

StarProperty

AWARDS
2023 REAL ESTATE
DEVELOPER



Property

FRIDAY 26 MAY 2023

We made you our
No.1 priority



Photographed by Amsyar Naaif at Bandar Ainsdale



Because being a Force For Good is rewarding in many ways

Sime Darby Property's All-Stars Award win at the StarProperty Awards 2023 proves our commitment as Malaysia's top developer. This recognition strengthens our position and motivates us to exceed your expectations as an industry leader to continue building a nation as a Force For Good.

Building value for all

With an illustrious 50-year legacy and a forward-thinking approach, Sime Darby Property is dedicated to creating a brighter future for all. Our commitment goes beyond mere property development; we strive to multiply value for people, businesses, economies, and the planet. By nurturing connected communities and upholding industry standards, we continue to uplift the lives connected with us.

Building sustainability

At Sime Darby Property, sustainability and biodiversity are at the heart of our approach. We recognise that our actions can have a significant impact on the environment and the well-being of communities. That's why we prioritise the protection and enhancement of ecosystems in our townships, creating spaces where nature and people can coexist in perfect harmony.

Building homes of tomorrow

At Sime Darby Property, we recognise that the homes of the future must adapt to the changing needs of individuals and society. That's why we've introduced Concept Home 2030 (CH2030), an initiative that seeks to revolutionise how homes are designed and built. Through CH2030, we bring together architects, visionaries, industry experts, consumers, and the public to collectively reimagine the future of housing.

Building future investments

Sime Darby Property is not only a property developer, but also a forward-thinking investment and asset management company. We are diversifying our business to broaden our income streams beyond traditional property development. Our goal is to become a leading sustainable real estate development company.

We are humbled by this recognition,
inspiring us to keep delivering you our best.



StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD RANKED NO.1

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
THE STARTER HOME AWARD (LANDED) - Within Greater KL

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
THE NEIGHBOURHOOD AWARD BEST COMPREHENSIVE TOWNSHIP (Above 2,000 acres)

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
THE CORNERSTONE AWARD

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
THE PLACEMAKER AWARD

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
THE LANDSCAPE DEVELOPMENT AWARD

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
HONOURS
THE CLOSE-TO-HOME AWARD

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
HONOURS
THE BUSINESS ESTATE AWARD (Best Industrial Park Development)

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
MERIT
THE SKYLINE AWARD (HIGH-RISE)



Photographed by Hwong Chang Ching at Putra Heights

StarProperty

AWARDS

2023 *REAL ESTATE DEVELOPER*

Pride of the nation

This year's star-studded StarProperty Awards have incorporated six meticulously curated categories along with a ranking system of Top 10 and Top 5 for the All-Stars Awards, recognising both listed and non-listed property developers respectively.

A night of glittering stars
| > 2

A symbol of success
| > 9, 10 & 11

A night to remember
| > 54 & 55

A look into the minds of the judges
| > 58 & 59



(From left) Platinum Victory branding and marketing general manager Vincent Seow, Sri Pengkalan Binaan chief executive officer Datuk Jacky Yap Jyh Haur, Sunsuria manager in the executive chairman's office Ter Chen Loong, UEM Sunrise chief marketing officer Kenny Wong, OSK Property chief executive officer Ong Ghee Bin, MGB deputy chief executive officer Isaac Lim Kim Hoe, IJM Land chief operating officer Datuk Tony Ling, Star Media Group (SMG) chief executive officer Alex Yeow, Sime Darby Property group managing director Datuk Azmir Merican, Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir, SkyWorld Development Group chief executive officer Lee Chee Seng, SMG chief business officer Lydia Wang, IOI Properties Group chief executive officer Datuk Voon Tin Yow, Mah Sing Group chief executive officer Datuk Ho Hon Sang, Matrix Concepts Holdings group managing director Ho Kong Soon, Parkland Group managing director Victor Tan, Paramount Corporation deputy group chief executive officer Benjamin Teo, Tropicana Corporation marketing and sales executive director Ixora Ang, PR1MA Corporation Malaysia chief executive director Datuk Seri Mohd Nazri Mohd Shariff.

A night of glittering stars

StarProperty Real Estate Developer Awards validates another inspiring year

THE StarProperty Real Estate Developer Awards 2023 celebrated another year of star performance in the real estate industry, with some 30 developers honoured for their stellar developments.

Entering its 8th edition, the Awards has established a well-known arena for healthy competition and validation among real industry players as well as a stamp of assurance for the general public.

This year, a total of 38 categories including six new categories broke new grounds of innovation, creativity and business excellence, and attracted more than 90 project entries.

Among the new categories are the Foreign Touch Award, for the best adoption and interpretation of overseas-inspired design, the Frontier Finder Award which recognises a new concept, innovation and idea that has not been implemented locally, and the Government Assisted Home Award, which honours excellence in the government affordable housing schemes.

Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir, who was the Guest of Honour, said the real estate developers' dedication and innovative spirit have played a pivotal role in shaping our nation's landscape and driving economic prosperity.

"It is very encouraging to see that

developers are breaking new grounds and pushing boundaries across various aspects to give home buyers and investors better choices and assured quality.

"This shows that you are listening closely to the market and are responding to the ever-higher standards for good quality housing," he said in his speech, adding that emerging technology is reshaping the future of the industry.

"By staying at the forefront of innovation, understanding the evolving needs of home buyers, and fostering sustainable practices, we can build a resilient and thriving real estate industry that meets the demands of tomorrow," he said.

Star Media Group (SMG) chief executive officer Alex Yeow said as the industry is recovering further from the grip of the pandemic with various accommodative policies and measures by the government, developers are well-positioned to elevate the industry further.

"As the community continues to recover and flourish, Star Media Group and StarProperty remain steadfast in our commitment to supporting developers in their quest for growth and success.

"Entering its 8th consecutive year, StarProperty Real Estate Developer Awards remains the top tier recognition of excellence in property development, architecture, interior and landscape

design, and marketing.

"Participating in the Awards provides developers with a trusted endorsement that enhances brand reputation and increases consumer confidence. This ultimately leads to a larger customer base, helping developers grow their businesses and establish themselves as industry leaders," he said in his speech.

The highlight of the night - the All-Stars Awards - were won by best performers from both public listed and non-public listed companies. Divided into Top 10 for the listed property developers and Top 5 for the non-listed companies, the winners of the public listed category are:

1. Sime Darby Property Berhad
2. IOI Property Group Berhad
3. IJM Corporation Berhad - IJM Land Berhad*
4. Mah Sing Group Berhad
5. LBS Bina Group Berhad
6. Matrix Concepts Holdings Berhad
6. OSK Holdings Berhad - OSK Property*
7. Paramount Corporation Berhad - Paramount Property*
8. UEM Sunrise Berhad
9. Tropicana Corporation Berhad
10. Sunsuria Berhad

*property division

For the non-listed property developers, they are:

1. SkyWorld Development Berhad
2. Sri Pengkalan Binaan Sdn Bhd
3. Parkland Group
4. Platinum Victory
5. PR1MA Corporation Malaysia

The StarProperty Real Estate Developers Award continues to hold its high standard, thanks to a panel of eight esteemed judges from diverse but interrelated disciplines in the real estate industry who have ensured that the entries received fair and constructive evaluations.

Also present were SMG independent non-executive director Christina Foo, chief content officer Esther Ng and chief business officer Lydia Wang.

The event was organised by StarProperty, a wholly-owned subsidiary of SMG, while the official beverage partners were Heineken Malaysia Bhd and Edelweiss. 🍷

A moment in StarProperty's timeline

The milestones that were achieved over the eight years

StarProperty is a renowned and influential platform in the real estate industry that has a rich history ever since it was incorporated in 2005. Founded with the vision of revolutionising the way people discover and invest in properties, StarProperty has become an omni-channel platform and a key player in the property market.

The origins of StarProperty can be traced back to its establishment as an online portal in 2009. Recognising the growing demand for a reliable platform that caters to the diverse needs of property seekers, the Star Media Group envisioned a comprehensive platform that would provide valuable insights, resources and listings for both residential and commercial properties.

From its early days, StarProperty rapidly gained traction and became a go-to platform for property enthusiasts, investors and industry professionals. The platform's commitment to delivering accurate, up-to-date and relevant information, coupled with its user-friendly interface, propelled its popularity and solidified its position as a trusted authority in the real estate realm.

Over the years, StarProperty expanded its services and offerings to meet the evolving demands of the market. One of the significant milestones in StarProperty's history was the establishment of the StarProperty Awards. Introduced in 2016, these prestigious awards recognise excellence

in various categories, including property development, architecture, sustainability and innovation. The StarProperty Awards have become a benchmark of distinction within the industry, showcasing the best and most innovative projects and setting the standard for excellence in the real estate sector.

Today, StarProperty continues to thrive and evolve, staying at the forefront of the industry by leveraging technology and embracing new trends. It showcases the latest real developments, market news, area studies and property fairs, which are relevant to industry stakeholders such as home buyers, investors, entrepreneurs, developers, real estate agents and real estate industry professionals.

StarProperty remains committed to providing valuable insights, expert advice and a seamless user experience. With its strong reputation, extensive network, and dedication to quality, StarProperty has become an indispensable resource in the real estate landscape, empowering individuals and businesses to make informed decisions and embark on successful property journeys.

As it looks towards the future, StarProperty remains dedicated to its mission of transforming the way people engage with the real estate market, fostering transparency, trust and innovation to shape the future of property investments and experiences.

Milestones

2016

Introducing the StarProperty Awards

The year 2016 is a prominent milestone for StarProperty, as it marked the inception of the StarProperty Awards. It started with 10 categories and two All-Stars Awards, namely the Top Ranked Developers Award and The Readers' & Voters' Choice Award.

2017

Bigger and better in year two

The StarProperty Awards 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.

2018

Looking to the East

Entering its third year, the StarProperty 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.

2019

Encompassing a wider field

The StarProperty Awards further expanded to include hotels, landmark public buildings, luxury developments according to price range, and most importantly, acts of kindness, such as corporate social responsibility programs designed to give back to the people. Five new award categories were introduced in 2019.

2020

Putting developer's performance on the microscope

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. Due to the outbreak of Covid-19, the award presentation was done virtually for the first time.

2021

Overcoming the pandemic wave

2021 was no less challenging than 2020. Having gained experience from the first virtual awards, the second virtual fair was much smoother although fewer entries were submitted as many projects were interrupted by the multiple movement control orders.

2022

A resurgence of renewed drive

Riding on the recovery of the Malaysian economy, many property developers launched and reignited their respective projects. The result was that the StarProperty Awards 2022 experienced the most number of participants with 110 entries vying for 30 categories.

2023

A fresh start

For the first time, the All-Stars Awards ranked the Top 10 participating listed property developers. Similarly, the Top 5 non-listed companies were also ranked. Six new categories were added, making 2023 the year with the most categories with a respectable 96 winners.

StarProperty Awards 2023 categories



IOI Rio, Bandar Puteri Puchong by IOI Properties Group Berhad



Acacia Heights by Sri Pengkalan Binaan Sdn Bhd



Ilham Residences 2 by Sime Darby Property Berhad



Kota Sultan Ahmad Shah (KotaSAS) by KotaSAS Sdn Bhd

The All-Stars Award

The Performing Developers of 2022

Looking at how well the participating developers perform in 2022, taking into consideration both quantitative and qualitative attributes, and ranking them accordingly.

TOP 10 LISTED COMPANIES

| |
|---|
| 1. Sime Darby Property Berhad |
| 2. IOI Properties Group Berhad |
| 3. IJM Corporation Berhad - IJM Land Berhad* |
| 4. Mah Sing Group Berhad |
| 5. LBS Bina Group Berhad |
| 6. Matrix Concepts Holdings Berhad |
| 6. OSK Holdings Berhad - OSK Property* |
| 7. Paramount Corporation Berhad - Paramount Property* |
| 8. UEM Sunrise Berhad |
| 9. Tropicana Corporation Berhad |
| 10. Sunsuria Berhad |

Note: *property division

TOP 5 NON-LISTED COMPANIES

| |
|---------------------------------|
| 1. SkyWorld Development Berhad |
| 2. Sri Pengkalan Binaan Sdn Bhd |
| 3. Parkland Group |
| 4. Platinum Victory |
| 5. PR1MA Corporation Malaysia |

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 |
|-----------------------------|-------------------------------------|------------|
| IOI Properties Group Berhad | IOI Rio, Bandar Puteri Puchong | EXCELLENCE |
| SkyWorld Development Berhad | SAMA Square @ SkySanctuary, Setapak | 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 |
|----------------------------|------------------------------|---------|
| PDG Development Sdn Bhd | Ayer Keroh Eco Park @ Melaka | HONOURS |
| Sime Darby Property Berhad | Elmina Business Park | HONOURS |

The Close-To-Home 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 spoilt with choices where shopping, dining, recreation, community, transportation, and other amenities and conveniences are concerned.

| Developer | Project Name | Rank |
|----------------------------|-----------------------------|---------|
| Sime Darby Property Berhad | Serasi Residences | HONOURS |
| Sunsuria Forum Sdn Bhd | Sunsuria Forum @ 7th Avenue | 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 |
|---------------------------------|--------------------|------------|
| Sime Darby Property Berhad | Ilham Residences 2 | EXCELLENCE |
| Sri Pengkalan Binaan Sdn Bhd | Acacia Heights | EXCELLENCE |
| Matrix Concepts Holdings Berhad | Resort Residence 2 | HONOURS |

The Creative Space Award

The award will go to the development that utilises space to seamlessly offer elegant and spacious living. Equipped with state-of-art amenities together with built-in technological infrastructure, the development is ideal for those who prefer small space home. Maximum development up to 800 sq ft.

| Developer | Project Name | Rank |
|--------------------------|--------------|-------|
| ENSO Development Sdn Bhd | One Equine | MERIT |

The Eastern Star Award

The award will go to the residential or commercial development in East Coast Malaysia (Pahang, Kelantan, and Terengganu) 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 |
|-----------------|----------------------------------|------------|
| KotaSAS Sdn Bhd | Kota Sultan Ahmad Shah (KotaSAS) | EXCELLENCE |



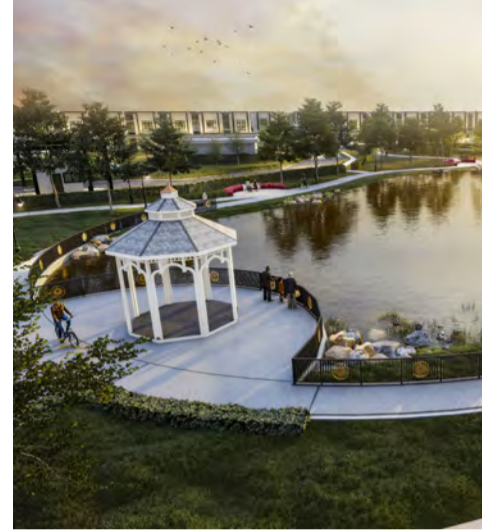
Sanderling Lakefront by MCT Berhad



The Minh Mont'Kiara by UEM Sunrise Berhad



Bandar Botani Parkland by Parkland Group



La Casa Lunas by Sri Pengkalan Binaan Sdn Bhd



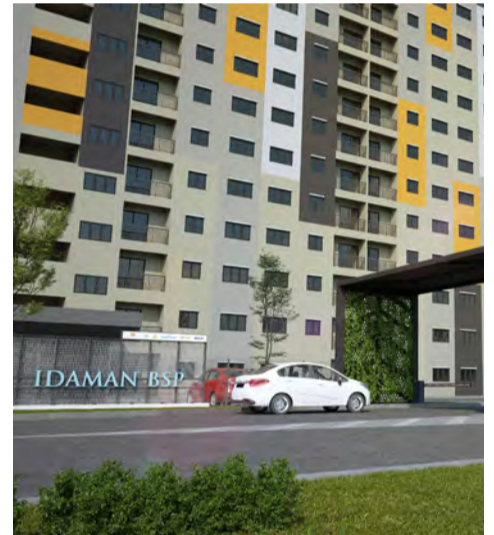
Sejati Lakeside 2 by Paramount Property



SkyBlox @ SkySanctuary, Setapak by SkyWorld Development Berhad



Residensi Bintang Riverfront by Perbadanan PR1MA Malaysia



Idaman BSP by LBS Bina Group Berhad

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) - Beyond Greater KL

| Developer | Project Name | Rank |
|--------------------|------------------------------|---------|
| Paramount Property | Savana, Utropolis Batu Kawan | HONOURS |

Best Family-Centric Development (High-Rise) - Within Greater KL

| Developer | Project Name | Rank |
|-------------------------------|----------------------|------------|
| MCT Berhad | Sanderling Lakefront | EXCELLENCE |
| UEM Sunrise Berhad | The Minh Mont'Kiara | EXCELLENCE |
| Chin Hin Property Development | Quaver Residence | HONOURS |
| LBS Bina Group Berhad | Melodi Perdana | MERIT |
| OSK Property | ANYA at Shorea Park | MERIT |
| Platinum Victory | PSV 1 Residences | MERIT |
| Putrajaya Holdings Sdn Bhd | Residensi Sakura | MERIT |

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

| Developer | Project Name | Rank |
|------------------------------|------------------------|------------|
| Parkland Group | Bandar Botani Parkland | EXCELLENCE |
| Sri Pengkalan Binaan Sdn Bhd | La Casa Lunas | EXCELLENCE |

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

| Developer | Project Name | Rank |
|-----------------------|-------------------|------------|
| Paramount Property | Sejati Lakeside 2 | EXCELLENCE |
| Sunsuria City Sdn Bhd | Seni Residence | HONOURS |

The Foreign Touch Award

Open to all types of high-rise property by a local developer inspired by foreign architecture and designs to replicate a similar creation in a local context. The winning entry of this award should have the best attributes that make this property the most desirable among the ones vying for this title.

| Developer | Project Name | Rank |
|-----------|--------------|---------|
| CPI Land | Tuan 2egacy | HONOURS |

The Frontier Finder Award

The award recognises a new concept, innovation, or idea that has not yet been implemented within Malaysia.

| Developer | Project Name | Rank |
|-----------------------------|---------------------------------|------------|
| SkyWorld Development Berhad | SkyBlox @ SkySanctuary, Setapak | EXCELLENCE |

The Government-Assisted Homes Award

The award will go to the development which is helping the government achieve its goal of providing quality affordable homes to the B40 and M40.

Best National Homeownership Initiative - Borneo

| Developer | Project Name | Rank |
|---------------------------|------------------------------|------------|
| Perbadanan PR1MA Malaysia | Residensi Bintang Riverfront | EXCELLENCE |

Best National Homeownership Initiative - Central

| Developer | Project Name | Rank |
|-----------------------|--------------|------------|
| LBS Bina Group Berhad | Idaman BSP | EXCELLENCE |

Best National Homeownership Initiative - Northern

| Developer | Project Name | Rank |
|---------------------------|---|------------|
| Lagenda Properties Berhad | Bandar Baru Setia Awan Perdana Phase 1D | EXCELLENCE |
| Perbadanan PR1MA Malaysia | Residensi Kepayang | EXCELLENCE |
| Perbadanan PR1MA Malaysia | Residensi Pauh Permai | EXCELLENCE |
| Lagenda Properties Berhad | Lagenda Teluk Intan Phase 1 | HONOURS |



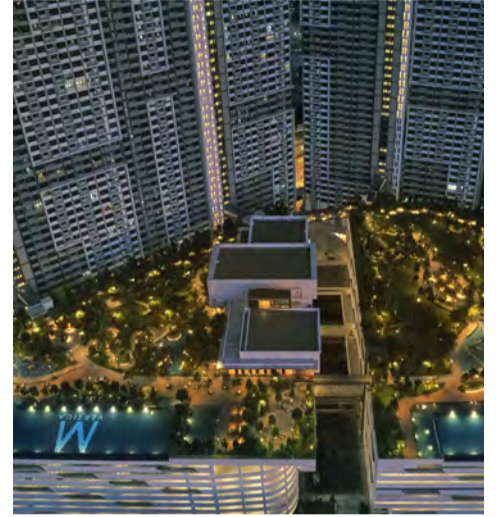
Bandar Baru Setia Awan Perdana Phase 1D by Lagenda Properties Berhad



Residensi Kepayang by Perbadanan PR1MA Malaysia



Residensi Pauh Permai by Perbadanan PR1MA Malaysia



M Vertica by Mah Sing Group Berhad



Bandar Bukit Raja Townpark by Sime Darby Property Berhad



Emerald Hills, Alam Damai by Guocoland (Malaysia) Berhad



Casa Bayu @ Cybersouth by MCT Berhad

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 |
|----------------------------|----------------------------|------------|
| Mah Sing Group Berhad | M Vertica | EXCELLENCE |
| Sime Darby Property Berhad | Bandar Bukit Raja Townpark | EXCELLENCE |
| MCT Berhad | Alira @ Metropark Subang | HONOURS |

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 |
|-----------------------------|---------------------------|------------|
| GuocoLand (Malaysia) Berhad | Emerald Hills, Alam Damai | EXCELLENCE |
| MCT Berhad | Casa Bayu @ Cybersouth | EXCELLENCE |

The Long Life Award

The award will go to the development that offers comprehensive health, fitness, and rejuvenation facilities. The project is dedicated to providing wellness living and is designed with a holistic approach to providing the residents with a healthy lifestyle.

| Developer | Project Name | Rank |
|-----------------------------|----------------------------------|------------|
| KL Wellness City Sdn Bhd | KL Wellness City | EXCELLENCE |
| IOI Properties Group Berhad | Gems Residences, IOI Resort City | MERIT |

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 |
|---------------------------------|-----------------|------------|
| Matrix Concepts Holdings Berhad | Resort Villa | EXCELLENCE |
| Tropicana Aman Sdn Bhd | Hana Residences | HONOURS |

The Neighbourhood Award

Best Comprehensive Township (Below 500 acres)

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. The size of the township is below 500 acres.

| Developer | Project Name | Rank |
|------------------------------|---------------------------------|---------|
| Parkland Group | Taman Kluang Perdana | HONOURS |
| Tropicana Corporation Berhad | Tropicana Uplands, Gelang Patah | MERIT |

Best Comprehensive Township (500-2,000 acres)

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. The size of the township is between 500 – 2,000 acres.

| Developer | Project Name | Rank |
|-----------------------|-------------------|-------|
| LBS Bina Group Berhad | KITA @ Cybersouth | MERIT |

Best Comprehensive Township (Above 2,000 acres)

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. The size of the township is above 2,000 acres.

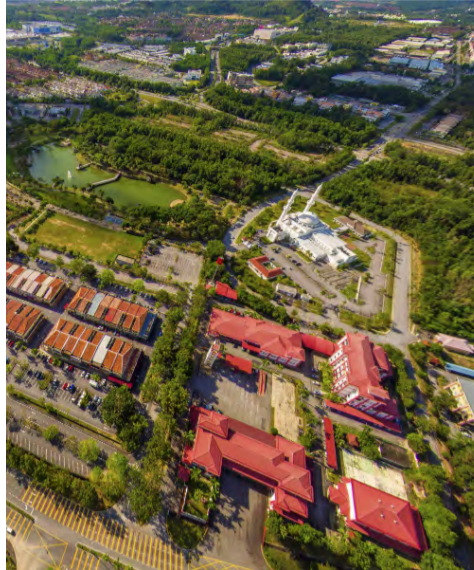
| Developer | Project Name | Rank |
|-----------------------------|----------------------------------|------------|
| IJM Land Berhad | Seremban 2 | EXCELLENCE |
| KotaSAS Sdn Bhd | Kota Sultan Ahmad Shah (KotaSAS) | EXCELLENCE |
| Sime Darby Property Berhad | Bandar Universiti Pagoh | EXCELLENCE |
| IOI Properties Group Berhad | Bandar Putra Kulai | HONOURS |



KL Wellness City by KL Wellness City Sdn Bhd



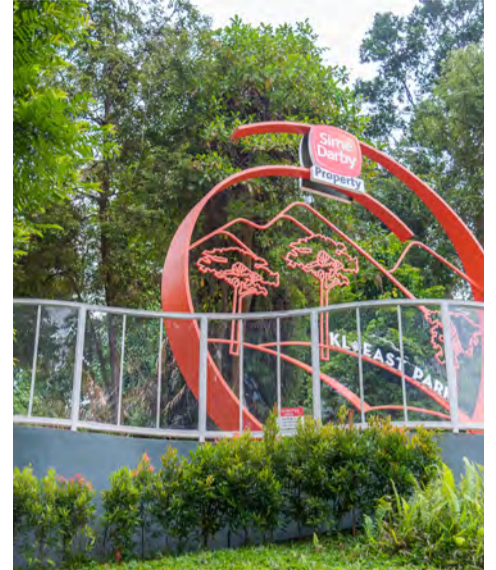
Resort Villa by Matrix Concepts Holdings Berhad



Seremban 2 by IJM Land Berhad



Bandar Universiti Pagoh by Sime Darby Property Berhad



KL East Park by Sime Darby Property Berhad



Skyline Kuala Lumpur by TSLAW Land (LTS Skyline Sdn Bhd)



Sebana Cove by IJM Land Berhad



Aetas Damansara by MCT Berhad

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 |
|--------------|--------------|-------|
| OSK Property | Rubica | MERIT |

The Outstanding Award

The award will go to the residential or commercial development that is iconic in every way possible. The development exhibits elegance that forms the architectural style of homes. Jaw-dropping, eye-opening projects apply here.

| Developer | Project Name | Rank |
|--------------------|---------------------|---------|
| UEM Sunrise Berhad | The Minh Mont'Kiara | HONOURS |

The Pinnacle Award

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 |
|--------------------|---------------------|------------|
| UEM Sunrise Berhad | The Minh Mont'Kiara | EXCELLENCE |

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 a community's assets more advantageously. This award goes to the development with the best place-making facilities.

| Developer | Project Name | Rank |
|----------------------------|--------------|------------|
| Sime Darby Property Berhad | KL East Park | EXCELLENCE |

The Proximity Award

The award will go to the development that epitomises the Work, Play, Live and Learn concept. The development is built with a choice 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, office, and commercial components.

| Developer | Project Name | Rank |
|----------------------------------|----------------------|------------|
| TSLAW Land (LTS Skyline Sdn Bhd) | Skyline Kuala Lumpur | 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 a resort-style community with unique amenities that come with resorts.

| Developer | Project Name | Rank |
|-----------------|-------------------|------------|
| IJM Land Berhad | Sebana Cove | EXCELLENCE |
| CPI Land | Residensi Dian II | HONOURS |

The Skyline Award

Best High-Rise Residential Development

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

| Developer | Project Name | Rank |
|-----------------------------------|--------------------------------------|---------|
| OSK Property | LEA by the Hills | HONOURS |
| SkyWorld Development Berhad | Curvo Residences @ SkyArena, Setapak | HONOURS |
| TSLAW Land (L & T Realty Sdn Bhd) | Skyline Kuchai | HONOURS |
| LBS Bina Group Berhad | Residensi Bintang Bukit Jalil | MERIT |
| Mah Sing Group Berhad | M Astra | MERIT |
| Sime Darby Property Berhad | Park One Malawati | MERIT |

Best High-Rise Residential Development (Luxury)

This award will go to the high-rise residential development that offers comprehensive features for a modern and luxurious lifestyle. The project appeals to homebuyers for its facilities, ambiance and security, as well as the uniqueness of the innovative designs. This category applies for a price range from RM1 million and above.

| Developer | Project Name | Rank |
|-----------------------------------|---------------------|------------|
| MCT Berhad | Aetas Damansara | EXCELLENCE |
| UEM Sunrise Berhad | The Minh Mont'Kiara | HONOURS |
| IJM Perennial Development Sdn Bhd | Mezzo | MERIT |



Casa Embun @ Cybersouth by MCT Berhad



Residensi Jalan Jubilee by Perbadanan PR1MA Malaysia



Primrose Saujana KLIA by Glomac Berhad



Residensi Advena by Perbadanan Kemajuan Negeri Selangor



Dayana Phase 1 by Sime Darby Property Berhad

The Southern Star Award

The award will go to the residential or commercial development in Southern Malaysia (Melaka 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 |
|---------------------------|--------------|-------|
| Kemajuan Tong Tor Sdn Bhd | Letina Villa | MERIT |

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) - Beyond Greater KL

| Developer | Project Name | Rank |
|---------------------------|------------------------|---------|
| Perbadanan PR1MA Malaysia | Residensi Larkin Indah | HONOURS |

Best Primary Home Development (High-Rise) - Within Greater KL

| Developer | Project Name | Rank |
|-------------------------------------|-------------------------|------------|
| MCT Berhad | Casa Embun @ Cybersouth | EXCELLENCE |
| Perbadanan Kemajuan Negeri Selangor | Residensi Advena | EXCELLENCE |
| Perbadanan PR1MA Malaysia | Residensi Jalan Jubilee | EXCELLENCE |
| LBS Bina Group Berhad | Prestige Residence | HONOURS |

Best Primary Home Development (Landed) - Within Greater KL

| Developer | Project Name | Rank |
|----------------------------|-----------------------|------------|
| Glomac Berhad | Primrose Saujana KLIA | EXCELLENCE |
| Sime Darby Property Berhad | Dayana Phase 1 | EXCELLENCE |

StarProperty Readers' Choice

Most Heart-Warming CSR Initiatives

The award go to the developers who are not just contributing to society but pushing the boundaries of CSR activities that

their actions have become inspirations to others.

| Developer | Rank |
|---------------------------------|------------|
| Mah Sing Group Berhad | Excellence |
| Matrix Concepts Holdings Berhad | Excellence |
| Tropicana Corporation Berhad | Excellence |

Most Preferred Architectural Buildings

The award go to the developer who has designed the most impressive architectural structure. To win the award, the design has to appeal to StarProperty readers.

| Developer | Project Name | Rank |
|-----------------------------------|-----------------|------------|
| IJM Perennial Development Sdn Bhd | Mezzo | Excellence |
| LBS Bina Group Berhad | Cameron Centrum | Excellence |
| MCT Berhad | Aetas Damansara | Excellence |

Most Preferred Developers

The award go to the developer who is voted as the most preferred choice by StarProperty readers.

| Developer | Rank |
|-----------------------------|------------|
| Mah Sing Group Berhad | Excellence |
| IOI Properties Group Berhad | Excellence |
| LBS Bina Group Berhad | Excellence |



Winners of the Top 10 Listed Companies on stage with Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir.

