator usage were in the mornings and the evenings after work. With the exception of lunchtime, when employees flock to the cafeteria or nearby eateries, there is little activity in between.

Elevator speeds must also be considered. Unless the descent speeds

exceed 10 metres per second (m/s), especially with a vertical descent of half a kilometre or more, ear comfort and pressure changes do not usually affect healthy users.

As a result, the majority of supertall high-speed lifts have upward travel speeds ranging from 10 m/s to 20.5 m/s and a maximum downward speed of 10 m/s.

According to Tay Hao Giang, a volunteer with The Institution of Fire Engineers, one of the most concerning aspects of high-rise buildings today is the use of elevators during a fire.

Elevators are not used during fires in Malaysia or nearly every other country in the world, he revealed.

With the advent of skyscrapers, however, this may be changing, as the United States of America and China have been testing fire-proof elevators for evacuation. Because of several high-rise fires that have claimed the lives of residents, the use of lifts is being reconsidered.

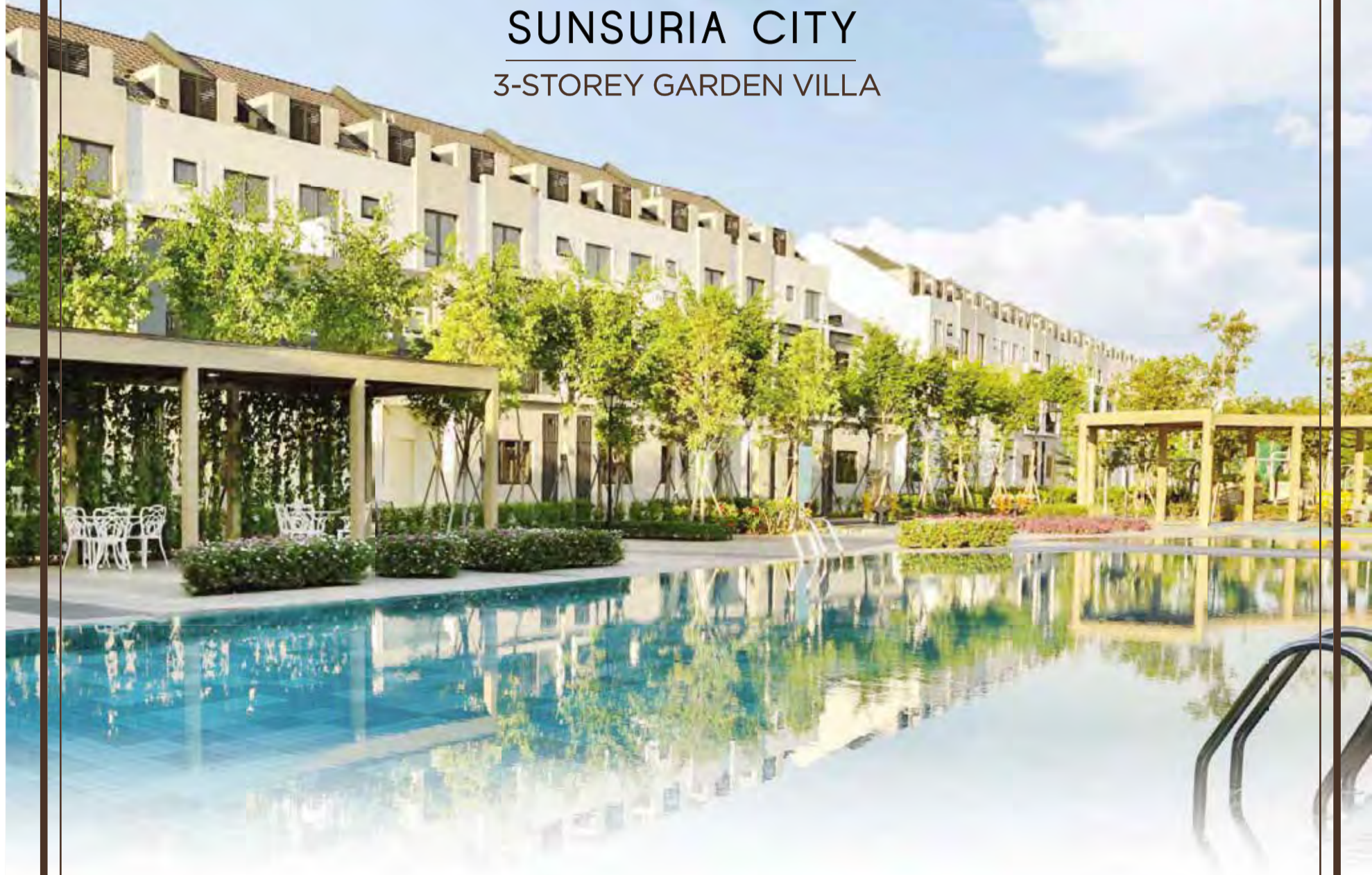
Many governments and building designers recognise how time-consuming it is to evacuate high-rise buildings via the stairs alone, leaving disabled people stranded. And in a 100-story building, time is of the essence when it comes to fire. 🔥

BELOW
PNB Merdeka Ventures Sdn Bhd chief executive officer Tengku Datuk Ab Aziz Tengku Mahmud (centre, left) with members of the media make a tour of Merdeka 118 recently.



With more and more super skyscrapers gracing KL's skyline, the question on everyone's lips is: How high can we go? How high can we build if there is no restriction?

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Developer License No: 14579/01-2023/01002(A) • Validity Date: 04/01/2022 - 03/01/2023 • Land Tenure: Freehold • Land Encumbrances: Charged to Public Bank Berhad • Restriction of Interest: None • Building Plan: MP.SPG.600-34/4/94 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Completed with CCC • 3-Storey Terrace House: 114 units and 3-Storey Townhouse: 132 units • Total: 246 units • Land Size: 1,800 - 4,833 sq.ft. • Built-up Size: Terrace House: 3,235 - 3,736 sq.ft. and Townhouse: 1,421 - 1,991 sq.ft. • Terrace House: Min. Price: RM2,248,050 • Max. Price: RM2,836,050 • Townhouse: Min. Price: RM715,000 • Max. Price: RM1,190,200 • Disclaimer: The information contained in this advertisement is subject to change and cannot form part of an offer or contract. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.



Redesign your living space with Guocera Tile

Guocera offers a comprehensive range of options with its new collections

WITH constant improvements in future-forward living, the design of homes is part and parcel of achieving a healthier, more comfortable environment. Whether it is a resort lifestyle, contemporary chic or natural living, design trends reflect the desires of the

modern population.

Styles will continue to change but the feeling of a home remains constant. Pinning the art of interior design down to a science, Guocera's premium tile collection Imagine embodies exclusivity and well-being by reimagining already trending designs into



chic, innovative concepts.

Taking current interior design trends and blending them with a mix-and-match concept, the collection fosters the creation of harmonious, lively and inspiring spaces.

For those eager to leave behind the bustling every day of the 21st century, Imagine offers the theme of nature-inspired, creating light and airy spaces to stimulate the impression of natural, open surroundings.

The Imagine collection is carefully crafted with special attention to the origin of materials. Intensive research and observation led the team to admire the colour nuances and aesthetic veins of marble, imperfect beauty of terrazzo stones or the raw look of concrete.

If luxurious living is more your style, look forward to the theme of stylish luxury, which offers an elegant, classic touch to every home. Inspired by the grandeur of exclusive hotels and sprawling villas, this design style will leave you breathless in an environment brimming with affluence.

Cultivating a simplistic, sophisticated allure, the theme of Modern Scandi offers the perfect blend of comfort and practicality.

Imagine offers a variety of designs, finishes and shapes to create a universal appeal.

With these themes, Imagine allows for unique combinations between differing trends. Homeowners will be able to furnish their dream home with Guocera.