A symbol of success

Trophies are the culmination of the recipients' dedication, perseverance and unwavering commitment to excellence

THE trophy winners at the StarProperty Awards 2023 were elated and filled with joy as they received recognition for their exceptional accomplishments. Their happiness and pride shone through, reflecting the culmination of their hard work, dedication and success in the real estate industry.

The happiness of the trophy winners was palpable throughout the awards ceremony. Their faces lit up with genuine smiles and their eyes sparkled with excitement as they stepped onto the stage to accept their well-deserved trophies. The atmosphere was electric and the room buzzed with vibrant energy as their achievements were acknowledged and applauded by their peers, industry professionals, and esteemed guests.

For these trophy winners, the journey leading up to this moment had been marked by relentless dedication, perseverance and an unwavering commitment to excellence. Their efforts in pushing the boundaries of innovation, design, sustainability and customer satisfaction had set them apart from their competitors and made them shining stars in the real estate landscape. As the StarProperty Awards 2023 came to a close, the happy trophy winners left the stage with a renewed sense of purpose and determination. Their accomplishments would forever be etched in the annals of the real estate industry, serving as beacons of inspiration and reminders of what can be achieved with passion, perseverance and a commitment to excellence. 🏆



Matrix Concepts Holdings chief marketing officer Lim Kok Yee receiving his award from Star Media Group chief executive officer Alex Yeow.



IOI Properties Group chief executive officer Datuk Voon Tin Yow receiving the All-Stars Award on-stage.



Mah Sing Group chief executive officer Datuk Ho Hon Sang receiving his award from the Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir.



Sunsuria chief finance officer Eng Kim Haw, manager in the executive chairman's office Ter Chen Loong and project director Tan Hoi Kwan with their trophies.



Sri Pengkalan Binaan chief operating officer Yap Lih Shyan is all smiles after winning.



Mah Sing Group property subsidiaries chief executive officer Yeoh Chee Beng with his trophy.



MCT chief executive officer Teh Heng Chong and chief operating officer Aw Sei Cheh with their thumbs up.



(LEFT) The PDG Property and Parkland Group teams pose with their winning trophies.

(BELOW) Perbadanan PR1MA Malaysia chief operating officer Zulkarnain Zainuddin, Excel Focus Properties managing director Datuk Mohamed Iqbal S.Habeeb Noohu and PR1MA chief executive officer Datuk Seri Mohd Nazri Md Shariff.



KotaSAS director Datuk Shahrul Nizam Abdul Aziz (7th from left) with his team after receiving the awards.



The Putrajaya Holdings team taking a group photo after winning their trophy.



The PKNS team showing thumbs up on their win.



The ladies at CPI Land pose with their trophies.



TongTor managing director Goh Choon Keong (holding the trophy) with his team.



The UEM Sunrise team at the photo booth.



The Sime Darby Property team happily display their trophies.



Platinum Victory executive director Gan Yee Hin with his trophy.



Glomac chief operating officer Zulkifly Garib (right) with sales and marketing head Veejeyeshweren Beraya.



Tropicana Corporation legal executive director Jeffrey Tan receiving his trophy from Star Media Group chief executive officer Alex Yeow.



Paramount Corporation top management displaying their trophies for the night.



GuocoLand Malaysia project general manager Tan Foo Lung (holding the trophy) with his team.



(From left) Tropicana Corporation group corporate and marketing communications senior general manager Serena Lim, Mah Sing Group strategic communications, corporate responsibility and sustainability head Lyanna Tew and Matrix Concepts Holdings chief marketing officer Lim Kok Yee.



Happiness sparks when the team Beverly Group and Surbana Jurong met at the awards gala night.

A family gem in a vibrant neighbourhood

Skyline Kuchai offers multi-generational living in the well-established township of Kuchai Lama



The apartment suites are thoughtfully designed and offer residents enjoyable living with access to a slew of nearby amenities.



(ABOVE) Skyline Kuchai is nestled amid an array of amenities further providing a comfortable living for its residents.



THE up-and-coming Skyline Kuchai is set to change the expectations of high-rise living with its remarkable and meticulously designed features, conceived to accommodate the needs and preferences of three or even four generations living under one roof.

This extraordinary project caters to the diverse lifestyles and requirements of families spanning from children to parents to grandparents, creating a harmonious and comfortable living environment for everyone involved.

In recognition of the evolving dynamics of modern families, Skyline Kuchai has been thoughtfully crafted to provide ample space and amenities to cater to the unique needs of each generation.

The residential suites are specially crafted and extoll cosy living in a well-developed and thriving neighbourhood, aiming to allay concerns of commute time as most of their wants and needs are easily accessible from their new home.

Keeping comfortable living at the forefront, all 1,838 residential unit house practical layout following the interior design concept of seasons and senses that celebrates the beauty and diversity of the seasons.

Approaching the design process with a unique focus on the visual experiences, TSLAW Land – a boutique property arm of the TSLAW Group, blends pastel colours such as soft greens, pinks and blues to represent the blossoming of new life.

In addition, natural materials like wood and stone are used to create an earthy and grounding experience, while soft textiles like linen and cotton are encouraged to create an even more soothing atmosphere.

Future residents may choose units that best fit their lifestyle, starting from RM360,800 with unit sizes ranging from 550 sq ft to 920 sq ft and four layouts featuring up to three bedrooms and two bathrooms.

Spanning 4.56 acres and centred around the concept of family, these strata units are equipped with accessible facilities and amenities that are designed for multi-generational households.

Zones for generations

Skyline Kuchai is practically designed with functional features incorporating ways to make residents' lives easier.

For instance, there are speed ramps straight to the carpark and the building was designed to have easy access to six major highways, which will come in handy on rushed mornings heading to work or school.

For a more seamless and sustainable living, Skyline Kuchai has also installed electric vehicle (EV) charging stations, a stream automated waste collection (AWC) system and touchless lifts for those who are used to hands-free living post-pandemic.

What's more, Skyline Kuchai has something for every family member no matter the age. Located in the two-level facility podium, each resident would be spoilt for choice at the 100,000 sq ft indoor and outdoor facilities.

Introducing a healthy lifestyle in the Fitness and Wellness

Zones which include the 700m elevated jogging path and walkway that winds around the podium, yoga deck, senior gym corner, the outdoor and indoor gyms.

Meanwhile, kids can have fun at the Kids Fun Zone with designated areas such as the playfield, toddlers' cycling park, obstacle playground and playland.

Enjoy family time at the Splash Zone, which includes an infinity lap pool, kids' water play pool and pool deck complemented by a barbecue pavilion and celebration deck among the many other facilities available.

Meanwhile, there is a rooftop facility area giving residents a luxurious rooftop experience with the outdoor Sky Terrace, Sky Gourmet, Sky Dining, Sky Theater, Sky Lawn as well as stellar indoor Sky Lounge.

Enriching experiences

To elevate living lifestyle, the residential suites are also designed to help you and your family broaden your horizons with the excellent choice of location.

Skyline Kuchai gives residents access to a stunning city lifestyle with easy access to scrumptious dining opportunities, exciting retail experiences, beautiful culture and exhilarating nightlife.

Just a stone's throw away and easily accessible by major highways or an easy 400m commute to the Kuchai MRT station which makes travelling around faster and more efficient.

Furthermore, Skyline Kuchai is 8km southwest of the city and is just one stop away from the proposed Bandar Malaysia Station and six stops from the Bukit Bintang MRT station.

Meanwhile, residents can enjoy the proximity of commercial and shopping hotspots such as a short drive to Mid Valley City, Kuchai Entrepreneurs Park, Kuchai Business Centre, NSK trade city and Pavilion Bukit Jalil.

You can rest easy knowing that there are healthcare services nearby too including the Sunway Medical Centre Velocity, KMI Taman Desa Medical Centre and University Kebangsaan Malaysia Medical Centre.

Homes with school-going children can opt to send their kids to SJK(C) La Salle, SJK(C) Choong Wen, SJK(C) Tai Thung or even the Alice Smith School.

Thoughtfully crafted for residents

Boasting an estimated gross development value (GDV) of RM1bil, TSLAW Land estimates that the residential suites to be completed in Q4 2027.

With a decade-long track record and over 600 acres of prime land banks across Malaysia, TSLAW Land aims to transform good locations into great communities.

Its predecessor, Skyline KL, was thoughtfully designed as a Transit-Oriented Development (TOD) with direct access to the Pudu LRT station and a variety of amenities within walking distance of a neighbourhood.

The apartment epitomises the idea of work, play, live, and study, providing residents a really convenient and enriched living experience.

This speaks volumes in the thoughtfully crafted Skyline Kuchai where TSLAW Land takes pride in understanding what people need and desire, which influences their designs and the spaces built – leading to a better-conceived buildings and desirable lifestyles.

For more information on Skyline Kuchai, visit www.skylinekuchai.com. Alternatively, visit www.tslawland.com for more on TSLAW Land's upcoming projects. ↗

Skyline Kuchai gives residents access to a stunning city lifestyle with easy access to scrumptious dining opportunities, exciting retail experiences, beautiful culture and exhilarating nightlife.



The Sky Lounge is one of the many luxurious rooftop facilities available that takes your living experience to new heights.



Skyline Kuchai has something for every family member, including an infinity pool for a family day spent close to home or to unwind.



THANK YOU

for your trust in us

They say no dreams are too high for those with their eyes in the sky. A belief we hold true to at TSLAW Land as we celebrate two new soaring milestones for the Skyline series in 2023.

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Developer Address: TSLAW Tower (Menara TSLAW), Level 45, No. 39, Jalan Kamuning, Pingiran TRX, 55100 Kuala Lumpur, Malaysia | SKYLINE KL Developer: LTS Skyline Sdn. Bhd. (915772H/20100103849) | Type of Property: Apartment Suite | Expected Completion Date: December 2026 | Land Tenure: 99 Years (Expiry Date 27 December 2119) | Land Encumbrance: Maybank Islamic Berhad | Approving Authority: Dewan Bandaraya Kuala Lumpur | Tower A & B - Developer's License No.: 20209-1/12-2023/0959(L) | Validity Period: 28/12/2021 - 27/12/2023 | Advertisement and Sales Permit: 20209-1/12-2023/0959(P) | Validity Period: 28/12/2021 - 27/12/2023 | Approved Building Plan: BP T4 OSC 2021 0162 | Total Units: 1,109 | Tower C & D - Developer's License No.: 20209-2/1-2024/56(L) | Validity Period: 21/01/2022 - 20/01/2024 | Advertising and Sales Permit: 20209-2/1-2024/56(P) | Validity Period: 21/01/2022 - 20/01/2024 | Approved Building Plan: BP T4 OSC 2021 0163 | Total Units: 1,109 | Selling Price: Type A: 480sf - RM422,200 (min.) - RM533,300 (max.) | Type B: 895sf - RM464,100 (min.) - RM720,200 (max.) | Type C: 850sf - RM682,800 (min.) - RM722,300 (max.) | Type D: 850sf - RM839,100 (min.) - RM870,700 (max.) | Type E: 1,080sf - RM1,013,600 (min.) - RM1,143,000 (max.) | 5% Bumiputera Discount | Restriction of Interest: The Land cannot be transferred, leased and charged without consent from Federal Territory Land Executive Committee (Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur). SKYLINE KUCHAI Developer: L & T Realty Sdn. Bhd. (283227-T) | Developer's License No.: 30331-1/01-2026/0008(A) | Validity Period: 05/01/2023 - 04/01/2028 | Phase 1 - Advertising Permit No.: 30331-2/01-2026/0054(A)-(S) | Validity Period: 16/01/2023 - 15/01/2026 | Phase 2 - Advertising Permit No.: 30331-1/01-2026/0047(A)-(S) | Validity Period: 13/01/2023 - 12/01/2026 | Land Tenure: 99 Years (Expiry 16 November 2121) | Land Encumbrance: Maybank Islamic Berhad | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Approval No.: DBKL JK6 BP S1 OSC 2022 2314 (23) | Expected Completion Date: August 2027 | Type of Property: Apartment Suite | Phase 1 - Total Units: 941 units | Min. Price: RM455,800 | Max. Price: RM1,259,800 | No. of Parking: 1, 2, 3 or 4 | Phase 2 - Total Units: 897 units | Min. Price: RM507,800 | Max. Price: RM1,324,800 | No. of Parking: 1, 2, 3 or 4 | 5% Bumiputera Discount | Restriction of Interest: The Land cannot be transferred, leased and charged without consent from Federal Territory Land Executive Committee (Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur).
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PKNS aspires to improve home ownership ecosystem

Affordable housing project offers win-win budget solution for buyers



(ABOVE) Residensi Advena comprises three separate blocks.



A decently priced, stylish home with high-end amenities is usually located on the outskirts or far from the city centre. But sometimes, great residential projects open up opportunities to own the perfect property within your budget, right in the middle of the city.

Residensi Advena by Selangor State Development Corporation (PKNS), located within the matured, economic pulse of Section 16, Shah Alam offers all the amenities of luxury living, with an affordable price tag of RM388,000 to RM398,000.

The price also lowers the entry barrier for Malaysians to own a home of their own, creating a broader home-ownership market, especially for single adults and buyers of low-income groups.

With the recent spate of rate hikes by Bank Negara Malaysia (BNM), the average rakyat fret the rising cost of home loans, however, properties are also the ideal asset to hedge against the increasing inflation. With its affordable price, Residensi Advena promises high returns on investment and asset stability despite the pressing macroeconomic conditions in the market.

Additionally, its medium-cost status also qualifies buyers for numerous incentives such as stamp duty exemptions for first-time home buyers and guarantee schemes, as well as attractive home loan packages offered by financial institutions. Affordability is a major decision-making factor for homeowners, apart from quality, design and accessibility.

Residensi Advena reflects PKNS's commitment to expanding its offering of attainably-priced products to broaden the home ownership dream of the rakyat. Leveraging its strong track record of affordable housing, PKNS aspires to improve the home ownership ecosystem, especially for young buyers looking to set up their first homes, through a stock of affordable, quality houses.

To aid with financing capability, the developer has teamed up with several banks to design home loan packages that are more inclusive, capturing the target market of low-income and single-income groups.

Low-density, affordable home with luxurious amenities

One of the project's most endearing aspects is its simple island type layout with direct accessibility around the building and ease of accessibility for wheel-chair use. Built as a low-density project, there are only seven units on each floor and OKU-friendly units to support independent living for differently-abled dwellers.

With a 941 sq ft built up, this three-bedroom, two-bathroom apartment is compact, yet private, designed to maximise space efficiency and utilisation for enhanced occupant comfort.

The development comprises three blocks on a leasehold plot

of 3.33 acres, and is scheduled for completion in June 2024. Of its 232 units, 94 units comprise the standard Type A, while 138 are Type B offering the dual key facility.

Although each unit is under 1,000 sq ft, it is designed to maximise space with clean lines and wide areas. Among its space-saving characteristics are the open, uninterrupted layout concept without corridors, where the living and dining areas are featured as the centre of activity. To add a touch of contemporary sophistication, the design aligns with the times to include large windows to maximise natural daylight and metal louvres for shading or as sunscreens, part of its sustainability initiative towards lower energy usage.

Adding to its low-carbon emission aspiration, the apartments were built using durable, environmentally friendly materials, while the interiors were washed with low VOC paint to ensure high indoor environmental quality.

The 232 units in three separate blocks are attached closely to each other, designed to achieve direct access from dwelling units to the car park and facilities. Residensi Advena is one of the few apartments today built to accommodate two parking bays per unit.

Despite its affordable category distinction, Residensi Advena is equipped with facilities that resonate with high-end amenities like a multipurpose hall, reading room, surau, kindergarten, playground and laundry facilities. A limited retail section offers a variety of shops for necessities while a gymnasium and swimming pool promote healthy living. It is also equipped with a covered car park and 24-hour security control and gated access for added safety of residents.

Modest homes in prime location

Apart from its strategic pricing model, Residensi Advena appeals for its ease of reach to the city and with commercial, educational, recreational and leisure amenities close by, fulfilling the desired modern lifestyle of work-live-play central to urban living.

Located in a mature neighbourhood of Section 16 – the centre of Shah Alam city, buyers will enjoy living within proximity of well-established schools, banks, post offices, mosques, fuel stations, F&B venues and retail options.

Residensi Advena's strategic address places it conveniently near Shah Alam's major transit routes, ensuring a smooth, stress-free commute, to and from work. The residents will enjoy direct access to the Federal Highway and other major highways such as KESAS, NKVE and Guthrie Corridor Expressway. It is also easily accessible via public transportation mode with the Terminal Bas Shah Alam within a 10km radius and KTM Commuter in the adjacent Section 19 enclave. 📍



Residensi Advena reflects PKNS's commitment to expanding its offering of attainably-priced products to broaden the home ownership dream of the rakyat.

(BELOW) An affordable development boasting amenities of high-end residences, Residensi Advena is opening up home-ownership possibilities for the mid to lower income strata.



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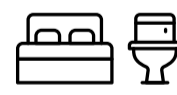
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A growing sense for sustainability

More and more developers embracing environmental concerns



The Drive Towards Achieving Net Zero Emissions

In recent years, the global movement to achieve net zero greenhouse gas emissions has gained significant traction, with numerous countries announcing their commitments to this ambitious goal. Malaysia, too, has joined this movement, pledging to become a net zero greenhouse gas emissions nation no later than 2050. To accomplish this, the Malaysian government has set a target to reduce carbon intensity by 45% by 2030, compared to the levels of gross domestic product (GDP) in 2005.

As part of its preparations for the global energy transition, the Malaysian government has proactively introduced forward-thinking policies. One such policy is the National Energy Policy 2022-2040 (DTN 2040), implemented on September 19, 2022. DTN 2040 aims to realise the aspiration of a Low-Carbon Nation by increasing the share of clean and sustainable energy sources in the country's primary energy mix. This presents opportunities for both the public and commercial sectors to explore new avenues of growth through low-carbon pathways.

The policy acknowledges the pivotal role that energy plays in driving socioeconomic development across Malaysia's key industries. The transition towards net zero emissions holds the potential to unlock new economic opportunities, foster job creation, ensure reliable and affordable energy, and maximise the value of the nation's domestic oil and gas resources. The policy also serves as a guiding framework for industry participants and decision-makers, striking a delicate balance between sustainability, affordability, and energy security.

However, experts caution that the current pledges made by governments, even if fully realised, fall short of achieving global net zero energy-related carbon dioxide emissions by 2050. This indicates that the world may struggle to limit the rise in global temperatures to the crucial 1.5°C threshold, which is vital in mitigating the most severe impacts of climate change.

Therefore, governments and stakeholders must expedite their efforts and collaborate in earnest to achieve net zero emissions at the earliest opportunity. The transition to a low-carbon economy is inevitable, and those who are prepared and embrace this challenge will be well-positioned to reap the rewards of a sustainable future. 🌱

In recent years, the sustainability drive has gained significant momentum and taken hold across various industries, including real estate. With growing awareness of environmental concerns and the need for responsible development, the real estate sector has embraced sustainable practices and initiatives to minimise its environmental impact and create a more sustainable future.

Developers, architects and industry stakeholders have recognised the importance of integrating sustainability into every aspect of the real estate lifecycle, from planning and design to construction, operation and beyond. This shift towards sustainability is driven by a desire to conserve resources, reduce carbon emissions, enhance energy efficiency and promote eco-friendly living spaces.

Green certifications

One of the key areas where sustainability has made a significant impact is in green building practices. Building certifications such as LEED (Leadership in Energy and Environmental Design) and BREEAM (Building Research Establishment Environmental Assessment Method) have become widely adopted standards for evaluating the sustainability performance of buildings. In Malaysia, there is the Green Building Index (GBI) and GreenRE for more localised property construction.

The Green Building Index (GBI) is Malaysia's industry-recognised green rating tool for buildings to promote sustainability in the built environment and raise awareness among developers, architects, engineers, planners, designers, contractors and the public about environmental issues.

GreenRE, set up by the Real Estate

and Housing Developers' Association (Rehda) in 2013 to drive sustainability in Malaysia's real estate industry, promotes it holistically across the full lifecycle of a residential project with certification standards for developers and best practice guidance for homeowners enabling them to benchmark the performance of their property.

These certifications encourage the use of energy-efficient technologies, renewable energy sources, water conservation measures, and the incorporation of sustainable materials in construction.

Furthermore, sustainable urban planning and development have gained prominence. The concept of creating walkable communities, with mixed-use developments and access to public transportation, reduces reliance on cars and promotes a more sustainable lifestyle. The emphasis is on creating vibrant, livable neighbourhoods that prioritise green spaces, pedestrian-friendly infrastructure, and connectivity.

Real estate developers have also embraced sustainable features and amenities in their projects. These include the use of green roofs, rainwater harvesting systems, solar panels, and energy-efficient appliances. Additionally, there is a growing trend towards incorporating smart technologies that optimise energy consumption, improve waste management, and enhance overall resource efficiency.

"Developers are now more cognisant of the need for sustainable designs and green features in their projects, and the Sustainable Development Awards is held specially to recognise the efforts taken by these developers whom we believe exceeded expectations. The winners set a very high benchmark for the industry, which we hope will be emulated by more

developers all over the country," said Rehda president Datuk NK Tong.

Sustainability drive

The sustainability drive has not only focused on the environmental aspect but also on social and economic sustainability. Developers are increasingly incorporating social amenities, such as community spaces, parks, and recreational facilities, to foster a sense of well-being and social interaction among residents. Additionally, the promotion of affordable housing and inclusive development ensures that sustainability benefits reach a broader segment of society.

"Developers play a key role in incorporating sustainability enablers into project development. We are working closely with developers to incorporate good passive designs and low carbon materials cost-effectively," said GreenRE executive director Ashwin Thurairajah.

Government policies and regulations have played a crucial role in promoting sustainability within the real estate sector. Many jurisdictions have introduced green building codes, energy efficiency standards, and incentives to encourage developers and homeowners to adopt sustainable practices. These measures create a favourable environment for sustainable development and support the growth of a sustainable real estate market.

Overall, the sustainability drive has taken hold in the real estate industry, transforming the way buildings are designed, constructed, and operated. As the focus on environmental responsibility and sustainable living continues to grow, we can expect further innovations, advancements, and collaborations aimed at creating a more sustainable built environment for future generations.



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Residensi Dian II

010 700 7700

Developer License: 30260/10-2027/0259(A) **Validity:** 25/10/2022 - 24/10/2027 **Advertising & Sales Permit:** 30260-1/02-2026/0188(N)-(S) **Validity Period:** 24/02/2023 - 23/02/2026 **Developer:** CPI Glenmarie Sdn Bhd **Land Tenure:** 99 years leasehold (H.S.(D) 324999 PT 2592 Seksyen 13) **Expected Date Of Completion:** 05/07/2110, **Sekatan-sekatan kepentingan:** Tanah ini tidak boleh dipindahmilik, dipajak atau digadai. **Encumbrance:** Malayan Banking Berhad **Approval Authority:** Majlis Bandaraya Shah Alam **Building Plan Referral No:** MBSA/BGN/BB/600-1(PS)/SEK.U1/0068-2022 **Expected Date Of Completion:** Feb 2026 **Type:** Service Apartment, 748 units, Type A (550 sq ft) RM270,000.00 (min.) - RM270,000.00 (max.), Type B (834 sq ft) RM527,200.00 (min.) - RM581,600 (max.), Type C (834 sq ft) RM560,500.00 (min.) - RM598,300.00 (max.), Type B/G (909 sq ft) RM600,600.00 (min.) - RM609,800.00 (max.), Type C/G1 (909 sq ft) RM609,800.00 (min.) - RM609,800.00 (max.), Type C/G2 (1257 sq ft) RM716,400.00 (min.) - RM716,400.00 (max.) Type A, B, C (2 car parks); Type B/G, C/G1, C/G2 (3 car parks) 10% Bumiputera Discount

An elegant haven for city families

Quaver Residence redefines space planning for family homes



Features within the Chirping Park will encourage family members to play together.



A spot of modern elegance amid the hustle and bustle best describes Quaver Residence, the latest duplex and serviced apartment developed by Chin Hin Group. Located along the Sungai Besi Expressway and the KL-Seremban Highway at Seri Kembangan, just 6.4km from Pavilion Bukit Jalil, the 31-storey and 40-storey towers, with their expansive balcony façade and architectural fins, projects an air of immovable refinement in contrast to its fast-paced surroundings.

But the refinement is not just in the air. Inside the 3.41 acres of development, there are only 684 units, making it one of the few low-density high-rise residential projects in the area. Quaver Residence is built for families, so spaciousness is key to the units, where sizes start from 1,023 sq ft to 1,852 sq ft.

Realising the changing lifestyle of the post-pandemic era, where for many, the importance of quality home living has increased, the large built-up is utilised to fit an open-concept kitchen with an attached yard that can be converted to a wet kitchen, three spacious bedrooms, two bathrooms and duplex units that accentuate the concept of space further with the double-volume ceiling height.

Lifestyle balcony

At Quaver Residence, the balcony is given a new interpretation and ceases to be a narrow semi-open corridor bridging the exterior and the interior. Sized amply, the balcony becomes an extension of the living room where entertaining guests and visiting family members can take place in a semi-outdoor-like setting. For some units, the balcony is also made interconnected to the kitchen, to facilitate events such as barbeque parties or steamboat nights. For those who would like to take a morning stretch or yoga session in their bedroom while basking under the gently warm sunlight, there are units where the balcony extends to the bedrooms. Once a dispensable space, the balcony now functions as a seamless transit for integrating the outdoors into the various indoor activities of the residents. This integration is similar to living in a landed property and it makes Quaver Residence a unique high-rise development that offers some of the perks of living in a landed home.

In addition, the location and placement of facilities also play an important role to promote family bonding. The highlight would be the Chirping Park at level 11, landscaped with an abundance of manicured greenery and inspired by birds taking flights. It has a likeness to a wonderland, featuring a centrepiece installation and structures that are catered to

At Quaver Residence, the balcony is given a new interpretation and ceases to be a narrow semi-open corridor bridging the exterior and the interior.

full adult height so that families of all ages are encouraged to play together. Another thoughtful design is the infinity lap pool which is located next to the children's pool to enhance the bonding experience between parents and children. With a total of thirty facilities, including separate rooftop gardens for each of the two blocks, residents have plenty to be delighted for.

Outside of the development, major amenities located nearby are such as The Mines Shopping Centre (4km), IMU Hospital (5km), Pavilion Bukit Jalil (6.4km), and Columbia Asia Hospital Cheras (9km radius) and Taman Desa Medical Centre (10km radius). The Serdang Raya MRT station lies just 800m from Quaver Residence and will be connected by a link bridge through the One South Street Mall. A mature neighbourhood, Seri Kembangan offers many F&B outlets of various types for residents in the vicinity of the development. Quaver Residence itself will have retail units at the ground level featuring tenants and services such as Grab & Go, cafés, a grocery anchor and pre-school for everyday necessities and convenience.

With a starting price of RM555,000 and at least two car parking bays, Quaver Residence offers an elegant and spacious home that is close to important amenities but at a lower premium than its immediate neighbourhood of Bukit Jalil. With a high degree of road connectivity, Quaver Residence is an appealing address to those who commute regularly to areas such as Puchong, Bukit Jalil and Sri Petaling but who do not wish to live in such dense neighbourhoods.

Quaver Residence is targeted to complete in March 2027. For more information, visit www.quaver.com.my



The poolside offers a relaxing spot for adults and children as well as a place to enjoy the view.



82FT LENGTH L-SHAPED BALCONY*

When we couple smart space planning with the understanding of modular layout concept, we create flexible spaces and ultimately, homes that are ideal for three generations.



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 (HIGH-RISE) - Within Greater KL

Artist's Impression



Strategic location in Sungai Besi



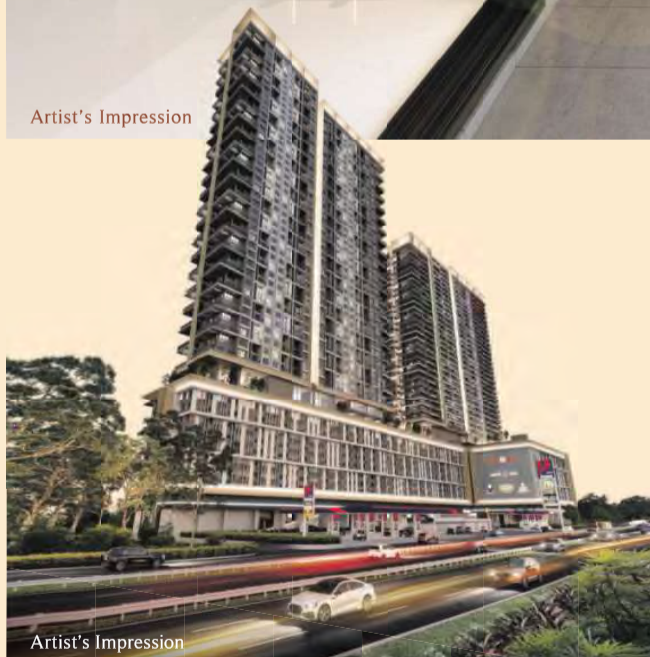
L-shaped balcony* with 82ft length



Family-sized units up to 3 + 1 bedrooms



Doorstep conveniences with Grab & Go retail



Artist's Impression

Quaver Residence offers Duplex and Serviced Apartment in various layout sizes to accommodate the different needs of home buyers.

Duplex:
1,367 to 1,701 sqft

Serviced Apartment:
1,110 to 1,851 sqft

Book now at 011 3011 6343

*Terms & Conditions Apply.



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 Off Jalan Kuchai Lama, 52800, Kuala Lumpur.

Quaver Residence Sales Gallery
www.quaver.com.my

Development: Simfoni Residensi. Developer: Quaver Sdn Bhd (635933-H). Tel: 603-7984 7878. Address: A-0-9, Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 52800 Kuala Lumpur. Type of building: Serviced Apartment. Developer's License No.: 30064/04-2027/0063(N). Validity Period: 26/4/2022-25/4/2027. Advertising & Sales Permit No.: 30064-1/08-2025/0129(N)-(S). Validity Period: 24/8/2022-23/8/2025. Approving Authority: Majlis Bandaraya Subang Jaya. Reference No.: MBSJ.BGN.BP7.600-1/10/4/1(16). Land Tenure: Leasehold. Expiry Date: 20 Mac 2091. Restriction In Interest: The land shall not be transferred, leased or changed without prior approval by the state authority. Completion Period: 54 months. Target Completion Date: March 2027. Total Unit: 684. Total Storey: Block A - 31 storey & Block B - 40 storey. Selling Price: RM555,000 (min) - RM1,083,000 (max). Bumiputra Discount: 7%. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. All information contained in this collateral, including visuals, animation and illustrations, and the presentation at the show gallery including the layout plans in this collateral are subject to change as may be required by the relevant authorities or developer's architect without prior notification and shall not be taken as the identical representation of the actual unit that is to be or being purchased by you or part of an offer or contract. Prospects should refer to the final sale and purchase agreement of the actual unit for specifications and descriptions.

Celebrate togetherness with Residensi Sakura

Putrajaya Homes creates a family-centric household in Precinct 11, Putrajaya

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MERIT

THE FAMILY-FRIENDLY AWARD
(HIGH-RISE) - Within Greater KL

Residensi Sakura

The core concept of the creation of Residensi Sakura is to bring the community together at a macro level while promoting strong family bonds at a micro level.



PUTRAJAYA HOLDINGS

WHETHER it is the simplistic, modern lines or the bold colours, the architecture of a home has an impact on the well-being of its residents. With this in mind, property developer Putrajaya Homes (a wholly owned subsidiary of Putrajaya Holdings) created Residensi Sakura. Cultivating a warm environment with the goal of enhancing stronger connection in the household, Residensi Sakura is a home for the family centred.

With today's emphasis on a fast-paced lifestyle, an open space to connect and share with your loved ones is crucial to nurturing strong, healthy relationships. The core concept of the creation of Residensi Sakura is to bring the community together at a macro level while promoting strong family bonds at a micro level.

Settled within Precinct 11, Putrajaya, Residensi Sakura is a residential freehold apartment with a gross development value of RM177mil. Being a development with a community-centred philosophy, the apartment design emphasises on creating tight-knit communities and a family-centric lifestyle.

Encompassing 5.39 acres, Residensi Sakura consists of 463 units in total, across two towers. With a minimum build-up of 828 sq ft to a maximum build-up of 2,120 sq ft, the units have six layouts, all of which emphasise on creating a sense of belonging in a safe and secure environment.

Priced modestly from RM350,000 to RM978,000, the designs facilitate a natural environment for communication and interaction. Each residential unit is designed with a wide frontage, as well as non-facing entrance doors, allowing residents to enjoy time with family within the privacy of their own homes. With this in mind, the entrance foyer for the home is set within a wide nook, creating a transitional space between the privacy of family centric-unit and the neighbourhood corridor.

In our increasingly isolated society, these transitional spaces were well-crafted to develop neighbourhood interaction along the corridors, allowing bonds between the community to flourish. Within the unit, bedrooms and living spaces are open to ample sunlight with a view of the skyline. This is the same for the living, dining and kitchen areas, which all retain an open layout.

Spacious and inviting

Creating a visually spacious environment, each unit functions as the heart of the household. Units facing the common space on the second level are also privy to the family-centred communal garden. Its location is designed to be unseen by the public eye, however, units will be able to have a visual connection to the neighbourhood, allowing residents to interact harmoniously with other neighbouring family units.

The apartment emphasises on the familial connection not just between families, but to the neighbourhood and its facilities as a home environment. Spatial surrounding plays a critical role in belonging, leading to responses within all developments, from community to society at large.

It is for this reason that the design and structure of the building revolve around family-centric areas and recreational facilities at various platform levels of the apartment.

When it comes to cultivating an active and healthy lifestyle for the whole



Residensi Sakura's pool has an inviting vibe.

family, spend time outdoors with your little ones, whether in the swimming pool, the playground or the outdoor gym. The apartment doesn't just boast a lush green view, it also has a forest garden for the enjoyment of its residents, as well as an interactive and communal herbs garden.

Facilities also include a multipurpose hall and a kindergarten. Create new memories with the community and loved ones, whether within the development itself or in the surrounding stores and amenities.

As Residensi Sakura is situated within a mature and highly accessible neighbourhood, residents will not have to go far when it comes to retail stores as well as medical and educational institutions. Take in the fresh air and go for a walk in the nearby Saujana Hijau Park on the weekend, or take a break with the entire family at the neighbourhood shops and commercial centres.

In addition, residents need not worry when it comes to schooling as there are primary and secondary schools within close proximity. Cultivate a healthy and happy environment with effortless convenience and easy access to all necessary amenities.

With links to major highways, residents will be able to travel from Putrajaya to Kuala Lumpur with ease. These include the South Klang Valley Expressway (SKVE), Lebuhraya Damansara-Puchong (LDP), Silk, Lekas, Maju Expressway (MEX), Elite, Grand Saga and Plus highway. For the eco-friendly, the apartment is about 4.3km to the Putrajaya Sentral MRT station as one of the routes and the ERL station in which the feeder bus will pass by Residensi Sakura.

All Malaysians are eligible for Residensi Sakura's attractive discounts and rebates, which include free legal fees on the Sales and Purchase Agreement, free stamp duty on the Memorandum of Transfer and zero downpayment, subject to terms and conditions.

Through its philosophy of family unit and redefining neighbourhood living, Putrajaya Homes believes that the family unit thrives on communication, connection and warmth. Each development reflects this vision, and none more so than Residensi Sakura, which places priority on family, togetherness and comfort.

The project is slated for completion in 2026. For more information, visit www.pjhsalesvirtual.com.



(RIGHT)
The design facilitates a natural environment for communication and interaction.



Precinct 11, Putrajaya

MODERN LIVING IN PUTRAJAYA



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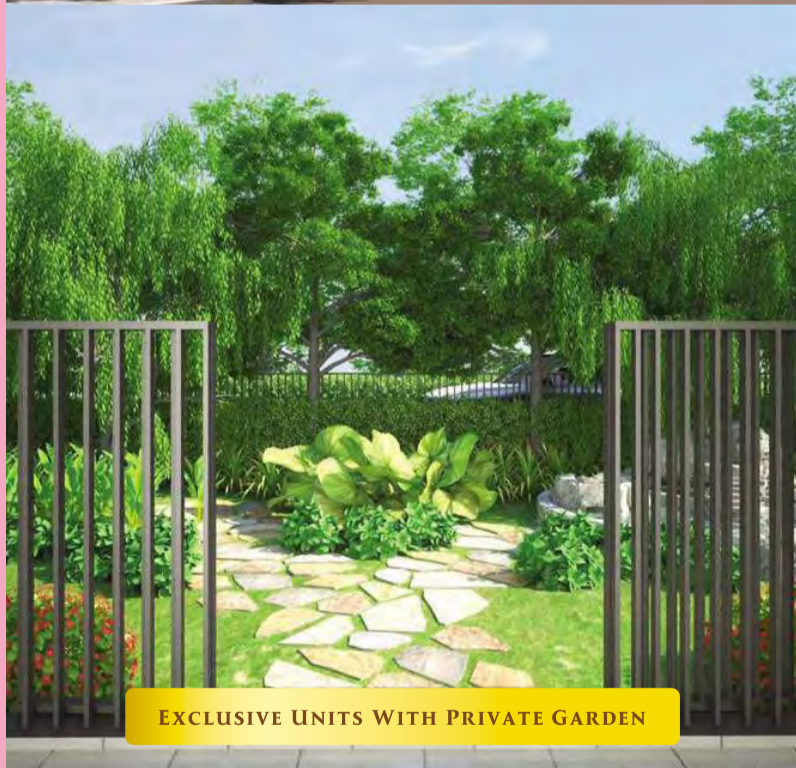
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- 🏠 Attractive Discount and Rebate*
- 🏠 Zero Downpayment*
- 🏠 Built Up 828, 957 dan 2, 120 sq. ft.
- 🏠 Freehold
*Terms and Conditions Apply



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PUTRAJAYA HOLDINGS
A member of KLCC Group of Companies

Developer License No: 7479/03-2023/0286(A) • Validity Period: 31/03/2021 - 30/03/2023 • Advertising & Sales Permit No: 7479-48/12-2025/0432(N)-(S) • Validity Period: 17/12/2022 - 16/12/2025 • Developer: Putrajaya Homes Sdn Bhd • Approving for Building Plan: Perbadanan Putrajaya • Building Plan No: PPj/PER/KBKB/2015/P11-157 (95) • Tenure of Land: Freehold • Encumbrances: None • Development Name: Residensi Sakura • Expected Date of Completion: December 2023 • Type: Apartment • Price: Block 1 RM350,000 – RM980,000 / Block 2 RM 457,000 – RM 978,000 • No. of units: 463 units •

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

City living in a well-developed township

Mah Sing's M Astra in Setapak commends city living at an affordable cost



M Astra in Setapak integrates biophilic design to create environmental harmony.



CITY living with great connectivity and convenience could be challenging for first-time homebuyers and young families, and as Malaysia's most preferred developer, Mah Sing recognises this.

Hence, Mah Sing's M Series, dubbed the Luxury You Can Afford are immensely popular as they offer homebuyers affordable luxury at prime locations with easy access to amenities, connectivity and ready infrastructures.

Part of the M Series development, M Astra is a five-acre mixed development with two blocks of serviced residence that comes with three-bedroom and four-bedroom units and built-ups ranging from 850 sq ft to 1,044 sq ft.

M Astra stands out even further because it is highly connected as it is surrounded by ready amenities such as primary and secondary schools, educational institutions, public transport, shopping malls and hospitals.

It is some 600m from Jalan Genting Kelang and has excellent connectivity via Middle Ring Road 2 (MRR2) (2.8km), Duta-Ulu Klang Expressway (DUKE) (3.1km), Jalan Tun Razak (4.8km), as well as the Setiawangsa Pantai Expressway (SPE) (1.4km).

With a gross development value (GDV) of approximately RM618mil, M Astra is strategically located within the vicinity of the matured neighbourhood in Setapak with nearby suburbs including Danau Kota, Taman Sri Rampai, Wangsa Maju, Taman Melawati and Setiawangsa.

Split between two towers that are meticulously positioned to allow privacy, residents are also able to enjoy a green atmosphere with balconies and courtyards thoughtfully crafted into the building for unobstructed views of Kuala Lumpur City Centre and Genting Highlands. Besides that, it boasts a floating clubhouse above a 50m lap pool with an infinity edge, overlooks Jalan Kilang capturing the greenery panoramic view of Gombak Hill.

Sustainable living close to the city centre

On top of having excellent connectivity and accessibility, M Astra is also a sustainable development that houses enhanced green features to reduce energy consumption and wastage.

For instance, the building has rainwater harvesting that leads to lower potable water consumption, is equipped with an automated waste collection system and EV charging stations as well as energy-efficient lighting (LED) in common areas and lifts with a regenerative feature to optimise energy-saving.

Meanwhile, units are designed to give a good level of natural daylight filtering through the building, as well as enhanced indoor air quality through cross ventilation in all rooms and the use of low volatile organic compound (VOC) paint and adhesive for better health of occupants.

Since 2011, Mah Sing has been committed to driving sustainability and M Astra has nabbed the GreenRE Certification for Green and Sustainable Building.

M Astra has also been designed to meet the demands of the new normal, including contactless technology in the development

Since 2011, Mah Sing has been committed to driving sustainability and M Astra has nabbed the GreenRE Certification for Green and Sustainable Building.

MahSing
Reinvent Spaces. Enhance Life.

to ensure safe access to common areas and facility floors. There is a cantilevered floating gymnasium equipped with Technogym facilities and co-working spaces for those who work from home to make the most of. Meanwhile, for added security, M Astra incorporates multi-tier security and underwent QCLASSIC quality assessment.

The star of city living

The overall landscape design is inspired by the project name Astra, which also means Star in Latin. Staying true to its moniker, the massive Star landscape design can be seen clearly in the middle of a development that provides various family activities, including a multi-age playground, an amphitheatre, a gathering space, urban farming, Olympic-length infinity pool and a barbecue area.

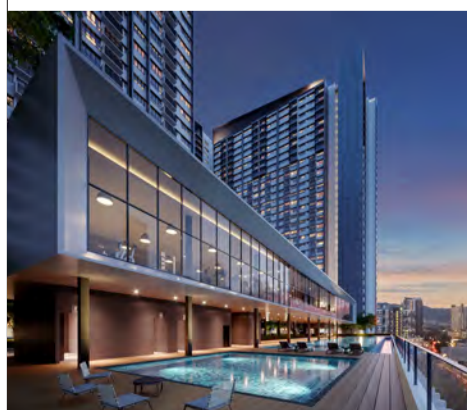
The concept is weaved throughout the building exterior with tilting edges of the crown by creating a bold framing onto the façade and extended to the landscape design creating a sparkling walkway connecting the two towers.

Moreover, M Astra is crafted to also provide a serene sense of arrival with a centralised garden with lush greenery in the main entrance which is seamlessly extended to the lobbies providing a tranquil escape from exhilarating city life.

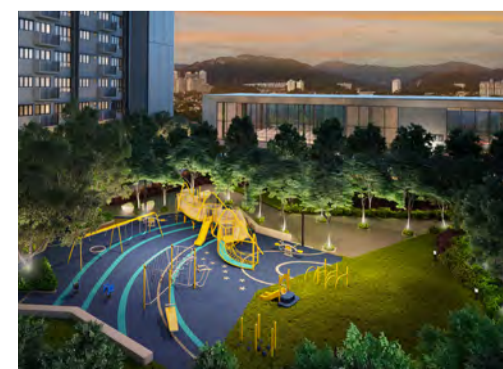
The second mixed development M Series development to grace the mature neighbourhood of Setapak, M Astra follows the footsteps of its predecessor M Adora in Wangsa Melawati.

Launched in 2022 with an estimated completion date of June 2027, M Astra is priced from RM399,000 and has already achieved a healthy take-up rate of 95% as of May 2023.

What's more, M Astra's retail shops achieved 100% taken up with two drive-through units to be tenanted by popular food and beverage brands such as Coffee Bean & Tea Leaf and Jollibee. For more information on M Astra, visit <https://m-astra.com.my/>. Alternatively, visit <https://www.mahsing.com.my/> for more on Mah Sing's upcoming developments. 🌟



M Astra's impressive Olympic-length infinity pool is nestled within the five-acre development.



The massive Star landscape design can be seen clearly in the middle of a development that provides various family activities, including a multi-age playground.

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Developer Licence No: 19318/03-2025/0001(R) • Validity Period: 03/12/2021 - 03/03/2025 • Tower A & B • Advertising & Sales Permit No: 19318-1/03-2024/0691(R)-(S) • Validity Period: 04/03/2023 - 03/03/2024 • Building Plan Reference No: BP S2 OSC 2017 3733 • Date of Completion: Jun 2022 • Tower A Total Unit: 808 • Tower B Total Unit: 685 • Tower A & Tower B Min Price: RM 500,280 • Max Price: RM 744,480 • Built-up (Tower A & B): 850sf and 1000sf • Tower C, D & E • Advertising & Sales Permit No: 19318-2/11-2023/0517(A)-(S) • Validity Period: 24/11/2022 - 23/11/2023 • Building Plan Reference No: BP S2 OSC 2017 3734 • Date of Completion: Apr 2023 • Tower C Total Unit: 752 • Min Price: RM 639,360 • Max Price: RM 909,360 • Tower D Total Unit: 793 • Min Price: RM 641,760 • Max Price: RM 910,560 • Tower E Total Unit: 646 • Min Price: RM 644,160 • Max Price: RM 914,160 • Built-up (Tower C, D & E): 850sf and 1000sf • 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 form the Land Committee of Kuala Lumpur, Federal Territory • Land Encumbrance: Maybank Islamic Berhad • This advertisement has been approved by National Housing Department.

Building a stunning township in Kuantan

KotaSAS transforming an old plantation into an integrated and comprehensive enclave



KotaSAS is committed to providing one of the best facilities, utilities and events in town ensuring the exclusivity of the township.

(ABOVE) KotaSAS is well on its way to turning over 2,000 acres into an integrated and comprehensive enclave.

TURNING the former Ladang Kurnia Setia Bukit Goh in Kuantan Pahang into their vision of a modern Kuantan, Kota Sultan Ahmad Shah Sdn Bhd (KotaSAS) is well on its way to turning over 2,000 acres into an integrated and comprehensive township.

A wholly owned subsidiary of Tanah Makmur Bhd (TMB) – with a principal focus on the plantation industry, is now turning its gaze towards agribusiness – the KotaSAS township's gross development value is estimated to be RM4bil over 15 years.

KotaSAS aims to provide about 8,000 residential units to approximately 40,000 residents including multiple residential phases offering quality mixed units of linked, duplex, semi-detached and bungalows all ranging from one to two-and-a-half-storey buildings extolling comfortable living to its residents.

"With 2,165 acres of KotaSAS land bank, we aspire to provide the best quality of residential and commercial properties to the vision of modernising Kuantan by setting this township as the new administrative capital for Pahang.

"The epitome of a self-sustained township, KotaSAS aims to enhance, revitalise, and elevate the community of Kuantan to new modern vibes – with over 2,612 completed residences and a current population of 15,000 residents," said TMB group chief executive officer Datuk Shahrul Nizam Abdul Aziz.

Building a modern-day township

With the experience of more than 12 years in KotaSAS development, KotaSAS is committed to providing one of the best facilities, utilities and events in town ensuring the exclusivity of the township.

KotaSAS has incorporated smart home systems and infrastructure as the key enabler to achieve its vision and it is a township with the largest smart living system on Malaysia's East Coast in partnership with Wawasan Intact Properties (Pahang) Sdn Bhd (Wawasan Intact Group).

Since the beginning of crafting the masterplan of the township, KotaSAS aimed to create a well-curated township featuring important facilities and utilities such as schools, mosques, state administrations, petrol stations, commercial centres, sewage treatment plants (STP), reservoirs, cemetery and bus stops among others.

It was also important that the township feels secure, which is why KotaSAS also included citywide CCTVs and guarded neighbourhoods with a 24-hour auxiliary police patrol.

Meanwhile, the township also reflects KotaSAS's social responsibility with primary and secondary schools, recreational parks and lakes and sports facilities to benefit its community.

It also offers a green and healthy environment with landscaped parks and jogging tracks which would accentuate a healthy lifestyle.

Besides that, the township also

includes a Central Business District that spans some 280 acres, offering key iconic catalysts such as Pusat Pentadbiran Sultan Ahmad Shah (PPSAS), Masjid Bandaraya and Kompleks Pusat Islam Pahang, and East Coast Rail Link (ECRL), retail malls and office suites.

To amp up the convenience of its residence, the township also has a Tasek Commercial Centre is touted as the first lifestyle retail destination that offers great options in restaurants and convenient services such as TMG Supermarket, Mr DIY hardware store, Family Mart and 7-Eleven Store among others to elevate the community's quality of life.

KotaSAS will also house the main East Coast Rail Link (ECRL) station in Kuantan, connecting Port Klang on the west coast, through KotaSAS and northwards to Kota Bharu, carrying both passengers and freight.

"We anticipated its operations by 2026, just in time to welcome a new generation of dynamic growth in KotaSAS and Kuantan.

"We are currently developing the second State Mosque which is located near the Sultan Ahmad Shah Administrative Centre, which will be widely utilised as a religious complex governed by Majlis Ugama Islam dan Adat Resam Melayu Pahang (MUIP)," added Datuk Shahrul Nizam.

Designed with nature in mind

Joining the ranks of some other 15 residential homes including the already completed Summer Homes, Azalea Residences, Lakefront Signature, Lakeside Homes, Harmony Homes, Evergreen Homes, SpringVale Residences and Primrose Residences among others.

Serene Residence is designed with nature in mind and its double-storey terrace homes complement the modish ambience and lush green of its surroundings. The homes have an enticing starting price of RM524,000.

Meticulously crafted to give future residents a luxurious feeling of living in an open and spacious home, Serene Residence is suitable for growing and multi-generational families.

Future residents can bask in the spacious four bedrooms and three bathrooms units ranging from 2,458 sq ft for intermediate units and from 2,554 sq ft for corner and end units.

Further extolling spacious living, the large master bedroom helps you create the perfect ambience of comfort and luxury, especially with the efficient and functional designs weaved into the units.

Meanwhile, Serene Residence also comes with a car porch that can accommodate up to three cars, ample green spaces and an exclusive family area on the first floor on top of the designated dining area, foyer and living rooms.

For more information, visit <https://kotasas.com> and <https://www.tanahmakmurberhad.com/copy-of-overview>. Alternatively, visit <https://kotasas.com/serene-residences/> to know more about Serene Residence. 📍

Serene Residence is said to be designed with nature in mind and is furnished with double-storey terrace homes to complement the modish ambience and lush green of its surroundings with a starting price of RM 524,000.

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EXCELLENCE
THE EASTERN STAR AWARD
Kota Sultan Ahmad
Shah (KotaSAS)

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DEVELOPER
EXCELLENCE
THE NEIGHBOURHOOD AWARD
BEST COMPREHENSIVE TOWNSHIP
(Above 2,000 acres)
Kota Sultan Ahmad Shah
(KotaSAS)

KOTASAS
BANDAR BARU KUANTAN

(BELOW) Tasek Commercial Centre is touted as the first lifestyle retail destination in the township that offers great options in restaurants and convenient services.



(LEFT) Giving a thumbs up to the StarProperty Awards 2023 gala dinner are (from left) Wawasan Intact Properties manager Datin Chong Chin Wei, director Datuk Ng Choon Koon and director Datuk Ng Choon Cheng, TMB group chief executive officer Datuk Shahrul Nizam with his wife Datin Marsita Mashhor and head Mohd Farizan as well as Wawasan Intact Properties chairman Ng Sun Foo.

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Where exclusivity embraces nature

Unveiling SPB's designs for exceptional living experience



(ABOVE) Acacia Heights' tranquil six-acre lake and lakeside picnic piazza.



(ABOVE) A depiction of the impressive La Casa Lunas roundabout with the tree-lined roads.

StarProperty
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DEVELOPER
STARPROPERTY
ALL-STARS AWARD
(NON-LISTED TOP 5)

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DEVELOPER
EXCELLENCE
THE FAMILY-FRIENDLY AWARD
(LANDED) - Beyond Greater KL
La Casa Lunas

StarProperty
AWARDS
2023 REAL ESTATE
DEVELOPER
EXCELLENCE
THE CORNERSTONE AWARD
Acacia Heights

Award Milestones

2023

- All-Stars Award (non-listed) - Ranked No 2
- The Family-Friendly Award (Landed) Beyond Greater KL by La Casa Lunas (Excellence)
- The Cornerstone Award by Acacia Heights (Excellence)

2022

- All-Stars Award
- The Northern Star Award by La Casa Lunas (Excellence)

2021

- The Southern Star Award by Acacia Heights (Excellence)
- The Cornerstone Award by SPB Taman Nuri (Honours)

2020

- The Cornerstone Award by La Casa Lunas (Honours)

AWARD-winning property developer Sri Pengkalan Binaan's (SPB) is escalating the living standards of the people on two ends of Peninsular Malaysia to new levels with its impeccable housing designs. Simultaneously developing two townships, one in Kluang, Johor and the other in Kulim, Kedah, SPB has infused its personal touch to redefining exceptional living experience. Founded in 1981 by Datuk Yap Pit Kian, SPB is keeping true to its Building Dreams, Improving Lives vision.

Nestled in the serene and picturesque surroundings of Kluang, Johor, Acacia Heights emerges as a premier residential development that offers a premium lifestyle in a low-density and eco-friendly township. Acacia Heights encompasses the perfect blend of luxurious living, sustainable design and an abundance of natural beauty.

With its multi-generational homes and a wide range of amenities, this exceptional development caters to the diverse needs and desires of homeowners.

Acacia Heights spans approximately 186 acres of freehold land, comprising a thoughtfully planned and meticulously designed residential enclave. With a variety of housing options, including cluster, semi-detached and bungalow homes, home owners can choose the perfect abode that suits their preferences and lifestyle. The development features approximately 200 units in Phase 1A and 1B, with a total of around 1,000 units planned for future phases.

Nature-infused amenities

The heart of Acacia Heights lies in its commitment to providing a harmonious balance between nature and modern living. Residents will enjoy a host of amenities designed to foster a sense of community, relaxation, and well-being. From the tranquil six-acre lake and lakeside picnic piazza to the open lawns, children's outdoor playground, and senior social park, there are ample spaces for residents of all ages to unwind and connect with nature. The development also boasts facilities such as a celebration bridge, football field, outdoor badminton and basketball courts, outdoor gym, yoga park and more. Additionally, the Acacia Lifestyle Centre offers enrichment classes for both the young and old, providing a hub for learning and growth within the community.

Acacia Heights takes pride in being an eco-friendly and sustainable township, with 20 acres dedicated to the central park and lake. The development's master planning prioritises low-density living and ensures the safety and security of residents with 24-hour security measures in place. The meticulously designed homes feature wheelchair-friendly features and designs, open-plan dining and living areas, semi-outdoor workstations, private gardens and spacious car porches to accommodate the needs of every home owner.

Acacia Heights enjoys a strategic location, with easy access to key amenities and transportation links. It is just minutes away from the upcoming Lotus Hypermarket, Ayer Hitam Toll, international school, and private hospital. The development has been recognised for its excellence and value, winning awards taking The Southern Star Awards for Excellence in the StarProperty Awards 2022 and the iProperty Development Excellence Awards 2021 for Best Value Landed Development.

Acacia Heights stands as a testament to the seamless integration of luxury, nature, and sustainability. With its picturesque surroundings, exceptional amenities, and commitment to multi-generational living, this development offers a truly exclusive and fulfilling lifestyle.

On the opposite end, La Casa Lunas Phase 4, nestled in the serene town of Lunas, Kulim, Kedah, marks SPB's flagship township development in Northern Malaysia. Designed by renowned planners and architects, this prestigious

project showcases a harmonious blend of luxurious living, green spaces, and sustainable design. With its strategic location, stunning landscapes and thoughtfully curated homes, La Casa Lunas Phase 4, with its unique zero lot villas, promises an unparalleled living experience.

A promising location

Situated just 10 minutes away from the Kulim High-Tech Park and the BKE highway, which connects Penang and Kulim town, La Casa Lunas Phase 4 offers a prime location with immense development potential. Its proximity to major employment hubs and convenient transportation links ensures that residents enjoy both accessibility and a tranquil living environment. The township's strategic location presents an opportunity for residents to experience the best of both worlds.

La Casa Lunas Phase 4's master plan revolves around residents' wellness and convenience. The township is meticulously designed to prioritise green spaces and connectivity. Each precinct is connected by green spines that weave through the development, leading to the central park and commercial centre. Residents can indulge in the beauty of nature and enjoy a peaceful and vibrant community ambience. The curated master plan ensures a harmonious blend of aesthetics and functionality, setting the stage for an exceptional living experience.

Luxurious affordable homes

La Casa Lunas Phase 4 offers an impressive range of homes with spacious layouts and attractive price points compared to other projects in Kulim. The houses feature a size of 35 ft x 65 ft, providing ample space and excellent ventilation. With four bedrooms and three bathrooms, there is enough room for the entire family and guests. The homes also boast three parking lots, ensuring convenience and security. The double-volume ceilings, measuring 22 ft, create an elegant and open living environment, while the seven-foot private garden offers a tranquil space for outdoor activities. Moreover, the unique zero detached home concept provides residents with the privacy of a bungalow.

La Casa Lunas Phase 4 is an eco-friendly and sustainable township that values green living. The development features a central park with a picturesque lake, allowing residents to immerse themselves in the beauty of nature. With low-density and guarded homes, residents can enjoy a secure and peaceful environment. The township's commercial area provides convenient access to essential amenities and services, catering to the needs of its residents. La Casa Lunas Phase 4 presents a balanced and holistic living experience that nurtures a sense of community and connection.

La Casa Lunas Phase 4 has been recognised for its excellence in the industry. It was the proud recipient of the StarProperty Cornerstone Award in 2020, further solidifying its reputation as a premier residential development.

La Casa Lunas Phase 4 sets the standard for luxurious living in Kedah. With its remarkable location, thoughtful master planning, and luxurious yet affordable homes, this development offers residents a truly exceptional living experience. Embracing nature, promoting community, and delivering sustainable design, La Casa Lunas Phase 4 is poised to become a coveted residential destination.

SPB currently has a land bank of about 1,200 acres in Kedah, Perak, Selangor, Melaka and Johor. The company also won four Star Outstanding Business Awards (SOBA), namely The Best Employer, The Best in CSR, The Best Innovation and Male Entrepreneur of the year. More information is obtainable at <https://www.acaciaheights.my/>, www.spb-property.my and <https://www.spb-property.my/on-going-projects/lacasalunas/>.

Acacia Heights spans approximately 186 acres of freehold land, comprising a thoughtfully planned and meticulously designed residential enclave. With a variety of housing options, including cluster, semi-detached and bungalow homes, home owners can choose the perfect abode that suits their preferences and lifestyle.

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The shifting population

People continually move in and out of cities over time



THE dynamics of urban living have undergone significant shifts over the years, with people's preferences oscillating between city centres, suburbs and a renewed interest in returning to the city. This trend reflects changing lifestyles, economic factors and evolving urban development.