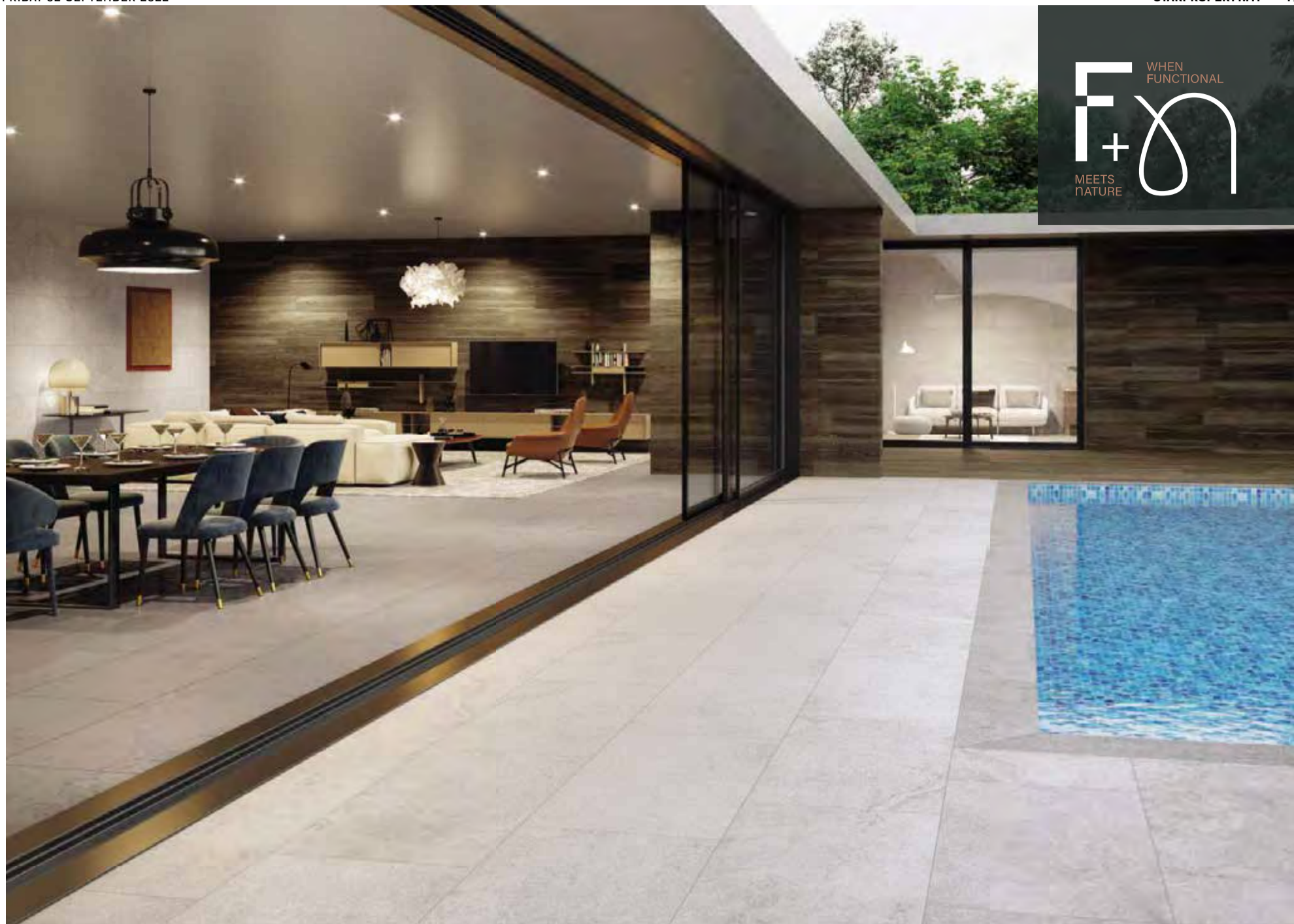
Technical solutions for functional spaces

After a large investment in research and development, Guocera presents two new technologies that is the diamond surface and microstep. This continuous evolution positions Guocera as a company in continuous evolution capability to adapt to the new needs of the market to offer state-of-the-art materials to its customers and consumers.

The development of these new technologies comes to cover an increase in the demand for high-quality porcelain materials that provide solutions to new trends in the design of functional spaces.

For more information, please visit guocera.com. 📍





WHEN
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NATURE

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The Ideal technologies for functional surfaces

F+n provides technical solutions that allow you to open spaces to the outside continuously through the use of floor and wall coverings.

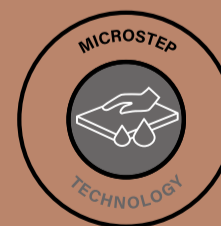
The new collection is based on the most avant-garde technological implementation of porcelain products with the premise of improving tiles functionality and quality without giving up the natural aesthetics and offers safety in all conditions.

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Diamond Surface

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The Ridge, KL East

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(LANDED)

WITHIN GREATER KL
Serenia City

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THE LANDSCAPE
DEVELOPMENT AWARD

The Leaf Master Plan,
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A better future with Sime Darby Property

Seven different projects within Greater Kuala Lumpur to choose from



Nestled within the foothills of the Klang Gates Quartz Ridge stand The Ridge.



An artist impression of the Serenia Anira homes in Serenia City, Sepang.

WHEN it comes to selecting a reputable property developer, Sime Darby Property certainly stands out among the many. Over the years, Sime Darby Property has focused on its developments to ensure its products stay current with market demands, are of high quality and are built timely. These efforts have proven to be fruitful and that is why Sime Darby Property is among the top brands of choice.

As a leading property developer with a strong success rate of developing sustainable communities for 50 years, Sime Darby Property encompasses assets and operations across the country and internationally, such as the iconic Battersea Power Station Project in London, United Kingdom. It also brings its international experience to the local arena, setting new standards to elevate the property industry.

This is visibly seen in its many projects and developments whether it is resort living, family oriented or living in a greener environment.

Resort living

For those seeking a resort living lifestyle, Jendela Residences at the prestigious Kuala Lumpur Golf and Country Club (KLGCC) Resort is designed to reflect the highest standards of aesthetics and build quality. It is accompanied by generous interiors that are key to offering freedom of movement, function and design expression of each home. Naturally, there is unparalleled scenery as KLGCC Resort is known for its lush and well-maintained greens.

The resort living lifestyle is not limited to only the opulent Jendela Residences. Landed property seekers will be pleased to know that Sime Darby Property has crafted The Glades to suit the tastes of the upper echelon.

The Glades is a low-density mixed residential development within a gated-and-guarded green enclave. It provides all the charms of modern living within an exclusive environment. Home owners can leisurely enjoy the resort-style residents-only clubhouse and relax with peace of mind as there is a 24-hour security system ensuring safety for every resident.

Home owners are assured ample space as these freehold luxurious three-storey bungalows have built-ups from 6,566 sq ft to 7,212 sq ft. Privacy is certain as there are less than eight units per acre. Called The Residences, these bungalows are the epitome of high-end living.

Alternatively, residents looking to downsize can opt for The Serenade, a low-density low-rise condominium with built-ups from 1,335 sq ft to 2,465 sq ft. Offering all the conveniences of condominium living, residents can also utilise the facilities and amenities of The Glades. This includes the usage of the exclusive clubhouse.

There are only 122 units, offering five versatile living area designs while the Special Garden Plaza Units are limited to 20 units, providing a semblance of having their own private sculpted garden.

Multi-generational features

In Sepang, home buyers have a choice of affordable double-storey linked houses. Located on the highest ground within Serenia City, the freehold Serenia Anira offers 13 active lifestyle amenities and 15 playable equipment within the main park to ensure that there is something for every age group to enjoy.

Serenia Anira homes carry a modern sophisticated double A-frame façade design, crafted to be timeless where its beauty and allure are maintained for many years to come. Its open plan layout with integrated living, dining and dry kitchen accentuates the concept of urban elegance and modern lifestyle.

At the wellness-oriented City of Elmina, discover the ideal home for your family with Elmina Green Six. This phase of flexi-linked homes is cleverly designed for an improved balance of flexibility, space and comfort.

Comprising 255 units with built-ups ranging from 2,170 sq ft to 2,675 sq ft, families can choose from two practical layouts with up to 4+1 bedrooms. Elmina Green Six also boasts an extensive 12ft backyard garden for a more balanced connection between indoor and outdoor living.