This continued shifting of the population adds many challenges to cities as well as the possibility of creating urban sprawl, an uncontrolled expansion of urban areas into surrounding rural or undeveloped land. It is a phenomenon that has been observed in various parts of the world, including Malaysia. The rapid urbanisation and economic growth experienced by Malaysia over the years have contributed to the emergence of urban sprawl in several regions of the country.

In the past, cities were the primary hub of economic activity, cultural offerings, and social opportunities. As a result, many people flocked to urban areas in search of better job prospects, entertainment options and a vibrant lifestyle. The allure of city living was characterised by the convenience of amenities, diverse communities and a bustling atmosphere.

However, as cities became more crowded and expensive, some individuals and families started seeking alternatives in the suburbs. The suburbs offered larger homes, more green spaces and a quieter, family-friendly environment. The appeal of suburban living lay in the promise of more space, a sense of community and better affordability.

"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 in an earlier interview.

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.

The shift to the suburbs was facilitated by improved transportation infrastructure, making commuting between suburban areas and city centres more feasible. Additionally, the availability of suburban amenities such as shopping malls, schools, and recreational facilities made these areas more self-sufficient and attractive for residents.

Urban sprawl in Malaysia has both positive and negative consequences. On the positive side, it can provide housing opportunities for a growing population and create economic development in previously underdeveloped areas. It may also result in improved access to services, amenities, and employment opportunities for residents living on the outskirts of cities.

However, urban sprawl also poses challenges and drawbacks. It can lead to increased traffic congestion, longer commuting distances, and a greater reliance on private vehicles. This, in turn, contributes to environmental issues such as air pollution and greenhouse gas

emissions. Urban sprawl can also lead to the loss of agricultural land, natural habitats, and green spaces, impacting biodiversity and the overall quality of the environment.

To manage urban sprawl effectively, urban planning and land-use policies play a crucial role. Implementing measures such as compact city development, promoting mixed land-use patterns, and improving public transportation systems can help curb urban sprawl and promote sustainable urban growth. It is important to strike a balance between accommodating the needs of a growing population and preserving the environment and quality of life for both current and future generations.

However, in recent years, there has been a renewed interest in returning to the city. This shift can be attributed to several factors. Firstly, younger generations, such as millennials and Gen Z, are increasingly prioritising proximity to work, entertainment venues, and a vibrant social scene. The desire for a dynamic urban lifestyle has driven them

(ABOVE)

The lights in the distance show how far Kuala Lumpur city has extended.

(BELOW)

Urban sprawl can lead to increased traffic congestion, longer commuting distances and a greater reliance on private vehicles.

back to the city, seeking the energy and opportunities that urban centres provide.

Furthermore, there has been a revitalisation of city centres as governments and developers invest in urban renewal projects. These initiatives aim to create more livable, walkable cities with improved infrastructure, public spaces, and cultural offerings. As a result, city centres have become more attractive for both residents and businesses.

"The three states with the highest population composition in 2022 are Selangor (21.6%), followed by Johor (12.3%) and Sabah (10.4%). On the other hand, WP Labuan and WP Putrajaya recorded the lowest population composition at 0.3% and 0.4% respectively.

"However, WP Putrajaya recorded the highest annual population growth rate for the period 2021-2022 which is 4.3%. For the first time, the population of Melaka surpassed the one million mark in 2021," according to the Malaysian Department of Statistics.

On average, Malaysia has a population density of 99 people per sq km (pskm). Kuala Lumpur has the highest population density with 8,045 people pskm, followed by Putrajaya (2,418) and Penang (1,656).

The changing nature of work has also played a role in the return to the city. With the rise of remote work and flexible schedules, people no longer need to be tied to suburban locations for employment. This newfound freedom allows individuals to prioritise proximity to urban amenities and lifestyle preferences when choosing their place of residence.

The concept of mixed-use developments has also contributed to the appeal of urban living. These developments integrate residential, commercial, and recreational spaces, creating a sense of convenience and community within city centres. Residents can enjoy the benefits of having shops, restaurants, and entertainment options just steps away from their homes.

Ultimately, the ebb and flow between city and suburban living reflect the ever-changing needs and desires of individuals and families. While some seek the tranquility and space offered by the suburbs, others are drawn to the vibrancy and opportunities of urban centres. As cities continue to evolve and adapt to meet the demands of their residents, the cycle of migration between cities and suburbs is likely to persist, reflecting the dynamic nature of urban living. 🏡





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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

Hedging their bet on health and wellness

KL Wellness City set to transform this property niche



The entire 26.49-acre development will be interconnected to enhance accessibility.

(LEFT) KL Wellness City is set to transform the way healthcare is delivered and transition medical real estate into a new era.

WHETHER ushered by the pandemic or a natural progression driven by the rising desire for health and well-being, the future bodes well for healthcare real estate. As demand rises and drives the industry's rapid growth, hospitals and healthcare organisations have broadened their horizons and recognised the need to go beyond traditional hospital campuses.

Medical commercial real estate is quickly gaining ground in Malaysia as the nation retained the top spot as the global leader in medical tourist arrivals. Medical tourism contributed RM1.7bil to the nation's revenue in 2019 from 1.22 million healthcare travellers. The closest competitor would be India with 700,000 medical tourist arrivals in 2019, followed by Thailand at 500,000.

Further driven by demographic shifts, as Malaysia looks set to become an ageing nation by 2030, the need for quality healthcare service is not just growing but is expected to continue to do so for the foreseeable future. With the rapid and unprecedented growth, healthcare providers have set out to carve new real estate opportunities in the healthcare industry.

Ahead of the curve, KL Wellness City has emerged as a pioneer in Malaysia and the region, creating a new concept of healthcare real estate that brings together complementary and ancillary medical services, a ready ecosystem for top-notch and state-of-the-art medical care, diagnosis and treatment, as well as access to world-class medical practitioners in one integrated, self-sustaining hub.

Offering healthcare, wellness and fitness facilities and services that encompass both Western and alternative medicine, it is touted as the first-of-its-kind development in Southeast Asia.

The fully integrated healthcare service provider has embarked on a game-changing development located in the matured and rapidly rising Bukit Jalil enclave. This development, on the 26.49-acre leasehold land, has a gross development value (GDV) of RM11bil and will be developed in seven phases across a 10-year time frame.

As an integrated and self-sufficient township, it is planned to support a healthy and balanced lifestyle combining the built environment with nature, green spaces and convenience creating an all-rounded destination for those who live and work here.

Heralding a new era in healthcare

KL Wellness City will reinvent how healthcare is viewed. Positioned as a world-class hub for both domestic and international healthcare and medical services, it will be centred around the International Tertiary Hospital, while planned as a balanced community consisting of retail shops, serviced apartments, office towers, a healthcare hub and a fitness-based central park.

With its comprehensive ecosystem, it is poised to become the country's primary platform for integrated healthcare, as well as a vital destination for healthcare and medical tourism in Southeast Asia.

All of its real estate components will be interconnected and within walking distance. Divided into seven parcels of targeted development, the first phase, comprising the international tertiary hospital and The Nobel Healthcare Park with medical, wellness, business and retail suites kicked off in April last year and is expected to open its doors in 2026.

Approved for a bed capacity of 624, scalable to 1,000 beds, the international tertiary hospital is poised to take on the region's topmost hospitals in Thailand and Singapore. It will offer similar disciplines as other tertiary hospitals but aims to be distinguished for its hi-tech, cutting-edge equipment, some of which are currently still in the final stages of development.

Medical real estate opportunities

The hospital will be linked to The Nobel Healthcare Park via a link bridge on levels 1 and 3 allowing quick and easy access for doctors practising at the Medical Suites and patients recuperating at the Wellness Suites.

Tower A and B of The Nobel Healthcare Park will comprise a total of 379 medical suites, while Tower C hosts 512 wellness suites designed for step-down

care, healthcare traveller accommodation or short-term stay. Of similar sizes to hotel rooms, both the studio and the one-bedroom units come with cooking facilities.

The medical suites, which range from 248 sq ft to 1,500 sq ft, boast high returns on investment (ROI) for investors. Built in compliance with the Ministry of Health's standards, it also features open-air lift lobbies and landscaped break-out areas on the rooftop. Both the Wellness Suites and the Medical Suites are connected to the Sky Deck at Level 12 which boasts an uninterrupted view of the skyline and an ideal relaxing zone for mental well-being with amenities such as a lap pool, gym, jacuzzi, lounge and green landscaping.

A key selling point of the Medical Suites is the full ownership accorded to the medical professionals, earning a free hand in operations of all aspects of their practice. Access to the international tertiary hospital with its range of modern, hi-tech facilities is an added bonus.

The ground floor of all three towers offers limited retail spaces ideal for artisan F&Bs, cafes, restaurants, pharmacies and convenience stores. Business owners are likely to enjoy high footfall from the anticipated domestic patients and medical tourist arrivals from Indonesia, Singapore, Australia and China.

Steadfast in its mission to promote R&D and innovation in medicine, KL Wellness City will also feature a multi-storey building that complies with Malaysia Digital (formerly known as Multimedia Super Corridor or MSC) Tier-1 status with the intention to provide the hardware to advance research in this area.

The essential amenities are interconnected by green pedestrian covered walkways with their wheel-chair friendly design and ample green pocket garden for a holistic work and life balance.

A real estate haven

Location matters. KL Wellness City has aptly chosen the burgeoning Bukit Jalil identified as a property hotspot in Klang Valley. Known for its excellent connectivity and accessibility through seven major highways the area also features six LRT stations within a 10km radius. Located a walking distance to Pavilion Bukit Jalil, the vicinity is home to six educational institutions, a real estate boon.

Another plus point for the development is its green building status having acquired the Green Building Index (GBI) certification for its operational efficiency and construction process. The certification which aligns with the United Nations' Sustainable Development Goals (SDG) notches up its real estate value and attractiveness especially to organisations seeking sustainability compliant value chain.

KL Wellness City's next phase of development will entail real estate opportunities in a retirement resort comprising four blocks of service apartments featuring a healthcare and wellness theme. 🏡



With seven major highways and LRT stations located within its vicinity, KL Wellness City is poised to realise its aspirations to become a world-class international medical hub.

Ahead of the curve, KL Wellness City has emerged as a pioneer in Malaysia and the region, creating a new concept of healthcare real estate that brings together complementary and ancillary medical services.





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Projected Gross Rental Yield

| Unit / Type | Purchase Price (A) | Projected Daily Rental (B) | Projected 20 Days of Occupancy Per Month | | |
|-------------|--------------------|----------------------------|--|---|--|
| | | | Projected Monthly Rental (B x 20 Days) (C) | Projected Annual Rental (C x 12 Months) (D) | Projected Gross Rental Yield (D/A) x 100 |
| 268 sf. | RM 366,000 | RM 230 | RM 4,600 | RM 55,200 | 15.08% |

Projected Nett Rental Yield

| Unit / Type | Purchase Price (A) | Projected Daily Rental (B) | Projected Monthly Rental (B x 20 Days) (C) | Projected 20 Days of Occupancy Per Month | | | |
|-------------|--------------------|----------------------------|--|--|---|--|---|
| | | | | Projected Monthly Cost (Operating cost + Maintenance fee & Sinking Fund) (E) | Projected Monthly Nett Rental (C-E) (F) | Projected Annual Nett Rental (F x 12 months) (G) | Projected Nett Rental Yield (G/A) x 100 |
| 268 sf. | RM 366,000 | RM 230 | RM 4,600 | RM 1,380 | RM 3,220 | RM 38,640 | 10.56% |

* Operating costs include housekeeping, utilities, marketing services, and other related costs. It is usually estimated 30% of total rental revenue in typical Airbnb rental/revenue. Final operating expenses will be subject to actual operation in future.
** Data shown are projections based on similar properties within the vicinity, and are for illustration purposes only. Actual results may vary from the projections.

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Prestige Residence sets the stage for fresh and playful lifestyle

Starter home embodies chic design and handy facilities to enliven living



(ABOVE) Comprising two 29-storey towers, Prestige Residence offers 1,450 serviced apartment units in three practical layouts.

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
HONOURS
THE STARTER HOME AWARD
Prestige Residence

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
STARPROPERTY READERS' CHOICE
(Most Preferred Developer)

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD
(LISTED TOP 10)

Making the plunge to buy the first home at Prestige Residence by LBS Bina Group can be as exciting as getting one's first work promotion. Vibrant, fun and accessible being its development DNA, the serviced apartment usher residents into their next stage of flourish be it with their nascent family or as happy singles.

Located in Seri Kembangan, with Taman Equine, Puncak Jalil and Pusat Bandar Putra Permai (also known as Puchong South) as the nearest neighbours, commuting to work or the city centre is made easy with existing major highway network such as Maju Expressway (MEX), South Klang Valley Expressway (SKVE), North-South Expressway (NSE), Damansara-Puchong Highway (LDP), Shah Alam Expressway (KESAS), Kuala Lumpur Middle Ring Road 2 (MRR2), Kuala Lumpur-Seremban Highway (KLS) and Bukit Jalil Highway. Furthermore, the option of taking public transportation is available with the MRT Station Taman Equine and the Putra Permai bus station situated 3.5km and 3km respectively from the residence.

The location also ensures that key amenities are nearby including restaurants such as McDonald's at just 2.2km away, AEON Mall Taman Equine (3km) and Giant Hypermarket (4km). This makes a quick grab for a meal or dashing to grocery shopping after work a breezy affair. In addition, SJK Bukit Serdang is just 1km away while SMK Taman Desaminium is 2km away. Private schools such as Alice Smith International School and Rafflesia International & Private Schools are 4km and 5.5km away respectively.

Consisting of two 29-storey blocks on eight acres of land, Prestige Residence offers 1,450 serviced apartment units in three



(RIGHT) Prestige Residence is safeguarded by 24-hour security.

Note: Pictures are artist's impression only



Residents get to enjoy a total of 40 facilities including the double-storey clubhouse by the swimming pool.

practical layouts with built-up sizes from 600 sq ft to 850 sq ft. 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.

A special everyday home

Prestige Residence embedded features that make the homes special. While minimalism reigns supreme for its towering façade and other structures, colour contrast in linear lines is incorporated in the buildings and common areas to give a cheerful quality to the entire eight acres estate. Pockets of greenery create mini sanctuaries in the open space where a myriad of other outdoor facilities are also located. This combination of vibrant forms and greenery makes the everyday starter home a modern and refreshing habitat.

While the facilities total a whopping 40 options, they are geared for the twin purposes of active living and community or family bonding. Sports-inclined residents can head to the futsal, basketball and takraw courts, swimming pools for children and adults, indoor gymnasium, badminton court and the yoga/dancing room. Bonding with family and friends can take place at the BBQ areas, playground, dipping pool, alfresco café, games room, gazebo and the double-storey clubhouse.

Green facilities such as the linear garden, grid garden and lighting garden offer refreshing escapes from the otherwise high-strung daily life. For those who will be living with the elderly, there are the silver fitness station and reflexology gardens for their recreational activity and mingling with others from similar generations.

With a gross development value (GDV) of RM616mil, the development offers 24-hour guarded security and two car parks for each unit at its 10-storey car park podium. With a starting price of RM396,810, it opens up the opportunity for young working adults to invest in their first homes that are convenient, comfortable and fun to live in.

Prestige Residence is currently under construction and is estimated to complete in October 2025. For more information, visit <https://prestigeresidence.com.my/> or call 1700-81-8998.

Green facilities such as the linear garden, grid garden and lighting garden offer refreshing escapes from the otherwise high-strung daily life.

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An aerial view of the project.



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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.: 20162/09-2023/0687(A) | Validity Period: 23/09/2021 – 22/09/2023 | Advertising & Sales Permit No.: 20162-2/03-2026/0243(N)-(S) ; Validity Period: 07/03/2023 – 06/03/2026 | Approving Authority: Majlis Bandaraya Subang Jaya | Building Plan Ref. No.: MPSJ.BGN.BP6.600-1/10/4/33(30) | Land Tenure: Leasehold 96 years (expiry date: 4 September 2112) | Land Encumbrances: Charged to Public Investment Bank Berhad | Expected Date of Completion: March 2027 | Total Units: 725 units | Price: RM 270,000 (Min) – RM 575,900 (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

One Equine an ultra-liveable residence for bloomers and thrivers

High-rise development packs a galore in location, design, facilities and value for money



(LEFT) One Equine sports 6.08 acres of facility space carefully designed for communal and familial interaction.

Designed for the current generation, who is conscious about living well and living green, One Equine dedicates 6.08 acres to facilities space that takes the biophilic design approach.

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MERIT
THE CREATIVE SPACE AWARD
One Equine

Getting the right home sets a milestone in life's ever unfolding journey. While the criteria for one's right home are many, few housing developments can truly satisfy every requirement.

However, One Equine is the exception, offering a highly accessible and convenient location, facilities with biophilic design and fun features, and a variety of flexible layouts – all come in welcoming price points. This joint development by Beverly Group and Singapore's Surbana Jurong stands out from the rest in the current residential market.

The Small-Office-Home-Office (SoHo) and serviced apartment development at Taman Equine in Seri Kembangan is packed with conveniences for residents. AEON Mall Taman Equine, just 700m away, will be connected to the residence via a covered walkway. Shuttle van service will be provided to the Taman Equine MRT Station located less than 2km away. Residents will also get to enjoy buggy services at the pick-up and drop-off point at the car park podium to move around the 11.22-acre development, while amenities such as banks, retail shops and F&B outlets are plenty and located just across the road from the development.

The Alice Smith International School is in the vicinity, while One Equine is highly accessible via highway networks such as Maju Expressway (MEX), Damansara-Puchong Expressway (LDP), and South Klang Valley Expressway (SKVE).

Harmonious ambience

Designed for the current generation, who is conscious about living well and living green, One Equine dedicates 6.08 acres to facilities space that takes the biophilic design approach. Trees, shrubs and lawns provide shades and adornment to the pavilions, walkways, water features and swimming pool in a landscape defined by a soft and fluid outline.

With neither the natural nor the built component being obtrusive, the facilities area evokes a harmonious ambience for interaction with friends, family and the community or for quiet enjoyment. The building also has a Green Building Index certification in energy and water efficiency, while sustainable practices are included in site planning, management as well as material and resource usage.

The development features a total of twenty facilities including

the pool-fronting gym and the outdoor court areas that fit three multi-sport courts. Greenery is creatively infused into facilities such as the tree top walk and glamping ground that create an experience with nature's lushness within the residential environment. For those who prefer the indoors, there is a music room, reading room and networking space for more private functions.

Behind the urban contemporary facade with a rustic touch, One Equine offers fifteen layouts covering studios, one to four bedrooms as well as dual-key units. With built-up from 452 sq ft to 1,055 sq ft, there is a unit fit for most dwelling types, from bachelor pads, couples' nests, small families' homes or even as retiring home for those who enjoy amenities access at a short distance and the biophilic green space.

To increase the layout functionality, certain walls in the units are removable to create more space. The layouts also maximise natural light and ventilation for energy efficiency. For the coming launch of phase 2, all units will be fitted with a smart lock to enhance security on top of the 24-hour security guard and CCTV monitoring for the development.

Comprising 2,819 units in four blocks, One Equine is 90% sold for phase 1 and is now opening registration for phase 2. The price is starting at the attractive point of RM277,000 for SOHO and RM367,000 for serviced apartments, with a 3% early bird discount while it lasts. Estimated completion is Q4 2025 for phase 1 and Q3 2027 for phase 2. For enquiries, call 018 - 2232345 or 03 - 89572898. 📞

(RIGHT) Urban contemporary façade with a rustic touch is emblematic of the bloomers and thrivers of the current generation.



BEVERLY
GROUP

ONE EQUINE

One Home One Destination

Introducing a collection of modern Resort park-inspired homes designed for families with an all-rounded lifestyle. Perfectly located close to the city and nature with a breathtaking city skyline view.

PHASE 2 LAUNCHING SOON



Central Park
6.08 Acres Of Recreational Facilities Within Your Own Home



Community
Gated & Guarded Community Where Love And Life Thrives



Connectivity
Highly Accessible To MEX, LDP, SKVE & North-South Expressway Shuttle Van To Taman Equine MRT Station



Conveniences
Surrounded By Matured Amenities & Shopping Mall



Comfort
Creative Space From Dual Key, 2-4 Bedrooms With Smart Lock*

* Only applicable for Phase 2 units



50m Swimming Pool
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Tel: 03 48161616 Fax: 03 48161617

One Equine Sales Gallery

018-223 2345
www.one-equine.com.my



A Joint Venture Development Project By



Developer License No: 20059/02-2026/0362 (R) | Validity From: 27/02/2023 - 26/02/2026 | Advertising & Sales Permit No: 20059-1/02-2024/0622 (R)-(S) | Validity From: 27/02/2023 - 26/02/2024 | Tenure: Leasehold 99 years (Expiry 12 May 2108) | Land Encumbrances: Malayan Banking Berhad | Restriction In Interest: This land can be transferred, leased or charged, upon obtaining the prior consent from State Authority | Expected Date of Completion: November 2025 | No. of Units: 865 | Type of Property: SOHO | Price from RM282,000(min) - RM358,600(max) | No. of Units: 526 | Type of Property: Service Apartment | Price from RM392,300(min) - RM698,400(max) | Approving Authority: Majlis Bandaraya Subang Jaya | Building Plan Reference Number: MPSJ.BGN.BP6.600-1/10/5/3(38)

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



Rise of data centres

Real estate industry sees strong outlook for this growing facility

OVER the last five years, Malaysia has experienced significant growth in the establishment and expansion of data centres. This surge can be attributed to various factors, including increasing digitalisation, expanding internet penetration and the growing demand for cloud computing and data storage services.

In fact, Malaysia has emerged as an essential player in the global data centre market, attracting billions of dollars of investment from global tech companies, according to Kashif Ansari, co-founder and group chief executive officer of Juwai IQI, Asia's largest real estate technology company.

One key driver of the growth of data centres in Malaysia is the country's strategic location and favourable business environment. Situated in the heart of Southeast Asia, Malaysia serves as a regional hub for businesses looking to expand their operations in the Asia-Pacific region.

Its robust telecommunications infrastructure, reliable power supply and political stability make it an attractive destination for data centre investments.

The Malaysian government has also been proactive in promoting the development of data centres through various initiatives and incentives. For instance, the Malaysia Digital Economy Corporation (MDEC) has implemented programs to attract foreign investments in the digital sector, including data centres.

These initiatives aim to position Malaysia as a leading data centre

hub in the region and encourage the establishment of high-quality, state-of-the-art facilities.

There are currently 33 data centres in Malaysia, with at least a dozen more in the development pipeline. Cyberjaya,

Malaysia. As businesses and individuals generate and store vast amounts of data, there is a need for secure and reliable infrastructure to handle the processing, storage, and management of this information. Data centres play a crucial role in ensuring the availability, scalability, and security of digital services and applications.

Another significant factor driving the growth of data centres in Malaysia is the increasing adoption of cloud computing. As businesses embrace cloud-based solutions to streamline their operations and enhance flexibility, the demand for cloud services and hosting facilities has risen. Data centres provide the necessary infrastructure and connectivity for businesses to leverage cloud computing platforms, enabling them to scale their operations and access advanced technologies.

A main contributor to the speed of this new demand was the outbreak of the Covid-19 pandemic in early 2020, which further accelerated the growth of data centres in Malaysia. With the shift towards remote work, online education, and digital services, there has been an exponential increase in data traffic and storage requirements. Data centres have played a vital role in supporting the digital infrastructure

needed to sustain these activities and ensure seamless connectivity.

"The pandemic has made broadband connectivity and cloud-based productivity tools more important than ever in the daily lives of Malaysians. And the reshuffling of supply chains during reduced business travel has made cloud-based tools and services a more critical element of economic growth than before the pandemic. These two factors underlie the growing demand for data centres, which make cloud-based services possible," said Ansari.

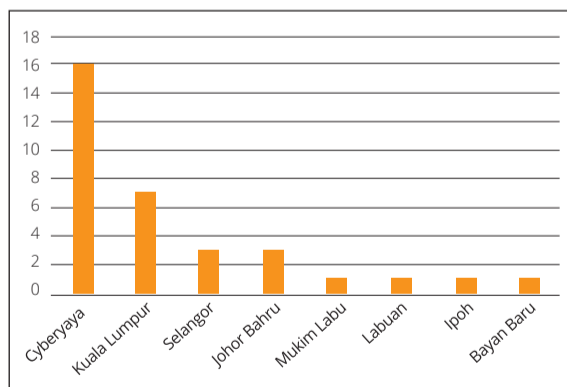
Excellent connectivity

"Malaysia has excellent connectivity to the rest of Asia and the world through 29 submarine cable networks with 14 landing stations. Three additional submarine cables may come online in the next few years.

"Our population is young, digitally savvy and upwardly mobile. Only about 8% are of retirement age, while 23% are aged 14 and younger. Meanwhile, 89% of Malaysians are smartphone and internet users. That is one of the highest rates in Southeast Asia. This youthful and digital population drives the country's booming e-commerce market. Most analysts expect the e-commerce market to grow at a 13.6% compound annual growth rate through 2027. By 2027, e-commerce could be worth US\$17 billion to Malaysia.

(ABOVE)
The establishment of data centres run into billions of ringgit.

Number of Co-Location Data Centres



Source: Juwai IQI, Data Centre Map

Kuala Lumpur and Selangor are by far the top locations for data centres, followed by Johor.

"Malaysia has emerged as a top Asia Pacific region (APAC) data centre market because of supportive government policy, high levels of connectivity, a large population, abundant cost competitive land, inexpensive sustainable energy, and its geographical position at the heart of Asean and next-door to Singapore," said Ansari.

The rapid growth of e-commerce, digital services, and social media platforms has contributed to the increasing demand for data centres in

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Artist's impression of THE MINH grand lobby.

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The MINH was recognised with four awards and described as the property with the wow effect at the Star Property Awards 2023 - Real Estate Developer.



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Developer: Laser Tower Sdn Bhd · Developer's License No.: 30141/08-2027/0140(N) · Validity Period: 10/08/2022 – 09/08/2027 · Advertising & Sales Permit No.: 30141-1/10-2025/0231(N)-(S) · Validity Period: 13/10/2022 – 12/10/2025 · Approving Authority: Dewan Bandaraya Kuala Lumpur · Building Plan Reference No.: BP T1 OSC 2022 1608 (21) · Expected Completion Date: September 2027 · Land Tenure: Freehold · Land Encumbrances: Public Bank Berhad · Type of Building: Condominium · Total No. of Units: Block A: 245 units, Block B: 251 units · Selling Price: Block A: RM1,412,800 (Min) – RM3,149,620 (Max), Block B: RM1,399,800 (Min) – RM3,178,370 (Max) · Bumiputera Discount: 5% · All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any part or parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities.

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While the award-winning projects themselves are laudable, it further strengthens our commitment to achieve the highest standards for our clients and only the greatest return for our shareholders.

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Resort Residence 2A • No. Lesen Pemaju : 10613/11-2023/0024(A) • Tempoh Sah : 19/11/2021 - 18/11/2023 • No. Permit Iklan : 10613-50/08-2024/0122(NI-LI) • Tempoh Sah : 18/08/2022 - 17/08/2024 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Bandaraya Seremban • No. Rujukan : MPN 431/1/66/2019/2 • Tarikh Dijangka Siap : Ogos 2024 • RTD (TYPE A - Azalea) - 126 Unit, RM 775,888 (Min) - RM 1,452,368 (Max) Hijayu 2 (Resort Villa) • No. Lesen Pemaju : 10613/11-2023/0024(A) • Tempoh Sah : 19/11/2021 - 18/11/2023 • No. Permit Iklan : 10613-52/09-2024/0196(NI-LI) • Tempoh Sah : 27/09/2022 - 26/09/2024 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan oleh : Majlis Bandaraya Seremban • No. Rujukan : MPN 431/1/76/2019/2 • Tarikh Dijangka Siap : Mei 2025 • Resort Villa (RSOT-A) - 6 Unit, RM 3,667,221 (Min) - RM 4,122,821 (Max) • Resort Villa (RSOT-B) - 8 Unit, RM 3,782,221 (Min) - RM 5,148,461 (Max) Sekatan-Sekatan Kepentingan : Tanah yang dibentangkan ini tidak boleh dipindahmilik, dipajak, digadai metainkan dengan bebanan bertulis daripada Pihak Berkuasa Negeri. • All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. This is not a gated and guarded development. For avoidance of doubt on the specifications and development status, please always refer to the Sales and Purchase Agreement.

ALL-STARS AWARD (TOP 10 LISTED COMPANY)

THE LUXURY AWARD BEST LUXURY PROPERTY DEVELOPMENT (LANDED) RESORT VILLA (EXCELLENCE)

THE CORNERSTONE AWARD BEST LANDED DEVELOPMENT RESORT RESIDENCE 2 (HONOURS)

READERS' CHOICE MOST HEART-WARMING CSR INITIATIVE (EXCELLENCE)

> FROM PAGE 36

"Malaysia is on the fast track towards further digitalization. For example, the Jendela initiative will lead to the investment of RM21 billion in fast broadband services. It will also ensure that just about every Malaysian can at least access 4G broadband service.

"The business community is also fast embracing the benefits of digitalisation. Three-quarters of Malaysian companies have already adopted some type of cloud service.

"Malaysia's strong push towards deploying 5G benefits the data centre market and is already increasing demand. The announcement that Malaysia may launch a second 5G network will likely increase uptake.

Land and energy costs favour Malaysia

"You can't build a data centre without a parcel of land, so it is more difficult to build data centres in markets with high land costs. Malaysia has a significant advantage over other markets when it comes to land costs. Malaysia's Johor and Kuala Lumpur have the lowest land costs of top data markets in the APAC. Land in Johor and Kuala Lumpur can be acquired for data centres at about one-quarter the cost of comparable land in the world's number 1 data centre market, which is Northern Virginia, in the USA. Malaysia has approximately 600 industrial estates with robust connectivity that might make them appealing as sites for data centres.

"Another significant cost in data centre operations is energy. Operators are very sensitive to their contribution to climate change and don't want dirty energy. Data centres are tremendous consumers of energy. They consumed 190.8 terawatt-hours of energy usage worldwide in 2021. They also contribute approximately 1% of energy-related greenhouse gas emissions every year.

"Data centre operators are under constant pressure to reduce their energy usage costs and environmental impact. Malaysia has an advantage in both energy and land. Malaysia is attractive because green energy will account for approximately 40% of all power generation by 2035. Also, in other key data centre markets across the globe, utility costs are expected to rise by a median of 16% in the years ahead.

"Malaysia's strategic location at a chokepoint along the routes of submarine cables and next door to Singapore is also an advantage. Singapore is one of APAC's largest consumers of data and the world's third-ranked data centre market. The challenge for Singapore is a scarcity of both land and affordable green energy.

"Singapore only recently removed a moratorium on new data centre construction but has retained some strict rules on what can be built. Therefore, Singapore's data centre vacancy rate is just 2%, a worldwide low for major markets. This gives Malaysia an opportunity.

To cut the chase, Malaysia has experienced significant growth in the establishment and expansion of data centres. The country's strategic location, favourable business environment, government support, and increasing digitalization have contributed to this growth. As the demand for digital services and data storage continues to rise, the data centre industry in Malaysia is expected to expand further, driving innovation, economic growth, and technological advancement.



"Behind this growth are some of the biggest companies in the world," said Onn Hafiz.

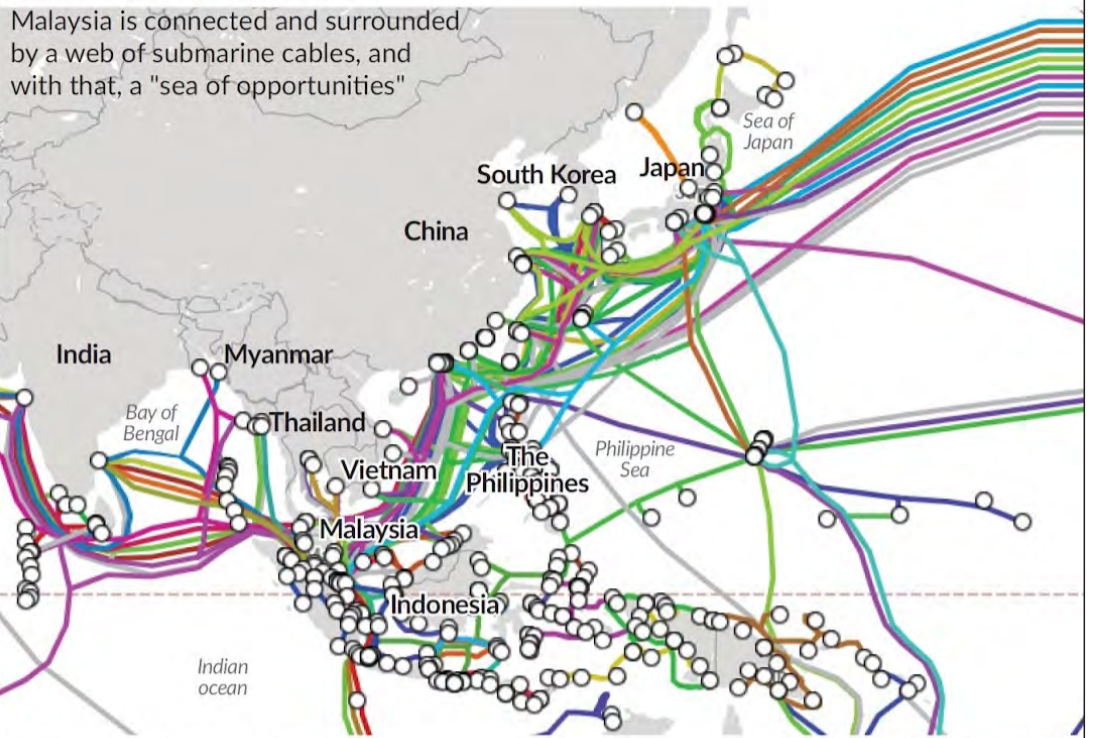


The data centre market is expected to grow at a compound annual growth rate of 9.4% to 12% in 2028.

- Ansari

Web of opportunity

Malaysia is connected and surrounded by a web of submarine cables, and with that, a "sea of opportunities"



Source: www.submarinecablemap.com

TheStar graphics



Billions in economic value

A data centre provides reliable storage without the glitches of portable technology.

A thriving data centre market in Malaysia, directly and indirectly, impacts economic growth. It leads to the direct investment of billions of ringgit and the creation of tens of thousands of new jobs.

Indirectly, data centres enable the digital transformation of the economy. Researchers believe the transformation could deliver up to RM257.2bil in annual economic value by 2030.

"The data centre market is expected to grow at a compound annual growth rate of 9.4% to 12% in 2028, depending on the forecast. The market will attract new inbound investments worth US\$2 billion to US\$3.1 billion by 2028.

"Behind this growth are some of the biggest companies in the world. Google Cloud, Microsoft Azure, and Amazon Web Services are all establishing bigger and better infrastructure in the country," said Juwai IQI co-founder and group chief executive officer Kashif Ansari.

Amazon Web Services is a great case study because they are investing US\$6 billion in Malaysia over the next 14 years to create data centres that will prevent potential disruptions and provide low latency to local businesses.

Other players continue to pile into the sector. Just a few weeks ago, Australian data centre operator NEXTDC said it would accelerate its expansion plans in Malaysia and is raising US\$419.2 million in part to do so.

"An example of what growth in the data centre market will look like in the years to come can be found at the YTL Green Data Centre Park in Johor. Singaporean Internet technology firm Sea will be the anchor tenant for this RM1.5 billion project providing green energy and advanced facilities.

Johor Menteri Besar Datuk Onn Hafiz Ghazi said the 111-hectare, 500-megawatt (MW) green data centre park is currently the largest data centre park in Malaysia and it is also the first one to be powered by renewable energy.

He noted that many data centre providers are choosing to set up their data centre facilities outside of the more advanced markets, adding that Johor has the potential to become a prominent global data centre market.

"We have grown into a robust technology hub and a desired location for digital investments. Our status as the current regional hub for manufacturing, logistics and big data analytics is definitely a plus point," he said.

This example shows that the data centre boom is bringing the most advanced construction techniques, sustainable practices, and innovative technology to Malaysia. "Data centres mean more than billions of dollars of growth. They also mean high-quality jobs and a green economy," said Ansari.

Delight in the exclusivity of resort-style luxury

Bandar Sri Sendayan introduces Resort Residence 2 and Resort Villa



Artist illustration of Resort Villa.



Create an exquisite and distinctive living space.

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EXCELLENCE
 THE LUXURY AWARD
 Resort Villa

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AWARDS
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HONOURS
 THE CORNERSTONE AWARD
 Resort Residence 2

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EXCELLENCE
 STARPROPERTY READERS' CHOICE
 (Most Heart-Warming CSR Initiative)
 Matrix Concepts Holdings Berhad

StarProperty
AWARDS
2023 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD
 (LISTED TOP 10)

CURATING an experience of refined liveability, property developer Matrix Concepts builds a masterpiece without compromise in its self-sustaining township Bandar Sri Sendayan. With more than 6,000 acres, Bandar Sri Sendayan recreates the everyday romance of resort-style living in the heart of the Malaysia Vision Valley (MVV), Malaysia's new economic growth corridor.

With the resolve to provide the best for each project, a holistic understanding of the market and Seremban's idyllic landscape, it is no wonder that the township's surrounding resort residential series achieved a 100% sold-out rate. Bandar Sri Sendayan ensures a successful, well-received project while consistently refining itself and building on the feedback of its community.

With the last parcels of its residential resort series, the township introduces the exclusive Resort Residence 2 and Resort Villa.

The latest installation of this series is the Resort Residence 2, a range of modern luxury two-storey link units spanning over 21.22 acres of freehold land. Bandar Sri Sendayan is not only conscious of the necessity for versatility in today's homes but is more than happy to embrace an open-space design.

Launched in August 2022, the project has been 100% sold out with a good take-up rate upon launch.

Resort Residence 2 has a total of 210 units, featuring an open floor layout concept. With a spacious build-up of 2,798 sq ft for the intermediate lot, and 3,247 sq ft for the corner, Resort Residence 2 offers four bedrooms and four ensuite bathrooms.

Faithful to the pursuit of pleasure and luxury, the units are provided with premium finishing. These include laminated floorboards for the staircase to the first floor family area and the bedrooms. With a priority on creating a spacious atmosphere, bedrooms have wide windows to enhance natural light. The open layout connects the living and dining areas, allowing for an abundance of space suited to the needs of the family, whether for work, play, or entertainment. It has a fully extended layout, making renovation hassle-free. Corner units are also treated with a double-volume ceiling in the dining area.

With it, Bandar Sri Sendayan boasts the current most spacious built-up for a two-storey terrace development in Seremban.

The green lung

Relax in the serenity of the natural greenery with the 3.3-acre Resident Park, a breath of fresh air cultivated in your backyard. Accessible to residents only, the park has a variety of features, including a playground, reflexology path, outdoor BBQ area, badminton court, half basketball court, sunken seating and more.

Receive a complimentary d'Tempat Country Club membership for up to eight terms with the purchase of your unit, and benefit from the elite recreational facilities such as the Olympic size swimming pool, bowling alley and more. Residents will want for nothing within the boundaries of Bandar Sri Sendayan, even their children's education is within reach, with the 20-acre Matrix Global Schools. Built with unique architecture and interior design inspired by the British colonial period, its facilities are well-suited to accommodate up to 2,500 local and foreign students.

Complementing the township's balance between work and

play, regain your sense of childlike wonder in its recreational parks and commercial hubs, from X-Park – the largest entertainment venue in Negeri Sembilan, boasting ATV, Go-Kart, paintball, archery and more – as well as the Sendayan Merchant Square, comprising of 163 units of shop offices for all residents and non-residents to enjoy.

With the final premium parcel in the heart of Bandar Sri Sendayan, Matrix offers a masterful vision of exclusive privacy and tranquillity under the clear, cloudless skies. The Resort Villa embodies elegant extravagance with its peerless craftsmanship, set within the 15-acre land of Bandar Sri Sendayan.

Right down to the minute detail, Resort Villa enchants its residents as an exclusive luxury collection of two-storey bungalows with a verdant paradise, consisting of only 34 units. In April 2023, 14 units in Phase 1 were launched; with Phase 2 targeted to launch in Q4 2023.

With a vast and spacious build-up in Type A's 6,839 sq ft and Type B's 7,049 sq ft, each unit provides five bedrooms and five bathrooms. Its versatile layout offers ample room for the discerning homebuyer to create an exquisite and distinctive living space, considering the additional spaces for a home office, theatre room, and more.

An oasis of bliss

It is no wonder that the unit flaunts a luxurious finish, consisting of premium tiles and engineered wood flooring fitted to perfection in every living space, serving its residents an opulent living experience of comfort and pleasure. The laminated floorboards and the double-volume ceiling of the living area creates the effortless atmosphere of grace and beauty deserving of its residents. In addition, there is also a jacuzzi for the master bedroom.

Integrating the necessity of sustainable energy in today's world, the unit supplies subterranean soil treatment for its gardens, as well as sustainable rainwater harvesting tanks, solar water heater systems and smart home features.

The greenery is further enhanced by the 6.3 acres of lake park complementing Resort Villa, offering facilities such as gym stations, a treehouse, an island deck, a bridge walkway, water features and more. The location and design of the park have also been endorsed by well-known feng shui practitioners, ensuring a long-lasting and fortuitous lifestyle.

With easy access to the North-South Expressway (PLUS), Seremban-Port Dickson Highway and the KLIA Linkage, as well as alternative roads such as Jalan Felda Sendayan, Bandar Sri Sendayan is the epitome of Matrix Concepts' holistic philosophy of Nurturing Environment and Enriching Lives. For more information, visit www.sendayan.com.my.

The greenery is further enhanced by the 6.3 acres of lake park complementing Resort Villa, offering facilities such as gym stations, a treehouse, an island deck, a bridge walkway, water features and more.



Facade of Resort Residence 2A (Azalea) & 2B (Azalea II).

Building with more sustainability and innovation in mind

IJM Land shares how it continues to raise the bar



Built to last, IJM Land's Seremban 2 continues to move with the times.

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EXCELLENCE
THE NEIGHBOURHOOD AWARD
BEST COMPREHENSIVE TOWNSHIP
(Above 2,000 acres)

Seremban 2

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EXCELLENCE
THE RESORT-LIVING HOME
AWARD

Sebana Cove

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ALL-STARS AWARD
(LISTED TOP 10)

THE properties and spaces we develop transcend generations. Therefore, it is vital that we build with sustainability and innovation in mind to create resilient developments and communities.

At IJM Land, we continuously raise our own bar of excellence to champion better ways of creating and transforming urban spaces into thriving communities by harnessing our imagination and innovation. It is about taking every opportunity to make powerful contributions and impact both tangible and intangible values, for the future of our communities and ecosystems. With the end goal in mind, every development by IJM Land is meticulously planned, making each one a masterpiece in its own unique way.

Feels like home

Seremban 2 remains among our most highly sought-after integrated townships and is a testament to our track record of quality and excellence carrying through from strong and sustainable master planning to infrastructure groundwork, well-crafted environments, low-density profile and phased development approach.

The development is designed to promote social inclusion, from incorporating a variety of quality and comfortable home configuration options for families with a broad span of incomes, to ensuring placemaking elements that galvanise businesses and communities coming together.

Seremban 2 is our pioneer 3,800-acre self-contained township development which started way back in 1995 and is today one of the most progressive developments in Negeri Sembilan after 28 years with a good mix of residential, commercial and light industrial components.

Many of our existing and satisfied customers have become repeat buyers and choose to continue the relationship with IJM Land as their preferred and trusted property developer as they seek more sizeable homes, upgrade to higher-end products or expand their investment portfolio in Seremban 2. This shows great belief in our offerings and our convenient, safe, conducive and welcoming realty ecosystems that are most appealing and resonating across multiple family generations.

IJM Land is proud to be a part of the Seremban 2 community as it is something that we have continually worked for – to develop a close-knit family where relationships not only blossom but last as well.

A holistic resort living

Similarly, the same dedication to property development can be seen in Sebana Cove at the southern tip of the peninsular. The 1,162-acre resort-style township brings living with nature to the

The development provides residents with a holistic resort lifestyle that is connected seamlessly with nature, through a creative master plan that meanders around the existing contour, and landscape concept that is inspired by nature.

next level. It connects charming homes to the outdoors, with a 100-berth private marina, an 18-hole golf course, a resort hotel, a clubhouse and nature, boasting a range of amenities that make every day feels like a vacation.

Located in Pengarang, Johor, the development is set amidst enormous riverine and adjacent to the Sungai Santi forest reserve, and is about an hour's drive from Johor Bahru's Customs, Immigration and Quarantine (CIQ) centre.

The development provides residents with a holistic resort lifestyle that is connected seamlessly with nature, through a creative master plan that meanders around the existing contour, and landscape concept that is inspired by nature. The overall master plan consists of 10 unique precincts with 10 individual themes, emphasising the best of its geographical characteristics, all linked by a landscaped boulevard. Housing options include cluster homes, semi-detached houses, bungalows, townhouses and link houses with sweeping views of the surrounding natural pristine greenery. Sebana Cove is a low-density development with only five units per acre, allowing a wealth of natural, open space for outdoor activities, leisure and recreation within a gated and guarded environment. Residents have the option to choose either waterfront homes next to our marina, or homes with panoramic golf course views.

Sea-scape homes

Up north on Penang Island, IJM Land raises the bar further to achieve greater heights in its waterfront development project with Mezzo Waterfront Condominium, which is situated across the stunning blue waters of the Penang Straits.

With over 30 years of experience in designing numerous award-winning sustainable developments, IJM Land provides the opportunity for opulent living, giving residents a picture-perfect scene of changing hues throughout the day.

Mezzo, the first residential component of the 32.76-acre iconic mixed-use development, The Light City in Penang, offers a luxurious sea view and skyline, and blends in an integrated development that has it all – a leisurely stroll away from the upcoming Penang Waterfront Convention Centre (PWCC), a 1.5 million sq ft Waterfront Shoppes retail mall, 34-storey hotel and office towers. Currently, these components of The Light City are in progress.

Private and pleasant, each level only comprises four units, perfect for those who prefer their own quiet space or families and friends who want to own homes together.

Smart technology features are seamlessly integrated to provide a truly elevated experience. For example, the Facial Recognition (FR) System will replace the conventional Card Access System and License Plate Recognition (LPR) system which allow for seamless and secure entry into the building.

The 456-unit Mezzo, slated for completion in 2025, is served by the Tun Dr Lim Chong Eu Expressway and is located in close proximity to the spectacular Penang Bridge, one of the two bridges connecting Penang Island to the mainland. 📍

IJM LAND
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Sebana Cove - the only township with golf, marina and resort all in one.



Conveniently located alongside Mezzo are the retail, commercial, office, hotel and convention components of The Light City.

Distinctively
IJM

AN INSPIRED MOMENTUM OF EXCELLENCE

"**Distinctively IJM**" signifies our deep understanding of your needs and desires, transforming ordinary spaces into cherished moments. From your dream home to your ideal workplace, we view property as more than just property - it's a lifestyle, a goal, an achievement. **It is not just what we do, but how we do.**

These awards are as much ours as they are yours; they honour your appreciation for our properties that embody your ideas, ideals, and dreams. By choosing IJM Land, you join us on an inspiring movement towards excellence. We are truly grateful and remain dedicated to creating extraordinary real estate experiences. These accolades and triumphs serve as pivotal milestones on our extraordinary journey, illuminating the path ahead as we renew our commitment and embark on **a new promise that is Distinctively IJM.**



StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD
(LISTED TOP 10)
IJM LAND

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
THE NEIGHBOURHOOD AWARD
BEST COMPREHENSIVE TOWNSHIP
(Above 2,000 acres)
SEREMBAN 2

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
THE RESORT-LIVING HOME AWARD
SEBANA COVE
Golf • Marina • Resort

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
MERIT
THE SKYLINE AWARD
(HIGH-RISE - LUXURY)
MEZZO

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE
STARPROPERTY READERS' CHOICE
(Most Preferred Architectural Building)
MEZZO

IJM LAND
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IJM LAND BERHAD 198901010104 (187405-T)
Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor

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Ideal Starter Homes for M40 Malaysians

PR1MA lines up homes that are reassuring in quality and pricing

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2023 REAL ESTATE
DEVELOPER

EXCELLENCE
THE GOVERNMENT-ASSISTED
HOMES AWARD
(BORNEO)

Residensi Bintawa
Riverfront

StarProperty
AWARDS
2023 REAL ESTATE
DEVELOPER

EXCELLENCE
THE GOVERNMENT-ASSISTED
HOMES AWARD
(NORTHERN)

Residensi Kepadang

StarProperty
AWARDS
2023 REAL ESTATE
DEVELOPER

EXCELLENCE
THE GOVERNMENT-ASSISTED
HOMES AWARD
(NORTHERN)

Residensi Pauh Permai

StarProperty
AWARDS
2023 REAL ESTATE
DEVELOPER

HONOURS
THE STARTER HOME AWARD
(HIGH-RISE) - Beyond Greater KL

Residensi Larkin Indah

StarProperty
AWARDS
2023 REAL ESTATE
DEVELOPER

EXCELLENCE
THE STARTER HOME AWARD
(HIGH-RISE) - Within Greater KL

Residensi Jalan Jubilee

StarProperty
AWARDS
2023 REAL ESTATE
DEVELOPER

STARPROPERTY
ALL-STARS AWARD
(NON-LISTED TOP 5)



Residensi Bandar Bukit Mahkota is strategically located to take advantage of the easy access to Lebuhraya Utara - Selatan and Jalan Putra Mahkota.



Residensi Seremban Sentral's show unit.



Residensi Melaka Tengah 2 offers 980 units of apartments with a starting price of RM136,800.

QUALITY housing equals pricey homes. This common and widespread perception is currently being quashed and swept into the dustbin of myths by PR1MA Corporation Malaysia. Since being established in 2012, the PR1MA Corporation Malaysia has delivered close to 40,000 homes to owners who needed only to pay on average RM1,500 or less in monthly installments for the unit, realizing the home ownership dreams of middle income (M40) Malaysians.

With a mandate to develop homes that are within the reach of M40 Malaysians without skimping on quality, PR1MA has adopted the QCLASSIC standards by the Construction Industry Development Board (CIDB) in all its current and upcoming projects, with some achieving high QCLASSIC scores.

Today, PR1MA has 86 projects nationwide. The good news is units are available for sale for some of its highlight projects, with many in the line-up ready for move-in.

High-quality scores

The Residensi Pelangi Indah in Johor comprises 720 apartment units located in the town of Ulu Tiram. With unit sizes from 850 sq ft to 1,050 sq ft, it offers up to three bedrooms and two bathrooms. Its friendly starting price of RM252,450 is no barrier to it scoring a high 80% QCLASSIC score and offering conducive facilities and well-planned security features.

In Perak, Residensi Kepadang, with a 75% QCLASSIC score, is located less than 5km from Ipoh City and surrounded by various amenities such as government offices, theme parks, shopping malls, educational institutions, restaurants and others. The apartment offers 252 units sized from 850 sq ft to 950 sq ft with up to three bedrooms and two bathrooms. Priced from RM226,575, it also comes with facilities such as a kindergarten, multipurpose hall, nursery, surau and playground.

In Klang Valley, Residensi Kajang Utama is the standard bearer with a 68% QCLASSIC score. Priced from RM322,710 with 566 units, the apartment is located near various amenities and is easily accessible via highways such as LEKAS Highway, SILK Highway, Lebuhraya Utara-Selatan and Jalan Reko. Its units are sized from 904 sq ft to 1,119 sq ft and with up to three bedrooms and two bathrooms. It also features facilities such as a community hall, kindergarten, nursery, playground, surau, recreational area and basketball/badminton court. In addition, this well-planned residence is also equipped with the latest security system.

Another project in Klang Valley is Residensi Bandar Bukit Mahkota, which follows after Residensi Kajang Utama in its QCLASSIC score by just one point at 67%. It is strategically located to take advantage of easy access to the Lebuhraya Utara -

Selatan and Jalan Putra Mahkota. Nearby amenities include Bangi KTM Station, Tesco Bandar Puteri, Bangi Gateway, SK Bandar Bukit Mahkota, Kolej Universiti Islam Selangor and others. Priced from RM259,200, it offers 650 units with sizes from 859 sq ft to 1,107 sq ft and up to four bedrooms and two bathrooms. The featured facilities include a badminton court, futsal court, playground, kindergarten, multipurpose hall, surau, recreational area, and nursery.

For those seeking landed property, Residensi Rangu, located in the town of Rangu near the city of Tawau, Sabah, has 1,300 units of single and double-storey terrace homes. With a QCLASSIC score of 72% and priced from only RM149,488, it is also near key infrastructures such as Lapangan Terbang Tawau and Pelabuhan Tawau, and amenities such as Eastern Plaza, Pasar Sri Indah, SMK Visi and others. Units are sized from 1,200 sq ft to 1,761 sq ft and with up to three bedrooms and three bathrooms. Residents can also enjoy facilities such as kindergarten, multipurpose hall, nursery and surau.

Also in Sabah, Residensi Borneo Cove offers 999 apartment units with sizes from 668 sq ft to 1,088 sq ft and up to three bedrooms plus one utility and two bathrooms. The development is priced from just RM104,625, plus facilities such as a kindergarten, multipurpose hall, nursery, playground, surau and futsal court. It is located near medical centres, shopping malls, mosques, convenience stores, and a multipurpose hall.

Promising offers under construction

In Negeri Sembilan, Residensi Seremban Sentral, the first Transit Oriented Development (TOD) slated for completion soon, has easy access to the Seremban city area, with connectivity via Jalan Tuanku Antah, Jalan Rasah, Jalan Sungai Ujong, Jalan Tuanku Munawir and Jalan Dato' Bandar Tunggal. Despite the coveted location, it is only priced from RM224,316. Offering up to three bedrooms plus one utility and two bathrooms in built-up areas from 839 sq ft to 1,237 sq ft, it also features modern facilities and multi-tiered security system.

Further south, Residensi Melaka Tengah 2 offers 980 units of apartments with a starting price of RM136,800. It is located on the main road to Bandar Raya Melaka with nearby amenities such as SMK Malim, SM Tun Tuah, Masjid Al Ukhwah, Oriental Malim Straits Medical Centre (OMSMCI), and the Melaka Hospital. Its units are sized from 850 sq ft to 1,000 sq ft and have up to three bedrooms plus one utility and two bathrooms. Facilities available include a gymnasium, kindergarten, nursery, surau, wading pool, multipurpose hall and playground.

Developed on par with modern living concepts, PR1MA homes are on the steady course of fulfilling the housing needs of the M40. For more information, visit <https://www.pr1ma.my>.

Since being established in 2012 to develop housing for the M40 Malaysians, PR1MA Corporation Malaysia has delivered close to 40,000 homes to owners who needed only to pay RM1,500* on average in monthly instalments for the unit.



PR1MA CORPORATION
MALAYSIA



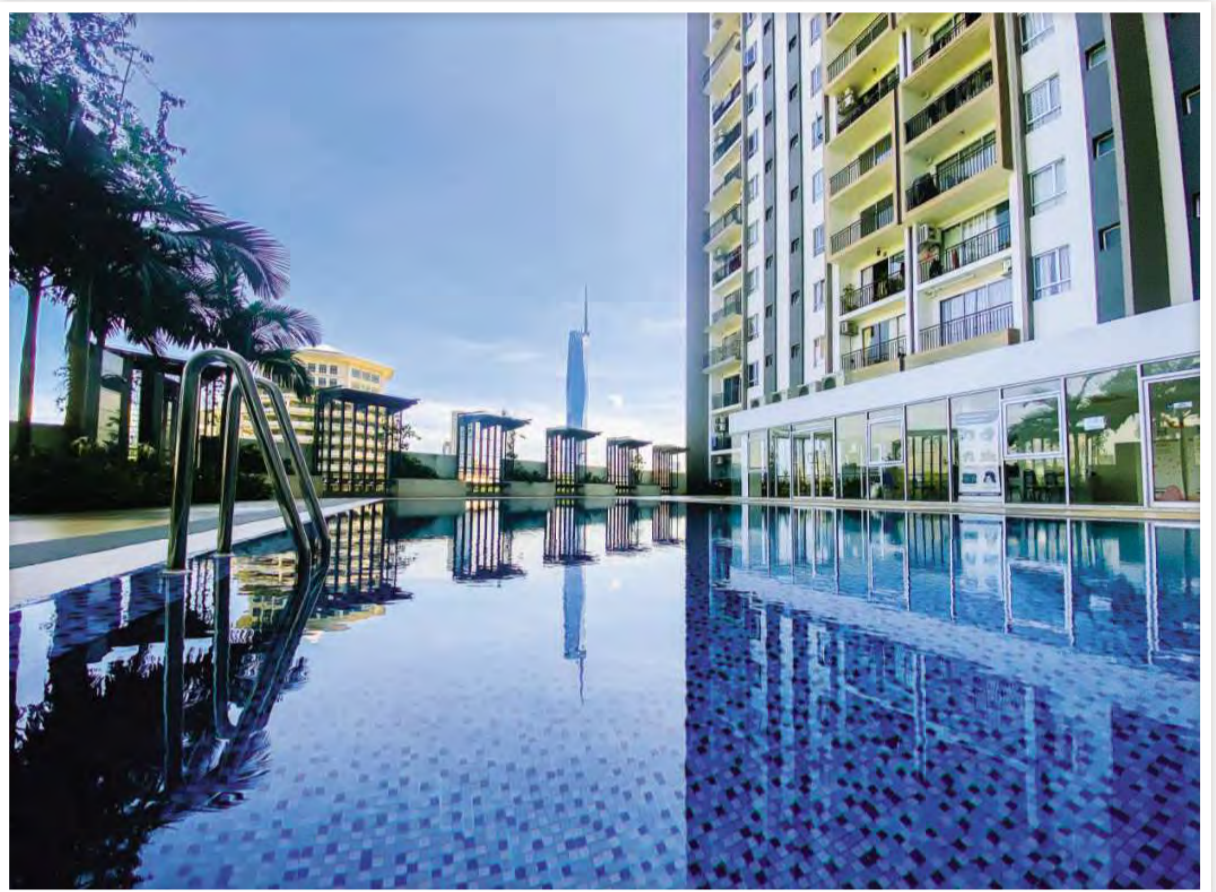
PRIMA CORPORATION MALAYSIA

HIGH QUALITY HOMES FOR EVERY MALAYSIANS

PRIMA aspires to deliver exceptional value for money and high-quality homes to promote homeownership among the M40 Malaysians. PRIMA, a multi-award winning developer, is recognised for our outstanding developments and attention to quality.

*Delivering quality homes
is our utmost priority*

PRIMA has raised the bar for developments of its class, and successfully delivered great value for money to our homeowners.



Crafted for
Quality Homes
and comfortable living
for everyone



Homes for
M40 Malaysians
with the average price starting from
RM 200,000*



Helping over
40,000
Malaysian Families
to realise their home
ownership dream



*Creating a wholesome, sustainable and
high quality lifestyle*

Ensuring good liveability of our developments has always been a key focus as it is demonstrated in the adoption QLASSIC (Quality Assessment System in Construction) by the Construction Industry Development Board (CIDB) and ISO 9001:2015 Quality Management System.



For more info,
please scan QR code.

*Terms & Conditions apply

Rumah Kita, Komuniti Kita
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Aspirasi
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www.prima.my



Encapsulate modern luxury living with Sejati Lakeside 2

Low-density exclusive enclave that has everything that homeseekers desire



Artist impression



Artist impression

The open-plan layout promotes natural lighting and allows owners greater flexibility.



Artist impression

The children's playground is within the cool shade of trees.