With more than five acres of parklands and 18 amenities within the neighbourhood, residents can spend quality time outdoors with family and neighbours. Every home comes equipped with quality specifications and FittingsPlus+, which are extra fitting and features provided to minimise hassle and reduce the cost of moving into a new home.

The residential development sits at the top of a high-level plateau that oversees the surrounding roads. The underlying consideration of this precinct is on safety and security in addition to the complimentary architectural outlook of the Spirit of Plantation theme.

In Klang, Sime Darby Property has designed Nadira with practicality in mind to provide families with more space and flexibility to meet their needs. The development provides ample space for recreation with five acres of green areas including a seven-foot backyard for the double-storey linked houses.

Features like the unobstructed car porch allow for ease of parking, a sizable kitchen to allow for easy extension or partition and spacious bedrooms with dedicated bathrooms for better comfort and privacy. Featuring a tropical minimalistic design, Nadira is designed with a pitched roof as the main heat barrier against the sun and the best protection from heavy rain. The open plan layout also allows cross ventilation and the tall windows which provide maximum views, natural lighting and ventilation.

Convenience in easy reach

Saving the best for the last, The Ridge serviced residence at KL East comprises two 37-storey towers with a total of 508 units. Those seeking a modern urban-living lifestyle will find city conveniences at their fingertips, yet enjoy the nearby natural rainforest park.

The Ridge sits at the foothills of the Klang Gates quartz ridge – the longest quartz ridge in the world and home to many endemic plant species. Residents will have easy access as the entry to the reserve is only a short walk away.

The development includes environmentally friendly design features such as minimising solar heat gain in a building, larger windows to maximise natural lighting and a rainwater harvesting system to encourage energy and water conservation. Solar panels have been incorporated to reduce the towers' energy consumption.

With all these highly prized properties, home buyers will certainly have no problem securing the home of their dreams. For more information, visit <https://www.simedarbyproperty.com/> for more insights. 📍

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Committed to excellence for communities

Going the extra mile to ensure residents benefit to the fullest

StarProperty
AWARDS
2022 REAL ESTATE DEVELOPER
EXCELLENCE
THE BUSINESS ESTATE AWARD
(Best Commercial Development)
Sunway GEO Tower

StarProperty
AWARDS
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THE FAMILY-FRIENDLY AWARD
(HIGH-RISE)
Sunway Serene

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THE SKYLINE AWARD
Sunway Belfield

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THE SOUTHERN STAR AWARD
Sunway Emerald Residence

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THE STARTER HOME AWARD
(HIGH-RISE)
Sunway GRID Residence

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Sunway Grid Residence

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AWARDS
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STARPROPERTY ALL-STARS AWARD



Sunway Property's innovative features like the 210m lazy river in Sunway Serene is to facilitate community bonding.



There is no other developer quite like Sunway Property when it comes to building vibrant communities within its properties. The multiple award-winning developer is known for its mission to build a brighter future by creating integrated, sustainable and liveable properties.

Not to mention, it will go to great lengths to ensure that the residents of its developments will benefit from its undertakings. Those who have seen what Sunway City Kuala Lumpur was before it was first constructed are in awe of the vision of Sunway Bhd founder and chairman Tan Sri Dr Jeffrey Cheah.

And that aspiration continues to be a core aspect of Sunway Property which can be seen in its on-going projects like Sunway Serene in Petaling Jaya, Sunway Belfield in Kuala Lumpur as well as Sunway GRID Residence and Emerald Residence in Sunway City Iskandar Puteri, Johor. The same aspirations are also extended to its non-residential projects like Sunway GEO Tower in Sunway City Kuala Lumpur.

Little wonder that the moniker Master Community Developer has stuck so well with the property heavyweight. With Sunway Property, putting the community first has always been the priority.

With Sunway Serene, the developer undertook the massive task of cleaning up the 15-acre lake, investing RM10mil to its rehabilitation, and transforming it into a thriving lush magnet for fauna, even attracting bird species that had never taken residence there before. Sunway Property also restored the surrounding park areas and incorporated a 1.2km jogging path around the lake for both the residents of Sunway Serene and visitors to the lake.

Lakefront living

With the rehabilitation of the lake, marine animals like fish and frogs are also reappearing and increasing in numbers, a sure sign that the lake is thriving. All this was in progress even before the construction of Sunway Serene began. As the first tower nears completion, future residents can already start enjoying the benefits of lakeside living even before they get their keys.

Being a community builder, Sunway Property took further steps by providing a host of facilities and amenities such as a sky gym, sky lounge, multi-purpose court, Olympic-length swimming pool and games room, among others to encourage interactions between residents. They even incorporated new features like the 210m lazy river and a care centre, where two certified nurses will be stationed to provide basic health screening, general health education and minor treatments.

With Sunway Belfield, the conveniences that its residents will benefit from include its walkability to the Maharajalela monorail station as well as two LRT stations and one MRT station in Pasar Seni.

Being on the edge of Kuala Lumpur's golden triangle puts Sunway Belfield in a prime location due to its proximity to all of the city's amenities. The RM1bil development will comprise three towers with a total of 1,330 serviced apartments on a 4.53-acre parcel.

With five different layouts, there is a unit to suit each discerning buyer as the built-ups range from 788 sq ft to 1,337 sq ft. Again with building communities in mind, the facilities include an infinity pool, a reading terrace, a herb and spice garden, a children's playground, an outdoor trampoline, a gymnasium, a co-working space, a sky deck and a sky barbecue terrace.

While the aspects of community building are always evident in Sunway's residential projects, it is also true for its commercial, retail and office spaces. A prime example of this is Sunway GEO Tower which is sited within their flagship Sunway City Kuala Lumpur.

The newest premium office building is directly integrated with the Sunway GEO Avenue retail mall and intricately linked via street level and elevated walkways and the elevated and dedicated BRT Sunway Line to ensure connectivity. It is worthwhile to mention that Sunway City Kuala Lumpur is continually evolving. Even the underground car parks have slowly expanded to link one to the other. Such intricacies have yet to be emulated in other developments.

Holistic living elements

Down south lies Sunway City Iskandar Puteri (SCIP), which is designed to be the next hot spot in Johor. With the property seeds firmly planted, Sunway Property has tirelessly ensured that the right infrastructure and facilities were in place before the roll out of its residential projects.

Already up and running are Malaysia's first retail hybrid park Sunway Big Box Retail Park, Sunway Citrine Hub, Sunway Hotel Big Box, X-Park, SJK (C) Cheah Fah, Sunway International School, a Caltex petrol station, a Starbucks drive-thru and Sunway Emerald Boulevard 88.

The township itself is rich with facilities and attractions, for example, the 20-acre Sunway Emerald Lake where one could enjoy a leisurely stroll while taking in the serenity of nature.

The award-winning Sunway GRID Residence and Sunway Emerald Residence reside within this gem. Sunway GRID Residence is connected to Sunway Grid Hub which will feature a wide selection of retail options, educational institutes like Sunway TES and Sunway 42 Iskandar Campus amongst many others. All at the doorstep of the 501 homeowners there. In line with Sunway Property's stance toward sustainability, Sunway GRID hosts a multitude of green features to conserve and protect nature. Power-saving appliances have been added to the building to reduce carbon footprint.

Hence, it is no wonder that Sunway GRID Residence has been awarded the Gold rating in GreenRE. Sunway Emerald Residence marks the first landed development within the vicinity, followed by Sunway Citrine Lakehomes, a landed project that launched and completely sold out in the midst of a pandemic. Both extensive developments accommodate a gated and guarded community, including a community centre for Sunway Citrine Lakehomes, and a private clubhouse for Sunway Emerald Residence. The indoor and outdoor facilities for both developments foster healthy and active lifestyles for all residents.

As a Master Community Developer we want to create resilient and thriving communities where everyone can live, learn, work, and play in healthy and connected environments. 🏡



Sunway GRID Residence is a mixed development consisting of residences, offices and retail, with a focus towards modern contemporary design.

ABOVE Sunway's sustainability stance in all its developments is well reflected in Sunway GEO Tower.

WITH SUNWAY SERENE, THE DEVELOPER UNDERTOOK THE MASSIVE TASK OF CLEANING UP THE 15-ACRE LAKE, INVESTING RM10MIL TO ITS REHABILITATION, AND TRANSFORMING IT INTO A THRIVING LUSH MAGNET FOR FAUNA, EVEN THOSE THAT HAD NEVER TAKEN RESIDENCE THERE BEFORE.



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SUNWAY[®]
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A new community loyalty programme specially put together to benefit more than just Sunway Property buyers, but sub-sale buyers and tenants too

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- Cleaning products are **green** and **sustainably sourced**

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Because everyone likes rewards:

- Repeat buyer rebates are now extended to sub-sale owners, at an **additional 1%**
- Enjoy a variety of **exclusive benefits** and **promotions** from healthcare, theme parks, resorts & hotels and more

How to register as a member of Sunway Property Pals+

All Sub-sale Owners and Tenants in Sunway Property developments are invited to register at propertypals.sunwayproperty.com

Owners of Sunway Property are automatically members of Sunway Property Pals+

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from the
 MASTER
Community
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Stay ahead of business competitors with Maxis Business

Excel with better business solutions and wider coverage

If there is one crucial lesson that has been learned over the last two years when most of the population was confined to working from home, studying online or just plain staying home, it is that internet connectivity is the new lifeline that keeps everyone linked to each other.

Similarly, for businesses, connectivity did not just suddenly become a need of paramount importance, but the way forward. Greater connectivity, coupled with better business solutions, are crucial to the survival of any enterprise, especially if it seeks to thrive in a competitive market.

Because of this, choosing the right service provider as the right partner at the right time will decide the future of any business. And more importantly - one that can ensure uninterrupted connectivity to avoid disruptions.

Business accessibility

As businesses are taking place both offline and online today, having a strong network is important to ensure that all operations can run seamlessly - whether it is done across several locations, online, or even on-ground.

With many enterprises, especially start-ups, shifting to cloud-based platforms, the emphasis is also on stable connectivity. Both employees and clients need to be able to access real-time information without getting disconnected from the network.

As Maxis is continuously expanding its fibre footprint to bring affordable and high-speed connectivity to business premises in Malaysia by building its own fibre and collaborating with access providers in the market, businesses can rest assured that they can grow exponentially through its stable network.

By building the fibre network, Maxis is confident in offering a wide range of business fibre connectivity solutions for a truly converged experience. For Maxis, it is already playing a key role as a digitalisation catalyst for businesses and the nation through its connectivity and digital solutions.

Today's demands for Internet consumption have grown tremendously, and the focus has been on providing higher speeds and greater



affordability even before the pandemic and today it has the widest fibre footprint which is a result of its own fibre infrastructure and wholesale partnerships.

And with the all-in-one Maxis Business Postpaid & Fibre that comes with automatic wireless 4G internet backup, enterprises can ensure that their business operations run seamlessly with zero downtime. Maxis' fibre infrastructure ensures consistency and reliability. When combined with unlimited

connectivity across a large network, it enables businesses to stay continuously connected without interruptions.

Because businesses must stay connected at all times in order to meet the ever-increasing demands of their customers, having automatic wireless 4G internet backup ensures that there are no disruptions. This allows business to run continuously while you enjoy peace of mind. As a result, your business can stay ahead of all aspects of operations with an all-in-one solution that includes reliable backup and unlimited connectivity on wide coverage that is offered by Maxis Business Postpaid & Fibre.

Enhanced cybersecurity

As with any business, safety is the main concern particularly in the online arena, considering the increase in cybercrimes. Since a lot of what is happening in businesses today is taking place online, there is a risk of cyber attacks. It is vital to protect company data and assets that are stored in cloud systems and transactions made online need to be secure to keep the confidence of both clients and employees.

But when your business is equipped with optimised cyber protection against malware attacks and cyber threats, you and your stakeholders will be able to enjoy peace of mind round the clock knowing that your business is done in a secured and trusted environment.

Coupled with Maxis Business Postpaid & Fibre, you can be free of cyber threats and at the same time, stay on top of business with

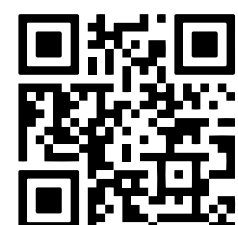
unlimited calls and mobile data across the widest 5G-ready network in Malaysia. That way, you can keep your business close to you at all times and answer your customers' needs at any time, anywhere.

Practical business solutions

With the help of technology and digitalisation, clients can be easily reached in a myriad of ways, whenever and wherever they are. With business solutions offered via Maxis Business, you can instantly reach out to your entire customer base in just a few taps.

You can also empower your business with Maxis' cost-effective Voice Go - a mobile hunting line service to ensure your business stays connected. In short, Maxis is truly the business partner that enables businesses, especially small and medium enterprises (SMEs), to thrive with its various business plans for SMEs like postpaid mobile plans, digital workspaces, and online business solutions with exclusive offers and plans.

So keep your business always connected at all times with the all-in-one Maxis Business Postpaid & Fibre and run your business operations uninterrupted anywhere you go on the widest 4G network in Malaysia. 📶



Scan
for more
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That's when your business is connected – and protected – in all ways with Maxis Business Postpaid & Fibre. Run your business worry-free anytime, anywhere, across Malaysia.

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Scan to learn more

Developers have their say

Moving forward with the changing times

It was a night of glitz and glamour as the StarProperty Real Estate Developer Awards 2022 returned for the seventh consecutive year to recognise and honour the best property developers and their remarkable achievements.

Held at the Shangri-La Hotel Kuala Lumpur, the seventh

installation of the awards saw a total of 30 categories with 110 project entries, the most to date.

Here is what many of the participating property developers have to say about the challenges of the industry and how they contribute to its growth during the gala dinner. 🏡



> **Gamuda Land**
Project director
Lam Sew Chee

"For Gamuda Land, our sustainability targets are outlined under the Gamuda Green Plan, which sets clear and quantifiable targets for all Gamudians. In this way, we are clear of the action plans required to reduce emissions, promote carbon sequestration through tree planting and emphasis on sustainability through renewable energy across our townships and communities towards a greener, brighter future."



> **Lagenda Properties**
Group managing director
Datuk Doh Jee Ming

"The last two years have taught us to be more flexible and creative to adapt to an ever-evolving business environment. We had to shift our marketing strategies online, work-from-home and improvise with limited resources while being vigilant with our staff's health and safety. Despite the challenges, we delivered a new record profit last year while navigating the pandemic has bolstered our confidence in doing even better in the future."



> **OSK Property**
Property Development
chief executive officer
Ong Ghee Bin

"We firmly believe in delivering high-quality products and providing excellent service for our customers. This is further strengthened by our Prop-Con initiative, the direct collaboration and synergistic partnership that we have initiated in 2017 between the Property and Construction arm of OSK Property. This collaboration allows us to complete and deliver projects ahead of schedule, while maintaining our commitment to deliver high-quality projects with Qlassic scores of 75% and above for landed and 80% and above for high-rise projects."



> **LBS Bina Group**
Corporate communication, media and digital
department assistant general manager
Amal Abdul Aziz

"LBS will continue to focus on developing affordable developments and townships, a strong segment in a subdued market sentiment. We look forward to the launch of five remaining Rumah Selangorku Idaman MBI projects this year and 2023. LBS makes a grand return with the LBS Fabulous Extra 2022-23 campaign, this time around with RM1.5 million worth of lucky draw prizes to be won. We're optimistic that we're on track to achieve a whole year sales target of RM1.6 billion."



> **Paramount Property**
Chief executive officer
Chee Siew Pin

"We are seeing some changes in consumer behaviours and buying preferences. Now people want more space, appreciate more time with family, and don't mind staying a bit further but staying connected. Internet connection is important. As the People's Developer, we understand the needs of people. Therefore, we have carved out more spaces and gathering points for the community."



> **Sri Pengkalan Binaan**
Director
Datuk Jacky Yap Jyh Haur

"It is in our DNA to always strive to deliver the best we can, through really understanding shifting customer needs, innovating on our home designs and delivering the highest possible quality and Qlassic scores for all our homes. In fact, we are working towards achieving zero defect in all our SPB homes, and am glad to say so far, about 90% of SPB homes are zero defect upon handing over of keys, and the remaining 10% with minimal defects."