SEJATI Lakeside 2, Cyberjaya, a captivating residential development that epitomises modern luxury living, offers a harmonious blend of comfort, convenience and sophistication to families seeking an exclusive enclave that presents an exceptional living experience that surpasses expectations.

Designed with meticulous attention to detail, the freehold development comprises 234 units of two-storey semi-detached (Semi-D) park and lake homes, spread over 32.74 acres. The project is estimated to have a gross development value of RM382.16mil.

The Semi-D homes come with park or lake views and each has a land area of either 36 ft x 75 ft or 36 ft x 80 ft and a built-up area of 2,407 sq ft to 3,059 sq ft. The homes feature up to 4+1 rooms with ensuite bathrooms, an open-plan layout that promotes natural lighting and ventilation, and a column-free car porch that fits three cars comfortably.

The park homes are located close to the lush linear parks and feature comfortably spacious layouts that suit the different needs of family members. They also come with an open-concept kitchen and laundry area that gives more room to work with and a ground-floor seniors' suite with wide wheelchair-friendly walkways, a bathroom ramp and a seated shower area.

The lake homes, on the other hand, are situated adjacent to a 45-acre scenic lake. The living and dining areas feature breathtaking waterfront views, while the homes are luxuriously spacious with two dedicated kitchen areas that are perfect for larger families.

The focus on multi-generational living and safety features further reinforces Paramount Property's commitment to providing a holistic living experience for residents.

This project is relatively low-density as there are only seven homes per acre, giving families more privacy. Sejati Lakeside 2 is designed with multi-generational living in mind, with wheelchair access and elderly-friendly features. The development also includes crime prevention through environmental design (CPTED) features that create a safer neighbourhood for families. Eleven curated recreational facilities that promote multi-generational interaction as well as physical and mental wellness for family members of all ages.

Sejati Lakeside 2 also features 3.29 acres of lush parkland

The focus on multi-generational living and safety features further reinforces Paramount Property's commitment to providing a holistic living experience for residents.

PARAMOUNT PROPERTY
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with a 1.6km cycling and jogging tracks linking the entire enclave to create a close-knit community for families here. The 45-acre scenic lake with panorama viewing pavilions along a 800m lakeside promenade creates a rejuvenating environment for growing families.

This project is designed with sustainability in mind, featuring sustainable features rainwater harvesting, tanks and water-efficient fittings for kitchen, bathroom and garden taps. Sejati Lakeside 2 is also master-planned to create a greener environment for family life, with 500 trees comprising 10 species planted in the area. Plants that enhance biodiversity by attracting friendly fauna are carefully curated and nurtured here.

Strategically located in the heart of Cyberjaya and surrounded by a comprehensive selection of lifestyle amenities nearby, a wide selection of international, private and government educational institutions as well as over 44 multinational companies. A total of 22 schools and varsities are within 8km of Sejati Lakeside 2.

Quality healthcare service providers like Cyberjaya Hospital is within walking distance while Putrajaya Hospital, the National Cancer Institute, Putrajaya, Columbia Asia Hospital Puchong and Serdang Hospital are a short drive away.

Additionally, shopping malls and premium grocers are conveniently located nearby. Within 1km are Gem In Mall and Tamarind Square while 5km away are Dpulze Shopping Centre and Malakat Mall. Tesco Extra Bukit Puchong and bigger malls like IOI City Mall Putrajaya, Alamanda Shopping Centre Putrajaya and Mitsui Outlet Park are also within easy reach.

Transportation hub Putrajaya Sentral is just a 12-minute drive and using the express Rail Link (eRL), KL Sentral and KLIA are just two stops away while KLIA 2 is three stations away. Other options include the MRT2 Cyberjaya City Centre Station, Rapid KL and Nadi Putra.

From breathtaking architectural designs to thoughtfully crafted interiors, every element of Sejati Lakeside 2 has been carefully curated to create an extraordinary haven for discerning homeowners. Phase 1 of the project is expected to be completed by November 2024. Discover the epitome of elegance and serenity at <https://paramountproperty.my/sejati-lakeside-2/>.



**SEJATI
LAKESIDE 2**
—
CYBERJAYA

Artist's impression only

**WELLNESS INSPIRED LAKESIDE LIVING
FOR THE FAMILY**

Discover Cyberjaya's most desirable residential address. Recognised as the 'Best Family-Friendly Landed Development' at the StarProperty Awards, 2023, Sejati Lakeside 2 is crafted to inspire wellness, nurture family bonds and foster a close-knit community. Here, you'll experience luxuriously spacious Semi-D Lake & Park Homes with land sizes from 36' x 75', that are perfect for multi-generational living. Come home to Sejati Lakeside 2 and share life's best moments with the family amidst nature's breathtaking beauty.



WELLNESS-CENTRIC OUTDOOR LIFESTYLE



Nestled on 32.74 acres of freehold land adjacent to a 45-acre scenic lake



3.29 acres of parkland with 11 multi-facilities curated for all ages



1.6km cycling & jogging track right outside the homes



More than 500 trees and 10 species of plants cultivated

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Scan to visit our website

Paramount Property Gallery @ Sejati Lakeside
Utropolis Sdn Bhd 201201026826 (1011316-M)
No. 3, Jalan SL 2, Sejati Lakeside, Cyber 10, 63000 Cyberjaya, Selangor

03 2727 7517

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Pemaju : Utropolis Sdn. Bhd. 201201026826 (1011316-M) • Co-Jabs Coworking Shah Alam, B-02-01 (Blok B), Sekitar26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor. • No. Lesen Pemaju: 30178/08-2027/0177(A) • Tempoh Sah: 01/09/2022 – 31/08/2027 • No. Permit Iklan dan Jualan: 30178-1/10-2024/0267(N)-(L) • Tempoh Sah: 28/10/2022 – 27/10/2024 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Perbandaran Sepang • No. Kelulusan: MPSepang 600-34/2/195(9) • Bebanan Tanah: (Gadaian) Public Investment Bank Berhad • Pegangan Tanah: Hak Milik Kekal • Tarikh Dijangka Siap: Oktober 2024 • Jenis Rumah: Rumah Berkembar 2 Tingkat (Type A) • Jumlah Unit: 122 • Luas Binaan: 2,407 kps • Harga Minimum: RM1,746,353 • Harga Maksimum: RM2,762,941 • Diskaun untuk Bumiputera: 7% • Sekatan Kepentingan: Tanah ini boleh dipindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



Savana is family-friendly with its space versatility and amenities for healthy living.

Designed for families in a flourishing township

Savana @ Utropolis Batu Kawan has amenities that promote green and healthy living

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
HONOURS
THE FAMILY-FRIENDLY AWARD (HIGH-RISE) • Beyond Greater KL
Savana@Utropolis Batu Kawan

StarProperty
AWARDS 2023 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD (LISTED TOP 10)

KNOwn as the people's developer, Paramount Property goes the extra mile in designing a versatile, multidimensional living space with Savana @ Utropolis Batu Kawan, for those seeking an upscale living experience in a dynamic and inspiring environment. Nestled in the rapidly rising township of Batu Kawan, Savana was conceptualised to be practical and stylish with numerous amenities that make for healthy and green living.

One of the residential components of the award-winning Utropolis Batu Kawan, Savana adds an extra notch of vibrancy to Penang's first university metropolis that houses the UOW Malaysia KDU Penang University College.

Located in the southern district of Seberang Perai, Utropolis Batu Kawan represents Paramount Property's flagship development, a flourishing hub that incorporates leisure, entertainment, retail, education, and residential elements.

This enclave is 1km away from Penang's second bridge link, the Sultan Abdul Halim Muadzam Shah Bridge and enjoys quick access to the North-South Highway.

The township is also a short walk away from IKEA, Design Village Outlet Mall and the upcoming Columbia Asia Hospital, providing quick and easy access to amenities central to a modern lifestyle. The 36-storey Savana serviced apartment offers everything urban city dwellers expect, including the serenity of their own exclusive enclave.

Targeted at families seeking homes for their own stay or investors, it is well-positioned for capital appreciation prospects and high rental opportunities. The development has a 3.5-acre freehold sprawl and is surrounded by Paramount Property's ongoing residential developments of Suasana, Sinaran and Sensasi.

Savana has a gross development value of RM329mil for its 522 units of serviced apartments, slated for completion in March 2027.

Designed to suit your lifestyle

One of the unique features of Savana is its versatility in space design, which allows for smooth lifestyle transitions. The dual-key Type C, C1 and C2 units offer flexible space that can be converted into five bedrooms, making it ideal for larger or multi-

generational families. Each dual-key unit also comes with two to three car parks with a distinct door-front car park facility. Each unit in Savana is comfortably sized, ranging from 912 sq ft to 1,643 sq ft, with either three bedrooms and two bathrooms or four bedrooms and three bathrooms.

The entry price is set at RM541,000 or from RM509 per sq ft, making it attractive for those looking for premium living at a reasonable price. All units come with kitchen cabinets, hood and hob, digital locksets, shower water heaters, and shower screens

Sustainability in its midst

Savana's contemporary design is both sophisticated and distinctive, accentuating space and maximising living comfort. As part of a development within the enclave of Batu Kawan, one of Malaysia's ecocities, Savana has been designed to be green with high standards of sustainability.

Paramount Property has painstakingly fitted the development with energy-efficient LED lights

while leveraging natural daylight into its design to reduce energy usage and lower carbon emissions. The development extends its sustainability perspective by providing compost bins and recycle bins to encourage recycling and waste reduction practices among residents.

Also incorporated in the development are charging stations for electric cars, in line with Paramount Property's aspiration to support the government's aim to increase EV usage in the nation.

The building is vying for GreenRE certification to affirm its energy efficiency and low carbon green building status, Savana is future-proof as an Environmental, Social and Governance (ESG) compliant development, a step up for capital appreciation as demand for green real estate comes into the market

Emerging township of the future

A development with work opportunities nearby is always more attractive to buyers. This applies to Savana, which is at Batu Kawan, Penang's third satellite city. Batu Kawan has a major thriving industrial park akin to that at Bayan Lepas on the island.

A reason for its popularity is its proximity to Penang's second link bridge linking it to Batu Maung near the Bayan Lepas industrial area and Penang's International Airport.

The site was first identified by the state government for medium-cost housing units modelled after Singapore's Housing and Development Board scheme, dubbed Bandar Cassia at an investment of RM2.7bil followed by the construction of the Penang State Stadium, completed in 2000, and the Batu Kawan Industrial Park.

In the next 10 years, the state government has announced its intention to set up 5G infrastructure and full fibre connectivity within Bandar Cassia in Batu Kawan to serve a projected population of 250,000 by 2030. The Batu Kawan Industrial Park, which currently houses 30 multinational companies, provides employment for more than 15,000 people. Plans are underway to develop two more industrial parks. The area is also being earmarked as a medical hub consisting of private hospitals, government hospitals and international standard medical centres to capitalise on Penang's popularity as a choice destination for medical tourism. 📍

The Savana perfectly complements the university metropolis, inspiring a lifestyle concept that supports diverse possibilities.



Healthy living with modern amenities in a rapidly rising enclave, set to be the third satellite town in Penang.

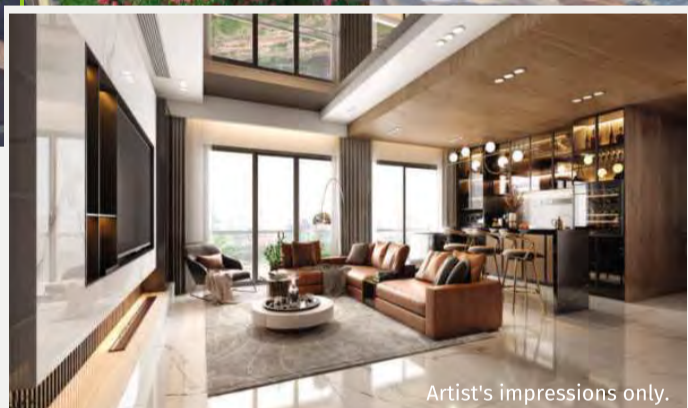
SAVANA
UTROPOLIS BATU KAWAN, PENANG

PARAMOUNT
UTROPOLIS
BATU KAWAN, PENANG

Discover
The Finer Things
For Life

The choice of having everyone together

Savana, specially designed for you to rethink your lifestyle and form family memories in within. Comes with versatile layout grants you the expediency to configure spaces with functions and purposes, ability to spend precious moment with loved ones.



Artist's impressions only.



Multi-tiered Security System

Advance multi-tiered Security System keeps you secured at all times.

Freehold Dual Key Homes

Thoughtfully allows you to have your own me-time without sacrificing family gathering areas.

Reimagine Space of Living

Home living space up to 1,550sq. ft suits the discerning tastes of the modern generation.

Work Life Balance Features

Designed for multi-generational living with up to 20 facilities for leisure and healthier lifestyle.

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Scan to visit our website



Paramount Property Gallery @ Utropolis Batu Kawan
Paramount Property (PW) Sdn. Bhd. 201301027315(1057143-D)
G-01, Utropolis Utama, Persiaran Cassia Barat 3, 14110 Bandar Cassia, Pulau Pinang, Malaysia.

012 501 0733

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Tenure of Land: Freehold • Developer Licence No.: 14638/02-2028/0141(A) • Validity Period: 08/02/2023 – 07/02/2028 • Advertising & Sales Permit No.: 14638-4/12-2025/0396(A)-(S) • Validity Period: 07/12/2022 – 06/12/2025 • Approving Authority: Majlis Bandaraya Seberang Perai • Reference No.: MBSP/40/20-73/80 (29) • Land Encumbrances: Charged to CIMB Islamic Bank Berhad • Expected Date of Completion: March 2027 • 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: 522 (Total) • Type A, Total Units: 292, Built-up: 912 sq ft, Min. Price: RM574,000, Max Price: RM627,000 • Type B, Total Units: 162, Built-up: 1,184 sq ft, Min. Price: RM731,000, Max Price: RM785,000 • Type C, Total Units: 54, Built-up: 1,255 sq ft, Min. Price: RM765,000, Max Price: RM795,000 • Type C1, Total Units: 7, Built-up: 1,643 sq ft, Min. Price: RM881,000, Max Price: RM888,000 • Type C2, Total Units: 7, Built-up: 1,550 sq ft, Min. Price: RM834,000, Max Price: RM840,000 • Discount for Bumiputera: 5% • This advertisement has been approved by National Housing Department

The new All-Stars Awards

The criteria and how it is done



SkyWorld chief executive officer Lee Chee Seng is all smiles with his All-Stars Award.



Sime Darby Property group managing director Datuk Azmir Merican holding the All-Stars Award.

THE year 2023 marks a new change for the All-Stars Award even as six new meticulously crafted categories were introduced to the eight-year-old StarProperty Real Estate Developer Awards 2023.

This year saw the introduction of a ranking system of Top 10 and Top 5 for the All-Stars Awards to recognise both listed and non-listed property developers respectively.

The All-Stars Awards serve to give due recognition to deserving property developers for their contributions to the industry and nation based on quantitative and qualitative attributes.

Property developers listed on Bursa Malaysia were ranked based on the accumulated points scored on their quantitative and qualitative attributes. Similarly, the non-listed property developers were also gauged with the same criteria as their listed counterparts. The non-listed companies were required to submit their audited financial figures as well as a presentation on their qualitative attributes.

The quantitative and qualitative attributes are as follows:

Quantitative attributes (40%)

1. Revenue growth
2. Net profit growth
3. Net gearing
4. Shareholders' funds

Qualitative attributes (60%)

1. Standard of workmanship and deliveries
2. Innovation and originality
3. Creation of value for customers
4. Reputation
5. Competence and proficiency

Selecting the winners

The All-Stars Awards took into consideration only those property developers who were participating in the StarProperty Awards. For companies with multiple core activities, only the property division was taken into account.

The quantitative component is worth 40%, with each attribute, namely revenue growth, net profit growth, net

gearing and shareholders' funds, having a value of 10%.

The revenue growth attribute is based on a company's performance from 2021 to 2022. Similarly, the net profit growth is also over a period of one year from 2021 to 2022. Companies that register positive growth are given preference.

For net gearing, the company that reduced their borrowings was given preference while the company that increases their shareholders' fund gained the most points.

The qualitative component, on the other hand, is worth 60% with an emphasis on the standard of workmanship and deliveries, innovation and originality, creation of value for customers, reputation and competence and proficiency. Each qualitative attribute is worth 12%.

Top scorers

Sime Darby Property Bhd had the biggest overall score at 73.52% and took the honour of being the first company to be ranked number one for the All-Stars listed companies. It was the consistent high scorer in all the respective attributes that gave it the highest tally. Not far behind were IOI Properties Group Bhd with 67.4% and IJM Land Bhd at 65.2%. Fourth-placed Mah Sing Group Bhd was a serious contender as it was just 0.14% from IJM Land.

Amazingly, Matrix Concepts Holdings Bhd and OSK Property had the same tally at 64.02% to tie at the number six spot despite that each developer had different scores for the different attributes.

It was no surprise that SkyWorld Development Bhd came in first in the non-listed companies because they dominated the top spots in all the respective attributes with the exception of competence and proficiency, which was topped by Sri Pengkalan Binaan Sdn Bhd (SPB).

SkyWorld ended with a high tally of 83.95%, leaving its competitors far behind. SPB came in second with 64.28% while Parkland Group snagged third spot with 61.65%.

As this is the first year that a ranking system was introduced, feedback from the Award's validator KPMG will be taken into account to streamline the criteria further to

strengthen the Awards next year.

Year-on-year, the StarProperty Awards has been meticulously refining the criteria to ensure that the properties that are being assessed by an independent panel of judges truly deserve to be recognised. 🏆

| | Listed Companies | Score (%) |
|----|--|-----------|
| 1 | Sime Darby Property Berhad | 73.52 |
| 2 | IOI Properties Group Berhad | 67.40 |
| 3 | IJM Corporation Berhad - IJM Land Berhad* | 65.20 |
| 4 | Mah Sing Group Berhad | 65.06 |
| 5 | LBS Bina Group Berhad | 64.69 |
| 6 | Matrix Concepts Holdings Berhad | 64.02 |
| 6 | OSK Holdings Berhad - OSK Property* | 64.02 |
| 7 | Paramount Corporation Berhad - Paramount Property* | 63.83 |
| 8 | UEM Sunrise Berhad | 59.32 |
| 9 | Tropicana Corporation Berhad | 55.40 |
| 10 | Sunsuria Berhad | 53.47 |

Note: *property division

| | Unlisted Companies | Score (%) |
|---|------------------------------|-----------|
| 1 | SkyWorld Development Berhad | 83.95 |
| 2 | Sri Pengkalan Binaan Sdn Bhd | 64.28 |
| 3 | Parkland Group | 61.65 |
| 4 | Platinum Victory | 59.33 |
| 5 | PR1MA Corporation | 42.50 |



TROPICANA
CORPORATION BERHAD

Building Wholesome Communities

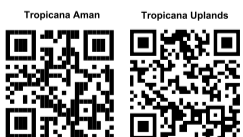
We are proud to be named one of Malaysia's Top Property Developers at the StarProperty Awards 2023.

Thank you for honouring us with the recognition and continued support which is of great significance to us.

Our commitment to Redefining The Art Of Living remains strong as we consistently integrate our unique DNA into all our signature developments where communities can flourish.

StarProperty
AWARDS
2023 REAL ESTATE DEVELOPER
STARPROPERTY ALL-STARS AWARD
(LISTED TOP 10)

StarProperty
AWARDS
2023 REAL ESTATE DEVELOPER
EXCELLENCE
STARPROPERTY READERS' CHOICE
(Most Heart-Warming CSR Initiative)



1700 81 8868
tropicanaaman.com.my
07-510 3838
tropicanauplands.com.my

TROPICANA AMAN PROPERTY GALLERY
No 2, Persiaran Aman Perdana 3,
Bandar Tropicana Aman, 42500 Telok Panglima
Garang, Selangor Darul Ehsan, Malaysia

TROPICANA UPLANDS PROPERTY GALLERY
PTD 15346, Jalan Tanjung Kupang,
81550 Gelang Patah, Johor.



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

Tropicana GP Views Sdn. Bhd. (1014956-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.: 20212-1/12-2023/0972 (L) -Validity Period: 31/12/2021 - 30/12/2023 -Advertisements and Sales Permit No.: 20212-1/12-2023/0972 (P) -Validity Period: 31/12/2021 - 30/12/2023 -Authority Approving Building Plan: Majlis Perbandaran Pontian -Building Plan Reference No.: (17)d/m. MDP.16/D0016/2021 @ MDP.3291/PB/2021/0015 -Land Encumbrance: Public Bank Berhad -Tenure of Land: Freehold -Expected date of Completion: December 2023 -Total No. of Unit: 193 : (Min.) RM 550,850.00 - (Max.) RM 776,250.000

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



Parkland Group director Alan Tee, general manager Jocelyn Wee, group managing director Victor Tan and chief executive officer Jacky Toh smile for the camera.



(From left) OSK Property chief executive officer Ong Ghee Bin and OSK Holdings deputy group managing director Ong Ju Xing, OSK Property chief operating officer Seth Lim and sales and marketing general manager Aemy Lim pose for the camera.

A gathering of VIPs, dignitaries and guests

Nearly 700 attendees mingle and network during StarProperty Awards 2023 gala dinner

THE StarProperty Awards 2023 event became a perfect point to build connections as nearly 700 VIPs, dignitaries and guests mingle and network prior to the gala dinner. The pre-event mingling played a significant role in creating a vibrant and engaging atmosphere as esteemed guests gathered for the prestigious event, fostering closer relationships within the industry.

Attendees had the chance to interact with fellow professionals, including real estate developers, investors, industry experts and government officials. The ambience was filled with excitement and enthusiasm as like-minded individuals came together to celebrate outstanding achievements in the real estate sector. 📍



(From left) IJM Land chief operating officer Datuk Tony Ling and chief executive officer Datuk Wong Tuck Wai together with IOI Properties Group chief executive officer Datuk Voon Tin Yow smile for the camera.



(ABOVE) Chin Hin Group Property group managing director Chiau Haw Choon (centre) with his team at the photo booth.



Glomac chief operating officer Zulkifly Garib (left) with his team.



(LEFT) KL Wellness City managing director Datuk Dr Colin Lee (6th from left) and branding, sales and marketing executive director Datuk Sri Vincent Tiew (6th from right) with their team.



(LEFT)
 IOI Properties Group chief executive officer Datuk Voon Tin Yow (standing centre) with his team.

(BELOW)
 MGB deputy chief executive officer Isaac Lim Kim Hoe (6th from left) and LBS Bina Group program management office assistant general manager Shany Lim Chew Yee (5th from right) with the team.



Team IJM Land gearing up for the awards night.



(RIGHT)
 Sime Darby Property group managing director Datuk Azmir Merican (centre) pose together with Legenda Properties chairman Admiral Tan Sri Ahmad Kamarulzaman (left) and independent director Myrzela Sabtu (right).



Star Media Group chief executive officer Alex Yeow with his guests.



Team Sunsuria looking fabulous for the night.



A night to remember

A celebration of the property developers who have made an impact on 2022

(from left) Star Media Group chief content officer Esther Ng, group chief executive officer Alex Yeow, Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir, Star Media Group chief business officer Lydia Wang and independent non-executive director Christina Foo at the VIP table.

THE celebration of the StarProperty Real Estate Developer Awards 2023 saw a marked increase in the number of attendees with nearly 700 winners and guests gathering to celebrate the achievements of nearly 30 property developers.

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 May 18, just a couple of days before the end of the Hari Raya Aidilfitri celebrations.

With 96 trophies to be given out, the night went smoothly with an eight-course dinner, intermittently entertained by Yuni and the Band as well as quick video clips on the Awards and judges. 📺



(Clockwise from left) Royal Institution of Surveyors Malaysia councillor Khaidzir A Rasip, Association of Valuers, Property Managers, Estate Agents, Property Consultants in the Private Sector, Malaysia president Subramaniam Arumugam, Malaysian Institute of Architects deputy president Alice Leong Pek Lian, The Institution of Engineers Malaysia honorary treasurer Lee Yun Fook, Malaysian Institute of Interior Designers president Ooi Boon Seong, Malaysian Green Building Council council member TamilSalvi Mari, Malaysian Institute of Planners vice president Wan Adery Wan Mahmood, StarProperty content manager Joseph Wong and Institute of Landscape Architects Malaysia auditor Norliza Mohd Yusof.



(From left) Star Media Group (SMG) chief business officer Lydia Wang, Sime Darby Property chief executive officer Datuk Mohd Sohimin Mohd Alayedin, IJM Land chief operating officer Datuk Tony Ling, Deputy Local Government Development Minister Akmal Nasrullah Mohd Nasir, IOI Properties Group chief executive officer Datuk Voon Tin Yow, IJM Land chief executive officer Datuk Wong Tuck Wai, Sime Darby Property group managing director Datuk Azmir Merican, Mah Sing Group chief executive officer Datuk Ho Hon Sang and SMG group chief executive officer Alex Yeow.



(Seated from left) Putrajaya Holdings development and operations head Norimah Ahmad and chief executive officer Datuk Hashimah Hashim, KL Wellness City director Datin Karen Pua and Chin Hin Group Property sales and marketing general manager Tan Zijin. (Standing from left) Glomac chief operating officer Zulkifly Garib and sales and marketing head Veejeyeshweren Beraya, Star Media Group events general manager Douglas Jansz, KL Wellness City managing director Datuk Dr Colin Lee and Chin Hin Group Property chief operating officer Chang Tze Yoong.



(Seated from left) TongTor managing director Goh Choon Keong, PDG Development managing director Datuk Seri Gwee Yew Kiat and chief operating officer Jojo Gwee Wei and Beverly Group directors Derick Lim Hwee Leong and Yap Shih Chia. (Standing from left) TongTor sales and marketing manager Crystal Goh and Star Media Group assistant general manager Phua Yen Li.



(Clockwise from front left) LBS Bina Group program management office assistant general manager Shary Lim Chew Yee, MGB deputy chief executive officer Isaac Lim Kim Hoe, Mah Sing Group property subsidiaries chief executive officer Yeoh Chee Beng and group chief executive officer Datuk Ho Hon Sang, Matrix Concepts Holdings group managing director Ho Kong Soon and chief development officer Tan Sze Chee, OSK Property chief executive officer Ong Ghee Bin, OSK Holdings deputy group managing director Ong Ju Xing and StarProperty general manager Mindy Chia.



(Clockwise from front left) Star Media Group senior general manager Sharon Lee, IJM Land chief operating officer Datuk Tony Ling, IOI Properties Group chief executive officer Datuk Voon Tin Yow, Sime Darby Property group managing director Datuk Azmir Merican and chief executive officer Datuk Mohd Sohimin Mohd Alayedid and IOI Properties Group chief operating officer Teh Chin Guan.



(Clockwise from front left) Parkland Group general managers Jocelyn Wee and Wong Tark Keong, chief executive officer Jacky Toh, group managing director Victor Tan and director Alan Tee, GuocoLand Malaysia project directors Tan Foo Lung and Ong Chin Hong and Star Media Group general manager Sara Chacko.



(Clockwise from left) Perbadanan PR1MA Malaysia chief executive officer Datuk Seri Mohd Nazri Md Shariff and chairman Datuk Azrulnizam Abdul Aziz, KotaSAS director Datuk Shahrul Nizam Abdul Aziz and spouse Datin Marsita Mashhor, Lagenda Properties chairman Admiral Tan Sri Ahmad Kamarulzaman and independent director Myrzela Sabtu, PKNS Siera Alam development unit general manager Suridah Saring and property development deputy chief executive officer Md Kamarzan Md Rais and Star Media Group general manager Juniza Yasmin.



(Clockwise from left) StarProperty senior account manager Gan Fock Yong, MCT chief operating officer Aw Sei Cheh and chief executive officer Teh Heng Chong, TSLAW Land directors Law Wai Cheong and Law Wai Ho, UEM Sunrise chief strategy and transformation officer Irwin Mohd Eusoff and central chief operations officer Liong Kok Kit.



(Clockwise from left) Sunsuria project director Tan Hoi Kwan and chief finance officer Eng Kim Haw, Platinum Victory branding and marketing general manager Vincent Seow and executive director Gan Yee Hin, Paramount Corporation group chief executive officer Jeffrey Chew and deputy group chief executive officer Benjamin Teo, Paramount Property chief executive officer Chee Siew Pin and Star Media Group assistant general manager KC Tan.



Team Sri Pengkalan Binaan pose for the camera with a thumbs up.



SkyWorld Development chief executive officer Lee Chee Seng (seated centre) with his team.

Words from the victorious

Award-winners share their thoughts, ideas and beliefs

WINNING the StarProperty Real Estate Developers Awards 2023 is a confirmation that their hard work has elevated the industry benchmark further. It is a night of not only lifting

trophies but also of celebration, camaraderie and meeting old as well as new friends. The elated winners shared with StarProperty what the Awards mean to them and their inspiration moving forward. ✨



> Tropicana Corporation Marketing and sales executive director Ixora Ang

"We are truly honoured and humbled to be recognised in more categories this year by StarProperty, including the Luxury, Neighbourhood and All-Stars Awards, as well as the Readers' Choice Award. These recognitions are a testament to our commitment to building sustainable townships centred around our unique development DNA, formulated and refined based on decades of feedback from the industry and our community, as well as our ESG DNA focusing on People, Planet and Partnership. I would like to thank the esteemed judges and StarProperty for this recognition, as well as a special thank you to the Tropicana team for their dedication and continuous drive to build the Tropicana brand."



> Platinum Victory Executive director Gan Yee Hin

"We sincerely appreciate the support we have received in our mission to build attainable properties for the community, enabling everyone to have an opportunity to own a home in the city. Our unwavering commitment to upholding our slogan Creating Magical Moments drives us to go above and beyond in delivering exceptional housing solutions that bring joy and fulfilment to individuals and families. With continuous support and collaboration, we can continue transforming dreams into reality and making a positive impact on the community by providing affordable and accessible housing options."