> **Sunway Property**
Property development division central region
senior executive director
Chong Sau Min

"Sunway Property has a unique build-own-operate business model and Sunway City Kuala Lumpur is a living lab where we can test innovations and replicate them. We have a clear mission to leverage our unique business model, the synergies between our 13 business units, and our close to half a century of expertise as Master Community Builder to game-change growth for our communities."



> **IJM Land**
Chief executive officer
Datuk Wong Tuck Wai

"Emerging from the pandemic, it is not an option but to focus on what really matters, not least sustainability in our industry or value creation in every project we embark on. It is imperative we stay attuned to market demands and exceed customers' expectations. Undeniably, life in the new normal comes with new challenges and it is mission critical for us to embrace these challenges as opportunities to drive innovation and growth. We need to dial up even more our collective efforts but with our capacity and capabilities coupled with our agility, we have every confidence we can make a difference."



> **GuocoLand**
Group managing director
Tan Wee Bee

"Sustainability is our key focus in the coming years as ESG (environmental, social and governance) now becomes an important business consideration in GuocoLand. Therefore, the construction of more sustainable buildings, either by means of eco-friendly building materials or smart technological heating or ventilation, is important to ensure lower energy consumption and carbon footprint. We are continuously investing in renewable energy in our developments which not only help mitigate carbon emissions but also benefit our customers and stakeholders."





> **Mah Sing Group**
 Property subsidiaries chief executive officer
Yeoh Chee Beng

"In recent years, there is strong pent-up demand for affordable homes and Mah Sing has been supporting the government initiative to provide affordable housing. Our sales target for 2022 comprises 60% properties below RM500,000 and 94% properties below RM700,000. In Mah Sing, we park our affordable products under the M Series, and they all share the same key criteria. They must be in prime locations with easy access to amenities, connections, and ready infrastructures."



> **Platinum Victory**
 Executive director
Gan Yee Hin

"All we do is withhold our beliefs in our vision statement in providing properties that are attainable and within the affordability reach in general in hope that the place will be where the magical moment is created. We will continue to be at our very best to provide an improved living quality for the purchasers who put their trust in us."



> **UDA Holdings**
 President and chief executive officer
Mohd Salem Kallany

"Winning well-known and prestigious industry awards such as the StarProperty Awards serve as a testament to the strength of the company's products in meeting the aspirations of homeowners, property buyers and communities. Not only can it improve brand awareness and promote sales but participating and winning can give a seal of approval to the company or its projects and enhance trust among potential home buyers and investors. It can also help with relationships with suppliers and financial institutions."



> **IOI Properties**
 Chief executive officer
Datuk Voon Tin Yow

"The two years of Covid-19 restrictions have proven to be very challenging to the property industry and we are grateful that despite all the weakness, the group was able to deliver strong sales of RM2.3 billion with 2,509 units during the most challenging time. This was achievable through our committed team as well as trusted support from our customers. The second half of 2022 and 2023 will be an exciting time for us as we open our doors to the IOI City Mall phase 2 in IOI Resort City, Putrajaya. With the additional 1 million sq ft of NLA (net leasable area), we are on track to become the biggest mall in Malaysia."



> **Tropicana Corporation**
 Group executive director
Jared Ang

"At Tropicana, we remain committed to our key strategic priorities. We will continue to leverage on our brand name and roll out strategic marketing campaigns. We are accelerating our digital journey including enhancing our T360 app as well as our e-strategies to improve operational efficiency. We will also continue to unlock our landbank at the right locations and right price points as well as enter into more Smart Partnerships with the right partners."



> **MCT Properties**
 Chief executive officer
Teh Heng Chong

"After 2 years of the pandemic, we are learning to adapt to a new world. We were able to exercise resilience as a group as we went through a transformation journey. Amidst the pandemic, we revised our business model and operating structure, strengthened our team, enhanced our systems and improved our working environment as we prepare for the new growth cycle."



> **Matrix Concepts Holdings**
 Group managing director
Ho Kong Soon

"We at Matrix Concepts have never backed down from any challenges and we see opportunities during crises. Our vision to build a community which is integrated, multi-racial and living in harmony in a township that is self-sustaining, keeps us on track as we move forward. In short – a civilised diverse society living in a thriving desired address where equal socio-economic opportunities abound. Moving forward, it will take a lot more as we continue to improve and advance in this digital era with the changing lifestyles and certain living norm expectations."



> **Sime Darby Property**
 Group managing director
Datuk Azmir Merican

"Over the last five decades, our brand has become synonymous with phrases such as community builder and sustainability creator. Therefore, our aim remains – to continue delivering value as a strategic master developer with innovative new ideas to build homes of tomorrow and impact the real estate industry for many more years to come."



> **Posh Homes**
 Chief executive officer
Datuk Francis Liew

"(We are) making changes to suit the new lifestyle level of the community. It all started with our internal team. How to portray ourselves or represent our brand. The way we deal with the third party and the direction of our mission and vision of the company. A clear direction for our team and brand is very important."



> **UEM Sunrise**
 Chief executive officer
Sufian Abdullah

"From now until 2023, improvements in key areas of our strategic turnaround plan will be critical in realising our aspiration and building a resilient future. We've embarked on our three-pronged Triage-Sustain-Stabilise strategy. This strategy is to stabilise the company, restore investor confidence and be profitable."

City within a city

Microcities as sustainable and innovative developments



A microcity is a self-sustaining community adopting the city-within-a-city concept.

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

INCREASED urbanisation alongside today's technology has made it easier than ever for Malaysians to connect with others through the use of transportation, smartphones and social media. People are becoming more and more connected through internet access, which can be used to look for opportunities of securing housing, jobs and partnerships.

This is apparent in highly connected cities like Moscow and Hong Kong, both of which provide free Wi-Fi in public spaces such as streets, parks, and public transportation centres. These cities have the potential to be the natural next step to the cities we know today and are closely linked to the concept of a microcity, which city planners have begun to explore.

A microcity is a self-sustaining community where all essential functions of urban life - traffic, live, work, learn and relax - are unified, adopting the city-within-a-city concept.

"They are generally concentrated in urban zones, business and commercial areas or near transportation hubs. Pack full of mixed-use integrated developments with a diverse mix of supporting amenities, microcities cater to the needs and convenience of their residents via an ecosystem which allows them to live, work and play within the same area. Thus, microcities appeal to the younger generations of millennials and Generation Z," Knight Frank Malaysia research and consultancy senior executive director Judy Ong said.

Ong pointed to Sunway City Kuala Lumpur as an example of a successful microcity in Malaysia. Its reputation as a self-sustaining city allows the former tin-mining land to become a fully-integrated green township as certified by the Green Building Index (GBI) and a Low Carbon City as certified by the Malaysian Institute of Planners.

Having amenities and facilities such as retail, hospitality, leisure, healthcare and education institutions, is not the only feature of a microcity, there must also be adequate infrastructure and public transportation.

In the case of Bandar Sunway, Ong noted that the microcity had created an

elevated Bus Rapid Transit (BRT) line, shuttles buses, and canopy walkways, increasing its walkability. With its own ecosystem, residents can go about their daily activities without ever leaving the city. It is this high connectivity which makes microcities a highly desirable location.

Other examples of upcoming microcities in the Klang Valley context may include Tun Razak Exchange and KL Metropolis.

TODs or not?

Those conscious of the property industry will find the microcity concept



Future microcities may rise in the form of smart cities," Ong said.

familiar. These are not dissimilar to large integrated developments anchored by a public transportation system, increasing connectivity. The ideal of many townships is indeed a neighbourhood with every necessary amenity available, including transportation, hospitals, educational institutions and commercial districts.

However, microcities are distinct from transit-oriented developments (TOD).

"TODs are characterised by their proximity to a transit station. It is a popular solution to optimise land use and tackle urban transport issues. A TOD focuses on enhancing accessibility, by encouraging compact, high density and mixed-use development within easy reach of a transit station. A typical TOD neighbourhood has a diameter of a quarter to half a mile, (or) 5 to 10 minutes' walk," Ong said.

"In accordance with the Greater KL Klang Valley Land public transport master plan by the land and public transport commission (SPAD), the Kuala Lumpur City Plan (KLCP) 2020 has identified transit planning zones (TPZ) as areas located within 400m of a transit station. LRT, KTM Komuter, Monorail or Rapid Bus station. The TPZ is a special zone where more intensified development will be encouraged, with incentives such as higher density and plot ratio, to provide a higher intensity of population and employment to support land and public transport travel," she explained.

To this end, KL Sentral would be a successful TOD in the local context.

"Although a microcity may be



"TODs are characterised by their proximity to a transit station," Ong said.



similar to a TOD in terms of its mixed-use development components and enhanced accessibility, it is more broad-based and typically encompasses a cluster of developments, which may include TODs, that offer a diverse range of amenities and convenience to create a self-sustaining community. A focal point of economic and social activities, residents of microcities are able to live, work and play within minutes of each other," Ong said.

She pointed to the fact that microcities aim to be self-sustaining, and thus, contribute to the sustainability agenda by reducing mobility needs like carbon footprint. With the increasing urgency for sustainable developments, they blend economic and social activities with city living, offering plenty of business and employment opportunities.

"The synergy between the mix of property components within microcities is supported by the ease of mobility, with proximity and good connectivity via the LRT, KTM Komuter, Monorail or Rapid Bus station, and the availability of a myriad of amenities for convenience of the local residing community," Ong added.

Smart microcities

Urban planning research has further pushed the concept of a microcity to create a smart, technology-integrated city-within-a-city.

Smart microcities aim to be pockets of highly-connected and highly liveable areas with advanced technologies implemented on a municipal level for not just the wealthy and affluent, but all residents of the microcity.

"As technology shifts, the way society engages and moves through

a city, future microcities may rise in the form of smart (tech) cities. Driven by a technology-oriented society, advanced technologies including smart cameras and biometrics, robotics and automation, 5G networks, artificial intelligence (AI) and Internet of Things (IoT) are likely to be deployed across microcities," Ong said.

Smart microcities are connected and managed by one network, with city-wide Wi-Fi and shared databases across different institutions such as educational, healthcare and security systems. An example of such a structure would be university campuses, which often include the necessary amenities and infrastructure of a small city being managed by one network.

"These self-contained urban smart tech cities appeal to the younger generation - millennials and generation

z, given they are more technology-oriented and appear more conscious in regards to sustainability and environmental issues," Ong said.

"Although Covid-19 has exposed the vulnerability of dense urban clusters, emerging trends post Covid-19 pandemic coupled with the growth in technology innovation continue to revolutionise sustainable developments," she added.

"As technology shifts, the way society engages and moves through a city, future microcities may rise in the form of smart (tech) cities .

- Judy Ong

ABOVE
 Smart microcities are connected and managed by one network.



Features such as the Flowrider® will be more prominent in the future.

Malls transforming into hyper-connected miniature cities

The future, according to a global shopping centre group, is all about retailtainment, which means that shopping malls will become hyperconnected miniature cities where nature meets modern technology.

Moving forward, this means that there will be new trends making their way into the shopping malls of the future. Among these trends, malls will become locations where artisans create their products in front of a live audience and artists create a one-of-a-kind shopping experience. Furthermore, future shopping malls will include silent rooms where customers can read and relax as well as activity rooms for workshops.

Offering a one-of-a-kind experience will become even more important in the future, with a special focus on water-related entertainment as a growing trend. It is gaining traction overseas, and major players such as Westfield Group are looking to attract customers by offering the enjoyment of water sports in shopping malls. In Malaysia, 1 Utama Shopping Centre has already embraced this trend with its Flowrider® offering.

Hanging gardens will bring nature into the shopping centre, with gardens where customers will be able to harvest their own fresh ingredients. Furthermore, an increasing number of rental stores will cater to the growing number of people who prefer renting products to owning them. Pop-up stores and co-working spaces will also become more common in future shopping malls.

Personalisation through smart tech

Of course, no vision of the future is complete without technological fantasies. Drones flying around, releasing customers' purchases so they can shop hands-free, should make the shopping experience as comfortable as possible. Smart mirrors eliminate the need for them to visit fitting rooms with dozens of different sizes and colours, instead using virtual technology to show how specific pieces of clothing will look.

Smart toilets will provide direct, but very personal, feedback on which nutritional products you require, while personalised information screens will provide specific recommendations and an optimal walking route based on your preferences, needs, and purchase history. 📍

What's the attraction?

Increased urbanisation and accessibility can make any location an attractive one

By LIEW JIA YI (YANIKA)
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FOR the longest time, the mantra of property investment was location, location, location. Prime location referred to city areas, where there had been more infrastructure and amenities readily available. Stakeholders would focus on city-centric locations, but in the last few decades, the mantra has changed.

While people are still looking at location, it's no longer the end all be all of homeownership or property investment. Factors of design, developer preference and amenities have increased in importance.

"The proximity to the city is important but more than that, it is access. So you could live far away, but if you could jump on a train and go anywhere, you would be okay, and if you had amenities, then you would be okay," Rahim and Co International Sdn Bhd real estate agency chief executive officer Siva Shanker said.

While the increased accessibility of the modern day has made city-centric locations less important, Siva also pointed to the fact that now, there are fewer properties available in the inner city and close suburbs, increasing their price substantially.

"Most people can't afford the inner city and the close suburbs, so (they have) no choice but to move outwards. Once you know you have to go further away, then the location itself is less important because you know already you cannot afford it. So the question now is whether you go further away in this direction, or in that direction," he added.

With the factor of location put on the sidelines, the attractiveness of a location



can be linked to proper amenities and infrastructure. As Malaysia continues to develop, countryside areas are becoming more and more urbanised.

Eye of the beholder

Depending on the purpose of the purchase, an attractive location differs for property investors and homeowners. Homeowners buy for their own use, while investors buy for cash flow or capital appreciation.

"What people define as hot depends on the objective of their purchase. When talking about investors, we look into one thing. The demand for rent, the demand for subsequent purchase," Pejuang Hartanah founder Ahyat Ishak said.

Property experts like Ahyat look at the number of transactions within certain areas, among particular types of products, such as landed houses. This is one of the methods used to gauge

ABOVE

Depending on the purpose of the purchase, an attractive location differs for property investors and homeowners.

demand, however, looking at high transaction areas is not enough to label a location a hotspot.

Liveability, unique selling points and amenities would be important factors in the making of a hotspot, FAR Capital chief executive officer Faizul Ridzuan said. These would differentiate a location from any other.

"A hot property to me it has to tick two boxes. It is easy to rent out and it is easy to sell, so the degree of sellability and tenant-bility. It has to be near schools, malls, it has to have night activities and mosques. These are important because it increases the demand, and demand makes a place hot and tenant-able and sellable," Ahyat said.

BELOW

Bangsar South used to be named Kampung Kerinchi.

Ahyat noted that as long as an



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In the case of older townships, attractive locations happened over time.



area had continued demand for rental, investors would still perceive the location to be attractive. As an example, he pointed to Mentari Court in Bandar Sunway, where the investment model continued to evolve with investors renting out per room instead of per unit, increasing their profits.

In the case of older townships, attractive locations happened over time. A project developed into something larger and larger, eventually taking on an identity of its own.

"So you got this big thousand-acre land, and you know you're gonna build a township over the next few years, so you stick Legoland right in the middle of it all, that's your placemaker, which acts as a catalyst to draw other things. The location is attractive because of what you created in there, which is anything that attracts footfall," Siva said.

Neglect and decline

The decline of a neighbourhood can be attributed to the neglect of its surroundings, amenities and structure. Landed properties have less risk of decline, however, when it comes to apartments and condominiums, the responsibility of maintenance becomes an issue between tenants and developers.

"Attractiveness can decline when capital values continue to increase too much and people start to stay away because it's too expensive or it doesn't make any more investment sense," Ahyat said.