> Glomac Chief operating officer Zulkifly Garib

"Glomac's extensive experience and reputation as a pioneer in township development is as exemplified by Saujana Utama, where the area continues to thrive until now. Our focus on building homes is always based on necessity rather than mere aspiration as we aim to ensure that our properties are comfortable, high-quality, and reasonably priced. While aspirational projects may incur significant costs without necessarily guaranteeing capital appreciation, Glomac takes a pragmatic approach by prioritizing functionality and long-term value for homeowners."



> KotaSAS Director Datuk Shahrul Nizam Abdul Aziz

"At KotaSAS, we are proud that we focus a lot on quality, innovation and value for money. So throughout the development and design of our houses, we focused on products that are innovative in the sense that we are now doing a lot of



homes for multigenerational (families). So this is a new trend that has been set in the marketplace where one person will buy a home, not only for him and his family to live but also for the future generation as well as parents or the elderly."

> MCT Chief executive officer Teh Heng Chong

"As a developer, we must be able to design our projects based on their needs and convert space planning into functional areas. We are also embracing ESG where we emphasise on sustainability and eco-friendly features that benefit our customers, as well as providing value in terms of design and functionality. All our projects are Green RE-rated and we continue to look at green features as part of our innovative strategy."



> Lagenda Properties Chairman Admiral Tan Sri Ahmad Kamarulzaman

"As far as Lagenda is concerned, we remain confident in our ability to deliver continued growth. Our niche focus on affordable landed housing allows us to remain somewhat insulated during challenging times as the demand for more affordable housing rises. We see an opportunity to increase our presence in more areas as the large majority of Malaysians continue to prioritise affordable living spaces with top-notch facilities. Challenging times present an opportunity for us to capture a larger market segment and we are ready to face this head-on."



> Guocoland Malaysia Project general manager Tan Foo Lung

"At GuocoLand Malaysia, we understand that home buyers are looking for more than just a place to live. They desire a community



that reflects their values and enhances their lifestyle. Our project captures home buyers' hearts by combining innovation, sustainability and a long-term vision to create a convenient, comfortable and safe living environment. One of the standout features is our emphasis on low-density living, which ensures residents have ample space that encourages a strong sense of community within the development."

> Paramount Property Deputy group chief executive officer Benjamin Teo

"Paramount focuses on two fundamentals - product quality and customer service. We believe that no amount of marketing or branding can replace product quality and customer service. We constantly evaluate ourselves against international and industry benchmarks for quality."



> Chin Hin Group Property Chief operating officer Chang Tze Yoong

"Chin Hin Group Property will incorporate our Smart Lifestyle Signature Design DNA into our upcoming new products. They will be thoughtful architectural design, premium building materials, Signature Kitchen quality kitchen appliances, smart property management apps, smart security systems and many more."



> PDG Development Chief operating officer Jojo Gwee Wei

"We are committed to provide sustainable and environmentally friendly services in our projects. We offer solar panels as an option to customers. This will encourage customers with an opportunity to reduce carbon footprint and also promote renewable energy for their properties."



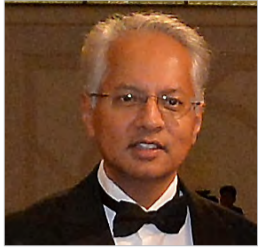
> Sri Pengkalan Binaan Chief executive officer Datuk Jacky Yap Jyh Haur

"Winning this prestigious award at the StarProperty Awards 2023 is an incredible honour for us at SPB. It fills us with immense pride and validates our unwavering commitment to building dreams and improving lives, despite the unprecedented challenges we face such as the soaring construction costs and the rising interest rates."



> Parkland Group Group managing director Victor Tan

"Being customer-centric has led us to innovate and understand what the community needs. As Quality is our Priority, we are committed to delivering housing and a quality lifestyle for home buyers. This leads to townships that are developed with modern amenities, connectivity and surrounded by lush green landscapes that are ideal for communal and social activities and which is also secured with safety."



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

"We understand that customers want spaces to enjoy, they want modular spaces. They want innovation. They want to have homes which are sensitive to their environment and deliver good energy efficiency. More than that, I think customers want a good location where they are well connected. Customers want the ability to find whatever they need within the township, so placemaking becomes a very important thing and as a leader in township development, this is what we do for customers, not just making a house but a home, a lifestyle for you to be able to stay and enjoy and get whatever you need and be well-connected to the rest of the country."



> **SkyWorld Development**
 Chief executive officer
Lee Chee Seng

"This accolade holds immense significance for SkyWorld, as it further solidifies our commitment to quality, innovation, and delivering SkyLiving experiences. SkyWorld will continue to stay at the forefront of the industry, consistently developing cutting-edge projects that redefine city living. It further fuels our passion to create sustainable communities that truly elevate the living experience, aligning with our purpose to 'Make Living Better'."

> **Mah Sing Group**
 Group chief executive officer
Datuk Ho Hon Sang



"First of all, these awards serve as a strong motivation for us to continue delivering excellence and solidifying our market position. Not only do they acknowledge our time and efforts but also push the team to continue producing quality products and services. These awards also help home buyers to identify the importance of purchasing homes with reputable developers as they offer more than just a home but a whole new experience throughout the home ownership journey."

products and allows our customers to find the right products that meet their individual needs at that particular phase of their lifecycle, through our Happy+ product series, which is also synonymous to our mission and values."

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



"This accolade will propel us forward, motivating us to raise the bar even higher in our pursuit of excellence. It strengthens our position as a trusted developer and enhances our credibility in the market. It also reinforces the trust and confidence that our valued customers and partners have placed in us."



> **LBS Bina Group**
 Executive chairman
Tan Sri Lim Hock San

"We are fully committed to maintaining our focus and pushing ourselves to new levels of success, as we continue to elevate LBS to even greater heights. Our unwavering dedication to providing affordable and high-quality housing remains steadfast, and we are determined to demonstrate this commitment as we propel LBS forward."

> **OSK Property**
 Chief executive officer
Ong Ghee Bin



"This recognition will definitely strengthen OSK Property's brand value and credibility as one of the top property developers in Malaysia, where our customers and home seekers can rest assured that the quality products we deliver will certainly meet their expectations."

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



"We believe every single development of ours is unique in fulfilling buyers' investment objectives on value appreciation and rental yields as much as lifestyle aspirations. This uniqueness is not only centred on our design philosophy, how we craft and curate innovative products and schemes that have the key tenets of integration, placemaking, accessibility and sustainability but certainly also in not just what we do but how we do."

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



"Being bestowed with the Star Property Awards would represent a profound honour and a testament to the diligent efforts and accomplishments of Matrix Concepts Holdings Berhad. Such recognition carries the potential to augment public awareness of our organisation's noble objectives and foster heightened interest among prospective clients and enterprises. Additionally, this accolade would serve to instill confidence in investors and lend invaluable credibility to our operational endeavours. Above all, it would exemplify our unwavering commitment to excellence, potentially paving the way for enhanced business prospects and opportunities."

> **UEM Sunrise**
 Chief marketing officer
Kenny Wong



"As many of our customers are families and home occupiers, we design our homes as such - with family-oriented features which can be customised to their various needs, as well as amenities that are value-driven and focus on the family and the community. This has resulted in us forming an identifiable DNA of our

StarProperty
AWARDS
 2023 REAL ESTATE DEVELOPER



A look into the minds of the judges

Judges talk about their experience, the entries and the property industry



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

THE StarProperty Developer Awards 2023 welcomes a selection of accomplished judges, bringing with them a commitment to an extensive examination of the property industry's upcoming developments.

Coming from a variety of disciplines and backgrounds, the panel of judges this year includes a surveyor, a town planner, a valuer, two architects, an engineer, an interior designer and an auditor. With extensive experience in the property industry, the judges do not simply represent their sector but also bring their own expertise to the table.

Reliant on a series of stringent calculations and their judgement, the StarProperty Developer Awards 2023 shines brighter than ever with the introduction of its six new categories, as well as the evolution of the All-Stars category to a ranking system. The judges were selected with a meticulous eye, as individuals with extensive years of experience and considered a leader in their own right.

The highlight of the StarProperty Awards had always been its dedication to diversity in action, allowing a wide range of expertise to weigh in on developments from all angles. The comprehensive judging criteria, with integrated feedback from the prior year, allows StarProperty to practise constant innovation and improvement in future award shows and beyond.

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

"It was a very well-organised judging session with quality projects entered. I've never experienced this many projects being judged before as well as a multitude of categories," Khaidzir said.

It was a sentiment shared by many of the other judges. Leong noted that the experience of judging was great, with the process covering various aspects of the building development such as design excellence, functionality and performance, innovation, sustainability and assessing the overall impact of the communities.

"Each entry showcased its project's distinctiveness and the finest features it could bring to the market. Evaluating the entries was a substantial responsibility, but it also provided an avenue to value and acknowledge talent, creativity and the dedication invested by participants in their respective fields," Norliza added.

She drew from her extensive background as a landscape architect with over 20 years of experience. Her work took her to both Singapore and Malaysia, and she credited her professional journey with valuable insights into the landscape

The judges are:

- Malaysian Institute of Planners president Datin Noraida Saludin
- Association of Valuers, Property Managers, Estate Agents, Property Consultants in the Private Sector, Malaysia president Subramaniam Arumugam
- Malaysian Institute of Interior Designers president Ooi Boon Seong
- Malaysian Institute of Architects deputy president Alice Leong Pek Lian
- The Institution of Engineers Malaysia honorary treasurer Lee Yun Fook
- Royal Institution of Surveyors Malaysia councillor Khaidzir A Rasip
- Malaysian Green Building Council council member TamilSalvi Mari
- Institute of Landscape Architects Malaysia auditor Norliza Mohd Yusof

architectural aspects of each respective market.

"It's a great effort by StarProperty to recognise as many property developers from across the industry as possible. As well as the specific categories based on geographical locations to level the playing field and give everyone chances regardless of where you are," Khaidzir said.

"Having so many project entrants also means that only the best projects emerged as the eventual winners. I personally feel that judges were also given special importance for our roles in the whole process of this year's award, from the judging sessions right to the award dinner," he added.

In the past, he had managed his own awards, as well as being an evaluator and a judge. He noted that his prior experience helped in making balanced judgements over the many facets of the award categories and the variety of projects in different locations.

A collaborative atmosphere

"With judges coming from different but relevant professions and fields, it gives the judging process a more well-rounded and end-to-end approach. I also learned a lot from the questioning lines by the other judges," Khaidzir said.

Leong noted that the years of her involvement in the building industry provided her with a deeper understanding in architectural design principles, construction detail and techniques.

"Furthermore, the past exposure to various projects enables me to identify trends and gauge the impact of design choices, discern the quality of materials and sustainability features in order to ensure the awarded buildings truly exemplify and contribute to the built environment," she said.

"It was a captivating experience to connect with numerous judges hailing from diverse industry backgrounds. What united us was a shared objective of identifying the most appropriate development products that are constructed with due regard for the environment and the communities they serve. During our interactions, we engaged in fruitful exchanges of knowledge and ideas, particularly regarding development issues and emerging trends," Norliza added.

"This platform not only provided an opportunity to evaluate entries but also fostered an environment of collaboration. We discovered shared projects and initiatives, leveraging our collective expertise to drive positive change. The synergy among the judges facilitated the exploration of new possibilities and potential collaborations, enabling us to collectively contribute to the advancement of our respective fields," she said.

In agreement with Norliza, Leong noted that the judging process gave her an opportunity to engage with diverse groups of experts from the built industry, providing a platform for exchanging ideas and knowledge, leading to a fair assessment of each entry.

"It is always an exciting process to work with and collaborate with other judges from various capacities," Leong said.

Awareness and change

TamilSalvi pointed to a specific award that had caught her eye – StarProperty Awards 2023 environmental initiative awards.

"The enthusiasm and passion displayed by the participants were contagious, leaving an indelible impression on my mind. The diverse range of projects showcased the depth of commitment and creativity prevalent in our society," she said.

She pointed out that numerous entries stood out due to their innovative approach and practical implementation. From family-centric floor plan layouts of residential projects to transit-oriented development (TOD) solutions, it was clear that participants were diligently working to address social and environmental challenges from various perspectives.

One striking aspect of the entries was the evident focus on timeliness. TamilSalvi noted that witnessing the growing recognition that the people and environment cannot wait for change was inspiring. Urgency and action were at the forefront



Developers should put greater emphasis on community-centric designs, Noraida said.



"It's a great effort by StarProperty to recognise as many property developers from across the industry as possible," Khaidzir said.



The property sector should prioritise good design, Ooi said.



"Each entry showcased its project's distinctiveness and the finest features it could bring to the market," Norliza said.



Lee pointed out that the property sector needed to focus on user experiences and comfort.



"It is always an exciting process to work with and collaborate with other judges from various capacities," Leong said.



"Social inclusivity, economic empowerment and quality-of-life enhancements were integral to many initiatives," Tamilsalvi said.



There is an increasing number of integrated developments, comprising residential, commercial and retail spaces into a single project, Subramaniam said.

of many initiatives, indicating a collective awareness that time is essential when preserving the planet, she said.

"The people-centric nature of the projects made the judging experience exceptional. While environmental sustainability was undoubtedly the overarching goal, seeing how these endeavours considered the needs and well-being of communities and individuals were heartening. Social inclusivity, economic empowerment and quality-of-life enhancements were integral to many initiatives," Tamilsalvi said.

"Working alongside such accomplished professionals has been a privilege, as their contributions have undoubtedly enriched the judgement of the projects we have evaluated. Each judge's unique expertise has enriched our evaluations and brought valuable insights," she added.

She noted that the collaborative approach had fostered a comprehensive evaluation process, considering multiple dimensions of the projects through their diverse backgrounds, taking into account a project's environmental impact, functionality, aesthetics and socio-economic aspects.

"I was privileged to witness the remarkable progress in our community, where timely projects and people-centric approaches are reshaping our environment for the better. As a judge, I remain inspired by the creativity and passion of the participants and I encourage everyone to take action and be a part of the positive change our environment desperately needs," she added.

The growing industry

"It signifies recognition from industry experts, peers and professionals. It serves as a validation of a developer's or project's excellence and distinguishes it from competitors. This recognition helps to build trust and confidence among potential buyers and investors in their branding exercise and adding weights to sales," Subramaniam said.

In agreement, Ooi noted that the acknowledgement and recognition from established and reputable media like StarProperty carry significant weight based on their high-quality judging systems. It instils confidence in both investors

and buyers, assuring them of trend-setting products from the developers.

"The Star is a trusted brand among Malaysians. The StarProperty Awards are prestigious and inclusive for different sizes of developers, covering various themes and development concepts which are consumer-oriented," Lee said.

When asked what he would like to see in future developments, Subramaniam noted that building to meet affordability and ensuring long-term sustainability was critical. In addition, there was also a need for embracing technology in their products, the right product pricing that commensurate returns, as well as a collaboration between the government and private entities to weather the challenges.

He also pointed to the need for independent market and feasibility reports to identify emerging trends, demands and preferences of potential buyers. These would help developers align their projects with market needs, avoid oversupply in certain segments and ensure a more balanced market.

There is an increasing number of integrated developments, comprising residential, commercial and retail spaces into a single project, Subramaniam said.

Trending in developments

With more focus on sustainability and green building practices, developers have begun to look at eco-friendly features, energy-efficient technologies and green spaces. Noraida noted that developers are increasingly adopting green certifications and committing towards carbon emission reduction.

"These are the type of developments that we would like to see being incorporated by all developers in all developments, regardless of size," she said.

More and more developments incorporate smart home technologies, artificial intelligence (AI) and lifestyle amenities and facilities like landscaped gardens, recreational spaces and more. Subramaniam noted that there was also increasing attention on TODs in urban areas.

"The concept of TOD is gaining momentum in Malaysia as developers recognize the significance of efficient public

transportation systems and the reduction of reliance on private vehicles," Noraida agreed.

These projects involve the creation of mixed-use developments situated in proximity to transit hubs, encouraging pedestrian-friendly infrastructure and promoting sustainable transportation options.

The property sector should prioritise good design, Ooi added. He pointed to the increasing need for creative use of space to suit the Malaysian lifestyle, as well as to deliver high-quality and cost-effective solutions.

"Developers are increasingly focused on providing extensive common facilities in their products, particularly in high-rise residential developments. However, this approach may not always be cost-effective or sustainable in the long run. It seems to be more about distinguishing themselves from other developers and impressing buyers," Ooi said.

On the other hand, Lee called on the property sector to focus on user experiences and comfort besides just quality and affordability. In agreement with Subramaniam, he noted that developers should also pay attention to connectivity and readiness of the infrastructures near their development.

Developers should put greater emphasis on community-centric designs, creating spaces that foster social interaction and community engagement such as Placemaking, Noraida added.

"Placemaking involves creating and enhancing spaces that promote a sense of community, improve livability, and foster social interactions. By prioritising placemaking, the property sector can contribute to the development of vibrant and engaging environments that cater to the needs and desires of residents and visitors," she said.

These could include public spaces, creating gathering areas and community hubs while engaging the community in the process to ensure that the development aligns with their needs.

Furthermore, there were more developments incorporating the features of multi-generational living, emphasising on family interaction and giving opportunities for children to look after their elderly parents, which is getting critical as Malaysia going into ageing society. 🏡

Bask in exclusivity with Emerald Hills

GuocoLand creates a lavish low-density paradise in Cheras



(ABOVE) An artist's impression of Emerald Hills' North Tower podium facilities nestled in a lush communal space.

StarProperty
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2023 REAL ESTATE
DEVELOPER
EXCELLENCE
THE LEADING LOW-DENSITY
AWARD

Emerald Hills,
Alam Damai

In a sprawling city centre, modern leisure and high living have become much more exclusive. A place of residence needs more than the usual fare of facilities and amenities, instead, a sense of prestige comes with an abundance of space. With a well-established commitment, GuocoLand Malaysia introduces luxury in open space and indulgence with Emerald Hills.

Located within the prime locality of Cheras, Emerald Hills is one of the final parcels of a residential community within the neighbourhood perched on the hills of Cheras. At Emerald Hills, residents will be able to enjoy the best of both worlds, from the convenience of city life to the tranquillity of the suburbs.

The entire development of Emerald Hills covers 47 acres of land with a gross development value of RM1.06bil, with only 33 units per acre.

The development is masterfully crafted with recreational facilities for the benefit of its residents, and this attention to communal spaces is what truly makes the Emerald Hills a lifestyle and community-focused neighbourhood.

The condominium has a total of 1,378 units within four blocks of towers and a total of 181 terrace homes with a buildup starting from 840 sq ft to 1400 sq ft. Each unit is designed with exceptional craftsmanship, offering two to four bedrooms in different layouts. Emerald Hills' priority is to ensure comfort and privacy for each of our residents. As such, each floor has 12 units with four lifts to ensure privacy for all residents.

Spatial beauty

With the goal of creating a natural living space, all living rooms and bedrooms face outwards for a picturesque view of its surroundings, the highest point of Alam Damai in Cheras with panoramic views.

Aside from the thoughtful and masterfully crafted residences, the prestige of Emerald Hills is elevated as an exclusive low-density residential development. With 21 acres of open space, the development provides a wide range of lifestyle and recreational facilities for communal bonding and fostering strong neighbourhood relationships.

You will find no shortage of activities and hobbies to indulge yourself with the 2.3-acre central lake. Embracing the culture of health and wellness is crucial to today's urban

population, residents are able to enjoy fresh air while having a jog on the 1.7km jogging track around the lake.

Emerald Hills' features do not stop there. Aside from the track, the residence offers other green features such as a linear garden, a courtyard garden, a hammock garden, an amphitheatre for communal gatherings and a swing garden. These open and public spaces promote inclusivity and provide excellent areas for familial and neighbourhood bonding, as well as mental and physical well-being.

There is also the floating plaza, pavilion, swimming pool, sauna and a playground for the little ones. Residents will be able to look over the entire development and its surroundings beyond with the sky watch terrace and enjoy facilities such as the central lake, multipurpose hall, gymnasium, swimming pool and many more.

Going above and beyond the clubhouse, Emerald Hills also offers a stunning range of resort-themed facilities for entertainment and leisure. Providing residents with everything they need and more at their fingertips, the development creates spaces for true living.

Placing technology-centred amenities at the forefront, the condominium also provides electronic lockers for safety purposes as well as electric car charging stations. There are two to three covered car parks for each unit.

Smart community

At its heart, the development prides itself in creating value through future-proof and sustainable design. With this philosophy in mind, Emerald Hills relies not only on regular measures but smart apps as well. There is a single entry point to the gated and guarded community, with surveillance cameras, a card access system as well as consideration for the differently-abled.

Residents will also have access to a community app, the Jaga App, which provides an efficient system for visitor registration, facility utilisation and liaising with security personnel on duty.

Going beyond the development itself, its location within Cheras is a stone's throw away from the city centre and the surrounding amenities. These include medical institutions as well as educational institutions, from primary and secondary schools to a university campus in close proximity.

Strategically located with access to the East-West Link Expressway, the Cheras-Kajang highway, SILK highway, the North-South highway, the Middle Ring Road 2 and the upcoming SUKE highway, residents will find effortless connectivity to their place of work or study.

The project is slated to be completed in May 2025 with the completion of the North Tower @ Emerald Hills. While the garden terrace units and the South Tower have been fully sold, the Emerald Hills lakefront condominium is offering home buyers a final chance to own a unit.

As an exclusive lifestyle-centred development, Emerald Hills is a testament to GuocoLand's strong commitment to creating homes for people from all walks of life. Placing an emphasis on the uniqueness of space and well-being, the project achieves its goal through its craftsmanship, dedication to open spaces and a multitude of amenities. 🏡

Aside from the thoughtful and masterfully crafted residences, the prestige of Emerald Hills is elevated as an exclusive low-density residential development.

GuocoLand
A Member of the Hong Leong Group



An actual photo of the stunning Emerald Hills clubhouse.



ALAM DAMAI • CHERAS

FREEHOLD

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EXCELLENCE
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 AWARD

CRAFTED TO FOSTER

Community Bonding

THANK YOU FOR YOUR CONTINUOUS TRUST AND CONFIDENCE.

Nestled within lush green surroundings, Emerald Hills brings nature closer to our residents and draws people together. This award is a testament to GuocoLand's approach of thoughtful urban design, placemaking and sustainable practices.


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Building for the Malaysians

MCT covers all the bases with GreenRE in mind

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(HIGH-RISE) - Within Greater KL
Sanderling Lakefront

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THE STARTER HOME AWARD
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HONOURS
THE LANDSCAPE
DEVELOPMENT AWARD
Alira Subang Jaya



An artist impression of the majestic Alira Subang Jaya.

SATISFYING all genres for home buyers is a difficult undertaking but property developer MCT Bhd makes it look easy with three of their developments, namely the upmarket Alira Subang Jaya, family-oriented Sanderling Lakefront and affordable Casa Embun at Cybersouth.

Resort living at Alira Subang Jaya

Discover a new level of luxury and comfort at Alira Subang Jaya, a prestigious development that epitomises modern resort living. Nestled in the vibrant city of Subang Jaya, Alira offers a harmonious blend of contemporary design, practicality, and a resort-inspired lifestyle.

With its extensive range of amenities, prime location, and thoughtfully crafted units, Alira Subang Jaya presents an exceptional opportunity for those seeking a sophisticated living experience.

The luxurious residences boast eight configuration options to cater to different lifestyles and preferences. From spacious three-bedroom apartments to cosy one-plus-one bedroom units, each residence is meticulously designed to optimise space and functionality.

The modern architectural design of the freehold Alira Subang Jaya reflects simplicity, with clean lines, a simple colour palette and high-quality materials. The seamless integration of nature and flow creates an atmosphere of elegance and vitality, providing residents with a truly inspiring living environment.

Alira Subang Jaya sets itself apart with an impressive array of more than 40 types of facilities spread over an area of 86,000 sq ft, ensuring that residents can indulge in a resort-inspired lifestyle. From dedicated co-working spaces for professionals to work and collaborate, to a direct access pathway leading to the 9.2-acre Central Park, every aspect of Alira Subang Jaya is designed to enhance the residents' well-being and convenience.

The development, which has a gross development value of RM557mil, also holds a GreenRE Silver Certification, highlighting its commitment to

sustainability and environmental stewardship.

Residents will enjoy excellent connectivity and proximity to essential amenities. With the Central Park right at its doorstep, residents can escape into a lush green oasis, perfect for outdoor activities and leisurely strolls.

Additionally, Alira Subang Jaya is conveniently located near Sri KDU International School, providing families with easy access to quality education for their children. The development is 1.6km from the KTM Batu Tiga Station and about 4km to the LRT SS18 and SS15 Stations, ensuring seamless connectivity to the rest of the city.

Alira Subang Jaya is expected to be completed by November 2025, offering residents a vision of upmarket living. The price range for the units is RM493,800 to RM816,800, providing an attractive investment opportunity for those seeking a modern and upscale lifestyle in Subang Jaya.

A perfect family home in Sanderling

For those seeking serene lakeside living, the Sanderling at Lakefront Cyberjaya, a prestigious condominium development nestled in the vibrant city of Cyberjaya, is the perfect place to call home.

With its family-oriented features, Sanderling offers a tranquil and aesthetic environment surrounded by natural beauty. It boasts one of the largest condominium facility podiums in Cyberjaya, spanning 600,000 sq ft, providing residents with an unrivalled range of amenities.

From recreational spaces and fitness facilities to lush green landscapes, this development offers a serene and tranquil ambience amidst the bustling city. Surrounded by a picturesque lake, educational and medical hubs, residents can enjoy a sense of togetherness while immersing themselves in nature's beauty. The family-sized layout and thoughtful design create a harmonious living space that caters to the needs of first-time homebuyers and families alike.

Sanderling at Lakefront Cyberjaya embraces sustainability by incorporating self-sustainable softscape watering systems, solar-powered landscape lighting, and enzyme biological treatment for the water body. This commitment to eco-friendliness ensures that residents can enjoy a greener and more sustainable living environment within the urban area of Cyberjaya. The GreenRE Bronze certified development aims to create a harmonious blend of nature and aesthetics, providing residents with a tranquil haven in the heart of the city.

As the development is strategically located near an array of amenities, residents' daily needs are easily catered for. The nearby DPulse Shopping Centre, Tamarind Square, and IOI City Mall in Putrajaya offer a wide range of retail, dining and entertainment options. For those craving fast food, KFC and McDonald's drive-thru outlets are conveniently located within reach.

The development also enjoys proximity to several MRT stations, including Cyberjaya Utara MRT Station, Cyberjaya City Centre MRT Station, and Putrajaya Sentral MRT Station, ensuring seamless connectivity to surrounding areas.

GreenRE-certified Casa Embun

Casa Embun is a desirable starter home located in the vibrant township of Cybersouth. With its attractive features and convenient location, this starter home offers a perfect blend of affordability and modern living.

With a gross development value of RM186mil, this serviced apartment presents an excellent opportunity for those seeking an affordable home without compromising on quality and comfort. It offers 482 units ranging from 550 sq ft to 1,000 sq ft, with two to three bedrooms and one to two bathroom configurations. With prices starting from RM369,000, Casa Embun provides an attractive entry point into home ownership.

Residents of Casa Embun can enjoy comprehensive and thematic facilities designed to enhance their lifestyles. The development embraces a Moroccan-inspired design, creating a unique and captivating ambience. From the moment residents step into Casa Embun, they will be greeted by its gated and guarded entrance, ensuring peace of mind and security.

One of the key advantages of Casa Embun is its strategic location within Cybersouth. The development is situated within walking distance of a 25-acre central park, fostering a healthy and active lifestyle for residents. Additionally, Casa Embun is conveniently located next to a commercial hub, providing easy access to convenient stores and a variety of F&B options. The presence of UiTM, several universities and private schools within a 10km radius makes it an ideal choice for students and young professionals.

Casa Embun benefits from a thriving surrounding infrastructure. With the nearby MRT Putrajaya Sentral station, residents can enjoy seamless connectivity to major transportation hubs. Moreover, the township is home to over 400 MSC-status companies, offering potential employment opportunities within a short distance.

Meanwhile, MCT is forging ahead for further growth with two upcoming projects slated to be launched this year, namely Alora Residences by 2Fifth Avenue and AMIKA Residences. Both projects are located within the matured and thriving Subang Jaya.

More information on all three properties can be found at <https://alira.my/>, <https://www.mct.com.my/project/lakefront-residence-1-cyberjaya> and <https://www.mct.com.my/project/casa-embun-cybersouth>. 📍



Relaxing on a hammock by the lakefront in Sanderling will certainly soothe any stress away.



Casa Embun allows first-time home buyers to enjoy a modern lifestyle affordably.

With its extensive range of amenities, prime location, and thoughtfully crafted units, Alira Subang Jaya presents an exceptional opportunity for those seeking a sophisticated living experience.



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A breath of fresh air to modern families

The jewel of Platinum Victory creates a holistic, family-friendly lifestyle in Sungai Besi



(ABOVE)
PSV 1 Residences is masterfully designed to provide a spacious unit layout.

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MERIT

THE FAMILY-FRIENDLY AWARD
(HIGH-RISE) - Within Greater KL
PSV 1 Residences

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2023 REAL ESTATE
DEVELOPER

STARPROPERTY
ALL-STARS AWARD
(NON-LISTED TOP 5)

AS the world becomes a much smaller and more connected place, contemporary families require much more to thrive than just a strong location. Accessibility to necessary amenities and high connectivity allows homeowners to address the differing needs of their children and their parents.

With this in mind, property developer Platinum Victory crafts a home primed to enhance convenience and promote lifestyle to urban family households. With a stunning, modern design and a wide range of facilities, experience the best of both worlds with the PSV 1 Residences @ Platinum South Valley in Sungai Besi, Kuala Lumpur.

Spanning 2.01 acres, PSV 1 Residences is a low-density residential strata apartment. With a total of 500 units, each unit has a reasonable starting price of RM513,000. Masterfully designed to provide a spacious unit layout with a minimum build-up of 946 sq ft and a maximum build-up of 2186 sq ft, the residence emphasises contemporary practicality for the entire family in a holistic, urban environment.