He noted that the product of property was the reason why there were many transactions in the market. The attractiveness also includes paying attention to the price of the properties on sale, which should be adjusted to what most of the population can afford. Attractive areas can also shift with the segment of the population, as B40, M40 and B20 groups will deem different factors attractive.

However, when it comes to the mitigation of decline, Siva was adamant about a change in culture among Malaysian homeowners and developers,



ABOVE
KL Sentral used to be named Brickfields.

especially when it came to non-landed properties. He pointed out that the individual buyer could not be expected to maintain the entire building unless they had a joint management body (JMB).

The issue of disrepair from an insufficient service charge would either be caused by a number of non-paying owners, or a low service charge.

"That happens when developers are in such a hurry to sell. You have no choice but to promise people a 20 cents service charge for five years, kept at five years, as an inducement for them to buy, and now you realise you need 80 cents. Then at the end of five years, he's used to paying 20 cents. It's a vicious cycle," Siva said.

"You have to get into the maintenance culture, you need to fix the lightbulb straight away before the entire light fixture breaks. If the developer is managing the project, then it's the developer's responsibility. If the JMB is managing the project, then the JMB's responsibility. It is all about money, if you

don't have enough money, you cannot manage it," he added.

"We need to learn the management and maintenance culture, which we sorely lack. We need to learn that everything has a lifespan and you must regularly put money in to make it look nice and modern. Upgrade, upgrade, upgrade. When you do that, you will always have a feel-good factor and the property will maintain its value and desirability for a longer period of time. It can't be forever, but a longer period of time," Siva said.

"Hotspots can definitely be rejuvenated. If you look at areas like TTDI, there are expensive, hipster cafes that don't exist ten years ago. (Previously) if you wanted to go to those cafes then you would go to other areas, but today we see it in TTDI, so I think these areas can definitely be rejuvenated but that will require a completely different mix of residence and commercial that will bring some form of life to the area," Faizul said.

Petaling Jaya is a current hotspot of residential and commercial properties.



What's in a place? Its name

Locations can be dogged by an ugly public image, especially once they have experienced a decline.

"The market perception is not easy to overcome. For example, Bukit Beruntung emptied out, nobody wanted to live there. All these years later, it has rejuvenated, but it's not gonna be easy to bring it back to the levels that it was at before. At that time it was too far away, it was ahead of its time, now, people are not so fussed about travelling that kind of distance," Rahim and Co International Sdn Bhd chief executive officer Siva Shanker said.

He noted that once a location began to decline, stakeholders such as buyers, investors and developers, would have a stay-away mentality.

"Once the stay away mentality kicks in, it's not easy to get rid of it unless you completely revamp the project, but that might mean starting from scratch, and that would be impossible to do in Malaysia. There are multiple owners, so you can never get anyone to agree," Siva said.

The issue of tearing an apartment down for refurbishment has been possible in other countries, such as Singapore, which Siva attributes to a good redevelopment culture as well as looser legal restrictions.

However, developers have often rebranded locations to create a new image in the public eye. He pointed to the difference in perception between KL Sentral and Brickfields, when KL Sentral used to be known as Brickfields, and today, they are separated by just one road.

"Bangsar South is actually Kerinchi, they fought to change the name back to Kampung Kerinchi many years ago. North Kiara is Segambut, Kota Damansara is Sungai Buloh. So what's in a place? Its name," Siva said.

These examples are not simply a refurbishment of the neighbourhood but creating a new and distinct identity, name and image. This new identity allows developers to enhance its location as one that is refreshing and innovative.

"Sri Kembangan was called Puchong South. It became hot because the MRT2 passes through it, and there was renewed interest by developers. Melawati was rebranded as KL East, and suddenly it boomed up," Pejuang Hartanah founder Ahyat Ishak added. 📍

A night of glitter and glamour

The biggest names in Malaysia's property industry toast the achievements of an excellent year

THE StarProperty Developer Awards 2022 saw a big turnout of over 500 individuals celebrating the achievements of the most reputable developers of the property industry. From the big boys to the niche players, the reputable stakeholders commemorated a steadfast dedication to overcoming adversity with a night of networking, entertainment and delicious meals served by Shangri-La Hotel Kuala Lumpur. Here are some of the guests of the event.



Star Media Group (SMG) chairman Tan Sri Chor Chee Heung (right) presenting a souvenir to Housing and Local Government Minister Datuk Seri Reezal Merican Naina Merican as SMG group chief executive officer Alex Yeow (left) looks on.



Star Media Group advisor Datuk Seri Wong Chun Wai (left) and IJM Land chief executive officer Datuk Wong Tuck Wai giving the thumbs up.



A happy man indeed: UDA Holdings property development chief operating officer Noor Azmi Salleh having a cheerful moment with all his trophies.



The VIPs of the night: (From left) Royal Institution of Surveyors Malaysia vice-president Aziah Mohd Yusoff, Guocera Sdn Bhd managing director Sally Cheng, Star Media Group Bhd adviser Datuk Seri Wong Chun Wai, chairman Tan Sri Chor Chee Heung, Housing and Local Government Minister Datuk Seri Reezal Merican Naina Merican, Star Media Group Bhd group chief executive officer Alex Yeow, Hong Leong Industries group managing director Datuk Jim Khor, MalaysiaGBC past president Associate Professor Sarly Adre Sarkum and Star Media Group Bhd chief business officer Lydia Wang at the StarProperty Real Estate Developer Awards 2022 gala dinner.



(From left) OSK Property's property development chief operating officer Seth Lim Sow Wu, group deputy managing director Ong Ju Xing and property development chief executive officer Ong Ghee Bin are all suited up for the occasion.



OSK Group chief executive officer Ong Ghee Bin (standing, left), Matrix Concepts Holdings property development chief executive officer Leong Jee Van (standing, right), UDA Holdings chief executive officer Mohd Salem Kailany (seated, left) and property development chief operating officer Noor Azmi Salleh taking a group photo together.



The Gamuda Land team taking a group photo together during the gala dinner.



Ready to try out the food: (From left) Guocoland group managing director Tan Wee Bee, MCT chief executive officer Teh Heng Chong and executive director Apollo B Tanco, and LBS Bina Group Klang Valley head of project Chen Sau Hiong and director Datuk Lim Han Boon.



A night of gathering: (From left) Posh Homes chief executive officer Datuk Francis Liew Kim Choong and spouse, Rivertree group managing director Datuk Simon David Leong (fourth left) and spouse, and Parkland Avenue group managing director Victor Tan (from fifth left), chief executive officer Jacky Toh, director Alan Tee and general manager Jocelyn Wee as well as Star Media Group client brand marketing general manager Juniza Yasmin Hussein.



Having a meal together: From left are Sunway Property property and facility management general manager Goh Hai Thun, Sri Pengkalan Binaan directors Yap Lih Shyan and Datuk Jacky Yap Jyh Haur, and Boustead Holdings marketing and sales manager Rozita A Ghani and project development senior manager Adnan Mohd Din.



Say cheese to the photographer: (From left) Star Media Group chief business officer Lydia Wang, Tropicana Corporation Bhd senior managing director Joanne Lee and deputy chairman Lee Han Ming, IJM Land CEO Datuk Wong Tuck Wai, IOI Properties CEO Datuk Voon Tin Yow, IJM Land Bhd senior general manager Datuk Hoo Kim See, IOI Properties chief operating officer Lim Beng Yeang and Sime Darby Property CEO Mohd Sohimin Mohd Alayedini at the StarProperty Awards



Hong Leong Industries group managing director Datuk Jim Khor Mun Wei (third from right), Guocera Sdn Bhd managing Sally Cheng (centre) and their team giving the thumbs up to the event.



Smile for the photographer: (From left) Star Media Group senior general manager Corinne Chieng, Matrix Concepts chief executive officer Leong Jee Van, JKG Land managing director Datuk Teh Kean Ming and director Datuk Sri Eddie Tan Han Chuan, and UDA Holdings chief executive officer Mohd Salem Kailany and property development group chief operating officer Noor Azmi Salleh.