Crafted to complement the needs of its residents, the units come with five different layouts, offering differing variations; from three bedrooms and two bathrooms, four bedrooms and two bathrooms as well as three-plus-one bedrooms with three bathroom configurations.

Type B units, which come with four-bedroom designs, are the perfect pathway to building a family home. The Type B show unit is uniquely inspired by our Badminton World Champion Aaron Chia, allowing a spacious concept for families. The rooms do not just provide for a single family, but also ample living space for up to three generations, creating a multigenerational haven.

Type A show unit has a design inspired by our Badminton World Champion Soh Wooi Yik, and is suitable for individuals to create their dream space, turning additional rooms into entertainment rooms and more.

The living room opens up into the dining area, allowing a direct line of sight between the two spaces where family members can engage in conversation with ease. The design also makes for a perfect space to hold guests, and rooms can be further redesigned for a work office, a multipurpose room or more, promoting a balance between private and common areas for the family.

From first-timers to upgraders, PSV 1 Residences nurtures a harmonious environment with your loved ones with the additional dual-key concept, which is available in selected units of the residents, uniquely creating a double home for multiple

individuals. Residents will be able to facilitate privacy among each other, as well as enjoy the added value that the dual-key provides to its owners.

Thoughtful, well-crafted facilities make a good home into a great one. Give your children a healthy and active childhood with the many outdoor spaces available, whether it be the playground, the 60m infinity pool, the wading pool, the BBQ area or the open lawn. These areas are specifically designed to facilitate new bonds between family and community members. There is even an indoor games room for the little ones.

Self-development facilities include the outdoor gym, jacuzzi, sunken sunbed, sundeck floating deck, gymnasium room and outdoor fitness zone. Foster a healthy environment for yourself and your family by putting a priority on both your physical and mental health. Find time for yourself in your busy schedule while the rest of the family makes use of the other amenities, such as the kindergarten.

The residence boasts a rooftop lounge area, where families will be able to experience a wholesome, welcoming lifestyle, as well as enjoy the camping zone, with tents lined up for the benefit of the entire family to enjoy the stunning skyline.

PSV 1 Residences is also a GreenRE-certified building, an environmental social governance (ESG) initiative Platinum Victory pursued on its own, as an acknowledgement of the developer's responsibility to the community and future generations to come.

Unparalleled accessibility

Underpinning PSV 1 Residences' success is undoubtedly its strategic location, in the esteemed Sungai Besi neighbourhood, boasting direct links to Kuala Lumpur city and a wide variety of commercial, medical and educational institutions. Residents will be able to enjoy effortless connectivity, either through the MRR2 highway or by the eco-friendly and convenient option of the adjacent Terminal Bersepadu Selatan (TBS) public transport hub, which includes the LRT, KTM and bus stations.

Between the access to transportation and its comprehensive facilities, residents of PSV 1 Residences will want for nothing within the community. Commercial districts and shopping malls with notable names such as Giant Desa Petaling, NSK Trading City, The Mines Shopping Mall, Pavilion Bukit Jalil and Paradigm Garden City are all in close proximity.

When it comes to educational institutions within the area, Sungai Besi has a strong academic presence, from primary and secondary schools to university campuses. Parents will have their choice of public or private schools, with names such as SJK Tamil Sungai Besi, SK Sungai Besi, SJK (C) Kwong Hon, SK Pengkalan Tentera Darat, KRU Academy and Wembley Academy. Moreover, the surrounding area boasts thriving social and commercial areas, especially in regards to higher education institutions, such as the Al-Madinah International University, UCSI College and Asia Pacific University of Technology and Innovation.

As Malaysia continues to progress, housing needs will continue to become more diverse and complex. Going beyond its sleek, modern aesthetic, PSV 1 Residences highlights the importance of convenience and accessibility in today's households.

Its dedication to creating a holistic, welcoming familial environment with its facilities and spacious layout is much of the reason that PSV 1 received its rank in the StarProperty Developer Awards 2023 Family-Friendly category.

For more information, come on down to the show units inspired by the Platinum Victory brand ambassadors or visit <https://www.platinumvictory.com/development/psv-1/>.

Going beyond its sleek, modern aesthetic, PSV 1 Residences highlights the importance of convenience and accessibility in today's households.



Residents can enjoy the camping experience without having to leave PSV 1 Residences.



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PSV 1 | Developer Name: Pembinaan Serta Hebat Sdn Bhd | Type of Property: Condominium | Developer's License No. - 20253/03-2024/0204(A) | Validity Period: 09/03/2022 - 08/03/2024 | Advertising Permit No. 20253-2/11-2025/0298(N)-(S) | Validity Period: 04/11/2022 - 03/11/2025 | Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No: BP S2 OSC 2021 2341 | Land Tenure: Leasehold (Expire Date - 24 April 2019) | Encumbrances: AmBank (M) Berhad | Expected Date of Completion: April 2027 | Total Units: 500 Unit (Type A/ A(M) - 946 sq.ft. ; Type B/ B(M) - 1,093 sq.ft. ; Type C/ C(M) - 1,317 sq.ft. ; Type D - 1,891 sq.ft. ; Type D1 - 1,891 sq.ft. ; Type E - 2,186 sq.ft.) | Selling Price: min: RM615,600 and max: RM1,405,800 | This land cannot be transferred, leased, pledged and mortgaged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.

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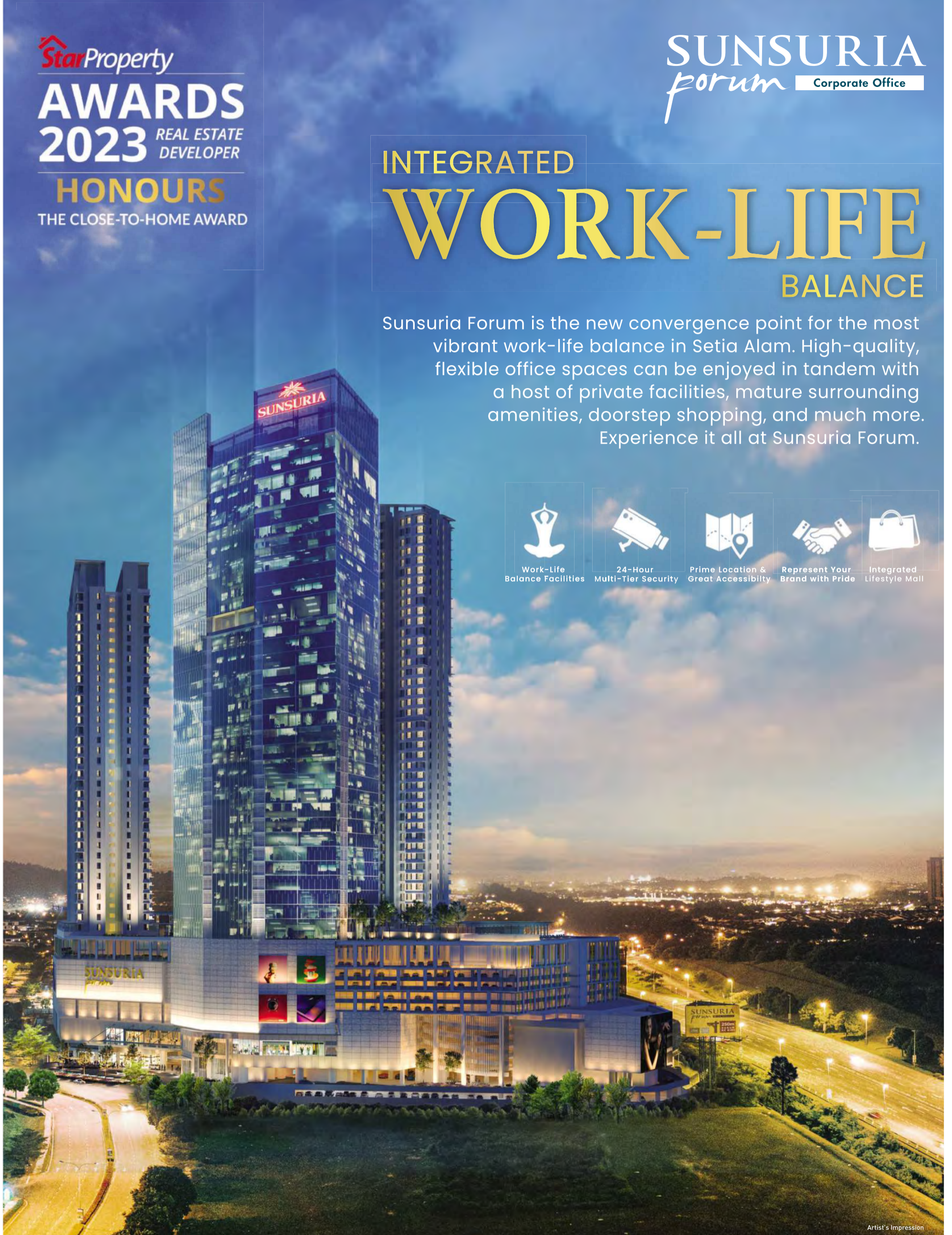
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Fostering stronger family ties begin at home.

Forging the ties that bind

Family-oriented houses and their latest trend

Contributed by
ALIF ARIF ISKANDAR ABD WAHAB

FAMILY-friendly properties are an essential aspect of modern architecture, especially in Malaysia, where family values are deeply ingrained. With more families opting to live together, architects are designing houses that cater to sustainable multi-generational living, open-plan living and flexible spaces. As a home owner, there are also many

(BELOW) Most modern homes uses an open-concept design to allow sight-of-line visibility for greater interaction.

ways you can improve your house to suit the latest trend in family-oriented houses. In this article, we will delve into the many components that should make a good family-oriented house.

When designing a family-oriented house, the layout is an essential aspect to consider. The layout should cater to the needs of different generations and lifestyles while promoting connectivity and togetherness. A good layout should ensure that family members have their own space and privacy while also

providing communal spaces for family time.

One of the main challenges in designing a family-oriented house is how to create a space that allows family members to be together while still providing privacy. To achieve this, architects are designing houses with separate living spaces and shared spaces. For example, having a separate living room and a family room can provide a space for adults to relax while the kids can play in the family room.

Incorporating an open-plan layout can also promote connectivity and togetherness. An open-plan layout combines the kitchen, dining and living areas into one space, allowing family members to interact and communicate while going about their daily activities.

Another important consideration is how to design a house that allows the kids to be seen while ensuring their safety. This can be achieved by incorporating sight-of-line designs such as using glass walls or low partitions to allow parents to keep an eye on their children while they play.

Kitchen Planning

The kitchen, especially in Asia serves as the social hub of the house and is where family members meet to share meals and bond. Therefore, it is crucial to make sure the kitchen is designed and planned effectively.

The layout is a crucial consideration when planning a kitchen. There should be enough room for family members

to walk around and work in a kitchen arrangement that promotes movement and fluidity. The idea of the work triangle, which entails arranging the refrigerator, sink and stove in a triangle arrangement to create an effective workplace, is advised to be used.

Storage is also another crucial factor. The kitchen needs to have enough space for all the tools, utensils and food products that are required. In addition to offering plenty of storage space, built-in cabinets and drawers can keep the kitchen tidy and organised.

It is crucial to pick sturdy and simple-to-maintain solutions for materials and finishes. For instance, granite or quartz countertops are very strong and resistant to heat, stains and scratches. Glass or tile backsplashes are simple to maintain and can give the kitchen a sense of beauty.

Storage spaces

Finding enough storage space for the entire family's possessions is one of the major issues in homes that prioritise families. Family members tend to accumulate a lot of possessions and it is important to have adequate storage to prevent clutter and maintain a clean living environment. However, with careful planning and design, adequate storage space can be produced without detracting from the home's overall appeal.

Including built-in storage options in the design is a useful tactic. For instance, built-in cabinets and shelves can be



used to add storage space in disused or challenging spaces, like alcoves or beneath staircases.

Utilising furniture with several uses that double as storage is another tactic. For instance, a bench with storage built in can serve as seats and storage space for shoes, toys, and other goods.

Integrating built-in storage into the home's walls is a common storage solution. This can be accomplished by utilising shelving, cabinets, or niches that elegantly integrate into the wall. Making storage that is concealed behind moveable walls or screens, under stairs, or elsewhere is another storage option.

It is also important to take into account the kind of storage needed for various generations. Older generations, for instance, need extra space for clothing and should be located ideally at waist height and up to 1.5m only to ensure more ergonomic access.

Second living spaces and playroom

Having areas in family-centred houses where kids may play and family members can unwind is vital. Playrooms or additional living quarters can serve as the perfect location for this.

These areas should be built with comfort and functionality in mind, with plenty of seating options and long-lasting, cleanable materials. To ease simple access and encourage family members to use them, it is also crucial to make sure that these areas are situated in a key section of the house. This is particularly important in homes where the living room may be reserved for more formal gatherings or entertaining guests.

The second living space or playroom should be designed with the needs of children in mind. It should be a space where they can play and engage in creative activities, without fear of damaging expensive furniture or decor. It should also be a space where they can easily access toys, books, and other activities.

When designing a playroom, it is important to consider the layout and the materials used. The space should be bright and inviting, with plenty of natural light and ventilation. It should also be designed to be safe and child-friendly, with soft flooring, rounded edges on furniture, and easy-to-reach storage for toys and other items.

Practical entrances

In family-oriented homes, the entrance to the home is an essential area that requires careful planning and design. A practical entrance should provide easy access to the home while also creating a sense of warmth and welcome.



A family that dines together, stays together.

One effective strategy is to incorporate a separate foyer into the entrance design. A foyer can provide a convenient space for family members to store their shoes, hats, caps, umbrella, and bags, keeping the rest of the home clean and organised.

Lighting should be given extra consideration. The entrance should be well-lit to ensure safe and easy access, with the use of natural lighting where possible to create a welcoming and inviting atmosphere.

The entrance should also be practical and welcoming, providing easy access for all family members and guests.

For example, if there are young children or elderly family members, it may be important to include a ramp or step-free entrance. The entrance should also be well-lit and easily visible from the street or driveway.

Practical facilities

It is essential to consider the needs of families living in high-rise apartments or stratified landed housing when designing communal facilities in new developments. To cater to a diverse range of generations, it is necessary to provide a variety of amenities that go beyond the basic offerings.

In addition to swimming pools, barbecue pits, and multi-purpose halls, it is important to include facilities that cater to the specific needs of each generation. For example, a safe and unique playground with suitable flooring is crucial for the younger generation, and it would be ideal to have a covered area that provides natural lighting and ventilation to make it usable in all weather conditions.

For young adults, a dedicated space with reliable wifi connections and bright lighting is essential for studying or attending online classes without distractions.

For the older generation, facilities that allow for leisurely walks in nature and quiet areas for meditation and contemplation with breathtaking views are crucial. Providing private plots in communal gardens for homeowners to grow plants or vegetables is also an excellent way to foster community interaction and create a more sustainable living environment.

By providing a diverse range of communal facilities that cater to the different generations living in new developments, we can create a unique selling point that sets the new project apart from the competition and ensures its success.

Sustainable living

In today's world, sustainability is an essential consideration in home design.



A practical entrance should provide a convenient space for family members to place their shoes, umbrellas and bags.

Homes geared towards families should be built sustainably to reduce their negative effects on the environment and to encourage eco-friendly living. Sustainable living means using resources responsibly, reducing waste, and protecting the environment.

There are many ways to incorporate sustainable living into a family-friendly home. For example, the home can be designed to use natural light and ventilation, reducing the need for artificial lighting and air conditioning. Energy-efficient appliances and fixtures can also be used, reducing energy consumption and saving money on utility bills. It is essential that the house should be built to consume as little energy as possible.

The usage of sustainable and local materials is another consideration. Sustainable building materials can be used to design a lovely, environmentally responsible home that is good for the earth. Examples include bamboo and repurposed wood.

Other than sustainable materials, the materials and finishes used should be durable, easy to maintain, and safe for all family members.

For example, it may be important to choose the flooring that is slip-resistant and easy to clean, especially in areas such as the kitchen and bathroom. Paint and other finishes should also be chosen carefully, taking into consideration the potential for stains and damage from children and pets.

Design with the future in mind

Finally, when designing a family-friendly home, it is important to think about the future. The home should be able to accommodate the changing needs of the family over time, with flexible and



It is essential that a home consumes as little energy as possible.

adaptable spaces that can be easily modified as required. A family's needs and circumstances can change over time and the home should be designed to accommodate these changes.

For example, if there are plans to have more children or if elderly family members may come to live in the home in the future, it may be important to design the home with additional bedrooms or a ground-floor bedroom and bathroom.

Flexibility is also key when designing a family-friendly home. Spaces should be designed to serve multiple purposes, such as a guest room that can also be used as a home office or a playroom that can be converted into a study or music room as children grow older.

Careful planning and consideration of the requirements and preferences of every family member are necessary when designing a family-friendly home. Every aspect of the house should be planned to promote comfort, safety, and functionality, from the floor plan and kitchen layout to the storage areas and finishes.

Architects and homeowners may design homes that not only satisfy the demands of families today but also have the adaptability to meet changing needs in the future by taking these factors into mind. A family-friendly house can be a place of warmth, joy, and closeness for many years to come with the correct design. 🏡



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

High time for intelligent property moves

Inflation, higher OPR calls for more due diligence and discernment in property buying and investing



By YIP WAI FONG
waifong.yip@thestar.com.my

THE latest hike in the Overnight Policy Rate (OPR) to 3% on May 3 marks the end of cheap financing started during the onset of the Movement Control Order in 2020. In fact, the latest rate had been pushed higher by surging inflation compared to the start of 2020 before the first case of Covid-19 transmission was reported in Malaysia.

The property market is one of the frontlines where the impact of the hike would be most felt as financing cost climbs. According to various stakeholders speaking to StarProperty, the situation presents both peril and opportunity for home buyers and investors, as per the following major observations they shared.

Continued inflationary environment pushing costs up

While a higher OPR rate has the impact of strengthening the ringgit, persistent inflation will not bring down house prices due to the high cost of construction materials.

"While the ringgit may strengthen through the remainder of 2023, it will not have a significant impact in bringing down construction material costs and therefore house prices, if at all, because we are still faced with a strong inflationary environment," said REHDA president NK Tong.

"Given the trend of the past few years, it is likely that inflation will outstrip any benefits of a strengthening ringgit and that costs will continue to rise," he said.

Buyers' market might be in the making

According to GM Group founder

Miicheal Yeoh, who is a mortgage specialist as well as a property and investment coach, the property market can be dynamic despite challenging external factors.

"In my experience, during challenging times, developers often offer special packages in an attempt to sell properties and minimise their holding costs. Similarly, some owners of secondary properties may be compelled to sell at below market rates due to their need for cash.

"Presently, I would classify it as a buyer's market. Therefore, if you can acquire a property that is below market value now when the market eventually rebounds, buyers stand to make substantial profits upon selling," he said.

Yeoh's observation was also the sentiment of some of the members of the KL and Selangor Property Investors Club (KL & SEL PIC). In an informal survey, some have expected the headwind for the property market to persist for a while and think that it is a good time to seek out good deals and hold until the market rebound.

"For home buyers, it will be a challenge. (High inflation eats into their disposable income for house purchases but) as an investor, I see it very positively. (The speculators) will be filtered out," said KL & SEL PIC member CK Lim.

OPR hike a further hit to the rental market

Meanwhile, other KL & SEL PIC members opined that the latest OPR hike has occurred too early as the economic rebound has not yet lifted the rental market. The continuing depression in the property rental market, coupled with the latest OPR hike is a deterrent factor for some to invest for rental yield.

When asked whether it is a wise move to make a property investment

during high inflation, KL & SEL PIC member Clement Heng has a mixed view.

"It is a yes to hedge against inflation. But from the poor rate of return from the current rental market, a big no," he said.

Meanwhile, Yeoh observed that the rental yield for residential properties is at 2% to 4% currently, while inflation stands at 3.4%.

"Nowadays, you can see that more developers are launching Airbnb properties. It can provide ROI (return on investment) in the region of 6% or above. Given the current competitiveness of the rental market, you may want to explore properties suitable for Airbnb rentals, which can potentially yield higher returns," he shared, adding that buyers should do their due diligence and avoid making impulsive decisions.

Is property the hedge against inflation? It depends

For Financial Faiz founder Faiz Azmi, buying properties as a hedge against inflation means buying the intrinsic value of the property. So identifying the correct intrinsic value, such as the location, is key to making a successful hedge against inflation. Financial Faiz is a financial literacy brand that has made itself popular on social media, with more than 230,000 subscribers on its YouTube channel alone.

"If your property is located near an industry that is (doing well) or is a necessity, such as near educational institutions, then your property might do well even during inflation," he said, explaining that buying the right property means being able to ride on the inflation wave, where the rental or capital appreciation rises in tandem with inflation.

"Whether or not investing in property is the right move against



While the ringgit may strengthen through the remainder of 2023, it will not have a significant impact in bringing down construction material costs and therefore house prices, if at all, because we are still faced with a strong inflationary environment.

- NK Tong



It is likely that inflation will outstrip any benefit of a strengthening ringgit, said Tong.



Diversify in other investments such as shares or stock as well, advised Faiz.



During challenging times, developers often offer special packages, noted Yeoh.

inflation depends on your strategy, whether it is for capital appreciation or rental yield," he said.

Intelligence and caution the real hedge

A majority of the KL & SEL PIC also agreed that while the property remains a hedge against inflation, the current OPR regime calls for more caution in investing. It also calls for stronger financial muscle to hold for the long term.

"Property investment is not a money game which makes you rich overnight. It is a long-term wealth accumulation. In this inflationary era, we might need to learn more and invest in property wisely," said Lim.

Faiz also suggested diversifying assets as a safeguard in times of inflation.

"You might get a property in a good area but the conditions in the area may not be good forever. You cannot know what will happen in a few years. You have to diversify in others such as shares or stock, which is also easier to keep at other locations such as overseas," he said. 📈

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STARPROPERTY ALL-STARS AWARD

(by ranking)

LISTED TOP 10

- 1 Sime Darby Property Berhad
- 2 IOI Properties Group Berhad
- 3 IJM Corporation Berhad
- IJM Land Berhad*
- 4 Mah Sing Group Berhad
- 5 LBS Bina Group Berhad
- 6 Matrix Concepts Holdings Berhad
OSK Holdings Berhad
- OSK Property*
- 7 Paramount Corporation Berhad
- Paramount Property*
- 8 UEM Sunrise Berhad
- 9 Tropicana Corporation Berhad
- 10 Sunsuria Berhad

NON-LISTED TOP 5

- 1 SkyWorld Development Berhad
- 2 Sri Pengkalan Binaan Sdn Bhd
- 3 Parkland Group
- 4 Platinum Victory
- 5 PR1MA Corporation Malaysia

Note: * property division



AWARDS

2023

REAL ESTATE DEVELOPER

Congratulations!



Scan for more info

THE BUSINESS ESTATE AWARD (COMMERCIAL)

Excellence

IOI Properties Group Berhad
IOI Rio, Bandar Puteri Puchong

Honours

SkyWorld Development Berhad
SAMA Square @ SkySanctuary,
Setapak

(INDUSTRIAL PARK)

Honours

PDG Development Sdn Bhd
Ayer Keroh Eco Park @ Melaka

Sime Darby Property Berhad
Elmina Business Park

THE CLOSE-TO-HOME AWARD

Honours

Sime Darby Property Berhad
Serasi Residences

Sunsuria Forum Sdn Bhd
Sunsuria Forum @ 7th Avenue

THE CORNERSTONE AWARD

Excellence

Sime Darby Property Berhad
Ilham Residences 2

Sri Pengkalan Binaan Sdn Bhd
Acacia Heights

Honours

Matrix Concepts Holdings Berhad
Resort Residence 2

THE CREATIVE SPACE AWARD

Merit

ENSO Development Sdn Bhd
One Equine

THE EASTERN STAR AWARD

Excellence

KotaSAS Sdn Bhd
Kota Sultan Ahmad Shah (KotaSAS)

THE FAMILY-FRIENDLY AWARD

(HIGH-RISE) - BEYOND GREATER KL

Honours

Paramount Property
Savana, Utropolis Batu Kawan

(HIGH-RISE) - WITHIN GREATER KL

Excellence

MCT Berhad
Sanderling Lakefront

UEM Sunrise Berhad
The MINH Mont'Kiara

Honours

Chin Hin Property Development
Quaver Residence

Merit

LBS Bina Group Berhad
Melodi Perdana

OSK Property
ANYA at Shorea Park

Platinum Victory
PSV 1 Residences

Putrajaya Holdings Sdn Bhd
Residensi Sakura

(LANDED) - BEYOND GREATER KL

Excellence

Parkland Group
Bandar Botani Parkland

Sri Pengkalan Binaan Sdn Bhd
La Casa Lunas

(LANDED) - WITHIN GREATER KL

Excellence

Paramount Property
Sejati Lakeside 2

Honours

Sunsuria City Sdn Bhd
Seni Residence

THE FOREIGN TOUCH AWARD

Honours

CPI Land
Tuan Zegacy

THE FRONTIER FINDER AWARD

Excellence

SkyWorld Development Berhad
SkyBlox @ SkySanctuary, Setapak

THE GOVERNMENT- ASSISTED HOMES AWARD

(BORNEO)

Excellence

Perbadanan PR1MA Malaysia
Residensi Bintawa Riverfront

(CENTRAL)

Excellence

LBS Bina Group Berhad
Idaman BSP

(NORTHERN)

Excellence

Lagenda Properties Berhad
Bandar Baru Setia Awan Perdana Phase 1D

Perbadanan PR1MA Malaysia
Residensi Kepayang

Perbadanan PR1MA Malaysia
Residensi Pauh Permai

Honours

Lagenda Properties Berhad
Lagenda Teluk Intan Phase 1

THE LANDSCAPE DEVELOPMENT AWARD

Excellence

Mah Sing Group Berhad
M Vertica

Sime Darby Property Berhad
Bandar Bukit Raja Townpark

Honours

MCT Berhad
Alira @ Metropark Subang

THE LEADING LOW-DENSITY AWARD

Excellence

GuocoLand (Malaysia) Berhad
Emerald Hills, Alam Damai

MCT Berhad
Casa Bayu @ Cybersouth

THE LONG LIFE AWARD

Excellence

KL Wellness City Sdn Bhd
KL Wellness City

Merit

IOI Properties Group Berhad
Gems Residences, IOI Resort City

THE LUXURY AWARD

Excellence

Matrix Concepts Holdings Berhad
Resort Villa

Honours

Tropicana Aman Sdn. Bhd.
Hana Residences

THE NEIGHBOURHOOD AWARD

(BELOW 500 ACRES)

Honours

Parkland Group
Taman Kluang Perdana

Merit

Tropicana Corporation Berhad
Tropicana Uplands, Gelang Patah

(500-2,000 ACRES)

Merit

LBS Bina Group Berhad
KITA @ Cybersouth

(ABOVE 2,000 ACRES)

Excellence

IJM Land Berhad
Seremban 2
KotaSAS Sdn Bhd
Kota Sultan Ahmad Shah (KotaSAS)

Sime Darby Property Berhad
Bandar Universiti Pagoh

Honours

IOI Properties Group Berhad
Bandar Putra Kulai

THE NORTHERN STAR AWARD

Merit

OSK Property
Rubica

THE OUTSTANDING AWARD

Honours

UEM Sunrise Berhad
The MINH Mont'Kiara

THE PINNACLE AWARD

Excellence

UEM Sunrise Berhad
The MINH Mont'Kiara

THE PLACEMAKER AWARD

Excellence

Sime Darby Property Berhad
KL East Park

THE PROXIMITY AWARD

Excellence

TSLAW Land (LTS Skyline Sdn Bhd)
Skyline Kuala Lumpur

THE RESORT-LIVING HOME AWARD

Excellence

IJM Land Berhad
Sebana Cove

Honours

CPI Land
Residensi Dian II

THE SKYLINE AWARD (HIGH-RISE)

Honours

OSK Property
LEA by the Hills

SkyWorld Development Berhad
Curvo Residences @ SkyArena,
Setapak

TSLAW Land (L&T Realty Sdn Bhd)
Skyline Kuchai

Merit

LBS Bina Group Berhad
Residensi Bintang Bukit Jalil

Mah Sing Group Berhad
M Astra

Sime Darby Property Berhad
Park One Melawati

(HIGH-RISE) - LUXURY

Excellence

MCT Berhad
Aetas Damansara

Honours

UEM Sunrise Berhad
The MINH Mont'Kiara

Merit

IJM Perennial Development Sdn Bhd
Mezzo

THE SOUTHERN STAR AWARD

Merit

Kemajuan Tong Tor Sdn Bhd
Letina Villa

THE STARTER HOME AWARD

(HIGH-RISE) - BEYOND GREATER KL

Honours

Perbadanan PR1MA Malaysia
Residensi Larkin Indah

(HIGH-RISE) - WITHIN GREATER KL

Excellence

MCT Berhad
Casa Embun @ Cybersouth

Perbadanan Kemajuan Negeri Selangor
Residensi Advena

Perbadanan PR1MA Malaysia
Residensi Jalan Jubilee

Honours

LBS Bina Group Berhad
Prestige Residence

(LANDED) - WITHIN GREATER KL

Excellence

Glomac Berhad
Primrose Saujana KLIA

Sime Darby Property Berhad
Dayana Phase 1

STARPROPERTY READERS' CHOICE

(most voted)

• MOST HEART- WARMING CSR INITIATIVE

Mah Sing Group Berhad
Matrix Concepts Holdings Berhad
Tropicana Corporation Berhad

• MOST PREFERRED ARCHITECTURAL BUILDING

IJM Perennial Development Sdn Bhd
Mezzo
Lbs Bina Group Berhad
Cameron Centrum
Mct Berhad
Aetas Damansara

• MOST PREFERRED DEVELOPER

Mah Sing Group Berhad
IOI Properties Group Berhad
LBS Bina Group Berhad