Enjoying their meals: Star Media Group advisor Datuk Seri Wong Chun Wai (fourth right) together with guests (from left) Sime Darby Property group managing director Datuk Azmir Merican, Lagenda Properties chairman Tan Sri Ahmad Kamarulzaman Ahmad Badaruddin and group managing director Datuk Doh Jee Ming, Tropicana Corporation Bhd group executive director Jared Ang, Platinum Victory managing director Tan Sri Gan Yu Chai and director Datuk Alex Tan Ai Chong and Mah Sing Group Bhd group CEO Datuk Ho Hon Sang at the StarProperty Awards.

StarProperty
AWARDS
 2022 REAL ESTATE DEVELOPER

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THE BUSINESS ESTATE AWARD (COMMERCIAL)

Excellence
 Sunway Property
 Sunway GEO Tower

Honours
 LBS Bina Group Berhad
 Cameron Centrum

THE BUSINESS ESTATE AWARD (INDUSTRIAL PARK)

Excellence
 Sime Darby Property (Bukit Raja) Sdn Bhd
 Bandar Bukit Raja

Excellence
 Rivertree Group
 Esteem Business Park

THE CLOSE-TO-HOME AWARD

Excellence
 Sime Darby Property (KL East) Sdn Bhd
 The Ridge, KL East

Honours
 Boustead Properties Berhad
 One Cochrane Residences

Honours
 Paramount Property
 The Atrium

THE CORNERSTONE AWARD

Excellence
 Matrix Concepts Holdings Berhad
 Clover, Resort Residence

Excellence
 Gamuda Land
 Enso Woods, Gamuda Cove

THE DIGITAL STRATEGIST AWARD

Excellence
 LBS Bina Group Berhad
 LBS Bina Group Berhad

THE EARTH CONSCIOUS AWARD

Honours
 UEM Sunrise Berhad
 Aspira Gardens

THE FAMILY-FRIENDLY AWARD (HIGH-RISE)

Excellence
 UEM Sunrise Berhad
 Allevia Mont'Kiara

Excellence
 Paramount Property
 Sinaran, Utropolis Batu Kawan

Excellence
 Sunway Property
 Sunway Serene

Merit
 LBS Bina Group Berhad
 Prestige Residence

THE FAMILY-FRIENDLY AWARD (LANDED) - BEYOND GREATER KL

Honours
 IOI Properties Group Berhad
 Aralia, Bandar Putra Kulai

Honours
 Matrix Concepts Holdings Berhad
 Bayu Sutera, Bandar Sri Sendayan

THE FAMILY-FRIENDLY AWARD (LANDED) - WITHIN GREATER KL

Excellence
 GuocoLand (Malaysia) Berhad
 Mallow, Emerald Rawang

Excellence
 Sime Darby Property (Serenia City) Sdn Bhd
 Serenia City

Excellence
 Tropicana Corporation Berhad
 Tropicana Aman - Gemala Residences

Merit
 LBS Bina Group Berhad
 Kita Mekar Double Storey House

THE FULL CIRCLE AWARD

Honours
 Sunsuria City Sdn Bhd
 Monet Garden

THE HIGHLANDER AWARD

Merit
 LBS Bina Group Berhad
 Vines 3, Cameron Golden Hills

THE LANDSCAPE DEVELOPMENT AWARD

Excellence
 JKG Land Berhad
 The Era @ Duta North

Excellence
 Sime Darby Property (Serenia City) Sdn Bhd
 The Leaf Master Plan, Serenia City

THE LEADING LOW-DENSITY AWARD

Excellence
 Horizon Hills Development Sdn Bhd
 Horizon Hills

Excellence
 Sime Darby Property (Bukit Raja) Sdn Bhd
 The Glades

THE LUXURY AWARD

Honours
 UDA Holdings Berhad
 Crescent Dew Lakehomes

Merit
 Posh Homes Sdn Bhd
 Lume Homes

THE NEIGHBOURHOOD AWARD (500-2,000 ACRES)

Excellence
 IJM Land Berhad
 Bandar Rimbayu

Honours
 Lagenda Properties Berhad
 Bandar Baru Setia Awan Perdana

Honours
 Lagenda Properties Berhad
 Lagenda Teluk Intan

THE NEIGHBOURHOOD AWARD (ABOVE 2,000 ACRES)

Excellence
 Sime Darby Property (Bukit Raja) Sdn Bhd
 Bandar Bukit Raja

Excellence
 Matrix Concepts Holdings Berhad
 Bandar Sri Sendayan

Honours
 IJM Land Berhad
 Seremban 2

THE NEIGHBOURHOOD AWARD (BELOW 500 ACRES)

Excellence
 OSK Property
 Yarra Park

THE NORTHERN STAR AWARD

Excellence
 UDA Holdings Berhad
 Gravitas

Excellence
 Sri Pengkalan Binaan Sdn Bhd
 La Casa Lunas

Honours
 Lagenda Properties Berhad
 Bandar Baru Setia Awan Perdana

Honours
 Lagenda Properties Berhad
 Lagenda Teluk Intan

Honours
 OSK Property
 Yarra Park

THE PINNACLE AWARD

Excellence
 MCT Berhad
 Aetas Damansara

Excellence
 UEM Sunrise Berhad
 Allevia Mont'Kiara

Excellence
 Sime Darby Property (KLGCC Resort) Sdn Bhd
 Jendela Residences

Honours
 UDA Holdings Berhad
 Anggun Residence

Honours
 Platinum Victory
 The Face Victory Suites

THE PLACEMAKER AWARD

Excellence
 Gamuda Land
 twentyfive.7

Honours
 Sime Darby Property (City of Elmina) Sdn Bhd
 City of Elmina

Honours
 Matrix Concepts Holdings Berhad
 d'Tempat Country Club

THE PROXIMITY AWARD

Excellence
 Tropicana Corporation Berhad
 Tropicana Gardens

THE RESORT-LIVING HOME AWARD

Excellence
 MCT Berhad
 Alira @ Tropicana Metropark

THE SKYLINE AWARD

Excellence
 Sime Darby Property (KLGCC Resort) Sdn Bhd
 Jendela Residences

Excellence
 Sunway Property
 Sunway Belfield

Excellence
 JKG Land Berhad
 The Era @ Duta North

THE SOUTHERN STAR AWARD

Excellence
 Sunway Property
 Sunway Emerald Residence

Honours
 Parkland Group
 Bandar Botani Parkland

THE STARTER HOME AWARD (HIGH-RISE)

Excellence
 IJM Land Berhad - Amona Development Sdn Bhd JV
 Residensi Suria Pantai, Pantai Sentral Park

Excellence
 Sunway Property
 Sunway GRID Residence

Honours
 Mah Sing Group Berhad
 M Luna

Honours
 OSK Property
 Mira at Shorea Park

THE STARTER HOME AWARD (LANDED)

Excellence
 Sri Pengkalan Binaan Sdn Bhd
 Puncak Kasa Heights

Honours
 IOI Properties Group Berhad
 Cello, Bandar Putra Kulai

Merit
 LBS Bina Group Berhad
 Kita Mesra Single Storey House

STARPROPERTY READERS' CHOICE

(by alphabetical order)

- **MOST PREFERRED DEVELOPER**
 Lagenda Properties Berhad
 Platinum Victory
 Sunway Property
- **MOST HEART-WARMING CSR INITIATIVE**
 Lagenda Properties Berhad
 Mah Sing Group Berhad
 Sunway Property
- **MOST PREFERRED ARCHITECTURAL BUILDING**
 Arcoris
 UEM Sunrise Berhad
 Sunway Grid Residence
 Sunway Property
 The Face Victory Suite
 Platinum Victory

STARPROPERTY ALL-STARS AWARD

(by alphabetical order)

Excellence

- Boustead Properties Berhad
- Gamuda Land
- GuocoLand (Malaysia) Berhad
- IJM Land Berhad
- IOI Properties Group Berhad
- Lagenda Properties Berhad
- LBS Bina Group Berhad
- Mah Sing Group Berhad
- Matrix Concepts Holdings Berhad
- OSK Property
- Paramount Property
- Platinum Victory
- Sime Darby Property
- Sri Pengkalan Binaan Sdn Bhd
- Sunway Property
- Tropicana Corporation Berhad
- UDA Holdings Berhad
- UEM Sunrise Berhad